

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 22 August 2017

Commencing at 6.30 p.m.

In the Council Chamber

Council Administration Centre

245 Sturt Road, Sturt

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

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

A handwritten signature in black ink, appearing to read "Adrian Skull", with a stylized flourish at the end.

Adrian Skull
CHIEF EXECUTIVE OFFICER

18 August 2017

**CITY OF MARION
GENERAL COUNCIL AGENDA
FOR MEETING TO BE HELD ON
TUESDAY 22 AUGUST 2017
COMMENCING AT 6.30PM**



1. OPEN MEETING

2. KAURNA ACKNOWLEDGEMENT

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

3. DISCLOSURE

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

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

5. CONFIRMATION OF MINUTES

Confirmation of the Minutes for the General Council meeting held
on 8 August 20175

Confirmation of the Minutes for the Special General Council meeting held
on 15 August 201713

6. COMMUNICATIONS

Mayoral Report18

Deputy Mayor Report.....19

Elected Member Report

CEO and Executive Report.....20

7. VERBAL COMMUNICATIONS FROM ELECTED MEMBERS

8. ADJOURNED ITEMS

Housing Diversity DPA
Report Reference: GC220817R0122

9. DEPUTATIONS

Nil

10. PETITIONS

Nil

11. COMMITTEE RECOMMENDATIONS

Confirmation of the minutes of the Infrastructure and Strategy Committee Meeting
held on 1 August 2017

Report Reference: GC220817R02.....241

12. WORKSHOP / PRESENTATION ITEMS

Nil

13. CORPORATE REPORTS FOR DECISION

Southern Innovation Area DPA
Report Reference: GC220817R03.....248

Establishment of Council Assessment Panel
Report Reference: GC220817R04.....302

Urban Activation Project
Report Reference: GC220817R05.....326

Mitchell Park Sports and Community Centre Project Update
Report Reference: GC220817R06.....333

Marion Sports and Community Club Lease
Report Reference: GC220817R07.....335

Hallett Cove Foreshore Master Plan Stage 4 Playground and Reserve - Progress Report
Report Reference: GC220817R08.....368

Appleby Road Reserve Playground Final Design
Report Reference: GC220817R09.....370

State Local Government Infrastructure Partnership – Marion Coastal Walkway
Improvements Program
Report Reference: GC220817R10.....397

Coastal Walking Trail Research Project
Report Reference: GC220817R11.....504

14. CORPORATE REPORTS FOR INFORMATION/NOTING

Monthly Finance Report
Report Reference: GC220817R12.....507

Monthly WHS Report
Report Reference: GC220817R13.....522

Nil

MATTERS RAISED BY MEMBERS

16. Questions with Notice

Use of Glyphosphate Herbicide Report Reference: GC080817Q01.....	526
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17. Motions with Notice

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Flinders Medical Centre Report Reference: GC220817M02	534
King Neptune's Statue Report Reference: GC220817M03	535
Traffic Issues - Denham Avenue Report Reference: GC220817M04	541
Use of Glyphosphate Report Reference: GC220817M05	543
Rescission Motion – Oaklands Crossing Report Reference: GC220817M06	544
Potential Property Acquisition Opportunities Report Reference: GC220817M07	546

18. Questions without Notice

19. Motions without Notice

20. Late Items

Ombudsman Report Report Reference: GC220817R14.....	548
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20. OTHER BUSINESS

Councillor Crossland – leave of absence.

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 8 AUGUST 2017**



PRESENT

His Worship the Mayor Kris Hanna

Councillors

Coastal Ward

Tim Gard

Southern Hills

Janet Byram
Nick Westwood

Warriparinga Ward

Luke Hutchinson
Raelene Telfer

Mullawirra Ward

Jason Veliskou
Jerome Appleby

Warracowie Ward

Bruce Hull
Nathan Prior

Woodlands Ward

Tim Pfeiffer

In Attendance

Mr Adrian Skull
Ms Abby Dickson
Mr Ray Barnwell
Ms Kate McKenzie
Ms Jaimie Thwaites

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

COMMENCEMENT

The meeting commenced at 6.30pm.

KAURNA ACKNOWLEDGEMENT

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

DISCLOSURE

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

ELECTED MEMBER'S DECLARATION OF INTEREST

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

Interests in the following items were declared:

- Councillor Appleby – Oaklands Rail Crossing – Design (Report Reference: GC080817R09)

CONFIRMATION OF MINUTES

Moved Councillor Hull, Seconded Councillor Pfeiffer that the minutes of the General Council Meeting held on 25 July 2017 be taken as read and confirmed.

Carried Unanimously

COMMUNICATIONS

Nil

ADJOURNED ITEMS

Nil

DEPUTATIONS

6.32pm Trailblazer by the Sea Report Reference: GC080817D01

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

ORDER OF AGENDA ITEMS

The Chair sought and was granted leave of the meeting to vary the order of the agenda to bring forward the 'Trailblazer by the Sea' (GC080817R02) item.

6.40pm Trailblazer by the Sea Report Reference: GC080817R02

Moved Councillor Byram, Seconded Councillor Gard that Council:

1. Endorses Option 1, approve event with conditions (without the need for a revised risk assessment), for a Special Event Permit for the Trailblazer by the Sea event to be held on Sunday 29 October 2017.

Carried Unanimously

PETITIONS

Nil

WORKSHOP / PRESENTATION ITEMS

Nil

CORPORATE REPORTS FOR DECISION

6.50pm “Solar Garage @ Tonsley” Project Report Reference: GC080817R03

Moved Councillor Hull, Seconded Councillor Prior that Council:

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

Carried

ORDER OF AGENDA ITEMS

The Chair sought and was granted leave of the meeting to vary the order of the agenda to bring forward the following items:

- Commercial proposal for a recreational facility development (Report Reference: GC080817F01)
- Edwardstown Oval Redevelopment – Financial and Management Model (Report Reference: GC080817F02)

7.27pm Commercial proposal for a recreational facility development Report Reference: GC080817F01

Moved Councillor Telfer, Seconded Councillor Gard that:

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

Carried

7.28pm the meeting went into confidence

Moved Councillor Hutchinson, Seconded Councillor Prior that Council:

1. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, Commercial proposal for a recreational facility development and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(d) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council meeting in December 2017.

Carried Unanimously

8.09 pm the meeting came out of confidence

8.10pm Edwardstown Oval Redevelopment – Financial and Management Model
Report Reference: GC080817F02

Moved Councillor Westwood, Seconded Councillor Pfeiffer that:

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

Carried Unanimously

8.10pm the meeting went into confidence

Moved Councillor Pfeiffer, Seconded Councillor Prior that Council:

1. In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that this report, appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(b) and (d) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council meeting in December 2017.

Carried

8.58pm the meeting came out of confidence

COMMITTEE RECOMMENDATIONS

8.58pm Councillors Prior, Gard and Byram left the meeting

8.58pm Confirmation of Minutes of the Urban Planning Committee meeting held on 1 August 2017

Report Reference: GC080817R01

Moved Councillor Hutchinson, Seconded Councillor Telfer that Council:

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

9.00pm Councillors Gard and Prior re-entered the meeting

9.00pm Councillor Pfeiffer left the meeting

9.01pm Councillor Byram re-entered the meeting

9.01pm Councillor Pfeiffer re-entered the meeting

9.04pm Councillor Veliskou left the meeting

Carried Unanimously

9.05pm Energy Review of Marion Leisure and Fitness Centre

Report Reference: GC080817R04

9.09pm Councillor Veliskou re-entered the meeting

Moved Councillor Prior, Seconded Councillor Westwood that Council:

1. Adjourn the item until the 10 October 2017 General Council meeting to enable discussions regarding equitable contributions from relevant parties to occur.

Carried Unanimously

9.15pm Proposed OTR integrated service station, at 2-4 Commercial Road, Sheidow Park

Report Reference: GC080817R05

Moved Councillor Byram, Seconded Councillor Westwood that Council:

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

Carried Unanimously

9.15pm Wattle Range Council's request for support regarding the Capping of Government Fees and Charges

Report Reference: GC080817R06

Moved Councillor Veliskou, Seconded Councillor Gard that Council:

1. Notes the report.

9.18pm Councillor Pfeiffer left the meeting

Carried

CORPORATE REPORTS FOR INFORMATION / NOTING

9.18pm Corporate Risk Profile

Report Reference: GC080817R07

9.21pm Councillor Pfeiffer re-entered the meeting

Moved Councillor Byram, Seconded Councillor Telfer that Council:

1. Adjourned the matter until the 24 October 2017 General Council meeting to enable a review of the risk assessments.

Carried Unanimously

9.21pm Monthly WHS Performance Report

Report Reference: GC080817R08

9.22pm Councillor Hutchinson left the meeting

Moved Councillor Hull, Seconded Councillor Pfeiffer that Council:

1. Notes the report and statistical data contained therein.

Carried Unanimously

CONFIDENTIAL ITEMS

9.25pm Oaklands Rail Crossing – Design

Report Reference: GC080817R09

9.25pm Councillor Hutchinson re-entered the meeting

Councillor Appleby declared a perceived conflict of interest in relation to the Oaklands Rail Crossing – Design (*Report Reference: GC080817R09*) as his brother resides on Diagonal Road which is in proximity of Oaklands Crossing. Councillor Appleby remained for the item.

MEETING EXTENSION

Moved Councillor Prior, Seconded Councillor Gard that the meeting be extended until the conclusion of the Oaklands Rail Crossing – Design item

Carried Unanimously

9.26pm the meeting was extended

Moved Councillor Prior, Seconded Councillor Gard that Council:

1. pursuant to Section 90(2) and (3)(b) and (d) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Adrian Skull (Chief Executive Officer), Abby Dickson (General Manager City Development), Kate McKenzie (Manager Corporate Governance), Jaimie Thwaites (Unit Manager Governance and Records), Greg Salmon, (Manager City Activation), Ray Barnwell (Manager Finance), Craig Clarke (Unit Manager Communications), Mark Griffin, (Unit Manager Engineering Services) be excluded from the meeting as the Council receives and considers the presentation relating to the Oaklands Rail Crossing - Design, upon the basis that Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information the disclosure of which could prejudice the commercial position of Council and/or the person who supplied the information and would on balance be contrary to the public interest.

Carried Unanimously

9.27pm the meeting went into confidence

Moved Councillor Prior, Seconded Councillor Gard that Council:

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

**Carried
 Councillor Appleby voted for**

10.08pm meeting came out of Confidence

The following items were not considered:

- Use of Glyphosphate Herbicide (Report Reference: GC080817Q01)
- Renaming the City (Report Reference: GC080817M01)
- Flinders Medical Centre – Ambulance Ramping (Report Reference: GC080817M02)
- King Neptune's Statue (Report Reference: GC080817M03)

- Traffic Reports – Denham Avenue, Morphettville (Report Reference: GC080817M04)
- Use of Glyphosphate (Report Reference: GC080817M05)

MEETING CLOSURE - Meeting Declared Closed at 10.08pm

CONFIRMED THIS 22 AUGUST 2017

.....
CHAIRPERSON

**MINUTES OF THE SPECIAL GENERAL COUNCIL MEETING
HELD AT THE ADMINISTRATION CENTRE
COUNCIL CHAMBER
245 STURT ROAD, STURT
ON TUESDAY 15 AUGUST 2017**



PRESENT

His Worship the Mayor Kris Hanna

Councillors

Coastal Ward

Tim Gard

Southern Hills

Nick Westwood

Warriparinga Ward

Luke Hutchinson
Raelene Telfer

Mullawirra Ward

Jason Veliskou

Warracowie Ward

Nathan Prior
Bruce Hull

Woodlands Ward

Tim Pfeiffer

In Attendance

Mr Adrian Skull
Ms Kate McKenzie
Ms Abby Dickson
Mr Tony Lines
Mr Vincent Mifsud

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

OPEN MEETING

The meeting commenced at 8.07pm.

KAURNA ACKNOWLEDGEMENT

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

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.

It was noted that all Elected Members may be impacted by the Housing Diversity Development Plan Amendment due to property ownership within the City of Marion. It was noted that the Local Government Act provides “a member of a council will not be taken to have a material conflict of interest in a matter to be discussed at a meeting of the council if the relevant benefit or loss would be enjoyed or suffered in common with all or a substantial proportion of the ratepayers, electors or residents of the council area.”

No conflicts of interest were noted.

**8.09pm Housing Diversity Development Assessment Plan
Report Reference: SGC150817R01**

Moved Councillor Veliskou, Seconded Councillor Prior, that formal proceedings be suspended to allow for further discussion on the Housing Diversity DPA.

Carried Unanimously

8.44pm Formal meeting proceedings suspended.

8.50pm Councillor Pfeiffer declared a conflict of interest due to owning property within the proposed corridor/node zones and left the meeting and did not return.

9.33pm Formal meeting proceedings resumed.

EXTENTION OF TIME

Moved Councillor Veliskou, Seconded Councillor Westwood that the meeting be extended to the conclusion of this item.

Carried Unanimously

Moved Councillor Prior, Seconded Councillor Hull that Council:

1. Notes the resolution passed on the 25 July 2017 Council meeting in regards to expanding the Marion Plains Policy Area 13 to replace parts of the Medium Density Policy Area 12 and Regeneration Policy Area 16, within the Housing Diversity Development Plan Amendment.
2. Adopts the Urban Planning Committee recommendations outlined in Appendix 1 of the minutes (as to minimum site areas (m2) and minimum frontage widths) in particular the proposed Southern Hills Policy Area 11.
3. Approves funding of up to \$60,000 to enable community consultation and consultant support for the Housing Diversity Development Plan Amendment. This funding to be provided from identified 2016/17 savings in the year end statutory accounting process

Leave of the meeting was sought and granted from the mover and seconder to withdraw items 2 and 3 from the motion.

PROCEDURAL MOTION

Moved Councillor Veliskou, Seconded Councillor Westwood that each motion be voted separately.

Carried

Moved Councillor Prior, Seconded Councillor Hull that Council:

Notes the resolution passed on the 25 July 2017 Council meeting in regards to expanding the Marion Plains Policy Area 13 to replace parts of the Medium Density Policy Area 12 and Regeneration Policy Area 16, within the Housing Diversity Development Plan Amendment

Carried

Councillor Hutchinson called for a division:

Those for: Councillors Prior, Hull, Westwood, Veliskou

Those against: Councillors Telfer, Hutchinson and Gard

The motion was Carried

Moved Councillor Telfer, Seconded Councillor Hull that:

The following resolution be deferred until the 22 August General Council Meeting to provide adequate time for all information/material to be provide to Council.

‘That Council adopts the Urban Planning Committee recommendations outlined in Appendix 1 of the minutes (as to minimum site areas (m2) and minimum frontage widths) in particular the proposed Southern Hills Policy Area 11. ‘

Carried

Councillor Westwood called for a division:

Those for: Councillors Telfer, Hutchinson, Prior, Hull, Veliskou, Gard

Those against: Councillor Westwood

The motion was Carried

Moved Councillor Veliskou, Seconded Councillor Prior

That Council approves funding of up to \$60,000 to enable community consultation and consultant support for the Housing Diversity Development Plan Amendment. This funding to be provided from identified 2016/17 savings in the year end statutory accounting process.

Carried

CLOSURE - Meeting Declared Closed at 10.05 pm

CONFIRMED THIS 22 AUGUST 2017

.....
CHAIRPERSON

/ /

Minimum Site Areas (m²)

Residential Zone Policy Areas	Detached				Semi-detached				Row				Group				Residential Flat Building			
	Existing		Proposed		Existing		Proposed		Existing		Proposed		Existing		Proposed		Existing	Proposed		
Cement Hill 10 <i>(new Southern Hills 11)</i>	420		<1-in-8 350	>1-in-8 400	<i>Not envisaged</i>				<1-in-8 300	>1-in-8 350	<i>Not envisaged</i>				<1-in-8 300	>1-in-8 400	<i>Not envisaged</i>		<1-in-8 300	>1-in-8 400
Hills 11 <i>(new Southern Hills 11)</i>	<1-in-10 700	<1-in-8 350	>1-in-8 400	<i>Not envisaged</i>				<1-in-8 300	>1-in-8 350	<1-in-10 700	<1-in-8 300	>1-in-8 400	<i>Not envisaged</i>		<1-in-8 300	>1-in-8 400	<i>Not envisaged</i>		<1-in-8 300	>1-in-8 400
	1-in-10 to 1-in-5 900	>1-in-8 400		<i>Not envisaged</i>				>1-in-8 400		1-in-10 to 1-in-5 900	>1-in-8 400		<i>Not envisaged</i>		>1-in-8 400		<i>Not envisaged</i>		>1-in-8 400	
	>1-in-5 1100			<i>Not envisaged</i>						>1-in-5 1100			<i>Not envisaged</i>				<i>Not envisaged</i>			
Medium Density 12 <i>(policy area reduced)</i>	300		300		270		270		210		210		250		250		250		250	
Northern 13 <i>(new Marion Plains 13 - policy area expanded)</i>	375		350		320		350		250		300		300		350		300		350	
Oaklands Park 14	420		420		350		350		325		325		450		450		240-325		240-325	
Racecourse 15	560		560		<i>Not envisaged</i>				<i>Not envisaged</i>				<i>Not envisaged</i>				<i>Not envisaged</i>		<i>Not envisaged</i>	
Regeneration 16 <i>(policy area reduced)</i>	250		250		220		220		170		170		200-250		200-250		150-250		150-250	
Residential Character 17 <i>(policy area increased)</i>	420		420		420		350 <i>(only permitted in Glengowrie, Glandore and South Plympton subject to design criteria)</i>		<i>Not envisaged</i>				<i>Not envisaged</i>				<i>Not envisaged</i>		<i>Not envisaged</i>	
Southern 18 <i>(new Southern Hills 11)</i>	420		<1-in-8 350	>1-in-8 400	350				<1-in-8 300	>1-in-8 350	280		300		<1-in-8 300	>1-in-8 400	250-300		<1-in-8 300	>1-in-8 400
	<1-in-20 300	<1-in-20 300	1-in-20 to 1-in-10 330	1-in-20 to 1-in-10 330	<1-in-20 300	<1-in-20 300	1-in-20 to 1-in-10 330	1-in-20 to 1-in-10 330	<1-in-20 300	<1-in-20 300	1-in-20 to 1-in-10 330	1-in-20 to 1-in-10 330	<i>Not envisaged</i>				<i>Not envisaged</i>		<i>Not envisaged</i>	
Worthing Mine 20	1-in-10 to 1-in-8 450	1-in-10 to 1-in-8 450	>1-in-8 540	>1-in-8 540	1-in-10 to 1-in-8 450	1-in-10 to 1-in-8 450	1-in-10 to 1-in-8 450	1-in-10 to 1-in-8 450	1-in-10 to 1-in-8 450	1-in-10 to 1-in-8 450	1-in-10 to 1-in-8 450	1-in-10 to 1-in-8 450	<i>Not envisaged</i>				<i>Not envisaged</i>		<i>Not envisaged</i>	
	>1-in-8 540	>1-in-8 540			>1-in-8 540	>1-in-8 540	>1-in-8 540	>1-in-8 540	>1-in-8 540	>1-in-8 540	>1-in-8 540	>1-in-8 540	<i>Not envisaged</i>				<i>Not envisaged</i>		<i>Not envisaged</i>	

Minimum frontage widths (m)

Residential Zone Policy Areas	Detached				Semi-detached				Row				Group				Residential Flat Building		
	Existing		Proposed		Existing		Proposed		Existing		Proposed		Existing		Proposed		Existing	Proposed	
Cement Hill 10 <i>(new Southern Hills 11)</i>	15		<1-in-8	10	Not envisaged		<1-in-8	10	Not envisaged		<1-in-8	9	Not envisaged		<1-in-8	20	Not envisaged	<1-in-8	20
			>1-in-8	12			>1-in-8	12			>1-in-8	10			>1-in-8	20		>1-in-8	20
Hills 11 <i>(new Southern Hills 11)</i>	<1-in-10	18	<1-in-8	10	Not envisaged		<1-in-8	10	Not envisaged		<1-in-8	9	<1-in-10	24	<1-in-8	20	Not envisaged	<1-in-8	20
	1-in-10 to 1-in-5	20											1-in-10 to 1-in-5	26					
	>1-in-5	20	>1-in-8	12			>1-in-8	12			>1-in-8	10	>1-in-5	26	>1-in-8	20		>1-in-8	20
Medium Density 12 <i>(policy area reduced)</i>	10		10		9		9		7		7		18		18		18	18	
Northern (Marion Plains) 13 <i>(policy area expanded)</i>	12		10		9		10		7		9		20		20		20	20	
Oaklands Park 14	15		15		9		9		7.5		7.5		20		20		18	18	
Racecourse 15	15		15		Not envisaged		Not envisaged		Not envisaged		Not envisaged		Not envisaged		Not envisaged		Not envisaged	Not envisaged	
Regeneration 16 <i>(policy area reduced)</i>	9		9		8		8		7		7		18		18		18	18	
Residential Character 17 <i>(policy area increased)</i>	15		15		15		9 <i>(only permitted in Glengowrie, Glandore and South Plympton subject to design criteria)</i>		Not envisaged		Not envisaged		Not envisaged		Not envisaged		Not envisaged	Not envisaged	
Southern 18 <i>(new Southern Hills 11)</i>	14		<1-in-8	10	12		<1-in-8	10	8		<1-in-8	9	20		20		20	20	
			>1-in-8	12			>1-in-8	12			>1-in-8	10			>1-in-8	20		>1-in-8	20
Worthing Mine 20	<1-in-20	10	<1-in-20	10	<1-in-20	10	<1-in-20	10	<1-in-20	10	<1-in-20	10	Not envisaged		Not envisaged		Not envisaged	Not envisaged	
	1-in-20 to 1-in-10	11	1-in-20 to 1-in-10	11	1-in-20 to 1-in-10	11	1-in-20 to 1-in-10	11	1-in-20 to 1-in-10	11	1-in-20 to 1-in-10	11							
	1-in-10 to 1-in-8	15	1-in-10 to 1-in-8	15	1-in-10 to 1-in-8	15	1-in-10 to 1-in-8	15	1-in-10 to 1-in-8	15	1-in-10 to 1-in-8	15							
	>1-in-8	18	>1-in-8	18	>1-in-8	18	>1-in-8	18	>1-in-8	18	>1-in-8	18							

Mayoral Communication Report

Date of Council Meeting: 22 August 2017

Name of Elected Member: Mayor Kris Hanna

Date	Event	Comment
21 July 2017	AFOPA Annual General Meeting	Attended
22 July 2017	Sturt Pistol and Shooting Club Annual General Meeting	Attended, gave speech
23 July 2017	Swimming SA 2017 South Australian Short Course Championships – Closing Ceremony	Gave closing address, presented trophies
23 July 2017	Pan Laconian Society BBQ Lunch	Presented Community Grant Cheque
25 July 2017	10 th Annual South Australian Major Projects Conference	Presented on Oaklands Crossing
26 July 2017	Heron Way Reserve, Hallett Cove – Soil Turning Event	Gave speech, turned soil
26 July 2017	Active Elders, Christmas in July	Attended
4 August 2017	Re Launch of Gallery M Exhibition	Opened exhibition
8 August 2017	Edwardstown Rotary Club	Received \$10,000 cheque donation for Hendrie Street Playground
8 August 2017	St Vincent De Paul local representatives	Met
7 August 2017	Marion Probus Club Lunch with Governor Hieu Van Le	Attended
9 August 2017	DECD, Ministers Office	Attended
14 August 2017	Basketball SA and SABC	Met
16 August 2017	Hallett Cove Meals on Wheels Annual General Meeting and BBQ	Attended
16 August 2017	Southern Adelaide Economic Development Board – Re Launch	Attended
In addition, the Mayor has met with residents, MP's and also with the CEO and Council staff regarding various issues.		

Deputy-Mayor Communication Report

Date of Council Meeting: 22 August 2017

Name of Elected Member: Deputy Mayor Ian Crossland

Date	Event	Comment
24 July 2017	Hallett Cove Foreshore – Onsite update with Elected Members and staff.	Attended
25 July 2017	Meeting with David Speirs MP	Attended
25 July 2017	General Council Meeting	Attended
26 July 2017	Heron Way Reserve, Hallett Cove, soil turning.	Attended
31 July 2017	Hallett Cove Business Association – Local Business Awards	Guest Speaker
1 August 2017	Infrastructure & Strategy Committee Meeting	Attended
1 August 2017	Urban Planning Committee Meeting	Attended
In addition, the Deputy 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: 22 August 2017

Date	Activity	Attended by
21 July 2017	Teleconference: Council Solutions Waste Management Services Project	Adrian Skull Vincent Mifsud
24 July 2017	Meeting with Mark McAllister - Technology Projects Status Update and Review	Vincent Mifsud
26 July 2017	Heron Way Sod Turning Ceremony	Abby Dickson
26 July 2017	Meeting with CEO of Council Solutions	Adrian Skull
27 July 2017	Meeting with Club Marion	Adrian Skull
28 July 2017	Bill Cossey Memorial Service	Vincent Mifsud
28 July 2017	Meeting with Indigenous Land Corporation in relation to Southern Innovation DPA and Lot 707	Abby Dickson
28 July 2017	Meeting with Chair Southern Adelaide Economic Development Board (SAEDB) regarding re-launch	Abby Dickson
31 July 2017	Hallett Cove Business Awards – key note speaker and presenter (CEO)	Adrian Skull Abby Dickson
1 August 2017	Meeting to discuss SAEDB funding opportunity with Amanda Rishworth, Chris Picton and Mark Dowd	Adrian Skull
2 August 2017	Attended Southern Adelaide Economic Development Board (SAEDB) Meeting	Adrian Skull Abby Dickson
2 August 2017	Meeting with Edwardstown Oval Soldiers Memorial Board chairman	Abby Dickson
4 August 2017	Meeting regarding Tonsley precinct	Adrian Skull
7 August 2017	Meeting with DPTI RE: Oaklands Crossing	Adrian Skull
8 August 2017	Meeting with Jarad Lawrence KPMG – revised Audit program	Adrian Skull
8 August 2017	Oaklands Upgrade project DPTI	Adrian Skull
8 August 2017	Edwardstown Soldiers Memorial Recreation Ground - design presentation to Board members	Abby Dickson
10 August 2017	Meeting with CEO LGA	Adrian Skull
10 August 2017	Sam Willoughby BMX – Project Steering Group meeting	Abby Dickson
12 – 13 August 2017	SACA Cricket Connects Forum	Vincent Mifsud
14 August 2017	Meeting with Basketball SA & Liberal candidates	Mayor Adrian Skull

CEO and Executive Communications Report

15 August 2017	Meeting with Football Federation SA (FFSA) regarding Soccer project	Adrian Skull Abby Dickson
16 August 2017	Re-launch of Southern Adelaide Economic Development Board (SAEDB) held at Tonsley	Adrian Skull Abby Dickson Tony Lines
17 August 2017	Tonsley Project Steering Committee Meeting	Adrian Skull Abby Dickson
17 August 2017	Sothern Adelaide Zone Emergency Management Committee meeting	Tony Lines
18 August 2017	Meeting with David Speirs MP	Abby Dickson
18 August 2017	Zone Emergency Management Chairs meeting	Tony Lines

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

Originating Officers: Rhiannon Hardy, Policy Planner

Corporate Manager: Jason Cattonar, Manager Development & Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Housing Diversity Development Plan Amendment

Report Reference: GC220817R01

REPORT OBJECTIVES / EXECUTIVE SUMMARY

On 4 August 2017, Council received approval from the Minister to undertake a Development Plan Amendment (DPA) that seeks to transform the current policy approach to the location and distribution of housing density/diversity throughout a large portion of the Residential Zone. The DPA also investigates the introduction of higher density zones along road and rail corridors, the introduction of new Residential Character Areas, and changes to existing Local and Neighbourhood Centre Zones.

This report informs the Elected Members by providing a summary of the investigations and draft policies considered by the Urban Planning Committee. The report also presents an alternative option for the facilitation of appropriate higher density and increased housing diversity in the southern suburbs of the Council area.

The administration is now seeking Council's endorsement of the policies, which will underpin the Housing Diversity DPA to be developed for Council's consideration in September so that community and agency consultation can be commenced.

RECOMMENDATIONS (7)

DUE DATES

That Council:

- | | |
|--|------------------------------|
| <p>1. Supports the proposed amendments to Residential Character Policy Area 17, including expansion of the Policy Area to include new localities in Plympton Park, South Plympton, Glandore and Edwardstown (x2), and amendment of the policy to reduce the minimum site dimensions for semi-detached dwellings in the suburbs of Glandore, Glengowrie and South Plympton, as detailed in Appendix 4.</p> | <p>22 August 2017</p> |
| <p>2. Supports the proposed amendments to the Local Centre Zone and Neighbourhood Centre Zone as detailed in Appendices 5 and 6, and to expand the Neighbourhood Centre Zone in Park Holme as detailed in Appendix 7.</p> | <p>22 August 2017</p> |
| <p>3. Supports the proposed "Marion Plains Policy Area 13" policy content as detailed in Appendix 8.</p> | <p>22 August 2017</p> |

4. Supports the proposed “Southern Hills Policy Area 11” draft policy in Appendix 11 to replace the existing Cement Hills Policy Area 10, Hills Policy Area 11 and Southern Policy Area 18, as detailed in Appendix 10 and 11, but replace the table in Principle of Development Control 10 with the minimum site dimension table described as “Option 2/Option 4” (*Members to choose preferred option*) in this report. 22 August 2017

OR

Support the retention of a separate Hills Policy Area 11 and Southern Policy Area 18, but with reduced minimum site dimensions, and expansion of the Southern Policy Area 18 to encompass areas of minor gradient near train stations, as detailed in Appendix 9 and “Option 1” of this report.

5. Supports the proposed Suburban Activity Node Zone as detailed in Appendix 13, and illustrated on mapping in Appendices 1 and 2. 22 August 2017
6. Supports the proposed Urban Corridor Zone as detailed in Appendix 15, and illustrated on mapping in Appendices 1 and 2. 22 August 2017
7. Notes that quotes have been obtained by administration for the consultation material, which have increased the estimated cost to proceed to public consultation. 22 August 2017
8. Approves additional funding of up to \$25,000 to enable community consultation and consultant support for the Housing Diversity Development Plan Amendment, to supplement the previously endorsed funding of \$60,000 (total \$85,000). This funding to be provided from identified 2016/17 savings in the year end statutory accounting process. 22 August 2017

BACKGROUND

The Statement of Intent (SOI) for the City of Marion’s proposed Housing Diversity DPA was agreed to by the Minister for Planning on 4 August 2017. The Minister advised that the DPA must be submitted to the Department of Planning, Transport and Infrastructure (DPTI) by 1 December 2017.

At the Special Council meeting held on 15 August 2017, the Council agreed to proceed with progressing the DPA, with public consultation to be undertaken as soon as practicable.

The Mayor has requested that all proposed policy changes that have not yet been endorsed by the General Council, be presented for endorsement as part of this report, so that staff have direction on the content of the final draft DPA for consultation. The Urban Planning Committee has considered analysis and draft policies regarding the Housing Diversity DPA at various meetings from August 2016 to August 2017. Council has been kept informed of the Urban Planning Committee recommendations regarding the Housing Diversity DPA through their

consideration and noting of the Committee minutes. The reports tabling the minutes have included the following resolution:

Notes that separate reports will be brought to Council for consideration of any recommendations from the Urban Planning Committee.

This report and the final DPA seeks Council's consideration of the Urban Planning Committee policy analysis recommendations which will inform the DPA.

The following policy content has been endorsed at meetings of the General Council:

- Reducing the minimum site dimensions for dwellings in Residential Character Policy Area 17 in the suburb of Marion (endorsed by the General Council 25 July 2017)
- Replace parts of the Regeneration Policy Area 16 and Medium Density Policy Area 12 with the new Marion Plains Policy Area 13 (endorsed by the General Council 25 July 2017).

The policy content listed below has been considered by the Urban Planning Committee, but not specifically endorsed by Council (only through ratified minutes of the Urban Planning Committee). As such, these matters are presented to Council for consideration as part of this report:

1. New Residential Character Policy Area 17 zoning in localities in South Plympton, Glandore, Plympton Park and Edwardstown (x2), and amendment to the existing Residential Character Policy Area 17 in Glandore and Glengowrie to reduce the minimum site dimensions for semi-detached dwellings (whilst introducing greater design criteria for such dwellings).
2. Amending policy of the existing Local and Neighbourhood Centre Zones to encourage dwellings above non-residential ground floor uses and prescribe minimum/maximum building heights, and to expand the Park Holme Neighbourhood Centre Zone to encompass adjacent properties on the southern side of Chambers Street in the suburb of Marion.
3. Amend the existing Northern Policy Area 13 (to be renamed Marion Plains Policy Area 13) to prescribe generally larger minimum site dimensions, and to introduce additional provisions to improve design, landscaping, hammerhead development, car parking, etc.
4. Introduce a new Southern Hills Policy Area 11 to replace the existing Hills Policy Area 11, Cement Hill Policy Area 10 and Southern Hills Policy Area 11
5. Introduce a Suburban Activity Node Zone around the Regional Centre Zone (encompassing Oaklands Crossing) which envisages development at maximum 6 storeys (with 3 storey Transition Area surrounding) and along train and tram rail corridors (maximum 4 storeys).
6. Introduce an Urban Corridor Zone along Marion Road with a maximum building height of 3 storeys, with 4-6 storeys anticipated on selected Key Sites.

DISCUSSION

Maps that summarise and illustrate the draft policy changes as proposed in the Housing Diversity DPA are attached in **Appendices 1 and 2**.

The reasoning behind each amendment is described below.

1. Expansion and amendment to the Residential Character Policy Area 17

In January 2012 Council supported a SOI for a DPA proposing an expansion to the extent of the existing Residential Character Policy Area 17 boundaries within the suburbs of Glandore and Edwardstown and the addition of part of the suburb of Plympton Park into that Policy Area.

The Minister/DPTI advised that the proposed DPA could not be supported because its intentions were contrary to that of the 30 Year Plan which sought increased residential densities for areas within 800 metres of transit corridors (trains, trams).

The DPA was put on hold by the Minister/DPTI (and currently remains on hold) awaiting further investigation concerning the Southern Growth Corridor structure in order to better determine whether the required housing yield could be achieved, whilst retaining the proposed additional Character Areas. Structure planning for the southern corridors has not been progressed by DPTI for a number of years.

The Housing Diversity DPA serves as an opportunity to revisit the expansion of the City of Marion's Character Areas. As the DPA seeks to create greater diversity within the City's housing stock, whilst meeting the increased housing density requirements of the 30 Year Plan, opportunities for the retention of the character areas are being pursued.

The areas proposed for inclusion in the Residential Character Policy Area are:

- 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*); and
- Plympton Park (*area comprising a portion of Herbert Street, Arthur Street, Clement Street, Acacia Street, Peckham Road, South Terrace*).
- South Plympton (*on Kerr Grant, Brinkworth and Kent streets, and the area bounded by Wheaton, Barker, Korana and Lynton streets*)

An analysis of the existing and proposed Residential Character Policy Areas is contained in **Appendix 3**. The report concludes that all Character Areas are worthy of rezoning, but identifies that the character value of proposed areas in Edwardstown and Plympton Park is higher than that in Glandore and South Plympton.

The analysis also identifies that increased housing diversity/density can be encouraged in both the existing and proposed Character Areas in Glengowrie, Glandore and South Plympton by encouraging appropriately designed semi-detached dwellings which reflect the established character, which includes pre-1950s maisonettes.

2. Local and Neighbourhood Centre Zones

The administration has reviewed the Development Plans of other councils within metropolitan Adelaide having a special focus on policies relevant to Local and Neighbourhood Centre Zones. This review was undertaken to assist the identification of opportunities to encourage greater housing diversity.

The draft policy contained in **Appendices 5 and 6** outline proposed changes to the current Local and Neighbourhood Centre Zones. Some of the recommended changes include:

- Inserting a Desired Character statement in both zones to describe the types of development envisaged in the zone;

- Amend objectives, principles of development control (PDC) and the non-complying list to specify that dwellings should be located above non-residential development, where it currently states “in conjunction with” or “behind” non-residential development.
- Insert a PDC which stipulates a maximum building height in the Local Centre Zone, and both a minimum and maximum height in the Neighbourhood Centre Zone.
- Include “dwelling sited above a non-residential land use” as an envisaged form of development in the Local Centre Zone.
- Insert a PDC which states that residential development should include a diversity of housing types and densities.

In addition to the zone content changes, the Neighbourhood Centre Zone in Park Holme is recommended to be expanded to the south so as to create opportunities for higher density, mixed use development. The expansion would encompass properties on the southern side of Chambers Street, opposite the Park Holme Shopping Centre. An analysis of this change is provided in **Appendix 7**, which considers the rezoning of the area known as “Oaklands Estate”.

3. Marion Plains Policy Area 13

The original workshopping for the Housing Diversity DPA, the SOI and UPC resolutions from 2016 recommended that a series of “Low Density Policy Areas” were to be introduced in specific localities in the northern part of the Council area which displayed an intact “low density” character worthy of preservation. Approximately 90% of those localities were contained within the existing Northern Policy Area 13).

On 4 April 2017, the Urban Planning Committee resolved to adopt a different approach to that identified in the SOI. Instead of introducing a new policy area over certain parts of Northern Policy Area 13, the existing policies of Northern Policy Area 13 could be amended to better address the issues experienced with current infill developments; such as lack of car parking, density, hammerhead developments, bulk/scale, design and appearance. The following policy solutions were adopted by the UPC:

Issue	Potential policy solution
Lack of car parking	<ul style="list-style-type: none"> • Increase minimum frontage width criteria for row dwellings thereby increasing opportunities for on-street car parking. • Increase requirements for on-site car parking for group and residential flat dwellings based on the number of bedrooms (currently 1.5 spaces per dwelling, irrespective of bedroom number).
Density	<ul style="list-style-type: none"> • Increase minimum site area criteria for semi-detached, row, residential flat and group dwellings. • Increase frontage width criteria for row dwellings.
Hammerhead developments	<ul style="list-style-type: none"> • Increase minimum width for battle-axe driveway via increased landscaping width. • Increase on-site car parking requirements for group and residential flat building developments.
Bulk/scale	<ul style="list-style-type: none"> • Emphasise design treatments and compatibility with existing dwellings as described in the Desired Character.
Design and appearance	<ul style="list-style-type: none"> • Emphasise the importance of landscaping and re-vegetation in new developments. • Encourage low front fencing that complements new dwellings. • Encourage architectural detailing, articulation and varied materials.

The draft amended Northern Policy Area 13, to be renamed Marion Plains Policy Area 13, is attached as **Appendix 8**.

Note: At the General Council meeting held on 25 July 2017, the Council endorsed an amended map that was presented in the Chamber by an Elected Member which expanded the amended Northern Policy Area 13 (renamed the Marion Plains Policy Area 13) to replace many of the existing parts of Medium Density Policy Area 12 and Regeneration Policy Area 16. This policy change was further considered and remained endorsed by Council at the 15 August 2017 Special General Council meeting.

4. Southern Suburbs

At the Urban Planning Committee meeting held on 7 February 2017, the Committee agreed to expand Southern Policy Area 18 to encompass appropriate parts of Hills Policy Area 11 (areas located near train stations and lesser gradient). The Committee also agreed to reduce minimum site dimensions throughout Southern Policy Area 18 and Hills Policy Area 11, to facilitate greater housing diversity (see **Appendix 9**).

However, more recently, a request was made by an Elected Member that staff review the proposed policy areas to ascertain whether it is appropriate to consolidate the number of current residential policy areas in the southern part of the Council area. As such, a report and associated draft policy (**Appendices 10 and 11**) were considered and endorsed by the Urban Planning Committee on 1 August 2017, which replaced the existing Cement Hills Policy Area 10, Hills Policy Area 11 and Southern Policy Area 18 with a proposed “Southern Hills Policy Area”. It is noted that the Committee resolved to alter staff’s recommended minimum site dimension table to offer only 2 different site gradient categories instead of the recommended 3, and thereby increase potential densities throughout the southern suburbs.

The analysis in **Appendix 10** considers the broader context of all residential policy areas in the southern part of the Council area (south of Seacombe Road and with the exception of the Worthing Mine Policy Area 20) to analyse optimum development outcomes that facilitate greater housing diversity, whilst also ensuring that steep sloping sites are developed at lower densities. The development potential of each site within the new “Southern Hills Policy Area” would be dependent on key criteria such as site area, site frontage and site gradient.

The obvious challenge that comes with consolidating the number of residential policy areas in the south is the varied and steep topographical features, both natural and altered. As a result, certain criteria may have a much greater impact/consequence on adjoining properties depending on the gradient of the subject site relative to adjoining land (i.e. allotment sizes, building height, setbacks (particularly rear and side), views, visual amenity and the like.). The expected built form outcomes that should be anticipated by existing residents may be confronting, particularly on the matters of bulk, scale, building height, retaining walls, overshadowing and visual privacy. The Council should give detailed consideration to this component of the DPA, which will likely be more informed following consultation with the community.

It is acknowledged the proposed Southern Hills Policy Area incorporates a ‘simplified’ approach to increasing densities, in that the policy area does not specifically target increased densities adjacent train stations and centre zones, but proposed changes to minimum allotment areas throughout the policy area. However, the topography and size of allotments adjacent train stations and centre zones in the proposed Southern Hills Policy Area nonetheless enables redevelopment and increased densities as per the intent of the DPA and in alignment with sound planning practice.

At the request of the Mayor, an alternative option has also been considered and is presented in this report as “Option 4”, which provides for lower density than that agreed to by the Urban Planning Committee on 1 August 2017.

The below tables present four (4) options for dwelling density in the south:

- Option 1. As endorsed by the Urban Planning Committee on 7 February 2017, retaining both the Southern Policy Area 18 (expanded) and Hills Policy Area 11 (reduced).
- Option 2. As recommended by staff 1/8/17 - "Southern Hills Policy Area" with 3 gradient categories
- Option 3. As endorsed by UPC 1/8/17 - "Southern Hills Policy Area" with 2 gradient categories
- Option 4. Alternative option providing for lower densities on steeper sites

Option 1. Supported by Urban Planning Committee 4 October 2016 and 7 February 2017

Southern Policy Area 18 (expanded to include parts of Hills Policy Area 11 near train stations – see maps in Appendix 9)

Dwelling Type	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
		Other Road (metres)	Arterial Road (metres)	
Detached	350	12	12	20
Semi-detached	300	10	12	20
Group	300	20	20	45
Residential flat building	300	20	20	45
Row	300	9	12	20

Hills Policy Area 11 (reduced in size – see maps in Appendix 9)

Dwelling Type	Site Gradient	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	less than 1-in-10	450	18	20
	between 1-in-10 and 1-in-5	650	20	20
	more than 1-in-5	850	20	20
Group	less than 1-in-10	450	24	45
	between 1-in-10 and 1-in-5	650	26	45
	more than 1-in-5	850	26	45

Option 2. “Southern Hills Policy Area” recommended by staff 1 August 2017*(see analysis in Appendix 10)*

Dwelling type	Average site gradient	Minimum site area (square metres)	Minimum frontage width		Minimum site depth
			Other road (metres)	Arterial road (metres)	
Detached Semi-detached	Less than 1-in-10	350	10	12	20
	Between 1-in-10 and 1-in-8	400	12	12	20
	More than 1-in-8	500	15	15	45
Row	Less than 1-in-10	300	9	12	20
	Between 1-in-10 and 1-in-8	350	10	12	20
	More than 1-in-8	400	10	12	20
Group Residential flat	Less than 1-in-10	300	20	20	45
	Between 1-in-10 and 1-in-8	400	20	20	45
	More than 1-in-8	500	20	20	45

Option 3. “Southern Hills Policy Area” as amended by Urban Planning Committee 1 August 2017

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

Option 4. Potential increased minimum site dimensions *(as requested by the Mayor)*

Dwelling type	Average site gradient	Minimum site area (square metres)	Minimum frontage width		Minimum site depth
			Other road (metres)	Arterial road (metres)	
Detached Semi-detached	Less than 1-in-12	350	10	12	20
	Between 1-in-12 and 1-in-8	450	12	12	20
	More than 1-in-8	600	15	15	30
Row	Less than 1-in-12	300	9	12	20
	Between 1-in-12 and 1-in-8	400	10	12	20
	More than 1-in-8	500	11	12	30
Group Residential flat	Less than 1-in-12	350	20	20	45
	Between 1-in-12 and 1-in-8	450	20	20	45
	More than 1-in-8	600	20	20	45

5. Suburban Activity Node Zone

The DPA SOI identified the desire for higher density zoning on land adjacent to the Marion Regional Centre Zone, train line (in the northern suburbs) and tram line.

Throughout a series of workshops with the Urban Planning Committee from August 2016 to August 2017, the Committee have resolved that a Suburban Activity Node Zone (SANZ) would be the most appropriate form of zoning in these areas. The policy content has been amended from the standard Zone module over the course of the past year to provide policy mechanisms that achieve the desired outcomes, including incentivising the amalgamation of allotments and ensuring appropriate built form interface between the envisaged 4-6 storey development and adjacent lower density residential areas.

It is noted that the City of Marion's Character Areas are generally located near the train and tram lines, as these strategic locations were originally developed in the 1920-1950s, and therefore contain Council's most intact examples of original character housing. However, localities near rail corridors are specifically targeted for higher densities in the *30 Year Plan for Greater Adelaide*.

The Housing Diversity DPA proposes to implement a Suburban Activity Node Zone (SANZ) along the rail corridor, which is typically 1-2 allotments in depth and envisages up to 4 storey development, in order to achieve the densities envisaged by the *30 Year Plan*. Consequently, it is important to consider the impact of the envisaged form of higher density on the adjacent lower density residential areas.

The report contained in **Appendix 12** recommends policy mechanisms that provide a better built form interface with the adjacent character areas, whilst ensuring development potential is realised in appropriate locations. The report considers the introduction of a Transition Area behind the SANZ, however it demonstrates that such an area would reduce the scope of the Character Areas, and result in greater impact upon existing properties located in the Transition Area; worsening the built form interface.

The current proposed draft SANZ policy is contained in **Appendix 13**.

6. Urban Corridor Zone

At the Urban Planning Committee meeting held on 6 June 2017, the Committee resolved to support an Urban Corridor Zone along the length of Marion Road (between Sturt Road and the tram line). However, DPTI staff requested that Council undertake further investigations including the reviewing of Marion Road zoning in line with the State Government approach taken in the Ministerial Inner Metro (Sites) DPA. The criteria used for identifying those sites was as follows:

- have economic development potential that is likely to be realised in the short term
- located within the proposed Inner and Middle Metropolitan Corridor Infill DPA area or located immediately adjacent the Urban Corridor Zones created in the original Inner and Middle Metropolitan Transit Corridor DPA
- potential for mixed use development with medium to high density outcomes that can both frame key corridors and activate street frontages
- potential to appropriately manage built form interface issues through significant allotment width or depth or other mitigating factors such as their interface with roads and non-residential land uses.

The analysis in **Appendix 14** of this report applies the above criteria to several key sites along Marion Road.

DPTI staff have advised that specific nodes should be identified for rezoning rather than the whole corridor. This means that the remainder of Marion Road would remain as per the previous zoning (Residential or Commercial zones), while key sites alone would be rezoned to Urban Corridor Zone (UCZ). This outcome would not achieve the initial objective of the DPA in relation to Marion Road which sought to consolidate pocket zoning and enhance development potential along the whole corridor. Furthermore, the “Boulevard” Policy Area would not have the potential to develop into a true boulevard if the current Commercial Zone and Residential Zone are retained along the corridor.

In order to achieve zoning consolidation along Marion Road, but also encourage appropriate development on identified key sites a priority, the Urban Corridor Zone has been applied along the Marion Road corridor, but the draft Urban Corridor Zone policy has been amended to prescribe a maximum building height of 3 storeys (12.5 metres), except where Concept Plans for key sites prescribe different heights. This policy mechanism should enhance the development potential of the 5 key sites that are identified, but still ensure that if future sites are developed, the policy is consistent with the future vision for Marion Road.

The draft Urban Corridor Zone policy is contained in **Appendix 15**.

It is noted that the Marion Hotel is identified as a key development site, but is located in the Neighbourhood Centre Zone. It is recommended that the site is not rezoned to Urban Corridor Zone, but the applicable Concept Map Mar/3 is amended to encourage appropriate future redevelopment of this site.

Costs

At the Special Council meeting held on 15 August 2017, the Council endorsed a maximum budget of \$60,000 to progress the Housing Diversity DPA to public consultation. That budget incorporated a rough cost of \$20,000 for design/postage/distribution of brochures to all rate-payers and residents. Since that time, more accurate figures have been obtained, as follows:

Design – overarching concept, flyer, social media graphics, adverts, policy sheets (estimate 25)	\$11,700
Print – 48,000 flyers, letters, envelopes and collation of material for ratepayers outside Marion	\$13,000
Banners – two pull up banner for events	\$700
Distribution – letterbox drop to households and businesses in Marion, mail out to ratepayers outside area	\$4300
Advertising – half page and three ¼ pages in Messenger, public notice in Advertiser and Messenger	\$4700
Coordinate and prepare written drafts of multiple fact sheets outlining each policy change area	\$8000
Total estimate	\$42,400

In light of more detailed costings, the total budget has been revised as follows.

Work	Anticipated timeframe	Cost (approximate)
DPA document for consultation	4 weeks	\$19,200
Development Plan Maps	2 weeks	\$1700
Stormwater mapping	4 weeks	Council staff time
Yield Analysis	4 weeks	Council staff (x2) time
Analysis of implications on Council infrastructure	4 weeks	Council staff (x2) time
Design – overarching concept, flyer, social media graphics, adverts, policy sheets (estimate 25)	4 weeks	\$11,700
Print – 48,000 flyers, letters, envelopes and collation of material for ratepayers outside Marion	(as above)	\$13,000
Banners – two pull up banner for events	(as above)	\$700
Distribution – letterbox drop to households and businesses in Marion, mail out to ratepayers outside area	(as above)	\$4300
Advertising – half page and three ¼ pages in Messenger, public notice in Advertiser and Messenger	(as above)	\$4700
Coordinate and prepare written drafts of multiple fact sheets outlining each policy change area	(as above)	\$8000
3D modelling	2 weeks	\$10,000
Interactive map	2 weeks	\$3,200
Total:	16 weeks from SOI approval, but aiming for 6 weeks assuming all processes can run concurrently)	Approximately \$76,500 + staff time
Contingency + 10%:		\$84,150

Given the tight timeframes for delivery a 10% contingency has been incorporated to ensure there is adequate funding available to fully resource the DPA and respond to any unforeseen fluctuations in cost.

Is it requested that Council resolve to increase the budget to \$85,000 to accommodate the revised estimates, and to provide contingency for any variation from the estimates.

CONCLUSION

The Council is requested to consider the investigations and draft policy attached to this report and resolve its position in relation to the proposed policy amendments of the Housing Diversity DPA so the process can advance to community and agency consultation.

APPENDICES

- Appendix 1: Map – Areas Identified for Policy Change
- Appendix 2: Map – Proposed new Zones/Policy Areas

- Appendix 3: Analysis – Proposed Character Areas
- Appendix 4: Draft Policy - Amended Residential Character Policy Area 17

- Appendix 5: Draft Policy – Amended Local Centre Zone
- Appendix 6: Draft Policy – Amended Neighbourhood Centre Zone
- Appendix 7: Analysis – Oaklands Estate

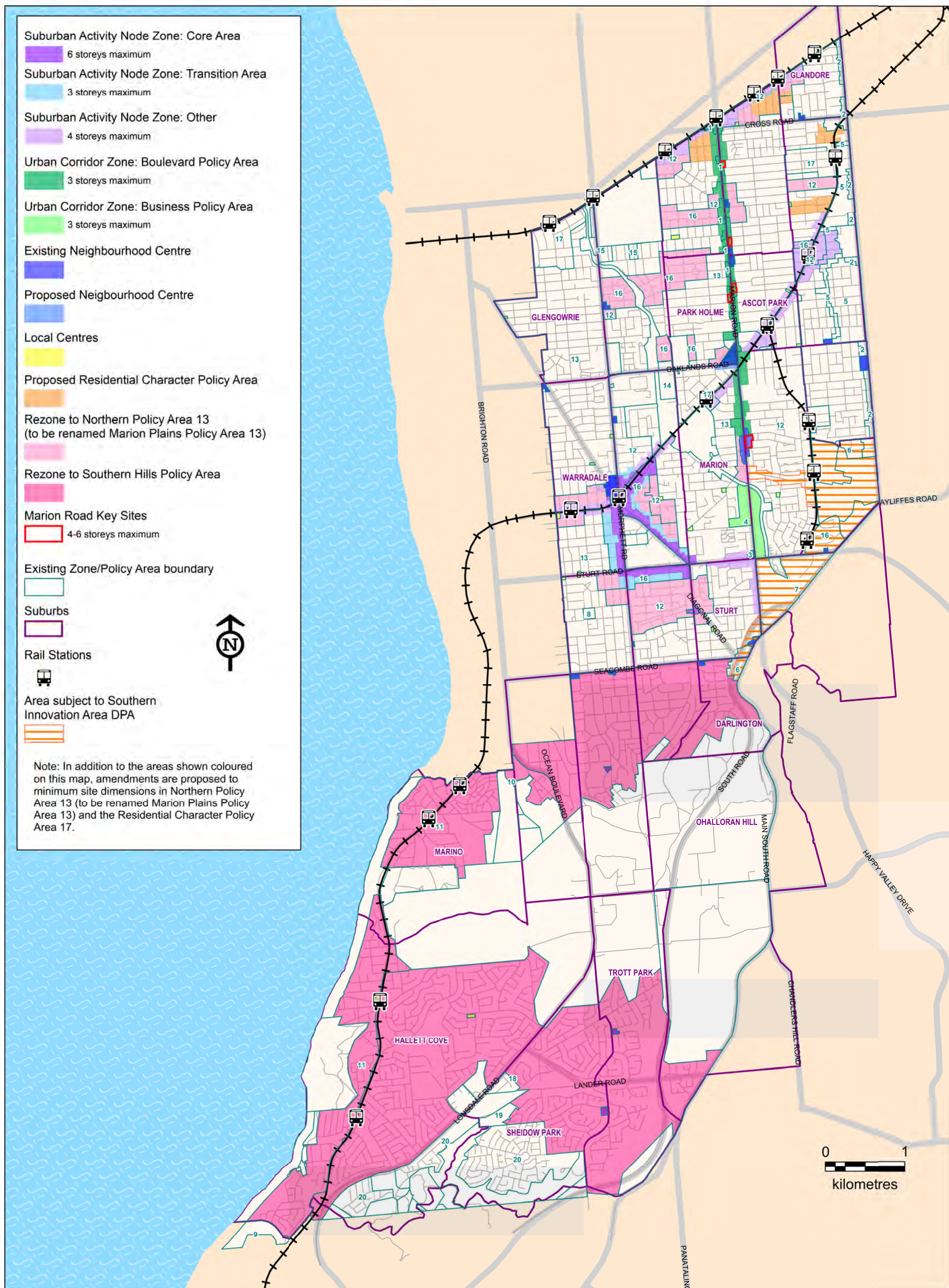
- Appendix 8: Amended Northern Policy Area 13 (Marion Plains Policy Area)

- Appendix 9: Analysis – Southern Suburbs Analysis - February 17
- Appendix 10: Analysis – Consolidation of Policy Areas in the South – August 17
- Appendix 11: Draft Policy – Southern Hills Policy Area 11

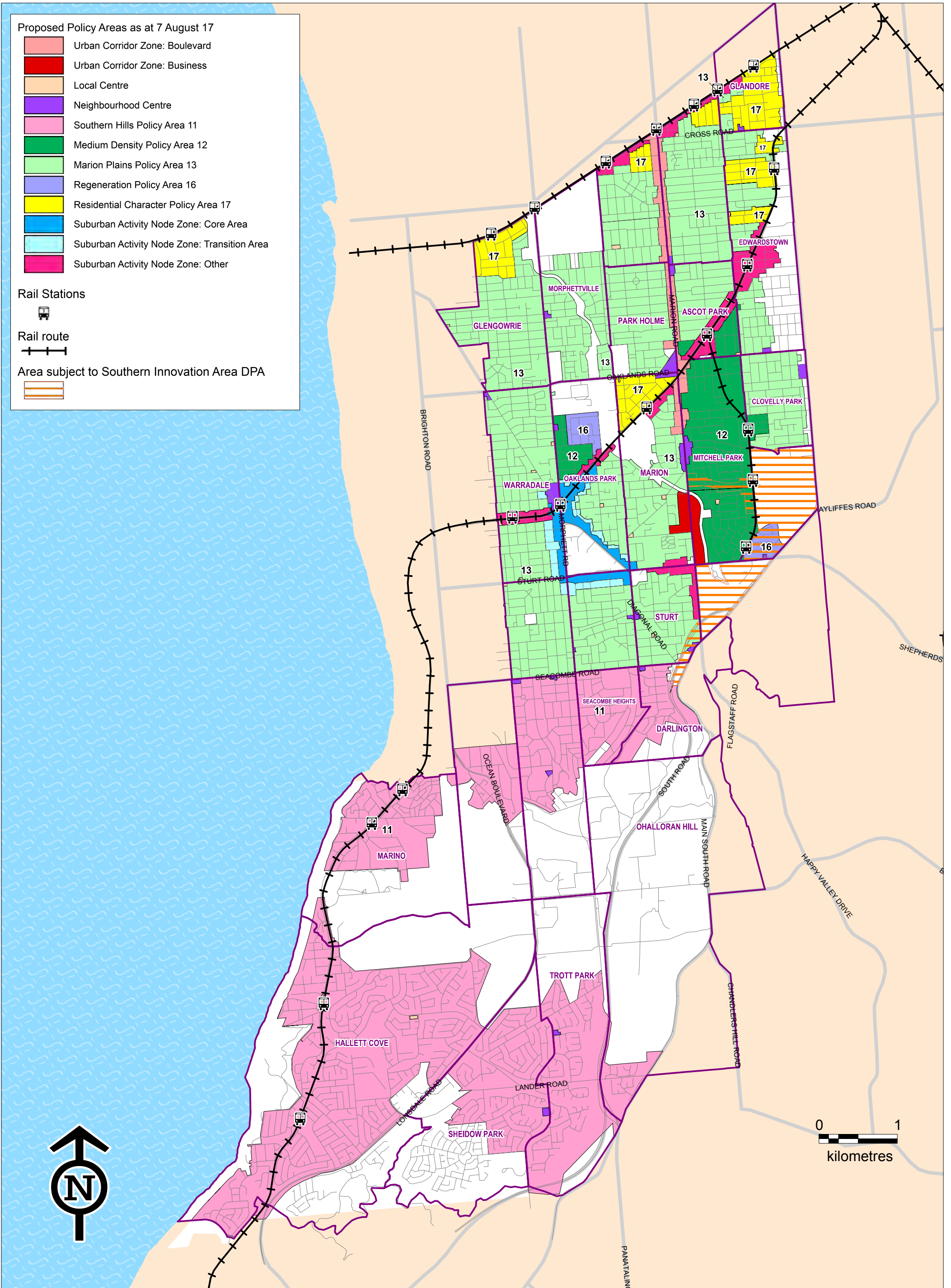
- Appendix 12: Analysis – Interface between Suburban Activity Node Zone and Character Areas
- Appendix 13: Draft Policy – Suburban Activity Node Zone

- Appendix 14: Marion Road Corridor – Key Sites Analysis
- Appendix 15: Draft Policy - Urban Corridor Zone

Areas Identified for Zone/Policy Change as at 1 August 2017



Proposed Policy Areas as at 1 August 2017



PROPOSED RESIDENTIAL CHARACTER AREAS

HOUSING DIVERSITY DEVELOPMENT PLAN AMENDMENT (DPA)

1. [Introduction](#)
2. [Glandore](#)
3. [Edwardstown \(North\)](#)
4. [Edwardstown \(South\)](#)
5. [Plympton Park](#)
6. [South Plympton](#)
7. [Conclusion](#)
8. [Proposed amendments to the Residential Character Policy Area 17](#)

1. INTRODUCTION

The Marion Council's proposed Housing Diversity DPA proposes to establish "character" areas in 5 localities:

1. **Glandore** (Naldera Street/northern side of View Road);
2. **Edwardstown (North)** (comprising a portion of Pine Street, Lindfield Avenue, Christina Street, Theodore Street, Castle Street, Macklin Street) with a minor expansion on the southern side of Castle Street to link with the existing established character policy area;
3. **Edwardstown (South)** (area comprising Wright Street, Johnson Street, Stanton Street);
4. **Plympton Park** (area comprising a portion of Herbert Street, Arthur Street, Clement Street, Acacia Street, Peckham Road, South Terrace); and
5. **South Plympton** (area comprising Kerr Grant, Brinkworth and Kent streets).

This report will consider the suitability of these localities for "character" zoning, and what form of policy would be suitable in each location.

2. GLANDORE



Figure 1. Aerial photo of proposed extension to the Glandore Character Area

The additional policy area in Glandore forms an extension to the existing Glandore Residential Character Policy Area 17. The locality contains a total of around 29 dwellings. The majority of dwellings were constructed prior to 1940 (54%), with most of the remaining dwellings built between 1940 and 1960.

Original dwelling stock primarily comprises a mixture of single storey detached dwellings and maisonettes, with allotment areas of around 700-800 m² for detached dwellings and 350-400 m² for maisonettes. Frontages vary between 15 and 20 metres. There is a variety of housing styles including art deco and austerity. 3 row dwellings have recently been constructed in the locality on the corner of View Road and Clark Avenue.

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>= Min	< Max	%	#
1,800	1,940	54	19
1,940	1,960	17	6
1,960	1,990	3%	1
1,990	2,016	9%	3

Figure 2. Dwelling Age - Year Built



Figure 3. Thematic Map of Dwelling Age - Year built



Figure 4. Aerial photo illustrating sites within the Glandore Character Area containing original dwellings on narrow allotments

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Figure 5. Example of Art Deco dwelling and WA Willow Myrtle tree plantings down Naldera Street



Figure 6. An example of original maisonette housing in the subject locality for review



Figure 7. Dwellings on the northern side of View Road

It is noted in the existing Glandore Residential Character Area 17, approximately 25% of the dwelling stock comprises semi-detached dwellings constructed in the 1930s-40s. Some of these semi-detached dwellings have been converted from an original detached dwelling. Examples of original semi-detached dwellings generally maintain site areas less than 400 m² and frontages of approximately 9 metres.



Figure 8. An example of original dwellings in the form of semi-detached dwellings in the current Glandore Residential Character Policy Area - Naldera Street

PATTERN OF ALLOTMENTS

Allotments are generally regular in shape reflecting the normal grid street pattern.

SETBACKS

Dwelling setbacks in the locality vary between 5 and 10 metres. New row dwellings on View Road are set back by 4.6 metres. Given that the locality is quite small, a consistent streetscape character is not clearly evident.

STREETSCAPING/VEGETATION

Naldera Street features an avenue of mature WA Willow Myrtle street trees (which are no longer used in Council's street tree planting strategy). Several mature trees exist in the locality.

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Figure 9. 3D perspective of locality

LAND USES

The locality is residential in nature.

OPEN SPACE

There are no Council reserves present in the locality, however the Glandore Community Centre and Glandore Oval are located immediately east of the locality.

CONCLUSION

The subject locality incorporates some attractive examples of pre-1950s character housing. Given that the locality is small, the character value is pleasant but not significant. It is acknowledged that three new medium-density dwellings have recently been constructed in the south-eastern corner of the locality, replacing a dwelling constructed in 1934, which further reduces the proportion of original dwelling stock. It is also noted that the locality is near the Glandore Tram station (as is the remainder of the Glandore Residential Character Policy Area), which is a location that warrants higher densities in accordance with the *30 Year Plan for Greater Adelaide*. It is also noted that a number of original maisonettes exist within the subject locality (and elsewhere throughout the Glandore Character Area) which contribute to the overall character of the locality, but maintain smaller allotment dimensions than that currently prescribed in the Residential Character Policy Area 17.

In order to ensure that the locality is allowed to develop whilst still preserving and enhancing the character value of the original pre-1950s dwelling stock, it is recommended that the proposed locality, in addition to the remaining Character Policy Area in Glandore, are zoned Residential Character, but the policy is amended to

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permit the development of semi-detached dwellings. Such semi-detached dwellings would need to be in the form of a single building and incorporate character features to complement other pre-1950s semi-detached dwellings in the locality (i.e. common roofline, discreet garages/carports located to the outer sides/rear of dwellings, traditional materials). To reflect the streetscape appearance of the existing maisonettes, any new semi-detached dwellings should not be symmetrical in design.

3. EDWARDSTOWN (NORTH)



DWELLING STOCK

Dwellings in the subject locality were predominantly constructed prior to 1940 (64%), with the remainder constructed in various eras thereafter. The most common dwelling type are detached bungalow-style dwellings

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Figure 12. Castle Street



Figure 13. Lindfield Avenue



Figure 14. Christina Street

PATTERN OF ALLOTMENTS

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Allotments are generally regular in shape reflecting the normal grid street pattern, however the Seaford train line runs through the locality which creates some irregular-shaped lots. Frontages are generally 16 metres in width.

SETBACKS

Dwellings in the locality are generally set back from their primary road frontage by 5-7 metres. Due to the limited extent of recent infill development, setbacks are relatively consistent.

STREETSCAPING/VEGETATION

The streetscapes of the locality area vary, as street tree planting is not uniform, and the locality is segregated by industrial land and the train line. Several mature trees are found in the locality, typically on private properties.



Figure 15. Consistent street tree planting is not evident

LAND USES

The locality is primarily residential in nature, but it is noted that the Industry Zone is located immediately north.

OPEN SPACE

There are no Council reserves present in the locality. The nearest reserve space is at The Crescent Reserve on Hyman and Maxwell streets.

CONCLUSION

The subject locality is considered suitable for inclusion in the Residential Character Policy Area 17. Given that the existing original dwelling stock comprise primarily detached dwellings, it is considered appropriate that new development be limited to replacement of the same.

4. EDWARDSTOWN (SOUTH)



DWELLING STOCK

60% of dwellings in the subject locality were constructed prior to 1940, while a further 25% were constructed between 1940 and 1960. There is a small proportion of newer dwellings in the locality, as 12% of dwellings were constructed post-1990. The predominant dwelling type is a Bungalow style constructed in the 1920s. Dwellings are generally in good condition, and modern additions to the rear of dwellings are common.

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>= Min	< Max	%	#
1,800	1,940	60	60
1,940	1,960	25	25
1,960	1,990	3%	3
1,990	2,016	12	12

Dwelling Age





Figure 16. Bungalows along Wright Street



Figure 17. Johnston Street

PATTERN OF ALLOTMENTS

Allotments are generally regular in shape, however the Seaford train line runs through the locality which creates some irregular-shaped lots. Frontages are generally 15-16 metres in width, but vary on irregular-shaped allotments.

SETBACKS

Dwellings in the locality are generally set back from their primary road frontage by 5-8 metres, but can vary throughout the locality. Due to the limited extent of recent infill development, setbacks are relatively consistent.

STREETSCAPING/VEGETATION

The streetscapes of the locality maintain a low density character due to generous front setbacks and a high proportion of original dwelling stock. Mature street tree planting is apparent, but not consistent. Several mature trees are found in the locality, typically on private properties.



Figure 18. Low density streetscape character along Wright Street



Figure 19. Mature trees typically located on private land and Council reserve

LAND USES

The locality is primarily residential in nature, but it is noted that a Local Centre Zone is located on the corner of Wright Street and Towers Terrace, containing a number of small shops.

OPEN SPACE

Dumbarton Avenue Reserve is located in the subject locality, at a size of 4593 square metres.

CONCLUSION

The subject locality consists of predominantly 1920s Bungalow-style dwellings, with relatively intact streetscapes and a low-density character. The locality is considered appropriate for rezoning to protect the pre-1950s dwelling character of the locality, ensuring that dwellings are replaced with appropriately designed detached dwellings of a similar scale to the original dwelling stock.

5. PLYMPTON PARK



DWELLING STOCK

The locality contains a high proportion of original dwelling stock, as 66% of dwellings were constructed prior to 1940, and a further 23% prior to 1960. Only 10% were constructed post-1960. Dwelling styles vary between bungalows, cottages, austerity and conventional. Almost all dwellings are detached, and the most common

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Figure 21. Examples of bungalow, cottage and "Cape Cod" style housing in Clement Street



Figure 22. Housing stock in Arthur Street



Figure 23. Housing stock in Arthur Street



Figure 24. Mixture of old and new housing in Arthur Street

PATTERN OF ALLOTMENTS

Allotments are generally rectangular in shape, reflecting the normal grid street pattern.

SETBACKS

Dwellings in the locality are generally set back from their primary road frontage by 5-9 metres, although a few examples of original dwellings have minimal setback from the primary frontage.



Figure 25. Example of minimal front setback on South Terrace

STREETSCAPING/VEGETATION

Attractive street tree planting is apparent along Peckham Street and Clement Street, although the planting does not form a consistent avenue. Several mature trees are found in the locality, typically on private properties.



Figure 26. Distribution of mature large trees, typically on private allotments



Figure 27. Attractive street tree planting along Peckham Road



Figure 28. Attractive streetscape along Clement Street

LAND USES

The locality is residential in nature.

OPEN SPACE

The Elizabeth Ryan Reserve is located on the corner of Peckham Road and Herbert Street, abutting the eastern edge of the locality.

CONCLUSION

The subject locality demonstrates a high proportion of original dwelling stock, with limited redevelopment. Consequently, the locality maintains a low-density character and attractive streetscapes. It is considered appropriate to limit further redevelopment to replacement of detached dwellings with dwellings of a similar scale and density, and which reflect the attractive characteristics of the original dwelling stock.

The locality would not cater for semi-detached dwellings given the limited frontage width and the fact that no original character maisonettes exist in the locality.

6. SOUTH PLYMPTON



DWELLING STOCK

The majority of dwellings in the locality were constructed between 1940 and 1960, with most of the remainder built between 1960 and 1990. A small number of dwellings have been constructed since 1990.

It is evident that most dwellings were constructed in around 1950, with some examples of pre-1940s dwellings.

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Original dwelling stock primarily comprises single storey detached dwellings, with allotment areas of around 700m². There is a variety of housing styles including art deco, austerity and villas. There are a number of original maisonettes (semi-detached dwellings) and a 1960s 2 storey unit development within the locality.

>= Min	< Max	%	#
1,800	1,940	12	17
1,940	1,960	65	93
1,960	1,990	19	28
1,990	2,017	4%	6

Figure 29. Dwelling age



Figure 30. An example of modern dwellings adjacent original art-deco style housing on Kerr Grant Terrace



Figure 31. An example of original dwelling stock in the form of 2 semi-detached dwellings on New Street

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SETBACKS

Setbacks in the locality are predominantly around 8 metres. Recent infill development is around 5-6 metres. Due to the small number of recent infill development, setbacks are relatively consistent.

STREETSCAPING/VEGETATION

Streetscapes vary throughout the locality. Some parts of streets have a good covering of mature street trees, providing pleasant streetscapes, whilst others are relatively sparsely planted and are in need of enhancement. Vegetation in the front yard of private properties plays a big part in the amenity of the streetscape.



Figure 33. Mature vegetation is evident in the locality

LAND USES

The locality is residential in nature.

OPEN SPACE

There are no Council reserves present in the locality. The nearest reserve space is at Glandore Community Centre, some 250 to 500 metres away (as the crow flies) and Glandore Oval some 700 metres away.

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Figure 34. Kerr Grant Tce (northern end) – 1960s 2 storey units amongst predominantly original housing stock



Figure 35. Kerr Grant Tce (southern end) – predominantly original housing stock and consistent street tree planting



Figure 36. Brinkworth St (northern end) – pleasant streetscape – Predominantly original housing stock



Figure 37. Kent St – predominantly original housing stock – pleasant streetscape but further planting of street trees would enhance further

CONCLUSION

Much of the original housing stock has good character and is in very good condition. Although in need of some enhancement, most streets have a pleasant character and amenity. A large proportion of the dwellings were constructed pre-1950, which is the key date for that Policy Area. The attractiveness of the housing stock may be part of the reason the locality has not been redeveloped to the same extent as other localities.

Given that this DPA also contemplates extending the Residential Character Policy Area in Glandore out to Winifred Ave around View Rd and Naldera St, there is an opportunity to expand the Policy Area so it joins up with the Glandore Residential Character Policy Area. Housing stock to the east of the subject locality, facing Winifred Ave, is similar in age and design to those within the subject locality.

It is noted that the locality is located near the South Plympton and Beckman Street tram stops, which means that the location of the locality warrants higher densities in accordance with the *30 Year Plan for Greater Adelaide*. It is also noted that several maisonettes exist within the subject locality (both new and original dwelling stock), which contribute to the overall character of the locality, but maintain smaller allotment dimensions than that currently prescribed in the Residential Character Policy Area 17.

In order to ensure that the locality is allowed to develop whilst still preserving and enhancing the character value of the original pre-1950s dwelling stock, it is recommended that the proposed locality, in addition to the Character Policy Area in Glandore, are zoned Residential Character, but the policy is amended to permit the development of semi-detached dwellings. Such semi-detached dwellings would need to be in the form of a single building and incorporate character features to complement other pre-1950s dwellings in the locality (i.e. common roofline, large front verandahs, discreet garages located to the outer sides/rear of dwellings, traditional materials).

7. GLENGOWRIE

Given that proposed and existing character areas in Glandore and South Plympton are considered suitable for amendment to encourage semi-detached dwellings, the current Glengowrie character area has also been reviewed.

The below map illustrates that the Glengowrie character area maintains a reasonably high proportion of semi-detached dwellings which are representative of the original dwelling stock.



Figure 39. Illustration of original semi-detached dwellings in the Glengowrie Character Policy Area 17



Figure 40. Example of original character housing on Elder Terrace used as 2 semi-detached dwellings



Figure 41. 3 original dwellings used as semi-detached dwellings in Elder Terrace



Figure 42. Example of original character housing on Winston/Fisk streets used as 2 semi-detached dwellings

Based on the examples above and an examination of site dimensions, it appears that semi-detached dwellings in the locality generally maintain frontage widths of 9 metres and site areas of 300-500 square metres.

Figure 44 demonstrates the significantly increased development potential in the Glengowrie Character Area if the minimum site dimensions were amended to enable appropriately-designed semi-detached dwellings on allotments of 350 square metres and frontage widths of 9 metres.

Site Dimension Analysis of Potential Amended Character Policy Area 17



Figure 43. Development potential of amended minimum site dimensions to enable appropriately-designed semi-detached dwellings – existing Glengowrie Character Policy Area 17

Based on these considerations, part 9 of this report details draft policy in order to facilitate the development of appropriately-designed semi-detached dwellings in the existing/proposed residential character areas in the suburbs of Glengowrie, Glandore and South Plympton.

8. CONCLUSION

The above analysis has identified localities in Edwardstown (2), Glandore, South Plympton and Plympton Park which are deemed suitable for inclusion in the Residential Character Policy Area 17 due to the high proportion of pre-1950s dwellings, low density streetscape character and low level of infill development. That being said, when considered comparatively, the character value of proposed areas in Plympton Park and Edwardstown is greater than that of the proposed character areas in Glandore and South Plympton.

The analysis has also identified that in the suburbs of Glengowrie, South Plympton and Glandore, a number of dwellings are maisonettes; typically constructed during the art-deco era. As such, there is scope to amend the existing Glandore and Glengowrie character areas, as well as the proposed localities in South Plympton and Glandore, to enable the development of appropriately-designed semi-detached dwellings. This will enhance the development potential and housing diversity of these localities, which are strategically located near the tram line, whilst preserving and enhancing their character value.

The Residential Character Areas within the suburbs of Edwardstown (current and proposed) and Plympton Park accommodate very little, if any, maisonettes. It is therefore considered inappropriate to encourage semi-detached dwellings in these localities.

Within the parts of Glandore and Glengowrie currently zoned Residential Character Policy Area 17, only 18 sites meet the minimum site area and frontage criteria to accommodate two detached/semi-detached dwellings. If different minimum site area and frontage criteria were introduced for semi-detached dwellings, say 9 metre frontage and 350 square metres (as is typical for existing character maisonettes), 157 sites would maintain potential for redevelopment to accommodate two semi-detached dwellings.

9. PROPOSED AMENDMENTS TO THE RESIDENTIAL CHARACTER POLICY AREA 17

Residential Character Policy Area 17

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Preservation of the existing development patterns and built form.
- 2 Development which reflects the traditional character elements of the locality, particularly as presented to the streetscape.
- 3 Development that minimises the impact of garaging of vehicles on the character of the locality.
- 4 Development that reflects good residential design principles.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Marion

In that part of the policy area located in the suburb of Marion, the established character is primarily low density detached dwellings on large allotments. This form of development will continue through the replacement of detached dwellings with the same. In this area the maintenance and enhancement of the generous and vegetated garden character is most important.

Buildings should be well setback from all property boundaries, and existing vegetation should be protected and enhanced wherever possible. Front and side garden landscaping is particularly important and should complement and reinforce street tree planting to help enhance the leafy, garden suburb character and the visual separation between houses.

Buildings of up to two storeys in height are appropriate, provided that landscaping is available or proposed to soften the visual impact of the second storey.

Fences forward of the building line will be low and constructed of stone, masonry or timber and in a style that complements those in the locality.

Edwardstown, Glandore, Glengowrie, South Plympton and Plympton Park

New development in those parts of the policy area located in the suburbs of Edwardstown, Glandore, Glengowrie, South Plympton and Plympton Park will reinforce the attractive established character of predominantly single-storey, detached houses. New development will largely comprise the replacement of less attractive or unsound dwellings with new detached dwellings. In the suburbs of Glengowrie, Glandore and South Plympton, new semi-detached dwellings are appropriate where they reflect examples of original maisonette dwellings.

Replacement dwellings will be appropriately designed contemporary interpretations of the pre-1950's buildings remaining in the area in the locality of the development site. Buildings will be sited so as to complement the siting of adjoining buildings and in such a way that the landscape character is retained and enhanced. Dwellings will incorporate elements typical of homes in the area, including articulated roof forms comprising combinations of gable, Dutch-gable and hips, chimneys, projecting front

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verandas/porches/porticos, timber-framed windows and external walls constructed of a mixture of brick, painted brick, stone, and rendered masonry. Garages and carports will be discreetly located well behind the main face of the associated dwelling or to the rear of the dwelling, with design and materials to complement the dwelling.

Where semi-detached dwellings are envisaged, such dwellings should present to the street as a single building under one roof form, and incorporate character features to complement other pre-1950s dwellings in the locality (i.e. hip/gable roof form with eaves overhang, large front verandahs, discreet garages located to the outer sides/rear of dwellings, traditional materials).

Alterations and additions to dwellings will occur without significantly altering the dwelling's appearance from the street unless it involves the removal of unsympathetic additions/alterations to the front facade or will improve the appearance of a building as viewed from a street frontage. Alterations and additions will reinforce and complement the existing scale, elevation treatments, and use of materials of the associated dwelling, particularly with respect to the design of roof form, the use of front verandas and porticos, building materials, colours, proportions of windows, the use of window shading devices and elevation detailing.

Alterations and additions in the form of adding a second storey will only occur where the addition is within the roof space of the dwelling and the external appearance of the dwelling as viewed from surrounding streets takes the form of a single storey plus attic form. Similarly, new two storey dwellings will take the form of a single storey plus attic in order to reinforce the attractive, low-scale character of the policy area.

Fences on or near the street frontage will be low and of a construction and style that complements those existing in the locality.

The density of development and siting of all buildings will not erode the landscape character of the site or locality, which is derived from mature vegetation in front and rear yards, alongside boundaries or within the public road reserve.

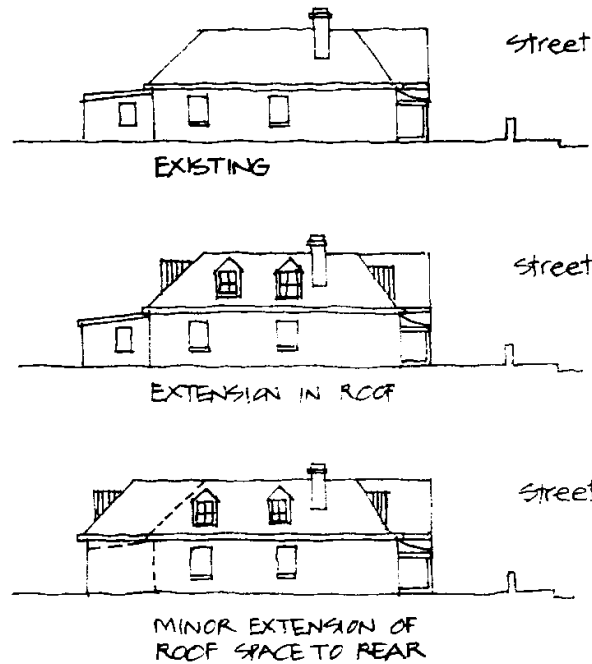
PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

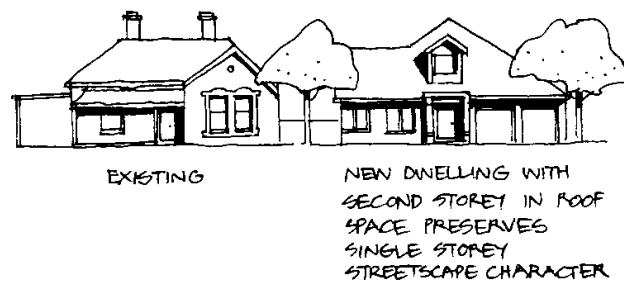
- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - semi-detached dwelling within the suburbs of Glandore, Glengowrie and South Plympton.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Except where located in the suburb of Marion, development should be limited to one storey unless a dwelling faces a public road (i.e. is not sited on a battle-axe allotment or at the rear of a development site) and any of the following is proposed:
 - (a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)



- (b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to the figure below)



- (c) dormer windows with a total length less than 30 per cent of the total roof length along each elevation.
- 4 Development should preserve and enhance streetscapes by:
- (a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality
- (b) limiting the number of driveway crossovers.
- 5 Where a new dwelling is constructed alongside or within a group of pre 1950 residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.
- 6 Where envisaged, semi-detached dwellings should:
- (a) be designed to present as a single dwelling when viewed from the primary street frontage by incorporating:
- (i) a single common roof form
- (ii) asymmetric design

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- (b) be designed in a style which complements pre-1950 residential buildings in the locality, as sought by the Desired Character
 - (c) incorporate single-width carports/garages located adjacent the external side boundaries, sited discreetly behind the main face of the dwelling.
- 7 Development which is highly visible in the streetscape or from surrounding properties should not incorporate large expanses of glass and/or walling, or use monochromatic colour schemes.
 - 8 Development fronting the primary street should incorporate a roof pitch consistent with that of development in the locality.
 - 9 Alterations to a dwelling constructed prior to 1950 should not significantly alter the key components of the dwelling fronting the street (roof pitch, verandahs or window proportions).
 - 10 In the suburbs of Edwardstown and Plympton Park, a dwelling should have a minimum site area, a frontage to a public road and an allotment depth not less than that shown in the following table:

Dwelling type	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	420	15	20

- 11 In the suburbs of Glengowrie, Glandore and South Plympton, a dwelling should have a minimum site area, a frontage to a public road and an allotment depth not less than that shown in the following table:

Dwelling type	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	420	15	20
Semi-detached	350	9	20

- 12 In the suburb of Marion, a dwelling should have a minimum site area, a frontage to a public road and an allotment depth not less than that shown in the following table:

Dwelling type	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	375	12	20

- 13 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.5.

Land Division

- 14 Land division should create allotments with an area of greater than 420 square metres, minimum depth of 20 metres and a minimum frontage width of 15 metres, other than where the land division is combined with an application for dwellings or relates to an approval for dwellings on the site.
- 15 Land division should not result in the creation of battle-axe or similar allotments.

Residential Character Policy Area 17

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Preservation of the existing development patterns and built form.
- 2 Development which reflects the traditional character elements of the locality, particularly as presented to the streetscape.
- 3 Development that minimises the impact of garaging of vehicles on the character of the locality.
- 4 Development that reflects good residential design principles.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Marion

In that part of the policy area located in the suburb of Marion, the established character is primarily low density detached dwellings on large allotments. This form of development will continue through the replacement of detached dwellings with the same. In this area the maintenance and enhancement of the generous and vegetated garden character is most important.

Buildings should be well setback from all property boundaries, and existing vegetation should be protected and enhanced wherever possible. Front and side garden landscaping is particularly important and should complement and reinforce street tree planting to help enhance the leafy, garden suburb character and the visual separation between houses.

Buildings of up to two storeys in height are appropriate, provided that landscaping is available or proposed to soften the visual impact of the second storey.

Fences forward of the building line will be low and constructed of stone, masonry or timber and in a style that complements those in the locality.

Edwardstown, Glandore ~~and~~ Glengowrie South Plympton and Plympton Park

New development in those parts of the policy area located in the suburbs of Edwardstown, Glandore, ~~and~~ Glengowrie, South Plympton and Plympton Park will reinforce the attractive established character of predominantly single-storey, detached houses. New development will largely comprise the replacement of less attractive or unsound dwellings with new detached dwellings, and in more limited situations, new semi-detached dwellings. In the suburbs of Glengowrie, Glandore and South Plympton, new semi-detached dwellings are appropriate where they reflect examples of original maisonette dwellings.

Replacement dwellings will be appropriately designed ~~modern-contemporary~~ interpretations of the pre-1950's buildings remaining in the area in the locality of the development site. Buildings will be sited so as to complement the siting of adjoining buildings and in such a way that the landscape character is retained and enhanced. Dwellings will incorporate elements typical of homes in the area, including articulated roof forms comprising 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. Garages and carports will be

Marion Council
Zone Section
Residential Zone
Residential Character Policy Area 17

discreetly located well behind the main face of the associated dwelling or to the rear of the dwelling, with design and materials to complement the dwelling.

Where semi-detached dwellings are envisaged, such dwellings should present to the street as a single building under one roof form, and incorporate character features to complement other pre-1950s dwellings in the locality (i.e. hip/gable roof form with eaves overhang, large front verandahs, discreet garages located to the outer sides/rear of dwellings, traditional materials).

Alterations and additions to dwellings will occur without significantly altering the dwelling's appearance from the street unless it involves the removal of unsympathetic additions/alterations to the front facade or will improve the appearance of a building as viewed from a street frontage. Alterations and additions will reinforce and complement the existing scale, elevation treatments, and use of materials of the associated dwelling, particularly with respect to the design of roof form, the use of front verandas and porticos, building materials, colours, proportions of windows, the use of window shading devices and elevation detailing.

Alterations and additions in the form of adding a second storey will only occur where the addition is within the roof space of the dwelling and the external appearance of the dwelling as viewed from surrounding streets takes the form of a single storey plus attic form. Similarly, new two storey dwellings will take the form of a single storey plus attic in order to reinforce the attractive, low-scale character of the policy area.

Fences on or near the street frontage will be low and of a construction and style that complements those existing in the locality.

The density of development and siting of all buildings will not erode the landscape character of the site or locality, which is derived from mature vegetation in front and rear yards, alongside boundaries or within the public road reserve.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

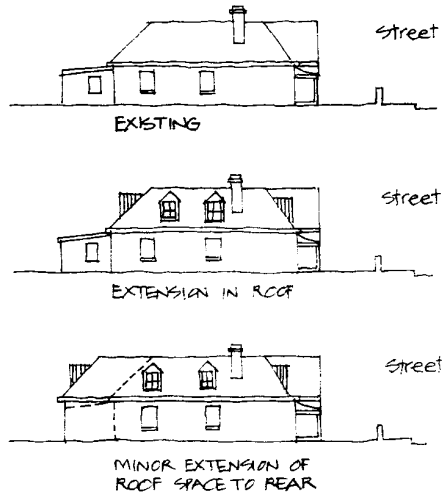
- 1 The following forms of development are envisaged in the policy area:

detached dwelling
semi-detached dwelling within the suburbs of Edwardstown, Glandore and Glengowrie and South Plympton.

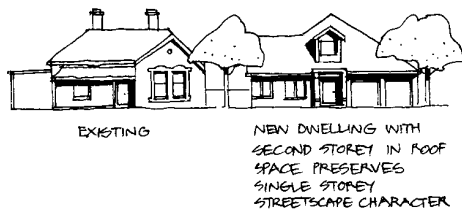
Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Except where located in the suburb of Marion, development should be limited to one storey unless a dwelling faces a public road (i.e. is not sited on a battle-axe allotment or at the rear of a development site) and any of the following is proposed:
 - (a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)

Marion Council
 Zone Section
Residential Zone
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- (b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to the figure below)



- (c) dormer windows with a total length less than 30 per cent of the total roof length along each elevation.

- 4 Development should preserve and enhance streetscapes by:
- (a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality
 - (b) limiting the number of driveway crossovers.
- 5 Where a new dwelling is constructed alongside or within a group of pre 1950 residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.

6 Where envisaged, semi-detached dwellings should:

- (a) be designed to present as a single dwelling when viewed from the primary street frontage by incorporating:

- (i) a single common roof form

Marion Council
Zone Section
Residential Zone
Residential Character Policy Area 17

(ii) asymmetric design

(b) be designed in a style which complements pre-1950 residential buildings in the locality, as sought by the Desired Character

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(c) incorporate single-width carports/garages located adjacent the external side boundaries, sited discreetly behind the main face of the dwelling.

7 Development which is highly visible in the streetscape or from surrounding properties should not incorporate large expanses of glass and/or walling, or use monochromatic colour schemes.

8 Development fronting the primary street should incorporate a roof pitch consistent with that of development in the locality.

9 Alterations to a dwelling constructed prior to 1950 should not significantly alter the key components of the dwelling fronting the street (roof pitch, verandahs or window proportions).

610 In the suburbs of Edwardstown and Plympton Park, Aa dwelling should have a minimum site area, a frontage to a public road and an allotment depth not less than that shown in the following table:

Dwelling type	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	420	15	20
Semi-detached	420	15	20

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6 In the suburbs of Glengowrie, Glandore and South Plympton, a dwelling should have a minimum site area, a frontage to a public road and an allotment depth not less than that shown in the following table:

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Dwelling type	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	420	15	20
Semi-detached	350	9	20

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7 In the suburb of Marion, a dwelling should have a minimum site area, a frontage to a public road and an allotment depth not less than that shown in the following table:

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Dwelling type	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	375	12	20

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137 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.5.

Land Division

814 Land division should create allotments with an area of greater than 420 square metres, minimum depth of 20 metres and a minimum frontage width of 15 metres, other than where the land

Marion Council
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Residential Zone
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division is combined with an application for dwellings or relates to an approval for dwellings on the site.

915 Land division should not result in the creation of battle-axe or similar allotments.

Local Centre Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the day-to-day needs of the local community.
- 2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.
- 3 A centre accommodating residential development ~~in conjunction with~~ above non-residential development.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises a number of local centres that are generally surrounded by, or adjacent to, residential development and provide for the daily needs of the local community.

It is envisaged that local centres will provide a focus for the local community and will mature to offer retail opportunities at ground level and residential development positioned above. A high level of accessibility for non-vehicular traffic and facilities like bike storage and public seating encourage people in surrounding areas to walk and cycle to these local centres.

High street style shop frontages positioned close to roads are the desirable urban design for local centres. On-street parking will be available for the convenience of passing traffic, with the balance of any associated car parking spaces positioned behind or to the side of centre buildings to ensure such areas do not become the predominant character element of centre sites.

Local centres are intended to accommodate medium density residential development in the form of mixed use/shop top housing, where non-residential uses are established at ground floor level, so that not all land within the centre zone is taken for residential use. Residential development forms will be limited to dwellings that are located above non-residential development on the same allotment and where in conjunction with that non-residential development.

The built form character will be established through appropriate design, including interesting roof forms, varied building articulation and landscaping. Garaging should not dominate the streetscape.

Development in the zone will be compatible in height, scale and form to the immediate locality and create a high standard of presentation to main roads and contribute to a cohesive residential urban form.

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Commented [RH1]: Onkaparinga

Commented [RH2]: West Torrens

Commented [RH3]: Holdfast

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PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:

- advertisement
- community facility
- consulting room
- dwelling sited above a non-residential land use
- office
- office and dwelling
- shop with a maximum gross leasable floor space in the order of 450 square metres
- shop and dwelling.

2 Development listed as non-complying is generally inappropriate.

3 Residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future ~~retail non-residential~~ activity within the zone.

Commented [RH4]: Onkaparinga and West Torrens

Form and Character

4 Development should not be undertaken unless it is consistent with the desired character for the zone.

5 Dwellings should be located ~~only behind or~~ above non-residential uses on the same allotment.

Commented [RH5]: Do we still want to encourage residential behind non-residential uses, or only above?

6 Residential development should include a diversity of housing types and densities while not detracting from the primary function of the centre.

Commented [RH6]: Charles Sturt

7 Shop development should generally comprise a maximum gross leasable floor area in the order of 450 square metres.

87 Buildings should have a maximum height of no more than two storeys or 9 metres above natural ground level.

Vehicle Parking

8 Vehicle parking should be provided in accordance with the rates set out in [Table Mar/2 - Off Street Vehicle Parking Requirements](#) or [Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

Land Division

9 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the building is not a State heritage place

- (c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
- (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
 - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
 - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Mar/2 - Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
 - (i) the building is a local heritage place
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
 - (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except where the advertisement and/or advertising hoarding achieves any one of the following: <ul style="list-style-type: none"> (a) it is attached to a building or structure where the height of the advertisement does not exceed the height of the roof of the walls or parapet of the building or structure by more than 2 metres (b) it is freestanding and has a height not exceeding 5 metres (c) it is located on a side or rear wall facing and not within 50 metres of an abutting residential zone.
Caravan park	
Cemetery	
Crematorium	
Dwelling	Except where <u>the dwelling is in conjunction with a non-residential development and is sited above or behind the non-residential development on the same allotment.</u>
Fuel depot	
Horticulture	
Industry	
Motor repair station	
Petrol filling station	
Public service depot	
<u>Residential flat building</u>	Except where <u>the residential flat building is in conjunction with a non-residential development and is sited above or behind the non-residential development on the same allotment.</u>
Road transport terminal	
Service trade premises	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Telecommunication facility	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Commented [RH7]: PAE

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Neighbourhood Centre Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A centre providing a range of facilities to meet the shopping, community, business, and recreational needs of the surrounding neighbourhood.
- 2 A centre that provides the main focus of business and community life outside a district centre, and provides for the more frequent and regularly recurring needs of a community.
- 3 A centre accommodating residential development above non-residential development.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will provide a range of services and facilities to cater for the daily and weekly needs of the surrounding population.

The development of neighbourhood centres that will be comprised of the following key elements:

- multi-storey construction
- street level uses that consist primarily of retail, service or office
- zero setback and active frontages to primary streets
- upper floor uses that may include offices but are generally residential
- shared parking and the location of on-site parking behind buildings
- wide footpaths, street furniture and awnings that create a pedestrian-friendly environment
- public / communal spaces for community interaction.

New development will have limited setbacks from arterial or secondary arterial road property boundaries and provide a continuous built-edge to the street with unifying features such as verandas and similar façade treatment. Buildings will incorporate verandas along the street frontage for pedestrian comfort.

Car parking areas will be provided to the rear of buildings with access from the side streets. Densely planted landscape buffers will be provided along the interface of the centre and adjoining zones.

Residential development in the form of two ~~and three to four~~ storey residential flat buildings or dwellings above consulting rooms, offices, shops and community uses are envisaged within the zone.

The Marion Hotel site in the Marion/Mitchell Park Neighbourhood Centre could be developed up to 6 storeys in height, but should incorporate transitional built form to respect lower scale residential development to the east. New development will maintain and enhance the mature vegetation on the land.

Residential dwellings on Chambers Street should be developed up to 3 storeys in height to enhance interface with the Park Holme Shopping Centre to the north.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bank
 - child care facility
 - consulting room
 - dwelling sited above a non-residential land use
 - library
 - health centre
 - office
 - petrol filling station
 - place of worship
 - playing field
 - pre-school
 - primary school
 - recreation area
 - restaurant
 - shop
 - supermarket.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future non-residential activity within the zone.

Form and Character

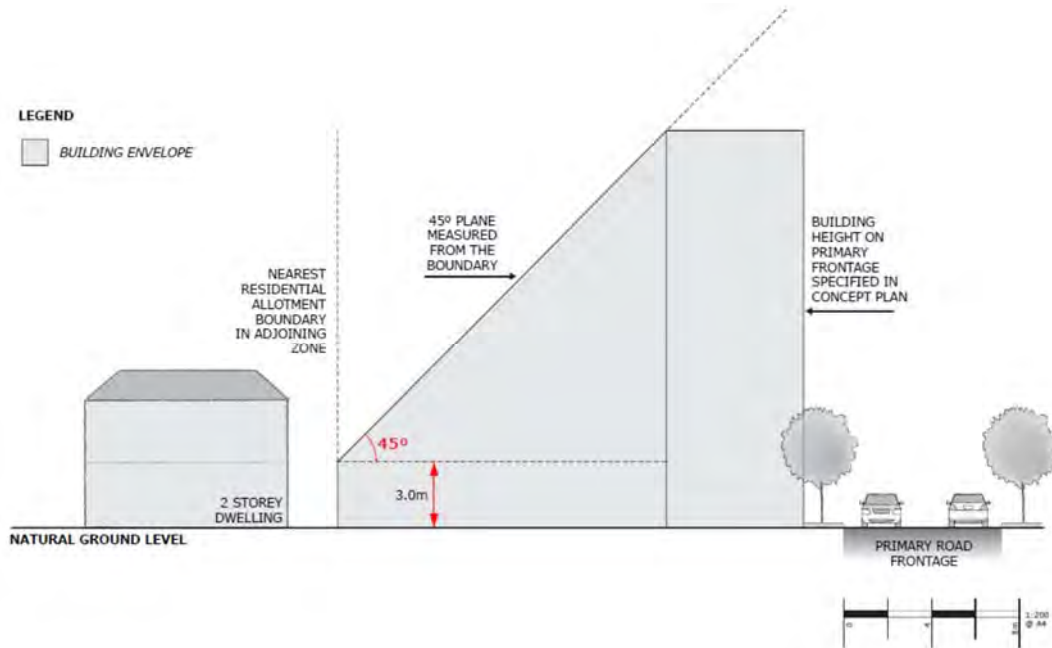
- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Dwellings should be located only above non-residential uses on the same allotment, unless the dwelling is located in the Park Holme Neighbourhood Centre on the southern side of Chambers Street.
- 6 The maximum gross leasable retail floor areas in the following centres should generally be in the order of the amounts shown in the table below:

Location of Neighbourhood Centre	Area (square metres)
Marion Road - Ascot Park	2000
Marion Road - Marion/Mitchell Park	2500
Marion Road - Park Holme	4500
Marion Road - South Plympton	1200
South Road - Clovelly Park	2000

- 7 Development of the following respective centres should be carried out in accordance with the concepts shown on:
 - (a) [Concept Plan Map Mar/1 - Clovelly Park Centre and Commercial](#)
 - (b) [Concept Plan Map Mar/3 - Marion/Mitchell Park Neighbourhood Centre](#)

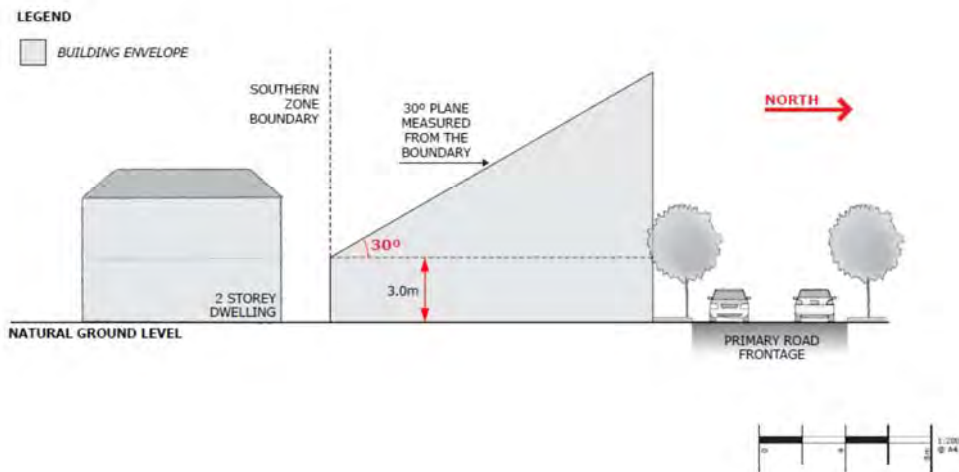
(c) [Concept Plan Map Mar/4 - Park Holme Neighbourhood Centre.](#)

- 8 Buildings should be a minimum of two storeys and maximum of four storeys in height, except where otherwise identified on the relevant Concept Plans.
- 9 To minimise building massing at the interface with residential development outside of the zone, buildings should be constructed within a building envelope provided by a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a residential zone (except where this boundary is a southern boundary or the Primary Road Corridor), as illustrated in **Figure 1**:

Figure 1

- 10 To minimise overshadowing of sensitive development outside of the zone, buildings should be constructed within a building envelope provided by a 30 degree plane grading north, measured from a height of 3 metres above natural ground level at the southern zone boundary (**Figure 2**).

Figure 2



- 11 Residential development should include a diversity of housing types and densities while not detracting from the primary function of the centre.

Vehicle Parking

- 12 Vehicle parking should be provided in accordance with the rates set out in [Table Mar/2 - Off Street Vehicle Parking Requirements](#) or [Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).'

Land Division

- 13 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

- the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- the building is not a State heritage place
- it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

- (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
 - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
 - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Mar/2 - Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
 - (i) the building is a local heritage place
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
 - (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

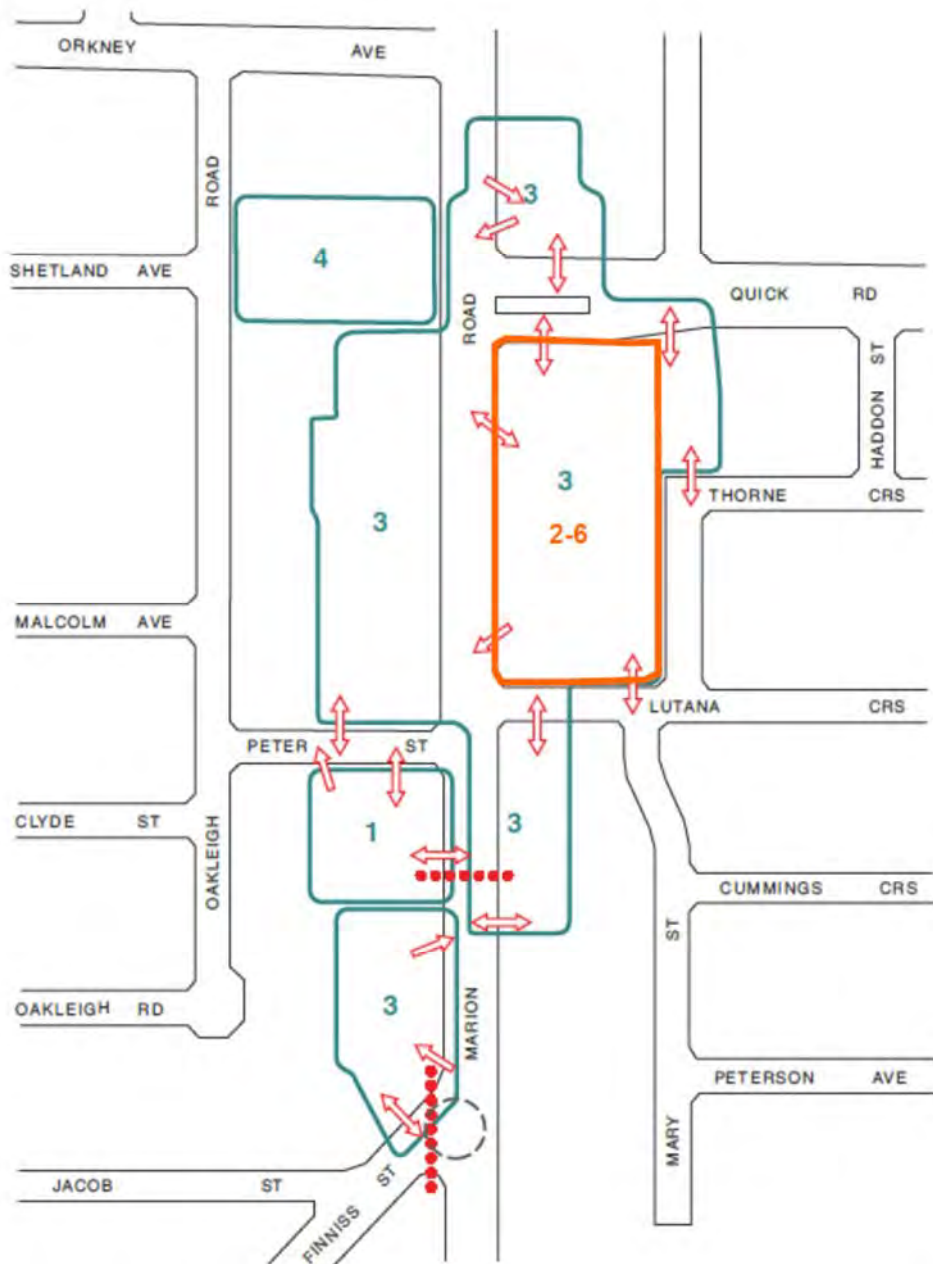
Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	<p>Except where the advertisement and/or advertising hoarding achieves any one of the following:</p> <ul style="list-style-type: none"> (a) it is attached to a building or structure where the height of the advertisement does not exceed the height of the roof of the walls or parapet of the building or structure by more than 2 metres (b) it is freestanding and has a height not exceeding 8 metres (c) it is located on a side or rear wall facing and not within 50 metres of an abutting residential zone.
Dwelling	<p>Except where one of the following apply:</p> <ul style="list-style-type: none"> a) the dwelling is located on the southern side of Chambers Street in Park Holme Neighbourhood Centre Zone b) the dwelling is in conjunction with a non-residential development and is sited above or behind the non-residential development on the same allotment.
Fuel depot	
Horticulture	
Industry	
Major public service depot	
Motor repair station	
Prescribed mining operation	
Residential flat building	<p>Except where one of the following apply:</p> <ul style="list-style-type: none"> c) the residential flat building is located on the southern side of Chambers Street in Park Holme Neighbourhood Centre Zone d) the residential flat building is in conjunction with a non-residential development and is sited above or behind the non-residential development on the same allotment.
Road transport terminal	
Special industry	
Stadium	
Store	
Telecommunications facility	<p>Except a telecommunications facility 30 metres or less in height from natural ground level.</p>
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.



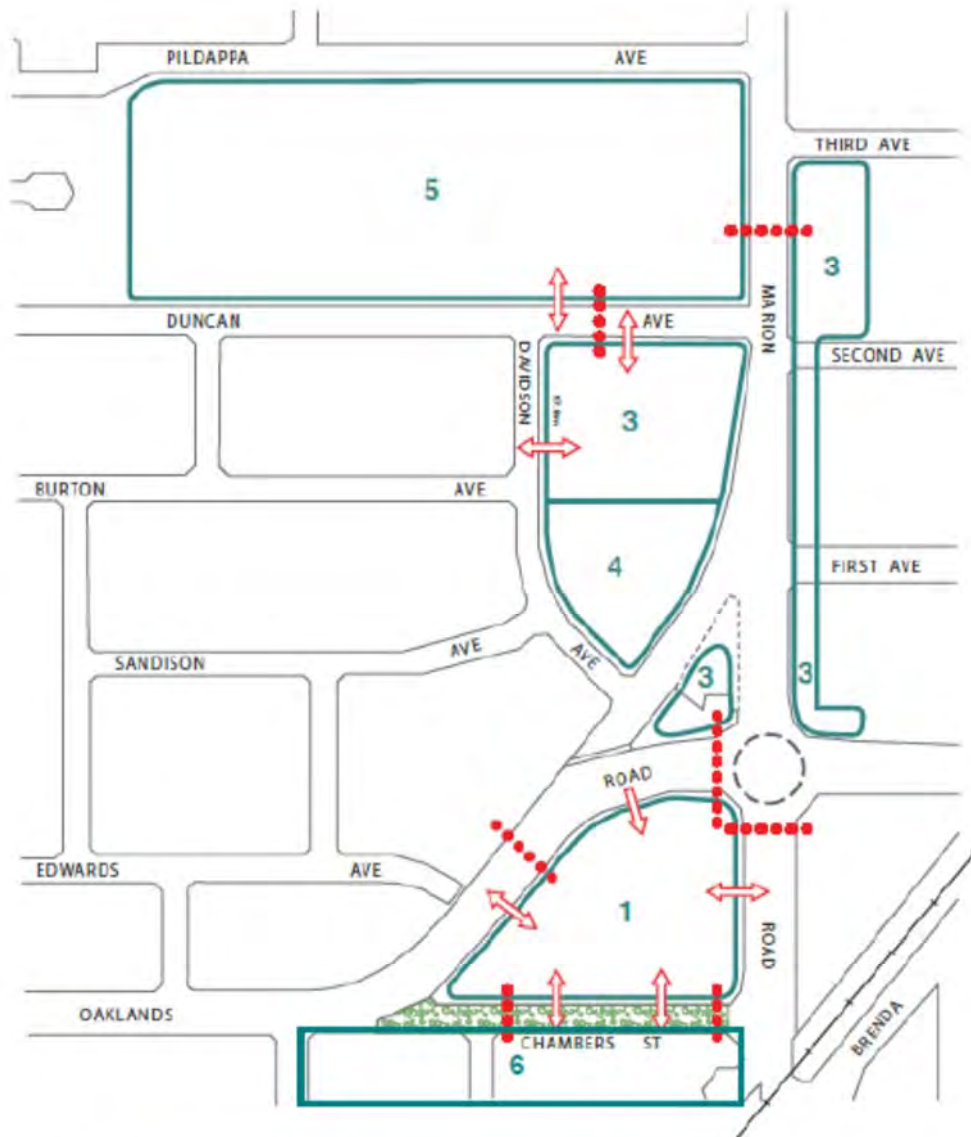
- Envisaged storeys
- 1** Retail
- 3** Commercial
- 4** Community
- Predominant Use Area
- Pedestrian Links
- ← Access Point (One-way)
- ↔ Access Point (Two-way)
- Traffic Control Measure

MARION/MITCHELL PARK

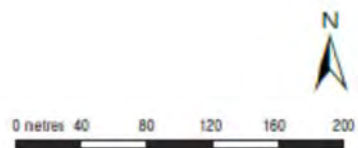
Concept Plan Map Mar/3

NEIGHBOURHOOD CENTRE

MARION COUNCIL
Consolidated - 28 April 2016



- 6 Residential (maximum 3 storeys)
- 1 Retail
- 3 Commercial
- 4 Community/Recreation
- 5 Educational
- Predominant Use Area
- Pedestrian Links
- Possible Access Point (One-way)
- Possible Access Point (Two-way)
- Traffic Control Measure
- Possible Future Streetscape Measures



PARK HOLME

Concept Plan Map Mar/4

NEIGHBOURHOOD CENTRE

OAKLANDS ESTATE ANALYSIS

INTRODUCTION

The Housing Diversity Development Plan Amendment Statement of Intent identified the intention to review housing diversity within the existing Residential Character Policy Area 17 in the suburb of Marion known as "Oaklands Estate", to ascertain whether density guidelines could be amended to facilitate increased housing diversity in the area.

This analysis reviews the nature of the existing residential area within "Oaklands Estate".

The locality for review has been identified in Figure 1 below.



Figure 1. Locality aerial photograph

Dwelling Age

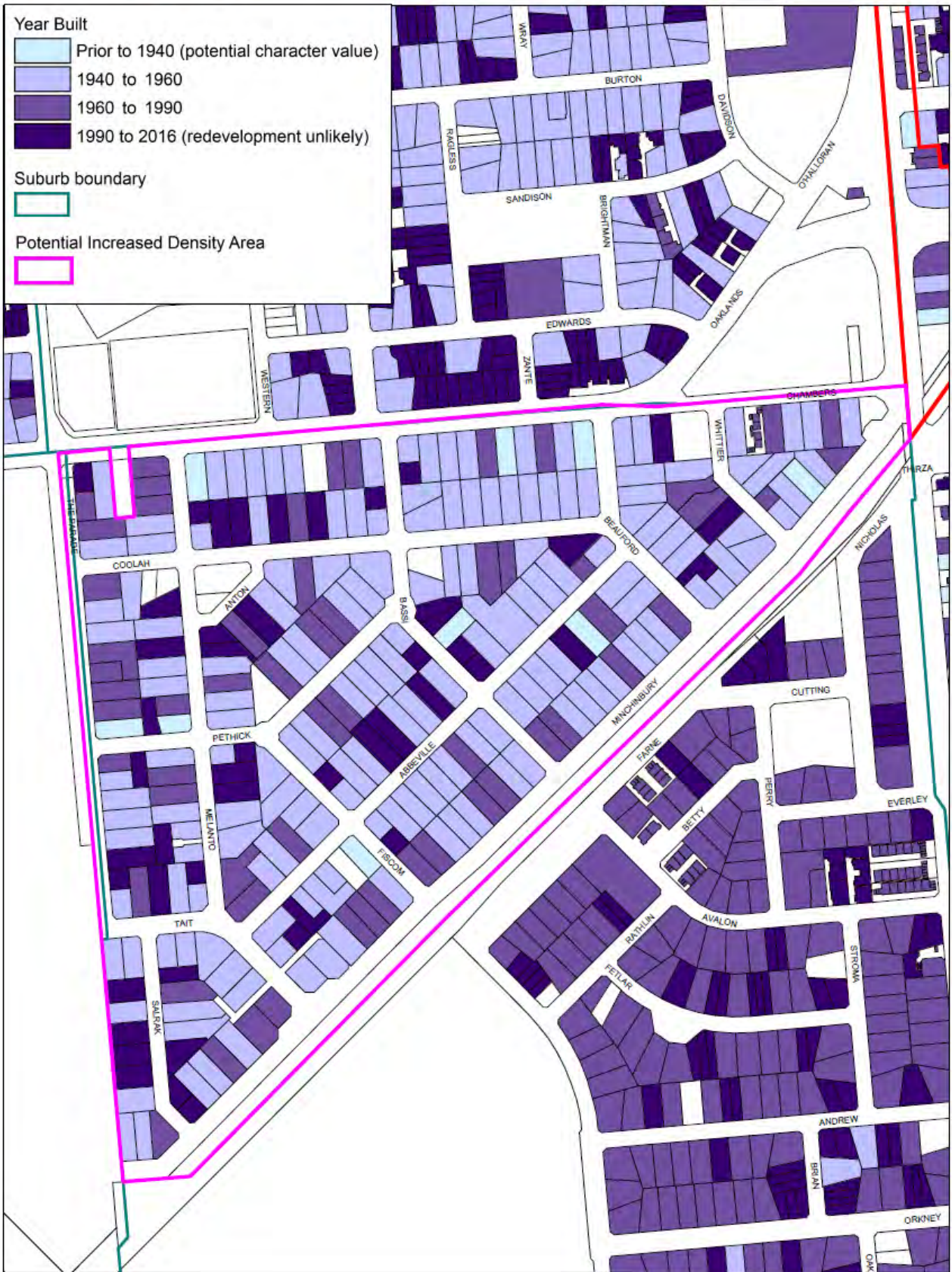


Figure 2. Locality dwelling age – thematic map

Capital value / site value ratio

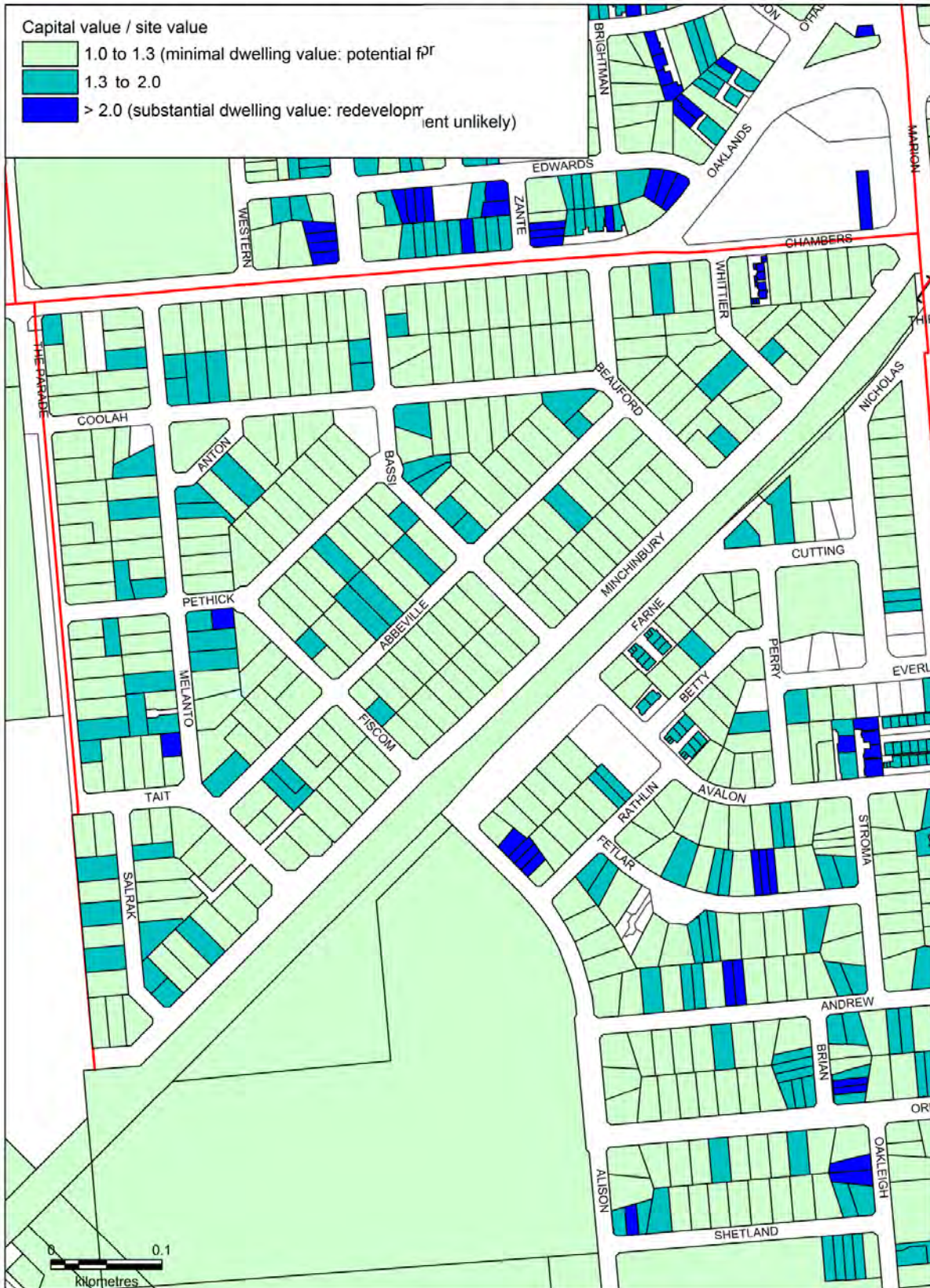


Figure 3. Capital value / site value ratio

LOCALITY

Oaklands Estate is a triangular section of the suburb of Marion bounded by Oaklands road to the north, the Adelaide to Seaford rail corridor to the south (running in a south westerly to north easterly direction) and Oaklands Estate Wetlands to the west.

Park Holme shopping centre is located adjacent the north eastern edge of the area.

DWELLING STOCK

The locality contains housing stock dating from the 1940s through to the present time. 57% are from the period between 1940 and 1960, 24% between 1960 and 1990, and 16% from 1990 to the present.

The housing stock built before 1990 has a low capital value to site value ratio, suggesting that it has high redevelopment potential.

Housing density is of a generally low scale, with all but one site, containing a detached dwelling. Allotment sizes range from around 420m² (minimum lot size in the previous Residential 1 Zone and the current Residential Character Policy Area 17) through to around 1000m², with the average lot being around 800m² to 900m². Most of the smaller allotments (which only account for a small % of the total stock) are the result of corner cut-off land divisions.

Original housing stock is relatively small in scale/size, only covering a small % of the allotment. Many have since been extended.

Redevelopment in the locality has predominantly involved the replacement of original detached dwellings with a modern, and generally larger detached dwelling. A number of corner allotments have been redeveloped with either an additional dwelling or two new detached dwellings.

Most dwellings are single storey in scale, however some of the more recently built dwellings are two storey.

>= Min	< Max	%	#
1,800	1,940	3%	9
1,940	1,960	57	165
1,960	1,990	24	70
1,990	2,017	16	48

Figure 4. Locality dwelling age

PATTERN OF ALLOTMENTS

Although the subject area is triangular in shape, the road pattern is predominantly a grid pattern albeit with angular intersections. Most allotments are regular in shape, with orientations varying between north/south, east/west and north-west/south-east. A number of irregular shaped allotments are located adjacent the angular intersections.

Allotment widths range from around 16m through to around 21m, with the majority being between 17m and 19m (minimum allotment width in the previous Residential 1 Zone and the current Residential Character Policy Area 17 is 15m).

As mentioned above, allotments are generally of a large area ranging between 800m² and 900m² on average.

SETBACKS

A majority of the existing housing stock is setback 8m to 10m, however there are a number of houses set back as far as 18m from the road boundary. Recently constructed dwellings are typically setback closer than the original housing stock, varying between 5m and 8m.

STREETSCAPING/VEGETATION

Streetscapes vary quite considerably throughout the locality. Mature street trees are evident in some streets whilst more recent plantings are evident in others. The most densely vegetated streets comprise a mix of both street trees and mature vegetation in the front yards of original housing stock.

Very large mature native trees are present along Minchinbury Terrace (adjacent the rail corridor) and The Parade (adjacent Oaklands Estate Wetlands) producing attractive streetscapes. Abbeville Terrace and Coolah Terrace are both well landscape streets comprising mature street trees and well-presented front yards.

Chambers Street is almost devoid of street trees; the only vegetation present being within the front yards of some of the properties. The presence of the adjacent shopping centre and associated carpark (which is generally lacking in landscaping) creates an area that has little street appeal.

The Oaklands Road streetscape is generally poor due to the lack of street trees and the arterial nature of road.

LAND USES

The locality predominantly comprises low density residential properties. Two churches and a local shopping centre are located along Oaklands Road. Park Holme Neighbourhood shopping centre is located adjacent the north-eastern end of the locality.

OPEN SPACE

A small, passive reserve containing mature native trees is located at the intersection of Coolah Terrace and Melanto Terrace.

The Oaklands Estate wetlands and reserve abut the western boundary of the locality and the Marion Outdoor Swim Centre and a large reserve are located on the northern side of Oaklands Road.



Minchinbury Tce – Attractive streetscape due to mature trees, particularly adjacent rail corridor. More open character adjacent rail station – comprising more recent planting



Coolah Tce – western end – housing stock on northern side between Melanto and Bassi is predominantly from 1990 onwards – small reserve containing mature native trees adds to the streetscape



Abbeville Tce – Attractive streetscape – mature street trees and well-presented front yards



The Parade – southern end – recent housing stock



Abbeville Tce - Housing stock predominantly from 1940 to 1960



Chambers St – housing stock from 1940s to 1990s – varying conditions - streetscape does not possess an attractive character due to shopping centre and associated car parking area - home business within Residential zone



Minchinbury Tce – eastern end – Rail corridor embankment and bridge over Marion Road are dominant features



Oaklands Road – Housing from 1950s/1960s – streetscape is generally poor due to lack of street trees and arterial nature of road.

CONCLUSION

Due to the minimum allotment area, width requirements and dwelling type restrictions of the current (Residential Character) policy area and the previous (Residential 1) zoning, the locality has not been subject to infill development at the densities of many of the surrounding areas.

Any redevelopment has, in the main, involved the replacement of a detached dwelling with a modern and generally larger detached dwelling, with a lesser setback than original housing stock. In some instances, corner allotments of an appropriate size, have had an additional detached dwelling constructed.

Streetscapes vary within the locality, from substantially landscaped streets (combination of street trees and front yard planting) through to streets (mainly Oaklands Road and Chambers Street) with little/no street trees.

A majority of the original housing stock is of an age and size that has now resulted in a low capital value to site value ratio (1.0 to 1.3) meaning that there is minimal dwelling value and high potential for future redevelopment. Under the current policy area this would result in replacement with new detached dwellings or extensions to the existing dwellings.

The DPA Statement of Intent sought a review of the locality to ascertain whether density guidelines could be amended to facilitate increased housing diversity in the area.

Although the original housing stock within this locality does not have the architectural character of housing located in the Character Policy Areas within Glandore, Edwardstown and Glengowrie, there is an obvious intact low density and landscaped character to most of the area. New detached dwellings have replaced the older stock, albeit covering more of the allotment area and possibly closer to the street frontage, and have enhanced the built form character. A continuation of this form of redevelopment is likely to build on this situation.

Under the current site dimension requirements (420m²/15m frontage) 24 existing allotments have the opportunity to be subdivided to allow further detached dwellings. It is noted that a majority of these allotments (22) are corner properties where the secondary road provides the appropriate frontage width. Eleven (11) of these allotments are irregular in shape (triangular) so may not be suitable for further sub-division. (*refer to figure 5 below*)

If a slight reduction in site dimension requirements is considered appropriate, similar to the existing requirement for Northern Policy Area 13 (375m²/12m frontage) a total of 50 allotments (existing 24 +

additional 26) have the opportunity to be subdivided to allow further detached dwellings. Again, it is noted that 14 of these additional allotments are corner properties and eleven (11) are irregular in shape so may not be suitable for further sub-division. (refer to figure 6 below)

There is one section of the locality that may be suitable for increased housing diversity. The amenity of Chambers Street, at the north-eastern end, between Beauford Avenue and Marion Road is impacted considerably by the shopping centre and its associated carpark. The close proximity to the shopping centre and a number of nearby bus routes and a train station provides opportunity for higher density residential housing. Properties facing Chambers Street could be included in an extension to the Park Holme Neighbourhood Centre Zone as a specific precinct allowing multi-storey residential development with the option of commercial/retail uses on the ground floor. (refer to Figure 1- Locality aerial photograph)

This option is covered in Item 7.5 on the UPC agenda relating to mixed use development within Neighbourhood and Local Centre Zones.

Site Dimension Analysis of Existing Residential Character Policy Area 17

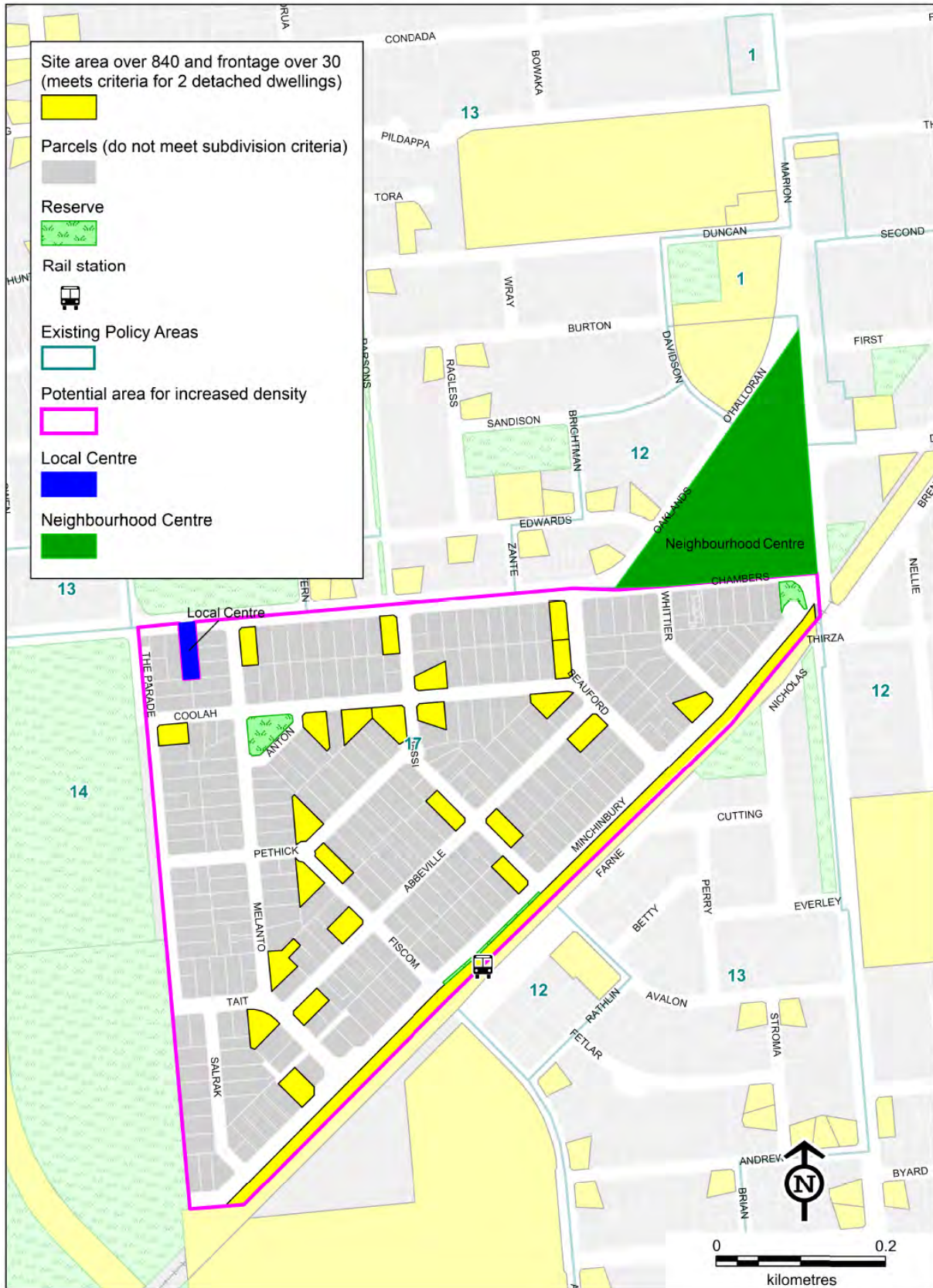


Figure 5. Site Dimension Analysis of existing Residential Character Policy Area 17

**Oaklands Estate:
Site Dimension Analysis of Potential Amended Policy**

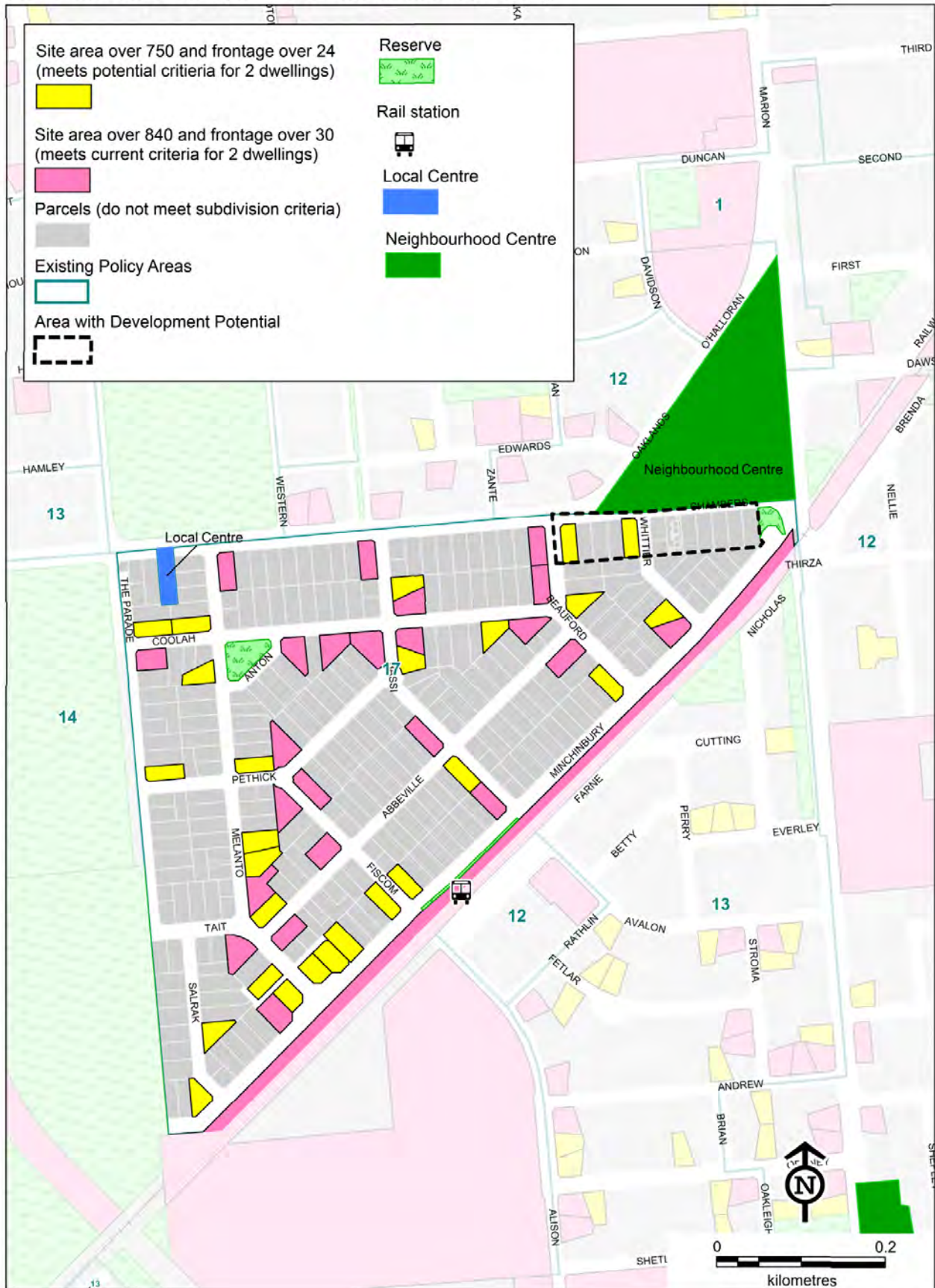


Figure 6. Site Dimension Analysis of Potential Amended Policy

Northern Marion Plains Policy Area 13

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area primarily comprising low scale, low to medium density housing.
- 2 Development near industrial or commercial areas located and designed to minimise potential adverse impacts from non-residential activities.
- 3 Development that minimises the impact of garaging of vehicles on the character of the locality.
- 4 Development densities that support the viability of community services and infrastructure.
- 5 Development that reflects good residential design principles.
- 6 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses established residential areas in the central and northern parts of the City of Marion (north of Seacombe Road).

The character of streetscapes varies throughout the policy area depending on the era of the original housing, but the prevailing character is derived from single-storey detached dwellings, with a range of other dwelling types scattered throughout.

The desired character is an attractive residential environment containing low ~~to medium~~ density dwellings ~~of a variety of architectural styles, but~~ at a higher density and ~~generally a lesser setback from the primary road frontage~~ compared to that typical of the original dwelling stock in the area.

The overall character of the built form will gradually improve, while the range of dwelling types will increase to meet a variety of accommodation needs.

Development should seek to promote cohesive streetscapes by incorporating designs that are sympathetic to the existing streetscape character, including complementary design features such as pitched roofs, eaves, front verandahs/porches and building materials.

Buildings of up to two storeys are appropriate, provided that ~~the impact of the additional height and bulk does not adversely impact upon the amenity of adjacent land and the locality.~~

Buildings that present plain box-like built forms and limited detailing are generally inappropriate.

Where a new building is built adjacent original dwelling stock, a lesser setback from the primary road frontage is anticipated, provided that the new building is designed to complement the existing streetscape character with regard to building design, articulation, roof form, materials and landscaping.

Development will be interspersed with landscaping, particularly between the main road frontage and the building line, to enhance the appearance of buildings from the street, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.

Amalgamation of properties is desirable where it will facilitate appropriately designed low-to-medium-density development.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

- affordable housing
- dwelling including a residential flat building
- supported accommodation.

Form and Character

2 Development should not be undertaken unless it is consistent with the desired character for the policy area.

3 Residential development in a battle-axe configuration should not be developed unless all of the following can be satisfied:

(a) a "handle" of at least 4.6 metres width is provided that gives access to the rear of the site, comprising a driveway of 3.0 metres minimum width and landscaping strips of 0.8 metres minimum width along both sides of the driveway

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(ed) all dwellings are sited to ensure that they are at least partially visible from the street frontage

(de) fencing along the battle-axe driveway between the primary road frontage and the main face of the dwelling closest to the street is avoided or minimised in height and constructed of a suitable material to maintain an open landscaped character

(ef) dwellings are set back an appropriate distance from the battle-axe driveway.

4 A dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
		Other Road (metres)	Arterial Road (metres)	
Detached	<u>375-350</u>	<u>12</u>	12	20
Semi-detached	<u>320-350</u>	<u>9</u>	12	20
Group	<u>300-350</u>	20	20	45
Residential flat building	<u>300-350</u>	20	20	45
Row	<u>250-300</u>	<u>7</u>	12	20

Commented [RH1]: Different site dimensions for detached and semi-detached dwellings are irrelevant given that the Residential Code applies across the majority of the Northern Policy Area 13, which applies semi-detached dwelling site dimensions to both detached and semi-detached dwellings

5 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.6.

- 6 Residential development located on land within 60 metres of **Marion Road Policy Area 1, South Road Policy Area 2, Sturt/Marion Road Corner Policy Area 3, Industry Commerce Policy Area 4, Industry/Commerce Edwardstown Policy Area 5 and Light Industry Policy Area 6** should incorporate appropriate noise attenuation measures noise sensitive rooms and private open spaces should be located away from potential noise sources.
- 7 Residential development on land abutting of **Marion Road Policy Area 1, South Road Policy Area 2, Sturt/Marion Road Corner Policy Area 3, Industry Commerce Policy Area 4, Industry/Commerce Edwardstown Policy Area 5 and Light Industry Policy Area 6**, should provide for a continuous solid wall or fence of at least 2 metres in height along the abutting boundary.
- 8 Bedroom windows that face the boundary of **Marion Road Policy Area 1, South Road Policy Area 2, Sturt/Marion Road Corner Policy Area 3, Industry Commerce Policy Area 4, Industry/Commerce Edwardstown Policy Area 5 and Light Industry Policy Area 6** should be setback at least 3 metres from this boundary.

-

Table Mar/2 - Off Street Vehicle Parking Requirements

The following off street vehicle parking requirements apply except where otherwise stated in [Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas](#).

Form of Development	Number of Required Car Parking Spaces
Accommodation	
Aged care retirement home	1 per unit
Display home	Assess on needs basis
Dwelling	
Detached Semi-detached Row Group Residential flat building	2 per dwelling containing up to 3 bedrooms (or rooms capable of being used as bedrooms), one of which is to be covered. 3 per dwelling containing 4 or more bedrooms (or rooms capable of being used as bedrooms), one of which is to be covered. Plus, in the case of 3 or more group and residential flat buildings, 1 visitor space per 3 dwellings.
Group Residential flat building	1.5 per dwelling one of which is to be covered plus 1 visitor space per 3 dwellings.
Guesthouse or hostel	1 per 3 beds
Multiple dwelling	0.7 per bedroom
Nursing home	1 per 4 beds
Serviced apartment	1 per room plus 1 per employee
Tourist accommodation in the form of a bed and breakfast establishment	1 per guest room plus 1 per employee
Commercial	
Auction depot	1 per 100 square metres plus 2 spaces
Bank	5 per 100 square metres
Bulky goods outlet	4 per 100 square metres
Call centre	Assess on needs basis
Motor repair station	2 per 100 square metres or 4 per service bay (whichever provides the greater number of spaces).
Motor showroom	2 per 100 square metres
Office	4 per 100 square metres
Petrol filling station	6 per service bay plus 5 per 100 square metres retail floor area
Post office	7 per 100 square metres
Service trade premise	4 per 100 square metres
Shop	5 per 100 square metres (where located within a centre). 7 per 100 square metres (where not located within a centre).

Form of Development	Number of Required Car Parking Spaces
Used car lot or vehicle sales yard	2 per 100 square metres of total site area
Video store	6 per 100 square metres
Community and Civic	
Child care centre	1 per 4 children
Civic administration office	4 per 100 square metres
Community centre	10 per 100 square metres
Educational institution	
Pre-school, primary school and ~ 1/full time employee plus 1 space for policy position secondary school	1 per full time employee plus 1 space for wheelchair users plus an additional 10 per cent of the total for visitors.
Tertiary institution	0.6 per full time student plus 0.2 per part time student.
Library	4 per 100 square metres
Meeting hall	1 per 5 seats
Place of worship	1 per 3 seats
Industry	
Industry (exclusive of office component)	
up to 200 square metres total floor area	2 per 100 square metres
plus between 200 and 2000 square metres total floor area	additional 1.33 per 100 square metres
plus greater than 2000 square metres total floor area	additional 0.67 per 100 square metres
Labour intensive industry (inclusive of office component)	0.75 per employee
Office component	3.3 per 100 square metres
Medical	
Consulting room	10 per 100 square metres
Hospital	2.5 per bed
Medical centre or day surgery	10 per 100 square metres
Recreation	
Amusement machine centre	7 per 100 square metres
Bowling club	10 per bowling green
Cinema complex	1 per 3 seats
Concert hall or theatre	1 per 3 seats
Conference facility	Assess on needs basis

Form of Development	Number of Required Car Parking Spaces
Entertainment multiplex	Assess on needs basis
Exhibition hall	Assess on needs basis
Hotel or tavern	
Public bar	1 per 2 square metres
lounge or beer garden	1 per 6 square metres
Dining room	1 per 3 seats
Gaming room	1 per 2 machines
Accommodation	Assess on needs basis
Indoor recreation centre or gymnasium	Assess on needs basis
Night club or late night venue	Assess on needs basis
Restaurant	1 per 3 seats or 1 per 15 square metres (whichever provides the greater number of spaces).
Restaurant in the form of a fast food/ family restaurant	
Without dine-in and drive through facilities only	12 per 100 square metres
With dine-in facilities only but no drive through	1 per 5 square metres (internal and external seating) or 1 per 2 seats (internal seating)—(whichever provides the greater number of spaces).
With dine-in and drive through facilities	1 per 3 square metres (internal and external seating) or 1 per 2 seats (internal seating)—(whichever provides the greater number of spaces). (A car queuing area for a maximum of 12 cars is also required, to be assessed on a needs basis; there should also be at least 4 car spaces back from the ordering point.)
Squash or tennis court	4 per court (Additional spaces may be required if spectator seating is proposed.)
TAB facility	8 per 100 square metres
Other	
Funeral parlour	4 per 100 square metres plus 1 per 4 seats where a chapel is also involved
Interchange/transport station	Assess on needs basis
Radio and TV studio	5 per 100 square metres

ANALYSIS OF POTENTIAL FOR INCREASED HOUSING DIVERSITY AND DENSITY WITHIN THE SOUTHERN SUBURBS

INTRODUCTION

Marion Council's Housing Diversity Development Plan Amendment (DPA) Statement of Intent (SOI) identified the following directions in Hills Policy Area 11 and Southern Policy Area 18:

- *Encourage higher densities and increased housing diversity in that part of the Hills Policy Area 11 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.*
- *Provide opportunities for increased housing density and diversity in **Hallett Cove**, for those areas located within convenient walking distance of the District Centre and Hallett Cove and Hallett Cove Beach railway stations, having regard to land gradient.*
- *Explore the potential for increased housing density and diversity 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 frontage widths in the Southern Policy Area 18 to facilitate opportunities for higher densities in **Trott Park, O'Halloran Hill, Sheidow Park and Hallett Cove**.*

Analysis of the southern suburbs has to this stage been concentrated on land located within Hills Policy Area 11, and in particular Marino, as an initial case study. Draft policy put forward by staff (Hills Infill Policy Area) has been supported by the Urban Planning Committee (UPC) subject to a reduction in the site areas by 50m². Staff have been asked to consider what areas within Hallett Cove could be covered by this new policy area. The question of whether the catchment for the policy area could be increased in size to allow greater opportunity for redevelopment was raised during the UPC meeting of 4 October 2016.

In light of this query, staff have undertaken an analysis of all existing residential policy areas in that part of the council area south of Seacombe Road, including the general allotments sizes, and the topography of the land, in order to get a broader picture of the potential opportunities for greater housing diversity in the southern suburbs.

CURRENT SITUATION

The southern suburbs comprise three dominant residential policy areas - Hills Policy Area 11, Southern Policy Area 18 and Worthing Mine Policy Area 20.

The southern suburbs comprise the suburbs of Seacombe Heights, Seaview Downs, Darlington, Marino, Hallett Cove, Sheidow Park and Trott Park.

Copies of the current 'Southern Policy Area 18' module within the City of Marion Development Plan (**Attachment A**) and the proposed 'Hills Infill Policy Area' (amended) as approved by the UPC at the 4 October 2016 meeting (**Attachment B**) are attached to this report to provide Members with an opportunity to undertake a more detailed comparison between the two policy areas.

ANALYSIS/DISCUSSION

Worthing Mine Policy Area 20 is a relatively newly developed area comprising smaller allotments, and therefore is unlikely to be redeveloped in the near future.

Areas of existing Hills Policy Area 11 being considered in this analysis include Marino (previously supported by the UPC), several areas in Hallett Cove and the northern, less undulating sections of Seaview Downs, Seacombe Heights and Darlington closer to Seacombe Road.

All areas currently located within Southern Policy Area 18 (Hallett Cove, Sheidow Park and Trott Park) are being considered in this analysis.

The "Desired Character" and associated policy for Southern Policy Area 18 somewhat reflects the diversity of housing types and allotment sizes being considered for those identified areas within the proposed Hills Infill Policy Area in Marino and Hallett Cove. The topography of the land in Southern Policy Area 18, being typically undulating with some areas of steeper terrain, is similar to that found in parts of Marino and Hallett Cove.

There has been little uptake on redevelopment at higher densities within Southern Policy Area 18 to this time. This could be due to a combination of dwelling stock age, capital/site value and the restrictive nature of policy criteria in relation to site frontages, site area and site coverage. Policy criteria for Southern Policy Area 18 could be amended to more closely reflect the criteria being proposed for the Hills Infill Policy Area.

An aerial photograph showing the southern portion of the council, the existing policy areas, and the proposed extent of Southern Policy Area 18 (as amended) is attached as (**Attachment D**).

Land Gradients

Council's land gradient mapping shows that the identified areas within the proposed Hills Infill Policy Area and a majority of the land within Southern Policy Area 18 ranges between less than 1:20 (<5%) through to 1:10 (10%). These gradients are generally considered appropriate for development at higher densities than the existing housing stock. There are a few areas where the gradient is steeper. These areas are less likely to be redeveloped.

Site Areas

Table 1 shows a comparison between the minimum site requirements for Hills Policy Area 11, the proposed Hills Infill Policy Area, Southern Policy Area 18 and Worthing Mine Policy Area 20.

Table 1

Dwelling Type	Minimum Site Area			
	Hills Policy Area 11	Proposed Hills Infill Policy Area	Southern Policy Area 18	Worthing Mine Policy Area 20
Detached	700 - 1100	350	420	300 – 540 <i>(dependent on site gradient)</i>
Semi-detached	-	300	350	300 – 540 <i>(dependent on site gradient)</i>
Row Dwelling	-	300	280	300 – 540 <i>(dependent on site gradient)</i>
Residential flat building	-	300	300	-
Group dwelling	700 - 1100	300	300	-

Hills Policy Area 11 requires a minimum site area of 700m² for detached dwellings and group dwellings on land gradients of less than 1:10. Areas ranging between 300m² and 350m² (detached dwellings) have been considered appropriate by the UPC for the proposed Hills Infill Policy Area.

Worthing Mine Policy Area 20 requires minimum site areas of 300m² (< 1:20) through to 330m² (1:20 - 1:10) for detached, semi-detached and row dwellings, which is similar to those proposed for the Hills Infill Policy Area.

Southern Policy Area 18 currently requires 420m² for a detached dwelling, 350m² for a semi-detached dwelling and around 300m² for other forms of dwellings. As current allotments in the policy area typically range between 600m² and 800m², opportunities for redevelopment are restricted. If site areas are amended/reduced to reflect those considered appropriate for the Hills Infill Policy Area, redevelopment potential is increased considerably.

Site Frontages

Table 2 shows a comparison between the minimum frontage dimensions for Hills Policy Area 11, the proposed Hills Infill Policy Area, Southern Policy Area 18 and Worthing Mine Policy Area 20. The table reveals that frontages for detached dwellings and group dwellings have been reduced considerably from the requirements of Hills Policy Area 11 to the proposed Hills Infill Policy Area (18m - 20m to 12m / 24 -26m to 18m respectively).

Table 2

Dwelling Type	Minimum Frontage			
	Hills Policy Area 11 <i>(existing frontages)</i>	Proposed Hills Infill Policy Area	Southern Policy Area 18	Worthing Mine Policy Area 20
Detached	18 – 20 <i>(15-18 or 18-21 or 20-26)</i>	12	14	10 – 18 <i>(dependent on site gradient)</i>

Semi-detached	-	10	12	10 – 18 (dependent on site gradient)
Row Dwelling	-	9	8	10 – 18 (dependent on site gradient)
Residential flat Building	-	18	20	-
Group dwelling	24 – 26 (15-18 or 18-21 or 20-26)	18	20	-

The requirements for detached and semi-detached dwellings in Southern Policy Area 18 are 14m and 12m respectively. As typical allotment widths within this Area are 20m – 26m, redevelopment is generally limited to semi-detached dwellings only on the wider allotments (it is noted however that under the Residential Code, site frontages for detached dwellings can be the same as those for semi-detached dwellings) . If the required widths are reduced to that previously considered appropriate by the UPC for the Hills Infill Policy Area (12m / 10m respectively), the redevelopment potential is increased considerably.

In regards to required widths for group dwellings and residential flat buildings, the 20m requirement in Southern Policy Area 18 and Northern Policy area 13 (not represented in the southern area but used for comparison purposes only) is considered an appropriate minimum dimension to ensure/expect a well-designed and functional development. It is noted that a reasonable number of allotments in the area range between 18m and 20m. Council could still consider proposals within this range on merit, with the shortfall in width providing Council with the opportunity to negotiate a better outcome.

A 20m dimension would also allow council the opportunity to encourage the most appropriate housing choice for a particular site (given that frontage width would be identical for 2 X semi-detached dwellings and for group dwellings). Semi-detached dwellings are generally more appropriate for sites that have a side-to-side cross-fall, and group dwellings are more appropriate for sites with a fall between front and back.

(Attachment E) – ‘Site Dimension Analysis of Existing Southern Policy Area 18’ shows the restrictive redevelopment potential currently within the policy area.

(Attachments F & G) – ‘Site Dimension Analysis of Proposed Southern Policy Area 18’ show the increased potential for redevelopment within the policy area if the above mentioned policy relating to site areas and site frontages are introduced.

Site Coverage

Maximum site coverage and floor area ratio requirements in the policy areas being considered as part of this analysis range between 35%/0.4 (Hills Policy Area 11) through to 50%/0.7 (Worthing Mine Policy Area 20). The criteria considered appropriate by the UPC for the proposed Hills Infill Policy Area (40%/0.6) provides for a reasonably sized development to occur on smaller allotments, located on sloping land.

Variation in Age and Scale of Residential Properties

There is a variation in age and scale of residential properties in the southern area. The older and typically larger housing stock tends to be in the northern most areas in Marino, Seaview Downs, Seacombe Heights and Darlington, followed by the north western section of Hallett Cove, Sheidow Park and Trott Park. The housing stock generally becomes more recent and sited on smaller allotments further south.

Although large in area, properties in the northern sector, including Marino and Hallett Cove, are generally quite deep (greater than 40m), but vary between 15m and around 21m in width and comprise varying degrees of steepness. Without amalgamation, the forms of development possible on the narrower allotments are limited. Semi-detached dwellings and Group dwellings could be possible on the wider allotments.

Properties in the northern sections of Seaview Downs, Seacombe Heights and Darlington (within around 500m of Seacombe Road), have relatively lower gradients and range in allotment size between around 800m² and 1000m² (+/-). Frontages range from around 18m to 25m or greater and depths range from 36m to 45m plus. Opportunities for a wide variety of dwelling types are possible.

Properties in Hallett Cove (middle section), Sheidow Park and Trott Park, although smaller in area, tend to be of sufficient width (20m – 26m) to be redeveloped with semi-detached dwellings and detached dwellings (if > 24m).

The most recent section of Hallett Cove (south of Field River), currently in Hills Policy Area 11, has been developed at higher densities (smaller allotments) than the areas to the north. Adelaide Development Company (ADC) is currently looking at rezoning the Landscape Buffer Zone and extending residential development further south. Rezoning the existing residential area south of Field River to a higher density policy area (amended version of Southern Policy Area 18) would therefore seem a logical action.

CONCLUSION

An analysis of all existing residential policy areas in the southern suburbs has been undertaken to obtain a broader picture of the potential opportunities for greater housing diversity in the area.

It is clear that a large proportion of the older housing stock has potential for redevelopment, generally at a low to medium density scale, dividing allotments predominantly into two, and perhaps three, on larger less sloping sites.

As three of the areas within Hallett Cove identified for higher densities are already located within Southern Policy Area 18, it is suggested that, rather than creating the “Hills Infill Policy Area”, the designated areas be rezoned to an amended version of Southern Policy Area 18 instead. This would result in greater opportunities for redevelopment within a larger part of the southern area and keep the number of policy areas to a minimum.

An amended version of Southern Policy Area 18, which includes those sections of Marino, Hallett Cove, Seaview Downs, Seacombe Heights and Darlington, currently within Hills Policy Area 11, is attached to this report (**Attachment C**).

A map showing the proposed extent of Southern Policy Area 18 (as amended) is attached as **(Attachment D)**.

Maps analysing the existing development potential and potential development potential of the proposed amended policy are contained in **(Attachment E)**.

ATTACHMENT A

Current 'Southern Policy Area 18' module within City of Marion Development Plan

Southern Policy Area 18

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area primarily comprising low scale, low to medium density housing.
- 2 Development that minimises the impact of garaging of vehicles on the character of the locality.
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses the generally established residential areas in the suburbs of Hallett Cove (east of the Adelaide-Seafood railway), Sheidow Park (north), and Trott Park. Land is typically undulating with some areas of steeper terrain. The existing character of streetscapes is largely derived from single-storey detached dwellings built since the 1970s which incorporate generous front and rear setbacks.

The desired character of the policy area is an attractive residential area comprising predominantly single-storey, low density dwellings exhibiting a variety of architectural styles. Future development of vacant land within the policy area will contribute to a mix of housing densities and housing types to improve housing diversity.

New buildings will minimise alteration of the natural or existing landform. The built form, architectural and landscape design of individual sites should make a positive contribution to the streetscape.

Buildings should not exceed two storeys in height and sloping sites should be developed at lower densities. Where buildings and extensions (including decks) are proposed on sloping land, particular attention will be given to the protection of the privacy and amenity of neighbouring properties and the avoidance of construction problems involving retaining walls and fences on boundaries.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:

affordable housing
dwelling including a residential flat building
supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Where a distinctive and attractive streetscape character exists, development should complement the scale, bulk, siting and positive elements of existing dwellings.
- 4 A dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Additional Circumstance	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
			Other Road (metres)	Arterial Road (metres)	
Detached		420	14	14	20
Semi-detached		350	12	12	20
Group		300	20	20	45
Residential flat building	One storey	300	20	20	45
	2 storeys	250	20	20	45
Row		280	8	12	20

- 5 Dwellings should be designed to have a maximum site coverage of 35 per cent of the allotment area and a maximum floor area ratio of 0.5.

ATTACHMENT B

Hills Infill Policy Area (amended) as approved by UPC at meeting of 4 October 2016.

Hills Infill Policy Area X

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area comprising appropriately designed residential development with increased dwelling diversity in close proximity to centres, public transport routes and public open spaces.
- 2 Residential development which is sensitive to the particular topography of the locality.
- 3 Development that minimises the potential impact of garaging of vehicles on the character of the area.
- 4 Development that supports the viability of community services and infrastructure and reflects good residential design principles.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses parts of Seaview Downs, Seacombe Heights, Darlington, Marino and Hallett Cove which are suitable for a range of housing types at higher densities than the original dwelling stock, such as detached, semi-detached, row and group dwellings, residential flat buildings, supported accommodation and other special purpose housing. Higher density development is especially suited to areas in proximity to activity centres and public transport.

The desired character is a high quality residential environment containing a diverse range of housing types, set in attractively landscaped gardens. This desired character acknowledges the existing prevailing character of low-density detached dwellings on large sloping allotments, but seeks to introduce a greater variety of dwelling types at higher densities than the original dwelling stock. New dwellings will generally have a lesser setback from the primary road frontage compared to that typical of the original dwelling stock in the area. Development should seek to promote cohesive streetscapes whilst allowing for a variety in housing forms and styles, such as buildings of up to two storeys.

It is anticipated that new development may cause potential reduction in views gained from existing dwellings in the policy area. Potential amenity impacts should not warrant amendment to essential dwelling form, provided that building height, number of storeys and setbacks accord with numerical provisions of this Development Plan.

Where housing is proposed adjacent to zones or policy areas which are intended to accommodate dwellings at lower densities, consideration needs to be given to transitional built form, scale and design elements to ensure compatibility with that adjacent housing.

The importance of the landscape character, the protection of existing trees and vegetation and the re-vegetation of land are all emphasised, particularly in those parts of the policy area that function as a backdrop to the Adelaide Plains or contribute to scenic coastal landscapes. This landscape character warrants protection from inappropriate development and earthworks.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

Buildings and associated earthworks will be designed to minimise alteration of the natural or existing landform. Appropriate designs will include split-level buildings to reduce visual bulk and reduce the need to cut and fill sloping sites.

In instances where sites have a substantial land gradient, site areas may need to exceed the minimum for the relevant dwelling type to avoid excessive earthworks. Additionally, geotechnical evaluation may be required to confirm the suitability of the land for proposed development.

In localities where a high level of overlooking is common due to the natural topography or existing built form, some overlooking from new development is anticipated, however new development should not exacerbate privacy impacts and should employ design and siting techniques to protect the privacy of adjacent land where appropriate.

Buildings located on sites in highly visible and prominent locations, or adjoining an area of open space or natural character, will be finished with colours and materials complementing the surrounding environment. Highly reflective and very bright materials and colours that are unsuited to the prevailing residential or natural character are inappropriate.

Residential development will utilise materials and finishes that respond to the character of the immediate locality and utilise brick, stone and textured finishes to provide visual interest to facades. Development will also incorporate architectural design and detailing that responds to localised character by way of fenestration, doorways, windows, eaves and roof forms.

Buildings will be stepped and articulated at the front elevation to achieve visual relief and architectural interest as viewed from the street. Building design will be of a high architectural standard and incorporate features that reduce the bulk of the development and add visual interest, such as variations in height, roof form, colour and materials, the provision of balconies and porticos and facade articulation.

Vehicle garaging will be set back behind the immediately adjacent part of the front building facade. Development will enhance and protect streetscape character by minimising driveway access points and width of crossovers and driveways. Undercroft car parking will be avoided on flat sites and sites that slope down from the street level.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling, including a residential flat building
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be designed and sited to relate to the slope of the land, so that the amount of cutting and filling of the natural ground profile is minimised.
- 4 Wherever possible, existing vegetation should be used to screen buildings and excavation or filling from view.
- 5 Development that would be prominently visible should:
 - (a) achieve a profile that blends with the topography of the land
 - (b) avoid the use of bright and highly reflective external materials and finishes
 - (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.
- 6 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:
 - (a) incorporating stepping in the design in accordance with the slope of the land
 - (b) setting back upper storeys a greater distance from side and rear boundaries than the lower storey.
- 7 In the case of more than one dwelling on one site, access to parking and garaging areas from public streets should be via a minimum number of common driveways.
- 8 Residential developments containing multiple dwellings without street frontage should provide a dedicated waste storage area at the front of site, for easy accessibility.
- 8 Balconies should make a positive contribution to the internal and external amenity of buildings and should:
 - (a) be functional and responsive to the environment
 - (b) be located to predominantly face north, east or west to provide solar access
 - (c) be integrated into the overall architectural form and detail of the building
 - (d) contribute to the safety and liveliness of the street by facilitating casual overlooking of public spaces
 - (e) be located adjacent to the main living areas, such as the living room, dining room or kitchen to extend the dwelling's living space
 - (f) be of a minimum depth of 2 metres in order to be functional and promote indoor/outdoor living
 - (g) incorporate balustrades designed to allow views and casual surveillance of the street and public open space while providing for safety and visual privacy through detailing that incorporates a proportion of solid to transparent materials to promote a balance of privacy and public interaction.
- 9 Residential developments in a battleaxe configuration (or similar) should be designed so that all dwellings are partly visible when viewed from the street.

- 10 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.6.
- 11 A dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling), a frontage to a public road and an allotment depth not less than that shown in the following table:

Dwelling type	Minimum site area (square metres)	Minimum frontage width (metres)	Minimum Site Depth (metres)
Detached	350	12	20
Semi-detached	300	10	20
Row dwelling	300	9	20
Residential flat building	300	18	45
Group dwelling	300	18	45

ATTACHMENT C

Amended Version of 'Southern Policy Area 18' module

Southern Policy Area 18

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area primarily comprising low scale, low to medium density housing.
- 2 Development which is sensitive to the particular topography of the locality
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses the generally established residential areas in the suburbs of Marino (north), Hallett Cove, Sheidow Park (north), Trott Park and the northern sections of Seaview Downs, Seacombe Heights and Darlington close to Seacombe Road. Land is typically undulating with some areas of steeper terrain. The existing character of streetscapes is largely derived from single-storey detached dwellings built since the 1960s which incorporate generous front and rear setbacks. Two storey dwellings of a larger scale have become more predominant in areas closer to the coast with sea views.

The desired character of the policy area is an attractive residential area comprising predominantly low to medium density dwellings exhibiting a variety of architectural styles. Future development of land within the policy area will contribute to a mix of housing densities and housing types to improve housing diversity. In particular, higher densities are anticipated to occur in close proximity to centres, public transport routes and public open spaces.

The importance of the landscape character, the protection of existing trees and vegetation and the re-vegetation of land are all emphasised, particularly in those parts of the policy area that function as a backdrop to the Adelaide Plains or contribute to scenic coastal landscapes. Other important features are the varied natural topography, natural watercourses and steep gullies, and interfaces with adjoining areas of open space including Hills Face and coastal land. This landscape character warrants protection from inappropriate development and earthworks.

Future development will be designed to be considerate of the topography of the area, with limited cut and fill and associated retaining walls. Split level housing is encouraged on sites with a steep land gradient to minimise the need for earthworks and to reduce impact of development upon the landscape. In instances where sites have a substantial land gradient, site areas may need to exceed the minimum for the relevant dwelling type to avoid excessive earthworks.

The built form, siting and architectural and landscape design of individual sites should make a positive contribution to the streetscape and character of the locality.

Building design will be of a high architectural standard and incorporate features that reduce the bulk of the development and add visual interest, such as variations in height, roof form, colour and materials, the provision of balconies and porticos and facade articulation.

Buildings should not exceed two storeys in height and sites of steeper terrain should be developed at lower densities. Where buildings and extensions (including decks) are proposed on sloping land,

particular attention will be given to the protection of the privacy and amenity of neighbouring properties and the avoidance of construction problems involving retaining walls and fences on boundaries.

Where housing is proposed adjacent to zones or policy areas which are intended to accommodate dwellings at lower densities, consideration needs to be given to transitional built form, scale and design elements to ensure compatibility with that adjacent housing.

Amalgamation of land is desirable to provide opportunities for more efficient and appropriately designed medium density development, particularly in close proximity to Hallett Cove District Centre.

In localities where a high level of overlooking is common due to the natural topography or existing built form, some overlooking from new development is anticipated, however new development should not exacerbate privacy impacts and should employ design and siting techniques to protect the privacy of adjacent land where appropriate.

Undercroft car parking will be avoided on flat sites and sites that slope down from the street level.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

- affordable housing
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling including a residential flat building
- dwelling addition
- small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - office
 - open space
 - primary and secondary school
 - recreation area
 - shop
- supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Where a distinctive and attractive streetscape character exists, development should complement the scale, bulk, siting and positive elements of existing dwellings.
- 4 Development should be designed and sited to relate to the slope of the land, so that the amount of cutting and filling of the natural ground profile is minimised.
- 5 Where a proposed development would interfere with any view, vista or prospect presently available from land in private ownership, such interference will be reasonable and anticipated if the proposed development complies with the relevant guidelines and desires of this Development Plan, including height, setbacks, building envelopes, building form and massing.
- 6 Development that would be prominently visible should:

- (a) achieve a profile that blends with the topography of the land
 - (b) avoid the use of bright and highly reflective external materials and finishes
 - (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.
- 7 The visual dominance of garages and carports on the streetscape should be minimised.
- 8 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:
- (a) incorporating stepping in the design in accordance with the slope of the land
 - (b) where appropriate, setting back upper storeys a greater distance from all boundaries than the lower storey.
- 9 A dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road and site depth not less than that shown in the following table:

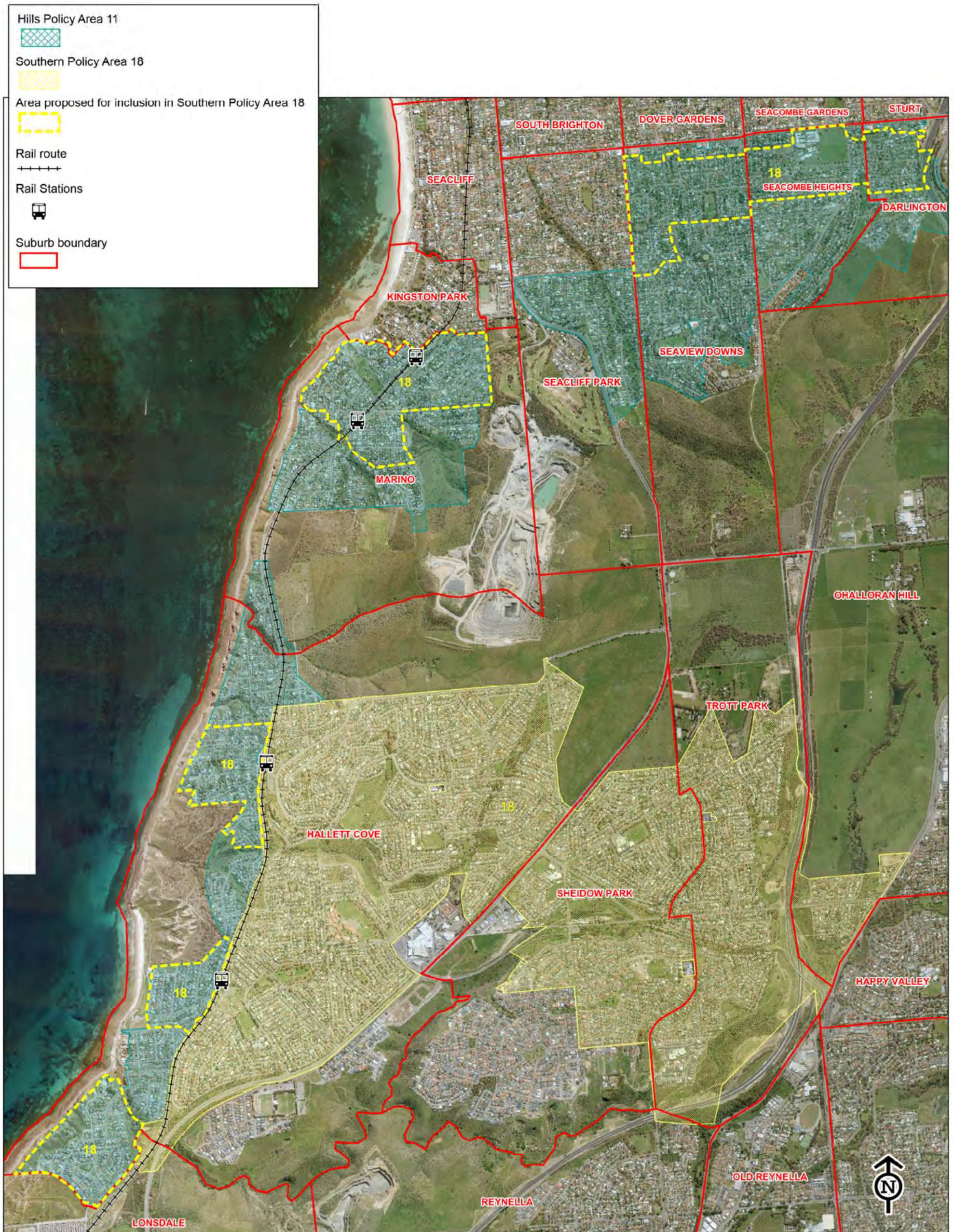
Dwelling Type	Additional Circumstance	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
			Other Road (metres)	Arterial Road (metres)	
Detached		350	12	12	20
Semi-detached		300	10	12	20
Group		300	20	20	45
Residential flat building		300	20	20	45
Row		300	9	12	20

- 10 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.6.

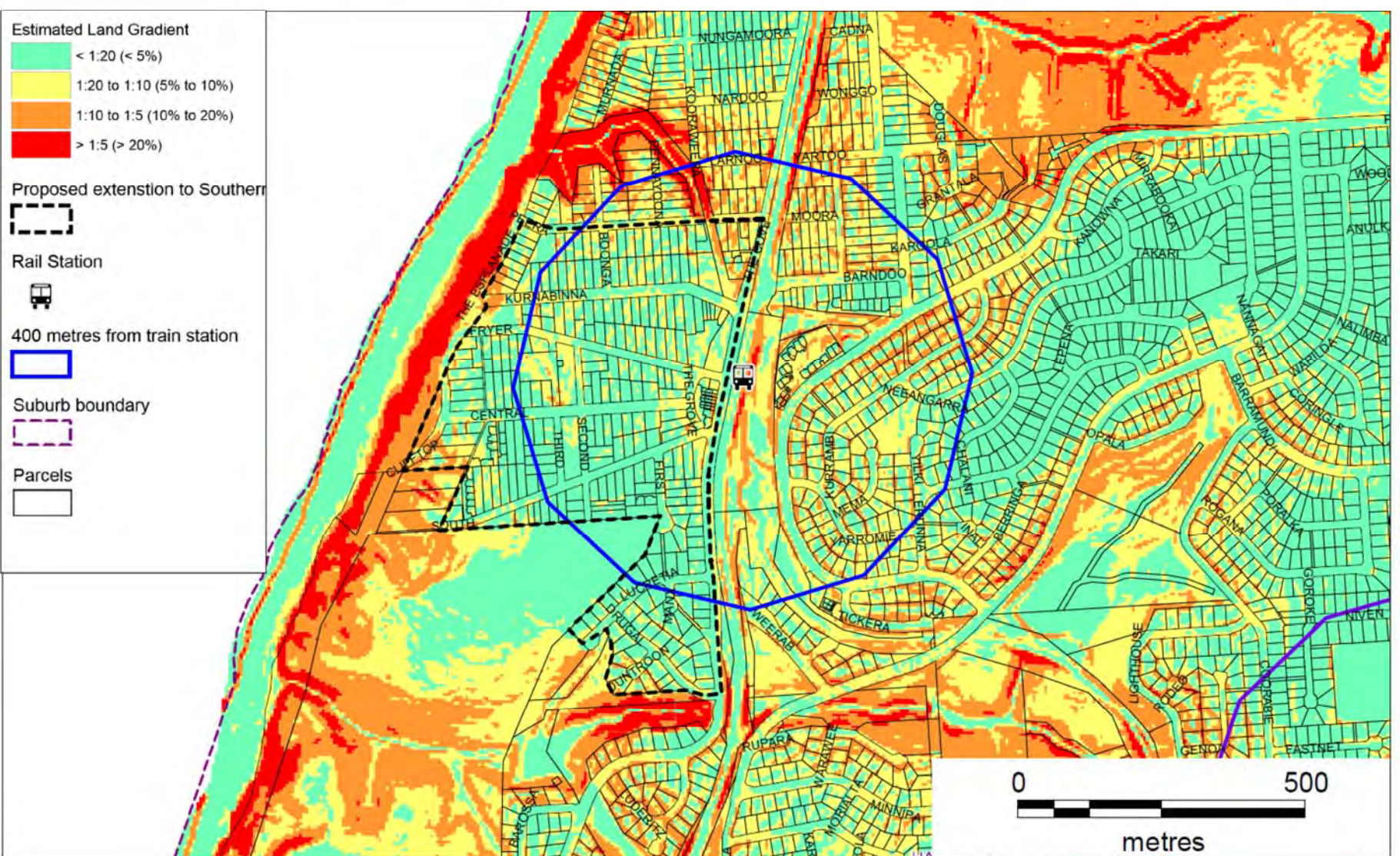
Southern Portion of Marion Council

ATTACHMENT D

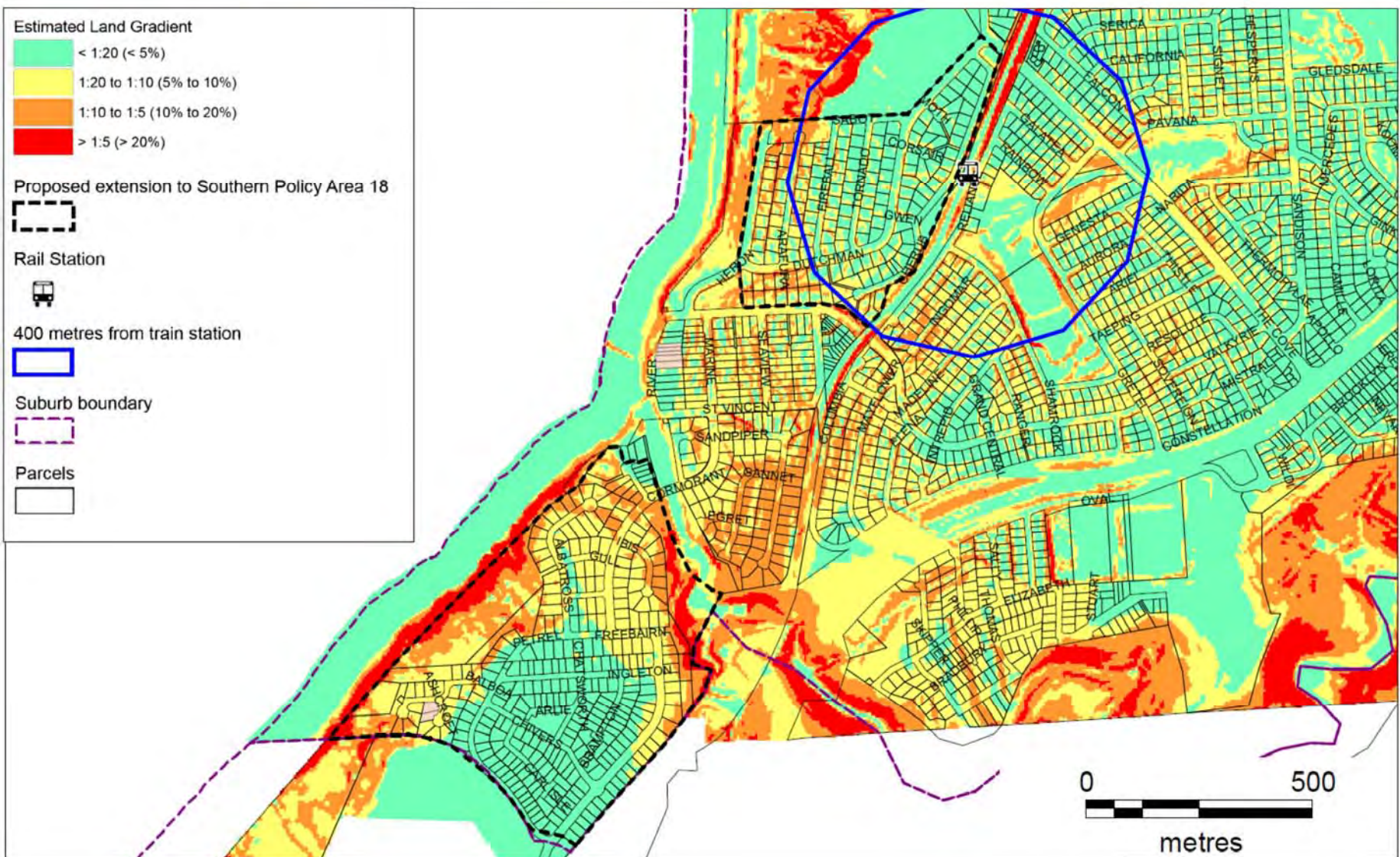
Existing Policy Areas and areas for policy change



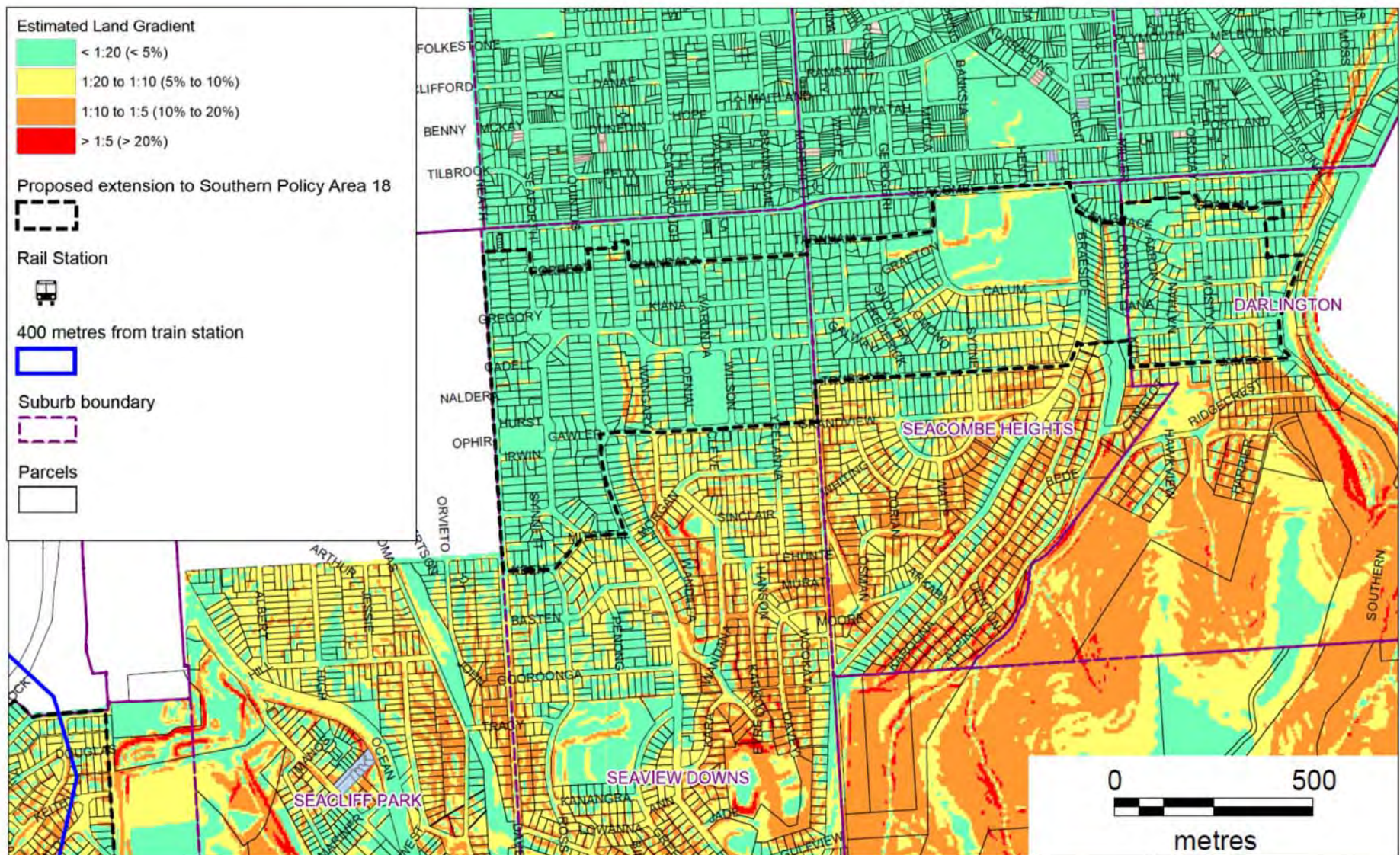
Hallett Cove North



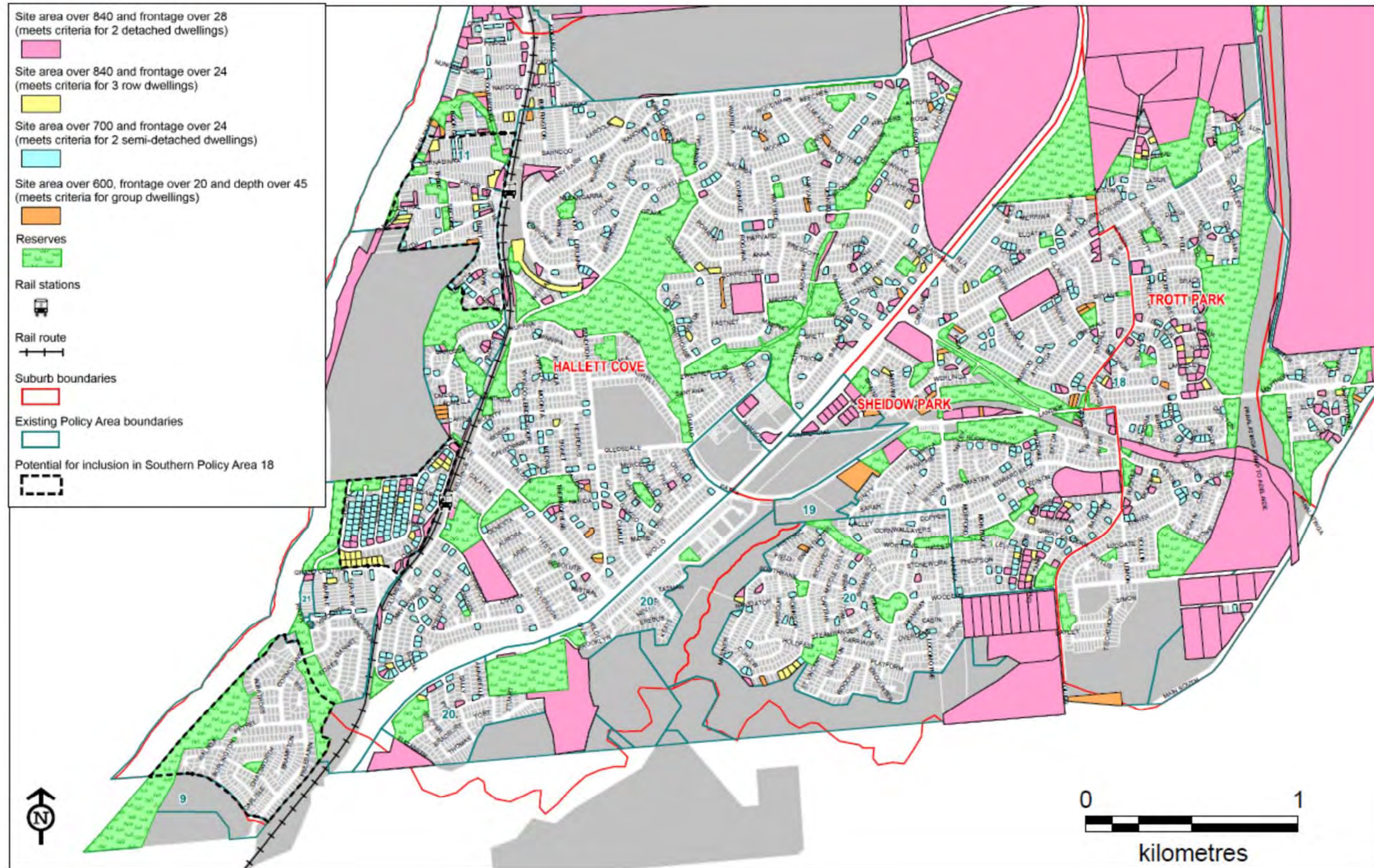
Hallett Cove South



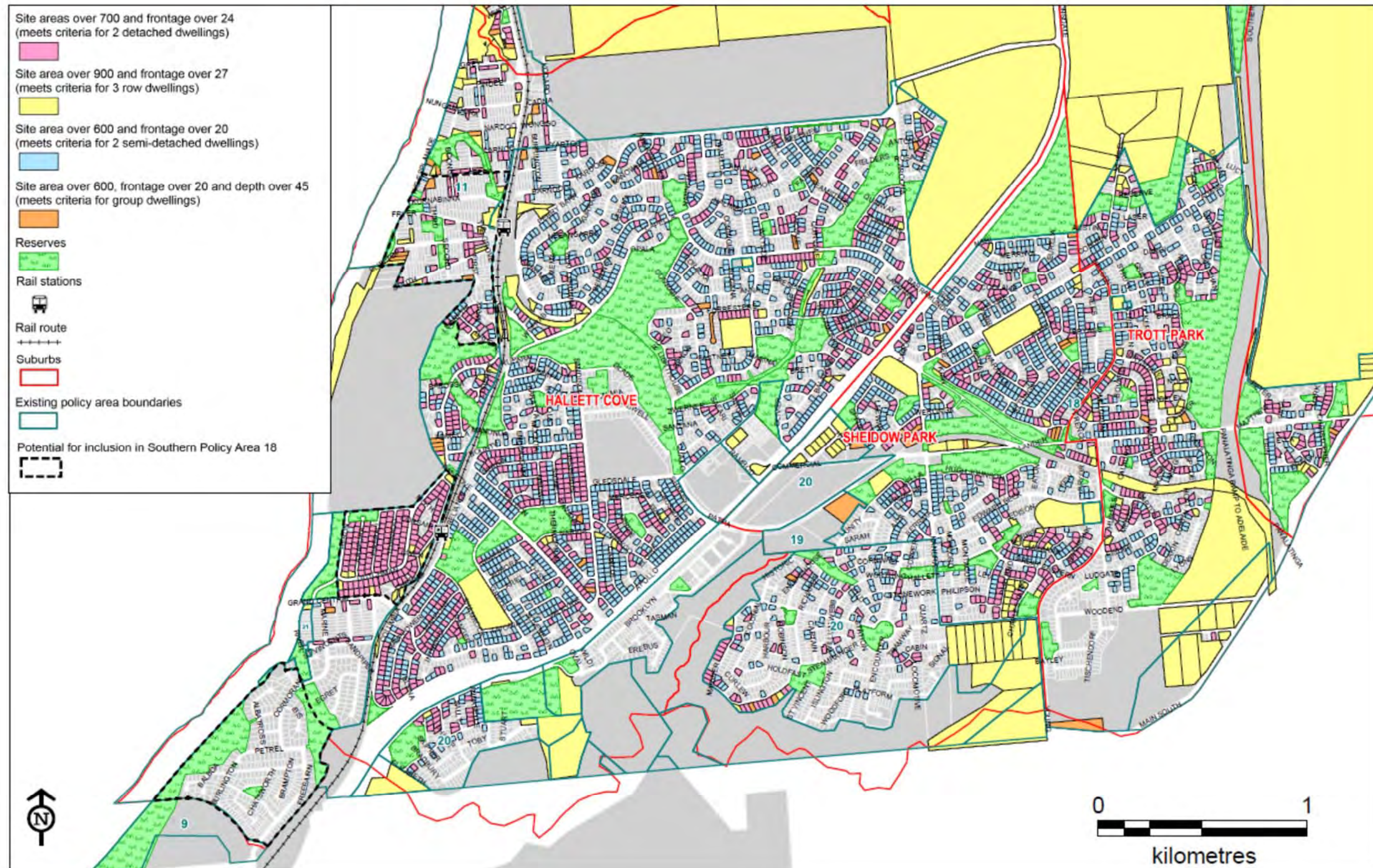
Darlington, Seacombe Heights, Seaview Downs



Site Dimension Analysis of Existing Southern Policy Area 18



Site Dimension Analysis of Proposed Southern Policy Area 18



CONSOLIDATION OF RESIDENTIAL POLICY AREAS IN THE SOUTHERN SUBURBS

CITY OF MARION HOUSING DIVERSITY DPA – JULY/AUGUST 2017

INTRODUCTION

Marion Council's Housing Diversity Development Plan Amendment (DPA) Statement of Intent (SOI) (Amended June 2017) identified the following directions in Hills Policy Area 11 and Southern Policy Area 18:

- *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 dimension 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.*

At the Urban Planning Committee (UPC) meeting held on 7 February 2017, members agreed to the above approach to facilitate greater housing diversity (see report "Analysis of potential for increased housing diversity and density within the southern suburbs"). However, an Elected Member has recently raised the idea of implementing a single policy area in the southern suburbs. This report will investigate the feasibility, implications and appropriateness of implementing a single policy area that facilitates greater housing diversity, whilst limiting development density relative to land gradient.

CURRENT SITUATION

The southern suburbs comprise three dominant residential Policy Areas - Hills Policy Area 11, Southern Policy Area 18 and Worthing Mine Policy Area 20.

These Policy Areas cover the suburbs of Darlington, Seacombe Heights, Seaview Downs, Seacliff Park, Marino, Hallett Cove, Sheidow Park, Trott Park and O'Halloran Hill.

Three other residential Policy Areas also occupy land south of Seacombe Road; the Cement Hill Policy Area 10, the Watercourse Policy Area 19 and the Coastal Policy Area 21. Given the existing environmental constraints

impacting upon Policy Areas 19 and 21, the Cement Hill Policy Area 10 is the only additional Policy Area administration considers warrants review.

Copies of the current Cement Hill Policy Area 10, Hills Policy Area 11 and Southern Policy Area 18 module within the City of Marion Development Plan (**Attachment A, B and C**), and the proposed amended Southern Policy Area 18 as approved by the UPC at the 7 February 2017 (**Attachment D**), are attached to this report to provide Committee Members with an opportunity to undertake a more detailed comparison between the existing and proposed policy areas. **Attachment E** includes changes to the Residential Zone and the proposed Southern Hills Policy Area.

POLICY AREAS

For the purpose of this analysis, the entire area of the **Hills Policy Area 11** has been included within the scope to increase housing diversity and density. This approach differs to that previously considered by the UPC on the basis that the minimum allotment area desired within the proposed Southern Hills Policy Area relies upon land grade, rather than targeted areas within the Hills Policy Area 11.

Whilst not included in the original SOI, administration consider it appropriate that the **Cement Hill Policy Area 10** (west of Ocean Boulevard and adjacent the Marion Golf Park) also be included for consideration, given that a number of recently-constructed dwellings are sited on allotments of 300 – 500 square metres and there remains a potential that this area will have strong connectivity to that part of Seacliff Park, which is subject to the 'Seacliff Park DPA' to allow for mixed-use development.

All areas currently located within **Southern Policy Area 18** (Hallett Cove, Sheidow Park, Trott Park and O'Halloran Hill) are being considered in this analysis.

The **Worthing Mine Policy Area 20** is a relatively newly developed area seeking for, and generally comprising smaller allotments, and therefore is unlikely to be redeveloped in the near future. As such, it has not been included in this analysis.

As identified above, due to existing environmental constraints impacting upon the Watercourse Policy Area 19 and Coastal Policy Area 21, they have not been included in this analysis.

HILLS POLICY AREA 11

The Hills Policy Area 11 currently seeks for low-density dwellings on new allotments no less than 700 square metres. Members have raised concern that the current policies do not provide for housing choice and generally prevents older residents to remain in the area whilst 'down-sizing'.

Parts of Darlington, Seacombe Heights and Seaview Downs within the Hills Policy Area 11 have reasonable access to the Marion Regional Centre and several Neighbourhood Centres, whilst the land area in close proximity to Seacombe Road (approximately 500 metres) incorporates a relatively gentle grade, enabling greater densities with reduced likelihood of inappropriate earthworks and other issues associated with infill development on sloping sites, such as privacy impacts.

The areas of Marino and Hallett Cove are less connected to Centre Zones, however both suburbs incorporate two train stations on the Seaford line – the land area around these stations also, generally, incorporates a gentler grade than other parts of those suburbs. These particular areas are provided with reasonable access to quality public open space – being Council reserves and coastal walking trails and reserves.

Furthermore, the northern parts of Marino are adjacent the suburbs of Seacliff Park and Kingston Park within the municipal area of Holdfast Bay – where minimum allotment areas for row, group and residential flat dwellings is 200 square metres and 300 square metres for detached dwellings.

The northeast part of Marino is also adjacent the sports facility on Scholefield Road comprising tennis and hockey and that part of Seacliff Park subject to the ‘Seacliff Park DPA’ enabling mixed use development.

For these reasons, it is considered appropriate that Council consider reducing the minimum allotment area and frontage width for detached and group dwellings in the Hills Policy Area, and to consider allowing other dwelling types, such as semi-detached, row and residential flat dwellings in the areas currently covered by the Hills Policy Area 11.

SOUTHERN POLICY AREA 18

The “Desired Character” and associated policy for Southern Policy Area 18 somewhat reflects the diversity of housing types and allotment sizes being considered for the identified areas within the previously-proposed Hills Infill Policy Area in Marino and Hallett Cove. The topography of the land in Southern Policy Area 18, being typically undulating with some areas of steeper terrain, is similar to that found in parts of Marino and Hallett Cove.

There has been little uptake of redevelopment at higher densities within Southern Policy Area 18 to date. This could be due to a combination of dwelling stock age, capital/site value and the restrictive nature of policy criteria in relation to site frontages, site area and site coverage.

CEMENT HILL POLICY AREA 10

The Cement Hill Policy Area 10 covers land west of Ocean Boulevard and to the east of the Marion Golf Park. A number of dwellings have been constructed in the last 15 years – typically on allotments ranging from 300 – 500 square metres.

A majority of the original housing stock appears to have been constructed in the 1950s-60s and are sited on sloping allotments ranging between 700 -1100 square metres.

A large undeveloped parcel of land (7-9 Clubhouse Road) of some 21,000 square metres, owned by the City of Marion, is sited west of those dwellings with a frontage to Mariner Avenue.

The current policies for the Cement Hill Policy Area seeks for detached dwellings only, with a site area of 420 square metres and a frontage width of 15 metres. This makes redevelopment of some properties, particularly those with generous depth, difficult.

Land in this Policy Area is likely, over time, to have strong connectivity with that part of Seacliff Park subject to the ‘Seacliff Park DPA’ to enable mixed-use development. As there will be shopping and open space provisions made available via this DPA, it is considered appropriate for increased housing choice in this part of the Council.

LAND GRADIENTS

It is considered appropriate that to provide housing choice, whilst increasing housing density in those localities that are most appropriate (due to their locational attributes and flatter gradient), that the minimum allotment area and frontage width for all dwelling types is based upon the gradient of the land. This is similar to that which currently applies in the Worthing Mine Policy Area.

Further, it is considered appropriate that a range of dwelling types are permitted throughout the area, to ensure housing choice.

Council's land gradient mapping identifies substantial areas within the area under analysis incorporating a grade no steeper than 1:10 (10%). Land of this grade is considered appropriate for development at higher densities than the existing housing stock. There are areas where the gradient is steeper. These areas are less likely to be redeveloped, and if so, will be directed to be at a lower density.

SITE AREAS

Table 1 shows a comparison between the minimum site requirements for the Cement Hill Policy Area 10, Hills Policy Area 11, Worthing Mine Policy Area 20, Southern Policy Area 18, previously endorsed amended Southern Policy Area 18 and a proposed new "Southern Hills Policy Area".

Table 1

DWELLING TYPE	MINIMUM SITE AREA					
	Cement Hill Policy Area 10	Hills Policy Area 11	Worthing Mine Policy Area 20	Southern Policy Area 18	Previously endorsed amended Southern Policy Area 18	Proposed Southern Hills Policy Area
Detached	420	700 – 1100*	300 – 540*	420	350	350 – 540*
Semi-detached	-	-	300 – 540*	350	300	350 – 540*
Row Dwelling	-	-	300 – 540*	280	300	300 – 540*
Residential flat building	-	-	-	300	300	300 – 540*
Group dwelling	-	700 – 1100*	-	300	300	300 – 540*
*dependent on site gradient						

The Cement Hill Policy Area requires a minimum site area of 420 for detached dwellings. No other dwelling types are envisaged in the Policy Area. By enabling all dwelling types to be considered, subject to land grade, opportunity for both housing diversity and increased density is achieved.

The Hills Policy Area 11 requires a minimum site area of 700m² for detached dwellings and group dwellings on land gradients of less than 1:10. Areas ranging between 300m² and 350m² (detached dwellings) have previously been considered appropriate by the UPC for the previously proposed Hills Infill Policy Area.

The justification for recommending an increase in the minimum allotment area from 300m² to 350m², is in part, due to the acknowledgement that the proposed 'Marion Plains Policy Area' proposed for land north of Seacombe Road is to incorporate a minimum site area of 350m² for detached dwellings. Given land north of Seacombe

Road maintains a gentle-to-flat grade and generally has superior access to fixed rail lines and Centre Zones, it does not align with good planning practice that higher densities are permitted in the southern areas compared to the north (outside of the reasoning regarding built form character (such as the Residential Character Policy Area 17)).

The Worthing Mine Policy Area 20 requires minimum site areas of 300m² (grade < 1:20) through to 540m² (grade > 1:8) for detached, semi-detached and row dwellings, which is similar to those proposed for the Southern Hills Policy Area.

Southern Policy Area 18 currently requires 420m² for a detached dwelling, 350m² for a semi-detached dwelling and between 280-300m² for other forms of dwellings. As current allotments in the Policy Area typically range between 600m² and 800m², opportunities for redevelopment are restricted. If site areas are amended/reduced to reflect those considered appropriate for the Southern Hills Policy Area, redevelopment potential is increased considerably.

SITE FRONTAGES

Table 2 shows a comparison between the minimum frontage dimensions for the Cement Hill Policy Area 10, Hills Policy Area 11, Worthing Mine Policy Area 20, Southern Policy Area 18, previously endorsed amended Southern Policy Area 18 and proposed Southern Hills Policy Area. The table reveals that frontages for detached dwellings and group dwellings have been reduced considerably from the requirements of Hills Policy Area 11 to the proposed Southern Hills Policy Area.

Table 2

DWELLING TYPE	MINIMUM FRONTAGE WIDTH					
	Cement Hill Policy Area 10	Hills Policy Area 11	Worthing Mine Policy Area 20	Southern Policy Area 18	Previously endorsed amended Southern Policy Area 18	Proposed Southern Hills Policy Area
Detached	15	18 – 20*	10 – 18*	14	12	10 – 18*
Semi-detached	-	-	10 – 18*	12	10	10 – 18*
Row Dwelling	-	-	10 – 18*	8	9	9 – 18*
Residential flat Building	-	-	-	20	20	20
Group dwelling	-	24 – 26*	-	20	20	20
*dependent on site gradient						

The frontage width requirements for detached dwellings in the Cement Hill and Hills Policy Areas severely restricts opportunities to divide existing allotments. By altering the criteria to a minimum of 10 metres for detached dwellings, 8 metres for row dwellings and 20 metres for group and residential flat dwellings, provides consistency with the proposed Marion Plains Policy Area. Furthermore, the need for increased frontages, based upon land grade, assists in avoiding narrow allotments on steeper land.

The frontage width requirements for detached and semi-detached dwellings in Southern Policy Area 18 are 14m and 12m respectively. As typical allotment widths within this Area are 20m – 26m, redevelopment is generally limited to semi-detached dwellings only on the wider allotments (it is noted however that under the Residential Code, site frontages for detached dwellings can be the same as those for semi-detached dwellings). If the required widths are reduced to that proposed for the Southern Hills Policy Area (minimum 10m), the redevelopment potential is increased considerably.

In regards to required widths for group dwellings and residential flat buildings, the 20m requirement in Southern Policy Area 18 and Northern Policy area 13 (not represented in the southern area but used for comparison purposes only) is considered an appropriate minimum dimension to ensure/expect a well-designed and functional development. It is noted that a reasonable number of allotments in the area range between 18m and 20m. Council could still consider proposals within this range on merit, with the shortfall in width providing Council with the opportunity to negotiate a better outcome.

A 20m dimension would also allow council the opportunity to encourage the most appropriate housing choice for a particular site (given that frontage width would be identical for 2 X detached or semi-detached dwellings and for group dwellings). Detached and semi-detached dwellings are generally more appropriate for sites that have a side-to-side cross-fall, and group dwellings are more appropriate for sites with a fall between front and back.

SITE COVERAGE

Maximum site coverage and floor area ratio requirements in the Policy Areas being considered as part of this analysis range between 35%/0.4 (Hills Policy Area 11) through to 40%/0.5 (Southern Policy Area 18). The criteria considered appropriate by the UPC for the previously proposed Hills Infill Policy Area (40%/0.6) provides for reasonably-sized development to occur on smaller allotments, located on sloping land. As such, it is recommended these figures (40%/0.6) remain applicable for the now proposed Southern Hills Policy Area.

VARIATION IN AGE AND SCALE OF RESIDENTIAL PROPERTIES

There is a variation in age and scale of residential properties in the southern area. The older and typically larger housing stock tends to be in the northern most areas in Marino, Seaview Downs, Seacombe Heights and Darlington, followed by the north-western section of Hallett Cove, Sheidow Park and Trott Park. The housing stock generally becomes more recent and sited on smaller allotments further south.

Although large in area, properties in the northern sector, including Marino and Hallett Cove, are generally quite deep (greater than 40m), but vary between 15m and around 21m in width and comprise varying degrees of steepness. Without amalgamation, the forms of development possible on the narrower allotments are limited. Semi-detached, row, group and residential flat dwellings could be possible on the wider allotments.

Properties in the northern sections of Darlington, Seacombe Heights and Seaview Downs (within approximately 500m of Seacombe Road), have relatively lower gradients and range in allotment size between 800m² and 1000m² (+/-). Frontages range from around 18m to 25m or greater and depths generally range from 36m to 45m. Opportunities for a wide variety of dwelling types are possible.

Properties in Hallett Cove ('middle section'), Sheidow Park, Trott Park and O'Halloran Hill, although smaller in area, tend to be of sufficient width (20m – 26m) to be redeveloped with detached and semi-detached dwellings and row dwellings (if > 27m).

The most recently developed section of Hallett Cove (south of Field River), currently in Hills Policy Area 11, incorporates allotment areas at higher densities (smaller allotments (albeit considered 'low density')) than the areas to the north. It is understood that Adelaide Development Company (ADC) is currently considering seeking to rezone the Landscape Buffer Zone and extending residential development further south. Rezoning the existing residential area south of Field River to a higher density policy area (to the proposed Southern Hills Policy Area) would therefore seem a logical action.

CONCLUSION

An analysis of all existing residential policy areas in the southern suburbs has been undertaken to obtain a broader picture of the potential opportunities for greater housing diversity in the area.

It is clear that a large proportion of the older housing stock has potential for redevelopment, generally at a low density scale, dividing allotments predominantly into two, and perhaps three, on larger, less sloping sites.

Allowing minimum allotment areas to be based upon land grade, similar to that sought in the Worthing Mine Policy Area 20 is considered an appropriate response to seeking greater housing density and diversity, without compromising resident amenity with respect to excessive earthworks, retaining wall heights and privacy impacts.

In this regard, it is noted that the areas of the current Hills Policy Area most appropriate for increased densities are those on mildly sloping land – being land in close proximity to Seacombe Road and existing train stations on the Seaford rail line.

As such, it is suggested that, rather than amending and expanding the Southern Policy Area 18, the whole of the Cement Hill Policy Area 10, the Hills Policy Area 11 and the Southern Policy Area 18 be rezoned to an amended version of Southern Policy Area 18, to be named the "Southern Hills Policy Area". This would result in greater opportunities for redevelopment and housing diversity within a larger part of the southern area, respectful to land grade and keep the number of policy areas to a minimum.

A version of the proposed Southern Hills Policy Area, which includes those sections of Darlington, Seacombe Heights, Seaview Downs, Seacliff Park, Marino, Hallett Cove, Sheidow Park, Trott Park and O'Halloran Hill currently within the Cement Hill Policy Area 10, Hills Policy Area 11 and Southern Policy Area 18, is attached to this report (**Attachment E**). *This version is in both final and tracked changes form.*

A map showing the position of the Cement Hill Policy Area 10, Hills Policy Area 11 and Southern Policy Area 18 is attached as (**Attachment F**).

Attachment A: Current Cement Hill Policy Area 10

Attachment B: Current Hills Policy Area 11

Attachment C: Current Southern Policy Area 18

Attachment D: Previously proposed amended/expanded Southern Policy Area 18

Attachment E: Proposed amendments to Residential Zone and proposed "Southern Hills Policy Area" (Final and Tracked Changes Form)

Attachment F: Zoning Map of Cement Hill Policy Area 10, Hills Policy Area 11 and Southern Policy Area 18

Attachment G: Land gradient map

ATTACHMENT A

Current 'Cement Hill Policy Area 10' module within City of Marion Development Plan

Cement Hill Policy Area 10

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area primarily comprising detached dwellings at low densities on individual allotments.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling.

Form and Character

- 2 Dwellings should be designed within the following parameters:

Dwelling Type	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	420	15	20

- 3 Dwellings should be designed to have maximum site coverage of 40 per cent of the allotment area.

ATTACHMENT B

Current 'Hills Policy Area 11" module within City of Marion Development Plan

Hills Policy Area 11

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area primarily comprising detached dwellings at low densities.
- 2 Residential development, which is sensitive to the particular topography of the locality.
- 3 Residential development, which has minimal visual and environmental impacts.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area encompasses parts of the escarpment, which forms an east-west band through the centre of the council area, including elevated land visible from the Adelaide Plains in the suburbs of Seacliff Park, Seaview Downs, Seacombe Heights and Darlington. The policy area also contains undulating to steep land along the coast from Marino to Hallett Cove. Many dwelling sites have good views of the Adelaide Plains or the coast.

The desired character is a high quality residential environment containing site appropriate houses set in attractively landscaped, relatively large gardens. This desired character is derived from the existing prevailing character where it is based on low-density detached dwellings of a variety of architectural styles on relatively large, sloping allotments. The importance of the landscape character, the protection of existing trees and vegetation and the re-vegetation of land are all emphasised, particularly in those parts of the policy area that function as a backdrop to the Adelaide Plains or contribute to scenic coastal landscapes. Other important features are the varied natural topography, natural watercourses and steep gullies, and interfaces with adjoining areas of open space including Hills Face and coastal land. This landscape character warrants protection from inappropriate development and earthworks.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

Buildings and associated earthworks will be designed to minimise alteration of the natural or existing landform. Appropriate designs will continue to include split-level buildings to reduce visual bulk and reduce the need to cut and fill sloping sites.

Buildings, particularly on a site in a highly visible and prominent location or adjoining an area of open space or other natural character, will be finished with colours and materials complementing the surrounding environment. Highly reflective and very bright materials and colours that detract from the prevailing residential or natural character are inappropriate.

It is important when designing new buildings and extensions (and associated finished levels and decks) on sloping sites to pay considerable attention to, and reduce the potential impact on, the privacy and amenity of existing development.

Buildings and subdivision of land will reflect the existing pattern and scale of nearby development, except in areas where land has been subdivided into smaller allotments than now desired in this policy area, any new land division and development will be at a lower density and intensity than existing. In addition, larger-than-minimum allotments may be preferable due to the natural topography.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - group dwelling.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be designed and sited to relate to the slope of the land, so that:
 - (a) the bulk and scale of the buildings do not dominate the landscape
 - (b) the amount of cutting and filling of the natural ground profile is minimised.
- 4 Wherever possible, existing vegetation should be used to screen buildings and excavation or filling from view.
- 5 Development that would be prominently visible from the Adelaide Plains should:
 - (a) achieve a profile that blends with the topography of the land
 - (b) avoid the use of bright and highly reflective external materials and finishes
 - (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.
- 6 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:
 - (a) incorporating stepping in the design in accordance with the slope of the land
 - (b) where appropriate, setting back upper storeys a greater distance from all boundaries than the lower storey.
- 7 Dwellings should be designed to have a maximum site coverage of 35 per cent of the allotment area and a maximum floor area ratio of 0.4.
- 8 A dwelling should have a minimum site area, a frontage to a public road and an allotment depth not less than that shown in the following table:

Dwelling Type	Site Gradient	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	less than 1-in-10	700	18	20
	between 1-in-10 and 1-in-5	900	20	20
	more than 1-in-5	1100	20	20
Group	less than 1-in-10	700	24	45
	between 1-in-10 and 1-in-5	900	26	45
	more than 1-in-5	1100	26	45

ATTACHMENT C

Current 'Southern Policy Area 18' module within City of Marion Development Plan

Southern Policy Area 18

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area primarily comprising low scale, low to medium density housing.
- 2 Development that minimises the impact of garaging of vehicles on the character of the locality.
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses the generally established residential areas in the suburbs of Hallett Cove (east of the Adelaide-Seaford railway), Sheidow Park (north), and Trott Park. Land is typically undulating with some areas of steeper terrain. The existing character of streetscapes is largely derived from single-storey detached dwellings built since the 1970s, which incorporate generous front and rear setbacks.

The desired character of the policy area is an attractive residential area comprising predominantly single-storey, low-density dwellings exhibiting a variety of architectural styles. Future development of vacant land within the policy area will contribute to a mix of housing densities and housing types to improve housing diversity.

New buildings will minimise alteration of the natural or existing landform. The built form, architectural and landscape design of individual sites should make a positive contribution to the streetscape.

Buildings should not exceed two storeys in height and sloping sites should be developed at lower densities. Where buildings and extensions (including decks) are proposed on sloping land, particular attention will be given to the protection of the privacy and amenity of neighbouring properties and the avoidance of construction problems involving retaining walls and fences on boundaries.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing
 - dwelling including a residential flat building
 - supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Where a distinctive and attractive streetscape character exists, development should complement the scale, bulk, siting and positive elements of existing dwellings.
- 4 A dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Additional Circumstance	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
			Other Road (metres)	Arterial Road (metres)	
Detached		420	14	14	20
Semi-detached		350	12	12	20
Group		300	20	20	45
Residential flat building	One storey	300	20	20	45
	2 storeys	250	20	20	45
Row		280	8	12	20

- 5 Dwellings should be designed to have a maximum site coverage of 35 per cent of the allotment area and a maximum floor area ratio of 0.5.

ATTACHMENT D

Amended Version of 'Southern Policy Area 18' module, approved by the Urban Planning Committee on 7 February 2017

Southern Policy Area 18

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area primarily comprising low scale, low to medium density housing.
- 2 Development, which is sensitive to the particular topography of the locality
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses the generally established residential areas in the suburbs of Marino (north), Hallett Cove, Sheidow Park (north), Trott Park and the northern sections of Seaview Downs, Seacombe Heights and Darlington close to Seacombe Road. Land is typically undulating with some areas of steeper terrain. The existing character of streetscapes is largely derived from single-storey detached dwellings built since the 1960s, which incorporate generous front and rear setbacks. Two storey dwellings of a larger scale have become more predominant in areas closer to the coast with sea views.

The desired character of the policy area is an attractive residential area comprising predominantly low to medium density dwellings exhibiting a variety of architectural styles. Future development of land within the policy area will contribute to a mix of housing densities and housing types to improve housing diversity. In particular, higher densities are anticipated to occur in close proximity to centres, public transport routes and public open spaces.

The importance of the landscape character, the protection of existing trees and vegetation and the re-vegetation of land are all emphasised, particularly in those parts of the policy area that function as a backdrop to the Adelaide Plains or contribute to scenic coastal landscapes. Other important features are the varied natural topography, natural watercourses and steep gullies, and interfaces with adjoining areas of open space including Hills Face and coastal land. This landscape character warrants protection from inappropriate development and earthworks.

Future development will be designed to be considerate of the topography of the area, with limited cut and fill and associated retaining walls. Split-level housing is encouraged on sites with a steep land gradient to minimise the need for earthworks and to reduce impact of development upon the landscape. In instances where sites have a substantial land gradient, site areas may need to exceed the minimum for the relevant dwelling type to avoid excessive earthworks.

The built form, siting and architectural and landscape design of individual sites should make a positive contribution to the streetscape and character of the locality.

Building design will be of a high architectural standard and incorporate features that reduce the bulk of the development and add visual interest, such as variations in height, roof form, colour and materials, the provision of balconies and porticos and facade articulation.

Buildings should not exceed two storeys in height and sites of steeper terrain should be developed at lower densities. Where buildings and extensions (including decks) are proposed on sloping land, particular attention will be given to the protection of the privacy and amenity of neighbouring properties and the avoidance of construction problems involving retaining walls and fences on boundaries.

Where housing is proposed adjacent to zones or policy areas which are intended to accommodate dwellings at lower densities, consideration needs to be given to transitional built form, scale and design elements to ensure compatibility with that adjacent housing.

Amalgamation of land is desirable to provide opportunities for more efficient and appropriately designed medium density development, particularly in close proximity to Hallett Cove District Centre.

In localities where a high level of overlooking is common due to the natural topography or existing built form, some overlooking from new development is anticipated, however new development should not exacerbate privacy impacts and should employ design and siting techniques to protect the privacy of adjacent land where appropriate.

Undercroft car parking will be avoided on flat sites and sites that slope down from the street level.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling including a residential flat building
 - dwelling addition
 - small-scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - office
 - open space
 - primary and secondary school
 - recreation area
 - shop
 - supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Where a distinctive and attractive streetscape character exists, development should complement the scale, bulk, siting and positive elements of existing dwellings.
- 4 Development should be designed and sited to relate to the slope of the land, so that the amount of cutting and filling of the natural ground profile is minimised.
- 5 Where a proposed development would interfere with any view, vista or prospect presently available from land in private ownership, such interference will be reasonable and anticipated if the proposed development complies with the relevant guidelines and desires of this Development Plan, including height, setbacks, building envelopes, building form and massing.
- 6 Development that would be prominently visible should:
 - (a) achieve a profile that blends with the topography of the land
 - (b) avoid the use of bright and highly reflective external materials and finishes
 - (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.
- 7 The visual dominance of garages and carports on the streetscape should be minimised.

- 8 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:
- (a) incorporating stepping in the design in accordance with the slope of the land
 - (b) where appropriate, setting back upper storeys a greater distance from all boundaries than the lower storey.
- 9 A dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
		Other Road (metres)	Arterial Road (metres)	
Detached	350	12	12	20
Semi-detached	300	10	12	20
Group	300	20	20	45
Residential flat building	300	20	20	45
Row	300	9	12	20

- 10 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.6.

ATTACHMENT E

Proposed 'Southern Hills Policy Area 18' to replace Cement Hill Policy Area 10, Hills Policy Area 11 and Southern Policy Area 18.

Residential Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 An attractive residential zone comprising a range of dwelling types including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public and community transport routes and public open spaces.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - outbuilding in association with a dwelling
 - domestic structure
 - dwelling including a residential flat building
 - dwelling addition
 - small scale non-residential uses that serve the local community, for example:
 - child care facilities
 - consulting rooms
 - health and welfare services
 - offices
 - open space
 - primary and secondary schools
 - recreation areas
 - shops
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, offices and consulting rooms should be of a nature and scale that:
 - (a) primarily serves the needs of the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.

- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage where no established streetscape exists	8 metres from arterial roads shown on <i>Overlay Map – Transport</i> . 5 metres in all other circumstances.
Minimum setback from primary road frontage where an established streetscape exists	5 metres within Medium Density Policy Area 12 and Regeneration Policy Area 16 except where located on an arterial road. 8 metres from arterial roads shown on <i>Overlay Map – Transport</i> .
Minimum setback from secondary road frontage	2 metres within Medium Density Policy Area 12, Northern Policy Area 13, Regeneration Policy Area 16, Southern Hills Policy Area 18 and Worthing Mine Policy Area 20 . 3 metres in all other circumstances.
Minimum setback from side boundaries	Where the wall height is not greater than 3 metres: (a) 0.9 metres Where the wall height is between 3 metres and 6 metres: (a) 3 metres if adjacent southern boundary (b) 2 metres in all other circumstances. Where the wall height is greater than 6 metres: (a) if not adjacent the southern boundary, 2 metres plus an additional setback equal to the increase in wall height above 6 metres (b) if adjacent the southern boundary, 3 metres plus an additional setback equal to the increase in wall height above 6 metres.
Maximum length and height when wall is located on side boundary	Not applicable in that part of Residential Character Policy Area 17 within the suburb of Marion, and Watercourse Policy Area 19 , as walls on boundaries are generally not appropriate in these policy areas. In all other policy areas of the Residential Zone – (a) where the wall does not adjoin communal open space or a public reserve – 8 metres in length and 3 metres in height (b) where wall adjoins communal open space or a public reserve – 50 per cent of the length of the boundary and 4 metres in height.

Parameter	Value
Minimum setback from rear boundary	<ul style="list-style-type: none"> (a) 6 metres for single storey parts of the dwelling (where no wall height exceeds 3 metres), and (b) 8 metres for all other parts of the dwelling with a wall height greater than 3 metres, subject to the following variations: <ul style="list-style-type: none"> (i) within Medium Density Policy Area 12, Northern Policy Area 13, Racecourse Policy Area 15, Regeneration Policy Area 16, Southern Hills Policy Area 18 for sites with an average gradient exceeding 1-in-8 and Worthing Mine Policy Area 20 - (a) may be reduced to 3 metres for no more than 50 per cent of the width of the rear boundary; (ii) within Medium Density Policy Area 12 and Regeneration Policy Area 16 - (b) is 6 metres;
Maximum building height (from natural ground level)	<p>Within:</p> <ul style="list-style-type: none"> (a) Medium Density Policy Area 12: <ul style="list-style-type: none"> (i) 2 storeys of not more than 9 metres (ii) 2 storeys with an ability to provide a 3 storey addition within the roof space of not more than 10 metres (b) Regeneration Policy Area 16, 3 storeys of not more than 12 metres (c) Residential Character Policy Area 17: <ul style="list-style-type: none"> (i) within the suburb of Marion, 2 storeys of not more than 9 metres (ii) in all other areas, one storey with an ability to provide a 2 storey addition within the roof space subject to Principles of Development Control within the policy area of not more than 7 metres (d) all other policy areas, 2 storeys of not more than 9 metres.

- 7 Dwellings at ground level should provide private open space in accordance with the following table:

Site area of dwelling	Minimum area of private open space	Provisions
Less than 175 square metres	20 per cent of the site area or 35 square metres, whichever is the greater	<p>Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater and they have a minimum dimension of 2 metres.</p> <p>One part of the space should be directly accessible from a living room, have an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.</p> <p>The remainder of the space should have a minimum dimension of 2.5 metres.</p>

Site area of dwelling	Minimum area of private open space	Provisions
175 square metres or greater	20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater and they have a minimum dimension of 2 metres. One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10. The remainder of the space should have a minimum dimension of 2.5 metres.

- 8 Dwellings used for supported accommodation should have average site areas and site gradients not less than that shown in the following table:

Location	Average site area	Maximum site gradient
Worthing Mine Policy Area 20	250 square metres	1-in-20
Medium Density Policy Area 12, Northern Policy Area 13, Oaklands Park Policy Area 14, Regeneration Policy Area 16 and Southern Policy Area 18	200 square metres	n/a
All other areas	As set by the relevant policy area for dwellings generally	

Site Coverage

- 9 Site coverage should not exceed the amount specified by the relevant policy area unless it is demonstrated that doing so:
- would not be contrary to the relevant setback and private open space provisions
 - would not adversely affect the amenity of adjoining properties
 - would not conflict with other relevant criteria of this Development Plan.

Affordable Housing

- 10 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 11 Affordable housing should be distributed throughout the zone and/or policy areas to avoid over-concentration of similar types of housing in a particular area.

Southern Hills Policy Area 18

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area primarily comprising low scale, low to medium density housing.
- 2 Development, which is sensitive to the particular topography of the locality
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses the residential areas south of Seacombe Road, incorporating generally established residential areas in the suburbs of Darlington, Seacombe Heights, Seaview Downs, Seacliff Park, Marino, Hallett Cove, Sheidow Park, Trott Park and O'Halloran Hill. Land is typically undulating with some areas of steeper terrain. The existing character of streetscapes is largely derived from single-storey detached dwellings built since the 1960s, which incorporate generous front and rear setbacks. Two storey dwellings of a larger scale have become more predominant in areas closer to the coast with sea views and occasionally on elevated sites with views of the Adelaide metropolitan area.

The desired character of the policy area is an attractive residential area comprising predominantly low density dwellings exhibiting a variety of architectural styles. Future development of land within the policy area will contribute to a mix of housing densities and housing types to improve housing diversity when compared to the existing housing stock. In particular, higher densities are anticipated to occur in close proximity to centres, public transport routes and public open spaces and on land with minimal gradient.

Natural features within the policy area warrant protection from inappropriate development and earthworks, and include the varied natural topography, natural watercourses and steep gullies, and interfaces with adjoining areas of open space including the Hills Face Zone and coastal land.

Future development will be designed to be considerate of the topography of the area, with limited cut and fill and associated retaining walls. Split-level housing is encouraged on sites with a steep land gradient to minimise the need for earthworks and to reduce impact of development upon the landscape and adjoining land. In instances where sites have a substantial land gradient, site areas may need to exceed the minimum for the relevant dwelling type to avoid excessive earthworks.

The built form, siting, architectural and landscape design of individual sites should make a positive contribution to the streetscape and character of the locality.

Building design will be of a high architectural standard and incorporate features that reduce the bulk of the development and add visual interest, such as variations in height, roof form, colour and materials, the provision of balconies and porticos and facade articulation.

Buildings should not exceed two storeys in height and sites of steeper terrain should be developed at lower densities. Where buildings and extensions (including decks) are proposed on sloping land, particular attention will be given to the protection of the privacy and amenity of neighbouring

properties and the avoidance of construction problems involving retaining walls and fences on boundaries.

In localities where a high level of overlooking is common due to the natural topography or existing built form, some overlooking from new development is anticipated, however new development should not exacerbate privacy impacts and should employ design and siting techniques to protect the privacy of adjacent land where appropriate.

Amalgamation of land is desirable to provide opportunities for more efficient and appropriately designed medium density development, particularly in close proximity to Hallett Cove District Centre.

Undercroft car parking will be avoided on flat sites and sites that slope down from street level.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

- affordable housing
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling including a residential flat building
- dwelling addition
- small-scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - office
 - open space
 - primary and secondary school
 - recreation area
 - shop
- supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Where a distinctive and attractive streetscape character exists, development should complement the scale, bulk, siting and positive elements of existing dwellings.
- 4 Development should be designed and sited to relate to the slope of the land, so that the amount of cutting and filling of the natural ground profile is minimised.
- 5 Where a proposed development would interfere with any view, vista or prospect presently available from land in private ownership, such interference will be reasonable and anticipated if the proposed development complies with the relevant guidelines and desires of this Development Plan, including height, setbacks, building envelopes, building form and massing.
- 6 Development that would be prominently visible should:
 - (a) achieve a profile that blends with the topography of the land
 - (b) avoid the use of bright and highly reflective external materials and finishes

(c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.

- 7 The visual dominance of garages and carports on the streetscape should be minimised.
- 8 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:
- (a) incorporating stepping in the design in accordance with the slope of the land
- (b) where appropriate, setting back upper storeys a greater distance from all boundaries than the lower storey.
- 9 A dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling type	Average site gradient	Minimum site area (square metres)	Minimum frontage width		Minimum site depth
			Other road (metres)	Arterial road (metres)	
Detached Semi-detached	Less than 1-in-10	350	10	12	20
	Between 1-in-10 and 1-in-8	400	12	12	20
	More than 1-in-8	500	15	15	45
Row	Less than 1-in-10	300	9	12	20
	Between 1-in-10 and 1-in-8	350	10	12	20
	More than 1-in-8	400	10	12	20
Group Residential flat	Less than 1-in-10	300	20	20	45
	Between 1-in-10 and 1-in-8	400	20	20	45
	More than 1-in-8	500	20	20	45

- 10 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.6.

ATTACHMENT F 'TRACK CHANGES'

Proposed 'Southern Hills Policy Area' to replace Cement Hill Policy Area 10, Hills Policy Area 11 and Southern Policy Area 18.

Residential Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 An attractive residential zone comprising a range of dwelling types including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public **and community** transport routes and public open spaces.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - outbuilding in association with a dwelling
 - domestic structure
 - dwelling including a residential flat building
 - dwelling addition
 - small scale non-residential uses that serve the local community, for example:
 - child care facilities
 - consulting rooms
 - health and welfare services
 - offices
 - open space
 - primary and secondary schools
 - recreation areas
 - shops
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, **offices** and consulting rooms should be of a nature and scale that:
 - (a) **primarily** serves the needs of the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.

Form and Character

6 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage where no established streetscape exists	8 metres from arterial roads shown on <i>Overlay Map – Transport and any road within Hills Policy Area 11</i> . 5 metres in all other circumstances.
Minimum setback from primary road frontage where an established streetscape exists	5 metres within Medium Density Policy Area 12 and Regeneration Policy Area 16 except where located on an arterial road. 8 metres from arterial roads shown on <i>Overlay Map – Transport and any road within Hills Policy Area 11</i> .
Minimum setback from secondary road frontage	2 metres within Medium Density Policy Area 12, Northern Policy Area 13, Regeneration Policy Area 16, Southern Hills Policy Area 18 and Worthing Mine Policy Area 20 . 3 metres in all other circumstances.
Minimum setback from side boundaries	Where the wall height is not greater than 3 metres: (a) 0.9 metres 2 metres within Hills Policy Area 11 (b) 0.9 metres in all other circumstances. Where the wall height is between 3 metres and 6 metres: (a) 3 metres if adjacent southern boundary (b) 2 metres in all other circumstances. Where the wall height is greater than 6 metres: (a) if not adjacent the southern boundary, 2 metres plus an additional setback equal to the increase in wall height above 6 metres (b) if adjacent the southern boundary, 3 metres plus an additional setback equal to the increase in wall height above 6 metres.
Maximum length and height when wall is located on side boundary	Not applicable in Hills Policy Area 11 , that part of Residential Character Policy Area 17 within the suburb of Marion, and Watercourse Policy Area 19 , as walls on boundaries are generally not appropriate in these policy areas. In all other policy areas of the Residential Zone – (a) where the wall does not adjoin communal open space or a public reserve – 8 metres in length and 3 metres in height (b) where wall adjoins communal open space or a public reserve – 50 per cent of the length of the boundary and 4 metres in height.

Minimum setback from rear boundary	<p>(a) 6 metres for single storey parts of the dwelling (where no wall height exceeds 3 metres), and</p> <p>(b) 8 metres for all other parts of the dwelling with a wall height greater than 3 metres, subject to the following variations:</p> <p>(i) <u>within Medium Density Policy Area 12, Northern Policy Area 13, Racecourse Policy Area 15, Regeneration Policy Area 16, Southern Hills Policy Area 18 for sites with an average gradient exceeding 1-in-8 and Worthing Mine Policy Area 20 - (a) may be reduced to 3 metres for no more than 50 per cent of the width of the rear boundary; within Hills Policy Area 11 - (a) is 8 metres;</u></p> <p>(ii) within Medium Density Policy Area 12 and Regeneration Policy Area 16 - (b) is 6 metres;</p> <p>(iii) within Medium Density Policy Area 12, Northern Policy Area 13, Racecourse Policy Area 15, Regeneration Policy Area 16, Southern Policy Area 18, Worthing Mine Policy Area 20 - (a) may be reduced to 3 metres for no more than 50 per cent of the width of the rear boundary.</p>
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Maximum building height (from natural ground level)	<p>Within:</p> <p>(a) Medium Density Policy Area 12:</p> <p>(i) 2 storeys of not more than 9 metres</p> <p>(ii) 2 storeys with an ability to provide a 3 storey addition within the roof space of not more than 10 metres</p> <p>(b) Regeneration Policy Area 16, 3 storeys of not more than 12 metres</p> <p>(c) Residential Character Policy Area 17:</p> <p>(i) within the suburb of Marion, 2 storeys of not more than 9 metres</p> <p>(ii) in all other areas, one storey with an ability to provide a 2 storey addition within the roof space subject to Principles of Development Control within the policy area of not more than 7 metres</p> <p>(d) all other policy areas, 2 storeys of not more than 9 metres.</p>
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- 7 Dwellings at ground level should provide private open space in accordance with the following table:

Site area of dwelling	Minimum area of private open space	Provisions
Less than 175 square metres	20 per cent of the site area or 35 square metres, whichever is the greater	Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater and they have a minimum dimension of 2 metres. One part of the space should be directly accessible from a living room, have an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10. The remainder of the space should have a minimum dimension of 2.5 metres.

175 square metres or greater	20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater and they have a minimum dimension of 2 metres. One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10. The remainder of the space should have a minimum dimension of 2.5 metres.
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- 8 Dwellings used for supported accommodation should have average site areas and site gradients not less than that shown in the following table:

Location	Average site area	Maximum site gradient
Southern Hills Policy Area 18 and Worthing Mine Policy Area 20	250 square metres	1-in-20
Medium Density Policy Area 12, Northern Policy Area 13, Oaklands Park Policy Area 14, Regeneration Policy Area 16 and Southern Policy Area 18	200 square metres	n/a
All other areas	As set by the relevant policy area for dwellings generally	

Site Coverage

- 9 Site coverage should not exceed the amount specified by the relevant policy area unless it is demonstrated that doing so:
- (a) would not be contrary to the relevant setback and private open space provisions
 - (b) would not adversely affect the amenity of adjoining properties
 - (c) would not conflict with other relevant criteria of this Development Plan.

Affordable Housing

- 10 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 11 Affordable housing should be distributed throughout the zone and/or policy areas to avoid over-concentration of similar types of housing in a particular area.

Southern Hills Policy Area 18

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area primarily comprising low scale, low ~~to medium~~ density housing.
- 2 Development which is sensitive to the particular topography of the locality
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

~~This policy area encompasses the residential areas south of Seacombe Road, incorporating generally established residential areas in the suburbs of Darlington, Seacombe Heights, Seaview Downs, Seacliff Park, Marino, Hallett Cove, Sheidow Park, Trott Park and O'Halloran Hill. Land is typically undulating with some areas of steeper terrain. The existing character of streetscapes is largely derived from single-storey detached dwellings built since the 1960s, which incorporate generous front and rear setbacks. Two storey dwellings of a larger scale have become more predominant in areas closer to the coast with sea views and occasionally on elevated sites with views of the Adelaide metropolitan area.~~

~~This policy area encompasses the generally established residential areas in the suburbs of Marino (north), Hallett Cove, Sheidow Park (north), Trott Park and the northern sections of Seaview Downs, Seacombe Heights and Darlington close to Seacombe Road. Land is typically undulating with some areas of steeper terrain. The existing character of streetscapes is largely derived from single-storey detached dwellings built since the 1960s which incorporate generous front and rear setbacks. Two storey dwellings of a larger scale have become more predominant in areas closer to the coast with sea views.~~

The desired character of the policy area is an attractive residential area comprising ~~predominantly~~ low ~~to medium~~ density dwellings exhibiting a variety of architectural styles. Future development of land within the policy area will contribute to a mix of housing densities and housing types to improve housing diversity when compared to the existing housing stock. In particular, higher densities are anticipated to occur in close proximity to centres, public transport routes and public open spaces and on land with minimal gradient.

~~The importance of the landscape character, the protection of existing trees and vegetation and the re-vegetation of land are all emphasised, particularly in those parts of the policy area that function as a backdrop to the Adelaide Plains or contribute to scenic coastal landscapes. Other important Natural features within the policy area warrant protection from inappropriate development and earthworks, and include the varied natural topography, natural watercourses and steep gullies, and interfaces with adjoining areas of open space including the Hills Face Zone and coastal land. This landscape character warrants protection from inappropriate development and earthworks.~~

Future development will be designed to be considerate of the topography of the area, with limited cut and fill and associated retaining walls. Split-Split level housing is encouraged on sites with a steep land gradient to minimise the need for earthworks and to reduce impact of development upon the landscape and adjoining land. In instances where sites have a substantial land gradient, site areas may need to exceed the minimum for the relevant dwelling type to avoid excessive earthworks.

The built form, siting, ~~and~~ architectural and landscape design of individual sites should make a positive contribution to the streetscape and character of the locality.

Building design will be of a high architectural standard and incorporate features that reduce the bulk of the development and add visual interest, such as variations in height, roof form, colour and materials, the provision of balconies and porticos and facade articulation.

Buildings should not exceed two storeys in height and sites of steeper terrain should be developed at lower densities. Where buildings and extensions (including decks) are proposed on sloping land, particular attention will be given to the protection of the privacy and amenity of neighbouring properties and the avoidance of construction problems involving retaining walls and fences on boundaries.

In localities where a high level of overlooking is common due to the natural topography or existing built form, some overlooking from new development is anticipated, however new development should not exacerbate privacy impacts and should employ design and siting techniques to protect the privacy of adjacent land where appropriate.

~~Where housing is proposed adjacent to zones or policy areas which are intended to accommodate dwellings at lower densities, consideration needs to be given to transitional built form, scale and design elements to ensure compatibility with that adjacent housing.~~

Amalgamation of land is desirable to provide opportunities for more efficient and appropriately designed medium density development, particularly in close proximity to Hallett Cove District Centre.

~~Undercroft~~ car parking will be avoided on flat sites and sites that slope down from the street level.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

- affordable housing
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling including a residential flat building
- dwelling addition
- small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - office
 - open space
 - primary and secondary school
 - recreation area
 - shop
- supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Where a distinctive and attractive streetscape character exists, development should complement the scale, bulk, siting and positive elements of existing dwellings.

- 4 Development should be designed and sited to relate to the slope of the land, so that the amount of cutting and filling of the natural ground profile is minimised.
- 5 Where a proposed development would interfere with any view, vista or prospect presently available from land in private ownership, such interference will be reasonable and anticipated if the proposed development complies with the relevant guidelines and desires of this Development Plan, including height, setbacks, building envelopes, building form and massing.
- 6 Development that would be prominently visible should:
 - (a) achieve a profile that blends with the topography of the land
 - (b) avoid the use of bright and highly reflective external materials and finishes
 - (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.
- 7 The visual dominance of garages and carports on the streetscape should be minimised.
- 8 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:
 - (a) incorporating stepping in the design in accordance with the slope of the land
 - (b) where appropriate, setting back upper storeys a greater distance from all boundaries than the lower storey.
- 9 A dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling type	Site-Average site gradient	Minimum site area (square metres)	Minimum frontage width		Minimum site depth
			Other road (metres)	Arterial road (metres)	
Detached Semi-detached	Less than 1-in-10	350	10	12	20
	Between 1-in-10 and 1-in-8	400	12	12	20
	More than 1-in-8	500	15	15	45
Row	Less than 1-in-10	300	9	12	20
	Between 1-in-10 and 1-in-8	350	10	12	20
	More than 1-in-8	400	10	12	20
Group Residential flat	Less than 1-in-10	300	20	20	45
	Between 1-in-10 and 1-in-8	400	20	20	45
	More than 1-in-8	500	20	20	45

- 10 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.6.

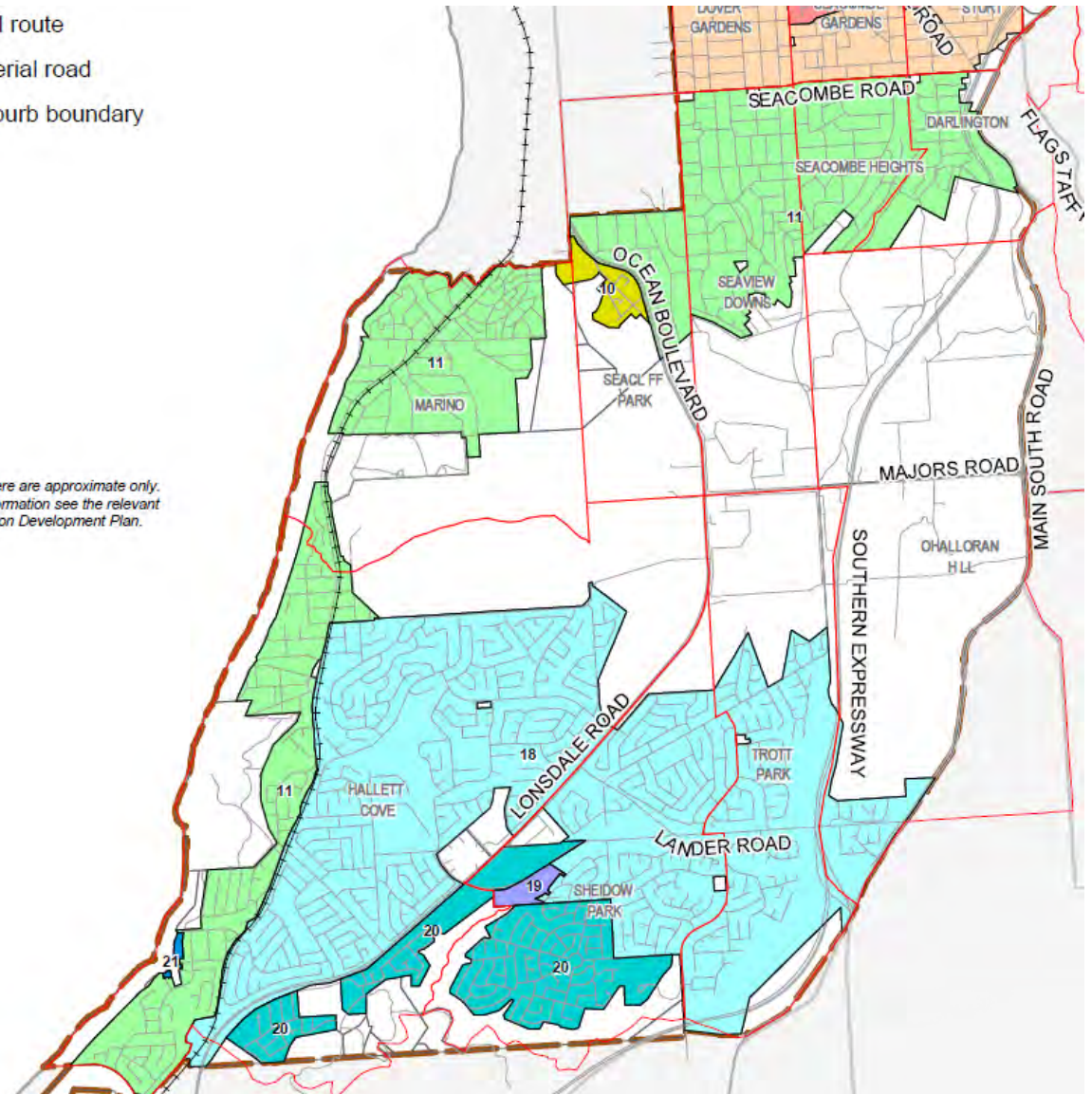
ATTACHMENT G

Existing Policy Areas in Residential Zone south of Seacombe Road

- 10 = Cement Hill Policy Area
- 11 = Hills Policy Area
- 18 = Southern Policy Area
- 19 = Watercourse Policy Area
- 20 = Worthing Mine Policy Area
- 21 = Coastal Policy Area

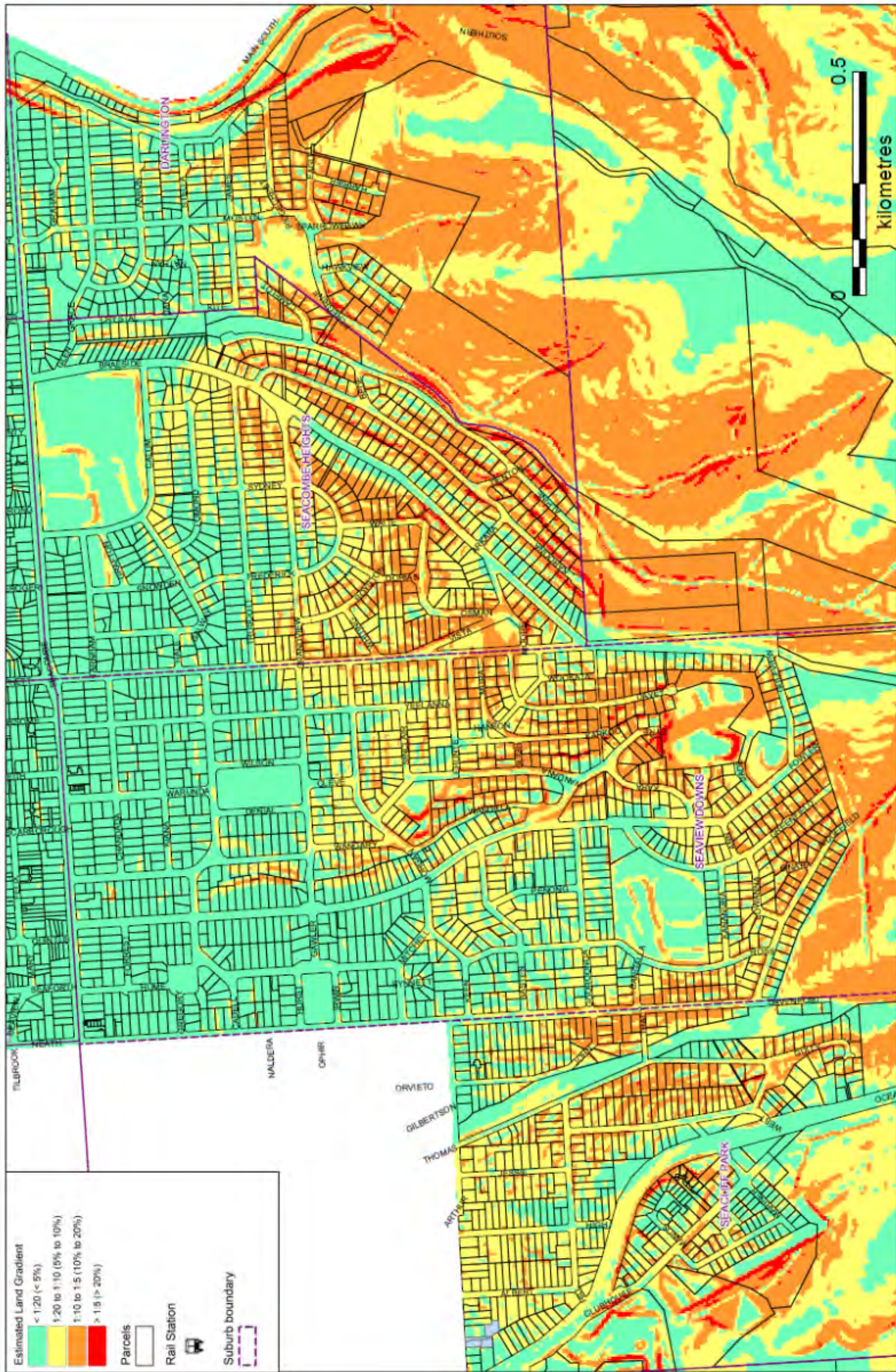
- +++++ Rail route
- Arterial road
- Suburb boundary

*The zones depicted here are approximate only.
For more accurate information see the relevant
zone maps in the Marion Development Plan.*

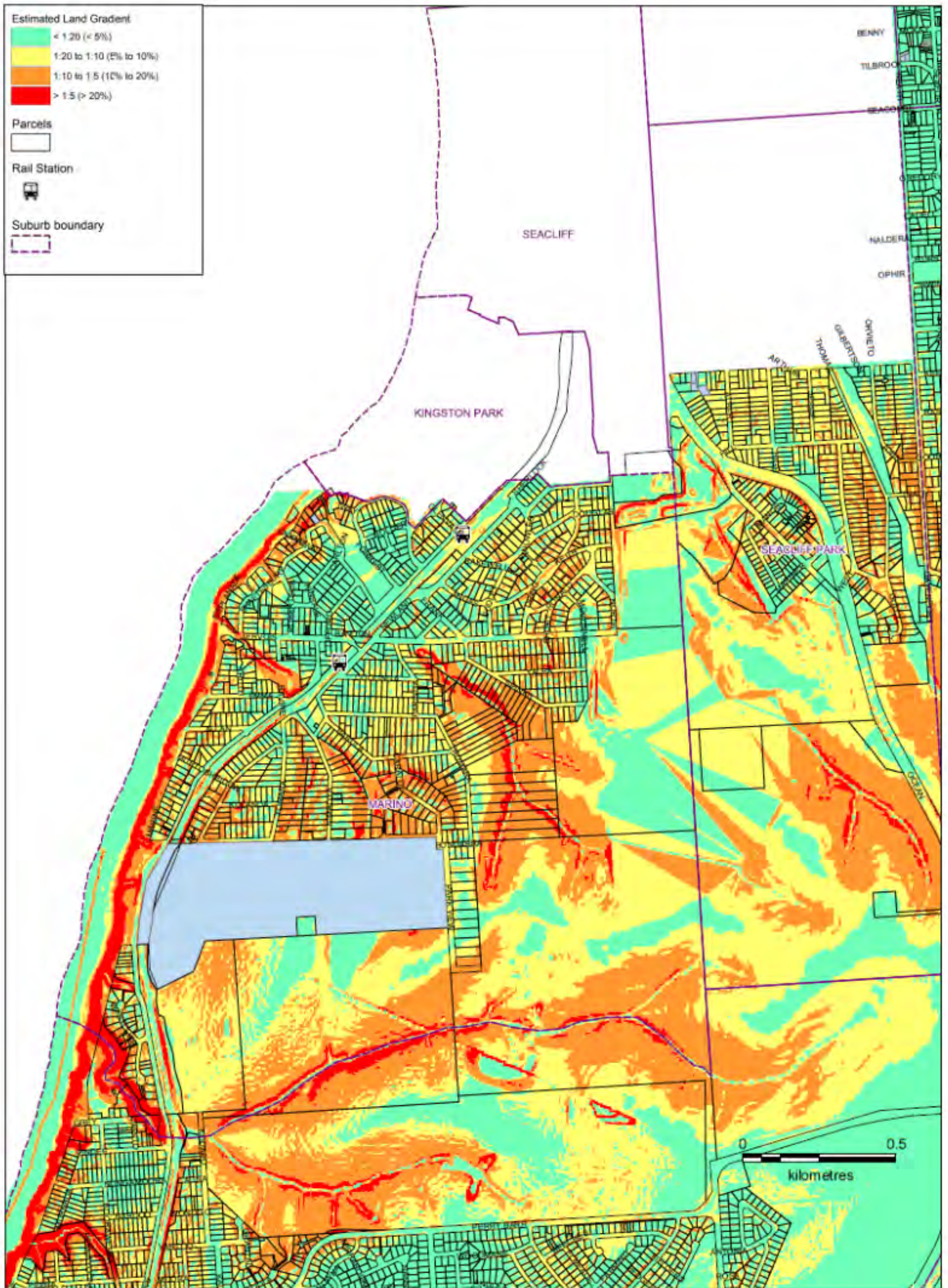


ATTACHMENT H

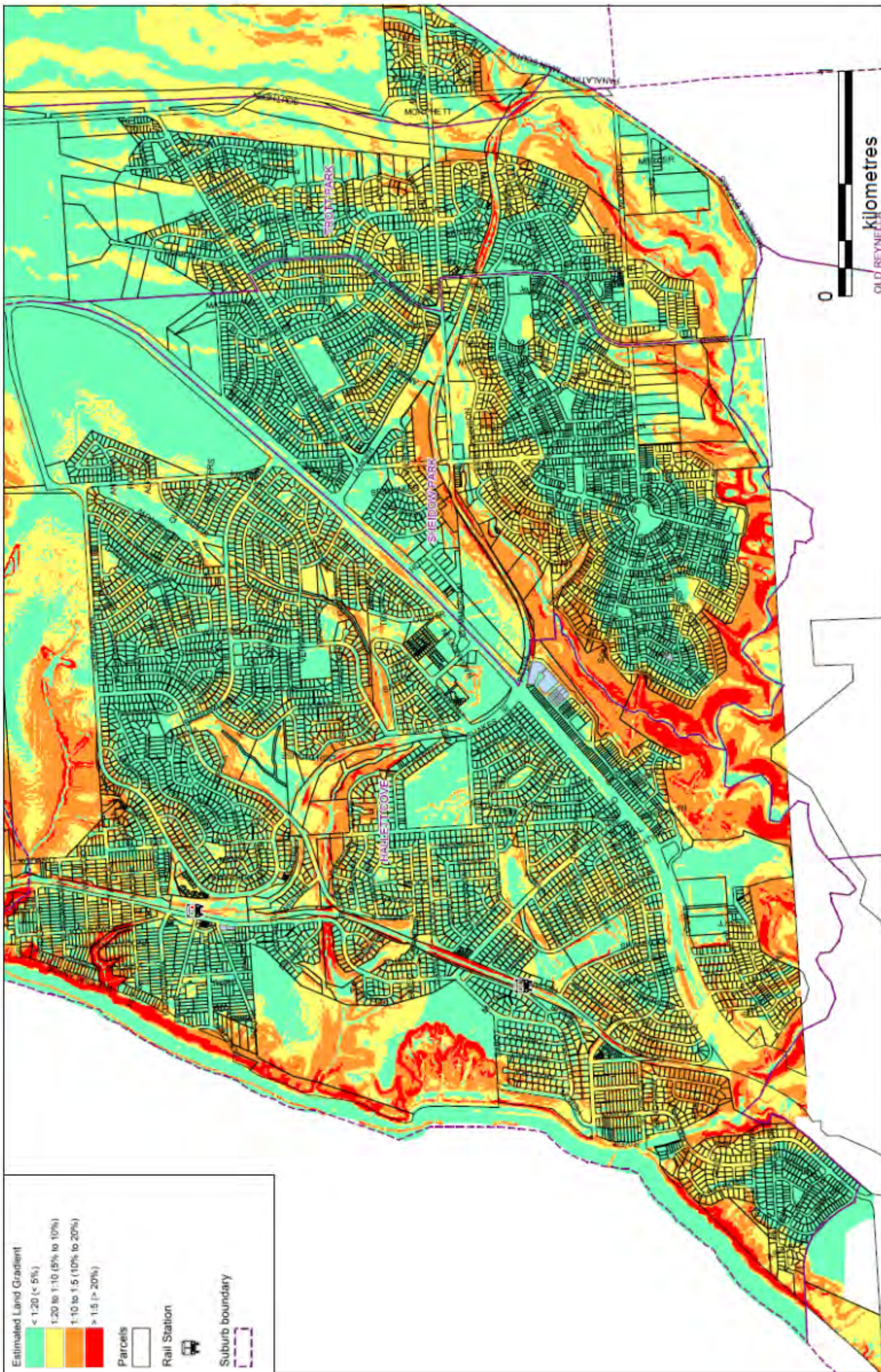
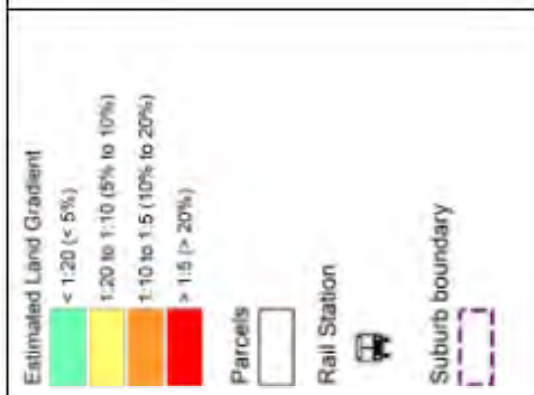
Land Gradient



Land Gradient



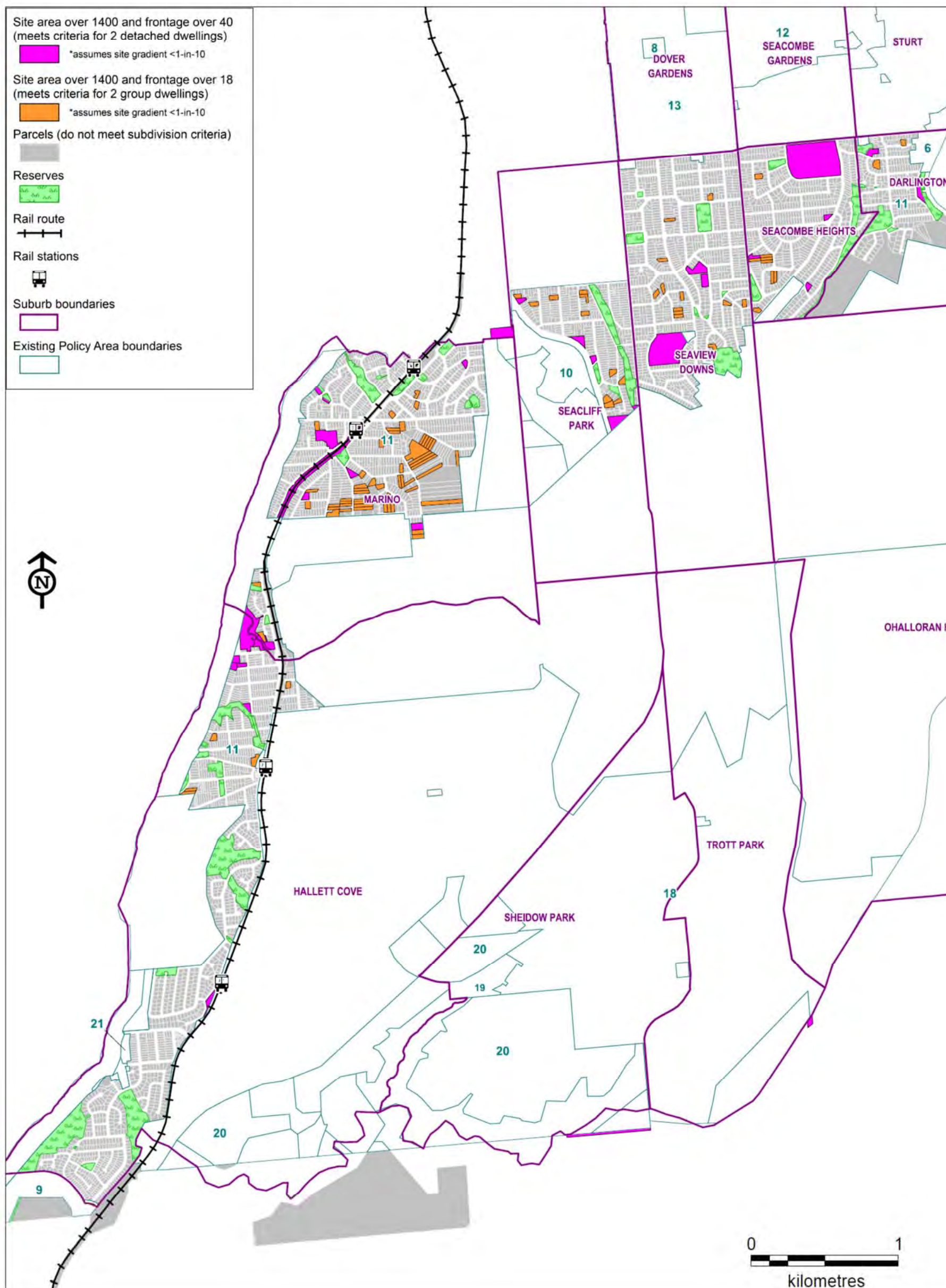
Land Gradient



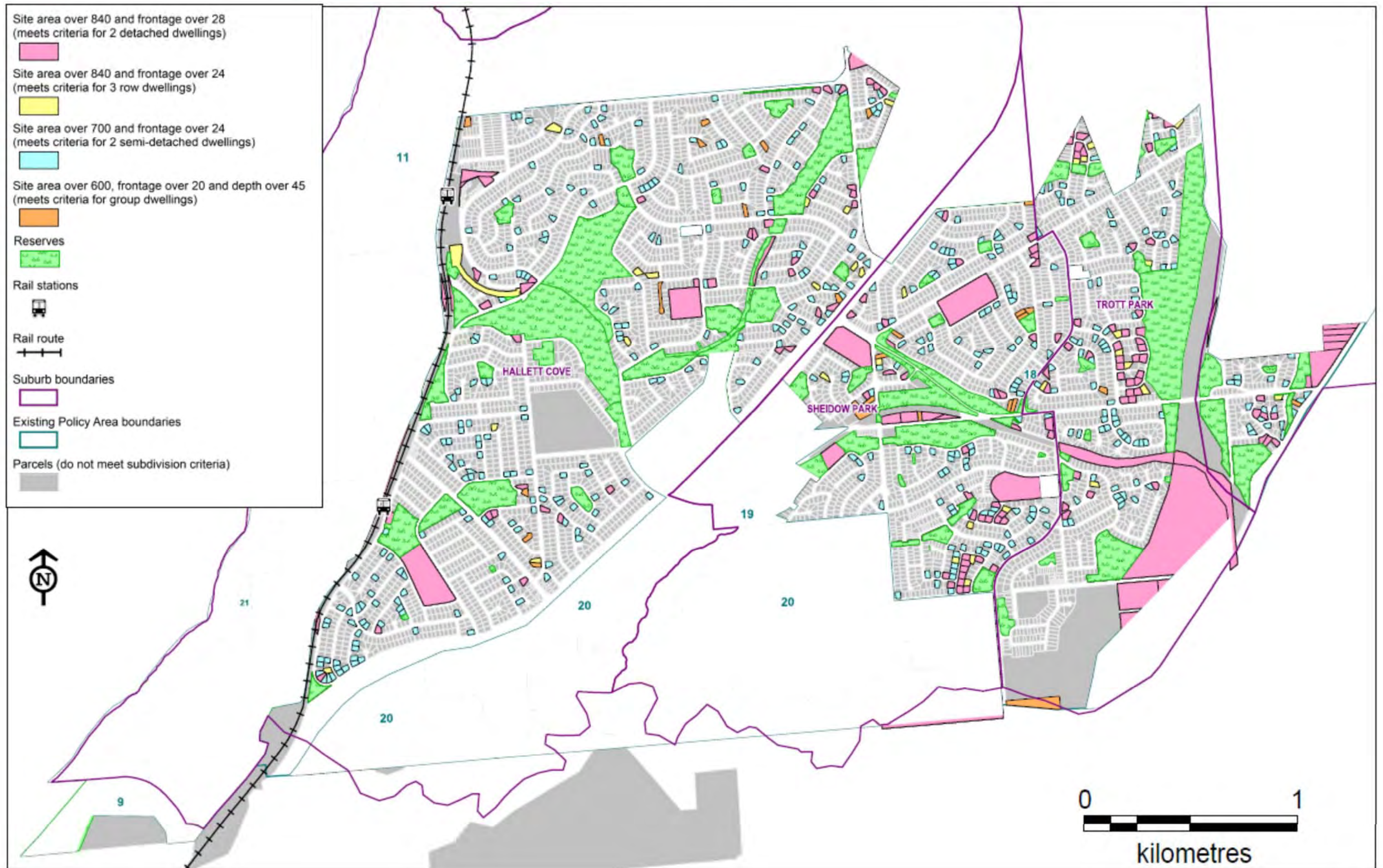
Attachment I

Site dimension analysis

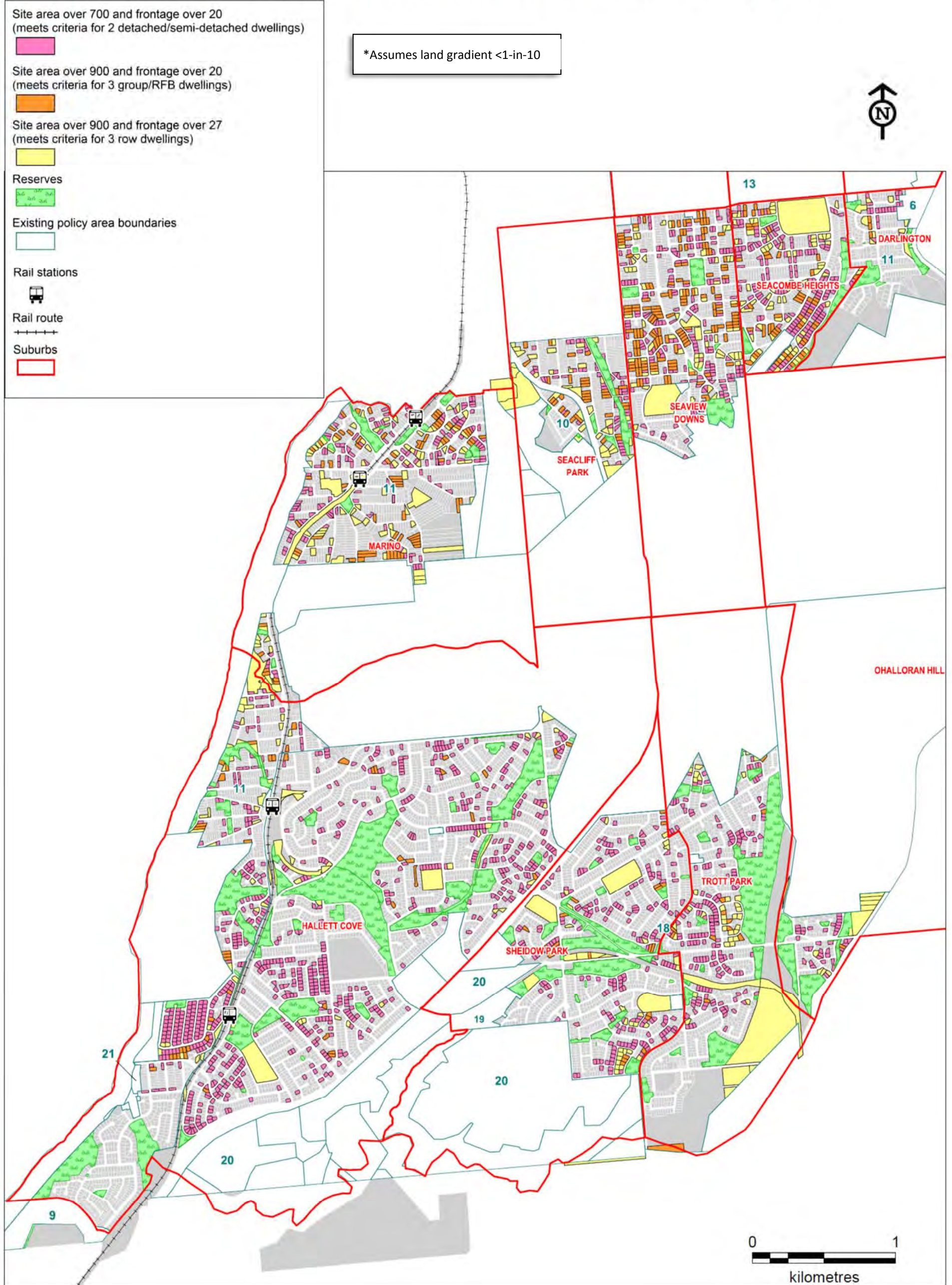
Site Dimension Analysis of Existing Hills Policy Area 11



Site Dimension Analysis of Existing Southern Policy Area 18



Site Dimension Analysis of Proposed Southern Hills Policy Area



Residential Zone

Appendix 11

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 An attractive residential zone comprising a range of dwelling types including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public **and community** transport routes and public open spaces.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - outbuilding in association with a dwelling
 - domestic structure
 - dwelling including a residential flat building
 - dwelling addition
 - small scale non-residential uses that serve the local community, for example:
 - child care facilities
 - consulting rooms
 - health and welfare services
 - offices
 - open space
 - primary and secondary schools
 - recreation areas
 - shops
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, **offices** and consulting rooms should be of a nature and scale that:
 - (a) **primarily** serves the needs of the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

6 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage where no established streetscape exists	8 metres from arterial roads shown on <i>Overlay Map – Transport and any road within Hills Policy Area 11</i> . 5 metres in all other circumstances.
Minimum setback from primary road frontage where an established streetscape exists	5 metres within Medium Density Policy Area 12 and Regeneration Policy Area 16 except where located on an arterial road. 8 metres from arterial roads shown on <i>Overlay Map – Transport and any road within Hills Policy Area 11</i> .
Minimum setback from secondary road frontage	2 metres within Medium Density Policy Area 12, Northern Policy Area 13, Regeneration Policy Area 16, Southern Hills Policy Area 18 and Worthing Mine Policy Area 20 . 3 metres in all other circumstances.
Minimum setback from side boundaries	Where the wall height is not greater than 3 metres: (a) 0.9 metres 2 metres within Hills Policy Area 11 (b) 0.9 metres in all other circumstances. Where the wall height is between 3 metres and 6 metres: (a) 3 metres if adjacent southern boundary (b) 2 metres in all other circumstances. Where the wall height is greater than 6 metres: (a) if not adjacent the southern boundary, 2 metres plus an additional setback equal to the increase in wall height above 6 metres (b) if adjacent the southern boundary, 3 metres plus an additional setback equal to the increase in wall height above 6 metres.
Maximum length and height when wall is located on side boundary	Not applicable in Hills Policy Area 11 , that part of Residential Character Policy Area 17 within the suburb of Marion, and Watercourse Policy Area 19 , as walls on boundaries are generally not appropriate in these policy areas. In all other policy areas of the Residential Zone – (a) where the wall does not adjoin communal open space or a public reserve – 8 metres in length and 3 metres in height (b) where wall adjoins communal open space or a public reserve – 50 per cent of the length of the boundary and 4 metres in height.

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Parameter	Value
Minimum setback from rear boundary	<ul style="list-style-type: none"> (a) 6 metres for single storey parts of the dwelling (where no wall height exceeds 3 metres), and (b) 8 metres for all other parts of the dwelling with a wall height greater than 3 metres, subject to the following variations: <ul style="list-style-type: none"> (i) within Medium Density Policy Area 12, Northern Policy Area 13, Racecourse Policy Area 15, Regeneration Policy Area 16, Southern Hills Policy Area 18 for sites with an average gradient exceeding 1-in-8 and Worthing Mine Policy Area 20 - (a) may be reduced to 3 metres for no more than 50 per cent of the width of the rear boundary; within Hills Policy Area 11 - (a) is 8 metres; (ii) within Medium Density Policy Area 12 and Regeneration Policy Area 16 - (b) is 6 metres; (iii) within Medium Density Policy Area 12, Northern Policy Area 13, Racecourse Policy Area 15, Regeneration Policy Area 16, Southern Policy Area 18, Worthing Mine Policy Area 20 - (a) may be reduced to 3 metres for no more than 50 per cent of the width of the rear boundary.

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Maximum building height (from natural ground level)	Within: <ul style="list-style-type: none"> (a) Medium Density Policy Area 12: <ul style="list-style-type: none"> (i) 2 storeys of not more than 9 metres (ii) 2 storeys with an ability to provide a 3 storey addition within the roof space of not more than 10 metres (b) Regeneration Policy Area 16, 3 storeys of not more than 12 metres (c) Residential Character Policy Area 17: <ul style="list-style-type: none"> (i) within the suburb of Marion, 2 storeys of not more than 9 metres (ii) in all other areas, one storey with an ability to provide a 2 storey addition within the roof space subject to Principles of Development Control within the policy area of not more than 7 metres (d) all other policy areas, 2 storeys of not more than 9 metres.
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7 Dwellings at ground level should provide private open space in accordance with the following table:

Site area of dwelling	Minimum area of private open space	Provisions
Less than 175 square metres	20 per cent of the site area or 35 square metres, whichever is the greater	Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater and they have a minimum dimension of 2 metres. One part of the space should be directly accessible from a living room, have an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10. The remainder of the space should have a minimum dimension of 2.5 metres.

Site area of dwelling	Minimum area of private open space	Provisions
175 square metres or greater	20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater and they have a minimum dimension of 2 metres. One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10. The remainder of the space should have a minimum dimension of 2.5 metres.

- 8 Dwellings used for supported accommodation should have average site areas and site gradients not less than that shown in the following table:

Location	Average site area	Maximum site gradient
Southern Hills Policy Area 18 and Worthing Mine Policy Area 20	250 square metres	1-in-20
Medium Density Policy Area 12, Northern Policy Area 13, Oaklands Park Policy Area 14, Regeneration Policy Area 16 and Southern Policy Area 18	200 square metres	n/a
All other areas	As set by the relevant policy area for dwellings generally	

Site Coverage

- 9 Site coverage should not exceed the amount specified by the relevant policy area unless it is demonstrated that doing so:
- would not be contrary to the relevant setback and private open space provisions
 - would not adversely affect the amenity of adjoining properties
 - would not conflict with other relevant criteria of this Development Plan.

Affordable Housing

- 10 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 11 Affordable housing should be distributed throughout the zone and/or policy areas to avoid over-concentration of similar types of housing in a particular area.

Southern Hills Policy Area 11

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area primarily comprising low scale, low to medium density housing.
- 2 Development which is sensitive to the particular topography of the locality
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses the residential areas south of Seacombe Road, incorporating generally established residential areas in the suburbs of Darlington, Seacombe Heights, Seaview Downs, Seacliff Park, Marino, Hallett Cove, Sheidow Park, Trott Park and O'Halloran Hill. Land is typically undulating with some areas of steeper terrain. The existing character of streetscapes is largely derived from single-storey detached dwellings built since the 1960s, which incorporate generous front and rear setbacks. Two storey dwellings of a larger scale have become more predominant in areas closer to the coast with sea views and occasionally on elevated sites with views of the Adelaide metropolitan area.

~~This policy area encompasses the generally established residential areas in the suburbs of Marino (north), Hallett Cove, Sheidow Park (north), Trott Park and the northern sections of Seaview Downs, Seacombe Heights and Darlington close to Seacombe Road. Land is typically undulating with some areas of steeper terrain. The existing character of streetscapes is largely derived from single-storey detached dwellings built since the 1960s which incorporate generous front and rear setbacks. Two storey dwellings of a larger scale have become more predominant in areas closer to the coast with sea views.~~

The desired character of the policy area is an attractive residential area comprising predominantly low to medium-density dwellings exhibiting a variety of architectural styles. Future development of land within the policy area will contribute to a mix of housing densities and housing types to improve housing diversity when compared to the existing housing stock. In particular, higher densities are anticipated to occur in close proximity to centres, public transport routes and public open spaces and on land with minimal gradient.

~~The importance of the landscape character, the protection of existing trees and vegetation and the re-vegetation of land are all emphasised, particularly in those parts of the policy area that function as a backdrop to the Adelaide Plains or contribute to scenic coastal landscapes. Other important Natural features within the policy area warrant protection from inappropriate development and earthworks, and include the varied natural topography, natural watercourses and steep gullies, and interfaces with adjoining areas of open space including the Hills Face Zone and coastal land. This landscape character warrants protection from inappropriate development and earthworks.~~

Future development will be designed to be considerate of the topography of the area, with limited cut and fill and associated retaining walls. Split-Split-level housing is encouraged on sites with a steep land gradient to minimise the need for earthworks and to reduce impact of development upon the landscape and adjoining land. In instances where sites have a substantial land gradient, site areas may need to exceed the minimum for the relevant dwelling type to avoid excessive earthworks.

The built form, siting, ~~and~~ architectural and landscape design of individual sites should make a positive contribution to the streetscape and character of the locality.

Building design will be of a high architectural standard and incorporate features that reduce the bulk of the development and add visual interest, such as variations in height, roof form, colour and materials, the provision of balconies and porticos and facade articulation.

Buildings should not exceed two storeys in height and sites of steeper terrain should be developed at lower densities. Where buildings and extensions (including decks) are proposed on sloping land, particular attention will be given to the protection of the privacy and amenity of neighbouring properties and the avoidance of construction problems involving retaining walls and fences on boundaries.

In localities where a high level of overlooking is common due to the natural topography or existing built form, some overlooking from new development is anticipated, however new development should not exacerbate privacy impacts and should employ design and siting techniques to protect the privacy of adjacent land where appropriate.

~~Where housing is proposed adjacent to zones or policy areas which are intended to accommodate dwellings at lower densities, consideration needs to be given to transitional built form, scale and design elements to ensure compatibility with that adjacent housing.~~

Amalgamation of land is desirable to provide opportunities for more efficient and appropriately designed medium density development, particularly in close proximity to Hallett Cove District Centre.

~~In localities where a high level of overlooking is common due to the natural topography or existing built form, some overlooking from new development is anticipated, however new development should not exacerbate privacy impacts and should employ design and siting techniques to protect the privacy of adjacent land where appropriate.~~

Undercroft car parking will be avoided on flat sites and sites that slope down from the street level.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

- affordable housing
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling including a residential flat building
- dwelling addition
- small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - office
 - open space
 - primary and secondary school
 - recreation area
 - shop
- supported accommodation.

Form and Character

2. Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Where a distinctive and attractive streetscape character exists, development should complement the scale, bulk, siting and positive elements of existing dwellings.
- 4 Development should be designed and sited to relate to the slope of the land, so that the amount of cutting and filling of the natural ground profile is minimised.
- 5 Where a proposed development would interfere with any view, vista or prospect presently available from land in private ownership, such interference will be reasonable and anticipated if the proposed development complies with the relevant guidelines and desires of this Development Plan, including height, setbacks, building envelopes, building form and massing.
- 6 Development that would be prominently visible should:
- (a) achieve a profile that blends with the topography of the land
 - (b) avoid the use of bright and highly reflective external materials and finishes
 - (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.
- 7 The visual dominance of garages and carports on the streetscape should be minimised.
- 8 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:
- (a) incorporating stepping in the design in accordance with the slope of the land
 - (b) where appropriate, setting back upper storeys a greater distance from all boundaries than the lower storey.
- 9 Residential development in a battle-axe configuration should not be developed unless all of the following can be satisfied:
- (a) a "handle" of at least 4.6 metres width is provided that gives access to the rear of the site, comprising a driveway of 3.0 metres minimum width and landscaping strips of 0.8 metres minimum width along both sides of the driveway
 - (ed) all dwellings are sited to ensure that they are at least partially visible from the street frontage
 - (de) fencing along the battle-axe driveway between the primary road frontage and the main face of the dwelling closest to the street is avoided or minimised in height and constructed of a suitable material to maintain an open landscaped character
 - (ef) dwellings are set back an appropriate distance from the battle-axe driveway.
- 10 A dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road and site depth not less than that shown in the following table:

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

- 10 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.6.

INTERFACE BETWEEN CHARACTER AREAS AND SUBURBAN ACTIVITY NODE ZONE

HOUSING DIVERSITY DEVELOPMENT PLAN AMENDMENT (DPA)

INTRODUCTION

The proposed and existing Residential Character Areas in the Marion Council are located adjacent to train and tram corridors. The Housing Diversity DPA seeks to introduce a Suburban Activity Node Zone (SANZ) adjacent to these corridors in order to encourage primarily residential buildings up to 4 storeys in height. Given that the Residential Character seeks for low density single-storey buildings, while the SANZ encourages medium-to-high density development up to 4 storeys, the interface between these two zones/policy areas requires consideration.

The proposed SANZ policy has several mechanisms to deal with interface, including the building envelope interface height provisions, a Transition Area, or limiting development sites adjacent the Residential Zone. These mechanisms will be investigated to consider which delivers the most appropriate outcomes.

CASE STUDY: 78-86 PLEASANT AVENUE, SOUTH PLYMPTON

In order to consider the potential impacts of development of sites within the SANZ, a case example has been considered at 78-86 Pleasant Avenue, South Plympton, which adjoins the proposed Residential Character Area to the south. Three options to deal with character interface will be considered.

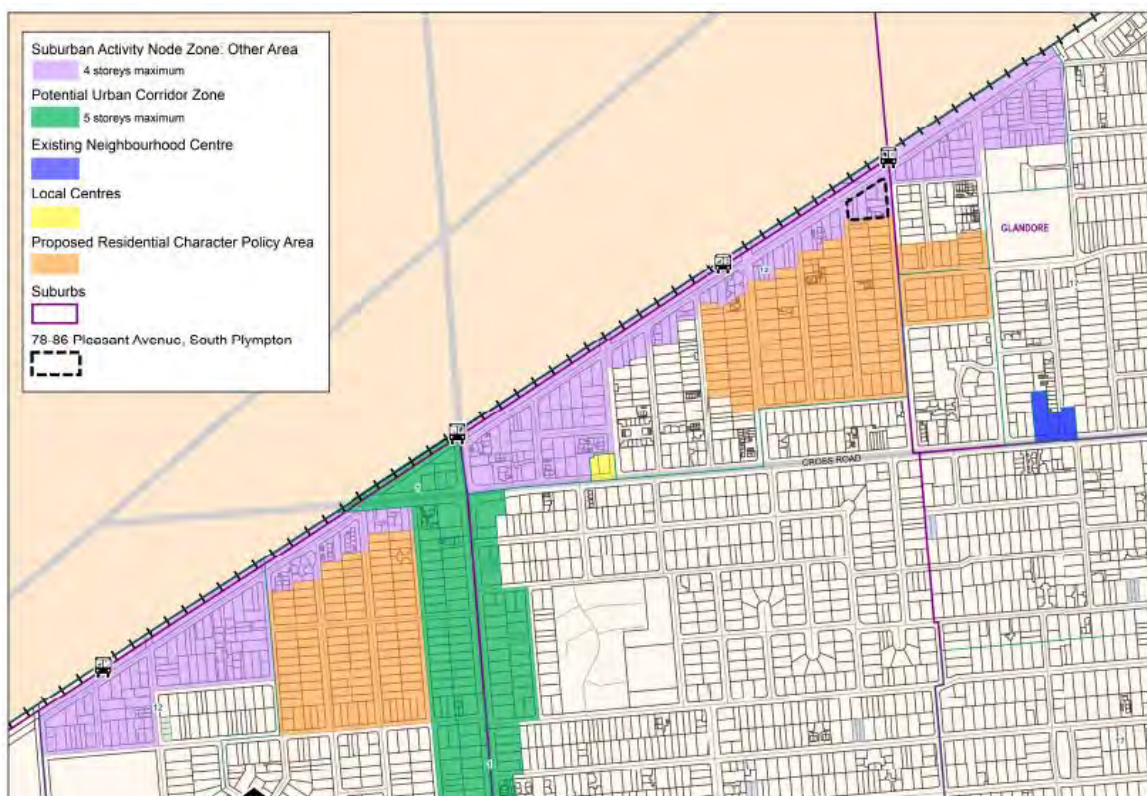


Figure 1. Map illustrating proximity of SANZ (purple) with proposed Residential Character Areas (orange)



Figure 2. Aerial image of potential development site: 78-86 Pleasant Avenue, South Plympton

OPTION 1. BUILDING ENVELOPE

When applying the prescribed building envelope in the Suburban Activity Node Zone (figure 3 below), the development site would cater for a building(s) of up to 4 storeys. However, the 4 storey portion of the building would need to be set back a minimum of 21 metres from the rear boundary adjoining the Residential Zone to the south. The building could then be reduced in height to 3 storeys 15.0 metres from the rear boundary. (the diagram does not dictate 1 or 2 storey setbacks, as these are prescribed separately in the SANZ). This transition in building height is considered to provide appropriate interface with the adjoining residential areas, such that the visual bulk and scale of the building would not cause unreasonable amenity impacts.

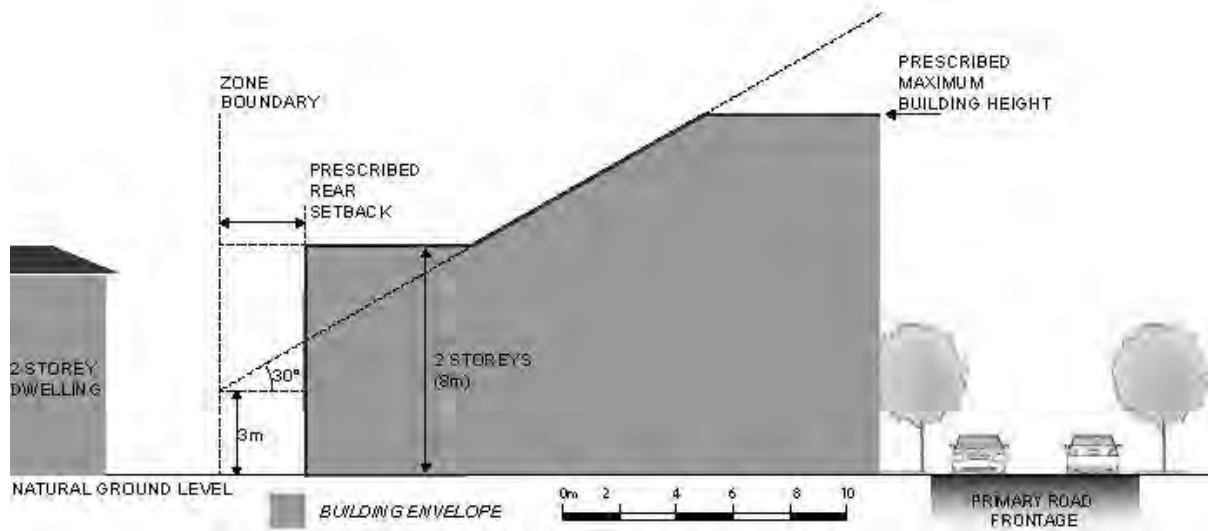


Figure 3. Building Envelope Policy from Inner and Middle Metropolitan Corridor (Sites) DPA

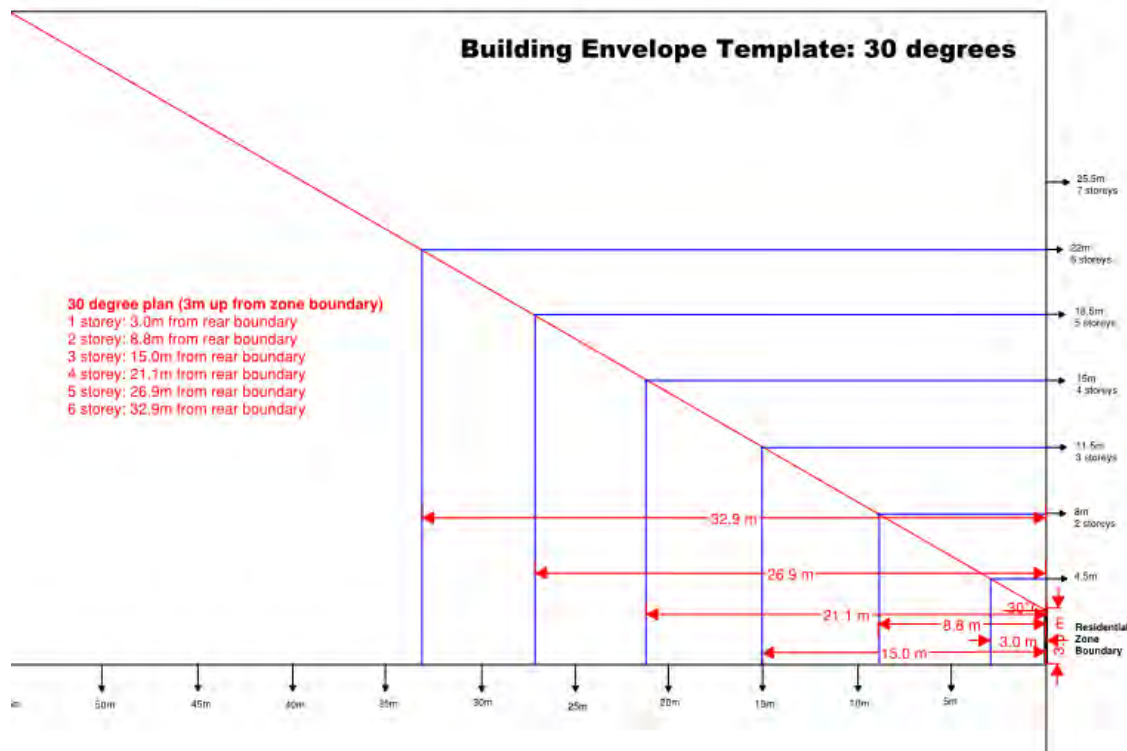


Figure 4. Rear setbacks required for 1-6 storeys dictated by 30 degree plane

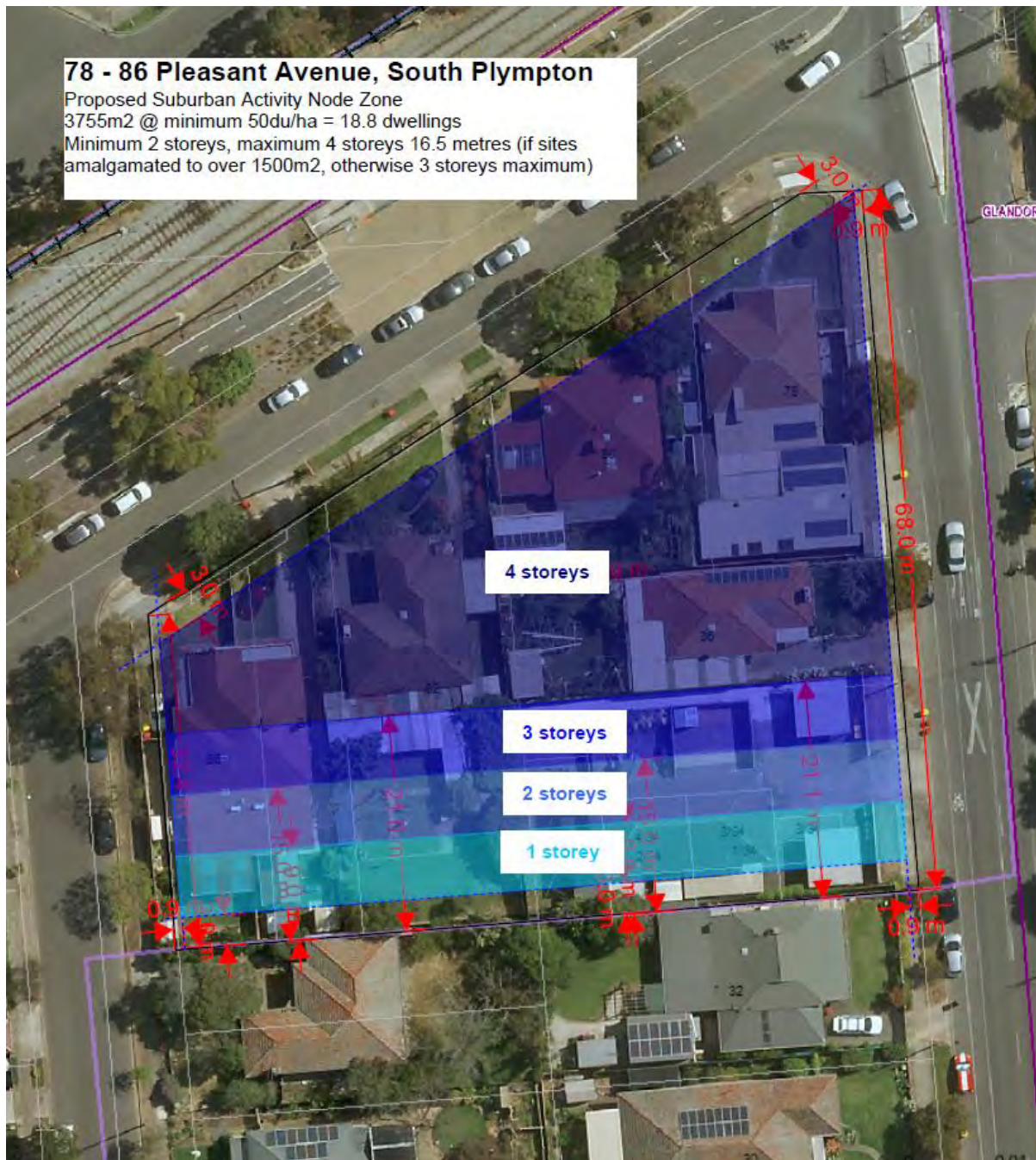


Figure 5. Applicable building heights, dictated by diagram in Figure 3 (Note: 1 and 2 storey portions may be less in accordance with prescribed rear/side setbacks)

Evidently, the greater the depth of the site, the greater the capacity to accommodate a 4 storey building. In this case, such a building would certainly be on the eastern portion of the site. If only the western 1 or 2 allotments were developed, 4 storey development would be unlikely given the limited floor plate available for the 4 storey portion. However, 3 storey development would be feasible. This limited development potential has corresponding benefits:

1. The smaller the site, the smaller the building, and the impacts on adjacent residential properties will be appropriately limited.
2. Developers will be encouraged to acquire multiple land holdings to obtain larger development sites, which will maximise development potential, whilst still providing appropriate transition.

OPTION 2. TRANSITION AREA

Alternatively, instead of applying the Building Envelope Interface Height diagram, a Transition Area could be imposed to the locality south of the SANZ (which would also form part of the SANZ). Within the transition area, a maximum building height of 3 storeys applies, in addition to a minimum building height of 2 storeys. New residential development must achieve a minimum density of 45 dwellings per hectare (i.e no more than 222 square metres site area per dwelling). Transition Areas may be appropriate where there is no intervening street between the proposed SANZ and character area. In the suburb of South Plympton, the Transition Area may take the form illustrated in figure 7 below.

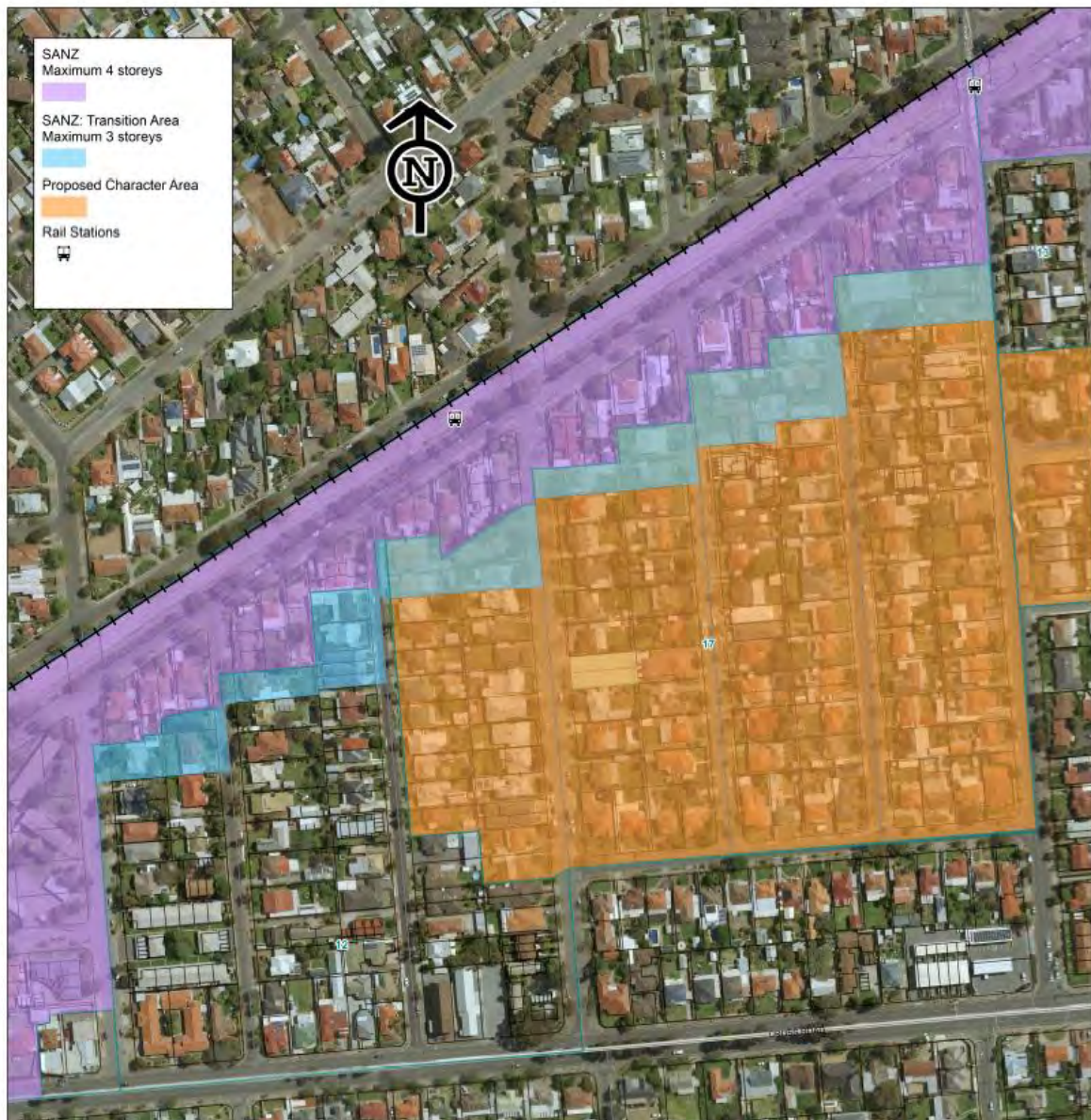


Figure 6. Potential Transition Area, illustrated in blue

If the Transition Area is imposed on additional properties, those properties would become part of the SANZ (reducing the scope of the Character Area). Consequently, the Building Envelope would apply to the new boundary of the SANZ Transition Area, not to the original boundary of the SANZ. The impact of this on the case study development site is considered below.

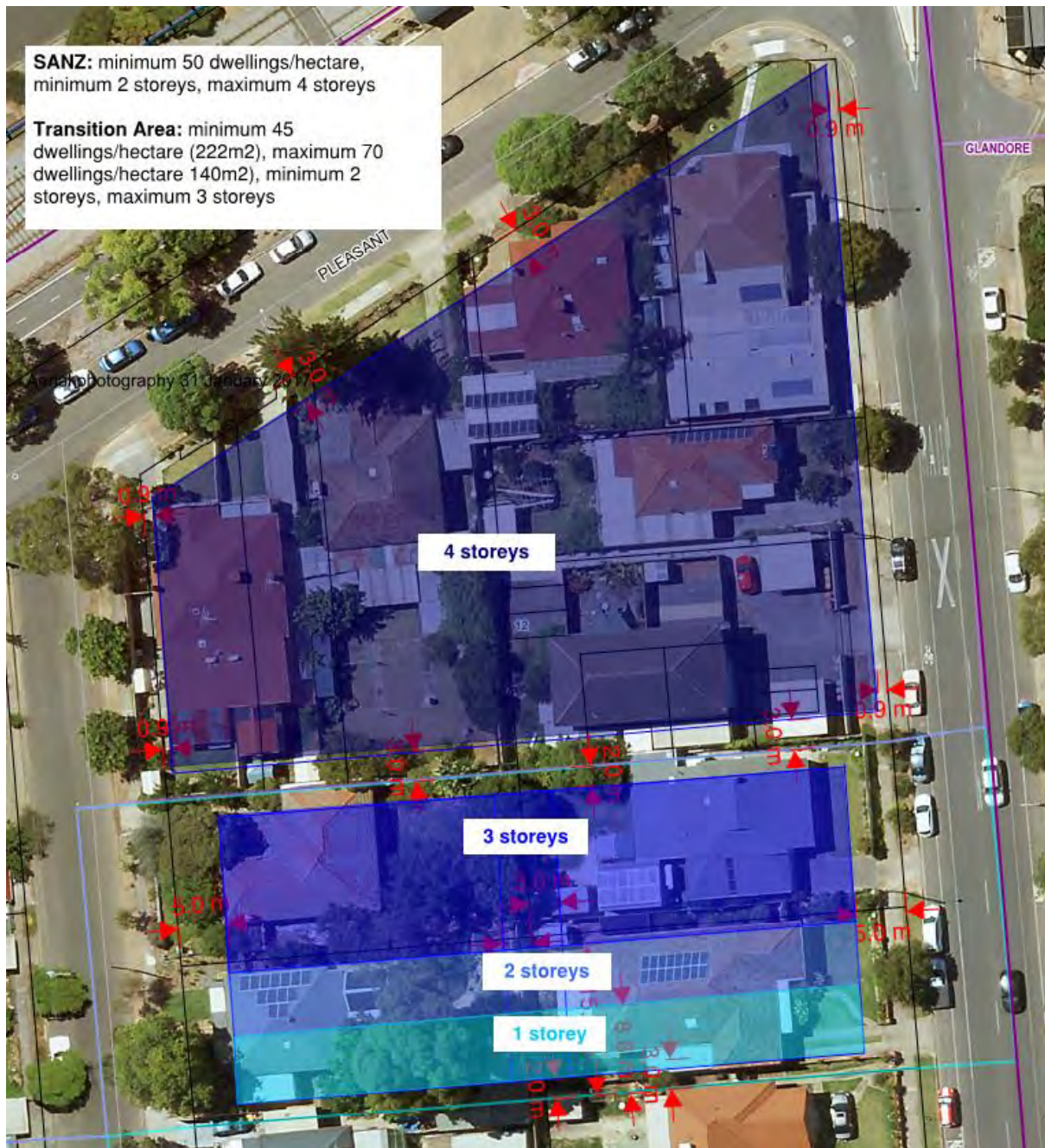


Figure 7. Transition Area applied to adjacent properties (Note: 1 and 2 storey portions may be less in accordance with prescribed rear/side setbacks)

Figure 6 illustrates that, if the Transition Area is imposed, there would be a greater scope for redevelopment, as 4 storeys would be permitted on the whole of the case study development site, while the transition down to 1 storey would apply to the Transition Area development site. While this increases redevelopment potential, it would also create interface issues with the proposed SANZ site and those dwellings in the Transition Area. For example, if the Transition Area was not part of the development site, a 4 storey building could be constructed only 3 metres from the rear boundary, with no transition in scale towards existing dwellings in the Transition Area. This is concerning given that dwellings in the Transition Area generally comprise character housing – not only would the amenity impact on these houses be worsened by expanding the SANZ to encompass a Transition Area, but those character houses would be zoned for medium density development, eroding the size of the proposed Character Areas.

OPTION 4. SOUTHERN INNOVATION AREA DPA WITH AMENDED POLICY

The draft SANZ proposed in the Southern Innovation Area DPA could be amended to limit development height on smaller sites, but enable larger sites to be developed to a greater potential.

As per the version of the SANZ considered by the UPC on 4 April 2017, the building heights table could prescribe different heights depending on whether sites are over a certain size. The original site cap was 1000 square metres, however it is recommended that this is increased to 2000 square metres to ensure that sites provided with greater height scope are of a sufficient size to cater for interface.

In relation to the prescribed two storey building setback (which are not dictated by the Building Envelope), instead of prescribing a 4 metre rear setback for any site adjacent a lower density residential area (as proposed in the SIA DPA), different rear setbacks could be prescribed for single and two storey building components to achieve more appropriate transition in built form. It is also proposed to prescribe greater setbacks for rear boundaries that are adjacent to a Residential Character Policy Area or southern boundary. These measures are considered to provide appropriate interface with the nearby residential areas.

The above recommendations are provided in the draft SANZ policy is contained in Appendix 4. This draft policy uses the Southern Innovation Area (SIA) DPA template, but tracked changes show the proposed amendments to be incorporated via the Housing Diversity DPA.

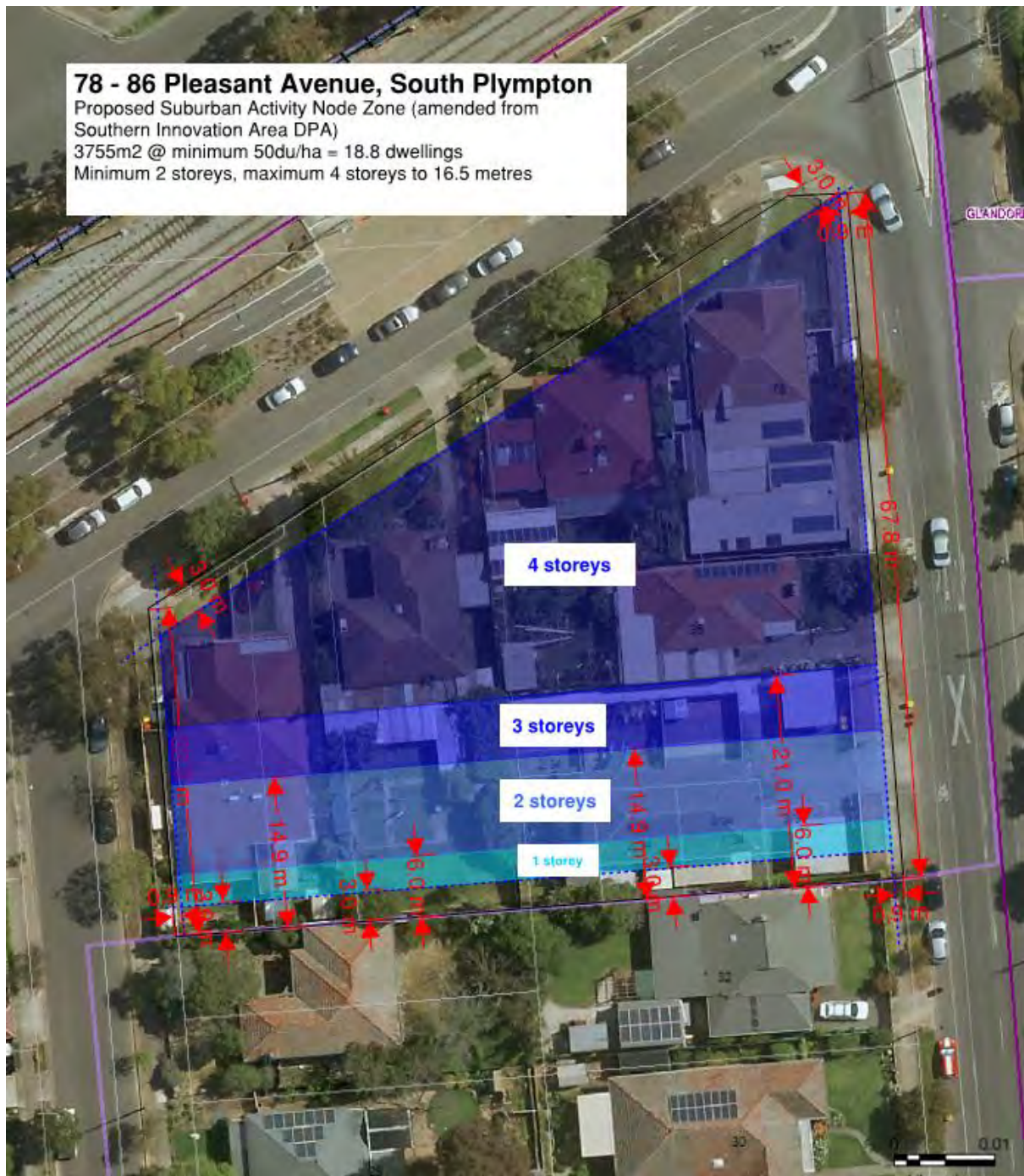


Figure 9. Maximum building heights as prescribed in the proposed amended SANZ in Appendix 4 (based on the SIA DPA)

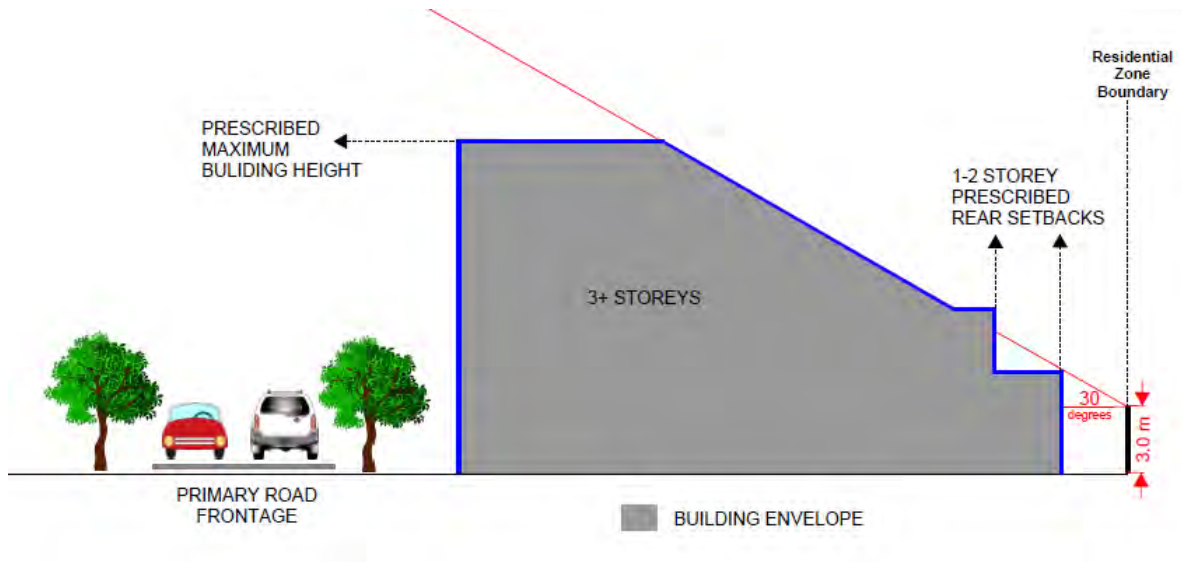


Figure 10. Amended building envelope template

SUMMARY/CONCLUSION

The below table summarises the key observations of each policy mechanisms to deal with transition towards the adjoining Residential Zone:

Transition Method	Positives	Negatives
Option 1. 30 degree plane from residential zone boundary (4 storeys maximum)	<ul style="list-style-type: none"> • Appropriate transition toward dwellings in the residential zone • Character areas are not reduced by Transition Areas. 	<ul style="list-style-type: none"> • Constrained development site – significant constraints on standard-depth allotments • Difficult for developers to ascertain height restrictions without applying Building Envelope
Option 2. Incorporate a Transition Area	<ul style="list-style-type: none"> • Expand development potential of sites in the SANZ – 4 storeys permitted on entire site 	<ul style="list-style-type: none"> • SANZ encroaches into the potential Character Policy Area, encouraging development of pre-1950s character housing • Heightened impact on dwellings in the Transition Area – 4 storey buildings permitted 3 metres from rear boundaries
Option 3. Maximum 3 storeys adjacent lower density residential areas	<ul style="list-style-type: none"> • Appropriate transition toward dwellings in the residential zone • 3 storey limit will encourage mid-rise development (4-5 storeys) to more appropriate areas - the Core Area of the SANZ or Urban Corridor Zone on Marion Road • Larger development sites that are not adjacent to a lower density residential zone will be able to cater for up to 4 storeys • Proposed SANZ is consistent with the SANZ policy being introduced 	<ul style="list-style-type: none"> • Development potential throughout the SANZ will be limited to maximum 3 storeys • Ambiguous – policies apply to “Area adjacent a lower density residential zone boundary – if a site was 5000m2 but adjacent to the residential zone, there should be scope for higher density.

APPENDIX 12

	through the Ministerial Southern Innovation Area DPA.	
Option 4. Amend SIA DPA SANZ template to prescribe heights relative to site size	<ul style="list-style-type: none"> • Larger development sites (>2000m²) that are not adjacent to a lower density residential zone will be able to cater for up to 4 storeys, encouraging allotment amalgamation • Smaller development sites will be appropriately limited in height/scale to maximum 3 storeys • Character areas are not reduced by Transition Areas. 	<ul style="list-style-type: none"> • Relies on DPTI amending the SIA DPA SANZ policy to correspond to Council's proposed changes.

Option 4 is recommended as the best way to deal with interface. It will not only achieve an appropriate level of transition, but in doing so, encourage developers to consider larger sites in more appropriate areas for 4 storey development, and should allow for adaption with the future SANZ policy introduced through the Southern Innovation Area DPA.

A copy of the recommended amendments to the SANZ policy area detailed in Appendix 4.

APPENDIX 13: Proposed Amended SANZ – [tracked changes from Southern Innovation Area DPA](#)

Marion Council
Zone Section
Suburban Activity Node Zone

Suburban Activity Node Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone that includes a range of medium and high density residential development supported by a mix of compatible land uses.
- 2 Well designed and functional mixed use areas with a walkable urban form, pedestrian and cyclist friendly streetscapes, and active street frontages that facilitate personal interaction and promote public transport use.
- 3 The design and layout of development to encourage walking and cycling and promote public transport use.
- 4 A mixed use area with a variety and concentration of activity close to a key focal point such as a fixed transit stop, activity centre or high quality open space.
- 5 To identify and remediate contaminated land to a level appropriate for its intended use.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone will be developed predominantly for medium to high density housing and accommodation with integrated mixed use activities at an appropriate scale.

Residential development will be primarily in the form of residential flat buildings, row dwellings, semi-detached dwellings, serviced apartments and other forms of accommodation that meet the needs of students and aged persons. The location of high density housing and other forms of targeted accommodation will take into account its proximity to education and employment facilities, and public transit services.

The form, scale and mix of development will be at its greatest intensity in 'Core Areas' as shown on [Concept Plan Map Mar/7 – Laffer's Triangle](#), [Concept Plan Map Mar/8 – Tonsley](#) and [Concept Plan Map Mar/9 – Marion Regional Centre](#). Non-residential activities in 'Core Areas' may include shops, community services, offices, consulting rooms, cafes, restaurants and other eateries that provide for day-to-day needs of residents and workers and reduce the need for multiple trips. Features and activities that attract people and add vitality to the street, such as display windows, retail shopfronts and outdoor dining areas are encouraged.

Outside 'Core Areas', smaller scale non-residential uses will be encouraged at street level, with residential units and/or other forms of accommodation located on upper floors.

The height of buildings will trend lower from 'Core Areas'. Buildings on land adjacent to a residential zone accommodating low rise development will create an appropriate transition of development scale and massing.

Development in the zone will create an appropriate interface between residential development in the zone and established incompatible uses outside the zone such as industrial activities. Additional scope in the use of land at the interface of such areas will be provided to encourage a pattern of development that achieves a suitable level of amenity for residents and will enhance residential areas located further away from the interface.

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Zone Section
Suburban Activity Node Zone

Buildings will contribute to the provision of a coherent public realm by framing the street space and adjoining private and public open space. To promote pedestrian oriented development, building entrances will be oriented to the street and on-site parking areas will be located beneath or behind buildings.

Amalgamation of adjacent allotments or sharing of facilities including communal open space, parking areas and access ways is encouraged.

Development in the zone will achieve high quality urban design in both the public and private realm through building design, landscaping, surface treatments and street furniture. Footpaths will be wide and street trees will shade the footpath and soften the built form. Colonnades, courtyards, awnings and street furniture will create a pedestrian friendly environment. Streets will incorporate traffic calming measures.

Front fences will be minimised to ensure visual permeability and avoid large blank walls to encourage passive surveillance, active streetscapes and a visually interesting public realm.

Tonsley Precinct

Streets will be highly connected to surrounding areas (acknowledging the physical constraints imposed by the rail corridor on the western boundary of the adjacent **Regional Activity Zone**, the Sturt River and Warriparinga Wetlands in Laffer's Triangle) and within the zone to maximise walkability and reduce local travel distances. Cycle paths and routes will be provided which are safe, accessible, well signed and connect and link key local destinations such as shops, public transport stops and local parks.

Contamination is known to exist in the southern parts of the adjacent **Regional Activity Zone** as well as the adjacent areas further south. As a result, buildings located in these areas should only be developed where it is demonstrated that soil vapours would not present a risk to human health following the occupation of buildings.

Residential buildings will sit within a landscaped public realm environment that provides high quality amenity for residents. A range of setbacks will be provided to achieve physical and/or visual activation to the streetscape, and provide sufficient space between individual buildings for landscaping, car parking areas, building entries, pedestrian entries and movement networks, and create a pleasant, short range visual outlook.

Quality public spaces will be provided for community interaction, with a range of forms and sizes catering for a variety of uses, including passive and active recreation. An urban wetland will be integrated into the open space as a key feature and a visible symbol of the sustainability measures imbedded in the development of the precinct.

A linear park will be established adjacent to the rail corridor to separate development from railway operations and create a recreation/commuter shared path linking the precinct with areas to the north and south. The northern section of the 'Greenway and bike/pedestrian path' shown on [Concept Plan Map Mar/8- Tonsley](#) may involve positioning the path away from the rail corridor alignment to provide a continuous route beyond the precinct's northern boundary.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of stormwater, will be integrated throughout this precinct and the adjoining **Regional Activity Zone** at the neighbourhood, street, site and building level. Stormwater management will address potential water quality impacts from site contamination and other factors while improving the aesthetic and functional value of open spaces, including public access ways and greenways.

Laffer's Triangle

Laffer's Triangle will be developed as a predominantly medium to high density residential area with land uses adjacent to the Warriparinga Wetlands designed and sited to maximise the outlook over the wetlands and open spaces. Land uses in this locality will include aged care accommodation.

Small-scale non-residential land uses are encouraged along the Marion Road frontage and will be orientated to integrate with residential development within the area.

The number of access points to Marion Road will be limited, with access to individual sites achieved through service roads, internal driveways and shared parking areas.

Marion Council
Zone Section
Suburban Activity Node Zone

Alawoona Avenue

Through a combination of multi-storey buildings and active ground floor frontages, the redevelopment of land on either side of Alawoona Avenue should establish it as a 'gateway' to the Tonsley Precinct.

Buildings containing retail/commercial uses will have zero or minimal setbacks to Alawoona Avenue, with sufficient space provided for outdoor dining and/or display purposes. Residential uses at ground level will assist in activating the street frontage through the placement of foyers, windows, entries and the like.

Marion Regional Centre

The area surrounding Marion Regional Centre will be developed with mid-rise medium-to-high density residential development, with non-residential uses at street level to encourage active street frontages and a pedestrian-friendly environment.

The Transition Area will act as a buffer between the Core Area and nearby lower density residential zones. Land uses in the Transition Area will be predominantly residential but may include other low impact uses such as offices. The density and intensity of development will be less than that of the Core Area but will be greater than neighbouring residential zones.

The Core Area also encompasses land surrounding "Oaklands Crossing". In this area, mid-rise high-density mixed use development is anticipated, with shops and cafes at street level framing the rail station. Where buildings will not adversely impact on nearby sensitive land uses, building heights may be increased to enhance population density around the rail station. Large land holdings in the area will be developed in an integrated manner, including the provision of appropriate open space, streetscaping and enhanced pedestrian and cycle links to the Regional Centre's facilities.

Train/Tram Railway Corridors

Residential properties facing the rail corridors should be developed with low-to-medium rise residential development. New medium density housing should be oriented to the corridor to maximise activity and passive surveillance. Buildings will incorporate transitional built form toward adjoining lower density residential development in the Residential Zone to minimise amenity impacts such as overlooking, overshadowing and visual bulk and scale.

Small scale offices/shops which serve the local community may be appropriate at ground level, however land uses along the rail corridors will be predominantly residential.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following types of development, or combination thereof, are envisaged in the zone:
 - advertisement
 - affordable housing
 - aged persons accommodation
 - all forms of development that are ancillary to and in association with residential development
 - community centre
 - consulting room
 - dwelling
 - educational establishment
 - office
 - pre-school
 - recreation area
 - residential flat building
 - shop or group of shops, other than larger scale bulky goods outlets that exceed a maximum gross leasable floor area in the order of 250 square metres
 - stormwater detention/retention basin
 - student accommodation.
- 2 Development listed as non-complying is generally inappropriate.

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Zone Section
Suburban Activity Node Zone**

- 3 Development should be undertaken in accordance with [Concept Plan Map Mar/7 – Laffer's Triangle](#) and [Concept Plan Map Mar/8 – Tonsley](#) and [Concept Plan Map Mar/9](#) and primarily take the form of:
- (a) in the Core Area - residential flat buildings, row dwellings, non-residential buildings and mixed use buildings comprising two or more land uses with non-residential land uses on the ground floor
 - (b) in all other areas - residential flat buildings, row dwellings, detached and semi-detached dwellings and including aged care and student accommodation.
- 4 Development within walking distance of public transport stops should comprise land uses that directly promote public transport use and provide opportunities for multi-purpose trips.
- 5 Except in Core Areas where a higher intensity of development may be appropriate, non-residential development should:
- (a) have a local focus to their scale of activity and intended market catchment
 - (b) encourage walking to local shopping, community services and other activities
 - (c) not detrimentally impact on the amenity of nearby residents.
- 6 [Transition Areas should be developed to provide a transition between an intense core of development and neighbouring lower intensity development.](#)
- 7 Shops or groups of shops and offices should have the following maximum gross leasable areas.

Designated area	Office (square metres)	Shop or group of shops (square metres)	Consulting Room (square metres)
Core Area (Tonsley)	250	250	250
Core Area (Laffer's Triangle)	250	250	250
Other area	100-150	100-150	100-150

Commented [RH1]: The current Residential Zone prescribes a maximum 150m2 for non-residential uses – the SANZ shouldn't have lower commercial potential

Form and Character

- 8 Development should be consistent with the desired character for the zone.
- 9 Residential development, should achieve a residential density in accordance with the following:

Designated area	Desired minimum net residential density
Core Area (Tonsley)	70 dwellings per hectare
Core Area (Laffer's Triangle)	70 dwellings per hectare
Transition Area	45 dwellings per hectare
Other Area	50 dwellings per hectare

- 10 [New dwellings adjacent arterial roads should be provided with appropriate sound attenuation such as insulation, double-glazed windows/doors and balcony screening to protect residents from amenity impacts arising from nearby traffic.](#)

Building Envelopes

Building Height

- 11 Except where airport building height restrictions prevail, or where the Interface Height Provisions prescribe a lesser height, Building heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

Designated area	Minimum building height	Maximum building height where the site area is less than 2000 square metres Maximum building height	Maximum building height where the site area exceeds 2000 square metres
Core Area (Tonsley)	2 storeys	4 storeys and up to 16.5 metres 6 storeys and up to 24.5 metres	6 storeys and up to 24.5 metres
Core Area (Laffer's Triangle)	2 storeys	6 storeys and up to 24.5 metres	
Transition Area Other Area	1 storey 1 storey or	2 storeys and up to 9 metres 4 storeys and up to 16.5 metres	3 storeys and up to 12.5 metres
Other Area	2 storeys	3 storeys and up to 12.5 metres	4 storeys and up to 16.5 metres
Area adjacent a lower density residential zone boundary	1 storey	3 storeys and up to 12.5 metres	

Commented [RH2]: Not in standard module – differs from SIA DPA

Interface Height Provisions

- 12 To minimise building massing at the interface with residential development located in a residential zone, components of buildings over two storeys in height should be constructed within a building envelope provided by a 30 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a residential zone, as illustrated in **Figure 1**:

Marion Council
Zone Section
Suburban Activity Node Zone

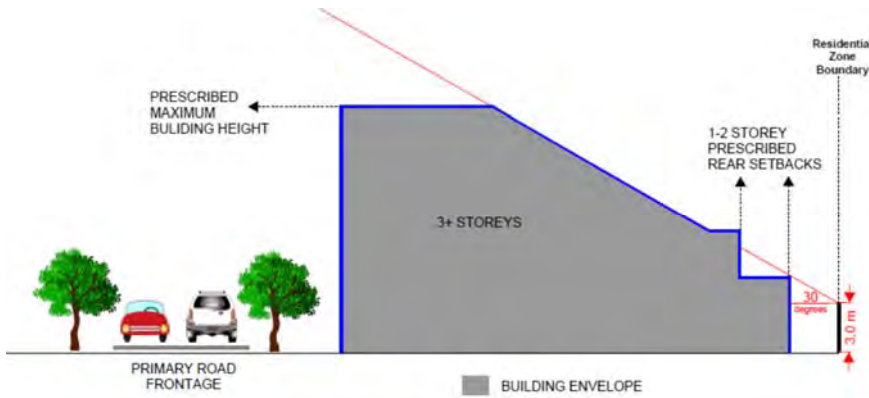


Figure 1

Building Setbacks

Setbacks from the Primary Road Frontage

11 A zero minimum setback applies for the primary road frontage and/ or side boundary(ies) of buildings, except where it also abuts the Southern Expressway or Main South Road, in which case there is a minimum 10 metre setback, or where contrary to another provision in the zone. 13 Buildings (excluding verandas, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters:

Designated area	Minimum setback from the primary road frontage (metres)
Core Area	No minimum
Transition Area	5 metres
Other Area	3 metres

Setbacks from Side Boundaries

14 Unless contrary to another provision in the zone, buildings (excluding verandas, porticos and the like) should be set back from side boundaries in accordance with the following parameters:

Designated area	Minimum setback from side boundaries (metres)
Within the Core Area	No minimum
Within the Transition Area	No minimum for single storey walls, plus 0.9 metres for each additional storey, plus an additional 1 metre if adjacent a southern side boundary
Other Area	

Setbacks from the Rear Boundary

15 Buildings (excluding verandas, porticos and the like) should be set back from rear boundaries in accordance with the following parameters:

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<u>Designated area</u>	<u>Minimum setback from rear boundary (metres)</u>
<u>Within the Core Area</u>	Single storey building component: No minimum Two storey building component: 3 metres Three + storey building component: as per Interface Height Provisions
<u>Within the Transition Area</u>	Single storey building component: 3 metres Two storey building component: 6 metres Three storey building component: as per Interface Height Provisions
<u>Other Area</u>	Single storey building component: 2 metres Two storey building component: 4 metres Three + storey building component: as per Interface Height Provisions
<u>Other Area adjacent to the Residential Character Policy Area 17 or a southern boundary</u>	Single storey building component: 3 metres Two storey building component: 6 metres Three storey building component: as per Interface Height Provisions

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Other Setbacks

- 16 Unless contrary to another provision in the zone, buildings (excluding verandas, porticos and the like) ~~should be set back a minimum of 10 metres where it abuts the Southern Expressway or Main South Road and otherwise should be set back~~ in accordance with the following parameters:

<u>Setback parameter</u>	<u>Value (metres)</u>
Minimum setback from secondary road frontage	No minimum 0.9
Minimum setback from a rear lane access way	No minimum where the access way is 6.5 metres or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles
Minimum setback from the rear allotment boundary	4 metres where the rear allotment boundary abuts a residential allotment within a residential zone No minimum in all other circumstances

- 17 Development should be set back a minimum of 10 metres from a boundary which abuts the Southern Expressway or Main South Road.

Design and Appearance

- 18 To minimise overshadowing of sensitive uses outside of the zone, development should ensure that:
- (a) north-facing windows to habitable rooms of existing dwelling(s) in adjacent zones receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June

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- (b) ground level open space of existing residential buildings in adjacent zones receive direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
- (i) half of the existing ground level open space; or
 - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 19 Buildings should address public open space and defined pedestrian and cycle routes as illustrated in [Concept Plan Map Mar/7 – Laffer's Triangle](#) and [Concept Plan Map Mar/8 – Tonsley](#)
- 20 In Core Areas, the ground floor of buildings of 4 or more storeys should be built to dimensions (including a target minimum ceiling height of 3.5 metres) to allow for adaptation to a range of land uses, including retail, office and residential, without the need for significant change to the building.
- 21 Development facing streets, public reserves or public spaces should be designed to provide attractive, high quality and pedestrian friendly frontage(s) by:
- (a) in mixed use developments incorporating habitable rooms of dwellings, active uses such as shops, prominent entry areas (ie lobby with communal space), accessible bike parking rooms, for multi storey buildings, well landscaped areas that incorporate deep root plant zone space, areas of communal public realm incorporating public art or the like
 - (b) designing building façades that are well articulated by creating contrasts between solid elements (such as walls) and voids (for example windows, doors and balcony openings) and use of different materials and finishes
 - (c) positioning services, plant and mechanical equipment (such as substations, transformers, pumphouses and hydrant boosters, car park ventilation) in discreet locations, screened and or well integrated with the façade
 - (d) ensuring ground, semi-basement and above ground parking do not detract from the streetscape
 - (e) minimising the number and width of driveways and entrances to car parking areas to reduce the visual dominance of vehicle access points and negative impacts on pedestrian linkages.
- 22 Masonry fences should be no more than 1.2 metres in height to maintain sight lines between buildings and the street, and to improve safety through passive surveillance.

Private Open Space

- 18 ~~Dwellings at ground level should provide private open space in accordance with the following table:~~

Commented [RH3]: POS provisions in the General Section should take precedence

Marion Council
Zone Section
Suburban Activity Node Zone

Site area per dwelling (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)
≥250	40, of which 16 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	2.5	24
<250	15, of which 5 may comprise roof patios and the like, provided they have a minimum dimension of 2 metres	2	10

Off Street Vehicle Parking

23 Vehicle parking should be provided in accordance with [Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas](#).

Land Division

- 24 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.
- 25 Allotments along ~~Alawoona Avenue~~ should be amalgamated to facilitate co-ordinated and efficient development.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) involving any of the following is non-complying:

Form of development	Exceptions
Fuel depot	
Industry	
Petrol filling station	
Public service depot	
Road transport terminal	

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Suburban Activity Node Zone**

Form of development	Exceptions
Service trade premises	
Store	
Transport depot	
Warehouse	
Waste reception storage treatment or disposal	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination thereof (except where the development is non-complying), are designated:

Category 1	Category 2
Advertisement	All forms of development not listed as Category 1 <u>Any development listed as Category 1 and located directly adjacent to a different zone that exceeds the Building Envelope and Interface Height Provisions.</u>
Affordable housing	
Aged persons accommodation	
All forms of development that are ancillary and in association with residential development	
Community centre	
Consulting room	
Dwelling	
Educational establishment	
Office	
Pre-school	
Residential flat building	
Shop or group of shops, excluding a bulky goods outlet or retail showroom	
Stormwater detention/retention basin	

MARION ROAD CORRIDOR

KEY SITES INVESTIGATION

INTRODUCTION

The City of Marion's proposed Housing Diversity Development Plan Amendment (DPA) Statement of Intent (SOI) June 2016 identified the following intentions in relation to Marion Road:

- *Encourage higher density and greater housing diversity for properties adjacent Marion Road in Ascot Park, Marion, Park Holme, Plympton Park, South Plympton and Sturt. Marion Road is classified as a high frequency transit route. Explore the suitability of implementing an Urban Corridor Zone, Suburban Activity Node Zone or similar.*
- *Investigate the potential for mixed use development in the Commercial Zone on Marion Road within the suburbs of Ascot Park, Marion, Park Holme, Plympton Park and South Plympton.*

Following policy review and investigation, an Urban Corridor Zone was identified as suitable to provide the desired policy outcome and consolidate zoning along the Marion Road corridor.

However, the Inner and Middle Metropolitan Corridor (Sites) DPA identifies the need to refine the Urban Corridor Zone to focus on key sites. This should encourage development in strategic locations and to deter ad-hoc developments along the entire corridor.

This analysis will identify the key development opportunities along Marion Road and consider policy mechanisms to achieve the desired outcomes.

SITE IDENTIFICATION

Marion Road is identified as a high frequency transit corridor in the Integrated Transport and Land Use Plan (ITLUP) and 30 Year Plan for Greater Adelaide. The subject portion of Marion Road (between Sturt Road and the tram line) adjoins to the Urban Corridor Zone along Anzac Highway, and therefore would be adjacent the Urban Corridor Zone created in the original Inner and Middle Metropolitan Transit Corridor DPA.

Sites along Marion Road have the potential for mixed use with medium to high-density outcomes that can both frame key corridors and activate street frontages.

10 sites along Marion Road have been selected for investigation based on factors such as:

- Short term development potential
- Contiguous allotments in single ownership
- Large development sites
- Low capital value

The below table identifies the 10 sites and provides a summary of their attributes, opportunities and constraints. Each site is then considered in further detail.

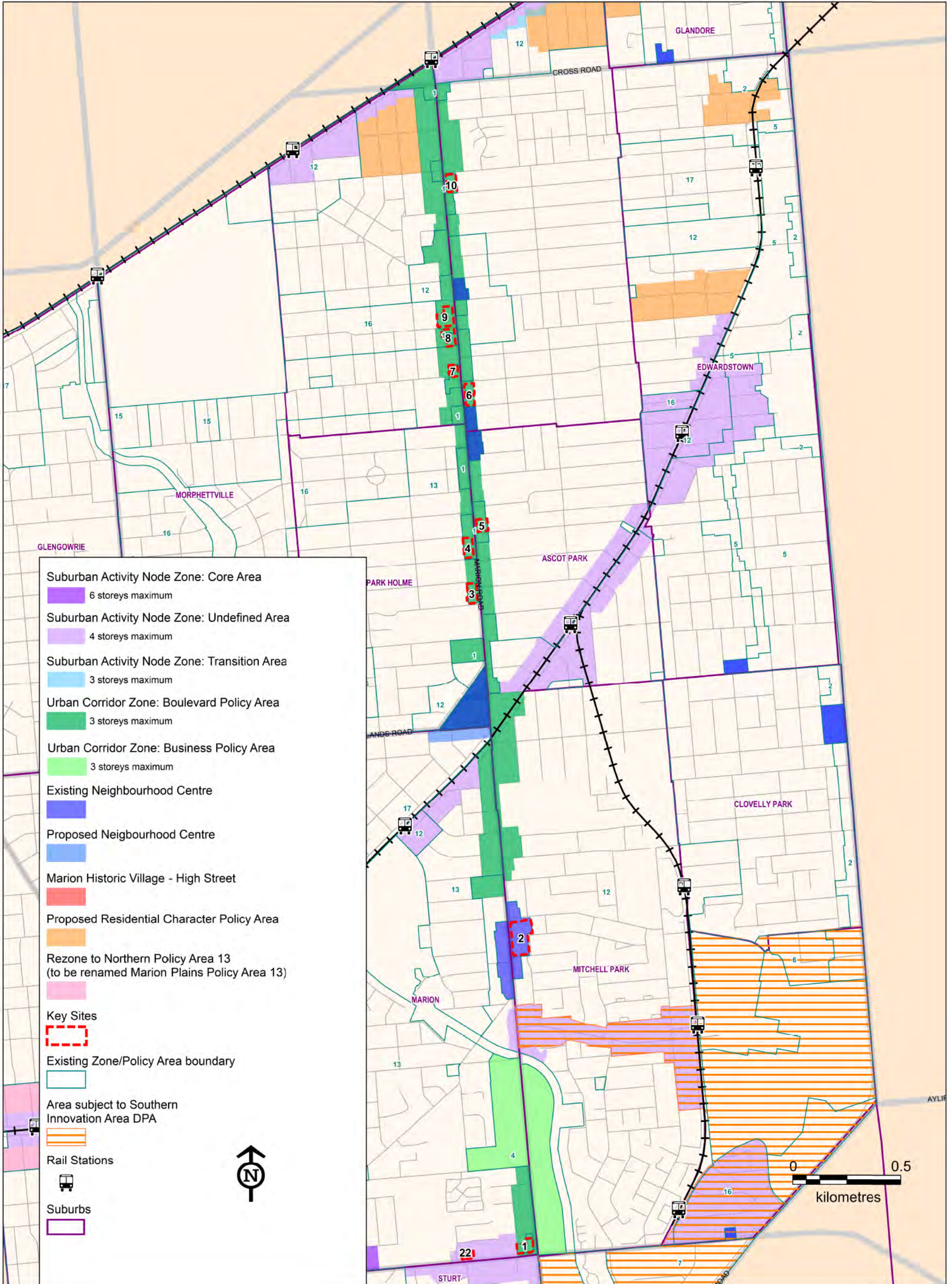
Site Identification

	Corridor Investigation Area	Current Land Uses	# of lots	# of Land Owners	Current Zone(s)	Size (m ²)	CV/SV	Street width (m)	Storeys/street width ratio	Zone depth range	Storeys-building envelope	Site constraints	Site opportunities
1	292-296 Sturt Road and 876 Marion Road, Marion	Vacant and roadway	2	1	Commercial Zone (Sturt/Marion Road Corner Policy Area 3)	3887	?	24.5 - 30	6-7 storeys	30.5 - 76.5	3-6 storeys	<ul style="list-style-type: none"> DPTI road runs through site Northern portion of site has close interface with low density residential The adjoining school has purchased the land – intentions unknown 	<ul style="list-style-type: none"> Prominent corner site Vacant land No significant overshadowing issues from a mid-rise development
2	849 Marion Road, Mitchell Park	Marion Hotel	5	1	Neighbourhood Centre Zone	12,770	1.9	19.0	5 storeys	74-97	6+ storeys	<ul style="list-style-type: none"> High capital value 	<ul style="list-style-type: none"> Owner has declared intention to develop the site for tourist accommodation Significant site dimensions provides appropriate interface
3	660-668 Marion Road, Park Holme	Motor repair station, vehicle sales and dwelling	5	3	Commercial Zone (Marion Road Policy Area 1)	3987	1.03 - 1.56	19.0	5 storeys	42	4 storeys	<ul style="list-style-type: none"> Potential contamination Number of land owners 	<ul style="list-style-type: none"> Contiguous allotments with regular dimensions Potential rear-loaded access from 2 local streets
4	640-648 Marion Road, Park Holme	Former service station, Marion Mower World and Marion Air Conditioning	5	2	Commercial Zone (Marion Road Policy Area 1)	3857	1.22 - 1.78	19.0	5 storeys	42	4 storeys	<ul style="list-style-type: none"> Potential contamination Reasonable capital value 	<ul style="list-style-type: none"> Contiguous allotments with regular dimensions Potential rear-loaded access from 2 local streets 2 owners
5	671-683 Marion Road and 2A Seventh Avenue, Ascot Park	Car Rental, Discount Shop (Browse 'n' Save), Solar shop, Psychology clinic, Attic group (shop), dwelling	7	6	Commercial Zone (Marion Road Policy Area 1)	5415	1.15, 1.64	19.0	5 storeys	46.3 - 52.5	5-6 storeys	<ul style="list-style-type: none"> Potential contamination Number of land owners 	<ul style="list-style-type: none"> Significant site depth Access from Sixth Avenue, potential access from Seventh Avenue if additional allotments acquired
6	597-605 Marion Road and 159 Raglan Avenue, South Plympton	Dwellings	7	4	Residential Zone (Northern Policy Area 13)	4150	1.01 - 1.89	19.0	5 storeys	40-44	3-4 storeys	<ul style="list-style-type: none"> Limited depth - interface issues Multiple land owners 	<ul style="list-style-type: none"> Multiple lots with limited land owners Owner has declared intention to develop the 4 middle allotments
7	570-574 Marion Road, Plympton Park	Office and car yard	2	2	Commercial Zone (Marion Road Policy Area 1)	2105	1.3 ?	19.0	5 storeys	40-42	3-4 storeys	<ul style="list-style-type: none"> Potential contamination Irregular shaped allotment Limited depth - interface issues Access only available from Marion or Raglan near intersection 	<ul style="list-style-type: none"> Low capital value Prominent corner site
8	552-558 Marion Road, Plympton Park	Residential and carpark	5	4	Residential Zone (Regeneration Policy area 16) and Commercial Zone (Marion Road Policy Area 1)	4022	1.0, 1.03 1.17 ?	19.0	5 storeys	38.7 – 59.0	3-6 storeys	<ul style="list-style-type: none"> Number of land owners Car park used by Fitness Centre 	<ul style="list-style-type: none"> Low capital value Vacant land Potential access from Aldridge Avenue
9	1-10/546 Marion Road, Plympton Park	Revive fitness, church, mobility aids, physio one, Cue club, Domino's, telecommunications	10	3	Commercial Zone (Marion Road Policy Area 1)	5566 (excluding motel and tennis court)	?	19.0	5 storey	42.8 - 75.2	5-6+ storeys	<ul style="list-style-type: none"> Number of tenancies/leases 	<ul style="list-style-type: none"> Potential access from Aldridge Avenue Large site provides opportunities for appropriate interface
10	485-489 Marion Road and 81-83 Melville Street, South Plympton	Shops (some vacant, Indian Grocery, Felafel Master, Atekos), TAB, Chinese Restaurant and vacant land	6	2	Commercial Zone (Marion Road Policy Area 1)	3642	1.0 ?	20.0	5 storey	45.5	4 storeys		<ul style="list-style-type: none"> Low capital value Pedestrian crossing at front of site provides connectivity Vacant land 1 land owner

City of Marion - Housing Diversity DPA

Key Sites

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Prepared by Rhiannon Hardy



SITE PRIORITISATION

All 10 identified sites have the potential to frame the road corridor and result in mixed use development outcomes that could activate the Marion Road Corridor. In order to further refine the sites to identify those with the highest potential, two factors are considered:

1. Economic development potential that is likely to be realised in the short term (i.e. low capital value, single ownership)
2. Potential to appropriately manage interface issues (i.e. significant allotment width or depth, interface with roads and non-residential land uses)

Site Prioritisation

Site	Economic development potential that is likely to be realised in the short term (i.e. low capital value, single ownership) Low: 1 - High:5	Potential to appropriately manage interface issues (i.e. significant allotment width or depth, interface with roads and non-residential land uses) Low: 1 - High:5	Score
485-489 Marion Road and 81-83 Melville Street, South Plympton	5	4	9
849 Marion Road, Mitchell Park	3	5	8
292-296 Sturt Road and 876 Marion Road, Marion	5	2	7
640-648 Marion Road, Park Holme	4	2	6
671-683 Marion Road and 2A Seventh Avenue, Ascot Park	2	4	6
597-605 Marion Road and 159 Raglan Avenue, South Plympton	3	3	6
570-574 Marion Road, Plympton Park	3	2	5
1-10/546 Marion Road, Plympton Park	1	4	5
660-668 Marion Road, Park Holme	2	2	4
552-558 Marion Road, Plympton Park	2	2	4

Top 6 sites:

10. **Vacant land/TAB/Chinese restaurant** - 487-489 Marion Road and 81-83 Melville Street, South Plympton
2. **Marion Hotel** - 849 Marion Road, Mitchell Park
1. **Vacant land corner Sturt/Marion Roads** - 292-296 Sturt Road and 876 Marion Road, Marion
4. **Vacant service station** - 640-648 Marion Road, Park Holme
5. **Car yard/Browse 'n' Save** - 671-683 Marion Road and 2A Seventh Avenue, Ascot Park
6. **Dwellings** - 597-605 Marion Road and 159 Raglan Avenue, South Plympton

INDIVIDUAL SITE ANALYSIS AND RECOMMENDED POLICY APPROACH

SITE 10. VACANT LAND/TAB/CHINESE RESTAURANT

487-489 MARION ROAD AND 81-83 MELVILLE STREET, SOUTH PLYMPTON

Current Built Form / Character and Land Use

The site investigation area comprises 6 allotments between Wheaton and Melville streets in South Plympton. The site is approximately 3642 square metres with a depth of 45.5 metres.

The site currently accommodates 4 single-storey buildings, including:

1. A group of shops at the centre of the site, currently in poor condition, containing an Indian Grocery Store
2. UBet (former TAB) on the corner of Melville Street and Marion Road, in good condition
3. A small building containing "Felafel Master" and "Atekos" shops, facing Melville Street, in average condition
4. A Chinese Restaurant on the corner of Wheaton Street and Marion Road, which is in average condition.

The site appears somewhat derelict and underutilised, as buildings (except the former TAB) are in poor condition.



Figure 1. 485-489 Marion Road and 83 Melville Street, South Plympton



Figure 2. The site viewed from Melville Street



Figure 3. The site viewed from Marion Road



Figure 4. The site viewed from Wheaton Street

Current Zone(s) / Proposed Zone Boundary

The whole site is currently located in the Commercial Zone, Marion Road Policy Area 1. The zone envisages commercial uses, including bulky goods outlets, community uses, consulting rooms, offices, service trade premises and shops. However, floor area caps apply which limit shops to no greater than 150 square metre and other uses 250-300 square metres.

Development should be located 6 metres from the Residential Zone boundary and should not exceed 2 storeys or 8 metres in height.

For such a large site, these floor area caps and height limits significantly restrict the development potential of the site.

The site is considered suitable to rezoning to Urban Corridor Zone in order to allow development to a wider range of land uses, increased building heights (with appropriate transition to the Residential Zone to the east) and the potential for appropriately-designed residential development above non-residential street level uses.

Building Height

The method for establishing building height policy outlined in the Inner and Middle Metropolitan Corridor (Sites) DPA has been adopted for this investigation.

Street width	Storeys-street width ratio	Zone depth range	Storeys-building envelope	Proposed maximum	Comment
Marion Road – 20 metres	5 storeys (20.5 metres)	45.5 metres (east to west)	4-5 storeys	5 storeys	A 30 degree provisional building envelope should apply at the Residential Zone boundary to address building massing and overshadowing to adjacent residential development.

The site depth of approximately 45.5 metres would be appropriate for development up to 4-5 storeys (16.5 to 20.5 metres). The width of Marion Road adjacent the site is 20 metres, and therefore a building height of 20 metres would appropriately frame the street. Accordingly, a maximum building height of 5 storeys is considered appropriate, subject to consideration to interface with residential development to the east.

Building Setbacks

There is no prescribed front setback for the Commercial Zone in the Marion Council Development Plan. The current policies in the Marion Council Development Plan prescribe that the front setback should complement buildings on adjoining land and in the locality, and should be the average of the adjoining buildings' setback from the primary road frontage.

In this case, the existing TAB and Chinese Restaurant have zero setbacks to Marion Road, and therefore it is considered appropriate for redevelopment of the site to maintain zero setbacks. This should assist in activating the street frontage, create opportunities for verandah sheltering over the footpath to enhance pedestrian environment, maximise opportunities for car parking/access at the rear of the site, and assist in providing transitional built form downwards from the primary road frontage to the residential zone to the east.

Implications for this DPA

The Urban Corridor Zone - Boulevard Policy Area is proposed to be applied to this site investigation area. The Boulevard Policy Area has been used for other areas throughout metropolitan Adelaide to frame key streets.

Building heights of 4-5 storeys (with transition down towards residential development to the east) is considered appropriate in the locality.

SITE 2. MARION HOTEL -

849 MARION ROAD, MITCHELL PARK

Current Built Form / Character and Land Use

The subject land contains the Marion Hotel and associated car park. The building is in good condition, but there are opportunities to develop other areas of the site in a more efficient manner.

The land is bound by Lutana Crescent to the south and Quick Road to the north. The site is approximately 12,770 square metres in area.

A number of regulated gum trees are present on the land, and enhance the amenity of the area.



Figure 5. 849 Marion Road, Mitchell Park



Figure 6. View of the land from Lutana Crescent



Figure 7. View of the land from Marion Road



Figure 8. View of the land from Quick Road

Current Zone(s) / Proposed Zone Boundary

The land is currently zoned Neighbourhood Centre Zone, which does not prescribe minimum or maximum building heights. The relevant Concept Plan Mar/3 prescribes the area for Commercial land use, and a retail floor area cap of 2500 square metres applies. The Zone envisages a range of facilities to meet the shopping, community, business and recreational needs of the surrounding neighbourhood.

The Neighbourhood Centre Zone is proposed to be amended as part of the Housing Diversity DPA to specifically encourage residential uses above non-residential development, with a maximum building height of 4 storeys.

Building Height

The method for establishing building height policy outlined in the Inner and Middle Metropolitan Corridor (Sites) DPA has been adopted for this investigation.

Street width	Storeys-street width ratio	Zone depth range	Storeys-building envelope	Proposed maximum	Comment
Marion Road – 19 metres	5 storeys (20.5 metres)	74-97 metres (east to west)	6+ storeys	6 storeys	A 30 degree provisional building envelope should apply at the Residential Zone boundary to address building massing and overshadowing to adjacent residential development.

The width of Marion Road adjacent the site is 19 metres, and therefore a building height of around 20 metres would appropriately frame the street. However, the substantial site depth of approximately 74-97 metres would be appropriate for development up to 6 storeys (24.5 metres in height). Accordingly, a maximum building height of 6 storeys is considered appropriate, subject to consideration to interface with residential development to the east.

Building Setbacks

There is no prescribed front setback for the Neighbourhood Zone in the Marion Council Development Plan. The current policies in the Marion Council Development Plan prescribe that the front setback should complement buildings on adjoining land and in the locality, and should be the average of the adjoining buildings' setback from the primary road frontage.

In this case, it is considered appropriate for redevelopment of the site to maintain zero setbacks. This should assist in activating the street frontage, create opportunities for verandah sheltering over the footpath to enhance pedestrian environment, maximise opportunities for car parking/access at the rear of the site, and assist in providing transitional built form downwards from the primary road frontage to the residential zone to the east.

Implications for this DPA

It is recommended that the subject land is maintained within the Mitchell Park/Marion Neighbourhood Centre Zone, as the zone should continue to develop to cater for the local community's needs. However, the relevant concept map should be amended to provide for development up to 6 storeys in height on the subject land, so that the site can be developed to its full potential. A building envelope of 30 degrees from the Residential Zone boundary should still apply so that future development transitions down towards residential development to the east.

SITE 1. VACANT LAND CORNER STURT/MARION ROADS
292-296 STURT ROAD AND 876 MARION ROAD, MARION

Current Built Form / Character and Land Use

The subject land is 'L' shaped, comprises two allotments, ranges in dimension between 30.5m and 76.5 m and has a total area of 3887m². It is currently vacant except for a private roadway providing access between the adjacent school (Marantha) and Marion Road. It is understood that the site has been purchased by the school from the Commissioner of Highways. Access to Sturt Road is available at the western end of the site.



Figure 9. 292-296 Sturt Road and 876 Marion Road, Marion



Figure 10. View of the land from Sturt Road



Figure 11. View of the land from Marion Road (site buildings no longer on site)

Current Zone(s) / Proposed Zone Boundary

The site is currently located within the Commercial Zone / Sturt/Marion Road Corner Policy Area 3. The site is a key landmark/entrance site in the area. The Policy area envisages low traffic generating commercial land uses including offices, consulting rooms and associated retail uses (limited to 250m²) and residential uses associated with non-residential uses. Future use of the site has to have regard to restraints in traffic access to the site.

Buildings should not exceed two storeys or 10 metres in height or 8 metres if within 15 metres of the residential zone and are to be setback a minimum of 6 metres from that zone boundary.

The site may not be suitable for rezoning to Urban Corridor Zone given the need for low traffic-generating land uses given the limited vehicle access and proximity to the busy intersection. While the site may benefit from rezoning to allow greater building heights, this should be carefully balanced with the traffic implications.

Building Height

The method for establishing building height policy outlined in the Inner and Middle Metropolitan Corridor (Sites) DPA has been adopted for this investigation.

Street width	Storeys-street width ratio	Zone depth range	Storeys-building envelope	Proposed maximum	Comment
Marion Road – 24.5 – 30 metres	6 - 7 storeys	30.5 – 76.5 metres (east to west)	3-6 storeys	5 storeys	A 30-degree provisional building envelope should apply

Sturt Road – 23 metres	5 - 6 storeys	43 metres (north to south)	4-5 storeys		at the Residential Zone boundaries to address building massing and overshadowing to adjacent residential development.
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Having frontages to two main roads, development could front either or both Marion Road and Sturt Road. The depth of the site varies depending on the orientation of development, being between 30.5m-76.5m east to west and 43m north to south. Development up to 3-5 storeys would be appropriate in different parts of the site, subject to consideration to interface with residential development to the north and west.

Building Setbacks

There is no prescribed front setback for the Commercial Zone in the Marion Council Development Plan. The current policies in the Marion Council Development Plan prescribe that the front setback should complement buildings on adjoining land and in the locality, and should be the average of the adjoining buildings' setback from the primary road frontage.

In this case, whilst the adjoining properties to the west on Sturt Road have setbacks of around 5-6 metres and to the north on Marion Road around 10 metres, a lesser setback may be appropriate due to the prominence of the corner site. A lesser setback should assist in activating the street frontage and would maximise opportunities for car parking/access at the rear of the site, and assist in providing transitional built form downwards from the primary road frontage to the residential zone to the north and west.

Implications for this DPA

It is recommended that no change is made to the existing zoning as part of this DPA. The existing Sturt/Marion Road Corner Policy Area 3 applies site-specific policy which handles the site's vehicle access restrictions and discourages high traffic-generating land uses. If the Urban Corridor Zone were applied, it would encourage potentially incompatible land uses.

While building heights greater than the current zoning may be suitable if designed appropriately, such increased heights could be effectively assessed under the current Development Plan policy.

SITE 4. VACANT SERVICE STATION AND OTHERS

640-648 MARION ROAD, PARK HOLME

Current Built Form / Character and Land Use

The investigation area comprises five allotments between Wallala Avenue and Cungenya Avenue in two different ownerships. The area has a depth of 42 metres, a frontage of around 90 metres and a total area of 3857m².

The three southern lots contain a large, currently vacant, building and canopy that was a former service station. The other two lots contain retail showrooms/service trade premises dealing in air-conditioning and mowers.

The service station building is 2-storey in scale and the rear (western) face appears to be located on the boundary with the residential zone. The canopy appears to be located on or close to the Marion Road property boundary. Due to their scale, the built structures are very dominant features on the Marion Road streetscape.

The rear area of the other two businesses, which abut a residential property, are used for car parking and storage.



Figure 12. 640-648 Marion Road, Park Holme



Figure 13. View of the land from Cungenya Ave (2-storey scale on boundary)



Figure 14. View of the land from Marion Road



Figure 15. View of the land from Wallala Ave (outdoor storage adjacent dwelling/building wall on boundary)

Current Zone(s) / Proposed Zone Boundary

The whole site is currently located in the Commercial Zone, Marion Road Policy Area 1. The zone envisages commercial uses, including bulky goods outlets, community uses, consulting rooms, offices, service trade premises and shops. However, floor area caps apply which limit shops to no greater than 150 m² and other uses 250-300 m².

Development should be located 6 metres from the Residential Zone boundary and should not exceed two storeys or 8 metres in height.

For such a large site, these floor area caps and height limits significantly restrict the development potential of the site.

The site is considered suitable for rezoning to Urban Corridor Zone in order to allow development to a wider range of land uses, increased building heights (with appropriate transition to the Residential Zone to the west) and the potential for appropriately designed residential development above non-residential street level uses.

Building Height

The method for establishing building height policy outlined in the Inner and Middle Metropolitan Corridor (Sites) DPA has been adopted for this investigation.

Street width	Storeys-street width ratio	Zone depth range	Storeys-building envelope	Proposed maximum	Comment
Marion Road – approx. 20 metres	5 storeys (20.5 metres)	42 metres (east to west)	3 - 4 storeys	4 storeys	A 30-degree provisional building envelope should apply at the Residential Zone boundary to address building massing and overshadowing to adjacent residential development.

The site depth of approximately 42 metres would be appropriate for development up to 3-4 storeys (11.5m – 15m). The width of Marion Road adjacent the site is approximately 20 metres, and therefore a building height of 20 metres would appropriately frame the street. However due to the depth of the a maximum building height of 4 storeys is considered appropriate, subject to consideration to interface with residential development to the west.

Building Setbacks

There is no prescribed front setback for the Commercial Zone in the Marion Council Development Plan. The current policies in the Marion Council Development Plan prescribe that the front setback should complement buildings on adjoining land and in the locality, and should be the average of the adjoining buildings' setback from the primary road frontage.

As the investigation area is bounded by 2 side roads and the existing service station canopy and northern most section of the building adjacent Wallala Avenue are on or very close to the Marion Road boundary it is considered appropriate for redevelopment of the site to maintain similar setbacks . This should assist in activating the street frontage, create opportunities for verandah sheltering over the footpath to enhance pedestrian environment, maximise opportunities for car parking/access at the rear of the site, and assist in providing transitional built form downwards from the primary road frontage to the residential zone to the west. This would provide greater transition than currently exists for the service station building.

Implications for this DPA

The Urban Corridor Zone - Boulevard Policy Area is proposed to be applied to this site investigation area. Building heights of 3-4 storeys (with transition down towards residential development to the west) is considered appropriate in the locality.

SITE 5. CAR YARD/BROWSE 'N' SAVE

671-683 MARION ROAD AND 2A SEVENTH AVENUE, ASCOT PARK

Current Built Form / Character and Land Use

The investigation area comprises 7 allotments under six ownerships. A large building used as a retail showroom/bulky goods outlet and associated car parking, is located over two allotments. The building is

located on the Marion Road property boundary. A car yard comprising an external display area and three small buildings is located on the other lot, with a secondary frontage to Sixth Avenue. The northern allotments comprise 3 former dwellings used as consulting rooms/shops, and a residential dwelling faces Seventh Avenue.

The area has a depth of 46.3 - 52.5 metres and an area of 5415m².

Car parking and outdoor storage/display areas cover a dominant percentage of the investigation area. All buildings are in average condition. The area appears to have potential for redevelopment in the short term.

Recently built medium density residential development is located to the rear (east) of the subject area.



Figure 16. 671 – 683 Marion Road and 2A Seventh Avenue, Ascot Park



Figure 17. View of the land from Sixth Ave



Figure 18. View of the land from Marion Road

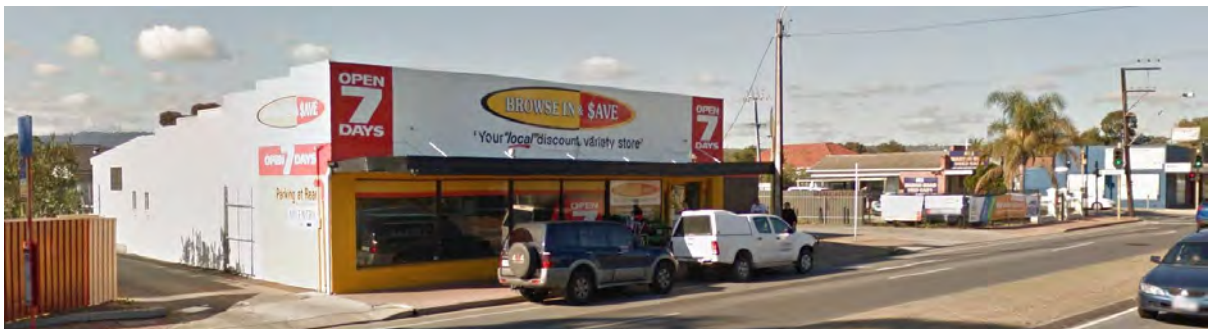


Figure 19. View of the land from Marion Road



Figure 20. View of the land from Seventh Avenue



Figure 21. Former dwellings now used as shops/consulting rooms

Current Zone(s) / Proposed Zone Boundary

The whole site is currently located in the Commercial Zone, Marion Road Policy Area 1. The zone envisages commercial uses, including bulky goods outlets, community uses, consulting rooms, offices, service trade premises and shops. However, floor area caps apply which limit shops to no greater than 150 m² and other uses 250-300 m².

Development should be located 6 metres from the Residential Zone boundary and should not exceed two storeys or 8 metres in height.

These floor area caps and height limits significantly restrict the development potential of the site.

The site is considered suitable for rezoning to Urban Corridor Zone in order to allow development to a wider range of land uses, increased building heights (with appropriate transition to the Residential Zone to the east) and the potential for appropriately designed residential development above non-residential street level uses.

Building Height

The method for establishing building height policy outlined in the Inner and Middle Metropolitan Corridor (Sites) DPA has been adopted for this investigation.

Street width	Storeys-street width ratio	Zone depth range	Storeys-building envelope	Proposed maximum	Comment
Marion Road – approx. 19 metres	5 storeys	46.3 - 52.5 metres (east to west)	4-5 storeys	5 storeys	A 30-degree provisional building envelope should apply at the Residential Zone boundary to address building massing and overshadowing to adjacent residential development.

The site depth of approximately 52 metres would be appropriate for development up to 5 storeys (18.5m), however slightly lesser height would be appropriate on the northern portion of the site with a lesser depth. The width of Marion Road adjacent the site is approximately 19 metres, and therefore a building height of 19 metres would appropriately frame the street. Accordingly, a maximum building height of 4-5 storeys is considered appropriate, subject to consideration to interface with residential development to the east.

Building Setbacks

There is no prescribed front setback for the Commercial Zone in the Marion Council Development Plan. The current policies in the Marion Council Development Plan prescribe that the front setback should complement buildings on adjoining land and in the locality, and should be the average of the adjoining buildings' setback from the primary road frontage.

The existing building at the northern end of the site is located on the Marion Road boundary. The southern end of the site is bounded by Sixth Avenue. On the southern side of Sixth Avenue is a strip of shops that are located on the Marion Road boundary. It is therefore considered appropriate that future redevelopment of the site allow for zero setbacks. Zero setbacks may also be appropriate for the western half of the southern (Sixth avenue) boundary. This should assist in activating the street frontage, create opportunities for verandah sheltering over the footpath to enhance pedestrian environment, maximise opportunities for car parking/access at the rear of the site, and assist in providing transitional built form downwards from the primary road frontage to the residential zone to the east.

Implications for this DPA

The Urban Corridor Zone - Boulevard Policy Area is proposed to be applied to this site investigation area. Building heights of 4-5 storeys (with transition down towards residential development to the east) is considered appropriate in the locality.

SITE 6. DWELLINGS

597-605 MARION ROAD AND 159 RAGLAN AVENUE, SOUTH PLYMPTON

Current Built Form / Character and Land Use

The site investigation area comprises seven allotments between Raglan Avenue and Nelson Street. The site is approximately 4150m² in area with a depth of 40m – 44m. The four central allotments contain detached dwellings from the 1950s/1960s that are in average to poor condition. The allotments adjacent the side roads

each contain two attached units from a more recent period and are in good/excellent condition. These side properties have been included as they provide potential opportunity for vehicular access from the side roads.



Figure 22. 597-605 Marion Road and 159 Raglan Avenue, South Plympton



Figure 23. View of the land from Raglan Avenue (2 x unit development)



Figure 24. View of the land from Marion Road



Figure 25. View of the land from Marion Road



Figure 26. View of the land from Nelson Street (2 x unit development)

Current Zone(s) / Proposed Zone Boundary

The whole site is currently located in the Residential Zone (Northern Policy area 13). The zone/policy area envisages low scale (maximum 2 – storeys), low to medium density housing of a variety of housing forms and styles. Minimum site areas range between 250m² and 375m² and frontages to arterial roads range from 12 metres to 20 metres, dependent on the dwelling type proposed.

The current zoning significantly restricts the development potential of the site.

The site is considered suitable for rezoning to Urban Corridor Zone in order to allow development of a wider range of land uses increased building heights (with appropriate transition to the Residential Zone to the east) and the potential for appropriately designed residential development above non-residential street level uses.

Building Height

The method for establishing building height policy outlined in the Inner and Middle Metropolitan Corridor (Sites) DPA has been adopted for this investigation.

Street width	Storeys-street width ratio	Zone depth range	Storeys-building envelope	Proposed maximum	Comment
Marion Road – approx. 19 metres	5 storeys	40 - 44 metres (east to west)	3 - 4 storeys	4 storeys	A 30-degree provisional building envelope should apply at the Residential Zone boundary to address building massing and overshadowing to adjacent residential development.

The site depth of 40 - 44 metres would be appropriate for development between 3 and 4 storeys (15m). The width of Marion Road adjacent the site is approximately 19 metres, and therefore a building height of 19 metres (5 storeys) would appropriately frame the street. Accordingly, a maximum building height of 4 storeys is considered appropriate, subject to consideration to interface with residential development to the east.

Building Setbacks

The current residential Zone prescribes a minimum 8-metre setback for the primary road frontage from an arterial road and a minimum 2-metre setback for a secondary road frontage.

Minimum rear setbacks of 6 metres (may be reduced to 3 metres for no more than 50% of the width of the rear boundary) are prescribed for single storey (maximum wall height of 3 metres) parts of the dwelling. All parts of a dwelling with a wall height greater than 3 metres are required to be a minimum of 8 metres from the rear boundary.

Where not specified in a particular zone the Marion Council Development Plan prescribes that a front setback should complement buildings on adjoining land and in the locality, and should be the average of the adjoining buildings' setback from the primary road frontage.

The more recent unit developments facing the side roads are setback approximately 7 metres from the Marion Road frontage, whilst the four central dwellings are setback between 14 and 17 metres. Buildings in the Neighbourhood Centre zone, to the south of Nelson Street, are located on the Marion Road boundary.

If the entire site was to be developed, a zero setback from the Marion Road boundary may be appropriate. This would assist in activating the street frontage, create opportunities for verandah sheltering over the footpath to enhance pedestrian environment, maximise opportunities for car parking/access at the rear of the site, and assist in providing transitional built form downwards from the primary road frontage to the residential zone to the east.

However, if the unit developments facing the side roads were not included in a redevelopment of the site, a greater setback of between 5 – 8 metres may be appropriate. Such setbacks may restrict the building height possible for future development. Side setbacks may also require increasing, to ensure that impacts from bulk and scale, overshadowing and privacy are minimised.

Implications for this DPA

The Urban Corridor Zone - Boulevard Policy Area is proposed to be applied to this site investigation area. Building heights of 3-4 storeys (with transition down towards residential development to the east) is considered appropriate in the locality. Further side transitions may be required to reduce impacts on the properties fronting the two side roads, in the event that the entire site is not developed.

CONCLUSION

It is recommended that concept plans are prepared for the following sites, with maximum heights as delineated below:

Site	Maximum storeys	Zone
10. Vacant land/TAB/Chinese restaurant - 487-489 Marion Road and 81-83 Melville Street, South Plympton	5	Urban Corridor
4. Vacant service station - 640-648 Marion Road, Park Holme	4	Urban Corridor
5. Car yard/Browse 'n' Save - 671-683 Marion Road and 2A Seventh Avenue, Ascot Park	5	Urban Corridor
6. Dwellings - 597-605 Marion Road and 159 Raglan Avenue, South Plympton	4	Urban Corridor
2. Marion Hotel – 849 Marion Road, Mitchell Park	6	Neighbourhood Centre Zone

City of Marion - Housing Diversity DPA

Draft for discussion only
Version: 27 July 2017
Prepared by Rhiannon Hardy

Key Sites

Suburban Activity Node Zone: Core Area
6 storeys maximum

Suburban Activity Node Zone: Undefined Area
4 storeys maximum

Suburban Activity Node Zone: Transition Area
3 storeys maximum

Urban Corridor Zone: Boulevard Policy Area
3 storeys maximum

Urban Corridor Zone: Business Policy Area
3 storeys maximum

Existing Neighbourhood Centre

Proposed Neighbourhood Centre

Marion Historic Village - High Street

Proposed Residential Character Policy Area

Rezone to Northern Policy Area 13
(to be renamed Marion Plains Policy Area 13)

Key Sites

Existing Zone/Policy Area boundary

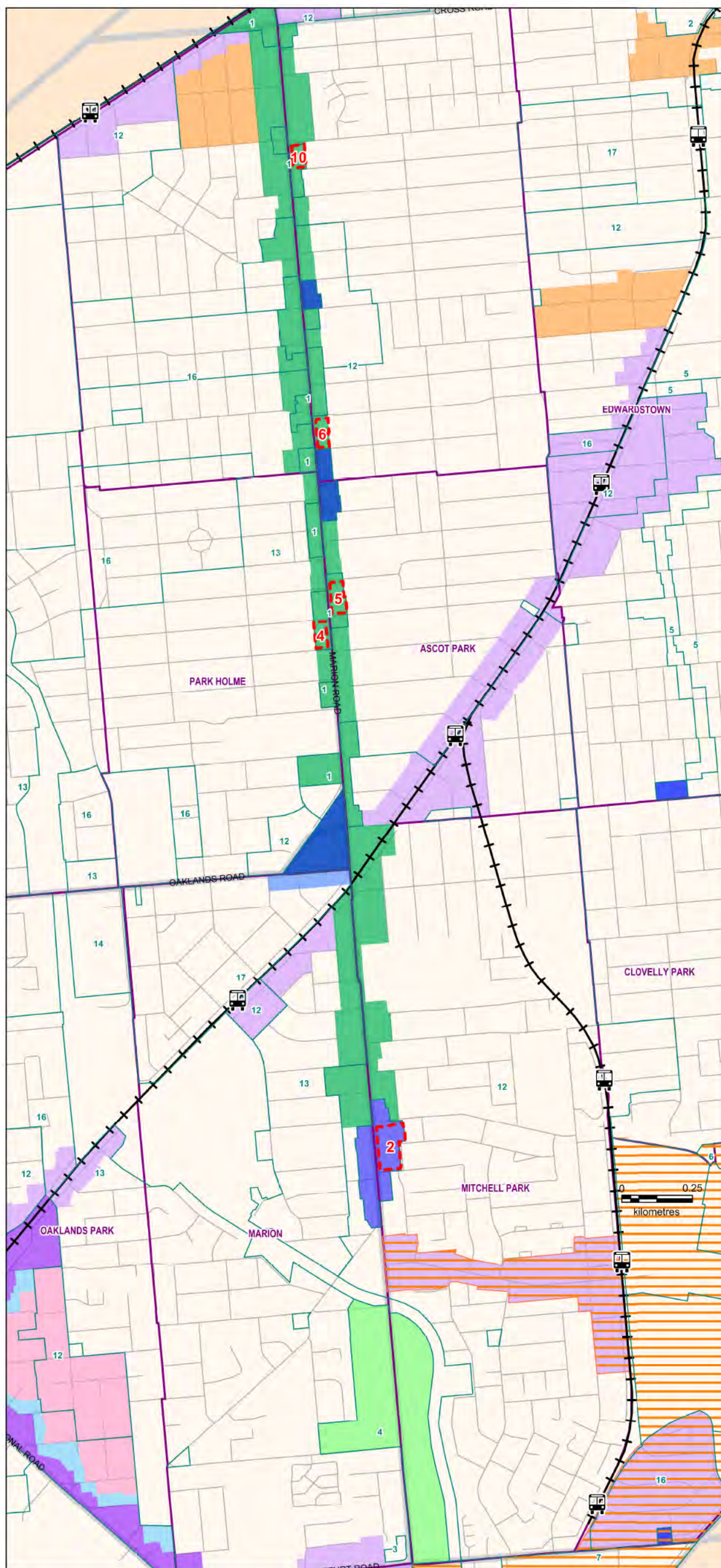
Area subject to Southern Innovation Area DPA

Rail Stations

Suburbs

Key Sites

name	description
487-489 Marion and 81-83 Melville	10
671-683 Marion Road and 2A Seventh	5
640-648 Marion Road	4
597-605 Marion Road and 159 Raglan	6
849 Marion Road, Mitchell Park	2





MARION

Concept Plan Map Mar/9

URBAN CORRIDOR ZONE
487-489 MARION ROAD AND 81-83 MELVILLE STREET, SOUTH PLYMPTON
CERTIFICATES OF TITLE 5578/752, 5846/292, 1146/031, 5486/153, 5336/725



Key Development Site

- Key Development Site
- Potential development area
- Parking/Access Area
- Access Point
- Parcels



MARION

Concept Plan Map Mar/10

URBAN CORRIDOR ZONE
640-648 MARION ROAD, PARK HOLME
CERTIFICATES OF TITLE 5455/240, 5556/391, 5390/893, 5390/895



Key Development Site


Potential development area


Parking/Access Area
 Access Point
 Parking/Access Area

Parcels




MARION

Concept Plan Map Mar/11

URBAN CORRIDOR ZONE
597-605 MARION ROAD AND 159 RAGLAN AVENUE, SOUTH PLYMPTON
CERTIFICATES OF TITLE 5034/832, 5034/833, 5700/083, 5455/003, 5718/394,
5283/467, 5700/408



MARION

Concept Plan Map Mar/12

URBAN CORRIDOR ZONE
671-683 MARION ROAD AND 2A SEVENTH AVENUE, ASCOT PARK
CERTIFICATES OF TITLE 5209/508, 5421/618, 5421/912, 5548/279, 5805/777, 5805/776

Urban Corridor Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A mixed use zone accommodating a range of compatible non-residential and medium and high density residential land uses orientated towards a high frequency public transport corridor.
- 2 Integrated, mixed use, medium and high rise buildings with ground floor uses that create active and vibrant streets with residential development above.
- 3 A mix of land uses that enable people to work, shop and access a range of services close to home.
- 4 Adaptable and flexible building designs that can accommodate changes in land use and respond to changing economic and social conditions.
- 5 A built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones.
- 6 A safe, comfortable and appealing street environment for pedestrians that is sheltered from weather extremes, is of a pedestrian scale and optimises views or any outlook onto spaces of interest.
- 7 Noise and air quality impacts mitigated through appropriate building design and orientation.
- 8 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone supports an innovative mix of medium and high density (70 dwellings per hectare net residential site density) residential and mixed use development along the Marion Road Primary Road Corridor.

It will be developed with a diversity of housing, including row dwellings, residential flat buildings and multi-storey buildings that incorporate affordable housing opportunities for families, students and other household types in areas with frequent public transport provision.

Residents will have access to a local and neighbourhood scale mix of land uses that are well-connected to public transport, and active public spaces that facilitate walking and/or cycling to a range of daily activities.

Buildings will create a linear corridor that frames the main road with active street frontages that establish an interesting pedestrian environment and human scale at ground level. Buildings of 4 or more storeys will be the predominant built form.

A high amenity pedestrian environment will be established that provides integrated linkages to adjacent centres, public transport stops and public spaces. High quality footpaths will be provided (of a durable non-slip surface) that are shaded by street trees that cool the street environment and reduce air pollution. Access for people with disabilities, signage, seating and street lighting will be provided along key walking routes between public transport stops and major activity nodes. Cycle routes will be visible, safe, accessible, well signed and connected with key local destinations (such as shops, schools and local parks).

Marion Road is a strategic route. Its function as major transport corridor will be protected with minimal on-street vehicle parking and access points. Access will be provided from secondary road frontages and rear access ways. Controlled pedestrian crossings points will be focussed and consolidated at key locations. Parking areas will be consolidated, shared, where possible, and screened from the street or public spaces.

Development will be undertaken within defined building envelopes. The location and scale of buildings will achieve high quality urban design outcomes. A coherent public realm that shapes the street space and, in

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Zone Section
Urban Corridor Zone**

particular, the physical and functional character of the main road, will be established. Buildings at the periphery of the zone will have an appropriate transition that relates to development in adjacent zones of a lower scale and intensity.

Development will have a human scale and contribute positively to the public realm with articulated buildings that incorporate canopies, modelled façades, fenestration and balconies that make use of light and shade. Solid materials will be appropriately balanced with glazed areas. Buildings will have a strong horizontal emphasis with clearly defined and segmented vertical elements.

The greatest height, mass and intensity of development will be focussed at the main road frontage. Key strategic sites will be developed with landmark buildings.

Overlooking, overshadowing and noise impacts will be moderated through good design and noise attenuation techniques. Impacts on adjoining zones will be minimised through appropriate building envelopes, transition of building heights, design and location of windows and balconies, and use of landscaping.

Well-designed landscaping will assist to visually reduce the scale of large building façades, soften edges and provide visual amenity and shade. Plant and service equipment will be enclosed and screened from view from the street and neighbouring sites.

Nominated public spaces will be designed to create a quiet space or retreat for people to use.

Water sensitive urban design for the harvest, treatment, storage and reuse of stormwater will be integrated at the neighbourhood, street, site and building level. Harvested stormwater will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following types of development, or combination thereof, are envisaged in the zone:

- affordable housing
- aged persons accommodation
- community centre
- consulting room
- dwelling
- educational establishment
- office
- pre-school
- primary school
- residential flat building
- retirement village
- shop or group of shops
- supported accommodation
- tourist accommodation.

2 Development listed as non-complying is generally inappropriate.

Form and Character

3 Development should be consistent with the desired character for the zone.

54 Residential development (other than residential development in mixed use buildings on sites less than 5000 square metres), should achieve a minimum net residential site density in accordance with the following:

Appendix 15: Proposed Amended Urban Corridor Zone Draft Policy

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Urban Corridor Zone

Policy area	Minimum net residential site density
Boulevard Policy Area X	70 dwellings per hectare net
Business Policy Area X	No minimum

54 Vehicle parking should be located to the rear of development or not be visible from public land along the primary road frontage.

Design and Appearance

- 76 Buildings should maintain a pedestrian scale at street level, and should:
- include a clearly defined podium or street wall with a maximum building height of 2 storeys
 - have levels above the defined podium or street wall setback a minimum of 2 metres from that wall.
- 87 Buildings on sites with a frontage greater than 10 metres should be well articulated through variations in forms, materials, openings and colours.
- 98 Buildings should be designed to:
- enable suitable sunlight access to public open space
 - overlook or orientate towards public open space and defined pedestrian and cycle routes
- 105 To maintain sight lines between buildings and the street, and to improve safety through passive surveillance, solid fencing should not be constructed between the front building line and the primary or secondary street.
- 146 Development should minimise the number of access points onto an arterial road, by providing vehicle access:
- from side streets or rear access ways
 - via co-ordinated through-property access rights of way or common rear vehicle parking areas.
- 1211 Vehicle access points on side streets and rear access ways should be located and designed to:
- minimise the impacts of headlight glare and noise on nearby residents
 - avoid excessive traffic flows into residential streets.

Building Envelope

Building Height

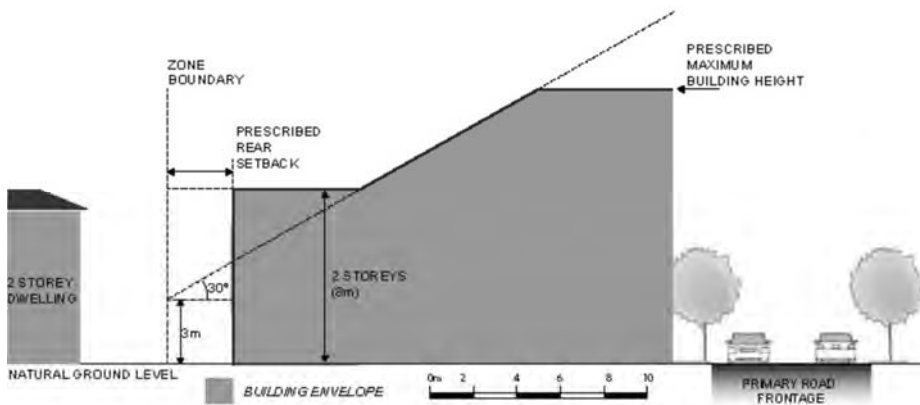
1312 Except where airport building height restrictions prevail, or where Concept Plan Maps of this Development Plan prescribe otherwise, or the interface height provisions require a lesser height, building heights (excluding any rooftop mechanical plant or equipment) should be consistent with the following parameters:

Policy area	Minimum building height	Maximum building height
Boulevard Policy Area X	2 storeys	5 storeys and up to 20.5 metres 3 storeys and up to 12.5 metres
Business Policy Area X	No minimum	4 storeys and up to 16.5 metres 3 storeys and up to 12.5 metres

Interface Height Provisions

4413 Any portion of a development above two storeys (8 metres) in height should be constructed within a building envelope provided by a 30 degree plane measured from a point 3 metres above natural ground level at the zone boundary (except where this boundary is a primary road frontage), as illustrated in Figure 1, unless it is demonstrated that the proposed development minimises interface impacts including from building massing, overshadowing and overlooking with adjoining residential development. To minimise building massing at the interface with residential development outside of the zone, buildings should be constructed within a building envelope provided by a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a residential zone (except where this boundary is a southern boundary of the Primary Road Corridor), as illustrated in Figure 1:

Figure 1



7 To minimise overshadowing of sensitive development outside of the zone, buildings should be constructed within a building envelope provided by a 30 degree plane grading north, measured from a height of 3 metres above natural ground level at the southern zone boundary (Figure 2).

Figure 2

4514 To minimise overshadowing of sensitive uses outside of the zone, buildings should ensure that:

- (a) north-facing windows to habitable rooms of existing dwellings in adjacent zones receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
- (b) ground level open space of existing residential buildings in adjacent zones receive direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space
 - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).

Setbacks from Road Frontages

4615 Buildings (excluding verandas, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters:

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Appendix 15: Proposed Amended Urban Corridor Zone Draft Policy

Policy area	Minimum setback from the primary road frontage where it is Marion Road	Minimum setback from the primary road frontage in all other cases
Boulevard Policy Area X	No minimum	3 metres
Business Policy Area X	50 per cent of the ground floor of the building should be set back 2 metres from the Marion Road Corridor, <u>no minimum for remainder</u>	3 metres

478 Buildings (excluding verandas, porticos and the like) should be set back from the secondary road frontage or a vehicle access way in accordance with the following parameters:

Policy area	Minimum setback from secondary road	Minimum setback from a rear access way
Boulevard Policy Area X	1 metre	No minimum where the access way is 6.5 metres or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles
Business Policy Area X	1 metre	As above

Other Setbacks

489 Buildings (excluding verandas, porticos and the like) should be set back in accordance with the following parameters:

Policy area	Minimum setback from rear allotment boundary	Minimum setback from side boundaries (where not on a street boundary)
Boulevard Policy Area X	5 metres where the subject land directly abuts an allotment of a different zone 3 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.	For allotments with a frontage width of 20 metres or less: n No minimum up to a height of 2 storeys and 3 metres above this height. For allotments with a frontage width of more than 20 metres: 2 metres.
Business Policy Area X	As above	As above

Commented [DM1]: A difference in frontage width should not require different side boundary setbacks, as smaller sites are rewarded with lesser setbacks, discouraging allotment amalgamation

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Urban Corridor Zone

Vehicle Parking

Commented [RH2]: Adapted from West Torrens' UCZ

[4918](#) Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with *Table Mar/X - Off-street Vehicle Parking Requirements for Designated Areas*.

[2019](#) Loading areas and designated parking spaces for service vehicles should:

- (a) be provided within the boundary of the allotment
- (b) not be located where there is parking provided for any other purpose.

[2420](#) Vehicle parking spaces and multi-level vehicle parking structures within buildings should:

- (a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages
- (b) complement the surrounding built form in terms of height, massing and scale
- (c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.

[2221](#) In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the allotment.

Land Division

[2322](#) Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

Boulevard Policy Area X

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Medium and high rise development framing the street, including mixed use buildings that contain shops, offices and commercial development at lower floors with residential land uses above.
- 2 A uniform streetscape edge established through a largely consistent front setback and tall, articulated building façades.
- 3 Development that does not compromise the transport functions of the Marion Road corridor.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Development in the policy area will enhance the character of the wide avenue that is uniformly planted with tall trees spaced at regular intervals. The transport function of the Marion Road corridor as a strategic transport route will be maintained and pedestrian areas will be enhanced to maximise safety and promote activity in appropriate locations.

Buildings will be medium and high rise to frame, and be proportionate in height to the width of the road. ~~Views to the city/hills from buildings and from the road will be maintained and considered in the design of development.~~ Buildings will also be set back uniformly from the main road frontage to reinforce the consistent built form façade, provide space for landscaping and pedestrian environment enhancement. Buildings will provide tall walls when viewed from the main road but may be articulated with finer details such as balconies and verandas, and canopies over the ground floor.

Development on key corner sites will enhance the gateway function through the use of taller buildings that provide a strong built form edge and pedestrian scale detailing to both street frontages.

The use of buildings that incorporate podium elements (where higher floors of the building are set back further than ground and lower level floors) may be used to improve air quality through greater air circulation and enhance solar access, privacy and outlook for both the residents of the building and neighbors. Podium buildings that frame the street in proportion to the width of the road are encouraged.

On-site vehicle parking will not be visible from the primary street frontage through the use of design solutions such as locating parking areas behind the front building façade and screening undercroft parking areas with landscaping and articulated screening.

PRINCIPLES OF DEVELOPMENT CONTROL

Land use

- 1 Development should predominantly comprise mixed use buildings, with non-residential development at the ground / first floor and residential development above, and wholly residential buildings.

Form and Character

- 2 Development should be consistent with the desired character for the policy area.
- 3 Shops or groups of shops contained in a single building, other than a restaurant, should have a gross leasable area of less than 2000 square metres.
- 4 The finished ground floor level should be at grade and level with the footpath.

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Boulevard Policy Area X**

- 5 Multi-storey buildings should include a variety of internal designs that will facilitate adaptive reuse, including the conversion of ground floor residential to future commercial use (i.e. by including floor to ceiling heights suitable for commercial use). The ground floor of buildings should be built to dimensions including a minimum floor to ceiling height of 4.5 metres to allow for adaptation to a range of land uses including retail, office and residential without the need for significant change to the building.
- 6 A minimum of 50 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.

Business Policy Area X

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A ~~mixed use~~ business policy area that accommodates a range of commercial and light industrial land uses ~~together with compatible medium and high density residential development.~~
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 3 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity.
- 4 Development that contributes to the desired character of the policy area.

Commented [RH3]: Residential uses are generally incompatible with the types of land uses currently within and envisaged within this proposed Policy Area

DESIRED CHARACTER

This policy area will have a strong employment focus, encouraging the continuation and expansion of retail, office, commercial and light industrial uses with supporting ~~medium density residential and shops~~ to support the local workforce's daily needs.

Development will be varied in form to accommodate a mixture of commercial and business land uses, ~~with residential dwellings located above the ground floor.~~

Solid masonry front fencing will be a maximum of 1.2 metres and used to define private and public space.

Parking will be predominantly at the rear of buildings and vehicle access will be from the rear or side rather than the main road, where possible. Some parking at the front of the building on the site is anticipated for short term use. The creation of laneways and shared vehicle access is encouraged.

The environmental performance of new development needs to take account of the amenity of adjoining localities, by incorporating improved emission controls, management measures, building appearance treatments, landscaping and other design measures, to ensure minimal adverse impact.

Development is expected to promote attractive frontages and park-like settings to enhance the visual qualities and streetscape of the Marion Road corridor. Building styles may be varied and display high aesthetic qualities to enhance the visual character of the locality.

The footpath will be sheltered with awnings, verandas and similar structures, and street tree planting will provide shade and shelter and soften hard building edges.

Commented [RH4]: Inserted from DC of Industry/Commerce PA 4

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following types of development, or combination thereof, are envisaged in the Business Policy Area and are additional to those identified in the zone:
 - depot
 - bulky goods outlet
 - light industry
 - service industry

Commented [DM5]: Many of the envisaged uses may not be compatible with residential development

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Business Policy Area X

- service trade premises
- store
- warehouse.

- ~~Land uses on the ground floor of buildings should be non-residential.~~
- Shops or groups of shops should have a gross leasable area of less than 500 square metres.

Form and Character

- Development should be consistent with the desired character for the policy area.
- Vehicle parking should be predominantly located at the rear or underneath buildings with limited short-term parking located to the front.
- ~~The ground floor of buildings should be built to dimensions including a minimum floor to ceiling height of 4.5 metres to allow for adaptation to a range of land uses including retail, office and residential without the need for significant change to the building.~~
- A minimum of 50 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.

Commented [RH6]: *(Conversion note: local scale retail activity is anticipated in this policy area. This floor area can be varied based on strategic retail analysis that demonstrates a different figure is appropriate.)*

Commented [RH7]: There are already a range of other light industries in the Industry/Commerce Policy Area 4

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table X/X – Conditions for Complying Development](#) and [Table X/X – Off-street Vehicle Parking Requirements](#):

- (a) change in the use of land, from residential to office on the ground or first floor of a building
- (b) change in the use of land, from residential to shop less than 250 square metres on the ground floor of a building.

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) involving any of the following is non-complying:

Form of development	Exceptions
Industry	Except light industry or service industry where located within the Business Policy Area X
Fuel depot	
Petrol filling station	Except where located within the Business Policy Area X
Public service depot	Except where located within the Business Policy Area X
Road transport terminal	
Service trade premises	Except where located within the Business Policy Area X
Store	Except where located within the Business Policy Area X
Transport depot	
Warehouse	Except where located within the Business Policy Area X
Waste reception storage treatment and disposal	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination of (except where the development is classified as non-complying), are designated:

Category 1	Category 2
Advertisement	All forms of development not listed as Category 1.
Aged persons accommodation	Any development listed as Category 1 and located directly adjacent to a different zone that exceeds the Building Envelope and Interface Height Provisions.
All forms of development that are ancillary and in association with residential development	
Consulting room	

Category 1	Category 2
Dwelling	
Educational establishment	
Light industry where located within the Business Policy Area X	
Office	
Pre-school	
Primary school	
Residential flat building	
Retirement village	
Service industry where located within the Business Policy Area X	
Service trade premises where located within the Business Policy Area X	
Store where located within the Business Policy Area X	
Supported accommodation	
Shop or group of shops with a gross leasable area of 2000 square metres or less within the Boulevard Policy Area X	
Shop or group of shops with a gross leasable area of 500 square metres or less within the Business Policy Area X	
Tourist accommodation	
Warehouse where located within the Business Policy Area X	

Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas

Interpretation

1 The vehicle parking rates table applies to Designated Areas listed below except where:

- (a) any applicable condition(s) is/are not met
- (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates tables below.

Designated Areas

2 The following are Designated Areas:

Designated Area	Conditions
Suburban Activity Node Zone	None
Urban Corridor Zone	None
District Centre Zone	Any part of the development site is located in accordance with at least one of the following:
Local Centre Zone	
Neighbourhood Centre Zone	(a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service ⁽²⁾
Regional Centre Zone	(b) within 400 metres of a bus interchange ⁽¹⁾ that is part of a high frequency public transit service ⁽²⁾
	(c) within 400 metres of an O-Bahn interchange ⁽¹⁾
	(d) within 400 metres of a passenger rail station ⁽¹⁾ that is part of a high frequency public transit service ⁽²⁾
	(e) within 400 metres of a passenger tram station ⁽¹⁾
	(f) within 400 metres of the Adelaide Parklands.

⁽¹⁾ Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

⁽²⁾ A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

- 3 Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:
- (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times
 - (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas
 - (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

- (d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)
- (e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening.
- (f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

TABLES: VEHICLE PARKING RATES

TABLE 1: Non-residential development (excluding light industry and tourist accommodation)

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All Designated Areas (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area
Core Area as shown on Concept Plan Map XX of the Suburban Activity Node Zone	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area
Boulevard Policy Area X of the Urban Corridor Zone	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area

TABLE 2: Tourist accommodation

Location of development	Desired minimum number of required vehicle parking spaces	Maximum number of vehicle parking spaces
Urban Corridor Zone and Suburban Activity Node Zone	1 space for every 4 bedrooms up to 100 bedrooms and 1 space for every 5 bedrooms over 100 bedrooms	1 space for every 2 bedrooms up to 100 bedrooms and 1 space for every 4 bedrooms over 100 bedrooms

TABLE 3: Residential development, in the form of residential flat buildings and residential development in multi-storey buildings

Location of development	Rate for each dwelling based on number of bedrooms per dwelling	Plus number of required visitor parking spaces
Core Area as shown on Concept Plan Map XX of the Suburban Activity Node Zone	0.25 per studio (no separate bedroom)	0.25 per dwelling
	0.75 per 1 bedroom dwelling	
Boulevard Policy Area X within the Urban Corridor Zone	1 per 2 bedroom dwelling	
	1.25 per 3 + bedroom dwelling	
Transition Area/Any other area not designated on Concept Plan Map XX of the Suburban Activity Node Zone	0.5 per studio (no separate bedroom)	0.25 per dwelling
	1 per 1 bedroom dwelling	
	1.5 per 2 bedroom dwelling	
Business Policy Area X within the Urban Corridor Zone	2 per 3 + bedroom dwelling	

TABLE 4: Row, semi-detached and detached dwellings

Location of development	Number of bedrooms, or rooms capable of being used as a bedroom	Number of required vehicle parking spaces
Suburban Activity Node Zone and Urban Corridor Zone	1 or 2 bedrooms	1
	3 + bedrooms	2

Table Mar/X- Off-street Bicycle Parking Requirements for Urban Corridor Zone and Suburban Activity Node Zone

The following bicycle parking requirements apply to development specifically in the **Urban Corridor Zone** and **Suburban Activity Node Zone**.

- 1 In residential and mixed use development, the provision of bicycle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.
- 2 Residential and mixed use development, in the form of multi-storey buildings, should provide bicycle parking in accordance with the following rates:

Form of development	Employee/resident (bicycle parking spaces)	Visitor/shopper (bicycle parking spaces)
Residential component of multi-storey building/residential flat building	1 for every 4 dwellings	1 for every 10 dwellings
Office	1 for every 200 square metres of gross leasable floor area	2 plus 1 per 1000 square metres of gross leasable floor area
Shop	1 for every 300 square metres of gross leasable floor area	1 for every 600 square metres of gross leasable floor area
Tourist accommodation	1 for every 20 employees	2 for the first 40 rooms plus 1 for every additional 40 rooms

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

Originating Officer: Jaimie Thwaites, Unit Manager Governance & Records
Manager: Kate McKenzie, Manager Corporate Governance
General Manager: Vincent Mifsud, General Manager Corporate Services
Subject: Infrastructure and Strategy Committee -
Confirmation of Minutes of Meeting held on 1 August 2017
Report Reference: GC220817R02

DISCUSSION

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

7.1 ICT Digital Transformation Plan

The Committee noted and discussed the draft ICT Digital Transformation Plan.

7.2 Capella and Nannigai Precinct Plan

The Committee noted and discussed various components of the Capella and Nannigai Precinct Plan.

8.1 LED Lighting Grant Submission

The Committee noted and discussed various components of the LED Lighting Grant Submission.

8.2 Key Infrastructure needs to support City Development over the next 5-10 years

The Committee noted and discussed the Key Infrastructure needs to support City Development over the next 5-10 years

8.3 Service Review - Roads

The Committee noted and discussed the Service Review – Roads.

Other Business

Updates on the Customer Service Survey Monkey and Majors Road BMX Track were provided to the Committee

APPENDICES:

Appendix 1: Minutes of the Infrastructure and Strategy Committee held on Tuesday 1 August 2017

RECOMMENDATIONS

DUE DATES

That Council:

- | | |
|---|--------------------|
| 1. Receives and notes the minutes of the Infrastructure and Strategy Committee meeting of 1 August 2017 (Appendix 1). | 22 Aug 2017 |
| 2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Infrastructure and Strategy Committee. | 22 Aug 2017 |

**MINUTES OF THE INFRASTRUCTURE AND STRATEGY COMMITTEE
HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON TUESDAY 1 AUGUST 2017**



PRESENT

Elected Members

Councillor Byram (Chair), Councillor Pfeiffer and Councillor Hull

Independent Member

Mr Christian Reynolds

In Attendance

Councillor Crossland

Councillor Prior

Councillor Veliskou

Mr Vincent Mifsud

Ms Abby Dickson

Mr Tony Lines

Ms Jaimie Thwaites

Ms Kate McKenzie

Ms Carol Hampton

Ms Fiona Harvey

Mr John Deally

Mr Mathew Allen

Mr Sean O'Brien

General Manager Corporate Services

General Manager City Development

General Manager City Services

Unit Manager Governance and Records (minute taker)

Manager Corporate Governance

Manager City Property

Manager Innovation and Strategy

Manager ICT

Manager Engineering and Field Services

Community Facilities Planner

1. OPEN MEETING

The meeting commenced at 6.35pm.

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

Nil declarations were made

4. 6.36pm CONFIRMATION OF MINUTES

Moved Mr Reynolds, Seconded Councillor Hull that the minutes of the Infrastructure and Strategy Committee Meeting held on 4 July 2017 be taken as read and confirmed.

Carried Unanimously

5. 6.36pm BUSINESS ARISING

The business arising statement was noted with further discussion regarding the following items:

- Manager Innovation and Strategy provided an overview of the Project Management Office. It was noted that the new Project Management Office Leader will commence on 23 August 2017.
- An update on the details of state government funding programs relevant to Council's Infrastructure projects to be provided at the next Committee meeting.

ACTION: A briefing to be provided to the committee on the Playground Framework at the next meeting (prior to the item going to General Council on 26 September)

ACTION: Environmental Initiatives regarding Water and Power should be listed on the regular Infrastructure Projects Update report provided to the Committee

The Chair sought and was granted leave of the meeting to vary the order of the agenda and bring forward the item LED Lighting Grant Submission (Report Reference: ISC010817R8.1).

8.1 6.46pm LED Lighting Grant Submission Report Reference: ISC010817R8.1

The Manager Engineering and Infrastructure gave an update on the LED Lighting Grant Submission.

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

- The agreement is being worked through with the Cities of Charles Sturt and Onkaparinga in order to finalise.
- Negotiations are still occurring in relation to who owns the asset.
- The replacement of 6,000 lights is only those in the City of Marion.
- SMART precincts are being investigated as opposed to SMART streets.
- The focus has primarily been on the infrastructure as opposed to the technology applications in the first instance.
- A staging plan for the next three year has been developed.
- Council has opted for the lesser tariff model where Council is responsible for the end of life replacement cost.

Moved Councillor Hull, Seconded Councillor Pfeiffer that:

1. The Infrastructure and Strategy Committee notes the report.
2. The outcome of the funding application be advised at the September 2017 Committee meeting.

3. SA Power Networks (SAPN) be requested to provide a briefing to the committee on
 - a. Their Vision and roll out plan
 - b. How has this been interpreted into the business case by the City of Marion
4. Research and study of SMART City applications relevant to the City of Marion be undertaken.

Carried Unanimously

6. PRESENTATION

Nil

7. WORKSHOPS

7.1 7.18pm ICT Digital Transformation Plan Report Reference: ISC010817R7.1 (ISC040717R7.4)

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

- The first year of the plan is focused on current initiatives as opposed to looking for innovation and improvements, however, this is due to the low technology base it is starting from.
- The plan needs high level targets from 2017/18, that should address gaps that have already been identified (e.g. need for better community data).
- More can always be done with more money and resources but consideration also needs to be given what people can cope with.
- The plan has a purpose and is aligned to the organisations Strategic Plan.
- Initiatives in the plan are integrated with other departments via the Work Area Plans (ICT is not always the owner of the initiatives they may be a stakeholder).
- The organisation's Customer Service Focus includes Digital Customer Service.
- Cross departmental data should be include in all future relevant reports.
- It is not a static plan and will be continually reviewed and updated.
- The object is to use great technology to enable our business, not necessarily be leading edge.

Moved Mr Reynolds, Seconded Councillor Hull that the Infrastructure and Strategy Committee

1. Notes this report
2. Notes the ICT Digital Transformation Plan and feedback provided on the key strategies and technologies outlined in the report.

Carried Unanimously

ACTION: an update report on the ICT Digital Transformation Plan be provided to the Committee every six months (including, where possible, how the City of Marion compares to other Councils).

7.2 7.43pm Capella and Nannigai Precinct Plan Report Reference: ISC010817R7.2

The Community Facilities Planner gave a presentation on the Capella and Nannigai Precinct Plan.

The Committee noted the Capella and Nannigai Precinct Plan item and the following points were raised / noted:

- Need to ensure the community understands about the whole plan / complete picture.
- Messaging needs to ensure residents understand Council's intent.
- Reports need to detail what funds have already been approved by Council.
- Crime Prevention Through Environmental Design (CPTED) principles need to be observed in designs.
- Ensure all relevant stakeholders have been consulted eg BMX, Hallet Cove school.
- Needs analysis needs to be firmly understood.
- A breakdown of the demolition costs to be provided.
- All the potential options should take into account current and future demographics (e.g. soccer, pump track, athletics, lawn balls, community hall etc.).
- Whole of life costs need to be included in plans.
- The project should be considered in conjunction with the Open Space Asset Management Plan.
- Free community access should be the focus not just the fee and leased arrangements.
- Need information on demographics, potential sub divisions, future needs analysis, as well as potential options for use such as a running track and connections with Glade Cres
- Impact of new soccer facilities on demand and surrounding facilities needs to be understood

Action: A more detailed report be brought back to the Committee in September 2017.

8. REPORTS

8.2 8.42pm Key Infrastructure needs to support City Development over the next 5-10 years Report Reference: ISC010817R8.2

The General Manager City Services gave a presentation on the Key Infrastructure needs to support City Development over the next 5-10 years.

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

- The importance of trees for example in relation to heat management.
- The difficulty in recording trees as assets.
- The agenda on sustainability (water, energy efficiency, fuel efficiency, core utilities strategy).
- The change in activity and mobility (e.g. driverless cars).
- The impact of changes in significant tree legislation.
- Clarity is needed on formal channels of innovation and what technologies are being invested in.

8.3 9.22pm Service Review - Roads

Reference No: ISC010817R8.3

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

- Predictive and preventative action should be pursued.
- Keep the current service standard but look for efficiencies through innovation.
- Savings have been made due to successful Road to Recovery funding grants.
- The City of Salisbury was highlighted as an innovative Council in the area of Roads and the Committee is keen to learn more about this.

MEETING EXTENSION

Moved Councillor Pfeiffer, Seconded Councillor Hull that the meeting be extended by 15 minutes.

Carried Unanimously

9. CONFIDENTIAL ITEMS

Nil

10. ANY OTHER BUSINESS

- 10.1 9.38pm Customer Service Survey Monkey
 General Manager City Services advised that the Survey has been delayed until after the new Customer Experience Manager has commenced. They are due to join the organisation in two weeks and the survey will be done a month after they start.

MEETING EXTENSION

Moved Councillor Pfeiffer, Seconded Councillor Hull that the meeting be extended by an additional 10 minutes.

Carried Unanimously

- 10.2 9.42pm Majors Road BMX Track
 General Manager City Development provided the following updates in relation to the item:
- Work is currently being undertaken to understand potential staging options.
 - Funding gap challenges are being worked through.
 - Engineering solutions are being investigated.
 - A prudential management report is being prepared to be considered at a Finance and Audit Committee meeting.

- 10.3 Committee Performance Review
This item was not discussed.

11. MEETING CLOSURE

The meeting was declared closed at 9.55pm.

12. NEXT MEETING

The next meeting of the Infrastructure and Strategy Committee will be held at 6.30pm on 5 September 2017 in the Council Chamber, 245 Sturt Road, Sturt.

CONFIRMED

.....
CHAIRPERSON

/ /

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

Originating Officer: Rhiannon Hardy, Policy Planner

Manager: Jason Cattonar, Manager Development & Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Southern Innovation Area Ministerial Development Plan Amendment (DPA)

Report Reference: GC220817R03

REPORT OBJECTIVES

To provide Council with an overview of proposed amendments to the Marion Council Development Plan as detailed in the Southern Innovation Area DPA (Ministerial), and to seek Council's endorsement of the response to be submitted to the Department of Planning, Transport and Infrastructure (DPTI) with respect to the proposed amendments.

EXECUTIVE SUMMARY

The Southern Innovation Area DPA seeks to amend the Development Plan policies that apply to the Tonsley Innovation Precinct and surrounding locales, including residential areas in the suburb of Tonsley, Bedford Park (Laffer's Triangle) and Mitchell Park (Alawoona Avenue). The DPA also affects land in within the Cities of Mitcham and Onkaparinga.

The primary intent of the DPA is to facilitate population growth and economic development outcomes within this inner southern area of Metropolitan Adelaide. The built form outcomes that are anticipated as a result of the DPA policies align with the construction of major transportation projects, and the ongoing function and growth of existing facilities serving the region.

DPTI has now released the DPA for consultation with the public and agencies. DPTI is now seeking Council's comments regarding the Development Plan policies that are proposed by the DPA.

RECOMMENDATIONS

DUE DATES

That Council:

- | | |
|---|-----------------------|
| 1. Advises DPTI/DPAC that it is supportive of the amendments to Council's Development Plan proposed as part of the Southern Innovation Area DPA, subject to consideration and review of the issues highlighted in Appendix 1 of this report and included in the letter to be forwarded to DPTI/DPAC in Appendix 2. | 29 August 2017 |
|---|-----------------------|

BACKGROUND

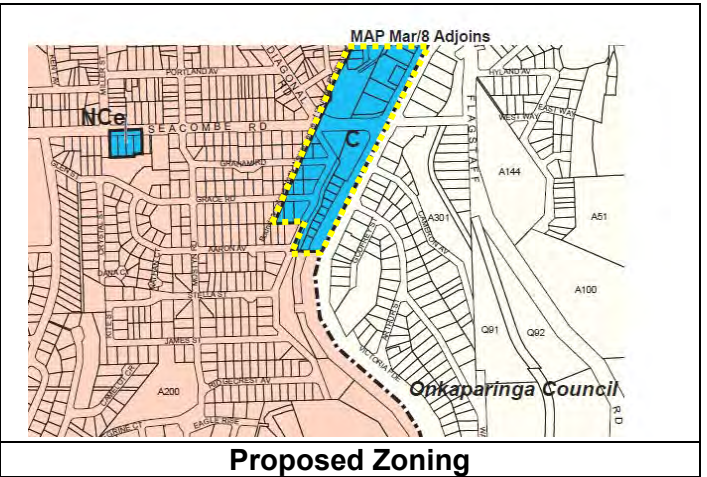
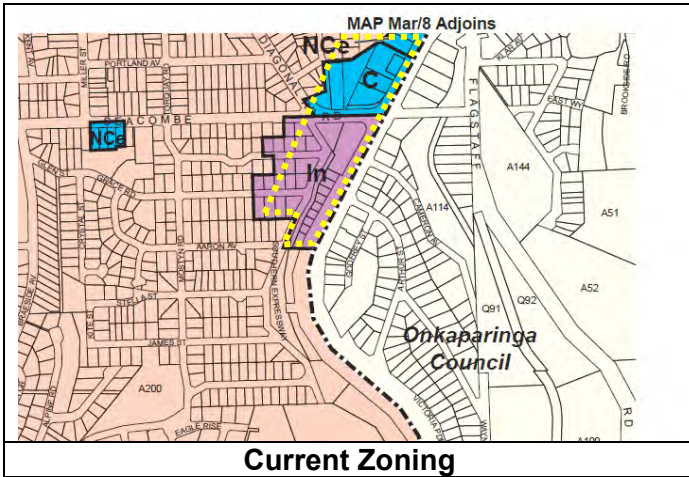
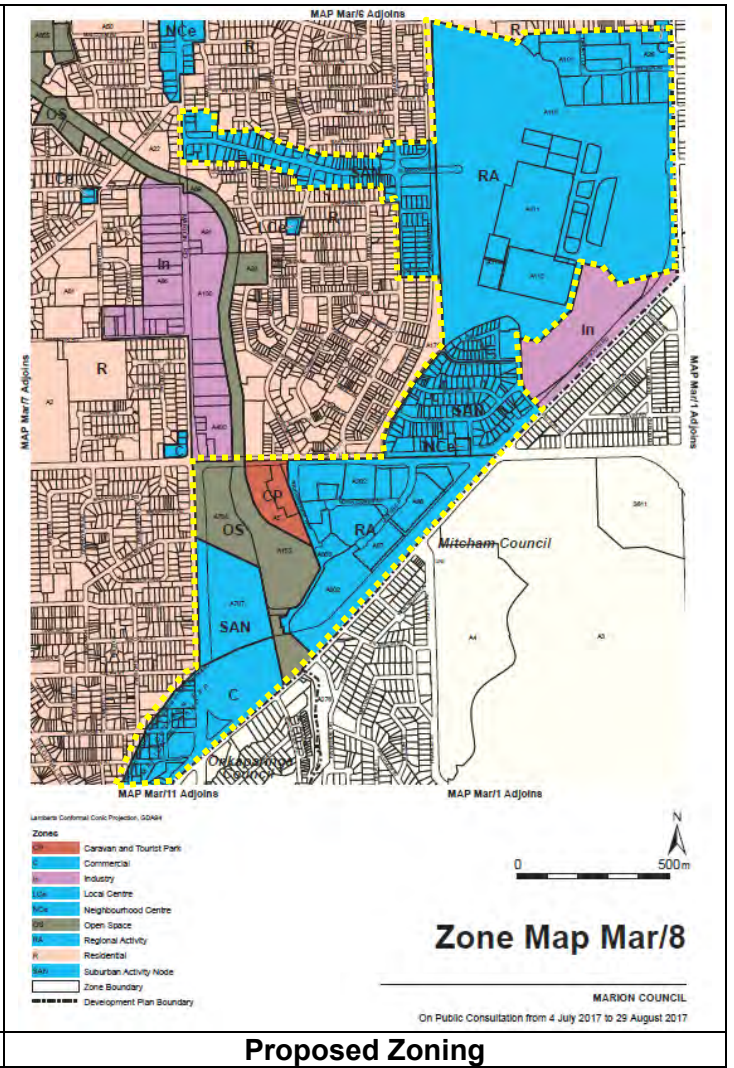
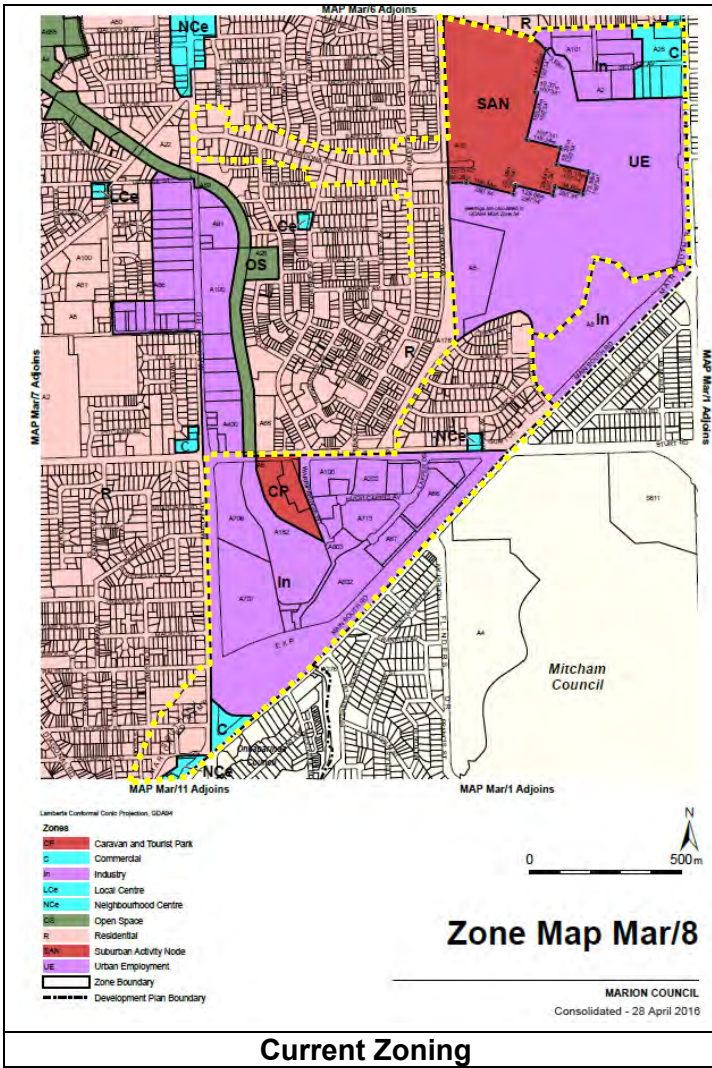
The Marion Council Development Plan was amended on 5 December 2013 via the Tonsley Park Redevelopment and General Section Amendments DPA (Ministerial) to facilitate redevelopment of the Tonsley Precinct.


That DPA rezoned the land within the Tonsley precinct from “Industry Zone” to “Suburban Activity Node Zone” and “Urban Employment Zone” in order to contribute to employment opportunities through the provision of manufacturing industry clusters (Urban Employment Zone) and increased residential densities and housing mix in proximity to transit corridors (Suburban Activity Node Zone).

The current Southern Innovation Area DPA seeks further changes to the Tonsley Innovation District and surrounding areas in response to the Darlington Upgrade Project and Flinders Link Project. The DPA affects land in three adjoining councils, namely Marion, Mitcham and Onkaparinga.

The below table and maps illustrate the proposed zoning changes insofar as they impact the Marion Council Development Plan:

Area	Previous Zone	Proposed Zone
Tonsley Innovation District	Suburban Activity Node and Urban Employment	Regional Activity
Laffer’s Triangle – eastern side	Industry	Regional Activity
Established residential area of Tonsley (formerly Clovelly Park)	Residential	Suburban Activity Node
Laffer’s Triangle – Lot 707	Industry	Suburban Activity Node
Areas east of the Southern Expressway	Residential, Neighbourhood Centre, Industry and Commercial	Commercial (Darlington Policy Area 6)
Areas west of the Southern Expressway	Industry and Commercial	Residential
Warriparinga wetlands and Sturt River	Industry	Open Space
Alawoona Avenue	Residential	Suburban Activity Node



 = DPA AREA

ANALYSIS

The DPA proposes the following policy changes:

- Introducing a new **Regional Activity Zone** to replace:
 - existing Industry Zone over Laffer's Triangle (an area generally bound by Main South Road, Sturt Road, Warriparinga Way and the Southern Expressway)
 - the Tonsley site currently zoned part Urban Employment Zone and part Suburban Activity Node Zone (deleting the Urban Employment Zone)
 - land south of York Avenue currently zoned as Industry and a portion of the Commercial Zone fronting Main South Road
 - part of the existing Residential (Regeneration Policy Area 16) zoned land immediately south of the Tonsley Site
- Expanding the **Suburban Activity Node Zone** to include:
 - land on both sides of Alawoona Avenue between Marion Road and the Tonsley precinct, which is currently part of the Residential (Medium Density Policy Area 12) Zone.
 - land bounded by the Tonsley Rail line, Sturt Road and Main South Road, currently part of the Residential (Regeneration Policy Area 16) Zone.
 - a parcel fronting Marion Road (Lot 707) and generally west of Sturt River / Warriparri, which is currently part of Industry Zone – Research Policy Area 7
- Rezoning land containing the Warriparinga wetlands and Sturt River / Warriparri from Industry to Open Space Zone
- Combining the existing mix of (Commercial, Industry and Neighbourhood Centre) zones located between Main South Road and the Southern Expressway into the existing Commercial Zone and new Policy Area 6 - Darlington (Deleting the whole of Industry Zone Policy Area 6 (Light Industry) and Policy Area 7 (Research))
- Incorporating remnant portions of the Industrial Zone and Commercial Zone west of the Southern Expressway into the surrounding Residential Zone and amending the policy for Residential Zone – Hills Policy Area 11 to ensure former industrial land is suitable for its future intended use.
- Introducing new Concept Plans relating to:
 - Laffer's Triangle (replacing 'Sturt Triangle (Marion)')
 - Tonsley (replacing 'Tonsley Park') and including the proposed new Suburban Activity Node Zone area along Alawoona Avenue.
- Extending the application of vehicle parking requirements that apply in the existing Suburban Activity Node Zone to the new Regional Activity Zone. On-site parking requirements will be amended so as to provide consistency in the provision of on-site parking in designated higher density, mixed use areas.

The below table provides an overview of the key directions/guidelines of the new/amended Zones and Policy Areas proposed in the DPA:

Proposed Area	Envisaged Land Uses	Maximum floor areas	Maximum building height	Minimum net residential density
Regional Activity Zone: Core Area	education, research establishments, offices, public transport interchange, consulting rooms, and in Tonsley, light industry and service trade, with secondary land uses such as residential flat buildings, shops, entertainment venues, halls	Bulky goods outlets to be less than 500m ² , no other caps	<p><i>Core Area (Laffer's Triangle)</i></p> <ul style="list-style-type: none"> Land adjacent zone boundary: 4 storeys Other area: 10 storeys <p><i>Core Area (Tonsley)</i></p> <ul style="list-style-type: none"> Land bound by Mab Circuit: 15 storeys Land adjacent SANZ Non-Core Area or Residential Zone boundaries: 4 storeys Other area: 10 storeys 	80 dwellings per hectare
Regional Activity Zone: Commercial Area	land uses including commercial, light industry, service industry, service trade, and warehouse with secondary land uses such as shops and mixed use residential.	Bulky goods outlets to be less than 500m ² , no other caps	<ul style="list-style-type: none"> Land adjacent Tonsley Boulevard: 10 storeys Land adjacent zone boundary (except where fronting Main South Road or the Industry Zone): 4 storeys Other area: 6 storeys 	N/A
Regional Activity Zone: Transition Area	land uses including residential flat buildings, row dwellings, group dwellings, and recreation areas with secondary land uses such as shops, offices and consulting rooms	Bulky goods outlets to be less than 500m ² , no other caps	<ul style="list-style-type: none"> Transition Area: 6 storeys Land adjacent zone boundary: 4 storeys 	50 dwellings per hectare
Suburban Activity Node Zone: Core Area	residential flat buildings, row dwellings, non-residential buildings and mixed use buildings comprising two or more land uses with non-residential land uses on the ground floor	Shops, offices and consulting rooms: 250 m ²	<ul style="list-style-type: none"> Core Area: 6 storeys Area adjacent a lower density residential zone boundary: 3 storeys 	70 dwellings per hectare
Suburban Activity Node Zone: Other Area	residential flat buildings, row dwellings, detached and semi-detached dwellings and including aged care and student accommodation.	Shops, offices and consulting rooms: 100 m ²	<ul style="list-style-type: none"> Other Area: 4 storeys Area adjacent a lower density residential zone boundary: 3 storeys 	50 dwellings per hectare
Darlington Policy Area 6	bulky goods outlet, light industry, motor vehicle related activities, office, service industry, service trade premises, shop (other than a bulky goods outlet) with a gross leasable floor area less than 500 m ² , store, storage uses, transport related activities, warehouse, wholesale uses	maximum gross leasable floor area of 4500 m ² across the policy area, plus shop: 500 m ²	3 storeys	N/A

Elected Members and the community can view the DPA document on the DPTI web site at www.sa.gov.au/planning/ministerialdpas and then selecting "Southern Innovation Area amendment".

A detailed analysis of the key changes to the above policy are attached as **Appendix 1**.

In summary, the administration has identified the following key issues, and strongly recommends that DPTI undertake further investigation and review:

- The impact of higher density development adjacent the Warriparinga area, particularly in relation to stormwater runoff.
- The proposed DPA has the potential to significantly increase stormwater runoff in the affected areas, as there is no maximum site coverage provisions in the proposed Regional Activity Zone, Suburban Activity Node Zone or Darlington Policy Area 6. Further investigations and stormwater mapping should be undertaken to consider the implications to existing stormwater infrastructure and risk of inundation to existing and future buildings.
- Introducing a buffer between the Commercial Area and Transition Area in the Tonsley Regional Activity Zone to mitigate noise/amenity impacts from the existing industries along Selgar Avenue and Drury Terrace upon future residential development in the Transition Area.
- Ensuring an appropriate balance between encouraging higher density development (up to 4 storeys) in the established residential parts of Tonsley, whilst respecting the amenity of existing 1-2 storey dwellings. Greater setbacks from boundaries are recommended in this locality, where currently there is no minimum.
- Expanding the Open Space Zone to encompass adjacent areas of mature vegetation.
- Ensuring new medium-high density development envisaged in Laffer's Triangle respects the environmental and cultural value of the Warriparinga, Kurna land and State heritage place.
- Aligning the proposed Suburban Activity Node Zone with the policy work undertaken in Council's proposed Housing Diversity DPA.
- The provision of public open space within/adjacent the established residential part of Tonsley. If 4-6 storey development is envisaged throughout this locality, resulting in a higher population density, the provision of conveniently located and functional public open space will be important to meet future residents' needs.
- Ensuring floor area caps on Lot 707 are appropriate to encourage shops/offices/consulting rooms to meet the needs of the future community, but in doing so, discourage inappropriate land uses such as bulky goods outlets.
- Reviewing the width of the Core Area of the SANZ in Laffer's Triangle (Lot 707) to ensure sufficient dimensions to cater for the envisaged forms of development outside of the easement that runs along Marion Road.
- Reviewing the designation of Alawoona Avenue as "Core Area" given that this portion of the zone adjoins lower density residential areas and therefore faces challenges with interface.
- Ensuring the scale of development in established residential areas (Alawoona Avenue and south Tonsley) is relative to the size of the development site, and in doing so, encourage allotment amalgamation to provide larger and integrated development sites.
- Ensuring new dwellings are designed with functional private open space that provides usable areas for its future occupants.
- Introducing clear and effective design criteria into the Development Plan to ensure that 3 + storey development is guided by modern urban design standards which complement/enhance the public realm and ensure a high level of amenity of residents.
- Consolidation of allotments that will straddle the proposed boundary between the Commercial and Residential zones, and ensuring that bike/pedestrian paths adjacent the Southern Expressway are maintained.
- The car parking rate attributed to student accommodation should have regard to the Supreme Court's recent decision, which concluded that "student accommodation" does not mean any form of dwelling in which students happen to reside, but

accommodation specially adapted to the needs of students as special purpose accommodation in the nature of a boarding house rather than to a residential flat building that happens to be occupied by students.

- Establishing a clearer delineation of land uses/areas identified on the Concept Plan maps.

A draft copy of Council's comments to DPTI/DPAC is attached as **Appendix 2**.

A copy of the DPTI "Community Information" brochure providing advice on the consultation process is attached as **Appendix 3**.

Consultation

The DPA will be on public consultation from 4 July to 29 August 2017. All written and verbal submissions by the public and/or agencies during the consultation period will be recorded and formally considered by the Development Policy Advisory Committee (DPAC).

DPAC is charged with the task of providing a report on its findings to the Minister for Planning. Changes to the DPA may occur as a result of feedback submitted during the consultation process, together with DPAC's report to the Minister.

Resource Impact

Given the DPA was initiated by the Minister for Planning, DPTI staff are responsible for administering DPA process.

To ensure effective policy outcomes that align with Council's strategic goals, the Council administration has reviewed the changes proposed by the DPA and undertaken further investigations so as to provide informed feedback to the Elected Members and ultimately the Minister.

Strategic Implications

The Southern Innovation Area Development DPA is considered to align appropriately with the City of Marion Strategic Plan 2017-2027. The DPA will assist in the attainment of the following key strategies and targets from the Strategic Plan:

- Innovate: Full development of the Tonsley Precinct
- Prosperous: Developments in the Tonsley and the Edwardstown industrial / retail precincts
- Prosperous: Continuing shift towards digital and knowledge based businesses with a regional focus on job creation in key growth areas of clean technology, advanced manufacturing and tourism.
- Prosperous: Darlington upgrade and Flinders Link rail projects plus broader South Rd/North- South Corridor works
- Prosperous: Growth in higher/tertiary education particularly at Flinders University and Tonsley.
- Connected: Rail expansion and infrastructure upgrades, including Oaklands Crossing, station locations and Flinders Link

The DPA was also identified in Council's Section 30 Review for December 2013, as follows:

PROJECT	SCOPE
<p>Mixed Use/Various (currently Industry Research) (Science Park) Land bounded by Marion. Sturt and South Roads at Bedford Park</p>	<p>The DPA will involve a review of the appropriateness of the existing policy intentions for the Policy Area, taking into consideration the form of development undertaken/existing in</p>

10 Year Council Plan

- *“Population Growth and increased diversity in the residential community*
- *Increased diversity and affordability in housing to meet the needs of people at all life stages*
- *Sustainable development and built form*
- *An urban environment that is more conducive to, and supportive of walking and cycling*
- *Conservation of natural resources and responsible management of waste*
- *Deeper human value of and care for the natural world*
- *Better integration of nature and built form*
- *Improved condition and expanded extent, diversity and connectivity of indigenous ecosystems.*

the area, the potential future changes to the north eastern section of the site as part of the State Government’s “Darlington Transport Study” and Council’s long term vision for the precinct due to its strategic location to Tonsley Park and Flinders University and Hospital.

The DPA would also facilitate the preservation and enhancement of the Warriparinga wetlands, native vegetation and heritage areas (both Indigenous and European) within the area.

Economic Impact

The Southern Innovation Area Development DPA aligns closely with the City of Marion's strategic directions with regard to the promotion of economic development. The City of Marion is seeking to build and maintain a prosperous economy that is diverse, growing, and sustainable and adapts quickly and effectively to change. The City of Marion has a focus on the development of business precincts; increasing local employment opportunities and skills development; promoting the City as an investment attraction location with a focus on advanced manufacturing, environmental industries, medical technologies and health and education; supporting environmental best practice and innovation within the Marion business community; encouraging local business to be innovative; and facilitating links between research institutes and industry.

The Southern Innovation Area DPA proposes a planning environment that will support these objectives and help facilitate beneficial economic outcomes for the City of Marion and the wider region.

CONCLUSION

The Southern Innovation Area DPA seeks to create a new Regional Activity Zone in Bedford Park (Laffer’s Triangle) and the Tonsley Innovation Precinct, and to extend the Suburban Activity Node Zone in Tonsley, Mitchell Park (Alawoona Avenue) and Bedford Park (Lot 707).

The new/revised Zones envisage mixed-use development that encourages further development growth in the region in a manner that will support the Flinders Link and Darlington Upgrade projects.

Additional changes include expansion of the Open Space Zone over the Warriparinga Wetlands/Sturt River and consolidation of zones located adjacent the Southern Expressway.

The intent and envisaged development outcomes of the proposed policy changes are generally considered appropriate. Council encourages DPTI to consider its comments and to undertake further investigation and review so as to achieve policy outcomes that improve the built form outcomes and strategic aims of the DPA.

APPENDICES

Appendix 1: Analysis of proposed amendments to the Marion Council Development Plan

Attachment 1: Existing Open Space Zone

Attachment 2: Tracked Changes to Suburban Activity Node Zone

Appendix 2: Draft letter to DPAC/DPTI

Appendix 3: Community information brochure

Appendix 4: Aerial photograph illustrating proposed zones and concept areas

Southern Innovation Area Development Plan Amendment (DPA)

Analysis of proposed amendments to the Marion Council Development Plan

Introduction

The Southern Innovation Area DPA proposes changes to this inner southern area of metropolitan Adelaide to facilitate population growth and economic development outcomes aligned with the construction of major transportation projects and the ongoing function and growth of existing facilities serving the region.

This report analyses those parts of the DPA which affect the Marion Council Development Plan and provides recommendations for changes to the DPA, where deemed appropriate/necessary.

Policy Analysis

The proposed DPA proposes to amend a number of policies in the Marion Council Development Plan. The various policy changes of the DPA are listed in 1-10 below, and the appropriateness of each proposed policy changes is discussed at each section.

1. Regional Activity Zone

Introducing a new Regional Activity Zone and introduce Concept Plans to guide the mix of land uses within the Zone to apply to:

- *existing Industry Zone over Laffer's Triangle (an area generally bound by Main South Road, Sturt Road, Warriparinga Way and the Southern Expressway)*
- *the Tonsley site currently zoned part Urban Employment Zone and part Suburban Activity Node Zone (deleting the Urban Employment Zone)*
- *land south of York Avenue currently zoned as Industry and a portion of the Commercial Zone fronting Main South Road*
- *part of the existing Residential (Regeneration Policy Area 16) zoned land immediately south of the Tonsley Site*

General comments:

- It is considered appropriate to introduce the proposed Regional Activity Zone, which will consolidate/delete the existing Research Policy Area 7, Urban Employment Zone, Suburban Activity Node Zone (in the Tonsley Innovation Precinct) and Industry/Commercial Zones within the Tonsley Innovation Precinct. Consolidation of zoning will provide a more cohesive vision for the future development of this key strategic area.
- The existing Industry Zone in Tonsley features a number of Industrial workshops along Selgar Avenue and Drury Terrace, which adjoin the proposed Transition Area. Given that the Transition Area envisages high density residential development, it is likely that the existing industrial premises may adversely impact the amenity of future residential development. Consideration should be given to introducing a buffer zone or similar between the Commercial Area and Transition Area in the Tonsley Regional Activity Zone to mitigate noise/amenity impacts from the existing industries in this locality.

Warriparinga:

- The Desired Character for the Core Area (Laffer's Triangle) states, "*land adjacent to the Warriparinga Wetlands should predominantly cater for medium to high density residential uses ... to maximise the outlook over this important regional open space...*" Much of the north eastern section of the wetlands directly abuts the caravan site (which is not being rezoned as part of the DPA) so cannot fulfil the intention. Any future development adjacent the southern section of the Warriparinga area would need to be mindful and respecting of the Living Kurna Cultural Centre and State Heritage listed place.
- Medium-high density development is specifically envisaged on land facing the Warriparinga open space. Due regard should be had to the impact of higher density development on this environmentally sensitive area, including the risk of flooding. Buffer zones adjacent the Warriparinga should be considered.
- The capacity of existing stormwater infrastructure to cater for potential impacts on the Sturt River arising from stormwater run-off from future development within the Core Area (Laffer's Triangle) requires careful consideration as part of the DPA. Before the DPA is progressed, a review should be undertaken of the floodplain mapping for the area surrounding the Warriparinga. Increased run-off from existing and proposed development should be assessed holistically and the implications considered. Given that there are no maximum site coverage provisions in the Regional Activity Zone, the extent of stormwater run-off could be substantially increased.

Scope of the Zone:

- It is noted that 1326-1378 Main South Road, Tonsley (Monroe Australia) is proposed to be maintained in the Industry Zone. It may be more appropriate for inclusion in the Regional Activity Zone to reflect the long-term vision for the region.
- Lot 803 (DP 57017 CT 5857/982) adjoins the eastern side of Warriparinga (hatched yellow in the Figure 1). This land is owned by Council, used as a reserve and comprises a number of significant trees, some of which may pre-date European settlement. It is recommended that this area is incorporated into the Open Space Zone instead of the proposed Regional Activity Zone to better reflect the current and future use of the land. The Open Space Zone is attached in **Attachment 1** of this report.



FIGURE 1. LOT 803 (HATCHED) – POTENTIAL FOR INCLUSION IN THE OPEN SPACE ZONE

Land uses:

- The inclusion of semi-detached dwellings as an envisaged type of development within the Core Area (Principle 1) appears contrary to the desire for higher density housing within the area.

Building height:

- Principle 18 states that *Development should generally not exceed the heights specified for the zone, unless it meets one or more of the following criteria:*
(a) the site area is greater than 1500 square metres
 As heights can be as high as 15 storeys within the zone, is 1500 square metres a suitable base dimension to allow further increases in height?

Design:

- Principle 22 prescribes a minimum ceiling height of 4.5 metres for ground and first floors, whereas Principle 15 in the Suburban Activity Node Zone prescribes 3.5 metres, which is considered a suitable height to allow for adaption to a range of uses within both zones.

Editorial notes:

- Principle 25 is not complete.
- Principle 26 refers to the maximum heights for masonry walls. There does not appear to be reference to other fencing materials within the zone so it can be read that there is no restriction on height for fences constructed of other materials.

2. Suburban Activity Node Zone

Expanding the application of the Suburban Activity Node Zone to additional areas including:

- *land on both sides of Alawoona Avenue between Marion Road and the Tonsley precinct, which is currently part of the Residential Zone - Medium Density Policy Area 12*
- *land bounded by the Tonsley Rail line, Sturt Road and Main South Road, currently part of the Residential Zone - Regeneration Policy Area 16*
- *a parcel fronting Marion Road (Lot 707) and generally west of Sturt River / Warriparri, which is currently part of Industry Zone – Research Policy Area 7*

General comments:

- The Marion Council is finalising investigations for its proposed Housing Diversity Development Plan Amendment (DPA). The DPA proposes a Suburban Activity Node Zone (SANZ) for areas surrounding the Regional Centre Zone, along Sturt Road and along the train and tram lines. It is recommended that the proposed SANZ is amended to align with the policy work undertaken to date for the Housing Diversity DPA.

Extent of the Zone:

- Residential properties on the western side of the railway line, opposite Tonsley, should be considered for inclusion in the Suburban Activity Node Zone (SANZ) given they are located adjacent the Tonsley Innovation Precinct and the railway line, and form a logical extension to the SANZ along Alawoona Avenue. Additionally, residential properties on the northern side of Sturt Road should also be considered. There is a large single land holding located within this locality, located at 19 McNerney Avenue, Mitchell Park, which is owned and operated by Junction Housing Australia (former Housing SA dwellings) and presents a significant opportunity for urban renewal. Sturt Road is a key connector between Flinders University and Medical Centre, Tonsley and the Marion Regional Centre - rezoning these properties would assist in enabling Sturt Road to develop as an active boulevard, with mixed use medium-rise development framing the road. Figure 2 below illustrates the potential additional areas.
- It is queried why Alawoona Avenue is designated as a Core Area, when the Zone width only encompasses single-depth allotments adjacent a lower density residential zone, which would restrict all development to a maximum height of 3 storeys. This area may be more appropriately designated as “Other” on the Concept Maps.



FIGURE 2. AREAS FOR POTENTIAL EXPANSION OF THE SANZ (HATCHED YELLOW)

- An easement (catering for clearances from overhead power lines) runs along the entire frontage of the site at Lot 707 on Marion Road (owned by the Indigenous Land Corporation (ILC)). This strip of land appears to be identified as a 'Core Area' on Concept Map Plan Mar/7 (however the width/dimension of the Core Area is unclear as no dimensions are provided on the Concept Plan). Given that a majority of the Core Area appears to be within the easement area, and development up to 6 storeys is anticipated in this area, the easement would significantly inhibit development potential within the Core Area. The width of the Core Area should be reconsidered in relation to the depth of the easement, ensuring that there is sufficient land allocated as Core Area outside of the easement area which can cater for the envisaged land uses.
- The Neighbourhood Centre Zone on Sturt Road, Tonsley (pictured in Figure 3 below), is proposed to be retained, but surrounded by the SANZ. The Neighbourhood Centre Zone may be more suitably incorporated in the SANZ to contribute toward a consistent boulevard along Sturt Road, however, floor area caps for commercial land uses could be increased to encourage the future development of the site for mixed land uses.



FIGURE 3. NEIGHBOURHOOD CENTRE ZONE IN TONSLEY

Non-residential floor area caps:

- It is understood that Lot 707 on Marion Road (owned by the Indigenous Land Corporation (ILC)) is intended to be developed for a range of uses, including an Elder's Village, with associated shops and facilities adjacent Marion Road to meet the needs of that community. Bulky goods outlets/take-away shops are not appropriate in this locality. Consideration should be made to identifying such land uses as non-complying.
- The proposed 250m² (Core Area) and 100 m² (Other Area) cap on floor area in the SANZ may be too restrictive, particularly given the significant size of the land holding of Lot 707, and the fact that 4-6 storey developments are envisaged. The SANZ policy should be amended to cater for larger floor areas to ensure that appropriate facilities can be developed to cater for the future community on this land, such as a supermarket or medical consulting facility.
- Consideration will be required regarding likely catchment areas of those commercial land uses – encouraging pedestrians from the west to cross Marion Road away from pedestrian-actuated crossings is not in the interests of community and road safety. Council understands that the ILC are obtaining a retail analysis to investigate the demand for shops in this locality.
- The 100m² cap in "Other" areas may be more appropriate at 150m², which reflects the current size of consent-on-merit non-residential uses in the Residential Zone.
- The reference to *shop or group of shops, other than larger scale bulky goods outlets that exceed a maximum gross leasable floor area in the order of 250 square metres* within Principle 1 could be more appropriately worded as it is unclear whether bulky goods outlets are envisaged, particularly when referenced against the table in Principle 6.

Density:

- PDC 8 should prescribe a single minimum net residential density for all Core Areas – the table is currently silent on the Core Area along Alawoona Avenue.

Building heights:

- In order to encourage allotment amalgamation in existing established residential areas (i.e. along Alawoona Avenue and Tonsley, with allotments generally 700-800 square metres), a mechanism should be developed to permit larger building envelopes on larger sites. It is recommended that the Building Height table prescribes different rates for sites more or less than 2000 square metres.
- The height restrictions for “Area adjacent to a lower density residential zone boundary” may result in ambiguity in the assessment process – given that “area” is not defined, it could apply to any areas within the DPA. Even if it were defined to “site” adjacent a lower density residential zone boundary, large sites would still be limited to a maximum of 3 storeys, even where they may have significant depth to cater for appropriate interface and transition. It is recommended that this row of the Building Height table is deleted. Appropriate interface with lower density residential zones could still be achieved via setbacks required in the Interface Height Provision diagram and rear setback requirements (see Setbacks below).
- Consideration should be given to increasing the minimum building height to 2 storeys in Other Areas. Allowing a single storey dwelling/building would not fulfil the aims of the Zone, would struggle to meet minimum density provisions, and would conflict with the envisaged 4 storey buildings in the same locality. However, it is noted that single-storey dwellings may be more appropriate for aged care accommodation.

Setbacks:

- Prescribed setbacks should be expanded to provide for greater setbacks in the Other Area compared to Core Areas. This will allow more appropriately-designed development in the existing established residential area of Tonsley. This locality maintains predominantly 1-2 storey low-to medium density dwellings. Figure 4 below illustrates that this locality maintains a relatively high proportion of modern 1-2 storey developments which are unlikely to be redeveloped in the short-medium term: of 200 dwellings in the locality, 127 dwellings (63.5%) were constructed post-1990. It is therefore important to ensure that the policy provides for the envisaged higher density development (up to 4 storeys), whilst also having regard to the amenity of existing nearby 1-2 storey residential dwellings that are unlikely to be replaced in the short-medium term.

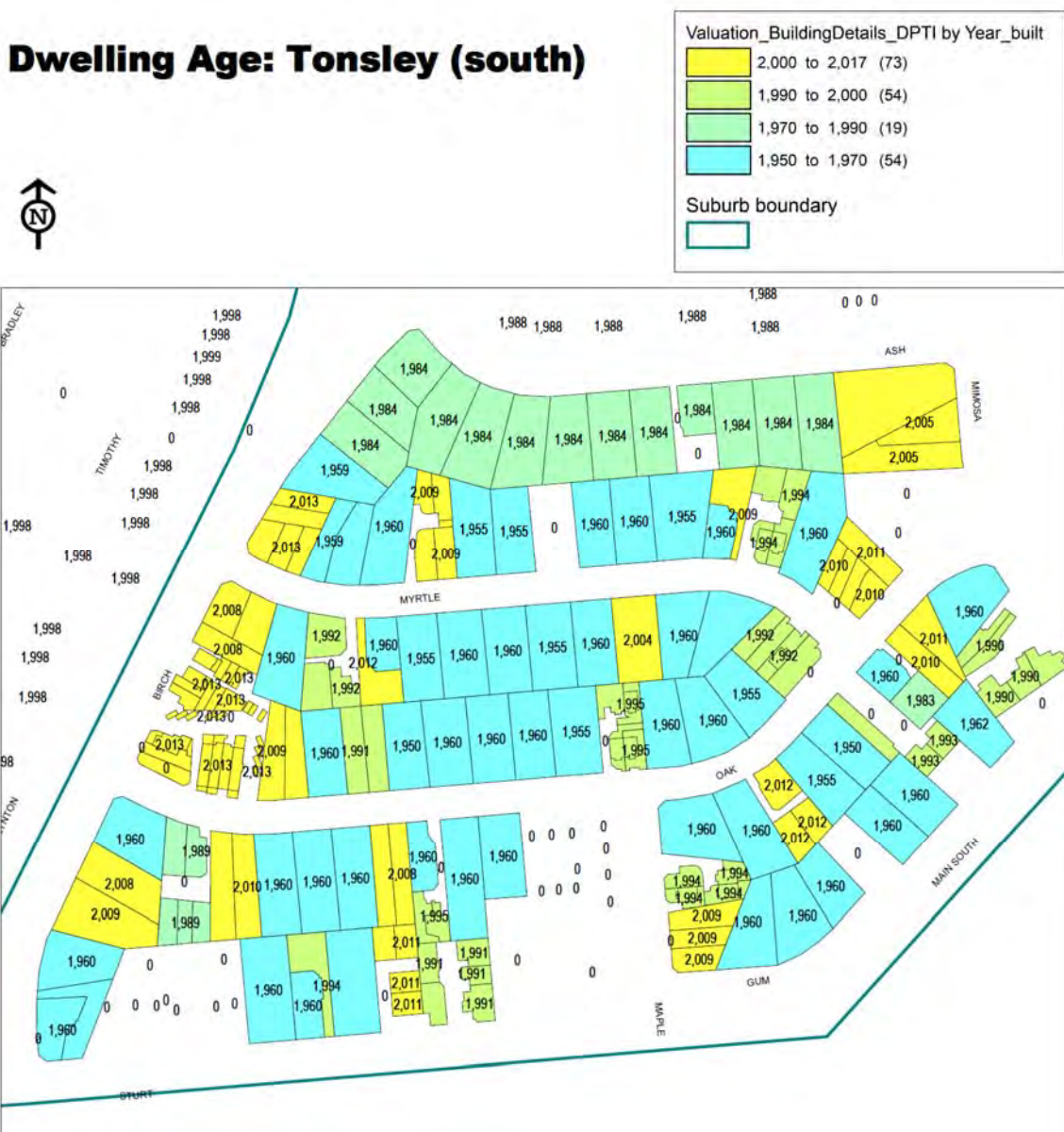


FIGURE 4. ESTABLISHED RESIDENTIAL PART OF TONSLEY (SOUTH) - DWELLING AGE

- The DPA proposes a rear setback of 4 metres for sites abutting a residential allotment in a residential zone, and no minimum in other cases. This could result in 4 storey development on rear boundaries within the established residential part of Tonsley. It is recommended that no minimum rear setbacks are maintained for the Core Area, but other areas are provided with different setbacks for 1, 2 and 3+ storey components. Different 1-2 storey setback should also be prescribed for any part of the SANZ abutting lower density residential zone areas (with 3+ storey dictated by the Interface Height Provision diagram). These various setbacks are detailed in draft changes to the policy in **Attachment 2** of this report.
- The SANZ does not prescribe any side setback criteria. It is recommended that side setback provisions are added to the table in PDC 12.
- An additional PDC should be introduced under Building Setbacks to ensure that distances prescribed under the Metropolitan Adelaide Road Widening Plan Act 1972 are provided in addition to the specified setbacks.

Design/Amenity:

- An additional PDC should be introduced which encourages appropriate noise attenuation treatments in new residential developments adjacent arterial roads, train lines and commercial areas.

Open space:

- Private open space (POS) provisions are prescribed for sites more or less than 250 square metres. Given that a minimum net density of 50 dwellings/hectare applies, sites in the Zone should not be more than 200 square metres. As such, it is not considered appropriate to use this criteria. Additionally, the minimum amount of POS prescribed for sites less than 250 square metres is only 15 square metres, which is very modest and does not account for the different dwelling types/sizes anticipated in the policy area. It is recommended that PDC 18 is removed. POS will then be stipulated under the General Section of the Development Plan, which prescribes different POS criteria for ground level vs. above ground level dwellings, and different amounts relative to the number of bedrooms in that dwelling.
- Concern is raised regarding the lack of public open space adjacent the established residential part of Tonsley. If 4-6 storey development is envisaged throughout this locality, resulting in a higher population density, the provision of conveniently-located and functional public open space will be important to meet future residents' needs. (It is acknowledged that future discussions between Council and Renewal SA may provide opportunities for increased private open space in this locality and/or direct foot/vehicle access to the Tonsley precinct.)

Stormwater

- The capacity of existing stormwater infrastructure to cater for any potential detrimental impacts on the Sturt River from stormwater run-off arising from future development on Lot 707 requires careful consideration as part of this DPA. Given that there are no maximum site coverage provisions, the extent of stormwater run-off could be substantially increased.

Categorisation:

- It is recommended that development which exceeds the Interface Height Provisions is listed as Category 2 development, so that adjacent land owners are notified of development of a greater scale than that anticipated by the Zone.

Editorial comments:

- There appears to be the need for a heading for the 'Tonsley' area within the Desired Character before the paragraph starting "*Contamination is known to exist...*"

3. Darlington Policy Area 6

Combining the existing mix of (Commercial, Industry and Neighbourhood Centre) zones located between Main South Road and the Southern Expressway into the existing Commercial Zone and new Policy Area 6 - Darlington (Deleting the whole of Industry Zone Policy Area 6 (Light Industry) and Policy Area 7 (Research))

The proposed Darlington Policy Area 6, replacing the current Light Industry Policy Area 6, Commercial Zone and Neighbourhood Centre Zone, is generally supported. The intent of the previous policy is captured and expanded upon in the proposed new policy areas.

The area bound by the Southern Expressway, Main South Road and Marion Road (excluding Hungry Jacks) (as illustrated in Figure 5 below) may be appropriate for inclusion in the Open Space Zone rather than the proposed Commercial Zone. The area contains a detention basin and there are intentions to rehabilitate

the area (although it is acknowledged the land is severed from the predominant area of natural features; the Warriparinga wetlands).



FIGURE 5. AREA HATCHED TO BE CONSIDERED FOR INCLUSION IN THE OPEN SPACE ZONE

4. Open Space Zone

Rezoning land containing the Warriparinga wetlands and Sturt River / Warriparri from Industry to Open Space Zone

The rezoning of the Warriparinga Wetlands and Sturt River to Open Space Zone is generally supported, as this zone anticipates more appropriate uses for this key area of environmental significance. However, it is recommended that an additional Precinct and/or Desired Character is inserted into the Open Space Zone which specifies that future development within the Warriparinga wetlands and Sturt River / Warriparri area is sensitive to the cultural and environmental heritage of the area.

It is noted that the Living Kurna Cultural Centre is located in the proposed Open Space Zone. The suggested Precinct/Desired Character could allow for future expansion of the Cultural Centre in a manner which complements the environmental and cultural value of the area.

There may be scope to expand the proposed Open Space Zone to capture additional areas of proposed Commercial Zone and Regional Activity Zone, as discussed in sections 1 and 3 of this report. Figure 6 illustrates the suggested additional Open Space areas in yellow hatching.



FIGURE 6. POTENTIAL EXPANSION OF THE OPEN SPACE ZONE (YELLOW HATCH)

5. Hills Policy Area 11

Incorporating remnant portions of the Industrial Zone and Commercial Zone west of the Southern Expressway into the surrounding Residential Zone and amending the policy for Residential Zone – Hills Policy Area 11 to ensure former industrial land is suitable for any intended use.

Consolidation of the different zones/policy areas in this locality is supported. However, concern is raised regarding the proposed new zone boundary, as most properties will straddle both the Hills Policy Area 11 (Residential Zone) and new Darlington Policy Area 6 (Commercial Zone), as illustrated in Figure 7. It is recommended that a land division is undertaken to ensure that these allotments are wholly contained within the appropriate zone, and that land division should be processed concurrently with the DPA.

Southern Innovation Area DPA

Draft for discussion only
Version: July 2017
Prepared by Rhiannon Hardy



FIGURE 7. PROPOSED COMMERCIAL ZONE (ORANGE HATCH) OVERLAID ON EXISTING ZONE BOUNDARIES

It is noted that the properties to be absorbed into the Residential Zone are owned by DPTI and contain an informal walking/cycling track (see Figures 8 and 9). It is queried whether it is DPTI's intention for these allotments to retain their current land use as reserve/walking track, or whether they will be sold for future residential redevelopment.

It is noted that Council is currently completing investigations for the proposed Housing Diversity DPA, which will potentially rezone land south of Seacombe Road for a higher density residential policy area; no longer the Hills Policy Area 11.



FIGURE 8. VACANT ALLOTMENT (NORTH) ON GRACE ROAD TO BE REZONED RESIDENTIAL (OWNED BY DPTI)



FIGURE 9. VACANT ALLOTMENT (SOUTH) ON GRACE ROAD TO BE REZONED RESIDENTIAL (OWNED BY DPTI)

6. Concept Plans

Introducing new Concept Plans relating to:

- *Laffer's Triangle (replacing 'Sturt Triangle (Marion)')*

- **Tonsley (replacing 'Tonsley Park') and including the proposed new Suburban Activity Node Zone area along Alawoona Avenue.**

The delineation of the various areas of the Regional Activity Zone and Suburban Activity Node Zone (Core Area, Transition Area, Commercial Area and Open Space) would be more effectively delineated as Policy Areas or Precincts within the respective zones, rather than just being illustrated on the Concept Maps. (The scope of the Core Area on Lot 707 Marion Road (Laffer's Triangle SANZ) is unclear as no allotments exist for reference and no dimensions are provided). If the Concept Plans are solely used for delineation of these areas, it creates unnecessary ambiguity and complexity in the assessment process.

It is recommended that the introduction of Policy Areas/Precincts are considered, which could be structured as follows:

Zone	Policy Area	Precinct
Suburban Activity Node Zone (<i>"Other" areas captured at this level</i>)	Core Policy Area X	Tonsley Precinct X
		Laffer's Triangle Precinct X
		Marion Regional Centre Precinct X (<i>to be introduced in Housing Diversity DPA</i>)
	Transition Policy Area X (<i>to be introduced in Housing Diversity DPA</i>)	-
Regional Activity Zone	Core Policy Area X	Laffer's Triangle Precinct X
		Tonsley Precinct X
	Commercial Policy Area X	-
	Transition Policy Area X	-

7. Vehicle Parking Requirements

Amending and extending the vehicle parking requirements that apply in the existing Suburban Activity Node Zone to the new Regional Activity Zone to provide consistency in the provision of on-site parking in designated higher density, mixed use areas.

Existing *Table Mar/2A – Off Street Vehicle Parking Requirements for Designated Areas* is to be amended to include the Regional Activity Node Zone as a Designated Area. It also includes a new parking requirement for the MAB, a parking rate table for Tourist accommodation and a parking rate for student accommodation within the Regional Activity Zone.

Table 3 prescribes a separate rate for student accommodation. The Supreme Court has recently observed that reference to "student accommodation" does not mean any form of dwelling in which students happen to reside, but *accommodation "specially adapted to the needs of students"*, and that it is a reference to *"special purpose accommodation in the nature of a boarding house rather than to a residential flat building that happens to be occupied by students"* (City of Marion v WC Projects [2017] SASC 74). Given that Table 3 prescribes car parking rates for residential flat buildings and multi-storey buildings, it is not appropriate to provide separate car parking rates for student accommodation in this form – such development should default to standard car parking rates based on the number of bedrooms. A separate Table should be introduced which prescribes rates for student accommodation as defined by the Supreme Court (i.e. boarding house with shared living areas, facilities, etc.). It is considered appropriate to maintain a rate of 0.25 spaces per bedroom, but visitor spaces should be also be based on bedrooms as student accommodation cannot comprise a "dwelling". A visitor parking rate of 0.1 per bedroom is considered appropriate in the proposed SANZ and RAZ given their proximity to public transport and educational facilities.

Editorial comments:

- Regional Activity Zone should be referenced in the last row of Table 3.
- It is not clear why the Core Areas of the SANZ in Tonsley (properties facing Sturt/South Road) and Laffer's Triangle (Lot 707 facing Marion Road) have different maximum vehicle parking for non-residential development. Recommend delete the last row of Table 1.
- Row 3 of table 3 should also state "Regional Activity Zone" before SANZ, as it refers to the Transition Area of the RAZ.

8. General comments

- The proposed DPA has the potential to significantly increase stormwater runoff in the affected areas, as there is no maximum site coverage provisions in the proposed Regional Activity Zone, Suburban Activity Node Zone or Darlington Policy Area 6. Further investigations and stormwater mapping should be undertaken to consider the implications to existing stormwater infrastructure and risk of inundation to existing and future buildings.
- A Flinders-Tonsley Precinct Transport and Parking Strategy is being prepared by the City of Marion, City of Mitcham, City of Onkaparinga, Renewal SA, Flinders University and Flinders Medical Centre. The DPA should have regard to the investigations, objectives and recommendations of the study.
- The General Section of the Marion Council Development Plan should be updated with the proposed revised criteria for "Medium and High Rise Development (3 or More Storeys)", as proposed in the current Inner and Middle Metropolitan Corridor "Design" Development Plan Amendment, in order to provide sufficient design guidance in the assessment of new multiple storey residential buildings. The introduction of this new design criteria will be important to ensure the appropriate design of multi-level buildings in relation to privacy/amenity for residents and interface with the public realm.
- The policy area numbering should be adjusted to cater for the deletion of Policy Areas 6 and 7.
- "Advertisement" is listed as a Category 1 form of development in the RAZ and SANZ, but it may be beneficial to have provisions in the zone which discuss the desired parameters for advertisements' size, height, siting, etc.

Recommendations/Conclusions

The proposed Development Plan Amendment encompasses some sound development policy which will cater for mixed use higher density outcomes across the Tonsley/Flinders region.

However, some of the policy detail requires further consideration to ensure that the best outcomes are achieved. The key issues which require further investigation and review include:

- The impact of higher density development adjacent the Warriparinga area, particularly in relation to stormwater runoff.
- The proposed DPA has the potential to significantly increase stormwater runoff in the affected areas, as there is no maximum site coverage provisions in the proposed Regional Activity Zone, Suburban Activity Node Zone or Darlington Policy Area 6. Further investigations and stormwater mapping should be undertaken to consider the implications to existing stormwater infrastructure and risk of inundation to existing and future buildings.
- Introducing a buffer between the Commercial Area and Transition Area in the Tonsley Regional Activity Zone to mitigate noise/amenity impacts from the existing industries along Selgar Avenue and Drury Terrace upon future residential development in the Transition Area.
- Ensuring an appropriate balance between encouraging higher density development (up to 4 storeys) in the established residential parts of Tonsley, whilst respecting the amenity of

existing 1-2 storey dwellings. Greater setbacks from boundaries are recommended in this locality, where currently there is no minimum.

- Expanding the Open Space Zone to encompass adjacent areas of mature vegetation.
- Ensuring new medium-high density development envisaged in Laffer's Triangle respects the environmental and cultural value of the Warriparinga, Kaurua land and State heritage place.
- Aligning the proposed Suburban Activity Node Zone with the policy work undertaken in Council's proposed Housing Diversity DPA.
- The provision of public open space within/adjacent the established residential part of Tonsley. If 4-6 storey development is envisaged throughout this locality, resulting in a higher population density, the provision of conveniently-located and functional public open space will be important to meet future residents' needs.
- Ensuring floor area caps on Lot 707 are appropriate to encourage shops/offices/consulting rooms to meet the needs of the future community, but in doing so, discourage inappropriate land uses such as bulky goods outlets.
- Reviewing the width of the Core Area of the SANZ in Laffer's Triangle (Lot 707) to ensure sufficient dimensions to cater for the envisaged forms of development outside of the easement that runs along Marion Road.
- Reviewing the designation of Alawoona Avenue as "Core Area" given that this portion of the zone adjoins lower density residential areas and therefore faces challenges with interface.
- Ensuring the scale of development in established residential areas (Alawoona Avenue and south Tonsley) is relative to the size of the development site, and in doing so, encourage allotment amalgamation to provide larger and integrated development sites.
- Ensuring new dwellings are designed with functional private open space that provides usable areas for its future occupants.
- Introducing clear and effective design criteria into the Development Plan to ensure that 3 + storey development is guided by modern urban design standards which complement/enhance the public realm and ensure a high level of amenity of residents.
- Consolidation of allotments that will straddle the proposed boundary between the Commercial and Residential zones, and ensuring that bike/pedestrian paths adjacent the Southern Expressway are maintained.
- The car parking rate attributed to student accommodation should have regard to the Supreme Court's recent decision, which concluded that "student accommodation" does not mean any form of dwelling in which students happen to reside, but accommodation specially adapted to the needs of students as special purpose accommodation in the nature of a boarding house rather than to a residential flat building that happens to be occupied by students.
- Establishing a clearer delineation of land uses/areas identified on the Concept Plan maps.

Attachments

Attachment 1: Current Open Space Zone

Attachment 2: Suggested Tracked Changes to Suburban Activity Node Zone

Open Space Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone in which the open space character is preserved to provide a visual contrast to the surrounding urban area.
- 2 Land within the zone developed for a range of passive and active outdoor recreation activities, **community and educational facilities** and open space development, conservation and revegetation, in a parkland setting.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - **community facilities**
 - conservation works, **including wetlands**
 - **education establishment**
 - recreation area
 - **sports grounds and associated facilities**
 - toilet blocks and barbeque facilities.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should be of a high standard of co-ordinated design with an emphasis on the creation of pedestrian areas.
- 4 Buildings, site landscaping (using locally indigenous plant species where possible), paving, car parking and signage should have a co-ordinated appearance and integrated layout.

Land Division

- 5 Land division should not be undertaken except where it will facilitate the use of land appropriate uses within the zone and provided no additional allotments are created.

PRECINCT SPECIFIC PROVISIONS

Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precinct.

Precinct 7 Hallett Cove Recreation

- 6 Development may be for active recreational purposes and ancillary activities such as clubrooms and vehicle parking.
- 7 Buildings and structures should generally be of a domestic scale but in any event should be:
 - (a) designed to minimise the apparent bulk of the building or structure

- (b) located so as to be as visually unobtrusive as possible from the floor of the Field River valley or from **Precinct 5 Worthing Mine Heritage** within the **Metropolitan Open Space System Zone**.
- 8 Landscaped buffers, not less than 10 metres in width, should be provided around the perimeter of recreation or sporting facilities where they abut residential uses.

Hallett Cove Buffer Policy Area 9

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area which provides spatial, visual and auditory separation between incompatible land uses.
- 2 Landscaped screening techniques integrated with usable open space for recreational purposes.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area provides an opportunity to create a usable green belt area which will separate the existing general areas of Lonsdale from residential growth south from Hallett Cove. It is intended that it develop primarily as a densely planted yet functional open space resource that is accessible to community. Although the provision of active and passive recreation facilities is envisaged, the establishment of these must be secondary to the primary role of the policy area to function as a landscape buffer.

The landscaping will improve the aesthetics of a prominent entry vista to the City of Onkaparinga to the south and help to also ensure a high degree of residential amenity for the locality which it abuts.

Portion of the land in the policy area adjacent to the coast is a large 'break-away' area of natural erosion, similar to that found in the Hallett Cove Conservation Park, which has scientific value and therefore needs to be protected from any induced erosion.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - active and passive recreation facilities
 - landscaping
 - open space.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Buildings constructed for community uses should be located on the northern edge of the policy area adjacent to the **Hills Policy Area 11**.
- 4 Development should not hinder or obstruct access to or the use of the recreational facilities located in the policy area.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and /or advertising hoarding	Except where the advertisement and/or advertising hoarding achieves any one of the following: <ul style="list-style-type: none"> (a) it is attached to a building or structure where the height of the advertisement does not exceed the height of the roof of the walls or parapet of the building or structure by more than 2 metres (b) it is located on a side or rear wall facing and not within 50 metres of an abutting residential zone.
Amusement machine centre	
Caravan park located within Hallett Cove Buffer Policy Area 9 .	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Fuel depot	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except in association with recreation facilities.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	

Form of Development	Exceptions
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where not located within Hallett Cove Buffer Policy Area 9 and the gross leasable area is 80 square metres or less.
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Attachment 2: Council staff's recommended changes to the SANZ

Marion Council
Zone Section
Suburban Activity Node Zone

Suburban Activity Node Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone that includes a range of medium and high density residential development supported by a mix of compatible land uses.
- 2 Well designed and functional mixed use areas with a walkable urban form, pedestrian and cyclist friendly streetscapes, and active street frontages that facilitate personal interaction and promote public transport use.
- 3 The design and layout of development to encourage walking and cycling and promote public transport use.
- 4 A mixed use area with a variety and concentration of activity close to a key focal point such as a fixed transit stop, activity centre or high quality open space.
- 5 To identify and remediate contaminated land to a level appropriate for its intended use.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone will be developed predominantly for medium to high density housing and accommodation with integrated mixed use activities at an appropriate scale.

Residential development will be primarily in the form of residential flat buildings, row dwellings, semi-detached dwellings, serviced apartments and other forms of accommodation that meet the needs of students and aged persons. The location of high density housing and other forms of targeted accommodation will take into account its proximity to education and employment facilities, and public transit services.

The form, scale and mix of development will be at its greatest intensity in 'Core Areas' as shown on [Concept Plan Map Mar/7 – Laffer's Triangle](#) and [Concept Plan Map Mar/8 – Tonsley](#). Non-residential activities in 'Core Areas' may include shops, community services, offices, consulting rooms, cafes, restaurants and other eateries that provide for day-to-day needs of residents and workers and reduce the need for multiple trips. Features and activities that attract people and add vitality to the street, such as display windows, retail shopfronts and outdoor dining areas are encouraged.

Outside 'Core Areas', smaller scale non-residential uses will be encouraged at street level, with residential units and/or other forms of accommodation located on upper floors.

The height of buildings will trend lower from 'Core Areas'. Buildings on land adjacent to a residential zone accommodating low rise development will create an appropriate transition of development scale and massing.

Development in the zone will create an appropriate interface between residential development in the zone and established incompatible uses outside the zone such as industrial activities. Additional scope in the use of land at the interface of such areas will be provided to encourage a pattern of development that achieves a suitable level of amenity for residents and will enhance residential areas located further away from the interface.

Attachment 2: Council staff's recommended changes to the SANZ

**Marion Council
Zone Section
Suburban Activity Node Zone**

Buildings will contribute to the provision of a coherent public realm by framing the street space and adjoining private and public open space. To promote pedestrian oriented development, building entrances will be oriented to the street and on-site parking areas will be located beneath or behind buildings.

Amalgamation of adjacent allotments or sharing of facilities including communal open space, parking areas and access ways is encouraged.

Streets will be highly connected to surrounding areas (acknowledging the physical constraints imposed by the rail corridor on the western boundary of the adjacent **Regional Activity Zone**, the Sturt River and Warriparinga Wetlands in Laffer's Triangle) and within the zone to maximise walkability and reduce local travel distances. Cycle paths and routes will be provided which are safe, accessible, well signed and connect and link key local destinations such as shops, public transport stops and local parks.

Development in the zone will achieve high quality urban design in both the public and private realm through building design, landscaping, surface treatments and street furniture. Footpaths will be wide and street trees will shade the footpath and soften the built form. Colonnades, courtyards, awnings and street furniture will create a pedestrian friendly environment. Streets will incorporate traffic calming measures.

Front fences will be minimised, or low in height, to ensure visual permeability and avoid large blank walls to encourage passive surveillance, active streetscapes and a visually interesting public realm.

Tonsley

Contamination is known to exist in the southern parts of the adjacent **Regional Activity Zone** in Tonsley as well as the adjacent areas further south. As a result, buildings located in-adjacent these areas should only be developed where it is demonstrated that soil vapours would not present a risk to human health following the occupation of buildings.

Residential buildings will sit within a landscaped public realm environment that provides high quality amenity for residents. A range of setbacks will be provided to achieve physical and/or visual activation to the streetscape, and provide sufficient space between individual buildings for landscaping, car parking areas, building entries, pedestrian entries and movement networks, and create a pleasant, short range visual outlook.

Quality public spaces will be provided for community interaction, with a range of forms and sizes catering for a variety of uses, including passive and active recreation. An urban wetland will be integrated into the open space as a key feature and a visible symbol of the sustainability measures imbedded in the development of the precinct.

A linear park will be established adjacent to the rail corridor to separate development from railway operations and create a recreation/commuter shared path linking the precinct with areas to the north and south. The northern section of the 'Greenway and bike/pedestrian path' shown on [Concept Plan Map Mar/8 - Tonsley](#) may involve positioning the path away from the rail corridor alignment to provide a continuous route beyond the precinct's northern boundary.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of stormwater, will be integrated throughout this precinct and the adjoining **Regional Activity Zone** at the neighbourhood, street, site and building level. Stormwater management will address potential water quality impacts from site contamination and other factors while improving the aesthetic and functional value of open spaces, including public access ways and greenways.

Laffer's Triangle

Laffer's Triangle will be developed as a predominantly medium to high density residential area with land uses adjacent to the Warriparinga Wetlands designed and sited to maximise the outlook over the wetlands and open spaces. Land uses in this locality will include aged care accommodation.

Small-scale non-residential land uses are encouraged along the Marion Road frontage and will be orientated to integrate with residential development within the area.

The number of access points to Marion Road will be limited, with access to individual sites achieved through service roads, internal driveways and shared parking areas.

Alawoona Avenue

Commented [RH1]: Low masonry fences are encouraged in PDC 17 - encourage low fences of all styles

Attachment 2: Council staff's recommended changes to the SANZ

**Marion Council
Zone Section
Suburban Activity Node Zone**

Through a combination of multi-storey buildings and active ground floor frontages, the redevelopment of land on either side of Alawoona Avenue should establish it as a 'gateway' to the Tonsley Precinct.

Buildings containing retail/commercial uses will have zero or minimal setbacks to Alawoona Avenue, with sufficient space provided for outdoor dining and/or display purposes. Residential uses at ground level will assist in activating the street frontage through the placement of foyers, windows, entries and the like.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following types of development, or combination thereof, are envisaged in the zone:
 - advertisement
 - affordable housing
 - aged persons accommodation
 - all forms of development that are ancillary to and in association with residential development
 - community centre
 - consulting room
 - dwelling
 - educational establishment
 - office
 - pre-school
 - recreation area
 - residential flat building
 - shop or group of shops, other than larger scale bulky goods outlets that exceed a maximum gross leasable floor area in the order of 250 square metres
 - stormwater detention/retention basin
 - student accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should be undertaken in accordance with [Concept Plan Map Mar/7 – Laffer's Triangle](#) and [Concept Plan Map Mar/8 – Tonsley](#) and primarily take the form of:
 - (a) in the Core Area - residential flat buildings, row dwellings, non-residential buildings and mixed use buildings comprising two or more land uses with non-residential land uses on the ground floor
 - (b) in all other areas - residential flat buildings, row dwellings, detached and semi-detached dwellings and including aged care and student accommodation.
- 4 Development within walking distance of public transport stops should comprise land uses that directly promote public transport use and provide opportunities for multi-purpose trips.
- 5 Except in Core Areas where a higher intensity of development may be appropriate, non-residential development should:
 - (a) have a local focus to their scale of activity and intended market catchment
 - (b) encourage walking to local shopping, community services and other activities
 - (c) not detrimentally impact on the amenity of nearby residents.

Attachment 2: Council staff's recommended changes to the SANZ

**Marion Council
Zone Section
Suburban Activity Node Zone**

6 Shops or groups of shops and offices should have the following maximum gross leasable areas.

Designated area	Office (square metres)	Shop or group of shops (square metres)	Consulting Room (square metres)
Core Area (Tonsley)	250	250	250
Core Area (Laffer's Triangle)	250	250 500	250
Other area	100-150	100-150	100-150

Commented [RH2]: It is intended to develop a supermarket on Lot 707 to cater for the needs of future residents on that land. Retail floor area caps should cater for such development.

Commented [RH3]: The current Residential Zone prescribes a maximum 150m2 for non-residential uses – the SANZ shouldn't have lower commercial potential

Form and Character

7 Development should be consistent with the desired character for the zone.

8 Residential development, should achieve a residential density in accordance with the following:

Designated area	Desired minimum net residential density
Core Area	70 dwellings per hectare
Other Area	50 dwellings per hectare

Commented [RH4]: Tables 8 and 9 shown here are different from the version on public consultation. Recommend the tables are maintained as shown in this document, otherwise the tables are silent on the Core Area along Alawoona Avenue, but this may be more appropriately left as an "Other" area given that height will be restricted to 3 storeys (because all allotments are adjacent to a lower density residential zone boundary).

9 New residential development adjacent arterial roads, train lines and commercial areas should be provided with appropriate sound attenuation such as insulation, double-glazed windows/doors and balcony screening to protect residents from amenity impacts arising from nearby activities.

Building Envelopes

Building Height

10 Building heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

Designated area	Minimum building height	Maximum building height where the site area is less than 2000 square metres	Maximum building height where the site area exceeds 2000 square metres
Core Area	2 storeys	4 storeys and up to 16.5 metres	6 storeys and up to 24.5 metres
Other Area	2 storeys or	3 storeys and up to 12.5 metres	4 storeys and up to 16.5 metres
Area adjacent a lower density residential zone boundary	1-storey	3-storeys and up to 12.5 metres	

Commented [RH5]: Prescribing different heights for larger sites should (a) provide for a more appropriate scale of development on smaller sites and (b) encourage allotment amalgamation to provide for better/integrated development outcomes.

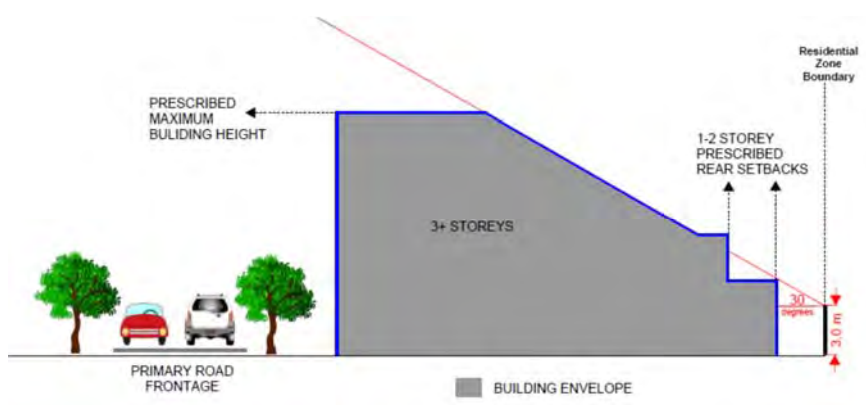
Commented [RH6]: This is ambiguous, as "area adjacent to..." could apply to any part of the DPA area. It would be unfair to restrict maximum height on a large land holding that is adjacent to the residential zone (even if it is on the other side of a road to a residential zone, that restriction could still apply). Maximum building heights based on site area, detailed rear setback criteria and building envelopes should ensure appropriate interface with lower density residential areas.

Interface Height Provisions

11 To minimise building massing at the interface with residential development located in a residential zone, components of buildings over two storeys in height should be constructed within a building envelope provided by a 30 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a residential zone, as illustrated in Figure 1:

Attachment 2: Council staff's recommended changes to the SANZ

Marion Council
Zone Section
Suburban Activity Node Zone



Commented [RH7]: Diagram amended to reference different 1 and 2 storey rear boundary setbacks

Figure 1

Building Setbacks

- 11 A zero minimum setback applies for the primary road frontage and/or side boundary(ies) of buildings, except where it also abuts the Southern Expressway or Main South Road, in which case there is a minimum 10 metre setback, or where contrary to another provision in the zone.
- 12 Unless contrary to another provision in the zone, buildings (excluding verandas, porticos and the like) should be set back a minimum of 10 metres where the site abuts the Southern Expressway or Main South Road, and otherwise in accordance with the following parameters:

Setback parameter	Value (metres)
<u>Minimum setback from the primary road frontage</u>	Core Area: No minimum Other Area: 3 metres
<u>Minimum setback from a side allotment boundary</u>	Core Area: No minimum Other Area: No minimum for single storey walls, plus 0.9 metres for each additional storey, plus an additional 1 metre if adjacent a southern side boundary
<u>Minimum setback from secondary road frontage</u>	Core Area: No minimum Other Area: 0.9

Commented [RH8]: Setbacks in Other Area should be greater than the Core Area

Attachment 2: Council staff's recommended changes to the SANZ

**Marion Council
Zone Section
Suburban Activity Node Zone**

Setback parameter	Value (metres)
Minimum setback from a rear lane access way	No minimum where the access way is 6.5 metres or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles
Minimum setback from the rear allotment boundary	<p><u>Core Area: No minimum</u></p> <p><u>Core Area where the rear allotment boundary abuts a residential allotment in the residential zone:</u> <u>Single storey building component: 2 metres</u> <u>Two storey building component: 4 metres</u> <u>Three + storey building component: as per Interface Height Provisions</u></p> <p><u>4 metres where the rear allotment boundary abuts a residential allotment within a residential zone</u> <u>No minimum in all other circumstances</u> <u>Other Area:</u> <u>Single storey building component: 2 metres</u> <u>Two + storey building component: 4 metres</u></p> <p><u>Other Area where the rear allotment boundary abuts a residential allotment in the residential zone:</u> <u>Single storey building component: 3 metres</u> <u>Two storey building component: 6 metres</u> <u>Three + storey building component: as per Interface Height Provisions</u></p>

Commented [RH9]: Setbacks in the "Other Area" should be greater than in the Core Area – the Other Area in Tonsley interfaces with existing low-rise residential dwellings

Commented [RH10]: Setbacks in the "Other Area" should be greater than in the Core Area – the Other Area in Tonsley interfaces with existing low-rise residential dwellings

13 All setbacks from the road frontage should be additional to the road widening setback established under the Metropolitan Adelaide Road Widening Plan Act 1972.

Design and Appearance

- 14 To minimise overshadowing of sensitive uses outside of the zone, development should ensure that:
- (a) north-facing windows to habitable rooms of existing dwelling(s) in adjacent zones receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
 - (b) ground level open space of existing residential buildings in adjacent zones receive direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space; or
 - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 15 Buildings should address public open space and defined pedestrian and cycle routes as illustrated in Concept Plan Map Mar/7 – Laffer's Triangle and Concept Plan Map Mar/8 – Tonsley
- 16 In Core Areas, the ground floor of buildings of 4 or more storeys should be built to dimensions (including a target minimum ceiling height of 3.5 metres) to allow for adaptation to a range of land uses, including retail, office and residential, without the need for significant change to the building.

Attachment 2: Council staff's recommended changes to the SANZ

**Marion Council
Zone Section
Suburban Activity Node Zone**

- 17 Development facing streets, public reserves or public spaces should be designed to provide attractive, high quality and pedestrian friendly frontage(s) by:
- (a) in mixed use developments incorporating habitable rooms of dwellings, active uses such as shops, prominent entry areas (ie lobby with communal space), accessible bike parking rooms, for multi storey buildings, well landscaped areas that incorporate deep root plant zone space, areas of communal public realm incorporating public art or the like
 - (b) designing building façades that are well articulated by creating contrasts between solid elements (such as walls) and voids (for example windows, doors and balcony openings) and use of different materials and finishes
 - (c) positioning services, plant and mechanical equipment (such as substations, transformers, pumphooms and hydrant boosters, car park ventilation) in discreet locations, screened and or well integrated with the façade
 - (d) ensuring ground, semi-basement and above ground parking do not detract from the streetscape
 - (e) minimising the number and width of driveways and entrances to car parking areas to reduce the visual dominance of vehicle access points and negative impacts on pedestrian linkages.
- 18 Masonry fences should be no more than 1.2 metres in height to maintain sight lines between buildings and the street, and to improve safety through passive surveillance.

Private Open Space

~~18 Dwellings at ground level should provide private open space in accordance with the following table:~~

Site area per dwelling (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided at the rear or side of the dwelling, directly accessible form a habitable room (square metres)
≥250	40, of which 16 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	2.5	24
<250	15, of which 5 may comprise roof patios and the like, provided they have a minimum dimension of 2 metres	2	10

Commented [RH11]: POS is more appropriately prescribed in the General Section, for both ground-level and above ground dwellings. This would be consistent with the RAZ. Furthermore, sites greater than 250m2 are not anticipated in the SANZ so row 1 is irrelevant.

Off Street Vehicle Parking

- 19 Vehicle parking should be provided in accordance with [Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas](#).

Land Division

- 20 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

Attachment 2: Council staff's recommended changes to the SANZ

**Marion Council
Zone Section
Suburban Activity Node Zone**

- 21 Allotments along Alawoona Avenue should be amalgamated to facilitate co-ordinated and efficient development.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) involving any of the following is non-complying:

Form of development	Exceptions
Fuel depot	
Industry	
Petrol filling station	
Public service depot	
Road transport terminal	
Service trade premises	
Store	
Transport depot	
Warehouse	
Waste reception storage treatment or disposal	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination thereof (except where the development is non-complying), are designated:

Category 1	Category 2
Advertisement	All forms of development not listed as Category 1 Any development listed as Category 1 and located directly adjacent to a different zone that exceeds the Building Envelope and Interface Height Provisions.
Affordable housing	
Aged persons accommodation	
All forms of development that are ancillary and in association with residential development	
Community centre	
Consulting room	
Dwelling	
Educational establishment	

Attachment 2: Council staff's recommended changes to the SANZ

**Marion Council
Zone Section
Suburban Activity Node Zone**

Category 1

Category 2

Office

Pre-school

Residential flat building

Shop or group of shops, excluding a bulky goods outlet or retail showroom

Stormwater detention/retention basin

Southern Innovation Area DPA
by the Minister
Attachment Mar 4

ATTACHMENT MAR 4

Replacement Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas

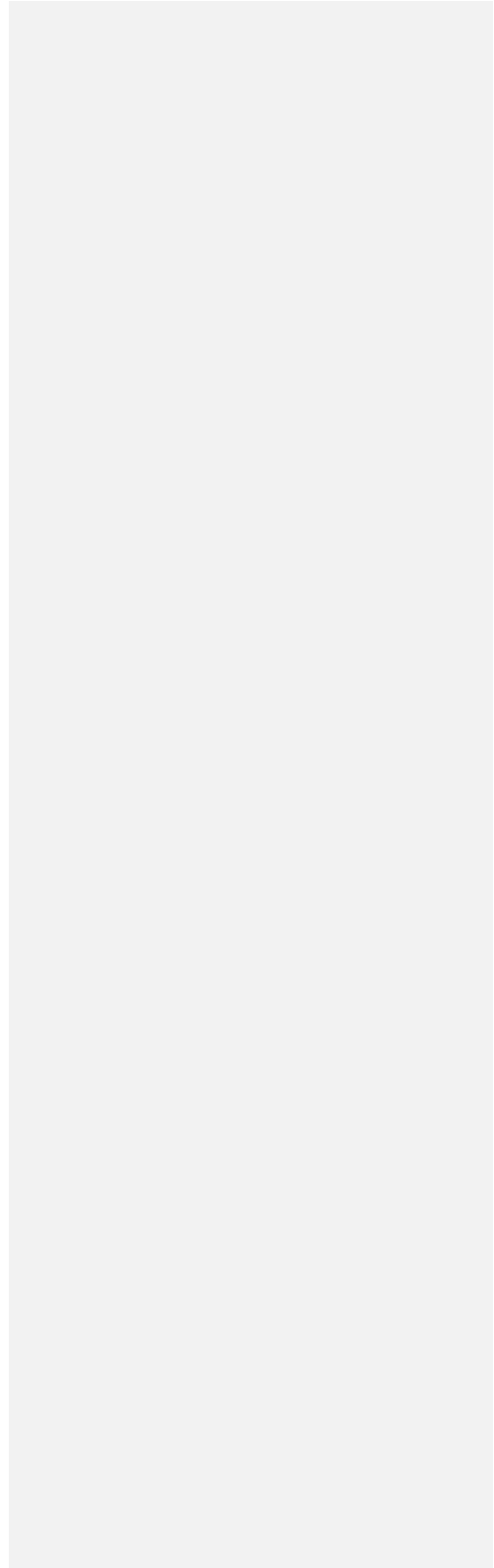


Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas

Interpretation

1 The vehicle parking rates table applies to Designated Areas listed below except where:

- (a) any applicable condition(s) is/are not met
- (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates tables below.

Designated Areas

2 The following are Designated Areas:

Designated Area	Conditions
Regional Activity Zone Suburban Activity Node Zone	None
District Centre Zone Local Centre Zone Neighbourhood Centre Zone Regional Centre Zone	Any part of the development site is located in accordance with at least one of the following: <ul style="list-style-type: none"> (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (b) within 400 metres of a bus interchange⁽¹⁾ that is part of a high frequency public transit service⁽²⁾ (c) within 400 metres of an O-Bahn interchange⁽¹⁾ (d) within 400 metres of a passenger rail station⁽¹⁾ that is part of a high frequency public transit service⁽²⁾ (e) within 400 metres of a passenger tram station⁽¹⁾ (f) within 400 metres of the Adelaide Parklands.

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

1 Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:

- (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times
- (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas
- (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

- (d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)
- (e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening
- (f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes
- (g) development that involves the reuse of the Main Assembly Building (MAB) at Tonsley which includes significant infrastructure to support cycling: where a reduction of up to 20 percent may be acceptable.

Tables Vehicle Parking Rates

Table 1: Non-residential development (excluding light industry and tourist accommodation)

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All Designated Areas (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area
Core Area (Tonsley) and Core Area (Laffer's Triangle) as shown on Concept Plan Map Mar/7 – Laffer's Triangle and Concept Plan Map Mar/8 – Tonsley of the Suburban Activity Node Zone	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area

Table 2: Tourist accommodation

Location of development	Desired minimum number of required vehicle parking spaces	Maximum number of vehicle parking spaces
Regional Activity Zone	1 space for every 4 bedrooms up to 100 bedrooms and 1 space for every 5 bedrooms over 100 bedrooms	1 space for every 2 bedrooms up to 100 bedrooms and 1 space for every 4 bedrooms over 100 bedrooms
Suburban Activity Node Zone		

Table 3: Residential development in the form of residential flat buildings and residential development in multi-storey buildings

Location of development	Rate for each dwelling based on number of bedrooms per dwelling	Plus number of required visitor parking spaces
Regional Activity Zone	0.25 per bed for student accommodation	0.25 per dwelling
Regional Activity Zone / Suburban Activity Node Zone Core Area as shown on Concept Plan Map Mar/7 – Laffer’s Triangle and Concept Plan Map Mar/8 - Tonsley	0.25 per studio (no separate bedroom) 0.75 per 1 bedroom dwelling 1 per 2 bedroom dwelling 1.25 per 3 + bedroom dwelling	0.25 per dwelling
Regional Activity Zone / Suburban Activity Node Zone Transition Area/Other area as shown on Concept Plan Map Mar/7 – Laffer’s Triangle and Concept Plan Map Mar/8 - Tonsley	0.5 per studio (no separate bedroom) 1 per 1 bedroom dwelling 1.5 per 2 bedroom dwelling 2 per 3+ bedroom dwelling	0.25 per dwelling

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Table 4: Row, semi-detached and detached dwellings

Location of development	Number of bedrooms, or rooms capable of being used as a bedroom	Number of required vehicle parking spaces
Regional Activity Zone / Suburban Activity Node Zone	1 or 2 bedrooms	1
	3 + bedrooms	2

Table 5: Student accommodation in the form of a multiple dwelling/boarding house

Location of development	Number of required vehicle parking spaces	Plus number of required visitor parking spaces
<u>Regional Activity Zone</u>	<u>0.25 per bedroom</u>	<u>0.1 per bedroom</u>
<u>Suburban Activity Node Zone</u>		

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23 August 2017

The Presiding Member, State Planning Commission
C/- Department of Planning, Transport and Infrastructure
GPO Box 1815
Adelaide SA 5001

Dear Sir/Madam

Southern Innovation Area DPA

Thank you for providing the City of Marion with the opportunity to comment on the proposed Southern Innovation Area DPA, released for consultation on 4 July 2017.

Council considered the DPA at its meeting on 22 August 2017. Consequently, Council advises that it is generally supportive of the intentions of the DPA but raises concern regarding a number of the draft policies.

Council has undertaken an evaluation of the proposed policy changes, which are discussed in detail in the attached analysis and attachments. Some of the key matters identified which warrant further investigation and review include:

- The impact of higher density development adjacent the Warriparinga area, particularly in relation to stormwater runoff.
- The proposed DPA has the potential to significantly increase stormwater runoff in the affected areas, as there are no maximum site coverage provisions in the proposed Regional Activity Zone, Suburban Activity Node Zone or Darlington Policy Area 6. Further investigations and stormwater mapping should be undertaken to consider the implications to existing stormwater infrastructure and risk of inundation to existing and future buildings.
- Introducing a buffer between the Commercial Area and Transition Area in the Tonsley Regional Activity Zone to mitigate noise/amenity impacts from the existing industries along Selgar Avenue and Drury Terrace upon future residential development in the Transition Area.
- Ensuring an appropriate balance between encouraging higher density development (up to 4 storeys) in the established residential parts of Tonsley, whilst respecting the amenity of existing 1-2 storey dwellings. Greater setbacks from boundaries are recommended in this locality, where currently there is no minimum.
- Expanding the Open Space Zone to encompass adjacent areas of mature vegetation.
- Ensuring new medium-high density development envisaged in Laffer's Triangle respects the environmental and cultural value of the Warriparinga, Kurna land and State heritage place.
- Aligning the proposed Suburban Activity Node Zone with the policy work undertaken in Council's proposed Housing Diversity DPA.
- The provision of public open space within/adjacent the established residential part of Tonsley. If 4-6 storey development is envisaged throughout this

locality, resulting in a higher population density, the provision of conveniently located and functional public open space will be important to meet future residents' needs.

- Ensuring floor area caps on Lot 707 are appropriate to encourage shops/offices/consulting rooms to meet the needs of the future community, but in doing so, discourage inappropriate land uses such as bulky goods outlets.
- Reviewing the width of the Core Area of the SANZ in Laffer's Triangle (Lot 707) to ensure sufficient dimensions to cater for the envisaged forms of development outside of the easement that runs along Marion Road.
- Reviewing the designation of Alawoona Avenue as "Core Area" given that this portion of the zone adjoins lower density residential areas and therefore faces challenges with interface.
- Ensuring the scale of development in established residential areas (Alawoona Avenue and south Tonsley) is relative to the size of the development site, and in doing so, encourage allotment amalgamation to provide larger and integrated development sites.
- Ensuring new dwellings are designed with functional private open space that provides usable areas for its future occupants.
- Introducing clear and effective design criteria into the Development Plan to ensure that 3 + storey development is guided by modern urban design standards which complement/enhance the public realm and ensure a high level of amenity of residents.
- Consolidation of allotments that will straddle the proposed boundary between the Commercial and Residential zones, and ensuring that bike/pedestrian paths adjacent the Southern Expressway are maintained.
- Establishing a clearer delineation of land uses/areas identified on the Concept Plan maps.

Council wishes to express its willingness to work collaboratively with DPTI staff to assist in further investigations and policy solutions, which address the abovementioned matters.

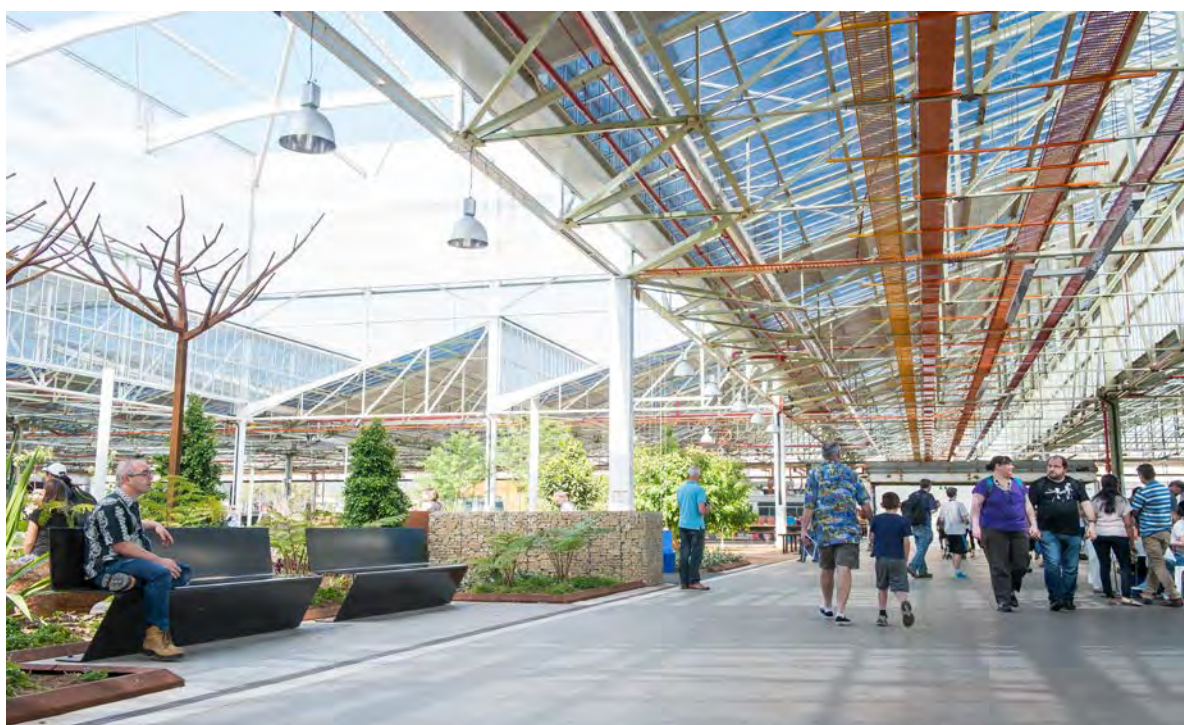
If you would like to discuss the above matters further, please do not hesitate to contact David Melhuish, Senior Policy Planner on 8375 6721 or david.melhuish@marion.sa.gov.au.

Thank you again for the opportunity to comment on the Southern Innovation Area DPA.

Yours sincerely

Kris Hanna
Mayor
City of Marion

Enclosed: Southern Innovation Area DPA: Analysis of proposed amendments to the Marion Council Development Plan



Main Assembly Building, Tonsley Innovation District

The Minister for Planning is proposing to amend the Development Plans of Marion, Mitcham and Onkaparinga councils to enable new land uses around the Darlington Upgrade Project.

The \$620+million Darlington Upgrade Project is a key stage in building Adelaide's North-South Corridor, which will ultimately link north and south bound traffic between Gawler and Old Noarlunga, a distance of 78 kilometres. The Project involved upgrading approximately 3.3 kilometres of Main South Road.

In addition, the 'Flinders Link' project will extend the rail line over Main South Road, with a station near the Flinders Medical Centre. It will include a shared pedestrian and cycle path next to the rail line.

The purpose of the DPA is to provide zoning improvements to facilitate the creation of walkable neighbourhoods, provide for housing diversity through uplift, support significant investment of key stakeholders in the area and ensure improved connectivity through integrated land use and transport outcomes from the above significant transport projects.

The DPA will:

- Reflect the needs of a modern and growing university and health precinct through the introduction of a new Regional Activity Zone that provides for a greater range and mix of land uses
- Provide greater flexibility for intensification of employment, commercial, education, health and technology activities, supported by opportunities for high density residential.
- Provide opportunities for medium to high density residential (including housing for the aged) and supportive low scale retail and commercial development adjacent key activity areas or transport routes.
- Encourage creation of a western gateway to Tonsley and extend the 'high street' environment to Marion Road.
- Increase opportunities for a range of housing styles and densities.
- Provide additional protection to the Warriparinga Wetlands.

The DPA is based on the land use directions illustrated in the Main South Road/Darlington Area Concept Plan (the Concept Plan) that was collaboratively prepared with key stakeholders from the area

What is a development plan amendment?

Development plans prescribe how land can be developed to support the social, economic and environmental needs of the community. It includes the zoning rules used to assess development applications.

A development plan amendment (DPA) proposes changes to a development plan.

This DPA has been prepared by the Minister and is known as a Ministerial DPA

What changes are being proposed?

Changes are proposed in City of Mitcham, Marion and Onkaparinga Councils as follows:

Mitcham (City) Development Plan

1. To support health, education, research, innovation and training activities and create a more vibrant business and community precinct, a new zone (Regional Activity) is proposed:
 - to replace the Institutional Zone applying to the area south of Sturt Road (which includes Flinders Private Hospital, Flinders Medical Centre and Flinders University campus)

The new Regional Activity Zone also seeks to enable the development of greater housing choice, opportunities for allied health activities and supportive retail and commercial development in:

- parts of Bedford Park (south) in proximity to the Flinders Hospital and University precinct.
2. To enable the development of higher density housing (including affordable housing and housing for the ageing) and medium rise buildings for a mix of uses such as shops, offices, consulting rooms and residential, a new zone (Suburban Activity Node) is proposed for the following area:

- Bedford Park (north) within the triangular shaped area bounded by Main South Road, Sturt Road and Shepherds Hill Road

Marion Council Development Plan

1. To support health, education, research, innovation and training activities and create a more vibrant business and community precinct (particularly around the Flinders Link railway station and Tonsley area) new zoning (Regional Activity) is proposed for the following areas:
 - the eastern part of Laffer's Triangle (east of the Warriparinga wetlands and Sturt River)
 - the former Mitsubishi Motors site at Tonsley.
2. To enable the development of higher density housing (including affordable housing and housing for the ageing) and medium rise buildings for a mix of uses such as shops, offices, consulting rooms and residential new zoning (Suburban Activity Node) is proposed for the following areas:
 - the western part of Laffer's Triangle Area (west of Warriparinga wetlands and Sturt River)
 - the area immediately to the south of the Tonsley site, adjacent to Monroe
 - both sides of Alawoona Avenue, Mitchell Park and the immediate surrounds
3. To provide a continuous open space link along the Sturt River and to protect biodiversity. This area is also recognised as having important meaning as a Kaurna ceremonial meeting place, new zoning (Open Space) is proposed for:
 - land containing the Warriparinga wetlands and Sturt River (an increase of approximately 11.4 hectares).
4. To better reflect the existing mix of commercial, industry and neighbourhood centre zones new zoning (Commercial) is proposed in the area located between Main South Road and the Southern Expressway.

Onkaparinga Council Development Plan

1. It is proposed to rezone an area of Commercial Zoned land along the eastern side of Main South Road, south of the Southern Expressway from Commercial to Mixed Use zone and a small portion of the Residential Zone fronting Main South Road, reflecting the changing nature of this area to provide for a different range of land uses.

Want to know more?

You can view the DPA document online at: www.sa.gov.au/planning/ministerialdpas

You can view each of the Council's Development Plans online at: www.sa.gov.au/developmentplans

You also can view these documents in hard copy by visiting your local Council during office hours, or the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders Street, Adelaide, Monday to Friday, 9:00 am to 5:00 pm (Phone (08) 7109 7007).

You can also attend a drop-in session

There will be two Southern Innovation Area DPA drop-in sessions:

Where: Flinders University Foyer, Ground Level 1284 South Road, Tonsley (via Tonsley Boulevard)

When: Wednesday 9th August from 4:00pm until 6:30pm

Saturday 12th August from 11am until 1:30pm

Have your say

Consultation on Ministerial DPAs is managed by the Development Policy Advisory Committee (DPAC), an independent statutory committee which provides advice to the Minister on planning and development issues.

As part of the consultation process, you may:

- comment on the DPA by making a written submission to the committee
and
- attend a public meeting if you wish to be heard by the committee or raise any matter not previously raised in your written submission.

Making written submissions

You can make a written submission on the DPA any time before the closing date, **5 pm on Tuesday 29 August 2017**.

- on the SA Planning Portal: www.saplanningportal.sa.gov.au/en/consultation
or
- by post: GPO Box 1815, Adelaide SA 5001

Submissions should be marked *Southern Innovation Area DPA* and sent to *The Presiding Member, DPAC, c/- Department of Planning, Transport and Infrastructure*.

Please clearly indicate on your written submission if you wish to be heard at the public meeting.

Viewing submissions

All submissions received from the public are public documents and will be made available for viewing from the closing date until the conclusion of the public meeting at:

- www.saplanningportal.sa.gov.au/en/consultation
and
- the offices of the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders Street, Adelaide, during office hours.

Please note: Posting of submissions on sa.gov.au may be undertaken progressively over a day or more if a large number of submissions are received.

Public meeting

DPAC has scheduled the following public meeting:

Where: Marion Bowling Club, 262 Sturt Road, Marion

When: 7:00pm Tuesday 12 September 2017

The meeting will provide an opportunity for anyone to be heard by the Committee or to raise any matter not previously discussed in their written submission.

Please note: the public meeting may not be held if no one requests to be heard. Please check the status of meetings before the scheduled meeting date at:

- www.saplanningportal.sa.gov.au/en/consultation.

Timeline



Submission Period

Submissions are invited on the DPA between **Tuesday 4 July 2017** and **Tuesday 29 August 2017**.

Submissions are made publically available on **30 August 2017**.



Public Meeting will be held **Tuesday 12 September 2017**.



Consideration of Submissions

DPAC provides its advice to the Minister for Planning.



Decision is made by notice in Government Gazette and the rezoning becomes active.



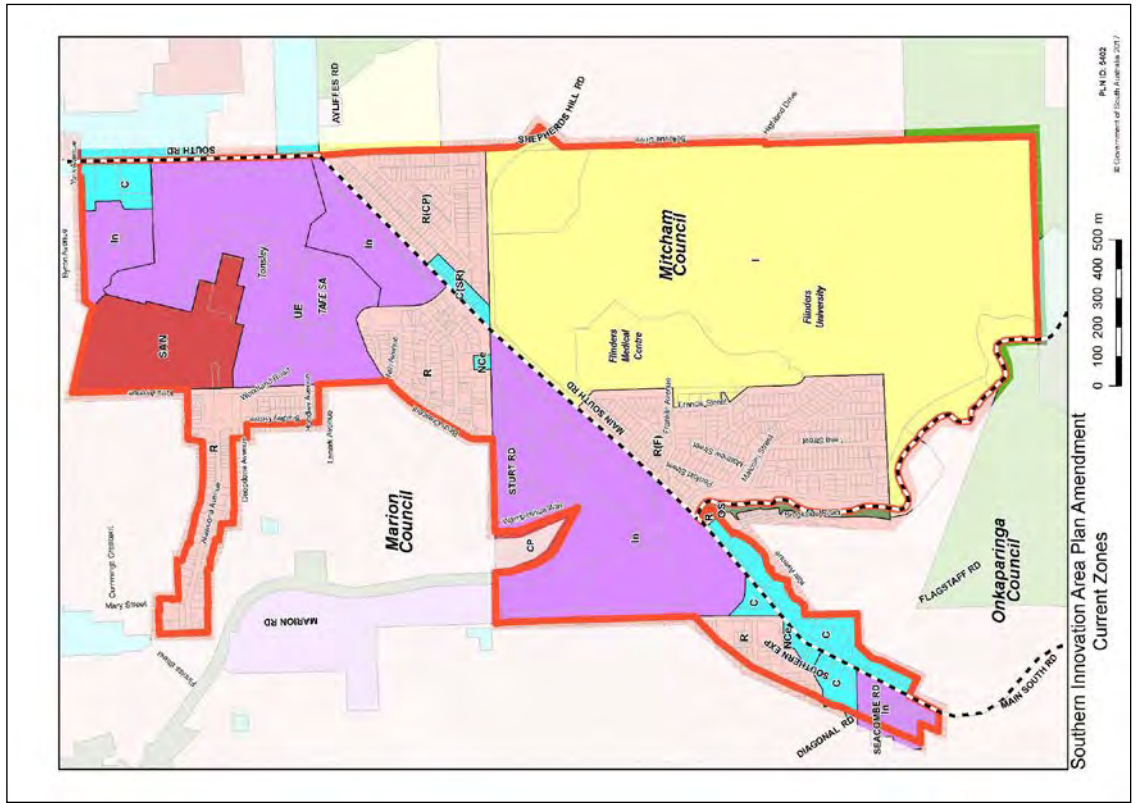
The DPA is referred to the **Environment Resources & Development Committee of Parliament**.

It may request the Minister to consider changes to a DPA as a result of its review. Notice of any subsequent change is made in the Gazette and the development plan is amended accordingly.

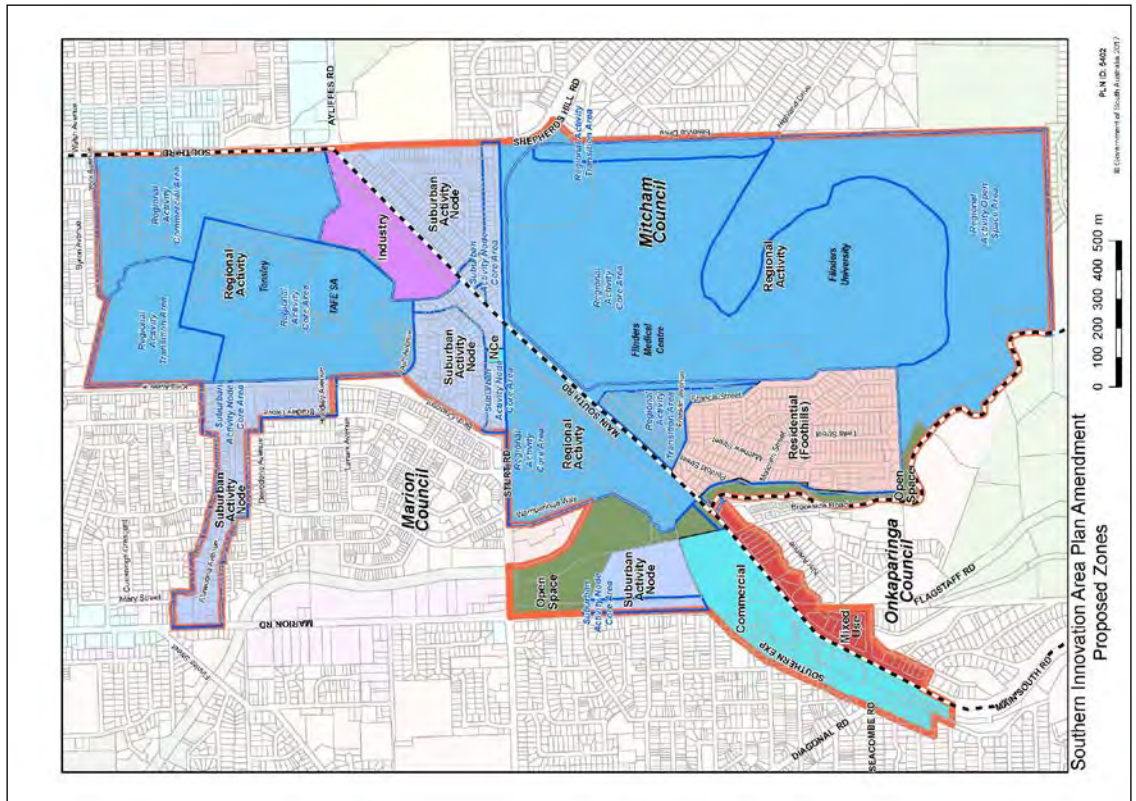


'**What we have heard**' is released

Current Zoning Map




Proposed Zoning Map



Southern Innovation Area DPA Proposed Zoning

- Area Affected
- Proposed Zones**
- Regional Activity (RA)
- Regional Activity (RA) - Transition Area
- Regional Activity (RA) - Commercial Area
- Regional Activity (RA) - Core Area
- Regional Activity (RA) - Open Space Area
- Suburban Activity Node (SAN)
- Suburban Activity Node (SAN) - Core Area
- Commercial
- Industry
- Mixed Use
- Neighbourhood Centre
- Open Space
- Residential

- Current Zones**
- Commercial
- Community Facilities
- Environmental Constraint
- Industrial
- Miscellaneous
- Open Space
- Recreation
- Residential




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Produced by Department of Planning, Transport and Infrastructure
 Planning Division
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 August 2017

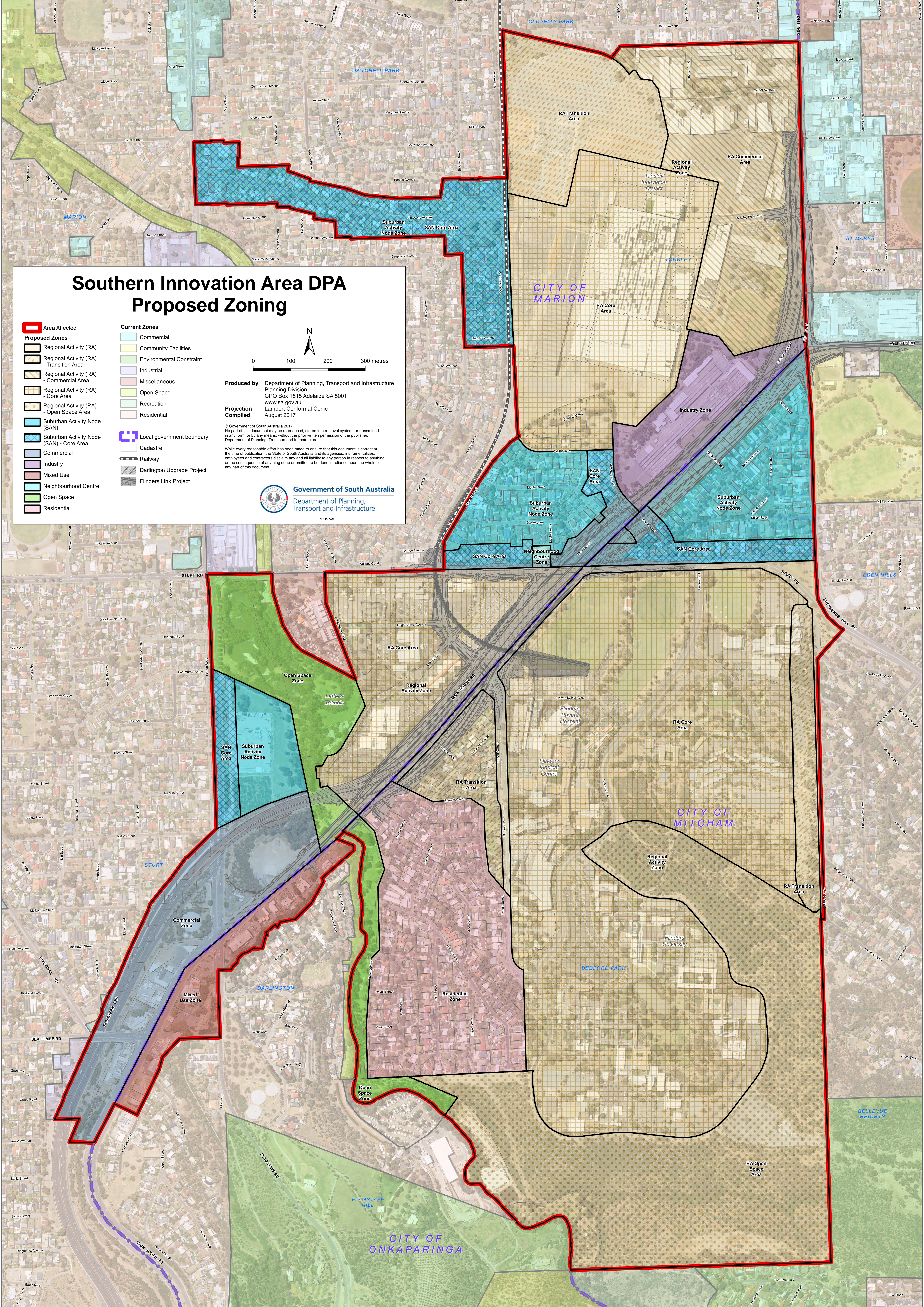
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Government of South Australia
 Department of Planning,
 Transport and Infrastructure
PLAN ID: SAN



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

Originating Officer/Manager: Robert Tokley, Team Leader Planning

Manager: Jason Cattonar, Manager Development & Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Establishment of Council Assessment Panel

Report Reference: GC220817R04

EXECUTIVE SUMMARY

The provisions of the *Planning, Development and Infrastructure Act 2016 (PDI Act)* relevant to the establishment of *Council Assessment Panels (CAPs)* commenced operation on 1 August 2017, with the operative date for CAPs to function as the relevant authority commencing from 1 October 2017. The CAP will replace the existing *Development Assessment Panel (DAP)*. CAPs must comprise a maximum of 5 (five) Members, only 1 (one) of whom can be (but need not be) an Elected Member of Council.

The purpose of this report is for Council to consider and determine the following:

- If an Elected Member will form part of the Membership of the CAP (if yes, the appointment of the Elected Member and if desired, a Deputy Elected Member – via a nomination and ballot – if required)
- Process and appointment of Independent Members of the CAP, including Presiding Member (recommendation from Council's Review and Selection Committee).
- If Deputy Positions are required and the process to appoint.
- New Terms of Reference for the CAP, consistent with the new legislation, best practice and the expectations of the Council.
- To note the new Assessment Panel Members Code of Conduct (which is presently in draft form) and which will guide the operation of the CAP.
- CAP Delegations.

RECOMMENDATIONS

DUE DATES

That Council:

- | | |
|---|-----------------------|
| 1. Endorses the establishment of a Council Assessment Panel (CAP) with an Elected Member to form part of the Membership of the CAP | 22 August 2017 |
| 2. Recommendation from Review and Selection Committee to be added at the conclusion of the meeting being held at 5.30 pm 22 August | 22 August 2017 |

- | | |
|--|-----------------------|
| 3. Appoints Councillor X as member of the Council Assessment Panel for a period of October 2017 to XX | 22 August 2017 |
| Appoints Councillor X as Deputy Member to the Council Assessment Panel for a period of October 2017 to XX | 22 August 2017 |
| 4. Endorses that remuneration of deputy members or additional members is consistent with that of Independent Members (\$400), except for the deputy member who is an Elected Member, who will be remunerated the same figure as the incumbent CAP Elected Member (\$200). | 22 August 2017 |
| 5. Endorses that remuneration of specialist members is consistent with that of Independent Members (\$400). | 22 August 2017 |
| 6. Revokes the delegations to the DAP of 23 May 2017 and replaces these with the new delegations to the CAP attached as Appendix 2 to this report, subject to any changes as the Council sees fit. | 22 August 2017 |
| 7. Endorses the Terms of Reference of the CAP attached as Appendix 3 to this report, subject to any changes as the Council sees fit. | 22 August 2017 |
| 8. Notes the draft Assessment Panel Members' Code of Conduct attached as Appendix 1 to this report. | 22 August 2017 |
| 9. Notes that the Chief Executive Officer will appoint an Assessment Manager to the Council Assessment Panel. | 22 August 2017 |
| 10. Notes the Council Assessment Panel will, upon operation of its first meeting, adopt General Operating Procedures. | 22 August 2017 |

BACKGROUND

The provisions of the *Planning, Development and Infrastructure Act 2016* (PDI Act) relating to the implementation of Council Assessment Panels (CAPs) commenced on 1 August 2017, with 1 October 2017 being the date that CAPs will operate as a 'relevant authority'.

In many respects, the CAP will undertake the same roles and functions as the existing Development Assessment Panel (DAP), albeit over time, it is anticipated that the nature of applications considered by the CAP will alter, as the PDI Act will increase the role of private certifiers over the coming years.

The CAP will function under three documents – the Assessment Panel Members Code of Conduct (Appendix 1), the Terms of Reference (determined by Council – Appendix 2) and the General Operating Procedures (determined by the CAP – Appendix 3).

Furthermore, until development applications are lodged under the PDI Act (at an unknown time in the future), the CAP will be a delegate of Council and will therefore require delegations from Council.

ROLE OF THE REVIEW AND SELECTION COMMITTEE

Council's Review and Selection Committee (RSC) is established for the purpose of sourcing and recommending to Council the appointment of expert members to Council Committees including the DAP/CAP. The RSC is meeting prior to the Council meeting on the 22nd August 2017. A copy of the RSC report is attached as Appendix 5. Recommendations from the Committee will be presented to Council during the meeting. The Committee will be recommending one of the following options:

- Appointment of existing DAP members to the CAP
- Seeking an expressions of interest for members of the CAP
- A combination of existing DAP members and an expression of interest for members of the CAP

The Committee may also recommend an approach to appointing a Presiding Member =.

APPOINTMENT OF ELECTED MEMBER

The PDI Act requires that of the five members of a CAP, only one can be an Elected Member.

Elected Members serving the DAP/CAP enhance their understanding of the town planning and development assessment process, which provides benefits in determining planning policy and other built form outcomes for the City. The inclusion of an Elected Member ensures the CAP has local representation.

If Council wishes for the CAP to include an Elected Member, it must resolve to appoint a member.

Alternatively, Council may wish to appoint five Independent Members and no Elected Member to the CAP.

The PDI Act identifies that an Elected Member need not be an 'Accredited Professional' if the Council is satisfied that the person is appropriately qualified to act on account of the person's experience in local government.

As such, it is recommended that an Elected Member of the CAP is one who has served at least one full term of Council or who is or has been a member of the DAP.

Nominations for the Elected Member of the CAP will be sought during the meeting and a ballot (preferential voting) will be held if more nominations than vacancies occur; in accordance with the resolution of Council at its meeting of 8 September 2015 (GC080915R05).

It is recommended that the term of the Councillor serving the CAP continue to the end of the Council term in November 2018.

APPOINTMENT OF PRESIDING MEMBER

The PDI Act identifies that the Presiding Member (PM) of the CAP is appointed by the Council. This will be considered by the RSC and a recommendation will be made for Council consideration.

Council should note that if the Presiding Member is not present for some or all of the meeting, the process to appoint an acting Presiding Member is identified in the Terms of reference (Appendix 3).

DEPUTY MEMBERS

Council can choose to appoint up to five (5) deputy members to act in place of Panel Members when those members are unable to attend a meeting (i.e. illness, holiday etc.). Deputy members can be assigned to particular Panel Members, or can be called on to act in place of whichever Panel Member (including the Elected Member) is unavailable. An Elected Member can also be appointed as a deputy member to act in place of an Elected Member Panel Member.

The benefit of having deputy member/s is to minimise the risk a quorum will not be present to determine an application/s.

If the Council wishes to appoint one (1) or more deputy members, it is recommended that expressions of interest be sought from suitably qualified and/or experienced members of the public and that up to one Elected Member be appointed. (The Elected Member who is a deputy member can only replace the CAP Elected Member in their absence – whereas an independent deputy member can replace either an independent member or the one Elected Member of the CAP). The SRC will provide recommendations to Council on the appointment of Deputy Members.

In the event Council chooses to appoint deputy members, it must also resolve the remuneration figure for those members. As these members will perform the role of the Independent/Elected Member they will act for, the recommended remuneration is that of the member they replace (see below 'remuneration').

Nominations for the deputy Elected Member of the CAP will be sought during the meeting and a ballot will be held if more nominations than vacancies occur; in accordance with the resolution of Council at its meeting of 8 September 2015.

SPECIALISED APPOINTED CAP MEMBER

The PDI Act enables a CAP to appoint one (1) or two (2) additional members, from time to time, to deal with matters requiring specialist advice or input.

Such members would not be given 'voting rights', rather, they will serve the CAP to provide advice only.

No resolution from Council is required in relation to the appointment of specialist members, as such members will be appointed directly by the CAP. However, the remuneration of additional members is a matter for the Council to determine. It is recommended that such members be remunerated the same amount as an Independent Member of the CAP, being \$400 per meeting.

CODE OF CONDUCT

The Assessment Panel Members' Code of Conduct will replace the existing Minister's Code of Conduct established for Development Assessment Panels. The new Code will also be issued by the Minister. It is presently in draft form only. This new Code is simplified, in that it no longer addresses complaints in relation to breaches of the Code, and is limited to members' conduct.

The Code includes:

- A greater focus on overarching principles of members acting in the public interest;
- Simplification of the conflict of interest provisions;
- The removal of the requirement to disclose a perceived conflict of interest, but the inclusion that Panel Members be mindful of any possible perception of bias; and

- New requirements that Panel Members “take all reasonable steps to obtain all relevant facts and information when making a decision”, and ensure decisions are “supported by adequate documentation”.

A copy of the draft Assessment Panel Members Code of Conduct is included in Appendix 1. As the Minister determines the Code of Conduct, no decision from Council is required regarding this matter.

DELEGATIONS

As the current DAP is delegated its powers under the *Development Act 1993* by the Council, the CAP will, until development applications are lodged under the PDI Act, also remain a delegate of the Council. As such, it is necessary for the Council to revoke the current delegations to the DAP and to review and endorse new delegations to the CAP.

Advice received confirms that it is best practice for Council to revoke the current delegations to the DAP and to replace them with new delegations to the CAP.

A copy of the existing and proposed delegations to the CAP can be found in Appendix 2.

The list below identifies the current delegations to the DAP. The delegations to the DAP have not been reviewed for some time. As such, it is opportune to review the appropriateness of the delegations that will be granted to the CAP.

Members are likely to be aware that earlier this year the Coordinator General (CG) requested a meeting with the CEO, following a complaint regarding the consistency of DAP decisions. The length of time some development applications take to be presented to, and determined by the Panel was also raised as a concern. The CG advised the CEO that it would be of value to review Council delegations to the DAP, to assist in reducing the length of time more straightforward and less controversial development applications take to be determined.

Below is a list of all delegations from Council to the DAP, with comments below regarding whether it is recommended they be altered.

No.	Delegation	Keep, remove or modify?
1	Development that has been the subject of Category 2 or 3 public notification where there has been written representations by third parties expressing opposition to the proposal that cannot be satisfied by conditions or modifications to the plans.	<i>Modify</i>
2	Development that has been classified as non-complying. The Manager Development Services may determine to proceed with further assessment with a non-complying development. Such decisions shall be reported to the next meeting of the DAP.	Keep
3	Development that includes or is likely to include a new Liquor License or substantial amendment to a Liquor License other than for applications or amendments of a minor nature which may be determined by the Manager Development Services. Such applications shall be reported to the next meeting of the DAP and the respective Ward Councillors advised.	Keep
4	Residential development and land division applications received by Council after 14 August 2003 that incorporate proposed allotments or site areas below the minimum allotment or site areas designated in respective zones and policy areas in the City of Marion Development Plan, unless the Manager Development Services intends to refuse such an application.	Keep
	- Outdoor advertising signs:	

5	<ul style="list-style-type: none"> - of a freestanding/pylon design where the face of the advertising structure exceeds 5m2 in area (each side when double sided). - Attached to a building or structure where the face of the advertising structure exceeds 10m2 - Additions to existing signage where the proposed additions exceed 5m2 - of a “billboard” construction/design 	<i>Modify</i>
6	<p>- Any matter that is referred for consideration or determination under Part 4 of the Development Act 1993 at the discretion of the Manager Development Services that may otherwise be considered or determinate by the Manager Development Services, Team Leaders Planning or Development Officer Planning under separate delegation from the Council or the Chief Executive Officer.</p>	Keep

Commentary:

Delegation No. 1

Maintaining this delegation in a modified form is considered appropriate, as determination of such applications by the Panel enables third parties (representors) and the applicant an opportunity to be heard by the Panel.

However, in some instances the nature of a representor’s objection relates to elements of the proposal that entirely comply with Council’s Development Plan – such as car parking, or the two storey nature of the dwelling.

In addition, some representors advise they do not wish to appear before the Panel, however, current delegations require such applications to be determined by the DAP.

Such representations, which are seldom pursued by the resident in a presentation to the Development Assessment Panel, extends the time in which the development application is processed, and somewhat unnecessarily extends the time taken to have the application determined.

This delegation is intended to enable the DAP to hear from representors with genuine and valid grievances regarding a proposal. As such, it is recommended the delegation to the CAP be amended to read,

“Development that has been the subject of Category 2 or 3 public notification, where there have been written representations by third parties expressing opposition to the proposal that cannot be satisfied by conditions or modifications to the plans, other than where the representor/s has/have identified they do not wish to appear before the Panel (either in person or by a representative), or where concerns raised in a representation, in the opinion of the Manager Development and Regulatory Services, relate solely to elements of the proposal that comply with the Development Plan policy applicable for that development”.

This approach will enable the delegations to align with the proposed changes that will occur with the further implementation of the PDI Act. Documentation produced by DPTI advise that for a representation to be considered valid under the PDI Act, it must relate only to elements of the proposal that do not comply with ‘deemed-to-satisfy’ criteria.

Delegations No. 2, 3, 4 and 6

These delegations should be updated only to reflect the position of the Manager. As such, it is recommended that the term “Manager Development Services” is replaced with “Manager Development and Regulatory Services”.

Delegation No. 5

Altering this delegation is considered appropriate, given the majority of freestanding/pylon signs, those affixed to buildings and extensions to existing signs have little impact upon adjoining land, and in the opinion of administration, do not warrant the scrutiny of the CAP.

It is considered that whilst such applications are infrequently presented to the (current) DAP, it will be of greater value for the CAP to focus on those applications of greater scale and impact and of 'public interest'.

Maintaining the delegation that "billboard" signs are presented to the CAP is considered appropriate.

Whilst it is sought to alter the delegation to the CAP regarding the size of signs to be determined by the CAP, it is also considered appropriate to increase delegation to the CAP regarding illuminated advertising. It is recommended this relate specifically to advertising that has been referred to the Department for Planning, Transport and Infrastructure where that office has raised concern regarding the proposal.

As such, it is recommended that the delegation regarding signage is altered to read,

- Outdoor advertising signs:

- of a freestanding/pylon design where the face of the advertising structure exceeds 10m² in area (each side when double sided).**
- Attached to a building or structure where the face of the advertising structure exceeds 15m²**
- Additions to existing signage where the proposed additions exceed 10m²**
- of a "billboard" construction/design**
- any illuminated advertisement that has been referred to the Department for Planning, Transport and Infrastructure where the Department raises opposition to the proposal**

It should also be noted that in accordance with delegation number 6 above, administration are currently at liberty to present any application to the DAP, even if delegated to staff. As DAP members are likely aware, this discretion is exercised quite regularly when a resolution cannot be reached with the applicant. It is anticipated that in such events, administration will continue to present applications to the CAP, however, the opportunity to refuse development applications, under delegation remains.

Should Council wish to have more time to consider potential modifications CAP delegations this matter can be deferred to a later date with further information being provided at a future Elected Member Forum. The Delegations do not need to be in place until 1 October 2017.

TERMS OF REFERENCE

The Terms of Reference recommended to be adopted by Council are included in Appendix 3, and generally mirror those currently used by the DAP except where amended to suit the PDI Act where relevant.

The main change is that Section 83 of the Act and Regulation 18 of the Regulations explicitly identify those procedures in which the Council can direct the CAP, and put all other procedures and matter of governance in the hands of the CAP to determine itself.

Pursuant to those provisions, the Council is limited to determining:

- the procedures to be followed with respect to the appointment of CAP Members;
- the conditions of appointment of CAP Members;

- the grounds on which, and the procedures by which, CAP Members may be removed from office;
- the appointment of deputy members;
- who will act as the Presiding Member;
- the process for appointing an acting Presiding Member;
- the staffing and support required for the CAP; and
- the costs and other liabilities associated with the CAP.

The Terms of Reference are also to be altered such that there will no longer be a 'Public Officer' appointed. At present, the Public Officer is the relevant person to handle complaints regarding Member behaviour/Panel operations. Under the *Planning Development and Infrastructure (General) Regulations 2017* (the Regulations) future complaints regarding CAP Members must be directed to the Minister and will be considered by the State Planning Commission.

GENERAL OPERATING PROCEDURES

The General Operating Procedures (GOP) is the document that directs the operation of CAP meetings, and is to be agreed upon by CAP Members.

As there are many similarities between the CAP and existing DAP, Administration have augmented the current DAP GOP as required to reflect the requirements of the PDI Act, including moving some provisions from the Terms of Reference into the GOP.

A copy of staff's proposed CAP GOP is included in Appendix 4.

REMUNERATION

Current DAP members are remunerated as follows:

- Presiding Member: \$500/meeting;
- Independent Member: \$400/meeting;
- Elected Member: \$200/meeting

The remuneration of DAP Members was last considered by Council at its meeting of 26 May 2015, where it was resolved that no change was warranted.

As the expected functions of the CAP are relatively consistent with that of the DAP, Administration recommends that remuneration of CAP members remains consistent with that currently provided.

Discussion with staff of other councils has indicated that Marion provides a comparable remuneration figure, with most respondents advising that their respective Council is not reviewing remuneration to CAP Members.

ASSESSMENT MANAGER

The PDI Act requires each CAP to have an 'Assessment Manager' – to be appointed by the CEO. The Assessment Manager will have a similar role, albeit expanded, as the current DAP's Executive Officer.

The roles and functions of the Assessment Manager include;

- Acting as a 'relevant authority' as provided under the PDI Act;
- Being responsible for managing the staff and operations of the CAP; and
- Providing advice to the CAP (as appropriate).

The current DAP Executive Officer is the responsibility of the Team Leader – Planning. It will be recommended to the CEO the Assessment Manager is the person who performs the role of Team Leader – Planning.

As the Assessment Manager is to be appointed by the CEO, Council is not required to resolve any matters in relation to this position.

CONCLUSION

In accordance with the requirements of the Planning, Development and Infrastructure (PDI) Act, from 1 October 2017, Council Assessment Panels (CAPs) will replace Development Assessment Panels (DAP).

It is a requirement of the PDI Act that Council resolve the following;

- Whether the CAP will comprise one Elected Member or whether all five members will be Independent Members;
- The appointment of all five members;
- The Presiding Member;
- The CAP Terms of Reference;
- Whether one or more deputy members will be appointed;
- Remuneration of CAP members, deputy members and additional members; and
- To revoke the delegations to the DAP and to replace them with new delegations to the CAP.

It is recommended that whether Council appoints the current DAP Independent Members, or seeks expressions of interest from members of the public, that the terms of the Independent Members of the CAP are for a period ending 1 July 2018, by which time the requirements of becoming an 'Accredited Professional' should be known.

The proposed Terms of Reference for the CAP are similar to those applicable to Council's current DAP, but altered to address requirements of the PDI Act where necessary.

It is Council's role to appoint a Presiding Member and Council may wish to consider the appointing on the current DAP Independent Members or resolve to seek expressions of interest from members of the public. The RSC will recommend an approach for Council's consideration.

Current DAP Members are reimbursed between \$200-\$500 per meeting. As the roles and responsibilities of the CAP are very similar to that of the DAP, the remuneration figures are recommended to remain consistent with that provided to DAP Members. These figures are similar to other metropolitan councils.

Transitioning to the CAP requires Council to revoke the delegations to the DAP. This provides an opportune time to reconsider delegations to the CAP, to ensure best use of CAP time and resources and to minimise the time delays in processing more straight-forward development applications. A set of revised delegations is included in this report.

Appendix 1: Draft Assessment Panel Members Code of Conduct

Appendix 2: Delegations to CAP

Appendix 3: Terms of Reference

Appendix 4: General Operating Procedures

Appendix 5: Review and Selection Committee report and Appendices

Assessment Panel Members – Code of Conduct

Introduction

Under Schedule 3 of the *Planning, Development and Infrastructure Act 2016* (PDI Act) the Minister may adopt a code of conduct to be observed by members of an assessment panel established under the PDI Act. This code of conduct sets out standards of conduct and professionalism that are to be observed by all members of assessment panels under the PDI Act. This code of conduct must be read in conjunction with the Act.

For the purposes of the PDI Act, a key requirement is that all members of assessment panels must carry out, and be seen to carry out, their functions with the highest ethical standards so as to maintain public confidence in the integrity of development assessment under the Act.

The code is the key tool to ensure that all members of assessment panels act honestly and ethically with a high degree of accountability. If a member of an assessment panel has any doubt in regard to any function they may perform under the Act they should seek the advice of the panel's assessment manager or some other appropriate person.

While some members of an assessment panel may also be bound by other codes of conduct or professional standards issued by their respective professional associations, they have no legal status under the Act. If there is a conflict between a requirement in this code of conduct and any other professional code or standard, this code prevails for the purposes of the Act.

Legislative framework

Under section 15 of the PDI Act, all members of assessment panels are subject to a statutory duty as described in the section as follows:

- (1) *It is expected that a person or body that—*
- (a) *seeks to obtain an authorisation under this Act; or*
 - (b) *performs, exercises or discharges a function, power or duty under this Act; or*
 - (c) *takes the benefit of this Act or is otherwise involved in a process provided by this Act, will—*
 - (d) *act in a cooperative and constructive way; and*
 - (e) *be honest and open in interacting with other entities under this Act; and*
 - (f) *be prepared to find reasonable solutions to issues that affect other interested parties or third parties.*

(2) Without limiting subsection (1), a person or body performing, exercising or discharging a function, power or duty under this Act must—

(a) exercise professional care and diligence; and

(b) act honestly and in an impartial manner; and

(c) be responsible and accountable in its conduct; and

(d) comply with any code of conduct, service benchmark or other requirement that applies in relation to the person or body.

(3) The Minister may, after taking into account the advice of the Commission, establish and maintain service benchmarks for the purposes of this section.

(4) The principles and benchmarks under this section— (a) do not give rise to substantive rights or liabilities; but (b) may lead to action being taken on account of a breach of a code of conduct or professional standard that applies in relation to a relevant person or body.

Code of conduct requirements

In acting as a member of an assessment panel, a member must comply with the following requirements.

General duties

1. A member of an assessment panel must in performing, exercising or discharging a function, power or duty under the PDI Act, act in accordance with the general duties as set out in section 15 of the PDI Act.

Act in the public interest

2. A member of an assessment panel must act in a manner that promotes or protects the public interest.

Procedures

3. A member of an assessment panel must ensure that the procedures specified in the Act or prescribed in the *Planning Development and Infrastructure (General) Regulations 2017* are complied with.
4. A member of an assessment panel must respect the panel procedures in relation to public comments and communication with the media

Regard for honesty

5. A member of an assessment panel must act with integrity, good faith and equity and must not discriminate toward any person in performing their duties.
6. A member of an assessment panel must advise the assessment manager and the Commission immediately if the member:
 - a. is the subject of a formal investigation into, or have been found to have, breached any other code of conduct, ethical standards or similar, either in another State or through a professional body of which they are a member; or
 - b. has been found guilty of a breach of any Act related to planning, building or a development related matter.

Conflict of interest

7. A member of an assessment panel who has a direct or indirect personal or pecuniary interest in a matter before the council development assessment panel (other than an indirect interest that exists in common with a substantial class of persons)—
 - a. must, as soon as he or she becomes aware of his or her interest, disclose the nature and extent of the interest to the panel; and
 - b. must not take part in any hearings conducted by the panel, or in any deliberations or decision of the panel, on the matter and must be absent from the meeting when any deliberations are taking place or decision is being made.
8. A member of an assessment panel will be taken to have an interest in a matter for the purposes of item 7 if an associate of the member (within the meaning of section 3 (7) of the PDI Act) has an interest in the matter.
9. If an interest has been declared by a member of an assessment panel the nature of the interest must be recorded in the minutes of the meeting.

Making decisions and taking action

10. A member of an assessment panel must take all reasonable steps to obtain all relevant facts and information when making a decision on a matter before the panel.
11. A member of an assessment panel must ensure that the member's decisions and actions are reasonable, fair and appropriate to the circumstances, based on consideration of all relevant facts obtained, and supported by adequate documentation.
12. A member of an assessment panel must not approach or discuss with an applicant or representor any application which is either before the panel or will come before the panel at some future time expect during the course of a panel meeting where the application forms part of the agenda and the applicant or representor has a right to be heard by the panel.
13. Except where required as part of the assessment of a particular decision such as a formal panel viewing of a site of a proposed development, you should not enter the site even if invited by the land owner or a neighbouring property owner or any other person.
14. A member of an assessment panel must not:
 - a. engage in consultation outside of the panel process with any party on a proposed development application that is likely to be heard by the panel;
 - b. give advice to an applicant or other third party on a development application after it has been lodged outside of a panel meeting;
 - c. speak at a public meeting for or against a proposal where the purpose of the meeting is to discuss either a proposed development or a development application unless required by the Act;
 - d. express an opinion on a development application or a proposed development outside of a panel meeting; and

- e. engage in any other act or omission which may give rise to a reasonable presumption that you have prejudged a development proposal or application.

Public comment

- 15. Only the presiding member or another person determined by the panel is permitted to speak publicly to the media and address the public on behalf of the panel. No other panel member may make comment to the media or the public in relation to any matter before the panel or any decision of the panel.

Protection and use of information

- 16. A member of an assessment panel must maintain the integrity and security of confidential information in their possession and must not use confidential information gained by virtue of the member's official position for the purpose of securing a private benefit for the member or any other person.
- 17. A member of an assessment panel must not disclose information acquired in the course of their professional work other than if consent of the relevant person has been granted or where there is a legal or professional duty to disclose such information.

Proper exercise of power

- 18. A member of an assessment panel must not take advantage of the member's position, power or duties for the purpose of obtaining, either directly or indirectly, any preferential treatment or other improper advantage for the member or any other person.

Gifts and benefits

- 19. A member of an assessment panel must not seek or accept a gift or benefit that is intended to, is likely to or could be perceived as likely to, cause them to act in an unfair or biased manner in the course of the member's duties.
- 20. A member of an assessment panel must take all reasonable steps to ensure that a person related to the member does not receive gifts or benefits that could appear to be an attempt to influence or secure or have the effect of influencing or securing a favour from the member of an assessment panel. A person is related to a member of an assessment panel for the purpose of this provision if the person is spouse, de facto partner, sibling, parent or child of the member of the assessment panel.

Bias

- 21. A member of an assessment panel should always have regard to any affiliation, disposition or any material, pecuniary or other interest that would lead to a reasonable apprehension that they may be biased in carrying out any aspect of their role under the Act.

CURRENT DAP DELEGATIONS

Delegation
Development that has been the subject of Category 2 or 3 public notification where there has been written representations by third parties expressing opposition to the proposal that cannot be satisfied by conditions or modifications to the plans.
Development that has been classified as non-complying. The Manager Development Services may determine to proceed with further assessment with a non-complying development. Such decisions shall be reported to the next meeting of the DAP.
Development that includes or is likely to include a new Liquor License or substantial amendment to a Liquor License other than for applications or amendments of a minor nature which may be determined by the Manager Development Services. Such applications shall be reported to the next meeting of the DAP and the respective Ward Councillors advised.
Residential development and land division applications received by Council after 14 August 2003 that incorporate proposed allotments or site areas below the minimum allotment or site areas designated in respective zones and policy areas in the City of Marion Development Plan, unless the Manager Development Services intends to refuse such an application.
<ul style="list-style-type: none"> - Outdoor advertising signs: - of a freestanding/pylon design where the face of the advertising structure exceeds 5m² in area (each side when double sided). - Attached to a building or structure where the face of the advertising structure exceeds 10m² - Additions to existing signage where the proposed additions exceed 5m² - of a "billboard" construction/design
- Any matter that is referred for consideration or determination under Part 4 of the Development Act 1993 at the discretion of the Manager Development Services that may otherwise be considered or determinate by the Manager Development Services, Team Leaders Planning or Development Officer Planning under separate delegation from the Council or the Chief Executive Officer.

SUGGESTED CAP DELEGATIONS

Delegation
<p>Development that has been the subject of Category 2 or 3 public notification where there have been written representations by third parties expressing opposition to the proposal that cannot be satisfied by conditions or modifications to the plans, <i>other than where the representor/s has/have identified they do not wish to appear before the Panel (either in person or by a representative), or where concerns raised in a representation, in the opinion of the Manager Development and Regulatory Services, relate solely to elements of the proposal that comply with the Development Plan policy applicable for that development.</i></p>
<p>Development that has been classified as non-complying. The Manager Development and Regulatory Services may determine to proceed with further assessment with a non-complying development. Such decisions shall be reported to the next meeting of the DAP.</p>
<p>Development that includes or is likely to include a new Liquor License or substantial amendment to a Liquor License other than for applications or amendments of a minor nature which may be determined by the Manager Development and Regulatory Services. Such applications shall be reported to the next meeting of the DAP and the respective Ward Councillors advised.</p>
<p>Residential development and land division applications received by Council after 14 August 2003 that incorporate proposed allotments or site areas below the minimum allotment or site areas designated in respective zones and policy areas in the City of Marion Development Plan, unless the Manager Development and Regulatory Services intends to refuse such an application.</p>
<p>- Outdoor advertising signs:</p> <ul style="list-style-type: none"> - of a freestanding/pylon design where the face of the advertising structure exceeds 10m² in area (each side when double sided). - Attached to a building or structure where the face of the advertising structure exceeds 15m² - Additions to existing signage where the proposed additions exceed 10m² - of a "billboard" construction/design - <i>any illuminated advertisement that has been referred to the Department for Planning, Transport and Infrastructure where the Department raises opposition to the proposal</i>
<p>- Any matter that is referred for consideration or determination under Part 4 of the Development Act 1993 at the discretion of the Manager Development and Regulatory Services that may otherwise be considered or determinate by the Manager Development and Regulatory Services, Team Leaders Planning or Development Officer Planning under separate delegation from the Council or the Chief Executive Officer.</p>

CITY OF MARION
COUNCIL ASSESSMENT PANEL
TERMS OF REFERENCE
(Adopted by Council on 22 August 2017)

PREAMBLE

This document embodies the Constitution of the City of Marion Council Assessment Panel.

1. ESTABLISHMENT

- 1.1. Pursuant to Section 83 of the *Planning, Development and Infrastructure Act 2016* (“the Act”), the City of Marion (“the Council”) has established a Council Assessment Panel (“CAP”) for the purpose of acting as the “*relevant authority*” in respect of all matters prescribed to it under the Act and, during the transition to the Act, the *Development Act 1993* and by this Terms of Reference.
- 1.2. The City of Marion CAP was established by way of resolution of Council at its meeting of 22 August 2017 (Ref No. GC220817R0X).
- 1.3. This Terms of Reference first came into operation on 22 August 2017.
- 1.4. The CAP is separate from and operates wholly independently of the Elected Body of the Council.

2. FUNCTIONS

- 2.1. The functions of the CAP are:
 - 2.1.1 to act as a delegate of the Council in accordance with the requirements of the Development Act during transition from the Development Act to the Act;
 - 2.1.2 thereafter, to act as a relevant authority under the Act;
 - 2.1.3 to act in accordance with the requirements of this Terms of Reference.
- 2.2 The CAP may provide advice and reports to the Council as it thinks fit on trends, issues and other matters relating to planning or development that have become apparent or arisen through its assessment of development applications;
- 2.3 The CAP may cause an Annual Performance Review (APR) to be undertaken of the CAP, examining the composition of the CAP from a 'needs' perspective, the contribution, behaviour and conduct of CAP Members, the function and procedures of the CAP, and other relevant matters. The outcome of any APR undertaken by the CAP shall be reported to Council within one month of being completed.

3. MEMBERSHIP & RE-APPOINTMENT

- 3.1. The CAP shall comprise five Members appointed by the Council as follows:
 - 3.1.1 up to one person who is an Elected Member of the Council (“Council Representative”); and

- 3.1.2 the balance being persons selected from the community (“Independent Representatives”), who satisfy the requirements of Section 83(1)(c) or Section 83(2)(b) of the Act, one of whom will be appointed by the Council as the Presiding Member and another as a Deputy Presiding Member;
- 3.2. Independent Representatives appointed pursuant to Clause 3.1.2 of the Terms of Reference are eligible for membership of the CAP only if:
 - 3.2.1 they have demonstrated appropriate skills or knowledge of town planning and CAP processes and have a reasonable knowledge of the operation and requirements of the Act and, during the transition to the Act, the Development Act, and appropriate qualifications or experience in a field that is relevant to the activities of the CAP and/or demonstrated experience in local government; and
 - 3.2.2 they meet any other reasonable criteria imposed by resolution of the Council.
- 3.3. A Council Representative is entitled to be re-appointed as a CAP Member for a second successive term, by being expressly authorised by a resolution of the Council.
- 3.4. An Independent Representative is entitled to be re-appointed as a CAP Member for multiple successive terms by Council resolution.
- 3.5. The term of office for each CAP Member is as determined by the Council but in any event shall not exceed 2 years.
- 3.6. A CAP Member whose term of office expires (as distinct from resignation or removal from office) may nevertheless continue to act as a member of the CAP for a period of up to 6 months until either he or she is reappointed or a successor is appointed.
- 3.7. The Presiding Member of the CAP is appointed by the Council and will preside at all CAP meetings.
- 3.8. The Presiding Member will be appointed by the Council taking into account the following requirements:
 - 3.8.1 he or she must not be a member or officer of the Council; and
 - 3.8.2 he or she must be a person who is determined by Council to have a reasonable knowledge of the operation and requirements of the Act and, during the transition to the Act, the Development Act, and appropriate qualifications or experience in a field that is relevant to the activities of the Panel.
- 3.9. In the event the Presiding Member is not present at any meeting, or part thereof, the person to act as Acting Presiding Member will be chosen by those members present at the meeting. In the absence of consensus, this will be decided by majority vote.

4. VACANCY OF OFFICE/RESIGNATION/REMOVAL AND REPLACEMENT OF A MEMBER

- 4.1. The office of a CAP Member becomes vacant if the member:

- 4.1.1 dies; or
 - 4.1.2 completes a term of office and is not reappointed; or
 - 4.1.3 resigns by written notice to the Assessment Manager; or
 - 4.1.4 becomes bankrupt or applies to take the benefit of a law for the relief of insolvent debtors; or
 - 4.1.5 is convicted of an indictable offence punishable by imprisonment; or
 - 4.1.6 is removed from office by the Council pursuant to Clause 4.3.
- 4.2. A CAP Member may resign from the CAP by giving the Assessment Manager notice in writing to that effect. Such notice takes effect immediately upon receipt by the Assessment Manager.
- 4.3. Subject to Clause 4.4 of the Terms of Reference, the Council may, at its absolute discretion, remove a CAP Member from office for any of the following inappropriate behaviours:
- 4.3.1 a breach of, or failure to comply with, the conditions of appointment to the CAP; or
 - 4.3.2 misconduct detrimental to the interests of the CAP, the Council and/or the administration of the planning system (and in this context "misconduct" includes any conduct of a CAP Member known to the CAP, the Council or the public which offends the social mores of the community); or
 - 4.3.3 neglect of duty; or
 - 4.3.4 incapacity to carry out satisfactorily the duties of his or her office; or
 - 4.3.5 failure to carry out satisfactorily the duties of his or her office; or
 - 4.3.6 failure to declare a direct or indirect pecuniary interest in a matter before the CAP or a body associated with a matter before the CAP in breach of Section 83(1)(g) of the Act; or
 - 4.3.7 with respect to a CAP Member who is an Independent Representative - failure to disclose his or her financial interests in accordance with Section 83(1)(e) and Schedule 1 of the Act; or
 - 4.3.8 failure to attend three consecutive meetings of the CAP without the CAP having previously resolved to grant a leave of absence to the CAP member; or
 - 4.3.9 breach of the CAP Code of Conduct adopted under Schedule 3 Part 1 of the Act.
- 4.4. The Council must give written notice to a CAP Member of its intention to consider removing the CAP Member from office for any of the behaviours set out in Clause 4.3 above. Further, the Council must give the CAP Member an opportunity to respond to an allegation of inappropriate behaviour (either verbally or in writing). Any response provided by the CAP Member must be taken into account before the Council makes a determination on whether to remove the CAP Member from office.

- 4.5. Particulars of an allegation of inappropriate behaviour must be communicated in writing to the CAP Member at least seven days before the meeting of the Council at which the matter will be determined.
- 4.6. The decision of the Council in consideration of an allegation of inappropriate behaviour will have immediate effect and must be communicated to the CAP Member in writing.
- 4.7. Should a vacancy in the membership of the CAP occur for whatever reason, the Council will fill that vacancy at the earliest opportunity in accordance with this Terms of Reference.
- 4.8. A replacement CAP Member shall be appointed to serve the remainder of the term of the CAP Member whose position is being filled and shall enjoy the same rights and obligations as that CAP Member.
- 4.9. The appointment of a replacement CAP Member should be made expeditiously, but need not be made in the instance where the vacancy to be filled will be for a period of less than three months.
- 4.10. A vacancy in the membership of the CAP will not invalidate any decision by the remaining CAP Members, provided a quorum is maintained during meetings.

5. ROLE OF THE CAP

- 5.1. The CAP is responsible for all matters prescribed to it under Section 83 and Schedule 8 of the Act, and;
 - 5.1.1 must act in strict accordance with the Act and in accordance with the terms of delegations, policies, procedures and protocols which are relevant to the CAP. In that regard, the CAP must prepare and adopt an operating procedure, which sets out the manner in which the CAP conducts its business; and
 - 5.1.2 has no obligation to report to the Council on its development application decisions, except by the publication of the CAP Minutes.
- 5.2. The CAP is invited to ensure that its procedures:
 - 5.2.1 are fair and contribute to informed decision-making; and
 - 5.2.2 reflect the levels of formality appropriate to the nature and scope of responsibilities exercised at that meeting; and
 - 5.2.3 are sufficiently certain to give the community and decision makers confidence in the deliberations undertaken at the meeting.

6. CAP SUPPORT

- 6.1. The CEO of the Council will appoint an Assessment Manager to support the CAP in undertaking its functions.
- 6.2. The CAP may call for such professional assistance from Council staff and other professional advisors as it deems necessary and appropriate. Such requests are to be made to the Assessment Manager.

7. REPORTS TO COUNCIL

- 7.1. The CAP is invited to report to the Urban Planning Committee on an “as needs” basis, detailing issues it wishes be considered by the Council. Any such report may include advice on trends, issues and other matters relating to planning or development that have become apparent or arisen through the CAP’s assessment of development applications.

CITY OF MARION
ASSESSMENT PANEL
GENERAL OPERATING PROCEDURES
(adopted by CAP on X October 2017)

1. TIMING & NOTICE OF MEETINGS

- 1.1. The CAP shall on an annual basis determine a schedule of ordinary meetings
- 1.2. The CAP can resolve to appoint a Deputy Presiding Member
- 1.3. CAP meetings will be scheduled by the CAP in the first and third week of every month (except the first week of January), subject to there being business to consider.
- 1.4. The CAP will meet in the Council Administration Centre at 245 Sturt Road, Sturt or at such other place as the CAP may determine.
- 1.5. The Assessment Manager must provide written notice detailing the date, time and place of a meeting to all CAP members at least three working days before the meeting. The notice shall include the Agenda for the meeting. The Presiding Member may include late items in the Agenda of a meeting with the leave of the meeting.
- 1.6. Notice of CAP meetings may be given to CAP members by email to an address nominated by a CAP Member, or by personal delivery or post to the usual residence of a CAP Member, or via such other means as authorised in writing by the CAP Member.
- 1.7. A copy of the Agenda (without attachments) for every meeting of the CAP shall be available for viewing by the public at the Council's Offices and Library and on the Council's web site at least three working days before the meeting of the CAP (due to copyright restrictions it is not possible to provide copies of building plans for the public agenda).
- 1.8. A Special meeting of the CAP may be convened by the Presiding Member at any time to consider urgent business by giving not less than forty-eight hours written notice to all CAP Members.
- 1.9. Notice of a Special meeting must be accompanied by an Agenda stating the item(s) of business for which the meeting has been convened. A Special meeting must only deal with the business for which the meeting has been convened.

2. COMMENCEMENT OF MEETINGS & QUORUM

- 2.1. CAP Meetings will be conducted in accordance with the *Planning, Development and Infrastructure Act 2016* ('the Act'), the CAP's Terms of Reference and these Operating Procedures. During the transition to the Act, CAP meetings will also be conducted in accordance with any relevant provisions of the *Development Act 1993*.
- 2.2. Meetings will commence on time and as soon as a quorum is present. If a quorum is not present within thirty minutes of the time for commencement, the Presiding Member

may adjourn the meeting to the next scheduled meeting time and date, or to another time and date.

- 2.3. A quorum for a meeting of the CAP is obtained by dividing the total number of members of the Panel for the time being in office by two (2), ignoring any fraction resulting from the division, and adding one (1).
- 2.4. If the number of apologies received by the Assessment Manager in advance of a meeting indicate that a quorum will not be present at a meeting, the Presiding Member may, by notice from the Assessment Manager provided to all CAP Members in advance of the meeting (a copy of which will be placed at the Council Offices and Library and on the Council's website), adjourn the meeting to a future time and date specified in the notice.
- 2.5. If a meeting is required to be adjourned by the Presiding Member, the reason for the adjournment, and the date and time to which the meeting is adjourned will be recorded in the minutes.
- 2.6. The Presiding Member will preside at all CAP meetings at which he or she is present. In the absence of the Presiding Member being present for all or part of a meeting, the Deputy Presiding Member will preside at the meeting (or part thereof).
- 2.7. If the Presiding Member and Deputy Presiding Member are absent from a CAP meeting (or part thereof), a CAP Member will be chosen from those present to act as the Acting Presiding Member in accordance with the Terms of Reference.
- 2.8. Subject to the Act, during transition to the Act, the Development Act, the Terms of Reference and these Operating Procedures, the Presiding Member will facilitate the meeting in a manner which promotes healthy, orderly, constructive, respectful and expeditious discussion, but not repetitious or irrelevant discussion.
- 2.9. The Presiding Member may adjourn a meeting in the event of a disruption or disturbance by a CAP Member, an applicant, a representor or any other person present at the CAP meeting until such time as the disruption or disturbance ceases.
- 2.10. The Presiding Member may ask a member of the public who is present at a meeting of a CAP who is:
 - 2.10.1 behaving in a disorderly manner; or
 - 2.10.2 causing an interruption; or
 - 2.10.3 using audio and/or video recording devices, without the prior agreement of the Presiding Member;to leave the meeting.

3. DECISION MAKING

- 3.1. In the interest of raising accountability and promoting transparency in local government decision making, the CAP will conduct its meetings and undertake all considerations in accordance with Regulation 13 of the *Planning, Development and Infrastructure (General) Regulations 2017* ("the Regulations"), and will only exclude the public from attendance in accordance with one or more of the provisions in Regulation 13(2).
- 3.2. Each CAP Member present at a meeting, except for additional members, is entitled to one vote on any matter arising for decision and, if the votes are equal, the Member presiding at the meeting is entitled to a second or casting vote.

- 3.3. All decisions of the CAP shall be made on the basis of a majority decision of the Members present (subject to clause 3.2) and the minutes shall record that decision only (votes for/against will not be recorded).
- 3.4. The CAP must use the relevant provisions of the relevant consolidation of the Development Plan as the basis for its decisions, having had regard to any written and verbal representations made in accordance with the provisions of the Act or, during the transition to the Act, the Development Act.
- 3.5. The CAP must, for each and every application, determine whether the proposal is seriously at variance with the Development Plan and expressly record its determination on this matter in the minutes before it proceeds to make a decision on the application. If the CAP determines that the proposal is seriously at variance with the Development Plan, the CAP must provide reasons for its determination and must expressly record those reasons in the minutes.
- 3.6. A development application that is assessed by the CAP as being seriously at variance with the Development Plan will not be granted approval.
- 3.7. The CAP must, for each and every application, provide reasons for granting or refusing Development Plan Consent and expressly record those reasons in the minutes.
- 3.8. Subject to the CAP delegations, the Act and, during transition to the Act, the Development Act, a person who has lodged a development application or a valid representation in relation to a development application which is being considered by the CAP is entitled to appear before the CAP and be heard in support of the application or representation, in person or by an agent. Representors and applicants will be allowed 5 minutes each to address the CAP, unless a longer time is allowed by the Presiding Member.
- 3.9. Any new or additional material submitted to the CAP by a person who has made a development application or a valid representation in relation to a development application which is being considered by the CAP may be received and considered by the CAP at the discretion of the Presiding Member.
- 3.10. At the discretion of the Presiding Member, a CAP Member may ask questions of any person appearing before the CAP. The Presiding Member may refuse any such question posed by a CAP Member if in his/her opinion it is not relevant to the subject development application. The Presiding Member's determination in this regard is final.

4. MINUTES

- 4.1. The CAP must ensure that accurate minutes are kept of all CAP meetings.
- 4.2. Minutes may be taken by the Assessment Manager, or a person nominated by the Assessment Manager.
- 4.3. Minutes of all CAP meetings must be confirmed by the CAP and confirmed by the Presiding Member.
- 4.4. The minutes of the proceedings of a CAP meeting will record:
 - 4.4.1 the names of the CAP Members present;
 - 4.4.2 the name and time that a CAP Member enters or leaves the meeting;
 - 4.4.3 the name of a person who has made a representation to the CAP at the meeting;

- 4.4.4 the decision of the CAP, including an express opinion on whether the proposed development is seriously at variance with the Development Plan (including reasons as appropriate);
 - 4.4.5 detailed reasons for granting or refusing Development Plan Consent;
 - 4.4.6 in the absence of a decision, the deferral of the application including the reasons for the deferral;
 - 4.4.7 any disclosure of an interest in any aspect of a development or any body associated with any aspect of a development made by a CAP Member and the nature of the interest;
 - 4.4.8 a decision to exclude public attendance.
- 4.5. Minutes of the meeting shall be adopted prior to the conclusion of the meeting.
 - 4.6. On the confirmation of the Minutes, the Presiding Member will:
 - 4.6.1 place his or her signature and the date of confirmation on the last page of the Minutes.
 - 4.7. The Minutes of a CAP meeting must be forwarded to the Council and must be publicly available within two business days after their confirmation by the CAP.
 - 4.8. The Minutes of a CAP meeting released to Council or the public may exclude information about any matter which was dealt with on a confidential basis by the Panel.

5. CAP PROCEDURES & SUPPORT

- 5.1. Insofar as the Act, during the transition to the Act, the Development Act, the Terms of Reference and these Operating Procedures do not prescribe the procedure to be followed at a CAP meeting, the CAP may determine the procedure at that time. Any such determination may be added to these Operating Procedures.
- 5.2. The CAP will permit and encourage the active participation of Council staff in attendance at a meeting in providing advice to the CAP.
- 5.3. The CAP may appoint up to two (2) professional advisors as it deems necessary and appropriate to act as additional members of the CAP for the purpose of dealing with a matter that the CAP must assess.
- 5.4. The CAP will undertake an Annual Performance Review (APR), at or around the commencement of the financial year, with results reported back to a CAP meeting and Council meeting within eight (8) weeks of conclusion of the APR.

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

Originating Officer: Donna Griffiths, Business Growth and Investment Officer

Manager: Greg Salmon, Manager City Activation

General Manager: Abby Dickson, General Manager City Development

Subject: Urban Activation Project

Report Reference: GC220817R05

PURPOSE

Council has included \$250,000 in the 2017-2018 budget for the activation of our urban environment to add vibrancy to the city. The purpose of this report is to outline a concept and proposed approach to urban activation and seek Council endorsement.

RECOMMENDATION

Due Dates

That Council:

- | | |
|---|-----------------------|
| 1. Endorses the proposed approach, engagement process and assessment criteria for urban activation as outlined in this report. | 22 August 2017 |
| 2. Notes a report of shortlisted projects will be presented to Council in January 2018 for approval. | January 2018 |

BACKGROUND

The Urban Activation Project has arisen from discussions with Elected Members regarding their interest in activation of our urban environment to add vibrancy to the city. This pilot project also aligns with a number of Business Plan goals and reflects lessons learned from the Utilisation of Vacant Commercial Properties pilot project.

A number of other councils in South Australia are adopting activation approaches but these are focused on the revitalisation of main streets, generally being the major commercial/retail areas for the council, with notable examples being Prospect Road and Jetty Road, Glenelg. The City of Marion does not have such main streets, having a plethora of small centres distributed throughout the council area. This therefore requires a different approach to be adopted to create vibrant, busy community hubs, which attract residents and visitors, support sustainable local businesses to grow, increase employment opportunities, help people connect, build a sense of place and support the health of local residents.

Desktop research was undertaken in the development of the 'Urban Activation Project' by reviewing other Community Economic Development Programs from other jurisdictions. Strong consideration was given to the framework developed by the New South Wales Hunter Development Corporation as proposed by an Elected Member.

DISCUSSION

Council, in its 2017-18 budget allocated \$250,000 towards urban activation. It is proposed Council establish an Urban Activation Project and seek expressions of interest from the local business community to access the funding. The funding would be capped at \$250,000 and available for suitable projects that enhance infrastructure and community amenity around local shopping districts within the City of Marion.

The objective of the proposed Urban Activation Project is to identify projects in the City of Marion that:

- Creates destinations for visitors and local residents
- Helps small businesses to thrive
- Stimulates the visitor
- Encourages evening and night time economy
- Improves physical conditions and safety of place
- Increase quality of life and employment opportunities
- Builds community capacity to activate the public realm and creates a sense of place
- Supports opportunity for community art or commissioned public artworks
- Supports the health of local residents who can walk and cycle to locally accessible cafes, shops and services
- Improves the environment
- Delivers Smart City solutions, and are
- Innovative by nature.

Proposed eligibility and assessment criteria are included in appendix 1 – Urban Activation Project Brochure.

To maximise applications for the funding, the City Activation team propose to undertake a number of engagement initiatives including:

- Meet with 100 businesses to discuss the benefits of the Project within the next 100 days
- Establish a presence on the *Making Marion* site
- Promote the activity through business e-newsletters, business associations, community newsletters, local arts and cultural networks / databases
- Hold two community briefing sessions
- Conduct one 'meet the suppliers' networking session
- Hold a partnership development briefing session to encourage businesses and artists to collaborate

The project will involve the following key tasks:

Action / Deliverable	Date
Seek approval by Council to proceed – General Council Meeting	22 August 2017
Applications open	1 September

Engagement activities: Meet with 100 businesses in 100 days	1 September to 30 November 2017
Expressions of interest close	30 November 2017
Assessment of Application by City Activation team	December 2018
Seek approval by Council for shortlisted projects	January 2018
Council evaluates success of the pilot project and considers whether to continue funding in 2018/2019.	January 2018
Funding allocated in the form of an agreement with the Project Manager which includes details such as project plan, acquittal process and reporting process	February 2018
Projects to be designed and delivered	30 June 2018 to 30 December 2018

Council will receive a report in January 2018, which seeks endorsement of the shortlisted projects.

Alteration to project deliver timelines

Council may wish to modify the above proposed approach with an additional assessment criteria requiring projects to delivered by 30 June 2018. Should Council adopt this approach it is highly likely projects will be of a smaller scale due to time constraints.

CONCLUSION

The Urban Activation Project is proposed as an initiative to distribute \$250,000 that was allocated in the 2017-2018 budget for the activation of our urban environment. It will seek expressions of interest from the local business community for suitable projects that enhance amenity around local shopping districts. If Council endorses this approach, then shortlisted projects will be brought to Council in January 2018 for approval.

APPENDICES

Appendix 1: Four Page A4 Brochure – Urban Activation Project, including City of Marion Map

Appendix 1: Urban Activation Project 2017 in the City of Marion [4 Page Folded A4 Brochure]

Urban Activation Project 2017

Invitation

In August 2017, the City of Marion established the Urban Activation Project. \$250,000 is available to fund suitable projects, which enhance infrastructure and community amenity around local shopping districts within the City of Marion (map attached).

Objectives

The objective of the Urban Activation Project is to identify projects in the City of Marion that:

- Enhances collaboration and partnerships for ongoing sustainable business growth
- Creates destinations for visitors and local residents
- Helps small businesses to thrive
- Stimulates the visitor economy
- Encourages evening and night time economy
- Improves physical conditions and safety of place
- Increase quality of life and employment opportunities
- Builds community capacity to activate the public realm and creating an inclusive a sense of place
- Provides the opportunity for community art or commissioned public artworks
- Supports the health of local residents who can walk and cycle to locally accessible cafes, shops and services
- Improves the environment
- Delivers Smart City solutions, and are
- Are innovative by nature.

The City of Marion is inviting applications for such projects through an Expression of Interest (EOI) process.

<i>How much funding is available?</i>	There is \$250,000 (exclusive of GST) of funding available for allocation until 30 June 2018.
<i>How do I apply for funding?</i>	To apply for funding, you need to provide a completed Application Form and Response Form. The Response Form must adequately address all the Eligibility Criteria and Assessment Criteria.
<i>When do applications close?</i>	30 November 2017
<i>How do I submit my application?</i>	You can only submit your application by emailing it to business.marion@marion.sa.gov.au . If your application is not submitted as required or on time, it may be excluded from assessment at the City of Marion's discretion.
<i>Who can I contact if I have any questions?</i>	Please send any questions you may have to business.marion@marion.sa.gov.au or contact Donna Griffiths on 08 8375 6897. The City of Marion will be door knocking on local shopping precincts and will be holding a number of briefing sessions. Briefing sessions will be announced via our business e-newsletter. You can register for the e-newsletter at https://www.marion.sa.gov.au/business-news-and-events

<i>How will the application process be managed?</i>	The City of Marion will manage the process and establish an Evaluation Panel. The recommendation of the Evaluation Panel will be considered by Council who will make the final decision. The City of Marion may ask you for additional information to support your application during the process.
<i>If I am successful when will I receive funding?</i>	If you are successful, you will be required to sign a Funding Agreement that will detail how and when the funding amount is paid. The timing of payments will depend on your project scope, cost and program.

Eligibility Criteria

To be eligible to apply for funding, the following must apply:

1. **Project area:**

The project must be within the City of Marion and host at least one retail / food / beverage outlet. Please see attached map.

2. **Project type:**

The project must provide infrastructure that supports the activation of places, improve community amenity and attract markets / events. Examples of projects may include public art, community art, street furniture, lighting, community gardens, greenways, streetscapes, parklets, smart technology, environmental solutions, graffiti and crime prevention support, outdoor dining, bollards, etc.

Proposals that are substantially repair, maintenance, events and programming projects will not be eligible. However, events and programming management can form part of the in-kind contribution by the applicant.

3. **Funding request:**

The funding sought must be for the delivery of a Project and must be for between \$1,000 and \$250,000 exclusive of GST.

4. **Project management, planning and design:**

Applications may only seek funding for the project management, planning and design of a project where it is:

- Sought in conjunction with funding for the delivery of a project; and
- Where the amount sought for planning and design is no more than 10% of the total funding requested. Funding for items of equipment not part of a broader project, operational costs and maintenance costs are not eligible.

5. **Applicant:**

The applicant must be a local community group, not-for-profit, local business, or other organisation that owns, manages or occupies land subject to a lease or license within the City of Marion. Both the property owner and tenants must be willing to partner with the City of Marion.

6. **Landowner consent:**

Where the land on which the project is to be delivered is not owned by the applicant, written consent from the landowner must be provided.

7. Public project:

The project must be for the benefit of the community. Projects that are private or commercial or on private land that is not accessible to the community will not be eligible.

Assessment Criteria

Applications will be assessed against the following criteria:

1. Economic, environmental, social and cultural benefits of the Project. This will include consideration of:
 - The degree of public or community benefit of the Project;
 - The Project's contribution to:
 - Enhances collaboration and partnerships for ongoing sustainable business growth
 - Creating destinations for visitors and local residents
 - Helping small businesses to thrive
 - Stimulating the visitor economy
 - Encouraging the evening and night time economy
 - Improving physical conditions and safety of place
 - Increasing quality of life and employment opportunities
 - Building community capacity to activate the public realm and creating an inclusive sense of place
 - Providing the opportunity for community art or commissioned public artworks
 - Supporting the health of local residents who can walk and cycle to locally accessible cafes, shops and services
 - Improving the environmental quality of air, land and waterways
 - Delivering 'Smart City' solutions
 - Innovation.
 - The degree to which the Project addresses a demonstrated community or social need or requirement.
2. Project attributes including consideration of:
 - The total cost and affordability of the Project;
 - The capacity of the applicant to deliver the project;
 - The method by which the project will be delivered;
 - Proximity to public transport stations / stops and the walking and cycling network;
 - The Applicant's tenure of the land subject to the Project and whether that land is leased or licensed;
 - The Applicant having tenure of greater than two years in respect of the land the subject of the Project;
 - The Applicant's capacity to progress the Project within three months of being selected and to then deliver the Project before 30 December 2018;
 - The extent of co-funding for the Project, in-kind support and on-going activation and maintenance of the project for two years;
 - Project risks and proposed risk management approaches;
 - Projects which are collaborative in nature or are able to leverage or provide other funding may be preferred;
 - Strategic alignment to the City of Marion Community Vision;
 - Links to other City of Marion priorities and projects; and
 - Current certificate of Public Liability Insurance or statement of willingness to comply.

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

Originating Officer: Sean O'Brien, Community Facilities Planner
Manager: Carol Hampton, Manager City Property
General Manager: Abby Dickson, General Manager City Development
Subject: Mitchell Park Sports and Community Centre Project Update
Report Reference: GC220817R06

REPORT OBJECTIVES

To provide Council with a progress report on the Mitchell Park Sports and Community centre project.

RECOMMENDATION

That Council:

DUE DATES

- | | |
|--|-----------------------|
| 1. Notes this progress report on the Mitchell Park Sports and Community Centre Project. | 22 August 2017 |
|--|-----------------------|

Project Update

The Mitchell Park Sports and Community Centre concept has been designed as a regional sports and community hub that offers high quality facilities, multipurpose spaces that will support a wide variety of community programs, services and activities.

The Centre will be a regional sports and community hub that offers high quality facilities, multipurpose spaces as well as a broad range of programs, services and activities providing benefits to the region's economy and community.

The proposed facility includes:

- A shared multipurpose function area
- A community neighbourhood centre including training and meeting rooms
- An indoor four-court multipurpose sports facility that has the potential to attract state or regional level activities with a show court and seating for major events.
- Changing and support facilities for indoor and outdoor sports.

The facility will be used by a variety of sporting and community groups, including the existing clubs that form part of the Mitchell Park Sports Club and the Dover Gardens Dog Club as well as the Mitchell Park Neighborhood Centre and South Adelaide Basketball Club.

The initial concept design was approved in June 2016 (GC280616R07) with the intent of pursuing National Stronger Regions Funding Application. However, following changes to the

Federal Government Funding Programs and the project's eligibility the application was not lodged.

The total project is estimated to cost in the order of \$19,750,000 with Council committed to contributing \$9,875,000 of its own capital resources to the upgrade and seeking an additional \$9,875,000 from external sources.

To date, grant applications have been prepared for:

- The National Stronger Regions Fund (Federal Government program, which ceased after the 2016 Federal Election).
- The 2017/18 State Budget through the Office of Recreation and Sport.

Neither bid was successful due to a lack of alignment with the immediate priorities of the respective incumbent governments.

Next Steps

- The next major opportunity for external funding is through political party commitments in the lead up to the 2018 State election. Advocacy materials have been developed to support Council to seek funding toward the project.
- Conduct a non-binding open 'Expression of Interest' engagement process, which identifies potential user groups and activities that could be considered for the indoor stadium component of the facility, as well as new potential partnerships and funding opportunities.

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

Manager: Carol Hampton, Manager City Property

General Manager: Abby Dickson, General Manager City Development

Subject: Marion Sports and Community Club Lease

Report Reference: GC220817R07

REPORT OBJECTIVES

The objective of this report is for Council to consider and endorse entering into a long-term lease with the Marion Sports and Community Club Incorporated (MSCC).

EXECUTIVE SUMMARY

The MSCC is a long established and well-managed facility that supports a large number of sports and community groups. Over the years the MSCC have funded the development of the site making it a major regional facility within the council area.

The MSCC lease expired on 1 July 2016, as Council has now finalised the review of the Leasing and Licensing of Council Owned Facilities (Policy) a new lease can now be entered into.

MSCC had sought a 21-year lease to enable them to invest long term into the facility. As set out in the Policy, a lease will not be greater than 5 years unless Council resolves to grant a longer term lease. Where a lease or licence is to be granted for greater than 5 years and is located on Community Land community consultation is required to be undertaken in line with the Local Government Act 1999.

Over the last twelve months, there have been numerous meetings with the MSCC and associated clubs to discuss the ongoing development of the site. These discussions are reflected in a Precinct Plan that will form part of the new lease.

The MSCC have provided feedback on this report and this has been included in the report.

The MSCC have indicated that they would expect on average to invest over \$2.5m into the leased area over any 5-year period.

Appendix 5 to this report has been distributed separately as it contains commercial information. If Council wished to discuss the information contained in this appendix, it will need to resolve to move into confidence. In accordance with Section 90(3)(d) of the Local Government Act, a recommendation has been included to retain the commercial information in confidence. This confidentiality order will be reviewed at the General Council Meeting in December 2017.

RECOMMENDATIONS**DUE DATE****That Council:**

- | | |
|--|----------------|
| 1. Endorses entering into a 21-year lease with the Marion Sports and Community Club Incorporated in line with the terms and conditions outlined in this report, subject to the outcome of community consultation. | 22 August 2017 |
| 2. Authorises the Manager City Property to provide a Letter of Offer and negotiate a Lease in line with the conditions and terms outlined in this report and the Precinct Plan provided in Appendix 3. | 22 August 2017 |
| 3. Authorises the Manager City Property to enter into lease negotiations with Marion Tennis Club for a term of up to 5 years. | 22 August 2017 |
| 4. Authorises the Manager City Property to enter into lease negotiations with the Basketball Association of South Australia Incorporated for a term of up to 5 years. | 22 August 2017 |
| 5. Authorises the Manager City Property to enter into licence negotiations with the Marion Croquet Club for a term of up to 5 years. | 22 August 2017 |
| 6. Endorses an allocation of \$70k per annum for the renewal/depreciation of capital works set out in the Precinct Plan into Council's annual budget and Long Term Financial Plan. | 22 August 2017 |
| 7. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that Appendix 5 to this report, having been considered in confidence under Section 90(2) and (3)(d) of the Act, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2017. | December 2017 |

BACKGROUND

Marion Sports and Community Club (MSCC) was formed in 1908 through a financial contribution by local people and established businesses.

The objectives stated in the MSCC constitution are:

- *To develop and maintain, recreational and community facilities and amenities*
- *To promote, recreational and community sporting activity on the ovals*

The facilities and committee support a range of sports such as, football, cricket, soccer, basketball, croquet, lawn bowls, tennis, softball and swimming clubs. MSCC have provided details of the support that they have provided to organisations in Appendix 1

Details of the users and usage provided by MSCC are shown in Appendix 4.

A copy of the MSCC 2015/16 Annual General Meeting Report is provided in Appendix 2. This also provides information on the number and types of organisations they support.

Over the last 15 years, the committee have invested significantly in the redevelopment of the facility. The MSCC have invested approximately \$7.5m in the site. This has included a major redevelopment of the club facilities which included new change rooms, balcony and viewing platform, administration area, gaming/bar/lounge areas and dining, function rooms and bars, renovated kitchen, cool room and beer dispensing system, renovated TAB area, new storage facilities and sheds and furniture. In addition, they have replaced a number of air conditioners.

The MSCC previously held a 15-year lease that expired on 30 June 2016 and has been in holding over since the lease expired. The annual rental was \$1.00 per year payable on demand. The lease acknowledged that they had subleases with the:

- Marion Bowling Club Incorporated
- Marion Tennis Club Incorporated
- Marion Football Club Incorporated
- Marion Cricket Club Incorporated
- Marion Trotting Club Incorporated
- Basketball Association of South Australia Incorporated.

Each existing sub-lease placed maintenance responsibilities in relation to the relevant sub-leased building on the respective sub-lessee.

All of these organisations have a sub-lease with MSCC, with the exception of Marion Trotting Club that no longer operate from the site. The Basketball Association is the only organisation that pays rent. Details of this rent amount are provided in Appendix 5 to this report as a confidential item due to commercial in confidence.

Over the last twelve months, Administration have met with the MSCC and affiliated clubs to determine the priorities for improvements and development of the site. This information has assisted with the development of a Precinct Plan for the site.

During this time, Council has undertaken a review of the Leasing and Licensing of Council Owned Facilities Policy (Policy). Now that the review has been completed, new leases can be entered into in line with the Policy.

DISCUSSION

The following sections provide an overview of the terms and conditions of the proposed lease with MSCC for Council's consideration.

1. Term of the lease

MSCC have requested a 21 year lease to enable them to make long-term plans for the site and if required to take out a loan. Where a lease or licence is to be granted for greater than 5 years and is located on Community Land, community consultation is required to be undertaken in line with the Local Government Act 1999. As the MSCC is located on Community Land, consultation will need to be undertaken. Consultation will be through a notice in the local newspapers outlining proposed changes and inviting written submissions within a period stated in the notice, being at least 21 days. The relevant information will be made available for inspection at Council Offices, Libraries and on the Council web site during the period of notice. Should there be any submissions a further report will be brought back to Council for consideration.

The Lease Policy states the term of agreement will not be greater than 5 years unless Council resolves to grant a long-term lease. In these circumstances, consideration will be given to developing a precinct plan in partnership with the organisation.

2. Precinct Plan

As the lease will be for a long term, and in line with the Policy, it has been proposed to have a Precinct Plan that will outline the works to be undertaken, and the level of support from MSCC and Council. It is proposed that the first plan cover the next two financial years, with a four-year plan after that. This would align with the Council electoral cycle. The plan outlines the split in funding contributions between MSCC and Council towards capital renewal works.

Appendix 3 sets out the works to be undertaken and the financial commitment by MSCC and Council.

Council has budgeted \$1.1m for capital works in 2017/18 and MSCC have budgeted \$513k (2017/19) for capital works as detailed in the Precinct Plan (Appendix 3)

The works to be included in the initial plan include:

- **Irrigation replacement** – MSCC have indicated they would fund up to \$300k subject to budget approval. Council has also allocated funds in 2017/18 budget for these works. Council undertook minor repairs in 2016/17 at a cost of \$20k, which may enable the replacement to be deferred for a few years. The timing of the replacement will need to be planned with MSCC to ensure minimum impact for the users of the oval.
- **Southern carpark** and area between the oval and the Bowling Club are to be upgraded and will be funded by Council. This work is still to be designed and costed; it will include a review of car parking spaces, drainage and sealing.
- **Northern carpark** to be upgraded – The design has been finalised and the upgrade works will be funded by Council and undertaken in 2017/18.
- **Northern soccer field lights** - MSCC have indicated they would fund up to \$200k subject to budget approval. MSCC will fund the design to enable costs to be determined. Council staff will work with the soccer club to submit a funding application to the Office of Recreation and Sport. Based on previous lighting projects it is anticipated this project will cost in the vicinity of \$140k.
- **Solar Panels** main club room – Council has agreed to fund solar panels as well as energy efficient initiatives at a cost of \$129k.
- **Softball nets** – This has been agreed to in principal though further investigations are required on the location and cost. This will be worked through by Administration, MSCC and softball; potentially funding will be sort through the Office of Recreation and Sport and Council through the CFPP.
- **Soccer pitch drainage** – Council has had a contractor undertake an investigation on the condition and treatment options for the pitch. The investigations have proposed treatment options, ongoing maintenance and consider that this will considerably improve the drainage and condition. Administration will work with MSCC to assist with the implementation of these recommendations.
- **Storage facilities** – MSCC has been provided with Landlord Approval to install a shed and two undercroft storage areas. This will be funded by MSCC valued at \$13,510.
- **Bowling Club kitchen** – The club has advised that the equipment is reaching the end of its useful life and the floor has deteriorated. Council staff will work with the club to seek funding estimated at \$80,000.

Delivery of the above site improvements within agreed timeframes are outlined in the Precinct Plan attached as Appendix 3 and will be a requirement of the lease.

3. Sub- Lessees

MSCC have indicated that they would establish sub leases with the following:

- Marion Bowling Club Incorporated
- Marion Football Club Incorporated
- Marion Cricket Club Incorporated

- Marion Croquet Club Incorporated

Marion Tennis Club and Basketball SA operate independently from the rest of the precinct and it is proposed that Council enter into separate 5-year leases with these two clubs.

Feedback has indicated that the croquet area is currently underutilised and there are various options that could be investigated to optimise the use of the area. Administration proposes that Council should have a licence directly with the croquet club, which will provide some flexibility with optimising usage of this area.

4. Annual Fee

Currently the MSCC are required to pay \$1p.a. Under the revised policy, the MSCC will be required to pay market rental rate less a subsidy of up to 93% subject to meeting the subsidy requirements. There will be annual increases per CPI with five yearly market rent reviews.

The MSCC has expressed concern that there is no incentive for them to make improvements, as they will be penalised with increased valuations.

MSCC does acknowledge that Council will now pay building insurance and undertake structural repairs, which MSCC or the clubs have previously funded. These changes should offset the annual fee.

MSCC as the head lessee would receive the rent from the sub-lessees.

Details of the proposed rents are provided in a Confidential Appendix 5 due to being a commercial in confidence nature.

5. Reporting Requirements

In line with the Policy, MSCC will be required to provide information to be eligible for rent subsidy. The criteria for this subsidy is attached at Appendix 6.

Council wishes transparency in relation to the discretionary gifts and donations to constituent clubs. Generally, Council wants to ensure accountability for funds derived by Council tenants from their operations.

MSCC have advised they obtain any operational surplus from a range of revenue sources, and not solely through gaming machines. They seek applications for funding from associated clubs on an annual basis and these are assessed on a case by case basis. MSCC does not consider it appropriate or necessary to disclose the financial details of each individual sponsorship grant recipient.

MSCC have provided information on the level of financial and in kind support they provide to organisations (refer Appendix 1). It is proposed that MSCC be invited to present annually to Council on their activities, to provide Council with improved oversight of the management of this regional facility.

6. Watering of the playing fields

The proposed lease will need to be varied to the Policy in regards to the maintenance and watering of the playing fields.

The current situation is that the playing fields are watered through a bore and Council provides funding to MSCC to maintain the grounds. It is proposed that this arrangement continues until the groundwater fails and/or legislative changes come into effect.

The above conditions and requirements will be written into the new lease

Should the groundwater supply fail and it be necessary to revert to mains water, the cost would be in the vicinity of \$180k. While the preferred option would be to use the Oakland's stormwater, this would come at a considerable cost to MSCC which could be up to \$144k.

7. Maintenance of Ovals

Currently Council provides \$15k p.a. GST exclusive to MSCC towards the maintenance of the ovals, it is proposed that this continues.

MSCC have advised that they currently pay \$50k p.a. for oval maintenance and \$30k p.a. for the upkeep of the cricket pitch.

Feedback from MSCC

The MSCC has raised a number of issues in relation to the lease:

- It should be acknowledged the MSCC have invested and contributed to the development of the facilities with minimal contribution from Council, and as such, this should be taken into consideration when determining the rent. They consider they are similar to organisations such as Meal on Wheels who have built a facility and fully maintain. MCSS propose that rent should remain at \$1 p.a.
- They are concerned that should they undertake further improvements which will increase the value of the asset, it subsequently will result in increased rent.
- Club Marion would prefer to have a 21-year lease, but considering the obligations that come with a lease longer than 5 years they are unsure of the benefits. As there will be a rent review every 5 years and the obligation of a Precinct Plan, again this will increase the value of the precinct, so then the rent would increase.
- The borrowing capacity of MCSS has been significantly reduced due to the value of the gaming machine licences.
- Concerns with the level of reporting and potential involvement of Council in their business activities.
- A mechanism (independent arbitrator) to dispute possible changes to the rent subsidy should be provided.

The MSCC have been advised they are able to have a deputation to talk to these points, however they have declined.

Traffic Management

Traffic management in and around the site has been an ongoing issue and has been reviewed as part of the lease negotiations. At this stage there has been no agreement reached on changes to access and walkways.

MSCC had proposed the provision of a left turn lane on Sturt Road into the sporting complex. This has been assessed by Council's Engineering Services who have advised that it is difficult to justify, as:

- It would require the removal of the footpath and the provision of a new path
- Require road widening to accommodate a new footpath (as public access must be provided within the road corridor)
- Result in a lateral shift of the alignment of the footpath, which is not recommended for people with disabilities
- Involve the relocation of a streetlight. As Sturt Road is an arterial road (with 'V' category lighting) this may result in a redesign of the lighting layout with additional poles and luminaires
- Require services to be relocated (all cost to be borne by the proposer).

The cost of the above works would be significant.

The situation has been discussed with DPTI, and they have indicated that while they do not see the need for such treatment they would not object. However, they are unwilling to fund any portion of the treatment.

Financial Implications

Council's whole of life cost for the proposed precinct plan will include a provision for the replacement of the irrigation, car parks, lights, solar panels, softball nets after the expiry of their useful life.

Council's depreciation for the site, based upon the works included in the precinct plan is, expected to increase from \$14k per annum to \$70k per annum, as detailed in the table below:

Description	Lifecycle Yrs	Acquisition Cost	Total Projected O&M pa	Less Existing O&M pa	Net Increase O&M pa	Projected Depreciation/ Renewal pa	Existing Depreciation/ Renewal pa	Net Increase Depreciation/ Renewal pa
Irrigation Replacement	25	480,000	-	-	-	19,200	7,728	11,472
Northern Carpark Upgrade	25	150,000	-	-	-	6,000	-	6,000
Southern Carpark Replacement	25	650,000	-	-	-	26,000	3,908	22,092
Northern Soccer Field Lights - NEW	25	140,000	-	-	-	5,600	-	5,600
Solar Panels & Energy Efficiency - NEW	25	129,000	-	-	-	5,160	-	5,160
Softball Nets - NEW	20	40,000	-	-	-	2,000	-	2,000
Storage Facilities - NEW	30	13,510	-	-	-	450	-	450
Bowling Club Kitchen Renewal	15	80,000	-	-	-	5,333	2,000	3,333
Soccer Pitch Drainage	0	-	-	-	-	-	-	-
Ongoing subsidy for maintenance of Oval	0	-	15,000	15,000	-	-	-	-
Total (whole of life cost based upon 30 years)	30	1,682,510	15,000	15,000	-	69,744	13,636	56,108

At this stage the value of the depreciation is indicative, once the work is undertaken and actual cost known depreciation will be included in the relevant budgets.

Council will continue to provide the ongoing \$15k per annum subsidy for maintenance of the oval.

CONCLUSION

MSCC is a well established and managed facility supporting over 20 sporting clubs, which include 25 senior and 25 junior teams and approximately 300 sub-juniors. In addition, the site support bowls, basketball, tennis and croquet and various charity, social groups and local schools.

It is recommended that Council offers a long term lease with a precinct plan for the ongoing development of the site.

APPENDICES

Appendix 1	Marion Sports & Community Club – Community Support
Appendix 2	Marion Sports & Community Club Annual Report 2015-16
Appendix 3	Proposed Precinct Plan
Appendix 4	Details of current usage
Appendix 5	Proposed Rent <i>Confidential</i>
Appendix 6	Annual Fee - Subsidy Criteria for Sporting and Community Organisations

Appendix 1

Marion Sports and Community Club Inc.

The Marion Sports and Community Club have always had strong links with the local community, dating back to 1908. Over the past 109 years the Club has developed from a football club into Adelaide's premier multi-faceted community based sporting facility, now with strong links with the south western region of Adelaide and growing with the community needs.

The Club's Constitution states its objectives:

- To develop and maintain, recreational and community facilities and amenities
 - To promote, recreational and community sporting activity on the ovals.
1. We provide sporting facilities free of charge to community sporting groups — 23 in total:
 - AFL Auskick, Milo Cricket, SACA T20 Blast, Kanga Cricket, Marion Football Club, Mount Torrens Football Club, Club Marion 8-Ball Team, Sturt Marion Thunder Men's Soccer Club, Cove Marion Women's Soccer Club, SA Seniors Cricket Association, South City Chiefs American Football Club, Marion Cricket Club, SA Athletics League, Southern Football League, Glenelg Rebels Softball Club, Arista Marion Korfbal Club, Glenelg Football Club, Club Marion Darts Team, Sunrise Christian College, Meningie Football Club, Inspire Fitness, City of Marion Wasps Football Club, SANFL umpires
 2. We provide the use of our social facilities free of charge to all not-for profit, community groups and organisations — 38 in total:
 - Holdfast View Club, Sunrise Christian School, Flagstaff Hill Primary School, NOVITA, Brighton Lions, Mitcham Kiwanis, Marion Probus, Marion Ladies keep fit, COTA, Marion View Club, Brighton Rotary, Brighton Kiwanis, ERBA, Holdfast JP's, Marion Lions, Adelaide Rock n Roll Association, SA Buggy Club, Meals on Wheels, Hawks SA Supporters Club, Christ the King Primary School, Mercedes College, Riding for the Disabled, Sammy D Foundation, Diving SA, Marion Marlins Swimming Club, Aussie Masters Swimming Club, Marion Swimming Club, Marion Football Club, Marion Cricket Club, Sturt Marion Thunder Men's Soccer Club, Cove Marion Women's Soccer Club, Cove Men's Soccer Club, SA Athletics League, Glenelg Rebels Softball Club, South Adelaide Basketball Club, South City Chiefs American Gridiron Club, SA Seniors Cricket Association, Arista Marion Korfbal Club
 3. Provide the use of our ovals and green space free of charge to the local Sunrise Christian College for their recess and lunch time activities as well as their sporting events.
 4. Support many charities and local schools with cash donations and vouchers.
 5. \$175,000 donated in cash.
 6. \$455,000 provided by way of in-kind support.

Provided by the General Manager of Club Marion via email 18 May 2017

C·L·U·B M·A·R·I·O·N

Marion Sports and Community Club Inc

Annual Report

2015 - 2016

MARION SPORTS AND COMMUNITY CLUB INCORPORATED

ANNUAL REPORT 2015 – 2016

Management Committee

Chairman	Mr. Darryl Gray
Deputy Chairman	
Secretary	Mr. Brian Johnston
Treasurer	Mr. Ian Hassam
Committee	Mr. Graeme Yates Ms. Lindy Rattigan Mr. Arthur Patten Mr. Peter Castle
General Manager	Mr. Craig Virgo

Committee Meetings

The number of meetings of the Club's Committee held during the year ended 30 June 2016, and the number of meetings attended by each Committee Member were:

	Meetings Eligible to Attend	Meetings Attended
Darryl Gray	12	11
John Maziakowski	4	4
Brian Johnston	12	11
Ian Hassam	12	11
Arthur Patten	12	6
Lindy Rattigan	12	10
Graeme Yates	12	11
Peter Castle	7	7

Life Members

1966	Mr. Robert Pritchard	(Deceased)
1966	Mr. William Pethick	(Deceased)
1975	Mr. P (Tom) Hurley	(Deceased)
1975	Mr. Roscoe Morrison	
1979	Mr. Colin Boots	(Deceased)
1979	Mr. Kevin Hodgson	
1985	Mr. Alan Rae	(Deceased)
1985	Mr. David Woodhouse	
1993	Mr. Terry Zajer	
1993	Mr. David Manning	
2002	Mr. John Allen	
2004	Mr. John Maziakowski	
2006	Mr. Lawrie Camilleri	
2012	Mr. Bill Virgo	

Affiliated Clubs

Marion Football Club
 Marion Cricket Club
 South Adelaide Basketball Club
 Sturt Marion Thunder Soccer Club
 Arista Marion Korfball Club
 Atlantis Masters Swimming Club
 Marion Tennis Club
 Marion Women's Bowling Club
 Marion Men's Bowling Club
 Marion Croquet Club
 South City Chiefs (American Football) Club
 Glenelg Rebels Softball Club
 Marion Swimming Club
 Sturt Marion Women's Soccer Club
 Hawthorn Supporters Club
 Over 60's Cricket Association
 Marion Marlin Masters Swimming Club
 Diving South Australia

In Recognition of Meritorious Committee Service

H. Walker	1915 – 1957
G.H. Parsons	1908 – 1937
W. Ormond	1931 – 1960
G. Palmer	1912 – 1935
S.D Duff	1908 – 1920 & 1931 – 1940
M. Parslow	1936 – 1957
J. Cracknel	1946 – 1965
F.H Edwards	1921 – 1940
G. Western	1908 – 1925
R. Millwood	1943 – 1959
J. Threadgold	1914 – 1927
W. Phelps	1921 – 1927 & 1938 – 1944
G. Parslow	1940 – 1952
R. Edwards	1943 – 1944, 1948 – 1949 & 1954 – 1963
C. Shepley	1936 – 1944 & 1952 – 1955
A.G Pitman	1921 – 1925 & 1928 – 1935
A. Parsons	1940 – 1952
R. Mellor	1961 – 1972
R. Duncan	1940 – 1951
S. Walker	1944 – 1953
C. Senior	1968 – 1977
F. Rayner	1935 – 1944
Mrs. W. Osmond	1931 - 1940

Chairman's Report 2015 / 16

The last year, although financially successful, I found it very frustrating for several different reasons which I will highlight in this report.

For a club of our size we had a very poor attendance at last year's AGM and for the majority of the year we were unable to have all positions on our Management Committee filled. I don't believe this affected the quality and efficiency of our operations and decision making but it is not a good situation. We the Committee would like to see some new ideas and with the New Year coming hope that this situation is rectified.

The other major concern is that we were not able to negotiate a new lease with the City of Marion before the expiry date of 30/6/16. While negotiations continue, we will operate basically under the terms of the old lease and subleases. Draft plans for ground and building alterations and improvements, along with subleases and agreements with affiliated bodies are on hold. At the time of writing we await City of Marion's actions and responses to their authorised water and building audits, which includes the basketball stadium. We still await action and responses to improving the safety aspect of traffic management in and out of the leased area.

As promised we have made ourselves debt free and in position to take on moderate loans as required. However again, as we have no lease, in turn we have no lease period and so are unable to negotiate with the bank, which is willing to do business.

We have now been established for 108 years and continue to operate as a not for profit organisation, providing outstanding facilities to support sport and recreation in the Marion Community. Over that period of time this committee, as with previous, have learnt to be virtually self-sufficient and are not a financial risk to the community. The MS&CC have added several million dollars of assets in form of buildings and grounds to the City of Marion and now we boast a membership of over 4,600.

The number of sporting clubs that now directly use the leased area and facilities is 22. There are 25 senior teams and 25 junior teams that use the main area, with about 300 sub junior playing football and cricket. These figures do not include bowls, tennis, basketball and croquet. In addition we accommodate, mostly free of charge, approximately 29 charity / social groups like Novita, Probus, Sunrise Christian School etc....

The dollar figure to support directly, and in kind to these bodies is in excess of \$500k / year and needs to be guaranteed and continuous over long time periods. Fortunately areas of our entertainment income stream that were under threat during the year have passed and we have been allowed to continue our operations. Please remember all parts of the Club are controlled and overseen by volunteers with every dollar of profit going back to sports and the community.

A special mention about our very successful markets, thanks to the volunteers for your efforts and understanding. We have had to reduce the market back to once a month because of the increase in playing space required by the sporting clubs. Thanks also to the Friday night raffle volunteers and others who have helped over the year.

As in the past years the efforts of Craig and his staff are very much appreciated and in particular the kitchen staff in a very competitive market. We hope that we have provided a safe and enjoyable work place.

Finally thanks to the other members of the Management Committee, all of whom are volunteers giving time and expertise to assist in the successful running of the Marion Sports and Community Club.

Looking Forward to 2016 / 17.

Darryl Gray
Chairman MS&CC

General Managers Report 2015 / 16

I am pleased to report that in the last 12 months the Marion Sports and Community Club has met all of its financial commitments and along the way has become debt free, paying off our remaining loan from the renovations completed 6 years ago.

In saying that, we have faced many challenges over the past 12 months. No more so than the frustrations of being unable to negotiate a new Lease with the Marion Council before the current Lease expired on the 30th June 2016. These discussions are on-going.

The introduction of new legislation regarding the South Australian hospitality industry has put us in an unknown position going forward. No smoking in alfresco dining areas was introduced on the 1st July 2016 as well as the pending introduction of a \$5 maximum bet on gaming machines, which will commence from the 1st January 2017.

To all the staff employed at Club Marion, continual changes to the hospitality landscape are not always easy to adapt to. I would like to thank you for your professionalism, support and continued efforts to make this a smooth transition, as we all strive to offer Club Marion members and visitors alike an enjoyable experience.

Volunteers and fundraising go hand in hand in most sporting and community organisations and The Marion Sports and Community Club is no different. Each year I sit back and admire the work of the many tireless volunteers who run these sporting clubs. Due to these efforts we have seen a major growth in junior sports participation. Keep up the great work.

Due to this increase in junior sporting teams, earlier this year we had to make a decision to increase the availability of the ovals for these teams to play on. This meant we had to decrease the frequency of the ever popular Club Marion open air markets, from twice to once a month. This has not diminished the numbers who attend the market on the first Sunday of each month and therefore keeps our trusty band of volunteers, led by Jim Anderson and Brian Thomas, on their toes. A big thank you from all at The Club for the amazing work you do, your help is greatly appreciated.

We must also recognise the great work Brian 'BJ' Johnson, Roger Welsh and their band of merry helpers who run the Friday night raffles and 100 Club draws. The humble meat raffle is still a big winner, bringing much banter and community spirit between members.

In closing, I would personally like to take this opportunity to sincerely thank all involved with our great Club. To the ever growing number of members of the Marion Sports and Community Club I would like to thank you for your continuing support and patronage. The community spirit and comradery which comes with being involved in a Club environment should be embraced.

Finally I would like to thank our Chairman Darryl Gray and the Committee for the strong support they have provided me over the last 12 months. Their tireless efforts are the major factor in the positive direction the Club is taking.

The Staff and I look forward to the challenging year ahead and hope to see you soon at The Marion Sports and Community Club.

Craig Virgo
General Manager

MARION SPORTS AND COMMUNITY CLUB INCORPORATED

FINANCIAL REPORT

FOR THE FINANCIAL YEAR ENDED
30 JUNE 2016

MARION SPORTS AND COMMUNITY CLUB INCORPORATED
FINANCIAL REPORT
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2016

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MARION SPORTS AND COMMUNITY CLUB INCORPORATED

DECLARATION BY OFFICERS OF THE ASSOCIATION

The Board reports that:

- (a) During the financial year ended 30 June 2016, no officer of the Association, firm of which the officer is a member, or body corporate in which the officer has a substantial financial interest, has received or become entitled to receive a benefit as a result of a contract between the officer, firm or body corporate and the Association; and
- (b) no officer of the Association has received directly or indirectly from the Association any payment or other benefit of a pecuniary value, except for the reimbursement of expenses incurred on behalf of the Association.


STATEMENT BY OFFICERS OF THE ASSOCIATION

The Officers of the Association have determined that the Association is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial report.

In the opinion of the Officers of the Association:

- (a) The accompanying financial report has been drawn up so as to present fairly the results of operations of Marion Sports and Community Club Incorporated for the financial year ended 30 June 2016 and the state of affairs as at that date;
- (b) As at the date of this statement there are reasonable grounds to believe that Marion Sports and Community Club Incorporated will be able to pay its debts as and when they fall due.

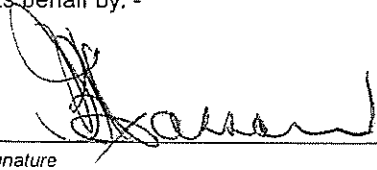
Signed in accordance with a resolution of the Board for and on its behalf by: -



 Signature

DARRYL ASHLEY GRAY

 Name



 Signature

Ian Brenton Hassam

 Name

Dated this 12th day of September 2016

MARION SPORTS AND COMMUNITY CLUB INCORPORATED
STATEMENT OF COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2016

	30 June 2016 \$	30 June 2015 \$
Revenue	5,019,326	4,970,049
Expenses excluding Finance Costs	(4,678,735)	(4,640,093)
Finance Costs	(14,063)	(29,708)
Surplus/(Deficit)	<u><u>326,528</u></u>	<u><u>300,248</u></u>

The accompanying notes form part of this financial report

MARION SPORTS AND COMMUNITY CLUB INCORPORATED

STATEMENT OF COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2016

	Note	30 June 2016 \$	30 June 2015 \$
INCOME			
Net Operating & Gaming Income			
Bar Trading		178,397	207,227
Gaming Trading		1,041,443	985,684
Market Trading		33,576	46,974
TAB Trading		(7,970)	(1,184)
Lotteries Trading		33,829	28,394
Function Trading		31,840	35,627
Fundraising		18,992	18,170
Kitchen & Bistro Trading		(32,882)	(35,115)
		<u>1,297,225</u>	<u>1,285,777</u>
Other Income			
Grounds & Facilities		58,924	60,911
Commissions & Subscriptions		41,396	39,463
		<u>100,320</u>	<u>100,374</u>
TOTAL INCOME		<u>1,397,545</u>	<u>1,386,151</u>
EXPENDITURE			
Grounds & Facilities			
Club Donations		109,636	73,859
Depreciation		22,409	29,260
Light & Power		5,535	5,255
Pitch Preparation		20,387	20,963
SA Water		3,457	5,599
SA Athletic League Inc Sponsorship		4,350	4,300
Lifetime Member Dinner		1,546	-
Junior Sports Donation		3,277	-
Repairs & Maintenance		59,346	55,074
		<u>229,943</u>	<u>194,310</u>
General Expenses			
Accountancy & Auditing Fees		33,778	28,377
Sponsorship & Fees		13,732	6,121
Bank Charges		23,601	26,012
Bank Interest		14,063	29,708
Borrowing Costs		650	250
Chairman's Account		661	1,073
Cleaning		65,492	64,468
Consultancy Fees		12,000	12,808
Depreciation		141,634	150,613
Donations		944	-
Emergency Services Levy		(5,977)	5,977

MARION SPORTS AND COMMUNITY CLUB INCORPORATED
STATEMENT OF COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2016

	Note	30 June 2016 \$	30 June 2015 \$
EXPENDITURE (cont.)			
Finance Lease Rental		2,736	2,736
Foxtel		21,224	20,607
Hire of Plant & Equipment		2,142	2,094
IT Costs & Consumables		2,632	2,353
Insurance		11,931	28,107
Light & Power		18,063	22,061
Legal Fees		1,025	-
Manager & Committee Expenses		2,881	4,773
Payroll Tax		9,794	9,622
Permits, Licences & Fees		1,995	3,151
Printing & Stationery		5,977	8,035
Marketing & Promotions		58,938	58,172
Provision for Annual Leave Expense		23,145	10,826
Provision for Long Service Leave Expense		11,854	6,196
SA Water		6,972	9,068
Repairs & Maintenance		27,837	23,385
Security Costs		2,031	2,330
Staff Expenses		7,619	10,924
Staff Training & Welfare		4,608	3,211
Sundry Expenses		4,929	6,224
Superannuation Contributions		23,616	27,121
Telephone		13,301	11,264
Travel & Motor Vehicle Expenses		1,654	2,416
Uniforms		1,088	1,049
Wages		245,337	267,892
Waste & Disposal		19,382	15,225
Workcover Expenses		7,784	7,344
TOTAL EXPENDITURE		<u>1,071,017</u>	<u>1,085,904</u>
OPERATING SURPLUS/(DEFICIT)		<u><u>326,528</u></u>	<u><u>300,248</u></u>

The accompanying notes form part of this financial report

MARION SPORTS AND COMMUNITY CLUB INCORPORATED
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2016

	Note	30 June 2016 \$	30 June 2015 \$
CURRENT ASSETS			
Cash & Cash Equivalents	2	702,075	568,306
Trade Debtors & Other Receivables	3	27,523	30,123
Stock on Hand		30,905	35,075
TOTAL CURRENT ASSETS		<u>760,503</u>	<u>633,504</u>
NON CURRENT ASSETS			
Property, Plant & Equipment	4	4,179,103	4,291,230
Gaming Machine Entitlements		1,047,500	1,200,000
TOTAL NON CURRENT ASSETS		<u>5,226,603</u>	<u>5,491,230</u>
TOTAL ASSETS		<u>5,987,106</u>	<u>6,124,733</u>
CURRENT LIABILITIES			
Trade Creditors & Other Accruals	5	260,931	288,467
Provisions	6	102,990	87,231
TOTAL CURRENT LIABILITIES		<u>363,921</u>	<u>375,698</u>
NON CURRENT LIABILITIES			
Long Term Loans	7	-	305,000
Provisions	6	12,849	7,728
TOTAL NON CURRENT LIABILITIES		<u>12,849</u>	<u>312,728</u>
TOTAL LIABILITIES		<u>376,770</u>	<u>688,426</u>
NET ASSETS		<u>5,610,336</u>	<u>5,436,307</u>
ACCUMULATED FUNDS			
Reserves		1,046,829	1,199,329
Opening Retained Earnings		4,236,979	3,935,665
Prior Period Adjustment		-	1,066
Surplus/(Deficit) for the year		326,528	300,248
TOTAL ACCUMULATED FUNDS		<u>5,610,336</u>	<u>5,436,308</u>

The accompanying notes form part of this financial report

MARION SPORTS AND COMMUNITY CLUB INCORPORATED

STATEMENT OF CHANGES IN EQUITY
AS AT 30 JUNE 2016

Note	Accumulated Funds	Capital Redemption Reserve	Asset Revaluation Reserve	Asset Reserve - Gaming Machine Entitlements	Total
Balance as at 1 July 2015	\$ 4,236,979	3,450	(4,121)	\$ 1,200,000	\$ 5,436,308
Transfers (to) and from reserves	-	-	-	(152,500)	(152,500)
Surplus / (Deficit) for the year	326,528	-	-	-	326,528
Prior period adjustment	-	-	-	-	-
Balance as at 30 June 2016	4,563,507	3,450	(4,121)	1,047,500	5,610,336

Note	Accumulated Funds	Capital Redemption Reserve	Asset Revaluation Reserve	Asset Reserve - Gaming Machine Entitlements	Total
Balance as at 1 July 2014	\$ 3,935,665	3,450	(4,121)	\$ 1,500,000	\$ 5,434,994
Transfers (to) and from reserves	-	-	-	(300,000)	(300,000)
Surplus / (Deficit) for the year	300,248	-	-	-	300,248
Prior period adjustment	1,066	-	-	-	1,066
Balance as at 30 June 2015	4,236,979	3,450	(4,121)	1,200,000	5,436,308

The accompanying notes form part of this financial report

MARION SPORTS AND COMMUNITY CLUB INCORPORATED
STATEMENT OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2016

	Note	30 June 2016 \$	30 June 2015 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Operating Receipts		4,932,210	4,894,000
Grounds & Facilities		58,924	60,911
Donation Receipts		1,170	2,494
Payments to Suppliers & Employees		<u>(4,385,654)</u>	<u>(4,284,365)</u>
NET CASH FLOWS FROM OPERATING ACTIVITIES	8	606,650	673,041
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest Received		7,024	7,294
Payment for Property, Plant & Equipment		(194,905)	(249,193)
Proceeds from Sale of Property, Plant & Equipment		<u>20,000</u>	<u>13,364</u>
NET CASH FLOWS FROM INVESTING ACTIVITIES		(167,881)	(228,535)
CASH FLOWS FROM FINANCING ACTIVITIES			
Loans repaid		<u>(305,000)</u>	<u>(200,000)</u>
NET CASH FLOWS FROM FINANCING ACTIVITIES		(305,000)	(200,000)
NET INCREASE/(DECREASE) IN CASH HELD		<u>133,769</u>	<u>244,506</u>
CASH AT THE BEGINNING OF THE FINANCIAL YEAR		568,306	323,800
CASH AT THE END OF THE FINANCIAL YEAR	2	<u><u>702,076</u></u>	<u><u>568,306</u></u>

The accompanying notes form part of this financial report

MARION SPORTS AND COMMUNITY CLUB INCORPORATED
NOTES TO THE FINANCIAL REPORT
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2016

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

In the opinion of the Officers of the Association, the Association is not a reporting entity as there are unlikely to exist users who are unable to command the preparation of reports tailored so as to satisfy all of their information needs. Accordingly, the report is a "Special Purpose Financial Report" that has been prepared solely to meet the requirements of the members and the Associations Incorporations Act (SA) 1985, the Committee and the members of the Association.

The financial report covers Marion Sports and Community Club Incorporated as an individual entity. Marion Sports and Community Club Incorporated is a community organisation that provides financial support to the associated sporting organisations and social facilities to the members of the Association. The principal place of business is 262 Sturt Road, Marion SA 5046.

The financial statement has been prepared in accordance with the requirements of the Associations Incorporation Act (SA) 1985 and the following Australian Accounting Standards:

<i>AASB 101</i>	<i>Presentation of Financial Statements</i>
<i>AASB 107</i>	<i>Statement of Cash Flows</i>
<i>AASB 108</i>	<i>Accounting Policies, Changes in Accounting Estimates and Errors</i>
<i>AASB 110</i>	<i>Events after the Reporting Period</i>
<i>AASB 1031</i>	<i>Materiality</i>
<i>AASB 1048</i>	<i>Interpretation of Standards</i>
<i>AASB 1054</i>	<i>Australian Additional Disclosures</i>

No other applicable Accounting Standards, Urgent Issues Group Interpretations or other authoritative pronouncements of the Australian Accounting Standards Board have been applied.

The following material accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of this financial report.

a) Income Tax

The Association is exempt from income tax pursuant to the Income Tax Assessment Act.

b) Revenue Recognition

Income has been brought to account on an accruals basis.

c) Property, Plant and Equipment

Each class of property, plant and equipment is carried at cost or fair value less, where applicable, any accumulated depreciation other than some plant and equipment which is carried at the Committees' valuation.

Property, Plant and Equipment over \$1,000 are capitalised and are recorded as fixed assets at cost.

Impairment

The carrying amount of plant and equipment is reviewed annually by the Committee to ensure it is not in excess of the recoverable amount of these assets.

Depreciation

The depreciable amount of all fixed assets are depreciated over their useful lives commencing from the time the asset is held ready for use. Assets are depreciated on a straight line basis.

The depreciation rates used for each class of depreciable assets are:

Class of Asset	Depreciation Rate
Building Improvements	2.5%
Gaming Machines	20%
All Other	5% - 20%

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount. These gains or losses are included in the Statement of Comprehensive Income.

MARION SPORTS AND COMMUNITY CLUB INCORPORATED
NOTES TO THE FINANCIAL REPORT
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2016

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (continued)

d) Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with banks and other short-term high liquid investments with original maturities of three months or less.

e) Goods and Services Tax (GST)

The Association is registered for GST purposes, with a GST registration number 22 267 574 276.

For the Association all revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

f) Employee Entitlements

Liabilities for employee benefits for wages/salaries that are expected to be settled within 12 months of the reporting date, representing present obligations resulting from employees' services provided to reporting date, are calculated at undiscounted amounts based on remuneration rates the Association expects to pay as at reporting date including related on-costs.

Employee benefits expected to be settled later than 12 months after the reporting date have been measured at the present value of the estimated future cash flows to be made for those benefits

For the financial year ending 30th June 2016, the policy for the recognition of employee's long service leave entitlements reflects the current employment trends of the Association. Long Service Leave entitlements are now recognised as follows:

5 years	50%
6 years	75%
7 years	100%

g) Accounting Estimates and Judgements

The Committee evaluate estimates and judgements incorporated into the financial report based on historical knowledge and the best available current knowledge. Estimates assume a reasonable expectation of future events and are based on current economic trends and economic data, obtained both externally and within the entity.

There are no estimates or judgements which have a risk of causing a material adjustment to the carrying amount of assets and liabilities within the next financial year.

	30 June 2016 \$	30 June 2015 \$
2. CASH & CASH EQUIVALENTS		
Cash on hand	66,561	70,776
Cash at Bank	635,514	497,530
	<u>702,075</u>	<u>568,306</u>
3. TRADE DEBTORS & OTHER RECEIVABLES		
Trade Debtors	24,933	27,999
Prepayments	2,590	1,474
Borrowing Costs	3,250	3,250
Amortisation of Borrowing Costs	(3,250)	(2,600)
	<u>27,523</u>	<u>30,123</u>

MARION SPORTS AND COMMUNITY CLUB INCORPORATED
NOTES TO THE FINANCIAL REPORT
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2016

	30 June 2016 \$	30 June 2015 \$
4. PROPERTY, PLANT & EQUIPMENT		
Building Improvements	4,395,675	4,388,499
Less: Accumulated Depreciation	<u>(799,932)</u>	<u>(685,971)</u>
	3,595,743	3,702,528
Bar Lounge & Function Rooms	213,771	205,842
Less: Accumulated Depreciation	<u>(160,892)</u>	<u>(145,201)</u>
	52,879	60,641
Main & Function Bars	153,729	108,262
Less: Accumulated Depreciation	<u>(97,362)</u>	<u>(92,595)</u>
	56,367	15,667
Downstairs & Grounds	489,686	484,989
Less: Accumulated Depreciation	<u>(412,017)</u>	<u>(389,608)</u>
	77,669	95,381
Furniture	163,238	163,238
Less: Accumulated Depreciation	<u>(159,349)</u>	<u>(154,150)</u>
	3,889	9,088
Gaming Machines	774,753	720,886
Less: Accumulated Depreciation	<u>(473,505)</u>	<u>(439,714)</u>
	301,248	281,172
Gaming Office	5,713	5,713
Less: Accumulated Depreciation	<u>(5,713)</u>	<u>(5,515)</u>
	-	198
Gaming Room	124,878	113,909
Less: Accumulated Depreciation	<u>(102,923)</u>	<u>(96,960)</u>
	21,955	16,949
Kitchen Appliances	206,028	206,028
Less: Accumulated Depreciation	<u>(181,588)</u>	<u>(159,766)</u>
	24,440	46,262
Manager's Office	5,866	5,866
Less: Accumulated Depreciation	<u>(5,541)</u>	<u>(5,124)</u>
	325	742
Reception Office	13,909	11,949
Less: Accumulated Depreciation	<u>(10,974)</u>	<u>(9,411)</u>
	2,935	2,538
Security	117,964	117,964
Less: Accumulated Depreciation	<u>(76,311)</u>	<u>(58,074)</u>
	41,653	59,890
TAB Room	9,766	9,766
Less: Accumulated Depreciation	<u>(9,766)</u>	<u>(9,594)</u>
	-	172
	<u>4,179,103</u>	<u>4,291,230</u>

MARION SPORTS AND COMMUNITY CLUB INCORPORATED
NOTES TO THE FINANCIAL REPORT
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2016

	30 June 2016 \$	30 June 2015 \$
5. TRADE CREDITORS & OTHER ACCRUALS		
Trade Creditors	176,121	226,462
Accruals	84,809	61,375
Net GST Liability	1	630
Payroll Liabilities	-	-
	260,931	288,467
6. PROVISIONS		
CURRENT		
Annual Leave	50,192	50,698
Long Service Leave	52,798	36,533
	102,990	87,230
NON CURRENT		
Long Service Leave	12,849	7,728
	12,849	7,728
7. LONG TERM LOANS		
NAB Loan 1.3 Million	-	305,000
	-	305,000
8. CASH FLOW INFORMATION		
(a) Reconciliation of net cash provided by operating activities to operating result.		
	30 June 2016 \$	30 June 2015 \$
Operating Result	326,528	300,248
Non-cash flows in operating result:		
Depreciation & Amortisation	299,304	341,521
Net (gain)/loss on disposal of assets	(20,000)	(5,350)
Employee provision expense	28,608	15,660
Interest Received	(7,024)	(7,294)
Changes in assets and liabilities:		
(Increase)/Decrease in Stock on Hand	4,170	387
(Increase)/Decrease in trade and other receivables	2,600	(12,364)
Increase/(Decrease) in trade creditors & accruals	(27,535)	40,233
	606,651	673,041

At 30 June 2016 the following overdraft facilities are available which are not being utilised:

Asset Finance Leasing	\$250,000
Overdraft	\$30,000

INDEPENDENT AUDITOR'S REPORT

To the members of Marion Sports and Community Club Incorporated

Report on the Financial Report

We have audited the accompanying financial report, being a special purpose financial report of the Marion Sports and Community Club Incorporated, which comprises the statement of financial position as at 30 June 2016, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the Committee of Managements' declaration.

Committee of Management Responsibility for the Financial Report

The Committee of Management of Marion Sports and Community Club Incorporated are responsible for the preparation of the financial report that gives a true and fair view and have determined that the basis of preparation described in Note 1 to the financial report is appropriate to meet the requirements of the *Associations Incorporation Act (SA) 1985* and the needs of the members. The Committee of Managements' responsibility also includes such internal control as Committee of Management determine is necessary to enable the preparation of a financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

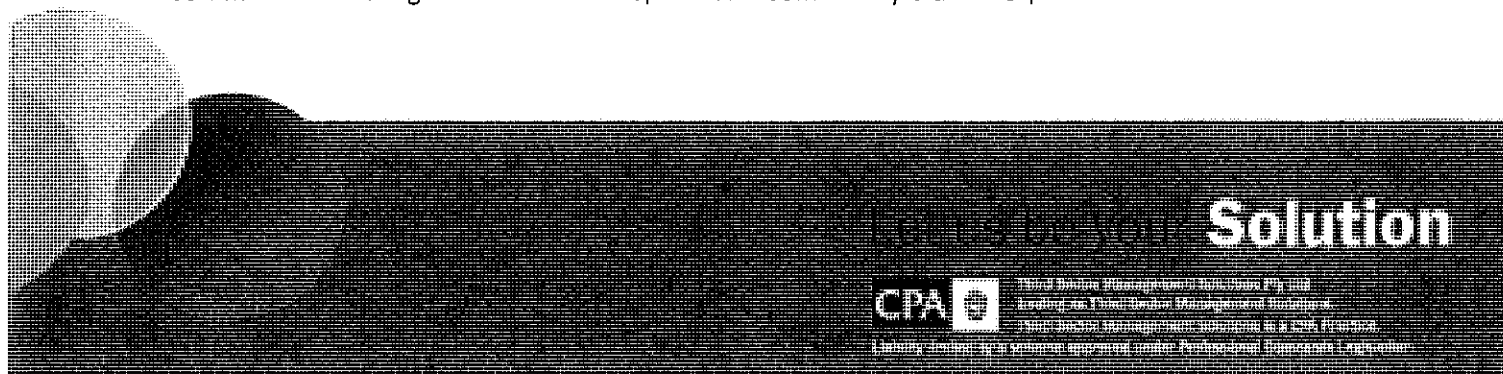
Our responsibility is to express an opinion on the financial report based on our audit. We have conducted the audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the responsible entities' preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the registered entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the responsible entities, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Electronic publication of the audited financial report

It is our understanding that Marion Sports and Community Club Incorporated intends to electronically present the audited financial report and auditor's report on its internet website. Responsibility for the electronic presentation of the financial report on the Marion Sports and Community Club Incorporated website is that of the Committee of Management of Marion Sports and Community Club Incorporated.



The security and controls over information on the website should be addressed by Marion Sports and Community Club Incorporated to maintain the integrity of the data presented. The examination of the controls over the electronic presentation of audited financial report on the Marion Sports and Community Club Incorporated website is beyond the scope of the audit of the financial report.

Independence

In conducting the audit, we have complied with the independence requirement of the Australian professional accounting bodies.

Opinion

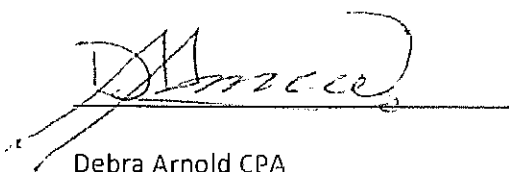
In our opinion the financial report of Marion Sports and Community Club Incorporated is prepared in accordance with the accounting policies described in Note 1 to the financial report, including:

- (a) giving a true and fair view of Marion Sports and Community Club Incorporated's financial position as at 30 June 2016 and of its financial performance and cash flows for the financial year ended on that date; and
- (b) complying with Australian Accounting Standards to the extent described in Note 1, and the *Associations Incorporation Act (SA) 1985*.

Basis of Accounting and Restriction and Distribution of Use

Without modifying our opinion, we draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the Marion Sports and Community Club Incorporated's financial reporting responsibilities under the *Associations Incorporations Act (SA) 1985*. As a result, the financial report may not be suitable for another purpose.

Our report is intended solely for Marion Sports and Community Club Incorporated and should not be distributed to or used by other parties other than Marion Sports and Community Club Incorporated.



Debra Arnold CPA

Director

Registered Company Auditor # 45005



ABN 58 608 942 221

PO Box 28

CHRISTIES BEACH SA 5165

Date: 12 September 2016

PRECINCT PLAN

Proposed Works		Project Cost	MSCC Funded 2017/20	Council 2017/20
Irrigation replacement	The timing of this will need to be negotiated to minimise impact on use of the ovals.	\$480,000	Up to \$300,000	\$180,000
Northern carpark to be upgraded	The car park has been designed and provided to clubs for feedback. Landscaping and change to tennis club entrance still to be finalised.	\$150,000	Nil	\$150,000
Southern carpark and area between the oval and the Bowling Club to be upgraded	The works are still to be scoped and designed. The design will consider car park resurfacing and sealing behind bowling club, car park layout and drainage.	\$650,000	Nil	\$650,000
Northern soccer field lights	Council to support the soccer club to apply for funding through the Office of Recreation and Sport (ORS)	\$140,000 (Still to be scoped to enable a quote to be obtained)	Up to \$200,000	Nil
Solar Panels and energy efficiency	Council has approved funding for solar panels and energy efficiencies initiatives	\$129,000	Nil	\$129,000
Softball Nets	Council to support the softball club to apply for funding through the Office of Recreation and Sport	\$40,000	Nil	Council to consider subject to ORS and CFPP

Storage Facilities	Landlord Approval has been granted for a shed and two undercroft storage areas	\$13,510	\$13,510	
Total	Capital Works		\$513,510	\$1,109,000
Bowling Club - kitchen	The club has advised the kitchen equipment and flooring has reached the end of usefully life. The Club has indicated they may be in a position to contribute to the upgrade.	\$80,000 estimated		
Soccer Pitch drainage	An investigation on the condition and treatment options has been undertaken. The proposed treatment options and ongoing maintenance will considerably improve the drainage and condition consequently it should not require any major works. Administration will work with MSCC to assist with the implementation of these recommendations			
Total	Maintenance of ovals and upkeep of cricket pitches		\$80,000 per annum	\$15,000 per annum (ex GST)

User	Category	Season (mths)	Usage Monthly Meetings	Usage Events	Grounds usage T - training / G - games							Days usage per week	Hours: grounds Based on 3 hour TRAINING	Hours: grounds Based on 6 hour GAMES	Hours: lights Based on 2 hours per training session	
					Su	Mo	Tu	We	Th	Fr	Sa					
Arista Marion Korfbal Club	Sporting	12 months	1	2							T	T	2	6	0	4
Atlantis Masters Swimming Club	Veterans Sporting	12 months	1	1				*					1	0	0	0
Diving SA	Sporting	12 months	1	2					*				1	0	0	0
Glenelg Rebels Softball Club	Sporting	Aug-March (8)	5	3	T	T	T	T	T				5	15	0	10
Marion Bowls Club	Sporting	Sept-Mar (7)	-	1									0	0	0	0
Marion Cricket Club	Sporting	Aug-March (8)	5	46	G	T	T	T	T	T	T	G	7	15	12	10
Marion Croquet Club	Sporting	12 months	4	-			*	*			*		3	0	0	0
Marion Marlins Masters	Veterans Sporting	12 months	1	1			*				*		1	0	0	0
Marion Rams Football Club	Sporting	Feb-Sept (8)	5	50	G	T	T	T	T	T	T	G	7	15	12	10
Marion Swimming Club	Sporting	12 months	1	1					*				1	0	0	0
Marion Tennis Club	Sporting	Sept-Mar (7)	-	-									0	0	0	0
SA Seniors Cricket Association	Veterans Sporting	Sept-Mar (7)	1	42	G		G						2	0	12	0
South Adelaide Basketball Club	Sporting	12 months	1	2	*								1	0	0	0
South City Chiefs American Football Club	Sporting	Jun-Dec (7)	1	2		T		T				*	3	6	0	4
Sturt Marion Thunder Soccer Club	Sporting	Feb-Sept (8)	5	48			T		T	T	T	G	4	9	6	6
Cove Marion Women's Soccer Club	Sporting	Feb-Sept (8)	5	44	G	T		T					3	6	6	4
Rotary	Service Club	12 months	4	6		*	*						2	0	0	0
Probus	Service Club	12 months	2	2		*					*		2	0	0	0
Kiwanis	Service Club	12 months	4	2			*						1	0	0	0
View	Service Club	12 months	3	18				*					1	0	0	0
Hawks Supporters Club	Community	Mar-Sept (7)	1	22	*				*	*	*	*	4	0	0	0
Sunrise Christian School	Community	12 months	-	220		*	*	*	*	*	*	*	6	0	0	0
Novita	Community	12 months	-	104				*		*	*	*	2	0	0	0
Community Access to MSCC	Community	12 months	-	1000's	*	*	*	*	*	*	*	*	7	0	0	0
Community Access to Grounds	Community	12 months	-	100's	*	*	*	*	*	*	*	*	7	0	0	0
Totals:												72	48	48		
												hrs per wk	hrs per wk	hrs per wk		

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

CONFIDENTIAL REPORT

Manager: Carol Hampton, Manager City Property
General Manager: Abby Dickson, General Manager City Development
Subject: Marion Sports & Community Club Lease – Appendix 5
Report Reference: GC220817F01

If the Council so determines, this matter may be considered in confidence under Section 90(3)(d) of the *Local Government Act 1999* on the grounds that the report contains information relating to commercial information of a commercial nature (not being a trade secret) the disclosure of which (i) could reasonably be expected to prejudice the commercial position of a person who supplied the information, or confer a commercial advantage on a third party: and (ii) would, on balance, be contract to public interest



**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: Adrian Skull Chief Executive Officer, Vincent Mifsud General Manager Corporate Services, Abby Dickson General Manager City Development, Tony Lines General Manager City Services, Kate McKenzie Manager Corporate Governance, Carol Hampton Manager City Property, Victoria Moritz Governance Officer, be excluded from leaving the meeting as the Council receives and considers information relating to the Marion Sports & Community Club Lease – Appendix 5, upon the basis it is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relating to commercial information of a commercial nature (not being a trade secret) the disclosure of which (i) could reasonably be expected to prejudice the commercial position of a person who supplied the information, or confer a commercial advantage on a third party: and (ii) would, on balance, be contract to public interes

Leasing and Licensing of Council Owned Facilities Policy

Annual Fee - Subsidy Criteria for Sporting and Community Organisations

Annual lease/licence fee will be calculated at up to 93% of the market rental rate of the leased area/s. Council will offer the following subsidies on the annual fee for not for profit organisations.

Subsidy Criteria	%
<p>Good Governance The organisation can demonstrate;</p> <ul style="list-style-type: none"> • Compliance with conditions of current or previous lease/licence agreements with Council • Provision of Annual General Meeting reports and minutes including financial reports (to be audited upon request) • Financial viability, have not incurred a debt with Council and have repaid any loans to Council in line with the loan agreement • Quality Management is integrated into operations - capacity building, good governance and planning etc., evidenced through provision of an annual business plan, current constitution, policies and procedures etc. 	33%
<p>Facility Utilisation The organisation is able to;</p> <ul style="list-style-type: none"> • Provide evidence of membership/user/participant numbers and hours of use on an annual basis. • Provide evidence of activities and initiatives undertaken to increase the utilisation of the facility • Initiatives planned to increase use or participant numbers • Evidence of shared use of the facility by the community and other community clubs and organisation to ensure optimal use of the facility 	30%
<p>Social Inclusion The organisation can demonstrate;</p> <ul style="list-style-type: none"> • The activity or service they provide is non-discriminatory and is open to all residents who meet stated criteria for participation. • The use of the facility will increase social inclusion, increase community participation and/or will promote health and well-being in the community • Activities support wider social inclusion targets 	20%
<p>Volunteer Management The organisation can demonstrate that it promotes, supports and develops volunteers</p>	5%
<p>Environmental Initiatives The organisation can demonstrate that is promotes and implements environmental initiatives e.g. waste reduction, recycling, energy efficient practices including investments e.g. solar panels</p>	5%
Maximum subsidy available	93%

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

Originating Officer: Brett Grimm, Urban Design Leader
Manager: Carol Hampton, Manager City Property
General Manager: Abby Dickson, General Manager City Development
Subject: Hallett Cove Foreshore Master Plan Stage 4 (Playground and Reserve) - Progress Report
Report Reference: GC220817R08

REPORT OBJECTIVES

To provide Council with an update regarding progress with the Stage 4 Playground and Reserve detailed design and whole of life costs and note the revised program.

EXECUTIVE SUMMARY

At the Council meeting held on 22 November 2016, (GC221116R08) Council resolved:

- 5. Receives a report with Stage 4 Playspace and Reserve detail design and whole of life costs in August 2017*

Construction of Stage 5 Amphitheatre works to Grand Central Reserve commenced in August 2017 with anticipated completion at the end of 2017.

Whilst substantial work has progressed on Stage 4 (Playground and Reserve) detail design endorsed by Council in November 2016 (GC221116R08), as a result of a number of projects being added to the works program there is a minor delay in completing the detailed design.

This has resulted in a minor alteration to the Hallett Cove Master Plan program (Refer Tables 1 and 2). It should be noted that the alteration to the works program does not affect the key milestones of capital works deliverables for Stages 4 (Playground and Reserve) and 5 (Amphitheatre) as outlined in the November 2016 (GC221116R08) Council report.

Further time is required to finalise detail designs and whole of life costs for Stage 4 (Playground and Reserve), this will not impact on the projects' capital works programming and intent of tendering and procurement early 2018 with construction to commence after the Concert in the Cove and ANZAC Day celebrations 2018.

RECOMMENDATION

DUE DATES

That Council:

1. Notes the progress report on Stage 4 Hallett Cove Foreshore Masterplan (Playground and Reserve) detail design and that whole of life costs will be presented to Council in October 2017.

24 Oct 2017

Current Program

Scope	Dec. 2016	Jan. 2017	Feb. 2017	March 2017	April 2017	May 2017	June 2017	July 2017	August 2017	Sep. 2017	Oct. 2017	Nov. 2017	Dec. 2017	Jan. 2018	Feb. 2018	March 2018	March- April 2018 Community Events	May- Oct. 2018
*Construction Stage 5									✓	✓	✓	✓	✓					
Detailed Design Stage 4						✓	✓	✓	✓									
Council Report Stage 4									✓									
*Development Approval Stage 4										✓	✓	✓						
*Tender Stage 4															✓	✓		
*Construction Stage 4																		✓

Revised program

Scope	Dec. 2016	Jan. 2017	Feb. 2017	March 2017	April 2017	May 2017	June 2017	July 2017	August 2017	Sep. 2017	Oct. 2017	Nov. 2017	Dec. 2017	Jan. 2018	Feb. 2018	March 2018	March- April 2018 Community Events	May- Oct. 2018
Construction Stage 5									✓	✓	✓	✓	✓					
Detailed Design Stage 4							✓	✓	✓	✓								
Council Report Stage 4											✓							
Development Approval Stage 4												✓	✓	✓				
Tender Stage 4															✓	✓		
Construction Stage 4																		✓

CONCLUSION

The program for Stage 4 (Playground and Reserve) for the Hallett Cove Foreshore Masterplan has been amended due to the workload of the Open Space team. There is a minor delay in completing the detail design; this will be provided to Council with whole of life costs in October 2017. There is no change to the timing of the construction for these works, which are scheduled to commence May 2018 following the Concert in the Cove and ANZAC Day commemorations.

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

Originating Officer: Namrata Vishwasrao, Landscape Architect

Manager: Carol Hampton, Manager City Property

General Manager: Abby Dickson, General Manager City Development

Subject: Appleby Road Reserve Playground Final Design

Report Reference: GC220817R09

REPORT OBJECTIVES

The objectives of this report are to provide Council with the community consultation findings and seek Council endorsement of a final design for the planned playground upgrade in 2017/18 at Appleby Road Reserve, Morphettville.

EXECUTIVE SUMMARY

The Appleby Reserve Playground is being developed as part of the Morphettville Neighbourhood Renewal Program to complement the suburb renewal works, which are being undertaken by the South Australian Government in the area.

The *'Morphettville Neighbourhood Renewal Project'* will see 11 hectares of the suburb renewed with a high concentration of public housing rejuvenated.

Renewal SA (RSA) and the City of Marion are working together to develop a concept design for the Appleby Reserve Playground.

Renewal SA are looking to proceed to a detailed design, procurement and the construction phase and require Council endorsement of the final design in order to proceed to these stages.

RECOMMENDATIONS

That Council:

DUE DATES

- | | |
|---|----------------|
| 1. Notes the community consultation findings report and design responses for Appleby Road Reserve playground (Refer Appendix 1). | 22 August 2017 |
| 2. Endorses the final design for the Appleby Road Reserve Playground (Refer Appendix 2). | 22 August 2017 |
| 3. Notes that subject to Council endorsement of the final design, Renewal SA will proceed to detailed design, procurement and construction in 2017/2018. | 22 August 2017 |
| 4. Notes capital works of playground as per final design will be funded by Renewal SA for an amount of \$250k, which is in line with Council's neighbourhood playground level of service. | 22 August 2017 |

- 5. Endorse an allocation of \$12,900 for on-going annual 22 August 2017 operating and maintenance costs in the 2018/19 budget and an allocation of \$7,360 for renewal/ depreciation as per whole of life costs (Refer Appendix 3).**

BACKGROUND

The Appleby Reserve Playground upgrade is part of Councils Business Plan 2016-2019 and the open space works program adopted by Council in April 2016 (GC260416R15).

The upgrade has been on hold for several years as the State Government has been working towards the broader *'Morphettville Neighbourhood Renewal Project'*.

This suburb renewal program is progressing and it is proposed that the Appleby Reserve Playground be developed as part of the initial stage of the suburb renewal project.

The proposed draft concept design includes the provision of a 'Neighbourhood' level playground, which incorporates new paving, picnic shelter and table, benches, electric BBQ, bins, new play structures, landscaping, trees and water play in line with current playground service levels.

It is anticipated construction for the new playground will commence in October 2017, with work completed by February 2018 (subject to Renewal SA project programming).

ANALYSIS

Consultation

Community consultation was undertaken from 26 June to 17 July 2017, feedback was sought on the draft concept in line with the Council's consultation policy. The following consultation activities were undertaken:

- A hard copy flyer was delivered to 1280 households within 400m radius of the reserve
- Social media posts were placed on the City of Marion Facebook page.

31 electronic responses were received through the consultation period.

Overall, the draft concept design for the Appleby Road Reserve has been well received by the community and responses were very constructive.

Out of the responses received, 83.9% either supported or strongly supported the draft concept design.

Refer to Appendix 2 for the detailed Consultation Report.

Some minor modifications to the draft concept presented to the community have been made, with the final draft design and opinion of cost provided in Appendix 2 and 3.

The following table illustrates the key findings from consultation and design review, which are reflected in the final design.

Key Theme	Final design review/response
Lack of toilet facility	Council's current neighbourhood service levels for playgrounds does not include toilet facilities. Nearby public toilet facilities are located at Hendrie Street Reserve and Oaklands Estate Reserve

Fencing to the playground	The existing playground does not have fencing. Proposed garden beds and distance to Appleby Rd acts as buffer. Fencing will be located along the Sturt River corridor western side of the reserve.
Provision of Outdoor Gym equipment	Council's current service levels for this reserve do not include fitness equipment. Renewal SA and Council will review allocation for potential future inclusion within the reserve as part of the open space contribution funding.
Play equipment to suite a wide range of age group/ Variety of equipment	An alternative piece of equipment is proposed in the final design to provide diversity of age group activities and differing degree of challenge.
Retain/ replace existing Flying Fox	Existing equipment is coming to its end of life (26 years old) The equipment requires removal to ensure the safety of the community. A flying fox such as the one at Glade Crescent requires sufficient land for fall zones, this is not available at Appleby Road Reserve due to spatial allocation is limited due to tree protection zones.
Traffic and parking along Appleby Road	Ongoing monitoring of traffic and review of requirements will be considered with the Renewal SA development.
Include native, biodiversity planting	Groundcover and tree planting is included surrounding the playground and facilities. Renewal SA and Council as part of the Morphettville open space contribution will consider additional native plantings along the Sturt River corridor within Appleby Reserve. These works will be resolved separate to the playground development.
Value nature and existing vegetation	Council's arborist and biodiversity officer have identified tree protection zones and grassland for retention. These have informed the final design. Detail design and contract administration will ensure these zones are protected.
Pathways	The Sturt River shared use path is programmed for renewal. The path will follow the existing path alignment to limit impacts on trees and native grassland.
Graffiti/ vandalism	Ongoing monitoring Internal review of maintenance schedule Detail design to limit graffiti on infrastructure
Provision of dog water bowl	Final design includes a drinking fountain and dog water bowl in an appropriate location.

Irrigated turf	Renewal SA and Council will review extent for inclusion within the reserve as part of the open space contribution funding. Area for irrigation will be constrained by tree protection zones and native grassland.
Crime Prevention Through Environmental Design and risk assessment	Final design considers control of dogs and bi-laws, accessibility, CPTED principles. Safety in design report will be developed and reviewed by the project team during the detail design phase.
Shade sails	Renewal SA and Council as part of the Morphettville open space contribution will consider shade sails over play equipment. These works will be resolved separate to the playground development.
BBQ	A neighbourhood level playground can include a BBQ within the service levels. Given the proposed Morphettville renewal development is for medium density housing, a social gathering space for the local community with appropriate facilities is warranted. The final design includes a BBQ.

Financial Implications

All design changes remain within the current service levels for a 'Neighbourhood' level playground.

Playground capital works to the value of \$250K are being funded by RSA as part of the Morphettville Urban Renewal Project open space contribution (GC090517R10).

City of Marion will be required to allocate long-term financial plan funding for depreciation and operations/ maintenance per annum. The whole of life costs for the Appleby Reserve Playground are shown in Appendix 3.

Appleby Road Reserve Playground Development

	Opinion Cost Capital	Net Depn/ Renewal P/A	Operating maintenance P/A
Final Design	\$250k (includes 7.5% contingency)	\$7,360	\$12,900

Resources

This project is being developed in partnership with Renewal SA as part of the Morphettville Neighbourhood Renewal Project. An external consultant has been appointed by Renewal SA to undertake project management, detailed design and contract administration. Council's Open Space Planning Team will coordinate with the consultant, Renewal SA and the contractor as required in directing the project to meet Council's requirements.

Proposed Program of Delivery of Work

Scope	August 2017	Sep. 2017	Oct. 2017	Nov. 2017	Dec. 2017	Jan. 2018	Feb. 2018
*Detailed Design & Documentation	✓	✓					
*Development Approval		✓	✓				
"Procurement		✓	✓				
"Construction				✓	✓	✓	✓

**Indicative of current Renewal SA project scheduling*

Subject to endorsement to proceed to tender and construction, the community will be informed of construction works through letter box drops to adjacent residents, Council's web page and social media. Construction works are proposed (by Renewal SA) to commence in October 2017 and be complete in February 2018 if not before.

CONCLUSION

This report has provided Council with the community consultation findings and a final design for Appleby Road Reserve playground development.

Renewal SA plan to commence development approvals and procurement in September with construction works to commence in late October 2017 and be completed by early 2018.

APPENDICES

Appendix 1: Consultation report

Appendix 2: Final draft Concept Design

Appendix 3: Whole of life costs



Appleby Road Reserve Playground Concept

Community Consultation Findings

August 2017

1. Introduction

This report summarises the community consultation undertaken on the draft concept plan for the development of the Appleby Road Reserve in Morphettville.

Appleby Road Reserve is located at 40 Appleby Road, Morphettville, SA 5043.

The Appleby Reserve Playground is being created to complement the renewal of housing in the area by the South Australian Government and is design to Councils neighbourhood level of service.

The Government is renewing our streets and suburbs by replacing old homes with new homes, creating better quality social housing, increasing housing choices and affordability and enhancing the livability of South Australia.

The Morphettville Neighbourhood Renewal Project is part of the Government’s renewal initiative and will see 11 hectares of the suburb with a high concentration of public housing rejuvenated. It is a master planned urban community development using ‘traditional neighbourhood design principles’, supporting the wider project objectives of sustainability, enhancing social interaction and returning a sense of community to residential areas.

In developing the Morphettville Neighbourhood Renewal Project, Renewal SA and the City of Marion are partnering to develop a design concept for the Appleby Reserve Playground.

DRAFT MORPHETTVILLE MASTER PLAN



2. Consultation Program

The purpose of the engagement was to inform the community on the draft playground concept plan for the Appleby Road Reserve and seek their feedback. The consultation survey was open for 3 weeks, from 26 June 2017 to 17 July 2017.

The survey was made available on line at www.makingmarion.com.au/applebyreserve

The survey was conducted in the following ways:

- A hard copy flyer was delivered to 1280 households within 400m radius of the reserve
- Social media posts were placed on the City of Marion Facebook page.

3. Consultation Overview

Community members were invited through the online survey to provide feedback on the draft concept plan for the Appleby Road Reserve.

During this 3-week consultation period Council received a total of 31 responses.

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

4. Consultation Findings

Overall, the draft concept plan for the Appleby Road Reserve has been well received by the community and responses were very constructive. In total, 83.9% either Strongly Support or Support the proposed draft concept.

The following table illustrates the key findings from consultation and design review/response which are reflected in the final design. The playground design represents a neighbourhood level of service. This defines the typical pallet of asset allocation and budget of \$250k.

Key Theme	Final design review/response
Lack of toilet facility	Council's current neighbourhood service levels for playgrounds does not include toilet facilities. Nearby public toilet facilities are located at Hendrie Street Reserve and Oaklands Estate Reserve
Fencing to the playground	The existing playground does not have fencing. Proposed garden beds and distance to Appleby Rd acts as a buffer. Fencing will be located along the Sturt River corridor western side of the reserve.
Provision of Outdoor Gym equipment	Council's current service levels for this reserve do not include fitness equipment. Renewal SA and Council will review allocation for potential future inclusion within the reserve as part of the open space contribution funding.
Play equipment to suit a wide range of age group/ variety of equipment	An alternative piece of equipment is proposed in the final design to provide diversity of age group activities and differing degree of challenge.

Retain/ replace existing Flying Fox	Existing equipment is coming to its end of life (26 years old) The equipment requires removal to ensure the safety of the community. A flying fox such as the one at Glade Crescent requires sufficient land for fall zones, this is not available at Appleby as spatial allocation is limited due to tree protection zones.
Traffic and parking along Appleby Road	Ongoing monitoring of traffic and review of requirements will be considered with the Renewal SA development.
Include native, biodiversity planting	Groundcover and tree planting has been included in the surrounding the playground and facilities. Renewal SA and Council as part of the Morphetville open space contribution will consider additional native plantings along the Sturt River corridor within Appleby Reserve. These works will be resolved separately to the playground development.
Value nature and existing vegetation	Council's arborist and biodiversity officer have identified tree protection zones and grassland for retention. These have informed the final design. Detail design and contract administration will ensure these zones are protected.
Pathways	The Sturt River shared use path is programmed for renewal. The path will follow the existing path alignment to limit impacts on trees and native grassland.
Graffiti/ vandalism	Ongoing monitoring Internal review of maintenance schedule Detail design to limit graffiti on infrastructure
Provision of dog water bowl	Final design includes a drinking fountain and dog water bowl in an appropriate location.
Irrigated turf	Renewal SA and Council will review extent for inclusion within the reserve as part of the open space contribution funding. Area for irrigation will be constrained by tree protection zones and native grassland.
Crime Prevention Through Environmental Design and risk assessment	Final design considers control of dogs and bi-laws, accessibility, CPTED principles. Safety in design report will be developed and reviewed by the project team during the detail design phase.
Shade sails	Renewal SA and Council as part of the Morphetville open space contribution will consider shade sails over play equipment. These works will be resolved separate to the playground development.

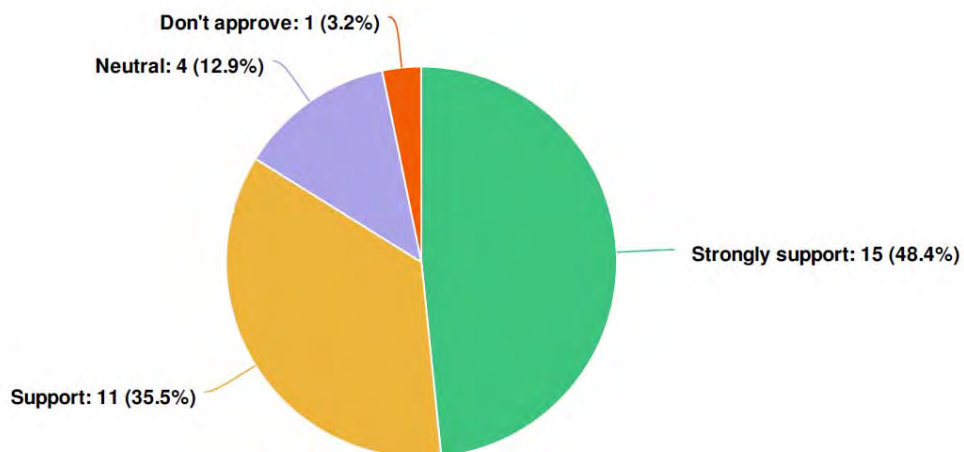
BBQ	A neighbourhood level playground can include a BBQ within the service levels. Given the proposed Morphettville renewal development is for medium density housing, a social gathering space for the local community with appropriate facilities is warranted. The final design includes a BBQ.
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5. Summary of feedback received

- The Making Marion online survey opened on 26 June 2017, with a closing date of 17 July 2017.
- A total of 51 visits were recorded to the projects Making Marion web page where survey tools including the Draft Concept and Precedent Images were available for viewing.
- A total of 31 responses to the survey were received.

Detailed below in this report are the results of this survey. A hard copy of the survey can be found in Attachment 1.

Q1 Overall, what is your level of support for the draft concept of the reserve playground?



Summary of results:

The pie chart above illustrates that 15 (48.4%) of the 31 respondents strongly support the proposed draft concept. An additional 11 (35.5%) respondents support the concept with only 1 person (3.2%) not approving.

Overall, 83.9% of the respondents support or strongly support the Appleby Road Reserve upgrade.

Q2. What do you like most about the draft concept design for this playground?

Summary of results:

The following question provided an opportunity for respondents to voice their opinion about what they liked the most about the draft design.

The majority of residents welcomed the upgrade with positive feedback. Out of the 31 respondents, 9 of them mentioned that they approved the incorporation of the water play area. Four respondents felt that the upgrade of irrigated turf was appealing to the overall aesthetics.

Various comments were made around the playground and park facilities, including; seating, picnic table, BBQ, drinking fountain, upgrade to the existing 3 on 3 Basketball court and the playground swings. The residents felt that these would contribute to the upgrade being pleasing and inviting for the young families.

Some of the positive comments included:

- *“Looks unique and exciting for young kids and families”.*
- *“Everything! Especially that it is going to be across the road from us....my children are ecstatic!”.*
- *“The entire concept. My long term desire would be for the Sturt Creek to become a beautiful linear walkway for everyone to enjoy”.*

Comments were:

- Looks unique and exciting for young kids and families.
- The new seating, compacted rubble on paths rather than all concrete paving.
- Well done on the draft concept design. I support the proposal and particularly like:
 - the water play elements
 - the new supporting infrastructure such as seats, picnic table, bbq
 - the new play equipment (noting my comments to Question 3)
 - the natural elements, particularly the river red gums and native grasses
 - the areas of irrigated turf
- Everything! Especially that it is going to be across the road from us...my children are ecstatic! I love the water play, bbqs and playground.
Would love to see the exercise equipment for adults to use. Lots of joggers along the track would also appreciate the free public gym equipment.
- Water play.
- In the overall concept of the playground, I am most pleased with the water aspect incorporated on the design; however, judging by the graffiti on the cement embankment of the Sturt Creek, I wonder whether stainless steel furniture would be the go, as the paint would easily be removed with a wipe of a solvent cloth. The overall design is pleasing and inviting for the young families you would be cater for.
- Incorporation of water play.
- Its close, walking distance.
- Need more variety of equipment for the younger ones to play on. Area is too small.
- Adding some visual appeal and usability to the open space at the reserve.
- Layout is well designed.
- The entire concept. My long-term desire would be for the Sturt Creek to become a beautiful linear walkway for everyone to enjoy.

- It looks very good.
- Turf area surrounded by trees where old equipment was.
- Turf area, new basketball court.
- Much improved on what is currently there!
- Nature play area.
- Looks good for families with older kids.
- Water play feature.
- Water play area.
- Water play.
- The irrigated turf because currently the whole area is covered by dirt and weeds. It would be nice to see some gym equipment for the young adults that live in the area too.
- Interesting layout with paths and walkways. Barbecue facilities and play equipment. Love the irrigated turf; it will be so nice to see the weeds turned into a useable surface!
- Water play, irrigated lawn area.
- Strongly support the maintaining and improvement of the netball/basketball court, the drinking fountain and four swings, including the baby swing. Including a bbq area will make it more family friendly. I encourage the council to retain as many existing trees as possible.
- The natural-looking aspects e.g. log steppers, playground, etc.
- Shade, play area.
- The shade covering equipment.
- Natural look and feel. Love there is play equipment and courts so can be for a broad range in age. Love the quad swing for more to enjoy at a time. Is one a double for mum and bub (similar to the one at Pt Noarlunga) or a wheelchair one?
- Simply the upgrading of what is a rundown area.

The respondents had an opportunity to record their postcode at the end of the survey. Twenty-four of the thirty-one respondents indicated that they lived in the neighbouring area, recording postcode 5043 as the majority. This would indicate that nearby residents have engaged with the online community consultation and overall, they are supportive of the playground and park facilities upgrade at Appleby Road Reserve.

Q3. Please identify any areas of concern that you might have with the current design.

The following question allowed residents to voice their concerns for the proposed draft design, these comments were:

- Would be good to see a permanent dog water bowl installed there, like the one found in the nearby McKeller St Park as I have seen people leaving ice-cream containers by the taps here, presumably for this purpose.
- This area has a canopy of old established native trees that are a biodiversity asset for this area. I believe it also has significant importance as an area of Kaurana heritage. I would like to see the existing features of this park complemented and recognised both in the design and also the design process itself.

Design process: The process seems to be narrowly focused on 'development' as a 'playground'. I would like to see your consultation processes incorporate the higher order values of biodiversity and conservation as expressed in your strategic plan. At the moment it seems to reduce all possible uses of open space down to a single objective - managing play areas which need to be 'constructed'.

For example, Liveable: how does this design recognise and celebrate the cultural heritage of this site, particularly the Kaurna heritage or the history of the river itself? How will scar trees or significant trees be protected? If this is missing, please address it. If this has been considered, please say so in the design.

Valuing nature: how does this design connect people to nature? Is nature in a water pump winder? Or is it in the natural elements that are already in the park? What does this do to actually enhance and improve remaining biodiversity in our open space areas?

Design itself: Biodiversity plantings could be incorporated beneath the existing tree cover to improve the health of those trees that still exist. Will all existing tree cover be maintained? Will new plantings be local native species? If this has not been addressed, please address it. If it has been addressed in your plan, please say so.

I'd like to see the pathways narrowed and planting beds to be added, particularly where they are adjacent to the existing fence line near the creek. I'd also like to see local native species planted along line bike/walking pathways to add shade and biodiversity benefits.

I hope I have been direct rather than disrespectful in my feedback. This is one of my favourite parks in Marion, so I thank you for the chance to comment.

- 1) Quad Swing - it is great to see that four swings are proposed. The current two youth/large swings are heavily used by the community, and the provision of toddler swings is also needed. The image of the quad swing however, indicates that there is a toddler and youth swing on a smaller frame and a toddler and youth swing on a larger frame. I would strongly suggest that:
 - on the larger frame there needs to be the two youth/large swings
 - on the smaller frame there need to be the two toddler swings

The reason being that youth currently like to swing together side by side on the larger swings.

2) The linear nature of this reserve would lend itself perfectly to a large flying fox (similar to what is provided at Glade Crescent, Hallett Cove). The reserve is currently used by a lot of teenagers and I believe this would have more appeal than the proposed bushwood play structure.

3) I support the areas of irrigated turf and would request that the northern irrigated turf area shown on the concept extends to approximately property 25 Appleby Road (where the reserve is still a reasonable width), to enable the space to be large enough to kick a ball and to make this a usable space. The concept plan does not currently show the extent of this irrigated turf area.

- As Appleby road is a narrow, dead end street, the only thing that concerns me is parking. Please put adequate signage to warn drivers of the dead end as it is a bit of a blind corner.
- No toilets. We live the net street over and love going here please don't get rid of the flying fox. Make it age appropriate for most ages.
- Graffiti!
- Bike racks closer to shared path next to river. Interface with river could be considered more
- Toilet? Bigger slide swing set.
- Consider risk assessment for:
 - Appleby Road Traffic
 - Sturt River

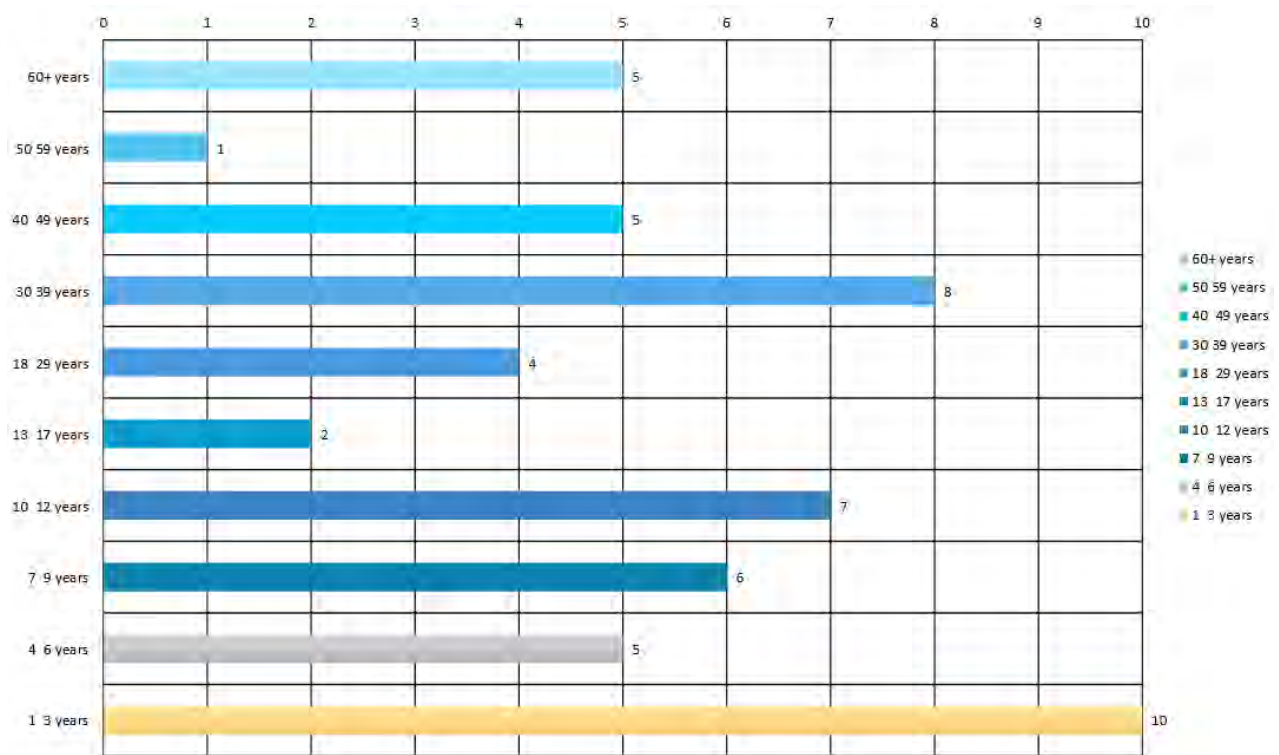
- Cycle/Pedestrian Pathway
- Control of Dogs
- Out of control vehicles
- Smoking, drinking and drugs
- Drinking Fountain (not shown except in legend)
- Toilet
- Vandalism
- Area Lighting
- Would be good to see an enclosed dog recreation area, or at least fencing along the roadside to stop dogs getting out.
- What's the point of the BBQ area? The park is situated close enough to the users' homes that a BBQ is obsolete. Could I suggest no BBQ and an extra undercover seating area, so more than one group can sit down in the area. The land also slopes downwards toward the road. Turning the basketball area anti-clockwise 45 degrees could prevent balls from missing the ring and rolling onto the road.
- Will this be a wheelchair friendly/accessible area? Will dogs still be allowed near there?
- There are no provisions for toilets in the design, you want people to use the facility then toilets should be considered.
- I'm concerned that trees will be removed and the basketball court will not be upgraded
- Removal of trees, and no plan to put in extra trees along Appleby road
- None that I can see.
- The playground needs to be fully or partially fenced. Especially near the road.
- Enclosed fencing is a must for smaller children, especially right next to the creek. Doesn't seem to be enough things for small kids to do. Please make sure there is shade over any of the kids play equipment as many of the other new parks are seriously lacking in this and we can't comfortably visit in warm/hot weather so have to go elsewhere. Must have shaded seating for parents close by with space for prams beside.
- It should be fenced, with shaded seating inside the fenced play area. Skip the feature wall to fund the fencing.
- A flying fox would be great, a rock climbing wall and hills built in for kids to roll down.
- It is only focused on children. It would be nice for there to be gym equipment.
- No facilities for adults in the immediate area. Some outdoor park gym equipment including a chin-up bar would be great considering the future plans for the area. There isn't anything like this until south of the railway line, some 2.5 kilometres away.
- Play structure too small
- Currently the flying fox, monkey bars and fireman pole are the favourite play equipment of my two granddaughters. This play equipment is suited to a wider range of ages than the play equipment currently on the plan. I would encourage the council to keep the above mentioned equipment for the older children, particularly as the flying fox and monkey bars have been removed from a majority of other parks in the area.
- Water use - where is the water going to be sourced from? Is it a sustainable/environmentally friendly source?
- Lack of toilet will mean not practical place for extended outing with kids and BBQ unlikely to be utilised for that reason.
- There doesn't seem to be much for younger children e.g. toddlers. Can there be a little bike track or a little wooden platform maze that is not far off the ground
- You have a BBQ to encourage people to stay longer but no bathroom facility. Also bin location near the BBQ/seating would be better than the opposite side, I understand it's extremely code however we often still see people leaving things on a table if hands are full

and is too far/hard to get to, also a reason why another bin would good, possibly near the courts/seat section.

Also hope playground has in mind young walking toddlers that need extra safety and to the older kids that still love a climb and play

- No apparent access along the linear path without passing through the playground. Widen the ground at that point by extending the river fence to the river to allow north south corridor passage without passing through the play area. In particular, a large number of people enjoy walking their dogs off-lead along this corridor and it would be sensible to allow some passage away from the play area.

Q4. What age group are you / and or your children that will use this reserve/playground?

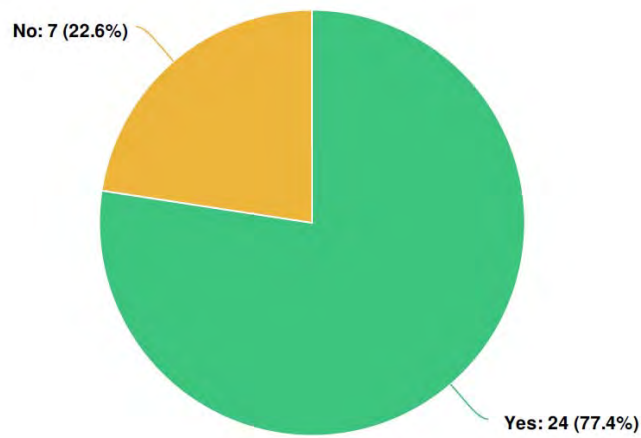


Summary of results:

The bar graph above indicates that the two highest age groups that would most likely be visiting the reserve would be between the ages of 1 – 3 years, with 10 respondents selecting this option and 8 respondents choosing the 30 – 39 years age bracket. This would suggest that majority of the age groups visiting Appleby Road Reserve are parents with their young children.

The two groups that appear to be visiting the least would be the category of 50 – 59 years, with only one respondent selecting this category and two respondents selecting the 13 – 17 years age bracket.

In conclusion, the mean for the recorded data is 5.4. This would suggest that the Appleby Road Reserve would be a reserve that would be utilised across all ages.


Q5. Would you like to be kept informed of the progress of the playground?**Summary of results:**

The pie graph above indicates that the majority of residents, who contributed to the online survey, would like to receive an update on the progress of the playground upgrade. Twenty-four respondents (77.4%) have provided their contact details, including email addresses and one telephone number.

6. Social Media Post

There was a strong engagement on social media with individual post reaching over 10, 000 people. Facebook posts and statistics are provided below.

Date of Post: 4 July 2017



City of Marion added 2 new photos.

Published by Lizzie Wigmore [?] · July 4 at 3:58pm · 🌐

Who wants a new playground in Morphettville? Give us your feedback on the proposed design for Appleby Reserve which includes new paving, picnic shelter, benches, picnic table, electric BBQ, bins, new play structures, landscaping trees and water play.

Council plans to remove the old equipment and commence construction of the new playground in October this year and complete the work by December.

Find out more about the project which is in partnership with Renewal SA at www.marion.sa.gov.au/appleby-reserve

10,512 People Reached

86 Reactions, Comments & Shares

50 Like	39 On Post	11 On Shares
1 Love	1 On Post	0 On Shares
31 Comments	23 On Post	8 On Shares
4 Shares	1 On Post	3 On Shares



627 Post Clicks

275 Photo Views	19 Link Clicks	333 Other Clicks
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NEGATIVE FEEDBACK

5 Hide Post	2 Hide All Posts
0 Report as Spam	0 Unlike Page

Reported stats may be delayed from what appears on posts

10,512 people reached Boost Post

40 16 Comments · 1 Share

 this will be handy right near the back
 carpark at work 😊
 Like · Reply · Message · July 4 at 5:48pm

 We can go play at lunch lol
 Like · Reply · Message · July 4 at 5:53pm

 shotgun swing!!
 Like · Reply · Message · July 4 at 6:02pm

 And we can have a bbq
 Like · Reply · Message · July 4 at 6:06pm

 Oh wow! How handy would that be 😊
 Like · Reply · Message · July 4 at 7:33pm

Write a reply...

 Yes, please consider placement of trees and structures in relation to the sun in summer in particular.
 For all future playgrounds and reserves.
 There's no point having shaded garden areas when people want to sit on shaded grass or shaded benches, etc.... [See More](#)
 Like · Reply · Message · July 4 at 4:48pm

 Definitely a great idea - if there could be playground equipment to suit both toddlers & older children that would be great. I also love the idea of fruit trees used.
 Like · Reply · Message · July 4 at 6:57pm

 The playground at the zoo is awesome but its a distraction for the kids from the animals it frustrating build something like that one please!
 Like · Reply · Message · July 4 at 5:42pm

 Can we maybe also add a few more things to the one off Kellett reserve Morphetville?
 Like · Reply · Message · July 4 at 7:28pm

 Please take into the consideration of the sun during the day when you place the equipment. The majority of Mulcra Ave play equipment has no protection from the sun in summer ... but hey it looked good on paper ...!!
 Like · Reply · Message · July 4 at 4:35pm

Like · Reply · Message · July 4 at 4:35pm

 Would be awesome... I grew up there visiting my Nan and Pop in Nunyah and this would be great for the area 😊

Like · Reply · Message · July 4 at 10:28pm

 Yes please! That playground is well in need of a makeover! Please fence it in!

Like · Reply · Message · 1 · July 4 at 6:35pm

 near your digs and worth your input?

Like · Reply · Message · July 4 at 7:17pm

 Certainly is! Brett, bigger playground please

Like · Reply · Message · 1 · July 4 at 8:49pm

 Write a reply...    

 Something for older kids would be good

Like · Reply · Message · 1 · July 4 at 4:35pm

 It's a good idea

Like · Reply · Message · July 4 at 11:20pm

 Sounds great!

Like · Reply · Message · July 5 at 8:59am

 Like · Reply · Message · 1 · July 4 at 6:07pm

 Like · Reply · Message · July 5 at 7:26am

 Like · Reply · Message · July 5 at 7:19am

 leck yes!!!! Please, there are no good playgrounds within walking distance from us.. - except the school..

Like · Reply · Message · July 5 at 7:25am


 know!! Would be amazing!

Like · Reply · Message · July 5 at 7:25am

 Write a reply...    


 Like · Reply · Message · July 4 at 4:59pm

Write a comment...



City of Marion
Published by Lizzi Wigmore (?) · July 13 at 5:03pm · 🌐

This is the current Appleby Reserve in Morphettville. A reminder to have your say about the new playground planned for this site which includes new paving, picnic shelter, benches, picnic table, electric BBQ, bins, new play structures, landscaping trees and water play. Fill out a survey here: www.makingmarion.com.au/applebyreserve



👍 **Get More Likes, Comments and Shares**
When you boost this post, you'll show it to more people.

1,269 people reached Boost Post

👤 Gillian Sheldon, Davinder Singh and 3 others · 2 Comments

👍 Like 💬 Comment ➦ Share ⌵ Top Comments

1,269 People Reached

12 Likes, Comments & Shares

7 Likes	5 On Post	2 On Shares
4 Comments	2 On Post	2 On Shares
1 Shares	0 On Post	1 On Shares


63 Post Clicks


12 Photo Views	19 Link Clicks	32 Other Clicks
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NEGATIVE FEEDBACK

2 Hide Post	1 Hide All Posts
0 Report as Spam	0 Unlike Page


Reported stats may be delayed from what appears on posts

 Write a comment... 😊 📷 GIF 🗨️



Your survey is refusing to accept my email address (I have tried four times) it keeps coming up with a message saying 'invalid email address' and will not submit 😊 wendy

Like · Reply · Message · July 13 at 5:13pm



Grt news

Like · Reply · Message · July 13 at 9:26pm

We thank the community who took the time to provide their feedback and participate in the engagement process.

Attachment 1: Copy of Hardcopy Survey and Concept plan

Community Survey - Help Shape this Space

Appleby Road Reserve Playground



Introduction

The Appleby Reserve Playground is being created to complement the renewal of housing in the area by the South Australian Government.

The Government is renewing our streets and suburbs by replacing old homes with new homes, creating better quality social housing, increasing housing choices and affordability and enhancing the liveability of South Australia.

The Morphettville Neighbourhood Renewal Project is part of the Government's renewal initiative and will see 11 hectares of the suburb with a high concentration of public housing rejuvenated. It is a master planned urban community development using 'traditional neighbourhood design principles', supporting the wider project objectives of sustainability, enhancing social interaction and returning a sense of community to residential areas.

In developing the Morphettville Neighbourhood Renewal Project, a landscape architect has been commissioned by Renewal SA to work with it and the City of Marion to develop a design concept for the Appleby Reserve Playground.

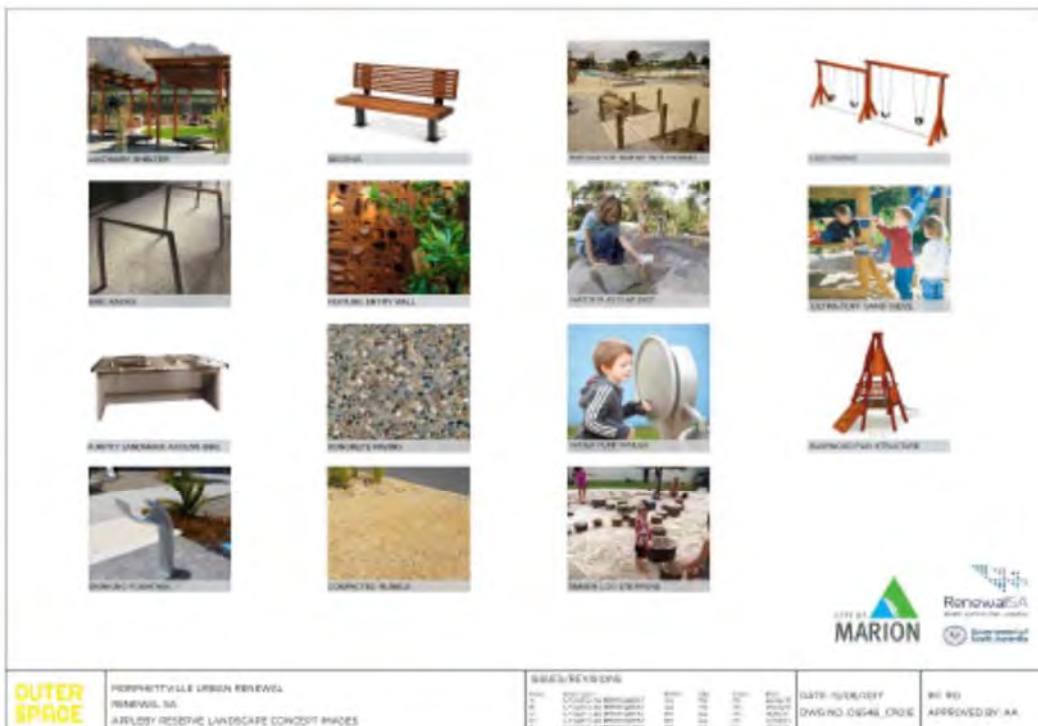
The proposed work will include new paving, picnic shelter, benches, picnic table, electric BBQ, bins, new play structures, landscaping trees and water play. Council plans to remove the old equipment and commence construction for the new playground in October and complete the work by December 2017.

DRAFT MORPHETTVILLE MASTER PLAN



Survey Questions

Appleby Reserve Playground



1. Overall, what is your level of support for the draft concept plan of the reserve playground?

5	4	3	2	1
Strongly support	Support	Neutral	Don't approve	Strongly disapprove

2. What do you most like about the draft concept design for this playground?
Please provide your comment.

3. Please identify any areas of concern that you might have with the current design.

4. What age group are you/ your children that will use this Reserve/ Playground?

- 1-3 years 4-6 years 7-9 years 10-12 years 13 – 17 years
- 18-29 years 30-39 years 40-49 years 50-59 years 60+ years

5. Would you like to be kept informed of the progress of the playground? Please provide your details below: (details will remain confidential)

Yes

No

Name:

Email:

Postcode:

Thank you for taking the time to complete this survey; and thank you to all those that have been involved in the reserve development process.

This survey can be completed on line at makingmarion.com.au/applebyreserve or fill in this form and return to

City of Marion

PO Box 21, Oaklands Park SA 5046

or

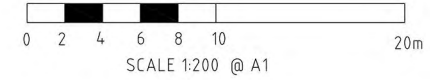
935 Marion Road Mitchell Park SA 5043



- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- PROPOSED TREE
- IRRIGATED GARDEN BED WITH ORGANIC MULCH
- IRRIGATED GARDEN BED WITH ROCK MULCH
- BITUMEN PAVING BY OTHERS REFER TO CITY PF MARION DOCUMENTS
- CONCRETE PAVING TYPE 1; REFER TO DETAILS
- CONCRETE PAVING TYPE 2; REFER TO DETAILS
- WATER PLAY SWALE WITH CONCRETE CENTRAL CHANNEL WATER PUMP, GATE; REFER TO DETAIL
- ORGANIC SOFTFALL
- EXTENT OF IRRIGATED TURF
- DRYLAND GRASS
- SEAT
- SHELTER WITH PICNIC SETTING
- ELECTRIC DOUBLE PLATE PARK SAFE BBQ
- RUBBISH BIN SURROUND
- DRINKING FOUNTAIN
- ROCK
- TIMBER LOG STEPPERS
- BRIDGE
- BIKE RACKS
- NETBALL HALF COURT
- BASKETBALL HALF COURT
- PLAY STRUCTURE
- QUAD SWING
- TURF MOUND
- CONCRETE EDGING
- GPT BY CIVIL
- PROPOSED PRAM RAMP



PROJECT MORPHETTVILLE URBAN RENEWAL
 CLIENT RENEWAL SA
 DRAWING APPLEBY RESERVE CONCEPT PLAN



DATE: 14/08/2017
 DWG NO. OS546_CP01E

BY: BV
 APPROVED BY: AA





1 LANDMARK SHELTER



5 SEATING



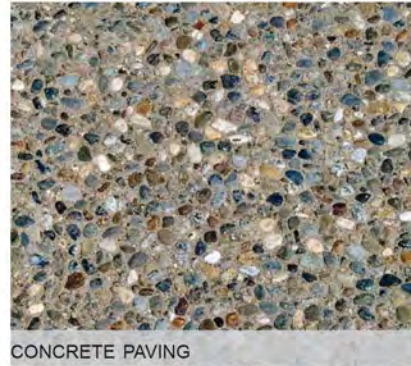
8 TIMBER BRIDGE



12 QUAD SWING



2 BIKE RACKS



6 CONCRETE PAVING



9 WATER PLAY FLAP GATE



13 ULTRA-TUFF SAND SIEVE



3 FURPHY LANDMARK ACCESS BBQ



7 COMPACTED RUBBLE



10 WATER PUMP WINDER



14 SKYTOWER PLAY STRUCTURE



4 DRINKING FOUNTAIN WITH DOG BOWL



11 TIMBER LOG STEPPERS



ISSUES/REVISIONS

Issue	Description	Drawn	Ckd.	Appd.	Date
A	UPDATED AS PER REQUEST	AA	PG	PG	20/02/17
B	UPDATED AS PER REQUEST	AA	PG	PG	09/03/17
C	UPDATED AS PER REQUEST	BV	AA	PG	18/05/17
D	UPDATED AS PER REQUEST	BV	AA	PG	22/05/17
E	UPDATED AS PER REQUEST	RO	AA	PG	15/06/17
F	UPDATED ENTRYWALL IMAGE	AA	AA	PG	19/06/17
G	UPDATED PLAY EQUIPMENT	RO	AA	PG	15/08/17

Whole of Life Cost Analysis- Appleby Road Reserve

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
Total (whole of life cost based upon 20 years)		\$ 250,000	\$ 3,000	\$ 9,906	\$ 12,906	\$ -	\$ 12,906	\$ 7,360	\$ -	\$ 7,360	\$ 1,263,338	\$ 1,263,338

**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
22 August 2017**

Originating Officer: Carol Hampton, Manager City Property

General Manager: Abby Dickson, General Manager City Development

Subject: State Local Government Infrastructure Partnership –
Marion Coastal Walkway Improvements Program

Report Reference: GC220817R10

REPORT OBJECTIVES

The purpose of this report is to advise that Council has been successful in obtaining grant funding of \$200,000 for the Marion Coastal Walkway Improvement Program that was applied for through the 2017/2018 State Local Government Infrastructure Partnership (SLGIP). The report provides details of the grant and seeks authorisation for the Mayor and Chief Executive to sign the Funding Deed and affix Council's Common Seal.

EXECUTIVE SUMMARY

The Local Government Act 1999 (section 38) provides that the common seal of a council must not be affixed to a document except to give effect to a resolution of the Council and that it must be attested to (signed) by the CEO and Principal Member.

In February 2017, funding became available through the SLGIP to assist councils to bring forward infrastructure projects. A submission for \$200,000 was lodged on 28 February 2017 for works on the coastal walkway.

On 11 April 2017, a letter was received from the Treasurer (Appendix 1) indicating the Local Government Association would be in contact regarding an agreement to access the funds. The LGA has advised that it has reached agreement with the Treasurer on administering the program consistent with the guidelines. It has further indicated it has received legal advice that the project agreement should be in the form of a Deed, which requires the affixing of seals.

The attached Funding Deed (Appendix 2) has been received which will allow the LGA to provide funds to the Council in January 2018, in accordance with the SLGIP guidelines and the requirements of the Treasurer.

The program requires Council to commence construction of the project by 31 December 2017, to comply with guidelines, to report certain information to the LGA, and to maintain its projected capital expenditure to ensure the project creates jobs additional to those that would otherwise be supported. The Deed requires Council to alert Council's audit committee to the Deed and to the capital expenditure requirements in particular. This will be done through the next meeting cycle following approval to affix the seal.

RECOMMENDATION

That Council:

DUE DATES

- | | |
|--|------------------------------|
| <p>1. Pursuant to Section 38 (1) of the Local Government Act 1999, authorises the Mayor and Chief Executive Officer to sign and affix the common seal to the documentation necessary to secure funding under the State Local Government Infrastructure Partnership.</p> | <p>22 August 2017</p> |
|--|------------------------------|

BACKGROUND

In early February 2016, Council was advised that a total of \$25 million was available for South Australian Councils to apply for under a new State Local Government Infrastructure Partnership program.

The program funded 20 per cent of the project and Councils were required to fund the balance.

The funding was aimed at large infrastructure projects valued at more than \$1 million that would generate jobs in the local community.

A number of existing projects were considered against the funding criteria and it was determined that the coastal walkway was a suitable project. As Council had funding allocated in the long-term financial plan for the walkway, it was able to be brought forward to match the funding required for the project. This was subsequently included in the 2017/18 budget process.

As the submission had to be submitted by 28 February 2017, it was unable to be formally considered by Council.

The submission was for a project for \$1,000,000 (exc GST) which is to be spread over two years 2017/18 and 2018/19. Council will contribute \$800,000 from its reserves to the project and sought \$200,000 from the SLGIP.

The project consists of three tranches:

Tranche 1 Continue and accelerate program of structure upgrades to complete four (4) remaining structures.

Tranche 2 Replacement of at-grade surfaces with board walks in localities where surfaces are subject to erosion or accumulation of water and mud after rain.

Tranche 3 Grade and surface 600m of pathway across Hallett Headland Coastal Reserve in materials appropriate to terrain conditions, to replace informal pathway, and to link to recently completed sealed pathway at northern end of City of Onkaparinga trail section (along coast boundary of Desalination Plant).

FINANCE

The Funding Deed has been reviewed and it was noted the Finance and Audit Committee should be informed of the grant. This information will be provided to the next committee meeting.

CONCLUSION

This funding opportunity enables Council to bring forward works on the coastal walkway, and as such, the Mayor and Chief Executive Officer should be authorised to sign and affix the common seal to the documentation necessary to secure \$200,000 funding under the State Local Government Infrastructure Partnership.

APPENDICES

Appendix 1: Letter from the Treasurer, the Hon Tom Koutsantonis

Appendix 2: Funding Deed



Government
of South Australia

TRS17D0437



Treasurer
Minister for Finance
Minister for State
Development
Minister for Mineral
Resources and Energy

Level 8

State Administration Centre

200 Victoria Square
Adelaide SA 5000

GPO Box 2264
Adelaide SA 5001

DX 56203 Victoria Square

Tel 08 8226 1866

Fax 08 8226 1896

minister.koutsantonis@sa.gov.au

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

Dear Mayor

On behalf of the Minister for Local Government, the Hon Geoff Brock MP, and the Local Government Association President, Mayor Lorraine Rosenberg, I would like to thank you for submitting an application for funding support under the State Local Government Infrastructure Partnership.

Your submission has been evaluated against the selection criteria and following evaluation I am pleased to offer the Corporation of the City of Marion support of \$200,000 towards the costs of the Marion Coastal Walkway Improvement Program. Please note that a requirement of this funding is that construction must commence by 31 December 2017.

The Local Government Association will be in contact with you shortly to discuss a funding contract.

Should you have any queries about the program in the meantime, please contact Mr Chris Russell, Strategic Advisor, Local Government Association on 8224 2030 or chris.russell@lga.sa.gov.au.

Yours sincerely

Hon Tom Koutsantonis MP
Treasurer
Minister for Finance

30 March 2017

SCANNED





State Local Government Infrastructure Partnership

Funding Deed

Corporation of the City of Marion

Marion Coastal Walkway Improvement Program

*A job stimulus program backed by
the SA Government,
the Local Government Association
of South Australia, the Local
Government Finance Authority and
participating SA Councils*



Jointly administered by the Department of Planning, Transport and Infrastructure and the LGA.
www.lga.sa.gov.au/infrastructurepartnership

Date

Parties

Local Government Association of South Australia (ABN 83 058 386 353) (**LGA**)
Corporation of the City of Marion (ABN 37 372 162 294) (**Council**)

Background

- A. The Council has been approved for funding under the State Local Government Infrastructure Partnership in respect of the Approved Project.
- B. The LGA has entered into the State Funding Deed with the Treasurer. Under the State Funding Deed, the Treasurer agrees to pay the State Funding to the LGA to meet the LGA's costs of servicing a loan taken out by the LGA to fund the grants payable for projects approved under State Local Government Infrastructure Partnership.
- C. The State Funding Deed requires the LGA to pay the Grant to the Council subject to the LGA entering into a funding deed with the Council including specified terms.
- D. This deed sets out the terms on which the Grant is paid to the Council.

1. Definitions and interpretation

1.1. Definitions

Annual Administration Fee means the fee payable to the LGA under clause 10(c) of this deed.

Approval means the Treasurer's letter included in the Attachment.

Approved Project means the project described in the Grant Application as approved in the Approval, including any variation to the Approved Project in accordance with clause 6(b) of this deed.

Business Day means a day other than:

- (a) a Saturday or Sunday; or
- (b) a day which is a public holiday in South Australia (within the meaning of the *Holidays Act 1910 (SA)*)

Confidential Information means, in relation to a party, information about that party or its business or affairs that:

- (a) is by its nature confidential;
- (b) is reasonably designated by that party as confidential; or
- (c) the other party knows or ought to know is confidential,

and includes the terms of this deed.

Eligibility Requirements means the requirements for eligibility for the Grant set out in clause 3.

Grant means a grant payment in the amount set out in item 2 of the Schedule.

Grant Application means the application made by the Council for a grant in respect of the Approved Project under the Partnership Guidelines as included in the Attachment.

Law means any statute, regulation, order, rule, subordinate legislation or other document enforceable under any statute, regulation, order, rule or subordinate legislation.

LGFA means the Local Government Finance Authority established under the *Local Government Finance Authority Act 1983*.

LGFA SLGIP Rate means the rate at which the LGFA will lend money to the Council for the Approved Project being the LGFA's cost of funds (inclusive of State guarantee fee) plus a 0.2 percentage point margin.

Local Contractor means a contractor with a primary or branch office located in South Australia.

Partnership Guidelines means the document entitled *2016 State Local Government Infrastructure Partnership* published in December 2016 (available at <http://www.lga.sa.gov.au/infrastructurepartnership>).

Practical Completion means the Approved Project being substantially complete and fit for use, all performance or structural tests required by Council having been satisfactorily completed and omissions or defects identified through these tests being made good to the satisfaction of the Council.

Project Completion means the date on which the Approved Project is entirely finished including the expiry of any defects liability period, the completion of works undertaken under any defects liability provision to the satisfaction of the Council and the completion of all project administration.

Project Phase means the period commencing on the execution of this deed and ending on the day after the Council provides a report to the LGA in accordance with clause 11.1(c).

Quarter means a period of three months ending on 31 March, 30 June, 30 September and 31 December during the Term.

State Funding means the funding provided by the Treasurer to the LGA under the State Funding Deed.

State Funding Deed means the funding deed between the LGA and the Treasurer (dated 22 June 2017).

State Local Government Infrastructure Partnership means the program implemented by the State of South Australia and the LGA to support councils to accelerate spending on community infrastructure projects and deliver public value and economic stimulus as described in the Partnership Guidelines.

Term means the term of this deed as specified in clause 2.

Treasurer means Treasurer for the State of South Australia.

1.2. Interpretation

In this deed, unless the contrary intention is evident:

- (a) the background and schedule form part of this deed;
- (b) singular includes plural and *vice versa*;
- (c) a reference to a person includes a body politic or corporate, an individual or a partnership;
- (d) a reference to legislation includes a reference to that legislation as amended or replaced;
- (e) headings do not affect construction;
- (f) no rule of construction applies to the disadvantage of a party because that party put forward this deed or any portion of it;
- (g) another grammatical form of a defined word has a corresponding meaning; and
- (h) reference to a party:
 - (i) if more than one, means each of them jointly and severally; and

- (ii) includes a successor to the rights or obligations of that party under this deed.

2. Term

- (a) This deed commences on the date it has been executed by both parties.
- (b) This deed expires on the later of:
 - (i) the date on which the LGA notifies the Council that the report provided by the Council in compliance with clause 11.1(c) is satisfactory; or
 - (ii) 1 July 2020.

3. Eligibility Requirements

The Council acknowledges that it is only entitled to the Grant if:

- (a) construction on the Approved Project has commenced by 31 December 2017 (unless otherwise consented to by the Treasurer in writing on the basis of the Treasurer being satisfied that construction has been delayed for reasons beyond the Council's reasonable control); and
- (b) the Council funds 80% of the cost of the Approved Project.

4. Grant

- (a) The Council is only eligible for the Grant if the Council continues throughout the Term to meet the Eligibility Requirements and comply with the terms of this deed.
- (b) The Council agrees only to use the Grant for the Approved Project.
- (c) The Council warrants that it will meet the Eligibility Requirements.
- (d) Subject to the Council providing satisfactory evidence that construction on the Approved Project has commenced by 31 December 2017 (or such later date as consented to in writing by the Treasurer), the LGA agrees to pay the Grant to the Council no later than 30 June 2018 on the basis of the warranty given under clause 4(c) and the Council complying with this deed.
- (e) Throughout the Term the Council must provide assistance required by the LGA from time to time for the LGA to meet its obligations under the State Funding Deed.
- (f) The Council must notify the LGA within 10 Business Days of:
 - (i) seeking or receiving a consent of the Treasurer for the purposes of clauses 3(a) or 4(d);
 - (ii) providing information to the Treasurer for the purposes of clause 7(c);
 - (iii) becoming aware of circumstances which require a repayment to be made by the Council to the LGA under clause 8; or
 - (iv) Project Completion.

5. Financing

The Council acknowledges that the application of the LGFA SLGIP Rate to any borrowings from the LGFA by the Council for the Approved Project:

- (a) will be dependent on the terms of the loan agreement between the Council and the LGFA; and

- (b) may be removed or varied if the Council does not receive a grant or is required to repay all or some of the grant under this deed.

6. Approved Project

- (a) The Council agrees to undertake the Approved Project:
- (i) in a manner which is consistent with, and gives effect to, the Approval and the Partnership Guidelines;
 - (ii) subject to clause 6(b), in accordance with initial scope of the Approved Project;
 - (iii) in accordance with relevant Laws and good industry practices, including in respect of work health and safety; and
 - (iv) within a reasonable timeframe.
- (b) A Council may only vary the scope of an Approved Project with the prior written approval of the LGA.
- (c) The Council agrees to use only Australian certified steel in the Approved Project.
- (d) The Council must maximise the use of Local Contractors during the construction of the Approved Project where practicable.
- (e) The Council acknowledges that clauses 6(c) and 6(d) are not intended to vary the application of the Council's procurement policies, practices and procedures developed and maintained for the purposes of section 49 of the *Local Government Act 1999*, except to the extent necessary to give effect to those clauses.

7. Capital expenditure

- (a) The Council acknowledges that expenditure on the Approved Project must be in addition to the Council's capital expenditure plans as at the date of the Grant Application.
- (b) The Council agrees that it will not deliberately offset project expenditure with a reduction in total planned other capital expenditure as at the date of the execution of the Grant Application:
- (i) in 2017-18 and 2018-19 for projects commencing by 30 June 2017; or
 - (ii) in 2017-18, 2018-19 and 2019-20 for projects commencing in the period 1 July to 31 December 2017.
- (c) The Council will not be taken to have deliberately offset project expenditure with a reduction in total planned other capital expenditure where the Council can demonstrate to the Treasurer's reasonable satisfaction that the Council is reducing capital expenditure due to circumstances outside of the Council's reasonable control.
- (d) The Council will draw this deed to the attention of the Council's audit committee and highlight the obligation under this clause 7.

8. Repayment

8.1. Project cost savings

- (a) Subject to clause 8.1(b), if the final total project cost for the Approved Project are less than or equal to the estimated project cost included by the Council in its Grant Application, then the Council will repay to the LGA a proportion of the Grant calculated as follows:

- $AG - ((FC - EF) * 0.2) = RA$
 - Where:
 - **AG** = Approved grant amount
 - **FC** = Final total project cost
 - **EF** = Final external funding (Other State or Federal funding)
 - **RA** = Repayment amount
- (b) If the final external funding is equal to or greater than final total project cost, the full amount of the Grant will be repayable to the LGA.

8.2. Variation of Approved Project

If a Council varies the scope of an Approved Project in accordance with clause 6(b) and the variation reduces the scope of the Approved Project, the Council will repay to the LGA an amount proportionate to the reduction in scope as determined by the Treasurer.

8.3. Repayment, reduction or termination of State Funding

- (a) The State Funding Deed includes:
- (i) an obligation on the LGA to repay the State Funding or a portion of the State Funding in specified circumstances;
 - (ii) a right in the Treasurer to reduce the amount of State Funding payable to the LGA in specified circumstances;
 - (iii) a right in the Treasurer to withhold future funding from the LGA in specified circumstances; and
 - (iv) rights in the Treasurer to terminate the State Funding Deed.
- (b) Obligations to repay funding to the Treasurer or rights in the Treasurer to reduce or terminate funding may be triggered by the Council failing to:
- (i) satisfy the Eligibility Requirements under clause 3;
 - (ii) provide assistance to the LGA as required by clause 4(e) resulting in the LGA materially breaching a term of the State Funding Deed;
 - (iii) undertake the Approved Project in accordance with clause 6;
 - (iv) comply with clause 7 with respect to capital expenditure; and
 - (v) satisfy the reporting requirements under clause 11 of this deed.
- (c) Where the Treasurer:
- (i) requires repayment of the State Funding or a portion of the State Funding;
 - (ii) reduces the State Funding payable to the LGA;
 - (iii) withholds future funding from the LGA; or
 - (iv) terminates the State Funding Deed,
- due or partially due to the action, omission or default of the Council under this deed, the Council must (as applicable):
- (v) repay to the LGA the Grant or the portion of the Grant relating to the LGA's repayment obligation;
 - (vi) pay the LGA the proportion of the reduced State Funding or withheld funding referable to the Grant to the LGA; or

- (vii) pay the LGA the proportion of the State Funding referable to the Grant which remains unpaid by the Treasurer to the LGA as at the date the State Funding deed terminates.
- (d) Without altering the operation of clause 8.3(b), the Council must repay the Grant in full to the LGA if the Council fails to provide to the LGA on request:
 - (i) information on the commencement of construction or Practical Completion of the Approved Project; or
 - (ii) any other information requested by the LGA relevant to the State Local Government Infrastructure Partnership.

8.4. Timing

- (a) A payment by the Council to the LGA under this clause 8 will be paid within 1 month of the Council being notified by the LGA that a payment is required or in instalments on dates notified to the Council by the LGA.
- (b) A payment obligation under this clause 8 survives expiry or termination of this deed.

9. GST

- (a) The Grant is an amount exclusive of GST.
- (b) Subject to clause 9(c), if the payment of the Grant by the LGA is subject to GST then the LGA will pay an amount to the Council in addition to the Grant calculated by multiplying the Grant by the rate at which GST is levied at the time the Grant is paid.
- (c) The LGA is not liable to pay the GST payment or any instalment of the GST payment unless the Council has delivered to the LGA a valid tax invoice under GST Law, referable to the Grant and associated GST payment.
- (d) For the purpose of this clause, the term 'GST Law' has the meaning attributed to that term in the A New Tax System (Goods and Services Tax) Act 1999 (Cth).

10. Grant administration

- (a) The Council acknowledges that the LGA will incur administrative costs as a consequence of taking out the loan to finance the Grant and being a party to the State Funding Deed and this deed. The Council agrees that the LGA undertakes these actions to benefit the Council and other councils receiving grants through the State Local Government Infrastructure Partnership.
- (b) The Treasurer has agreed under the State Funding Deed to provide funding to the LGA in respect of the LGA's administrative costs. If the funding received from the Treasurer is insufficient to cover the LGA's administrative costs then the LGA will fund the balance of the administrative costs for State Local Government Infrastructure Partnership grant recipients which are members of the LGA.
- (c) If during any financial year the Council is not a member of the LGA, the Council agrees to pay the LGA an annual administration fee to cover the administrative costs funded by the LGA which are proportionate to the Grant as a proportion of the State Funding.

11. Reporting

11.1. During the Project Phase

The Council agrees during the Project Phase to provide to the LGA:

- (a) a report within three weeks of the end of each Quarter indicating the number of jobs (in full-time equivalents (FTE)) and types of job created by the Approved Project;
- (b) a report no later than 31 August in each year of the Project Phase concerning the preceding financial year including:
 - (i) the date construction of the Approved Project commences;
 - (ii) the anticipated Practical Completion date for the Approved Project;
 - (iii) progress of the Approved Project, including any delays;
 - (iv) any changes in the scope of the Approved Project;
 - (v) information demonstrating compliance with clause 7;
 - (vi) the number of jobs (in FTE) and types of job created by the Approved Project;
 - (vii) a confirmation that only Australian certified steel is being used for the Approved Project; and
 - (viii) a confirmation that the Approved Project is maximising the use of Local Contractors; and
- (c) a final report within four months of Project Completion indicating:
 - (i) a description of the Approved Project, with before and after photos;
 - (ii) the date on which the construction of the Approved Project commenced and the date of Practical Completion of the Approved Project;
 - (iii) the total project costs and sources of funds for the Approved Project; and
 - (iv) a summary of outcomes (including information about jobs created and key contractors).

11.2. During the Term

The Council agrees during the Term to provide to the LGA:

- (a) project documentation with content and in format requested by the LGA; and
- (b) other reports, records or information requested by the LGA in respect of the Approved Project and the Grant.

12. Confidentiality

- (a) Each party agrees that it will not use any Confidential Information of the other party or allow any Confidential Information of the other party to be used for any purpose except as contemplated by this deed.
- (b) Each party will:
 - (i) keep confidential;
 - (ii) take reasonable steps to ensure that the party's officers and employees do not disclose to a third party;
 - (iii) maintain proper and secure custody of; and
 - (iv) not use or reproduce in any form,
 any Confidential Information belonging to the other party.

- (c) The obligations in clauses 12(a) and 12(b) do not apply to Confidential Information in the public domain or which is known other than as a result of a breach of this clause 12.
- (d) Notwithstanding the provisions of clause 12(b), Confidential Information may be disclosed by a party:
 - (i) to employees, legal advisers, auditors and other consultants of a party requiring the information for the purposes of this deed;
 - (ii) with the consent of the party to which the obligations of confidentiality under this clause 12 are owed, which consent may be given or withheld at that party's absolute discretion; or
 - (iii) to comply with a requirement of Law or a parliamentary convention.
- (e) If a party proposes to release or provide access to Confidential Information under 12(d)(i), it will not do so until it has obtained from employees, legal advisers, auditors or other consultants a written undertaking to keep the information confidential and not to release it to any other party.

13. Termination

- (a) This deed will terminate if the Council fails to satisfy the Eligibility Requirements by 31 December 2017 (or such later date as is consented to by the Treasurer for the purposes of clause 3(a)).
- (b) The LGA may terminate this deed by notice to the Council if the Council is in default of an obligation under this deed.

14. Dispute resolution

14.1. Engagement

Any dispute in connection with this deed must not be the subject of litigation until the parties have engaged in the dispute resolution process set out in this clause 14.

14.2. Notice of dispute

Either party may notify the other party of a dispute by notice setting out:

- (a) the nature of the dispute (with reasonable details); and
- (b) what action the party giving notice thinks will resolve the dispute, and proposing a meeting of the parties to resolve the dispute.

14.3. Dispute resolution process

- (a) If a party gives notice of a meeting as above, each party to the dispute must ensure its representative has authority to resolve the dispute and at the meeting make a good faith attempt to resolve the dispute.
- (b) If the dispute is not able to be resolved under clause 14.3(a) within ten Business Days of the dispute being notified under clause 14.2, the parties agree to appoint a mediator to resolve the dispute.
- (c) If the parties are unable to agree on a mediator, then either party may request the President of the Law Society of South Australia to appoint a suitably qualified mediator.
- (d) In respect of a mediation under this clause, the parties agree to:
 - (i) engage in the mediation in good faith; and

- (ii) jointly meet the costs of the mediator.

14.4. Effect of dispute

- (a) The parties will continue to perform their respective obligations under this deed following the notification of a dispute to the extent that the dispute does not relate to or impact upon those obligations.
- (b) This clause does not prejudice the right of a party to seek injunctive relief to prevent immediate and irreparable harm.

15. Audit

The Council agrees that the LGA may audit any records or information in the possession of the Council relating to the Grant or the Approved Project for the purpose of assessing compliance with this deed.

16. Publicity

- (a) The Council must invite the Treasurer, the Minister for Local Government and the President of the LGA to attend a formal opening of the Approved Project.
- (b) The Council agrees to comply with any signage or publicity requirements in respect of the Project or Grant notified to the Council by the LGA.

17. Miscellaneous

17.1. Notices

- (a) Any notice, communication, consent, approval or other communication contemplated in this deed (Notice) must be provided in writing in accordance with this clause.
- (b) Addresses for Notices are set out in item 1 of the Schedule.
- (c) A Notice must be signed by or on behalf of the sender addressed to the recipient and be:
 - (i) delivered to the recipient's address;
 - (ii) sent by pre-paid mail to the recipient's address; or
 - (iii) transmitted by email to the recipient's address.
- (d) A Notice given to a person in accordance with this clause is treated as having been given and received:
 - (i) on the day of delivery if delivered before 5.00 pm on a business day, otherwise on the next business day;
 - (ii) if sent by pre-paid mail, on the third business day after posting; or
 - (iii) if transmitted by email:
 - (A) when the relevant email appears in the sender's sent log with properties disclosing an appropriate routing; and
 - (B) the sender does not receive a message from the system operator to the effect that the relevant email was undeliverable.
- (e) A party may from time to time notify a change of its contact details by written notice to the other party.

17.2. Assignment

A party is only able to assign or novate this deed with the written consent of the other party. Consent under this clause will not be unreasonably withheld.

17.3. Entire agreement

The parties agree that this deed contains the entire agreement between the parties with respect to its subject matter and supersedes any prior agreement, understanding or representation of a party on the subject matter.

17.4. Severance

- (a) Each word, phrase, sentence, paragraph and clause of this deed is severable.
- (b) If a court determines that a part of this deed is unenforceable, invalid, illegal or void, that part may be severed.
- (c) Severance of a part of this deed will not affect any other part of the deed.

17.5. Waivers

A party waives a right under this deed only by written notice expressly indicating the waiver.

17.6. Survival

Obligations of confidentiality and terms expressed to survive the expiry or termination of this deed, survive the expiry or termination of this deed.

17.7. Counterparts

This deed may be signed in counterparts and each counterpart is taken to be an original. All counterparts together constitute one deed.

17.8. Jurisdiction

- (a) The Laws of South Australia apply to this deed.
- (b) The courts of South Australia will have exclusive jurisdiction to determine any proceeding in relation to this deed.
- (c) Any proceeding brought in a Federal Court must be instituted in the Adelaide Registry of that Federal Court

Schedule Deed details

1. **Party details**

LGA

Contact person: Mr Matt Pinnegar
 Address: GPO Box 2693, ADELAIDE SA 5001
 Phone: 08 8224 2000
 Email: slgip@lga.sa.gov.au

Council

Contact person:
 Address:
 Phone:
 Email:

2. **Grant**

\$200,000(exclusive of GST)

Attachment Approved Project

State Local Government Infrastructure Partnership

Application Form

A. Introduction

Guidelines and other information on the State Local Government Infrastructure Partnership is available on the LGA web page:

<http://www.lga.sa.gov.au/infrastructurepartnership>. This applications form must be accompanied by two essential documents:

- a) A declaration signed by the council Mayor / Chairperson and CEO (or those acting in such positions); and
- b) A business case for the project.

If you are submitting more than one project, please lodge a separate application for each project.

Should you have any questions, please contact Patricia Coonan on 0408 801 026 or slgip@lga.sa.gov.au.

Applications are to be submitted via email to slgip@lga.sa.gov.au.

Preliminary

I have read and understand the SLGIP Guidelines document

B. Council Information

- | | |
|----------------------------------|--|
| 1. Council name: | City of Marion |
| 2. Contact officer name: | Carol Hampton |
| Contact officer office phone: | Manager City Property |
| Contact officer mobile phone: | 0466 349 171 |
| Contact officer email: | Carol.Hampton@marion.sa.gov.au |
| 3. Multiple council application? | No |

If a multiple council application please list all participating councils here – if not leave blank. Note that each participating council must submit a separate application

C. Project Overview

- | | |
|-----------------------------|--|
| 1. Name of proposed project | Marion Coastal Walkway Improvement Program |
| 2. Project priority | 1 |

If one project submitted = 1. If submitting a second project indicate second priority with 2 etc. Note that only one project per council will be approved unless the program is not fully subscribed with projects that meet the essential criteria.

- | | |
|---------------------------------|--|
| 3. Project location description | Coast Trail from Jervois Tce Marino to Marion / Onkaparinga Boundary |
| 4. Type of project | Civil |
| 5. Outcomes and benefits | Improvements to Marion Coastal Walkway section of the metropolitan Coast Trail to ensure safety, improve accessibility and protect sensitive native vegetation along this unique elevated section of the trail immediately north and south of the internationally significant Hallett Cove Conservation Park .The improvements will benefit local residents and visitors alike particularly the 42% of the adult population who partake in regular recreational walking (Ausplay Dec 2016 data). |

Please identify the specific outcomes and benefits this project will achieve in less than 200 words, in particular any groups/sections of the community which will benefit from the project. These should be explored in more detail in the business case.

- | | |
|------------------------|---------------------|
| 6. Risk identification | Refer Business Case |
|------------------------|---------------------|

Please identify the impacts (economic, social and environmental impacts) or risk anticipated for the project for your council and for the community in less than 200 words. These should be explored in more detail in the business case.

D. Funding

- | | |
|-----------------------|--------------|
| 1. Total project cost | \$1m exc GST |
|-----------------------|--------------|

Please indicate the total cost (including all contributions). Please provide key figures here and ensure the basis of the estimates is explained in the attached business case.

- | | |
|------------------------------------|-----------|
| 2. Total SLGIP contribution sought | \$200,000 |
|------------------------------------|-----------|

Note maximum of 20% of project costs incurred by your council (i.e. excluding other contributions as detailed at 5 below).

- | | |
|--------------------------------------|-----------|
| 3. Your council contribution | \$800,000 |
| 4. Contributions from other councils | None |

For projects involving more than one council

- | | |
|------------------------|------|
| 5. Other contributions | None |
|------------------------|------|

e.g. from other state or federal programs, business or community (name organisation/program and \$)

- | | |
|---|----|
| 6. Is council formally seeking an exemption to the minimum project size | No |
|---|----|

Consideration will be given, on a case by case basis, to applications for smaller projects by councils with an estimated residential population of less than 3,000 and rate revenue in 2016-17 of less than \$4 million.

E. Employment

1. Will the project lead to additional employment? Yes

If so:

- a) Additional employment opportunities (construction phase) FTE

Please estimate direct additional employment over the life of construction, i.e. all onsite labour, design, project management & other funded work by weeks & record total as annual FTE. Predicted flow on jobs should be included in section 3 Q6 above)

5 FTE (REMPPLAN analysis)

- b) Additional employment opportunities (ongoing) FTE

Please estimate any operational/ongoing jobs created by the asset once completed, e.g. a new recreation centre may involve a half-time recreation officer = 0.5 FTE. If none recorded 0. Predicted flow on jobs should be included in section 3 Q6 above

Nil but secondary benefit to local tourism and personal fitness related businesses

2. If the work is to be contracted, will council seek to maximise the use of local contractors consistent with the SA Government Industry Participation Policy? Yes

F. Timeframes

Note that a successful application for funding under this program requires that the project must commence construction by 31 December 2017.

- | | |
|---------------------------------|-----------|
| 1. Commence planning and design | 01-Mar-17 |
| 2. Construction commences | 01-Jul-17 |
| 3. Construction completed | 30-Jun-19 |

G. Bring Forward

Note that a successful application for funding under this program requires that the project will commence at least 2 years earlier than would otherwise be the case.

- | | |
|---|---|
| 1. Planned/bring forward or unfunded? | Included in Long Term Financial Plan and able to be brought forward by at least 2 years |
| 2. Existing projected capital expenditure 2017/18 | \$160,000 |
| 3. Existing projected capital expenditure 2018/19 | \$160,000 |
| 4. Existing project capital expenditure 2019/20 | \$160,000 |
| 5. Please identify where the above information is published | |

e.g. please identify page number and link to current Long Term Financial Plan

Refer to Business Case

- | | | |
|--|-----------|-----|
| 6. Capital expenditure revised to include this project 2017/18 | \$400,000 | |
| 7. Capital expenditure revised to include this project 2018/19 | \$400,000 | |
| 8. Capital expenditure revised to include this project 2019/20 | Nil | |
| 9. Has the project already commenced, is it included in the 2016/17 budget or is it scheduled to commence before 30 June 2019? | | Yes |

If yes, please explain briefly below and provide more detail in the business case.

More information from Q9 above, if required

Refer business case

H. Financial Sustainability

1. Please insert web link to council's current Long Term Financial Plan
<http://www.marion.sa.gov.au/long-term-financial-plan>
2. Please insert web link to council's current Infrastructure and Asset Management Plan
AMP supplied
3. Is council currently (on average over time) achieving an operating surplus or is it trending in this direction? Yes
4. Council understands its projected levels of indebtedness resulting from the project and how this impacts on its financial sustainability Yes
5. Council has assessed the long-term maintenance and renewal costs of the project and understands how this will impact on its financial sustainability Yes
6. Council has the necessary resources, project management expertise, internal controls and administrative capacity to deliver the project Yes

I. Alignment

1. Please identify how the project aligns with State Government priorities

Please summarise in less than 200 words. Refer to page 5 of the partnership guidelines. Please outline more fully in business case.

This project contributes to the following economic priorities:

- Vibrant Adelaide
- South Australia – a growing destination choice for international and domestic travellers

It also contributes to the following State Strategic Plan Targets:

- 1: Urban spaces
- 13: Work-life balance
- 47: Jobs
- 49: Unemployment
- 62: Climate change adaptation
- 83: Sport and recreation

Refer to Business Case for more detail

2. Does the project mitigate against the impacts of major events such as floods and storms? Yes
3. Please separately attach any evidence of community support for the project and email to slgip@lga.sa.gov.au.

J. Other

1. Is the project likely to result in commercial profits to private parties (other than contractors involved in construction) after completion? No

2. If you answered yes to the previous question, please outline the nature and expected level of any such profit and the parties who will benefit

For example, explain whether the project will cover costs through user charges but is for community benefit rather than commercial profit making purposes

[Click here to enter text.](#)

3. Please estimate the percentage of the project budget expected to involve purchase of information/communication technology (ICT)? Nil

e.g. computers etc if any

K. Declaration

Please separately attach the Partnership Declaration signed by the Mayor and CEO and email to slgip@lga.sa.gov.au.

L. Business Case

Please separately attach the project business case and email to slgip@lga.sa.gov.au. If your business case involves multiple files, please consider zipping the files into one attachment. If the total files being sent, please contact Patricia Coonan on 0408 801 026 to identify an alternative file sending arrangement.

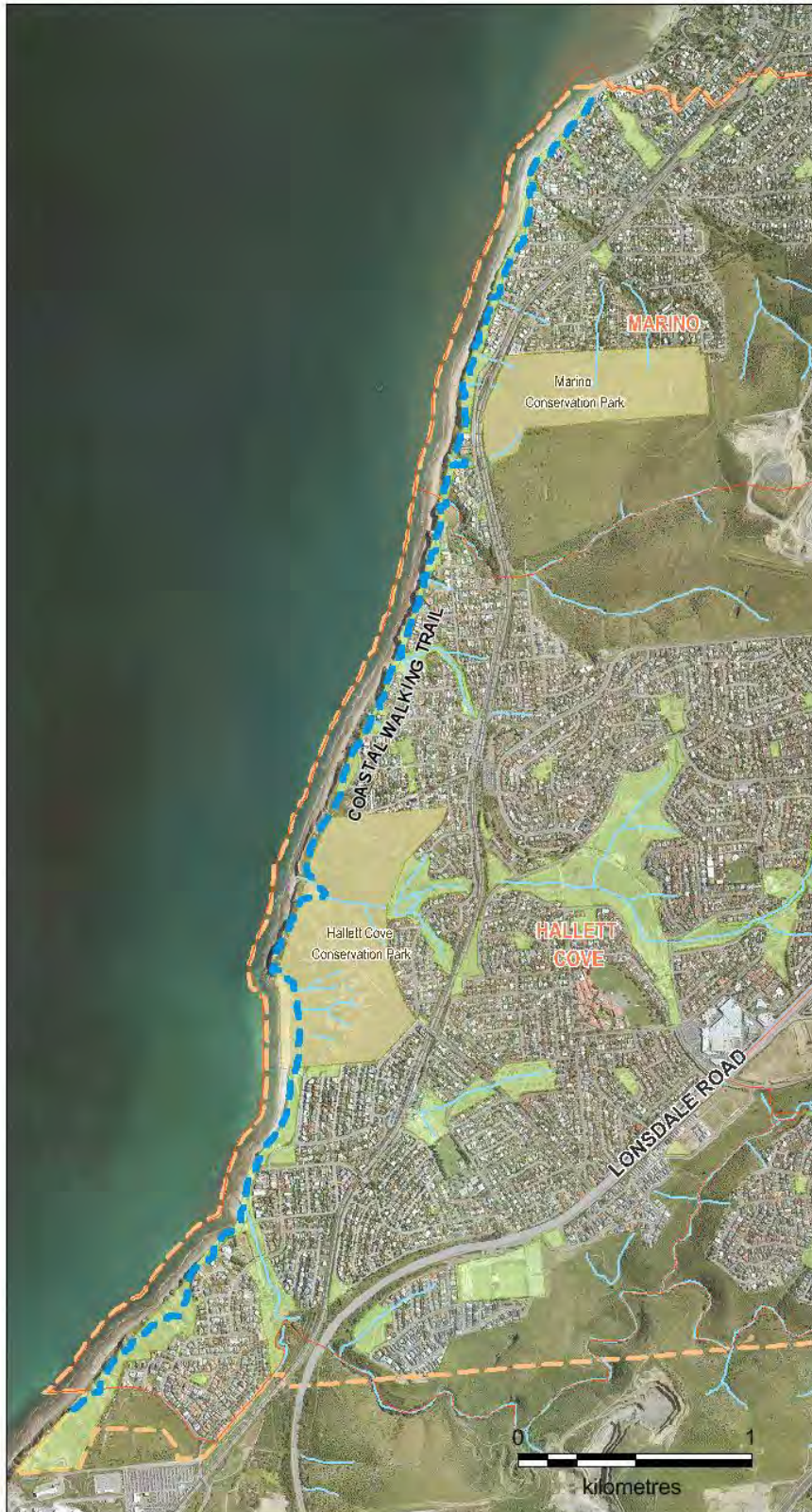
Applications should be submitted via the LGA online form, however if you experience any internet issues you may complete this word version and email with any required attachments to slgip@lga.sa.gov.au. Note as outlined on P.8 of the guidelines that the closing date is 28 February.

Marion Coastal Walkway Improvements Business Case

February 2017



Location Plan



Executive Summary

The City of Marion is one of South Australia's larger metropolitan councils and it is essential that the City continues to develop and attract investment as a thriving cultural, economic and social region of Adelaide and the state.

The improvement of the Marion Coastal Walkway is a key element of the city's Asset Management Plan. The proposal adds amenity to the City of Marion, which will be appreciated by residents and visitors alike and serve to encourage South Australians and visitors to the state to enjoy and value this rugged section of the metropolitan coastline, its unique biota and geology as well as the extended views of the coast and the Gulf St Vincent it affords.

The cost of the project is \$1,000,000 (exc GST) which will be spread over two years 2017/18 and 2018/19. Council will contribute \$800,000 from its reserves to the project and is seeking \$200,000 from the SLGIP.

The project consists of three tranches:

Tranche 1 Continue and accelerate program of structure upgrades to complete 4 remaining structures.

Tranche 2 Replacement of at-grade surfaces with board walks in localities where surfaces are subject to erosion or accumulation of water and mud after rain.

Tranche 3 Grade and surface 600m of pathway across Hallett Headland Coastal Reserve in materials appropriate to terrain conditions, to replace informal pathway, and to link to recently completed sealed pathway at northern end of City of Onkaparinga trail section (along coast boundary of Desalination Plant).

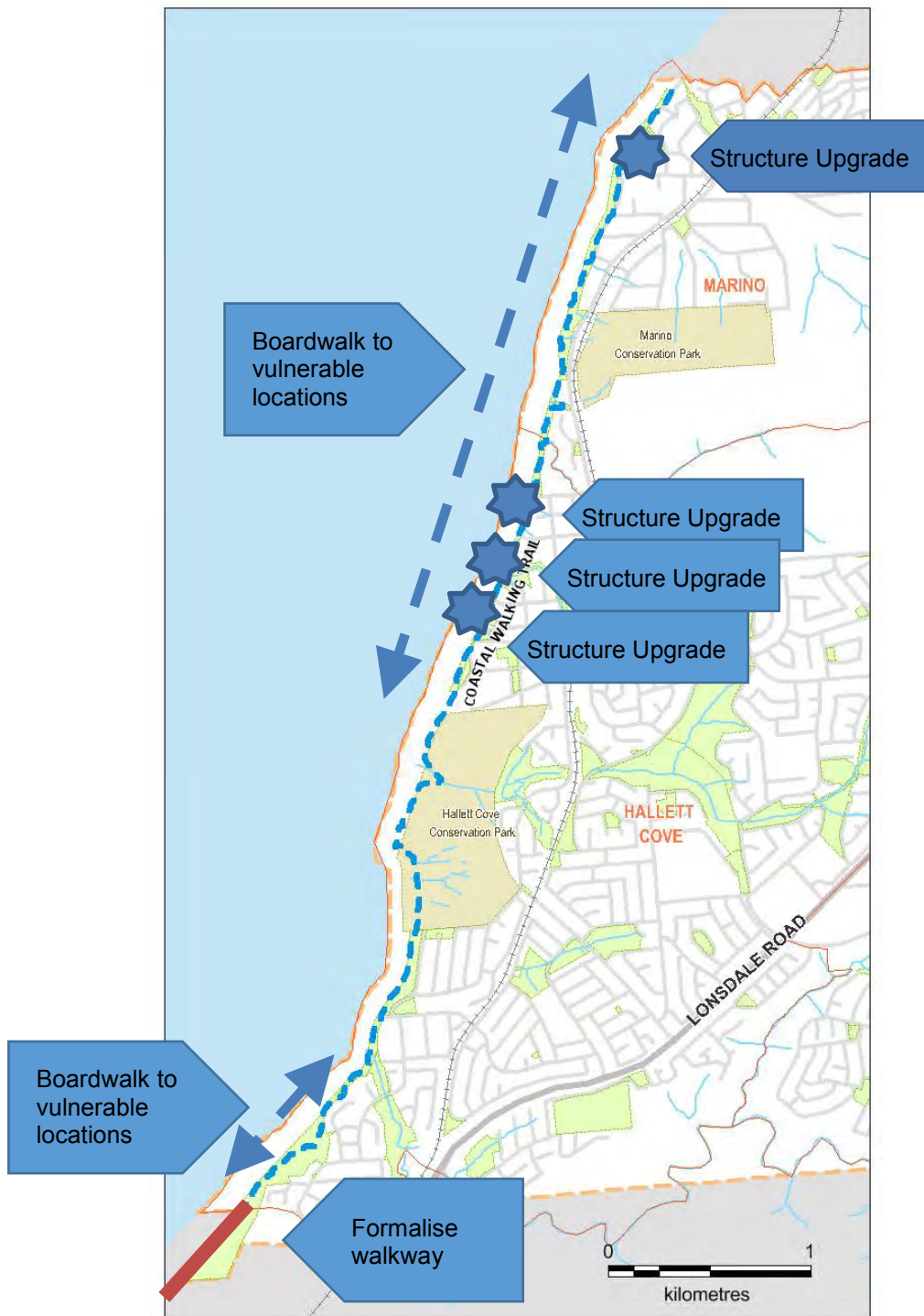
On-site work on Tranche 1 will commence in July 2017. On-site work on Tranches 2 and 3 will commence in January 2018. The work will be completed by June 2019.

Using REMPLAN analysis it is estimated that the work will generate 2 FTE jobs directly and 3FTE jobs indirectly. No estimate of ongoing employment impacts has been done however the upgraded path will enhance its tourism value and has the potential to increase trade for tourism-related business along the City of Marion and adjacent City of Holdfast Bay coasts.

A risk management assessment has been done. The project involves no additional risks to those involved in normal maintenance operations on the existing trail in its current state.

After 12 months' operation of the upgraded path a review of the completed project will occur in addition to the regular monitoring of walkway condition which is required in this exposed area of rugged terrain.

Scoping Plan



1) Strategic Assessment

Project Description

The proponent of the project is the City of Marion.

The improvement of the Marion Coastal Walkway is a key element of the City's Asset Management Plan. The proposal adds amenity to the City of Marion, which will be appreciated by residents and visitors alike and serve to encourage South Australians, and visitors to the state, to enjoy and value this rugged section of the metropolitan coastline, its unique biota and geology as well as the extended views of the coast and the wider Gulf St Vincent it affords.

The walkway was established in 2002 as a component of the metropolitan Coastal Trail which extends from Sellicks Beach to North Haven. The section through Marion features the most rugged topography of the route with several cliff side sections and steep gully traverses. It also affords the best views of the metropolitan coastline of the entire coast trail.

Most of the walkway also includes timber balustrading and handrails. The walkway is comprised of a combination of surfaces with frequent steps. There are 9 significant structures (stairs and bridges) along the walkway. Council have been progressively upgrading these replacing permapine timber horizontal balustrading with higher vertical galvanised steel balustrading incorporating steel hand rails to enhance public safety and reduce ongoing maintenance, funded by a regular annual allocation.

Substantial improvements to the walkway are proposed as follows to be executed in parallel as the following three tranches:

Tranche 1 Continue and accelerate program of balustrade and handrail structure upgrades to complete 4 remaining structures.

Example of existing unimproved structure

Note horizontal climb-able balustrading and permapine superstructure subject to weathering and splintering.



Example of upgraded structure

Note higher handrails, vertical balustrading and steel superstructure. (Upgrade detail based on Defect and Safety audit of 11 structures prepared by Tonkin Consulting March 2014)



Tranche 2

Replacement of at grade surfaces with board walks in localities where surfaces are subject to erosion or accumulation of water and mud after rain

Example of at risk at grade surfaces subject to erosion, exacerbated uncontrolled off path traffic. Also damage to native vegetation due to off-path traffic



Tranche 3

Grade and surface 800m of pathway across Hallett Headland Coastal Reserve in materials appropriate to terrain conditions to replace informal pathway to link to recently completed sealed pathway at northern end of City of Onkaparinga trail section (along coast boundary of Desalination Plant).

Existing condition



Strategic Alignment

The proposed project aligns with council strategic management plans

The City of Marion's *Community Vision – Towards 2040* was endorsed by Council in December 2013 and will shape the future of the Marion community for the next 25 years. It is a shared vision for the future of the city and plays an important role in influencing Council's planning, policy making and allocation of resources. The Community Vision is for a community that is Liveable, Valuing Nature, Engaged, Prosperous, Innovative and Connected.

The *City of Marion Business Plan 2016-2019* was endorsed by Council in September 2016. It explains the projects and programs Council will deliver over the next three years.

Priorities in the "Connected" stream include

- Expand the Walking and Cycling network linking key destinations across the City and beyond"

Priorities in the "Valuing Nature" stream include

- Develop and deliver a Regional Coastal Management Plan to support effective coastal management
- Plan and deliver a program for the protection of remnant native vegetation in our reserves

Relationship to Strategic Plans

The proposed project aligns with relevant State plans and the objectives of the Development Plan (section 48 (2) (b) of the Act) This is described below:

City of Marion Strategic Plan Objectives	LGA SA	State Government Agency and NGO Priorities	State Government Objective (Economic Priorities/State Strategic Plan)
<p>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.</p> <p>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.</p>	<p>Public Realm and Urban Design Guidelines High quality public places are vital for creating harmonious, socially inclusive communities. It is increasingly recognised that investing in quality public space generates tangible, fiscal benefits; stimulating growth in the visitor economy, raising property values and increasing income and profit for local businesses. Public realm investment has been shown to boost confidence in an area, reverse the cycle of decline and stimulate inward investment.</p> <p>Successful public realm and spaces are those that remain relevant to people's day-to-day lives. Such success is not only a function of the available spaces and facilities but more importantly for people, the connections that those places make with their community, their environment and their history.</p>	<p>Office for Recreation and Sport -Strategic priorities</p> <ul style="list-style-type: none"> • Build a capable and sustainable industry • Deliver better places to participate and perform 	<p>Vibrant Adelaide (economic priority)</p> <p>Goal: We are committed to our towns and cities being well designed, generating great experiences and a sense of belonging. Target 1: Urban spaces Increase the use of public spaces by the community</p> <p>Goal: We spend quality time with our families. Goal: We are proud of South Australia and celebrate our diverse culture and people. Target 13: Work-life balance Improve the quality of life of all South Australians through maintenance of a healthy work-life balance (<i>baseline: 2007</i>)</p> <p>Goal: We are physically active. Target 83: Sport and recreation Increase the proportion of South Australians participating in sport or physical recreation at least once per week to 50% by 2020 (<i>baseline: 2011-12</i>) participation rate or higher (<i>baseline: 2006</i>)</p>
<p>Prosperous By 2040 our city will be a diverse and clean economy that attracts investment and jobs, and</p>	<p>Tourism Tourism, as a service export, has the capacity to deliver new expenditure and</p>		<p>South Australia – a growing destination choice for international and domestic travellers. (economic priority)</p>

City of Marion Strategic Plan Objectives	LGA SA	State Government Agency and NGO Priorities	State Government Objective (Economic Priorities/State Strategic Plan)
creates exports sustainable business precincts while providing access to education and skills development.	<p>create new jobs and will be a key engine of growth in a serviced-based economy.</p> <p>Local Infrastructure High quality public realm amenity and place making attract high value businesses and knowledge workers and stimulate private investment</p>		<p>Goal: All South Australians have job opportunities.</p> <p>Target 47: Jobs Increase employment by 2% each year from 2010 to 2016 (baseline: 2010)</p> <p>Target 49: Unemployment Maintain equal or lower than the Australian average through to 2020 (baseline: 2004)</p>
<p>Valuing nature By 2040 our city will be deeply connected with nature to enhance people's lives while minimising the impact on the climate, and protecting the natural environment.</p>	<p>A strong relationship between quality of life and access to public open space and the natural environment is playing an increasingly critical role in the community's health and wellbeing. The way cities, towns and neighbourhoods are planned and designed impacts on people's opportunity to walk, cycle and use public transport; to access healthy food; to recreate; and to participate in community life.</p>	<p>Department of Planning Transport and Infrastructure</p> <p>30 Year Plan for Greater Adelaide This project contributes to a number of priorities described in this plans including:</p> <p>Principle 4 - A transit-focused and connected city Principle 8 - Healthy, safe and connected communities Principle 11 - Climate change resilience</p> <p>Integrated Transport and Land Use Plan Priorities for Greater Adelaide in the Integrated Transport and Land Use Plan that link to this project are;</p> <ul style="list-style-type: none"> Enabling cycling and walking as more sustainable and healthy travel choices. 	<p>Goal: We adapt to the long term physical changes that climate change presents.</p> <p>Target 62: Climate change adaptation Develop regional climate change adaptation plans in all State Government regions by 2016 (baseline: 2011)</p>

Stakeholder Engagement

Key stakeholders for this project are:

- Local residents
- Visitors
- Organised walking groups and events
- Walking SA
- Emergency services
- Business owners serving beaches and coast walkways

Hallett Cove Coastal Management Study 2012 involved broad community consultation. The feedback found the community placed a high priority on recreation, particularly through walking the Coastal trails, walking on the beach and recreation/playing on the beach.

The key issues arising from the community consultation included in order of priority: lack of sand on the beach, additional reserve/redevelopment facilities, coastal walking trails and linkages, erosion of dunes at the Field River entrance and erosion of the embankment along the beach.

In addition to formal consultation, the City of Marion City Property Unit are regularly contacted by users highlighting risks and issues due to deterioration of the walkway fabric. In addition, there is strong demand for organised groups to hold fitness and fundraising events focused on using the walkway.

Walking SA have indicated their support for the upgrade (Letter attached)

Future engagement activities will take place to ensure the City of Marion manages the expectations of broader communities, and the activation of broader community occurs with real opportunity to influence outcomes.

Key messages are developed to ensure that the engagement activities are prefaced with the knowledge that the development of any concept plan for a community precinct is subject to funding.

The purpose of broader community engagement will be to inform the detailed design and in the event of funding being unsuccessful, the engagement outcomes will inform council's future decisions on delivery of the project.

2) The Case for Investment

The Marion Coast Walkway is a popular piece of local infrastructure which serves the Marion community (including 25,000 for whom it is the nearest coastal access) and draws visitors from all over Adelaide and beyond. Increasing patronage due to growth in local population and the increasing popularity of walking for recreation, together with the path's exposed location, mean this asset has a high maintenance requirement.

The project is seeking to improve this significant tourism and recreation asset. The current funding strategy does not enable key aspects of the Asset Management Plan to be executed. Specifically, Council have been allocating \$60,000 per year to ongoing maintenance and since 2014/15 \$160,000 per year to capital works including safety improvements of the asset.

This level of funding has only covered basic "repair on failure" maintenance and incremental upgrading of the existing major elevated structures (stairs, bridges and beach access ways). Recent storms in 2016 heightened awareness of the vulnerability of the walkway. Through accelerating these works and adding additional pathway improvement works the walkway will better cope with demand and safety risks will be substantially reduced.

The main beneficiaries of the project will be the increasingly large section of the community who value and participate in walking for pleasure. This includes interstate and international visitors who use the path as a means of experiencing and appreciating Adelaide's coastline. Its accessibility has been enhanced by the recent electrification and extension of the Noarlunga Seaford Line.

Improvements will reduce risks to public safety and pressure on emergency services. Also it will increase resilience of the infrastructure making it less vulnerable to climate-change related storm damage. It will not provide private benefit to any party other than to successful contractors.

Using REMPLAN analysis it is estimated that the work will generate 2 FTE jobs directly and 3FTE jobs indirectly. No estimate of ongoing employment impacts has been done however the upgraded path will enhance its tourism value and has the potential to increase trade for tourism related business along the Marion and adjacent City of Holdfast Bay coasts.

All construction work will be done by external contractors.

Options Analysis

As an established asset with high community use there are no alternative options to maintaining it in a safe condition and reducing hazards along its course.

The only alternative option is to maintain maintenance and improvement expenditure at its current level or lower which will exacerbate maintenance liability and increase safety risks thereby increasing the likelihood of closure in the event of storm damage. Also continued deterioration of the walkway could impact on the State's reputation as a tourism destination for outdoor activity.

3) Project Management

The City of Marion has the proven capability to run and manage significant projects as can be demonstrated by the on time and on budget outcomes of previous projects, namely the City Services, Cove Civic Centre and Oaklands Wetlands Development, and ongoing delivery of infrastructure works including \$5m of road and footpath renewal in 2015/16.

Council has established in house project management capacity which is supplemented as required with contracted project management staff. In house management costs are included within operating budgets. Any contracted project management resources will be included in the project budget.

Project delivery arrangements

The timetable for project delivery is shown below:

Tranche	1	2	3
Estimate (based on Council staff assessment and recent contracting experience)	\$400,000	\$450,000	\$150,000
Investigation and Design commences	Complete	July 1 2017	July 1 2017
Documentation commences	Complete	September 2017	September 2017
Tendering Period	Provision in place to extend current contact	November 2017	November 2017
Construction commences	July 1 2017	Jan 2018	Jan 2018
Construction Complete	June 30 2019	June 30 2019	June 30 2019

In respect of this project Council have extendable contract arrangements in place that can be used for Tranche 1. This contractor uses Certified Australian Steel and local employment. Tranches 2 and 3 will be delivered by external contractors procured in accordance with Council's procurement policies.

There is no need to prepare a formal Prudential Management Report is required under section 48 (2) of the Act. For this project as it is below the applicable value threshold.

The City of Marion operates to its published Procurement Policy adopted by Council 27 November 2007 reference GC271107R04. Subsidiary procedures comprise

- City of Marion Procurement Procedure
- City of Marion Tender Evaluation Procedure
- City of Marion Contract Administration Procedure
- City of Marion Use of Purchase Orders Procedure

With regard to Tranches 2 and 3, following City of Marion commitment to the project including the securing of required partner funding, the following procurements will be required:

- Investigation, Design and Documentation
- Construction services

The City of Marion capabilities for the provision of the management and design services for the project have been considered and may require external design services depending and the workload allocation of existing staff.

Procurement of external contractors will conform with the requirement to

- the SA Government Industry Participation Policy,
- use Australian Certified Steel products

Project Evaluation

A review will be undertaken twelve months after the date of completion, to assess the redevelopment's degree of "fitness for purpose" and the relevant projections of the Business Case.

Project Risk Management

An assessment of risks associated with the Project has been undertaken together with the development of mitigation strategies to treat identified risks in line with the City of Marion Risk Management Framework.

Risks were identified in the context of the key project objectives (service delivery and financial framework), Council's constructive culture, Council's 'Think Safe Live Well' safety objectives, the budget review and reporting processes.

Categories of risk associated with the project include:

- People/Work Health and Safety
- Social/Cultural
- Financial Sustainability including Asset Management
- Environmental & Natural Resource Management
- Business Continuity and Organisational
- Reputation and Public Administration
- Execution, Delivery & Process Management
- Legal & Regulatory Compliance
- Contracts & Procurement
- Fraud & Security
- Stakeholder Relations.

The risk assessment demonstrates that the project's inherent risks are within expected limits of a project of this scale. The City of Marion has outlined appropriate mitigation strategies to lower the inherent risks.

Where possible, risks will be transferred to third parties, e.g. through the contract type used to deliver the project and by close monitoring of the principal contractor's performance.

Contractual arrangements between the City of Marion and the consultants and contractors will appropriately mitigate construction risks whilst communication strategies will keep good relations with the local community and other stakeholders.

Risks are then assessed and analysed on the basis of residual risk (including controls). Through appropriate mitigation strategies no risks on a residual basis were rated as high or extreme.

Further risk identification and assessment processes will be undertaken in line with the stages of the project in consultation with consultants, contractors, staff and other relevant stakeholders. The Project Management Plan is complimented by a Risk Register. This register focuses on the operational risks associated with the delivery of the project and mitigation strategies.

The ongoing management of the project will include the review and regular updating of the risk register and appropriate changes will be incorporated to reflect the various project stages.

4) Asset Management

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 following key principles 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.

For all classes of infrastructure assets, the council has a ten-year Infrastructure and Asset Management Plan (I&) that identifies asset maintenance and asset renewal/replacement costs and timing for all existing, upgraded or new assets. The council's I& is reviewed and updated periodically (at least within 2 years of every general election of the council).

The council has adopted policies on internal financial control systems and has obtained, in respect of 2015-16, an independent audit report which provides a reasonable assurance that the financial transactions of the council have been conducted properly and in accordance with the law.

The council's audit committee explicitly reviews infrastructure and asset management planning and achievement. Statutory public consultation has been undertaken in relation to the council's I& and Long Term Financial Plan

5) Project Funding

The cost of the project is \$1,000,000 (exc GST) which will be spread over two years 2017/18 and 2018/19. Council will contribute \$800,000 from its reserves to the project and is seeking \$200,000 from the SLGIP.

The Council is currently operating in surplus. The current Long Term Financial Plan is described below

Financial Statements

Uniform Presentation of Finances

	ABP&B 2016/2017 \$000's	2017/2018 \$000's	2018/2019 \$000's	2019/2020 \$000's	2020/2021 \$000's	2021/2022 \$000's	2022/2023 \$000's	2023/2024 \$000's	2024/2025 \$000's	2025/2026 \$000's
Income	84,610	85,818	88,693	91,666	94,742	97,923	101,213	104,615	108,133	111,774
less Expenses	76,957	77,788	81,145	83,028	84,736	86,674	89,278	90,869	93,107	95,435
Operating Surplus / (Deficit)	7,653	8,029	7,547	8,638	10,005	11,249	11,934	13,746	15,026	16,339
less Net Outlays on Existing Assets										
Capital Expenditure on renewal and replacement of Existing Assets	13,673	17,765	15,647	17,142	17,650	17,891	20,722	19,838	19,249	19,627
Depreciation, Ammortisation and impairment	(14,020)	(14,580)	(15,190)	(15,797)	(16,429)	(17,087)	(17,771)	(18,483)	(19,222)	(19,991)
Proceeds from Sale of Replaced Assets										
	(347)	3,185	457	1,345	1,221	804	2,951	1,355	27	(364)
less Net Outlays on New and Upgraded Assets										
Capital Expenditure on New and Upgraded Assets	4,925	12,452	24,205	3,921	4,950	4,873	4,981	5,091	4,207	4,294
Amounts received specifically for New and Upgraded Assets	-	(4,000)	(10,000)	-	-	-	-	-	-	-
Proceeds from Sale of Surplus Assets										
	4,925	8,452	14,205	3,921	4,950	4,873	4,981	5,091	4,207	4,294
less Share of Profits in Equity Accounted Investments (excl dividend)	324	334	344	354	365	376	387	398	410	423
Net Lending / (Borrowing) for Financial Year	2,751	(3,941)	(7,458)	3,018	3,470	5,196	3,616	6,902	10,382	11,986

The impact of funding and project expenditure on the Long Term Financial Plan is illustrated below showing that the project brings forward \$480,000 of future funding.

	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
Per adopted LTFP 2016/17 to 2025/26										
Coastal Walking Trail Project	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000
Total Asset Renewal per LTFP	13,673,318	17,764,562	15,646,609	17,142,137	17,650,415	17,891,246	20,722,344	19,838,267	19,248,966	19,626,509
Net lending/(borrowing) for Financial Year	2,751,000	- 3,941,000 - 7,458,000		3,018,000	3,470,000	5,196,000	3,616,000	6,902,000	10,382,000	11,986,000
Adjusted for brought forward Coastal Walking Trail works										
Brought Forward Funding		240,000	240,000	- 160,000 -	160,000	- 160,000				
State Government Contribution		100,000	100,000							
Revised Coastal Walking Trail Project	160,000	500,000	500,000	-	-	-	160,000	160,000	160,000	160,000
Revised Total Asset Renewal	13,673,318	18,104,562	15,986,609	16,982,137	17,490,415	17,731,246	20,722,344	19,838,267	19,248,966	19,626,509
Net lending/(borrowing) for Financial Year	2,751,000	- 4,181,000 - 7,698,000		3,178,000	3,630,000	5,356,000	3,616,000	6,902,000	10,382,000	11,986,000

Total project cost is \$1,000,000, less grant funding of \$200,000 leaves Council's contribution at \$800,000, of which \$480,000 is brought forward from periods after 1 July 2019. Council currently has sufficient funding available to bring forward its contribution to complete the works in 2017/18 and 2018/19 - earlier than scheduled

City of Marion





Transport, Stormwater, Open Space, Buildings and Coastal Walking Trail

Asset Management Plan



Scenario 1 Version 2

December 2015

Document Control		 			
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1. EXECUTIVE SUMMARY

Context

Asset management planning is a comprehensive process to ensure delivery of services from infrastructure is provided in a financially sustainable manner. An asset management plan (AMP) details information about infrastructure assets including actions required to provide an agreed level of service in the most cost effective manner. The plan defines the services to be provided, how the services are provided and what funds are required to provide the services.

The AMP incorporates key information drawn from individual Transport, Stormwater, Open Space, Buildings and Coastal Walking Trail Asset Management Plans (background documents) that have recently been developed by Council.

One of the principal aims of this plan is to inform the preparation of Council's Long Term Financial Plan (LTFP). The plan uses the Draft 2015/16 10 year LTFP as its basis but ultimately proposes a realignment of funds between the different infrastructure asset types and between renewal and new / upgrade expenditure.

In the development of the plans it became clear that there was opportunity for reform particularly in the programming of the road reseal / reconstruction program. Following the ~~recent~~ adoption of Council's Asset Management Policy¹, projections of upgrade and new work have been removed, so that only projects approved by Council are included in the plan. The result of these two changes is an indicative (unrealised) surplus of \$38.8 million over the 10 years of the Draft 2015/16 LTFP based on projected budget requirements and projected budget availability. However, it is important to note that this does not include provision for major renewal of Council owned buildings, with building renewal plans to be developed over the next two years. It has been recommended that Council provision \$49 million for building renewal², being equivalent to accumulated depreciation on buildings as at June 2014. This would actually result in a net \$10.2 million deficit in renewal expenditure over the 10 year life of the LTFP, as set out below:

Draft 2015/16 LTFP Projections for operations, maintenance & renewal	\$231.3 million
Draft 2015/16 LTFP Projections for approved new stormwater works	\$24.1 million
Less Draft AMP forecasts for Operations, Maintenance & Renewal (excluding building renewals) + new stormwater works	(\$216.6 million)
Less proposed provision for Building Renewals	(\$49.0 million)
Projected funding shortfall based on currently adopted LTFP & draft AMP, including provision for building renewals	(\$10.2 million)

However, it is generally considered unreliable to draw comparisons between annual depreciation figures and sustainable renewal requirements, as infrastructure renewal requirements generally exceed depreciation. The forecast building renewal requirement outlined above is therefore considered conservative (low).

This plan does not include short term assets (such as fleet, furnishings, telecommunications equipment). While land assets are not discussed explicitly, most land assets contain building or open space infrastructure.

Assets covered by this plan and background documents include;

- Bridges
- Buildings
- Bus shelters
- Coastal walking trail
- Footpaths
- Irrigation
- Kerbing
- Playgrounds
- Reserves assets, benches / bins etc
- Road seals and pavements
- Signs
- Sports courts
- Stormwater pipes & pits
- Traffic control devices
- Wetlands

¹ <https://www.marion.sa.gov.au/webdata/resources/files/Asset-Management-Policy.pdf>

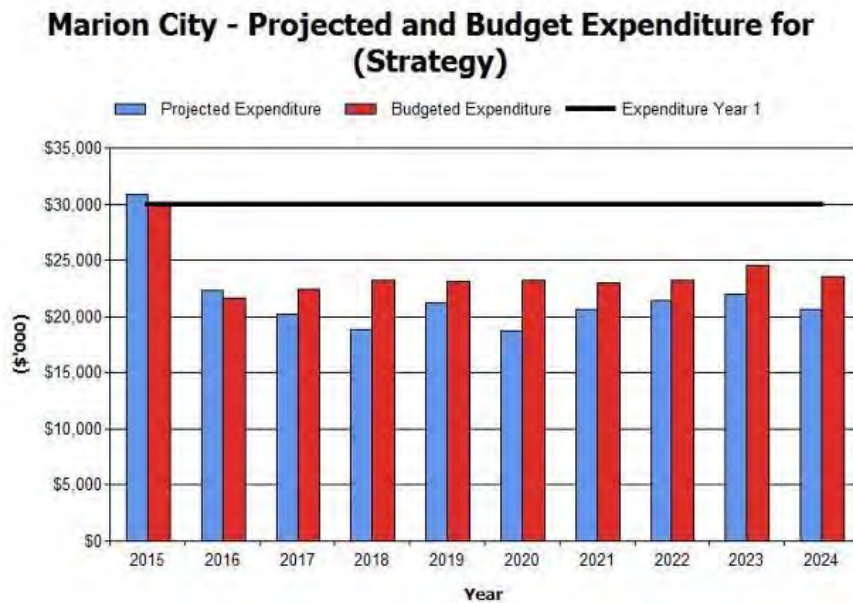
² City of Marion Audit Committee 14 April 2015 Report AC140415R6.3
<https://www.marion.sa.gov.au/webdata/resources/files/AC140415%20-%20Combined%20Agenda%20&%20Reports.pdf>

The infrastructure assets have a current replacement cost of \$938.9 million and a depreciable amount of \$609 million (Council audited valuations).

What does it cost?

The projected outlays necessary to provide the services covered by this AMP includes operations, maintenance, renewal and minor upgrade of existing assets plus approved stormwater works over the 10 year planning period is \$216.6 million or \$21.66 million on average per year, excluding major building renewals as discussed above.

Estimated available funding for this period according to the Draft 2015/16 LTFP is \$255.4 million or \$25.54 million on average per year which is 118% of the cost to provide the service, excluding major building renewals. Projected expenditure required to provide services in the AMP compared with planned expenditure currently included in the LTFP are shown in the graph below.



Changes to Council rates or service standards and the development of building renewal plans will impact on the forecasts outlined in this plan.

What is included in financial projections

We plan to provide services for the following:

- Operation, maintenance, renewal and minor upgrade of infrastructure to meet service levels set in annual budgets.
- No major upgrades within the 10 year planning period, other than currently approved Council building projects, stormwater and some signage.
- Rectify identified defects where they are deemed maintenance and renewal activities.

What is not included in financial projections

New work or upgrades beyond existing service levels have not been included in financial projections, unless there is a specific Council resolution for that work to be undertaken.

Confidence Levels

This AMP is based on medium to high level of confidence information.

2. INTRODUCTION

2.1 Background

This AMP is to demonstrate responsible management of assets (and services provided from assets), compliance with regulatory requirements, and to communicate funding needed to provide existing levels of service over a 10 year planning period, with financial projections extending over 20 years.

The AMP is based on the format for AMPs recommended in Section 4.2.6 of the International Infrastructure Management Manual³.

In the preparation of this plan, information has been drawn from a number of background papers which include more detail for transport, stormwater, open space, building and coastal walking trail assets.

Once adopted, this AMP will inform the next iteration of the LTFP. When compared to the Draft 2015/16 LTFP, available funds for approved stormwater works, asset operating, maintenance and renewal and minor upgrades amount to \$255.4 million while this plan identifies a resource requirement of \$216.6 million, resulting in a surplus of \$38.8 million before any provision is made for major building renewal plans. A range of measures have been identified, including:

- A detailed review has been undertaken of the Council's road resealing / reconstruction practices which has found significant potential savings provided that an alternative philosophy and program of works is adopted.
- In accordance with Council's current Asset Management Policy, upgrades of assets have not been included in the plan unless there is a specific Council resolution to do so.
- Other than existing building projects, stormwater assets and some signage works, construction of new assets has not been considered.
- Prior to upgrades to existing assets or construction of new assets, Council will prioritise works and have regard to whole of life costs and impacts on the LTFP.

It has been recommended that Council provision \$49 million for building renewal, being equivalent to accumulated depreciation on buildings as at 30 June 2014 and the projected depreciation of these assets over the life of the plan. This would result in a net \$10.2 million deficit in renewal expenditure over the life of the LTFP.

The infrastructure assets covered by this AMP are shown in Table 2.1. The cost to renew the asset has been calculated using asset management information including Council's estimated actual costs in undertaking renewal works or brownfield unit rates.

Table 2.1: Assets covered by this Plan

Asset category/sub-category	Dimension	Renewal Cost (\$million)
TRANSPORT		
Seals	458km	71.2
Pavements	482km	220.2
Kerb	980km	140.2
Footpath	777km	111.3
Traffic Control Devices	10758 of	13.4
Signs	14,811 of	2.7
Bus shelters	515 of	1.9
Bridges	31 of	5.0
SUB-TOTAL		565.9

³ IPWEA, 2011, Sec 4.2.6, Example of an Asset Management Plan Structure, pp 4 | 24 – 27.

Asset category/sub-category	Dimension	Renewal Cost (\$million)
STORMWATER		
Drainage pipes	258km	145.9
Drainage pits, manholes, inlets & outlets.	6.550 of	28.7
Box culverts	6.1km	12.1
GPTs and trash racks	45 of	2.2
Wetlands, dams and detention basins	12 of	17.9
SUB-TOTAL		206.8
OPEN SPACE		
Reserve general assets including park benches, bins, fences, etc	1256 of	22.5
Irrigation systems	72 of	3.0
Playgrounds (like for like)	93 of	5.2
Tennis Courts (not club courts)	29 of	1.6
SUB-TOTAL		32.2
BUILDINGS		
Structure	99 of	43.9
Roofing	99 of	13.8
Fitout	99 of	28.5
Services	99 of	31.5
Entire simple buildings	106 of	5.4
SUB-TOTAL		123.1
COASTAL WALKING TRAIL		
Path	6.5km	5.4
Benches	38 of	.076
Signs	61 of	.018
Bins	3 of	.005
Bridges	3 (37m total length)	.213
Structures	564m	3.8
Balustrade	728m	.036
Fencing	5.489km	.017
Drainage	36 items	.027
Viewing Points	5 of	.113
Links	26 of	.989
SUB-TOTAL		10.9
TOTAL		938.9

2.2 Goals and Objectives of Asset Management

The City of Marion exists to provide services to its community. Some of these services are provided by infrastructure assets. We have acquired infrastructure assets by 'purchase', by contract, construction by our staff, by donation of assets constructed by developers, by co-contribution via grant funding and others to meet increased levels of service for open space.

Our goal in managing infrastructure assets is to meet the existing level of service (as amended from time to time, in accordance with Council's Asset Management Policy) in the most cost effective manner for present and future consumers. The key elements of infrastructure asset management are:

- Providing a defined level of service and monitoring performance,
- Managing the impact of growth through demand management and infrastructure investment,

- Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service,
- Identifying, assessing and appropriately controlling risks, and
- Having a long-term financial plan which identifies required, affordable expenditure and how it will be financed.⁴

2.3 Plan Framework

Key elements of the plan are

- Levels of service – specifies the services and levels of service to be provided by Council,
- Future demand – how this will impact on future service delivery and how this is to be met,
- Life cycle management – how we will manage our existing and future assets to provide defined levels of service,
- Financial summary – what funds are required to provide the defined services,
- Asset management practices,
- Monitoring – how the plan will be monitored to ensure it is meeting the organisation’s objectives,
- Asset management improvement plan.

A road map for preparing an AMP is shown on the following page.

2.4 Core and Advanced Asset Management

This AMP plan has generally been prepared using advanced condition data collected at the individual asset level. Remaining lives have been estimated from this condition data and unit rates applied to the individual assets peculiar to the environment in which they are located.

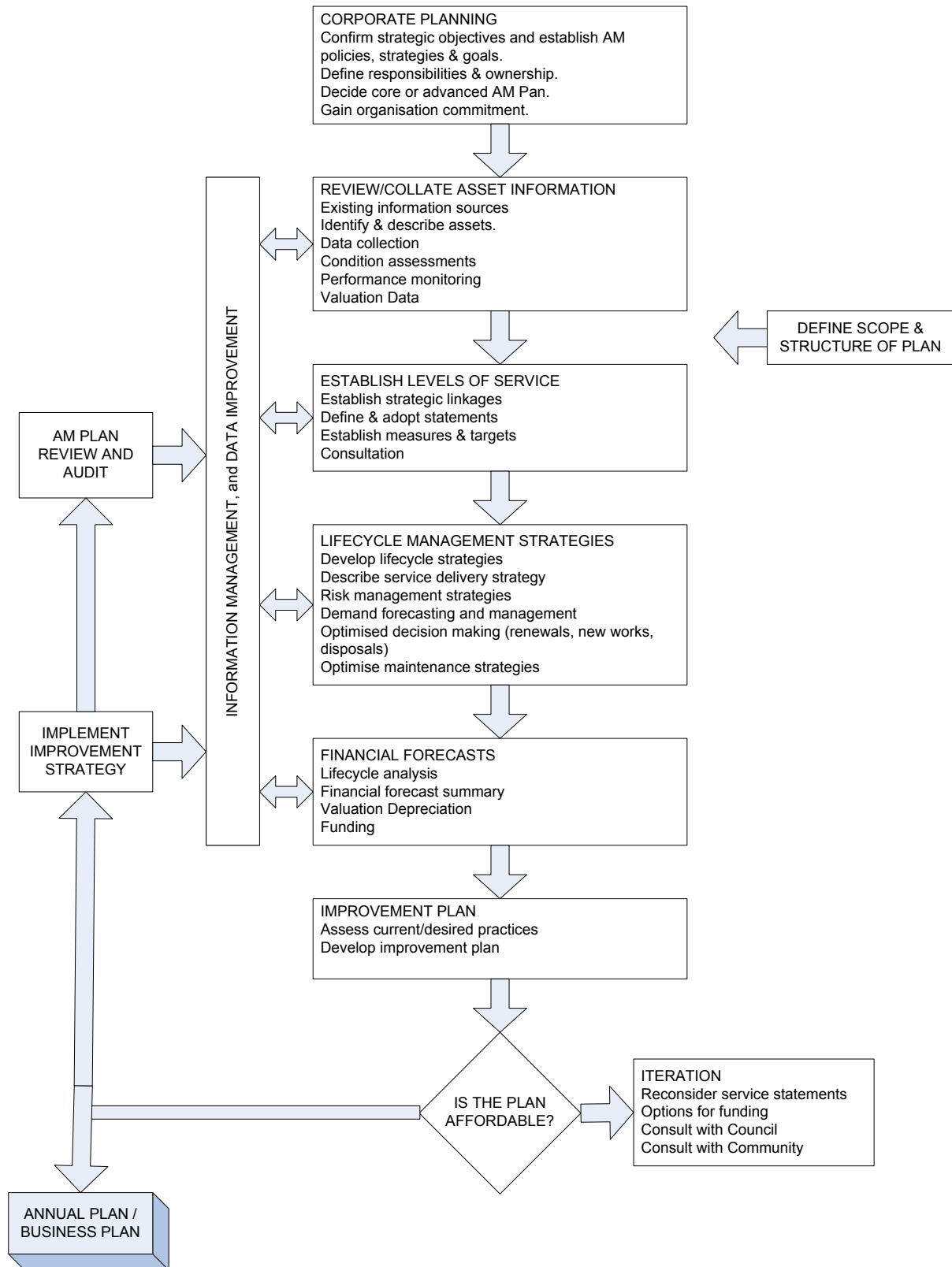
2.5 Community Consultation

Future revisions of the AMP will incorporate community consultation on desired / preferred service levels and provide clarity on the costs of providing the service. This will assist the Council and the community in aligning the level of service desired by the community, service risks and consequences with the community’s ability and willingness to pay for the service.

⁴ Based on IPWEA, 2011, IIMM, Sec 1.2 p 1|7.

Road Map for preparing an Asset Management Plan

Source: IPWEA, 2006, IIMM, Fig 1.5.1, p 1.11.



3. LEVELS OF SERVICE

3.1 Customer Research and Expectations

Council participated in the Local Government Association of South Australia Comparative Performance Assessment Measures in Local Government Customer Satisfaction survey. This telephone survey, last undertaken in 2012, polled a sample of residents on their level of satisfaction with Council's services. This most recent customer satisfaction survey reported above average satisfaction levels with Council's management of assets.

Table 3.1: Community Satisfaction Survey Levels

Performance Measure	Satisfaction Level				
	Very Satisfied	Fairly Satisfied	Satisfied	Somewhat satisfied	Not satisfied
Community satisfaction with asset management	√				

Source: LGA Customer Satisfaction Survey

While this plan largely represents existing levels of service, a community engagement approach is planned for the next iteration which will support Council to better understand customer expectations with respect to its assets. In addition, consultation will occur as part of Council's review of its Open Space and Playspace strategies (planned throughout 2015/16) and ongoing service review program, as well as on a project-by-project basis.

3.2 Strategic and Corporate Goals

This AMP is prepared under the direction of the organisation's Community Plan – Towards 2040.

Our vision is:

Wellbeing

The six themes of the Community Plan are:

- Liveable
- Biophilic
- Engaged
- Prosperous
- Innovative
- Connected

The Council is currently working on a Council Plan, which will detail how we aim to turn the community's aspirations into reality. The AMP will be updated accordingly to align with Council's strategic directions.

3.3 Legislative Requirements

Council is required to meet many requirements including Australian and State legislation and State regulations, and various standards, rules and codes, as set out in Table 3.3.

Table 3.3: Legislative Requirements

Legislation	Requirement
<i>Aboriginal Heritage Act 1988 (SA)</i>	Provides for the protection and preservation of aboriginal heritage and includes legislation for the discovery, acquisition, damage or sale of sites, objects or remains of aboriginal significance.
<i>Civil Liability Act 1936 (SA)</i>	Liability of road authorities
<i>Coastal Protection Act 1972 (SA)</i>	Council responsible for the day to day maintenance of beach and coastal facilities.
<i>Dangerous Substances Act 1979 (SA)</i>	An Act to regulate the keeping, handling, transporting, conveyance, use and disposal, and the quality, of dangerous substances.
<i>Development Act 1993 (SA)</i>	An Act to provide for planning and regulate development in the State; to regulate the use and management of land and buildings, and the design and construction of buildings; to make provision for the maintenance and conservation of land and buildings where appropriate.
<i>Disability Discrimination Act 1992 (Cth)</i>	Sets out the responsibilities of Council and staff in dealing with access and use of public infrastructure
<i>Environmental Protection Act 1993 (SA)</i>	To provide for the protection of the environment and related areas. Sets out the role, purpose, responsibilities and powers of Council relating to protection and preservation of the environment; policies include Water Quality Policy
<i>Heritage Act 1993 (SA)</i>	To conserve places of heritage value, and for other purposes.
<i>Highways Act 1926 (SA)</i>	An Act to....."make further and better provision for the construction and maintenance of roads and works, and for other purposes"
<i>Local Government Act 1999 (SA)</i>	Sets out role, purpose, responsibilities and powers of local governments including the preparation of a LTFP supported by AMPs for sustainable service delivery.
<i>Native Title Act 1993 (Cth)</i> <i>Native Title (South Australia) Act 1994 (SA)</i>	Protects native title and ensures that it cannot be extinguished contrary to the Act.
<i>Natural Resource Management Act 2004 (SA)</i>	Sets out the role, purpose, responsibilities and powers of Council relating to managing natural resources.
<i>Road Traffic Act 1961 (SA)</i>	Defines layout and format of roads within the city. Defines control requirements including use of traffic control, traffic calming, crossings, speed setting and general limitations of use
<i>South Australian Public Health Act 2011 (SA)</i>	An Act dealing with public and environmental health.
<i>Work, Health and Safety Act 2012 (SA)</i>	Proactive in occupational health, safety and welfare practices in all undertakings of Council.
Standards, Rules and Codes	Requirement
AS 1742	Manual of uniform traffic control devices
Australian Accounting Standards	Sets out the financial reporting standards relating to the (re)valuation and depreciation of infrastructure assets.
Australian Road Rules	Contain the basic rules of the road for motorists, motorcyclists, cyclists, pedestrians, passengers and others
Australian Standards AS/NZS4422 – 1996 Playground Surfacing AS4685-2004 Playground Equipment AS4486-1-1997 Playground Inspection & Maintenance	Sets out the general requirements for surfacing to be used in children's playgrounds A general standard in 6 parts that deals with playground equipment Sets out the requirements for the development, installation, inspection and maintenance of playgrounds and playground equipment
Building Code of Australia (status of building regulation in all States and Territories)	Enables the achievement of nationally consistent, minimum necessary standards of relevant safety (including structural safety and safety from fire), health, amenity and sustainability objectives efficiently.

3.4 Current Levels of Service

We have defined service levels in two terms.

Community Levels of Service measure how the community receives the service and whether the organisation is providing community value.

Community levels of service measures used in the AMP include:

Quality	How good is the service?
Function	Does it meet users' needs?
Capacity/Utilisation	Is the service over or under utilised?

Technical Levels of Service - Supporting the community service levels are operational or technical measures of performance. These technical measures relate to the allocation of resources to service activities that the organisation undertakes to best achieve the desired community outcomes and demonstrate effective organisational performance.

Technical service measures are linked to annual budgets covering:

- Operations – the regular activities to provide services such as opening hours, cleansing frequency, mowing frequency, etc.
- Maintenance – the activities necessary to retain an assets as near as practicable to an appropriate service condition (e.g. road patching, unsealed road grading, building and structure repairs),
- Renewal – the activities that return the service capability of an asset up to that which it had originally (e.g. frequency and cost of road resurfacing and pavement reconstruction, pipeline replacement and building component replacement),
- Upgrade – the activities to provide an higher level of service (e.g. widening a road, sealing an unsealed road, replacing a pipeline with a larger size) or a new service that did not exist previously (e.g. a new library). In accordance with Councils asset management policy, upgrade has not been considered in the preparation of this plan.

Asset managers plan, implement and control technical service levels to influence the customer service levels.⁵ These technical levels of service inform annual works programs and budgets.

Our current service levels are detailed in Appendix A.

In some cases current and/or optimal levels of service have not been defined. However, it is proposed that this will be the subject of community engagement in preparation for the next iteration of the plan.

⁵ IPWEA, 2011, IIMM, p 2.22

4. FUTURE DEMAND

4.1 Demand Drivers

Over recent years The City of Marion has upgraded assets to a much higher standard than what existed before. One example is the practice of upgrading playgrounds in response to community expectations for a higher level of service, being driven by the following objectives:

- Design of quality and accessible play spaces that meet both child and parent/ carer needs
- A hierarchy of play spaces based on the Open Space & Recreation Strategy 2006-2016
- Improving the play value in the various levels of play spaces
- An equitable distribution of play spaces throughout the Council area

Following the adoption of Council's Asset Management Policy in August 2014, such upgrades will in future require prioritisation and approval of Council, with full knowledge of the whole of life costs and subsequent impacts on Council's LTFP. Funding for upgrades will be in addition to that required under this AMP.

4.2 Demand Forecast

The present position and projections for demand drivers that may impact future service delivery and utilisation of the assets are identified and are documented in Table 4.3.

4.3 Demand Impact on Assets

The impact of demand drivers that may affect future service delivery and utilisation of Council assets are shown in Table 4.3.

4.4 Demand Management Plan

Demand for services may be managed through innovative renewal practices, non-asset solutions, insuring against risks and managing failures.

In accordance with Council's current asset management policy, no new or upgraded assets are included in this plan, apart from stormwater, minor building works and signage already approved by Council.

Opportunities identified to date for demand management are shown in Table 4.3. Further opportunities will be developed in future revisions of this AMP.

4.5 Asset Programs to meet Demand

In the preparation of this AMP it has been assumed that no new assets will be constructed or no substantial upgrades will be undertaken, other than stormwater, some immediate building works and signage already approved by Council. The cumulative value of upgrade / new asset construction over the 10 years of this plan is \$30.7 million. Any further upgrades or new asset construction will need to be prioritised by Council, with consideration of the whole of life costs and subsequent impacts on the LTFP. Each subsequent review of the AMP will include any new / upgraded assets constructed since the previous version of the plan.

In preparing the 2013 version of the Stormwater Asset Management Plan, \$35.375 million of drainage projects (2012 values) were identified to be constructed over 20 years. The LTFP budget projections provide sufficient funds each financial year for these works.

The new / upgrade assets relating to buildings include \$4.5 million in 2015 for the depot upgrade and \$700k between 2015 and 2017 for sustainability upgrades to buildings.

Table 4.3: Demand Drivers, Projections and Impact on Services

Demand drivers	Present position	Projection	Impact on services	Demand Management Plan
Population	<ul style="list-style-type: none"> The current population of Marion Council is estimated to be 88,304⁶ in 2015. 	<ul style="list-style-type: none"> It is estimated that the population will grow to 99,396⁷ by 2036. This equates to a growth of 12.6% between 2015 and 2036. 	<ul style="list-style-type: none"> Increased population will likely result in increased use of the asset which may result in higher maintenance costs. 	<ul style="list-style-type: none"> Prioritise maintenance activities
Seal: Expectation that roads will be sealed with 'hotmix' rather than any other treatment.	<ul style="list-style-type: none"> Approximately 99% of the network has a 'hotmix' seal with only a few segments having a spray seal treatment. 	<ul style="list-style-type: none"> Options for different treatments including rejuvenation may result in lower lifecycle network cost. 	<ul style="list-style-type: none"> If different treatments are considered then lower lifecycle costs may result. 	<ul style="list-style-type: none"> Monitor availability of treatments
Pavement: Increase in traffic loading	<ul style="list-style-type: none"> Over the last 50 years Council's road pavements have seen increased axle loadings from commercial vehicles 	<ul style="list-style-type: none"> It is likely that commercial vehicle loadings will continue to increase 	<ul style="list-style-type: none"> Accelerated deterioration of road pavements 	<ul style="list-style-type: none"> Communicate options and capacity to fund Transport Infrastructure with community. Monitor community expectations re service levels and communicate financial capacity to balance priorities with what the community is prepared to pay. Fund priority works. Continue to seek grant funding for identified projects. Improve understanding of costs and capacity to maintain current service levels. Continue to analyse cost of providing services and capacity to fund at current level of service.
Kerb:	<ul style="list-style-type: none"> Replacement of short 'failed' kerb sections precedes the resealing of a road. 	<ul style="list-style-type: none"> If different resealing treatments are used there may not be the necessity to replace sections of kerb. 	<ul style="list-style-type: none"> Increased works programming opportunities may exist where kerb does not need to be replaced prior to reseal. 	
Footpath:	<ul style="list-style-type: none"> Council's footpaths are largely 1.2m wide 	<ul style="list-style-type: none"> Current Council standards require a width of 1.5m 	<ul style="list-style-type: none"> Increase in width of entire footpath network to meet standards comes at a substantial unfunded cost. 	
Footpath: New	<ul style="list-style-type: none"> There are still streets in Council's network that are not serviced by a footpath on either side of the road. 	<ul style="list-style-type: none"> Some residents demand footpaths on low traffic streets whilst property owners to the frontage to the path may not want it. 	<ul style="list-style-type: none"> Demand for footpath needs to be balanced against available funds, substantiated risks and resident requests. 	
Bus shelters: provision of shelters to bus stops not currently serviced by shelters	<ul style="list-style-type: none"> There are a number of bus stops not currently serviced by a shelter 	<ul style="list-style-type: none"> Council is required to complete DDA compliant bus shelters by December 2020 	<ul style="list-style-type: none"> Additional shelters require funding to establish and maintain Currently there is no provision for new shelters within Council LTFP and approval mechanisms 	
Traffic Control Devices	<ul style="list-style-type: none"> Council's installation of traffic control devices has growth in response to community requests and traffic investigations 	<ul style="list-style-type: none"> Further requests from the community may continue. 	<ul style="list-style-type: none"> Demand for the installation of traffic calming measures. 	

⁶ Australian Bureau of Statistics, Catalog 3218.0 Regional Population Growth, Australia Released 31 March 2015, Table 4: Estimated Resident Population, Local Government Areas, South Australia

⁷ Estimate based on Population Forecast provided by .id Informed Decisions <http://www.id.com.au/>

Demand drivers	Present position	Projection	Impact on services	Demand Management Plan
Stormwater: Development Trends - urban infill and regeneration	<ul style="list-style-type: none"> 39,243 dwellings as at June 2015 Dwelling growth historic trend is 4% over 5 years Allotment impervious area from 50% towards 90% 	<ul style="list-style-type: none"> 30-year projection of 12,000 additional dwellings which equates to a total of 51,243 Increase urban infill and regeneration and TODs. Dramatic increase in allotment impervious area ie towards 90% - resulting in a significant increase in allotment stormwater runoff. 	<ul style="list-style-type: none"> Existing stormwater infrastructure has insufficient design capacity to cope with increase runoff from development – increase frequency of property flooding and damages. 	<ul style="list-style-type: none"> Implement strategies, actions and programs contained in Stormwater Management Plans. Design drainage works to ensure flooding is not increased downstream of the works. Developers required to treat and reduce peak flows and volume of water entering Council's drainage system. Stormwater inlets, outlets, trash racks, GPTs are to be regularly cleaned, repaired and emptied to ensure flows are not obstructed. Watercourses and channels are to be maintained to ensure flows are not obstructed. Develop WSUD schemes and guidelines. Rehabilitate and restore watercourses, improve biodiversity and rectify erosion problems as they occur. Develop and manage harvest/reuse schemes on Council buildings and land, encourage other property owners/users to harvest/reuse water.
Stormwater: Catchment Management	<ul style="list-style-type: none"> Direct stormwater discharge into river and marine environment with some pollution control measures and limited stormwater reuse. 	<ul style="list-style-type: none"> Regulated controls on quality of stormwater discharging into river and marine environment and stormwater reuse. 	<ul style="list-style-type: none"> Increase in infrastructure to control pollutants, capture and reuse stormwater. 	
Stormwater: Climate Change	<ul style="list-style-type: none"> Awareness that climate change is occurring and its impact on water supply and usage, increase sea levels, changes in rainfall intensities and storm events. 	<ul style="list-style-type: none"> Rising sea levels, decreasing water supply and increasing water demand. Onsite and catchment stormwater reuse and change to parks and gardens plantings due to water restrictions. 	<ul style="list-style-type: none"> Impacts on coastal environment, reduction in stormwater outfall capacity, stormwater capture and reuse infrastructure. 	
Open Space: Playspace (playground) upgrades	<ul style="list-style-type: none"> One third of Councils existing playgrounds have been upgraded to the higher standard originally proposed for all playgrounds in the playspace strategy 	<ul style="list-style-type: none"> Current proposal is replacement of playgrounds on a like for like basis, essentially duplicating the existing level of service 	<ul style="list-style-type: none"> Nil if current proposal is realised 	<ul style="list-style-type: none"> Further playspace upgrades to be prioritised by Council.
Open Space: Reserve irrigation	<ul style="list-style-type: none"> Irrigation systems in many reserves are currently not active following being 'turned off' during a recent drought 	<ul style="list-style-type: none"> Community demand for a higher level of amenity during summer months 	<ul style="list-style-type: none"> Renewal of irrigation systems required 	<ul style="list-style-type: none"> Fund priority works Stormwater harvested from Sturt River channel to be treated, stored and distributed for water specified open space areas.

Demand drivers	Present position	Projection	Impact on services	Demand Management Plan
Open Space: Ageing population	<ul style="list-style-type: none"> Status Quo 	<ul style="list-style-type: none"> General aging of the population 	<ul style="list-style-type: none"> Demand for open spaces with appropriate amenities within walking distance of residences 	<ul style="list-style-type: none"> Prioritise maintenance of existing infrastructure. New or upgrade work to be prioritised by Council.
Open Space: Increase living density	<ul style="list-style-type: none"> Status Quo 	<ul style="list-style-type: none"> Urban consolidation through housing renewal 	<ul style="list-style-type: none"> Demand for increased environmental, recreational, cultural and environmental value of open spaces 	
Open Space: Community expectation of open spaces	<ul style="list-style-type: none"> Status Quo 	<ul style="list-style-type: none"> Higher level of service expected 	<ul style="list-style-type: none"> Demand for equitably distributed, accessible, safe, high quality and provide diverse settings to meet the needs of user groups 	
Open Space: Awareness of natural environment	<ul style="list-style-type: none"> Status Quo 	<ul style="list-style-type: none"> Community expecting to see action on behalf of Council 	<ul style="list-style-type: none"> Greater need to protect and enhance the natural environment 	
Buildings: Sustainability and climate change	<ul style="list-style-type: none"> The Strategic Plan lists issues that must be addressed for climate change and water and energy efficiency. 	<ul style="list-style-type: none"> Changes might be required in renewals to bring to minimum future standards, and new buildings might have to meet higher standards. 	<ul style="list-style-type: none"> Possible increases to initial/renewal costs of assets to meet minimum required standards. 	<ul style="list-style-type: none"> Develop building renewal plans to understand potential impacts.
Buildings: Legislation	<ul style="list-style-type: none"> Any existing asbestos conditions will have to be managed and planned for. Health and safety issues in e.g. aquatic centres being met. Disabled access provisions at present might reflect standards when buildings were created. 	<ul style="list-style-type: none"> Renewals might encounter complications if asbestos present. Future requirements might increase Council obligations. Renewals will have to address disability issues. 	<ul style="list-style-type: none"> Planning required to manage any existing asbestos issues. Possible increases future costs of services. Possible programs requiring capital upgrades. Possible increased renewal costs. 	
Buildings: Technology	<ul style="list-style-type: none"> Current community needs being met, though customer request are an indication of preferences. 	<ul style="list-style-type: none"> Community needs for wireless internet technology in libraries etc. likely to increase. 	<ul style="list-style-type: none"> Possible additional lifecycle costs for enhanced services. 	

Demand drivers	Present position	Projection	Impact on services	Demand Management Plan
Coastal Walking Trail: Accessibility Requirements for disabled and elderly users	At present the walking trails contain large sections that are inappropriate for some trail users including: <ul style="list-style-type: none"> • Extensive sections of steps and landings that do not meet current Australian Design Standards for access. • Some sections of trail are excessively steep and inappropriate for wider community use. • Some sections of trail are experiencing significant erosion problems due to poor and dilapidated surface treatments and unsustainable trail grades. 	<ul style="list-style-type: none"> • Increased demand to provide services to broader group of users. 	<ul style="list-style-type: none"> • Requirement to upgrade assets to provide greater access. Swanbury Penglase Architects have identified 18 potential sites for upgrades. 	<ul style="list-style-type: none"> • Council to prioritise upgrades or, where possible, undertake improvements as part of planned maintenance/ renewal if budget allows.
Coastal Walking Trail: Improve the recreational value of the trail for walking, jogging sight seeing and cycling.	<ul style="list-style-type: none"> • Presently limited facilities for cyclists. 	<ul style="list-style-type: none"> • Increased demand for a “shared path” trail suitable for pedestrians and cyclists. 	<ul style="list-style-type: none"> • Potential demand to upgrade path assets to replace structures such as stairs (upgrades are presently unfunded in this plan in accordance with Councils asset management policy) 	
Coastal Walking Trail: Links to surrounding urban environment.	<ul style="list-style-type: none"> • Series of formal and informal links to the adjacent suburbs. 	<ul style="list-style-type: none"> • Increased demand to link trail in to surrounding suburbs. 	<ul style="list-style-type: none"> • Creation of additional links and formalising existing informal links. 	

5. LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how the organisation plans to manage and operate the assets at the agreed levels of service while optimising life cycle costs.

This section considers risk management approaches, routine operation, maintenance and renewal strategies. The data sources used to inform this section are contained at Appendix B.

5.1 Asset capacity and performance

The organisation's services are generally provided to meet design standards where these are available.

Known deficiencies in service performance are summarised in Table 5.1. Where it is consistent with Council's Asset Management Policy, these service deficiencies will be addressed in operating, maintenance and renewal programs, however some would be considered upgrade or new works, therefore requiring prioritisation by Council, with consideration of the whole of life costs and subsequent impacts on the LTFP.

Table 5.1: Known Service Performance Deficiencies

Asset Portfolio	Location	Service Deficiency
Transport	Road Pavements	There are some road pavements in poor condition which require reconstruction rather than reseal as has previously been the practice of Council
Stormwater	Stormwater drainage network	Under capacity pipe and pit drainage, lack of drainage system and property flooding.
	Stormwater quality improvements	Not all stormwater outlets have pollution control devices. Limited use of WSUD devices
	Stormwater harvesting and reuse	Limited infrastructure installed
Open Space	Playgrounds	Restricted access e.g. no paths, physical barriers such as high concrete edges Limited parent/carer facilities such as seating Predominantly equipment based play provision and therefore limited creative or quiet play opportunities Many are poorly located in terms of casual surveillance and access Very limited natural elements such as sand, boulders, plantings etc. Limited diversity Limited graduated challenge – most play spaces only provide for one particular age group
Buildings	City wide	Adequately supplied in some areas; shortages in others. Refer to Draft Community Facility Strategy 2010. Environmental, asbestos and DDA concerns.
Coastal Walking Trail	Multiple locations	Environmental Defects – Erosion, vegetation encroachment, water ponding etc. Safety – trip hazards, slippery paths Structural – corroded steel, split timber

5.2 Infrastructure Risk Management Plan

An assessment of risks associated with service delivery from infrastructure assets has identified critical risks that will result in loss or reduction in service from infrastructure assets or a 'financial shock' to the organisation. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, develops a risk rating, evaluates the risk and develops a risk treatment plan for non-acceptable risks.

Critical risks, being those assessed as ‘Very High’ - requiring immediate corrective action and ‘High’ – requiring prioritised corrective action identified in the Infrastructure Risk Management Plan, together with the estimated residual risk after the selected treatment plan is operational are summarised in Table 5.2.

Table 5.2: Critical Risks and Treatment Plans

Risk	Risk Cause/Source	Current Controls	Likelihood	Consequence	Risk Rating	Risk Treatment Plan	Likelihood	Consequence	Risk Rating
Major asset failure	<ul style="list-style-type: none"> Lack of funding to operate, maintain and renew assets (buildings, playspaces, sporting facilities, roads, drainage, footpaths etc) Inadequate asset management planning Under estimated or unknown condition and life cycle performance of asset resulting in structural failure Under design of asset Changing environmental condition Maintenance level below Technical Level of Service/Standard 	<ul style="list-style-type: none"> Asset Management Policy AMP Planned maintenance Condition audits Review and updating of asset related information Stormwater master plan prepared for the Glenelg to Marion catchment and the Hallett Creek catchment Insurance coverage for some assets only Capital Works Plan 	L	Ma	High	<ul style="list-style-type: none"> Rigorously apply Asset Management Policy, eg “maintain before renew and renew before new” Review the lease/licence methodology and maintenance of community of assets Work has commenced on the Marion / Mitcham stormwater master plan CCTV inspection and condition rating of stormwater assets. Further integration of the AMP into LTFP 	U	Ma	Medium
Loss of opportunity to address required transport asset upgrades i.e. bus shelters, kerb ramps and new footpaths	<ul style="list-style-type: none"> Failure to budget appropriately for the required asset upgrades 	<ul style="list-style-type: none"> Annual Business Plan and Budget 	AC	Mo	High	<ul style="list-style-type: none"> Transport asset upgrades to be prioritised by Council Works undertaken 	R	Mo	Low

Risk	Risk Cause/Source	Current Controls	Likelihood	Consequence	Risk Rating	Risk Treatment Plan	Likelihood	Consequence	Risk Rating
Asset service is below Technical Level of Service/Community expectations	<ul style="list-style-type: none"> Design of assets does not meet demand/capacity Insufficient funding to operate, maintain and renew assets Deficient routine/cyclic maintenance and renewal of assets 	<ul style="list-style-type: none"> Asset Management Policy AMP & LTFP Planned maintenance Condition audits Review and updating of asset related information in relation to demand and capacity of our networks 	L	Ma	High	<ul style="list-style-type: none"> Rigorously apply Asset Management Policy, eg “maintain before renew and renew before new” Further integration of the AMP into LTFP 	U	Ma	Medium
Excessive service cuts and/or excessive rates rises to meet asset commitments	<ul style="list-style-type: none"> Inappropriate decisions made on services/assets operations, maintenance or renewal which leave an unmanageable legacy in the future 	<ul style="list-style-type: none"> Asset Management Policy AMP & LTFP Planned maintenance Condition audits Continual improvement in understanding the lifecycle and whole of life costs by decision makers 	L	Ma	High	<ul style="list-style-type: none"> Rigorously apply Asset Management Policy, eg “maintain before renew and renew before new” Further integration of the AMP into LTFP Review the lease/licence methodology and maintenance of community of assets Development of documented Maintenance Plans 	U	Ma	Medium

5.3 Routine Operations and Maintenance Plan

Operations include regular activities to provide services such as cleaning, provision of utilities, etc.

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating, e.g. replacement of corroded fasteners, isolated 'topping up' of gravel but excluding rehabilitation or renewal. Maintenance may be classified into reactive, planned and specific maintenance work activities.

Reactive maintenance is unplanned repair work carried out in response to service requests and management/supervisory directions.

Planned maintenance is repair work that is identified and managed through a maintenance management system (MMS). MMS activities include inspection, assessing the condition against failure/breakdown experience, prioritising, scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.

Specific maintenance is replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting etc. This work falls below the capital/maintenance threshold but may require a specific budget allocation.

Actual past maintenance expenditure is shown in Tables 5.3.

Table 5.3: Maintenance Expenditure Trends

Asset type	2012/13	2013/14	2014/15
Seal	480,761	517,410	513,807
Pavement	139,555	141,608	143,560
Kerb	445,799	683,993	560,926
Footpath	657,412	1,163,422	1,201,326
Traffic Control Device	3,037	3,433	3,937
Signs	268,966	220,404	252,769
Bus Shelters	433	166,939	181,123
Bridges	1,324	5,470	4,457
Stormwater – Planned and specific	597,600	596,400	661,367
Stormwater – Unplanned	398,400	397,500	342,317
Coastal Walking Trail	72,775	25,530	221,250
Open Space	2,938,430	3,030,728	3,074,616
Buildings – Planned and specific	N/A	N/A	N/A
Buildings - Unplanned	N/A	N/A	1,138,601

N/A = not available

Council will operate and maintain assets to provide the defined level of service to approved budgets in the most cost-efficient manner. The operation and maintenance activities aim to include:

- Scheduling operations activities to deliver the defined level of service in the most efficient manner,
- Undertaking maintenance activities through a planned maintenance system to reduce maintenance costs and improve maintenance outcomes. Undertake cost-benefit analysis to determine the most cost-effective split between planned and unplanned maintenance activities (50 – 70% planned desirable as measured by cost),
- Review current and required skills base and implement workforce training and development to meet required operations and maintenance needs,
- Maintain a current hierarchy of critical assets and required operations and maintenance activities,
- Develop and regularly review appropriate emergency response capability,
- Review operations and maintenance activities to ensure Council is obtaining best value for resources used.

5.3.1 Critical Assets

Critical assets are those assets which have a high consequence of failure but not necessarily a high likelihood of failure. By identifying critical assets and critical failure modes, Council can target and refine investigative activities, maintenance plans and capital expenditure plans at the appropriate time.

Operations and maintenances activities may be targeted to mitigate critical asset failure and maintain service levels. These activities may include increased inspection frequency, higher maintenance intervention levels, etc. Critical asset failure modes and required operations and maintenance activities are detailed in Table 5.3.1.

Table 5.3.1: Critical Assets and Service Level Objectives

Asset Portfolio	Critical Assets	Critical Failure Mode	Operations & Maintenance Activities
Transport	Road Pavements	Reconstruction required	Undertake reseals only on roads with a sound pavement base Identify roads requiring reconstruction at project planning phase Develop proactive deep lift patching maintenance program to treat 'pavement failures' on roads not requiring a reseal.
	Footpaths	Injury to walking public	Develop proactive costed program of maintenance / renewal works
Stormwater	Side entry pits, drain inlets and outlets	Blockage cause localised street and property flooding. Scouring downstream of drain outlets – erosion and watercourse bank collapse.	Regular cleaning of pits, inlets and outlets. More frequent cleaning of known 'hot spots' Regular street sweeping to minimise amount of pollutants entering the drainage system.
	Box Culverts and pipes	Collapse of asset	CCTV monitoring of drain lines. Repair/replace high risk defects.
	Gross Pollutant Traps (GPTs) and Trash Racks	Asset blocked by excessive pollutants causing localised flooding.	Regular cleaning and monitor and additional clean prior to heavy rain event.
Open Space	Playgrounds	Poor maintenance practices may lead to injury of users	Regular proactive inspection of playground assets
Buildings	High profile buildings offering services in demand with whole community, e.g. administration offices, libraries, depot .	Services cannot be provided because of failure of mechanical services such as air conditioners or filtration plant.	Regular inspection and servicing of plant and equipment.
Coastal Walking Trail	Bridges and Elevated Walkways	Component failure	Periodic inspection to locate and treat areas of timber rot or metal corrosion.
	Balustrade	Component failure	Periodic Inspection
	Path	Trip Hazards and uneven surface	Periodic inspections and replacement of gravel

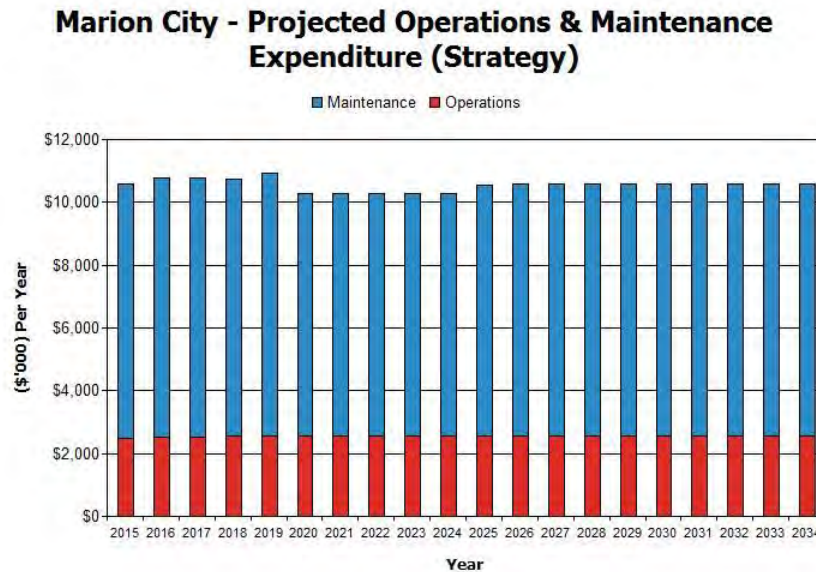
5.3.2 Standards and specifications

Maintenance work for Infrastructure contained within this plan is generally carried out by Council Staff using practices developed over many years, and in accordance with the legislative requirements, standards, rules and codes set out in 3.3 of this plan.

5.3.3 Summary of future operations and maintenance expenditures

Future operations and maintenance expenditure is forecast to trend as demonstrated in Figure 5.3.3 in line with the value of the asset stock. Note that all costs are shown in current 2014/2015 dollar values (i.e. real values).

Figure 5.3.3: Projected Operations and Maintenance Expenditure



Maintenance is funded from the operating budget where available.

5.4 Renewal/Replacement Plan

Renewal and replacement expenditure is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original or lesser required service potential. Work over and above restoring an asset to original service potential is upgrade/expansion or new works expenditure.

5.4.1 Renewal plan

Assets requiring renewal/replacement are identified using asset register data to project the renewal costs using acquisition year and useful life to determine the renewal year.

Useful lives of assets are detailed in the annual valuation documents prepared by independent valuers and are reviewed by the Finance Department on an annual basis.

5.4.2 Renewal and Replacement Strategies

The City of Marion aims to plan capital renewal and replacement projects to meet level of service objectives and minimise infrastructure service risks by:

- Planning and scheduling renewal projects to deliver the defined level of service in the most efficient manner,
- Undertaking project scoping for all capital renewal and replacement projects to identify:
 - the service delivery 'deficiency', present risk and optimum time for renewal/replacement,
 - the project objectives to rectify the deficiency,
 - the range of options, estimated capital and life cycle costs for each options that could address the service deficiency,
 - and evaluate the options against evaluation criteria adopted by Council, and
 - select the best option to be included in capital renewal programs,
- Using 'low cost' renewal methods (cost of renewal is less than replacement) wherever possible,
- Review current and required skills base and implement workforce training and development to meet required construction and renewal needs,
- Maintain a current hierarchy of critical assets and capital renewal treatments and timings required ,
- Review management of capital renewal and replacement activities to ensure Council is obtaining best value for resources used.

5.4.3 Renewal ranking criteria

As part of its Asset Management Policy (2014), the City of Marion has adopted a Strategic Asset Management Decision Making Matrix that guides the process by which decisions are made as to whether an asset is maintained, renewed or upgraded.

5.4.4 Renewal and replacement standards

Renewal work is carried out in accordance with the legislative requirements, standards, rules and codes set out in 3.3 of this plan. In addition, reference is made to the following:

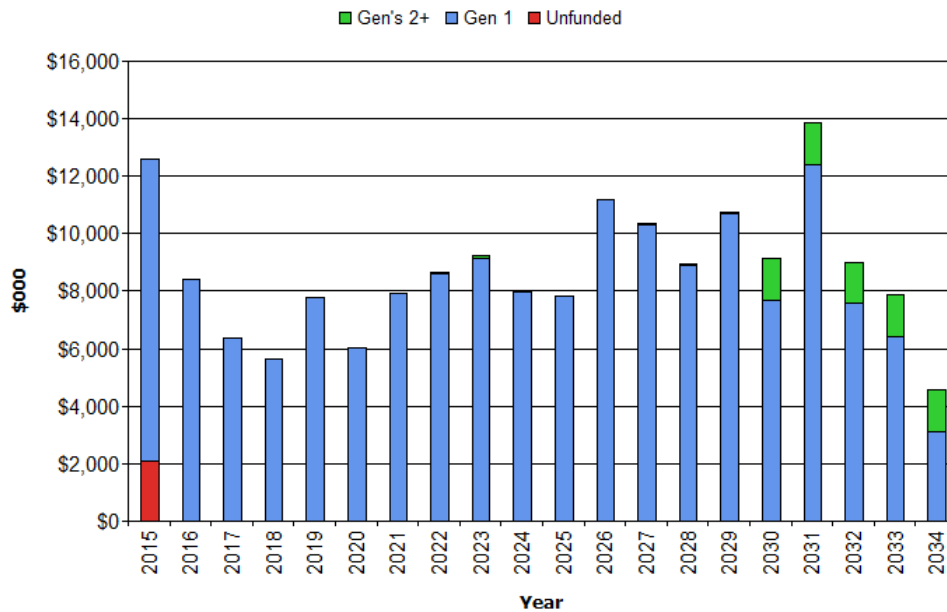
- Annual contracts & associated specifications for resealing, footpath paving and kerb laying
- Australian Rainfall and Runoff, Institution of Engineers Australia
- Australian Runoff Quality, Engineers Australia, 2006
- Australian Standards
- Council environmental and sustainability policies
- Council policies
- Council Standards and Specifications for works (developed on a project basis specific to capital asset being renewed)
- Council Standards and Specifications for works.
- Relevant AUSTRROADS publications
- Special one off contracts for bridge construction and pavement reconstruction

5.4.5 Summary of future renewal and replacement expenditure

Projected future renewal and replacement expenditures are forecast to increase over time as the asset stock ages. The expenditure is summarised in Figure 5.4.5. Note that all amounts are shown in real values. Refer Appendix B for renewal cost sources.

Figure 5.4.5: Projected Capital Renewal and Replacement Expenditure

Marion City - Projected Capital Renewal Expenditure (Strategy)



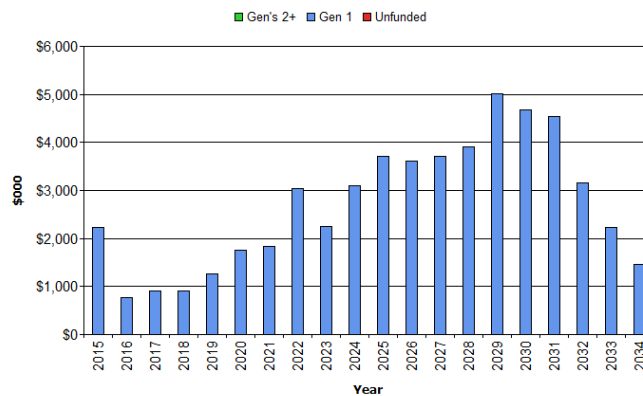
Gen 2+ renewals indicate assets that are being renewed for the second time (or more) over the 20 year forecast period. These will be assets with short useful lives such as gravel paths.

Renewals and replacement expenditure in the organisation's capital works program will be accommodated in the LTFP.

The following graphs indicate the renewal expenditure required to support sub categories of assets within the portfolio that make up the total in Figure 5.4.5.

Seals

Marion City - Projected Capital Renewal Expenditure (Seals 2015 V1_S1_V1)



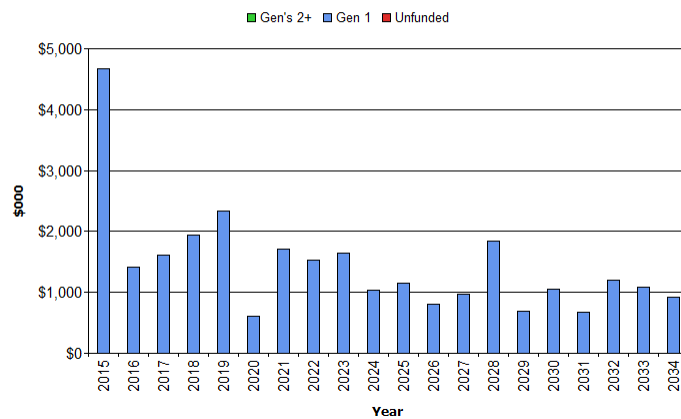
The analysis of seals undertaken in the preparation of this plan indicates that there is an opportunity to reduce existing expenditure (currently \$4.3 million pa) through a more rigorous prioritisation of works including:

- Implementation of a rejuvenation program
- For local roads (>80% of Councils network) delay of a reseal until environmental conditions (aging of the binder) dictate a reseal is required.
- Less emphasis given to cracking in determination of the remaining life
- Not undertaking a reseal on a road that requires pavement reconstruction
- Prioritisation given to roads that have programmed for resealing via the analysis conducted under this plan
- Implementation of a regime of rigorous onsite inspections and verification prior to a treatment being programmed

An average annual capital renewal of \$1.8 million pa is required over 10 years (2015/16 – 2024/25) and \$2.7 million over 20 years (2015/16 – 2034/35) to support the defined levels of service of the assets.

Pavements

Marion City - Projected Capital Renewal Expenditure (Pavements 2015 V1_S1_V1)



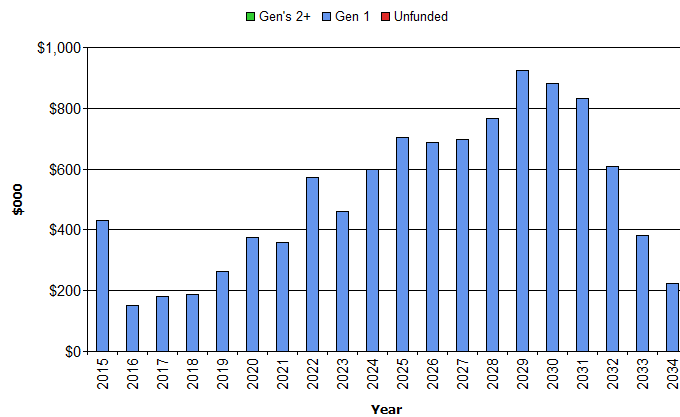
For a period of more than 10 years Council has not had a defined pavement reconstruction program. Instead, in many cases, roads have been resealed often with little rehabilitative pavement works. This has resulted in some cases in premature failure of the seal.

The analysis of pavements undertaken in the preparation of this plan indicates that pavement reconstruction is required and it will be necessary for Council to adopt a pavement reconstruction program. The graph above has been developed from a preliminary project planning perspective. It should be noted that where the required funding is shown as being high in 2015 actual projects can be delayed several years pending further detailed investigations.

An average annual capital renewal of \$1.8 million pa is required over 10 years (2015/16 – 2024/25) and \$1.4 million over 20 years (2015/16 – 2034/35) to support the defined levels of service of the assets. It is considered that the 20 year figure may be conservative since during the next 5-10 years it is expected that more pavements may show signs of structural failure due to the recent resealing practices.

Kerb

Marion City - Projected Capital Renewal Expenditure (Kerb 2015 V1_S1_V1)

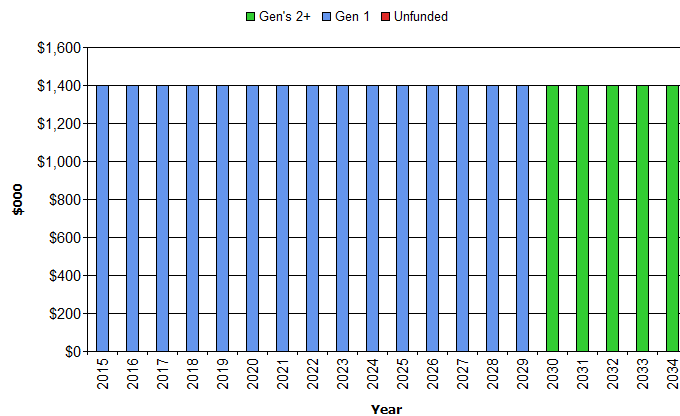


The projected renewals for kerbs can be seen to trend in line with the Seal graph. This is a result of the renewals being developed for the assumption that 5% of the kerb will be replaced on each segment of road before it is resealed.

An average annual capital renewal of \$357k pa is required over 10 years (2015/16 – 2024/25) and \$514k over 20 years (2015/16- 2034/35) to support the defined levels of service of the assets.

Footpaths

Marion City - Projected Capital Renewal Expenditure (Footpaths 2015 V1_S1_V1)

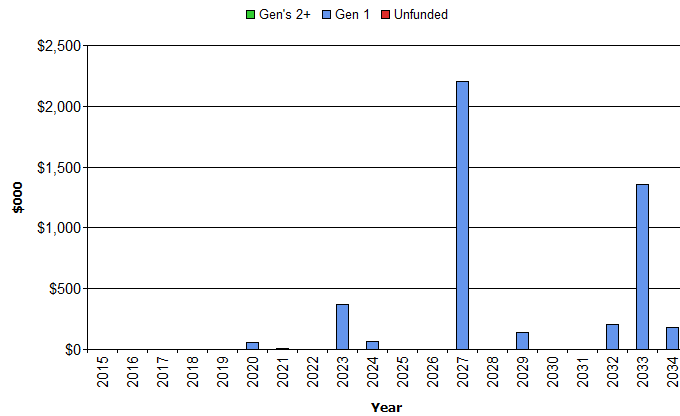


The footpath projected renewal expenditure has been derived from lifting the current service level of defect repair over the entire network from an estimated 18 years to 15 years - Refer Appendix B.

An average annual capital renewal of \$1.4 million pa is required over 10 years (2015/16 – 2024/25) and 20 years (2015/16 – 2034/35) to support the defined levels of service of the assets.

Traffic Control Devices

Marion City - Projected Capital Renewal Expenditure (TCD 2015 V1_S1_V1)

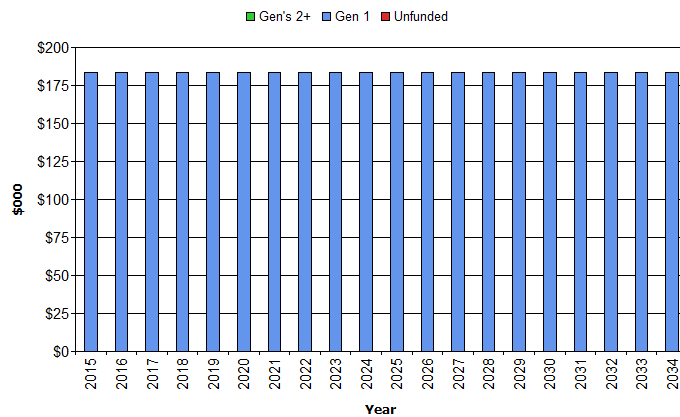


The traffic control device renewals have been estimated from valuation data.

An average annual capital renewal of \$49.6k pa is required over 10 years (2015/16 – 2024/25) and \$229.3k (2015/16 – 2034/35) over 20 years to support the defined levels of service of the assets.

Signs

Marion City - Projected Capital Renewal Expenditure (Signs 2015 V1_S1_V1)

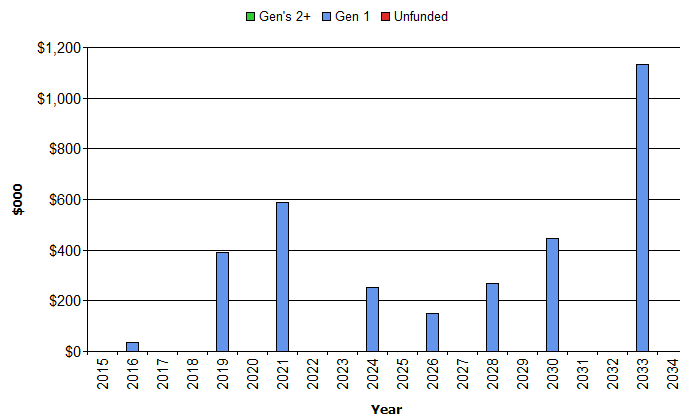


The signage renewals have been estimated from valuation data using an annual depreciation figure calculated without residuals and using straight line depreciation. This is considered satisfactory for renewal planning purposes since Council has many thousand signs all in different condition (and age) states.

An average annual capital renewal of \$184k pa is required over 10 years (2015/16 – 2024/25) and 20 years (2015/16 – 2034/35) to support the defined levels of service of the assets.

Bus Shelters

Marion City - Projected Capital Renewal Expenditure (Bus Shelters 2015 V1_S1_V1)

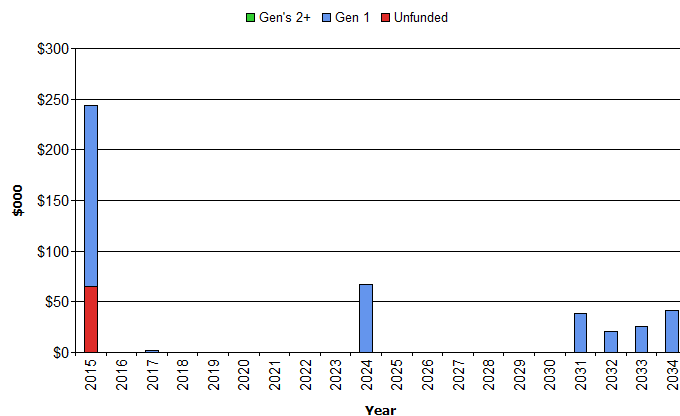


The bus shelter renewals have been estimated from valuation data.

An average annual capital renewal of \$127k pa is required over 10 years (2015/16 – 2024/25) and \$163k pa over 20 years (2015/16 – 2034/35) to support the defined levels of service of the assets.

Bridges

Marion City - Projected Capital Renewal Expenditure (Bridges 2015 V1_S1_V1)



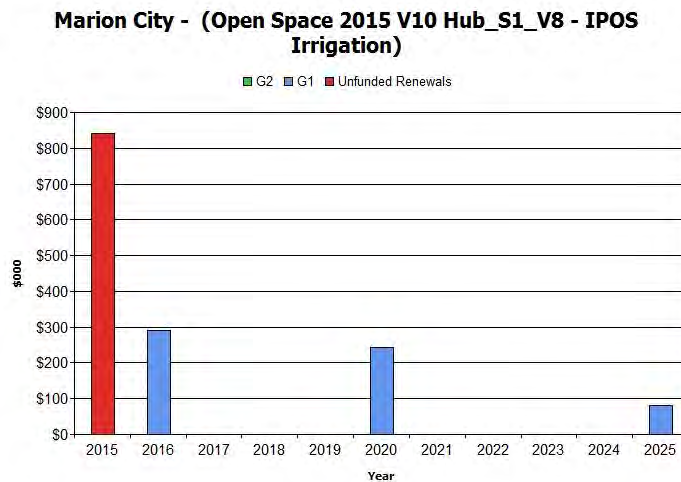
The data used to generate the renewal profile for bridges has been drawn for valuations and a condition audit undertaken by the state road authority.

An average annual capital renewal of \$31k pa is required over 10 years (2015/16 – 2024/25) and \$22k pa over 20 years (2015/16 – 2034/35).

Stormwater assets

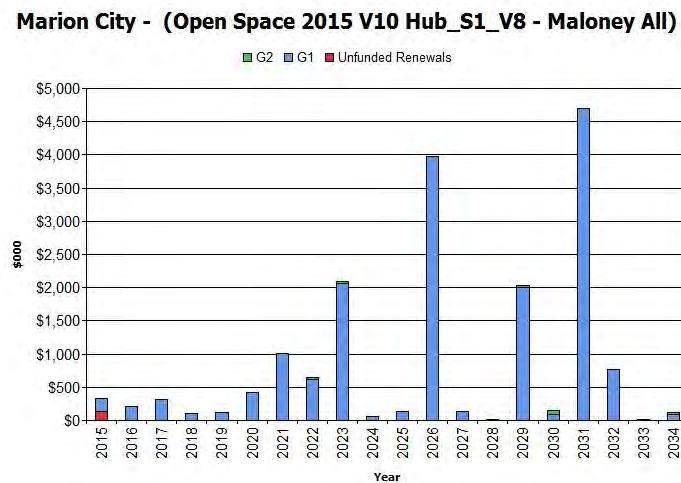
Due to the long life nature of the stormwater assets no renewals are predicted over the 20 year term of this plan (2015/16 – 2034/35).

Irrigation



Irrigation relates to optimised irrigation renewals (not including Oaklands ASR reserves) i.e. only portions of existing irrigated areas will be renewed. Only systems that are currently active are included for renewals.

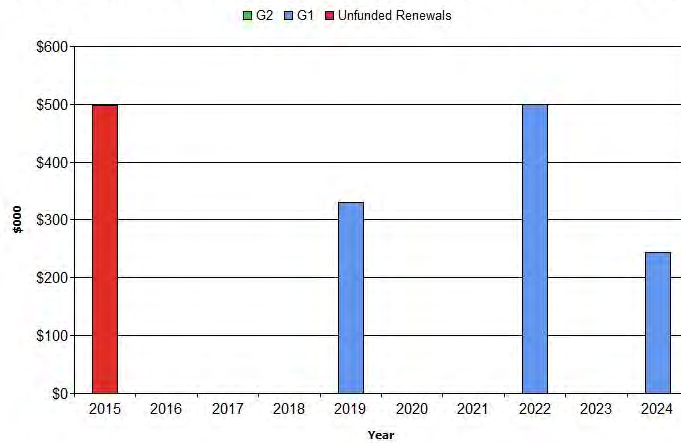
Ancillary assets



The 'Maloney All' asset group relates to ancillary assets on reserves such as BBQ's, fences and seats.

Oaklands Irrigation

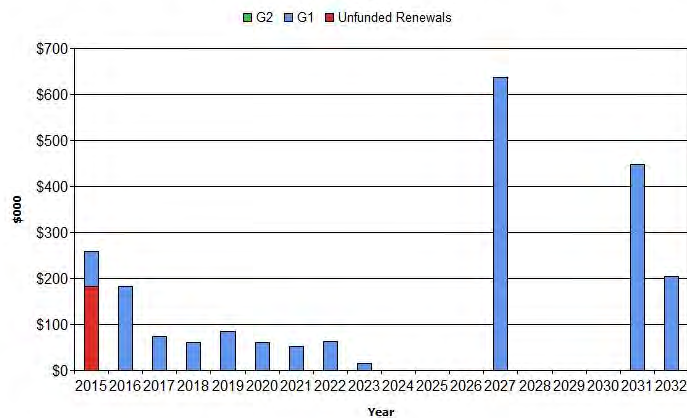
Marion City - (Open Space 2015 V10 Hub_S1_V8 - Oak IPOS Irr)



This asset group references optimised irrigation renewals on reserves proposed to be irrigated through the Oaklands Wetlands ASR scheme.

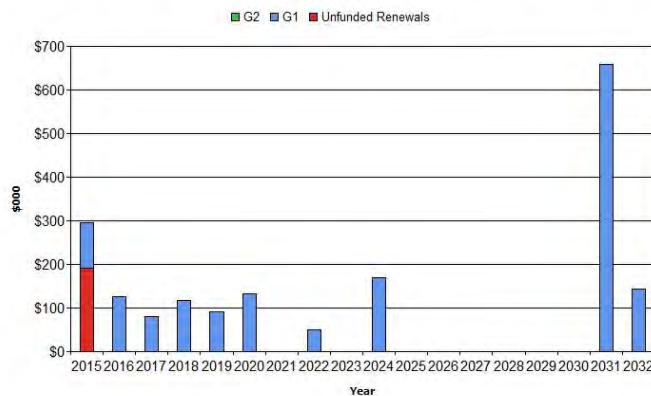
Playspace local

Marion City - (Open Space 2015 V10 Hub_S1_V8 - Playspace Local)



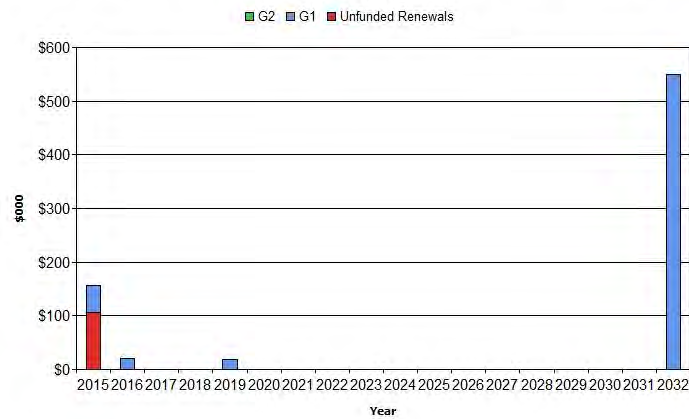
Playspace neighbourhood

Marion City - (Open Space 2015 V10 Hub_S1_V8 - Playspace Nhood)



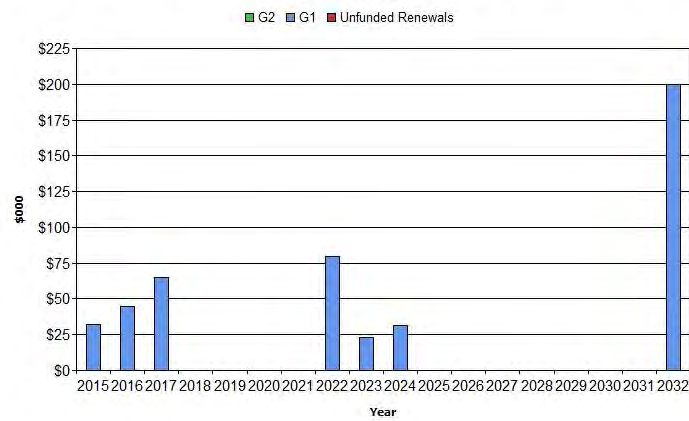
Playspace precinct

Marion City - (Open Space 2015 V10 Hub_S1_V8 - Playspace Precinct)



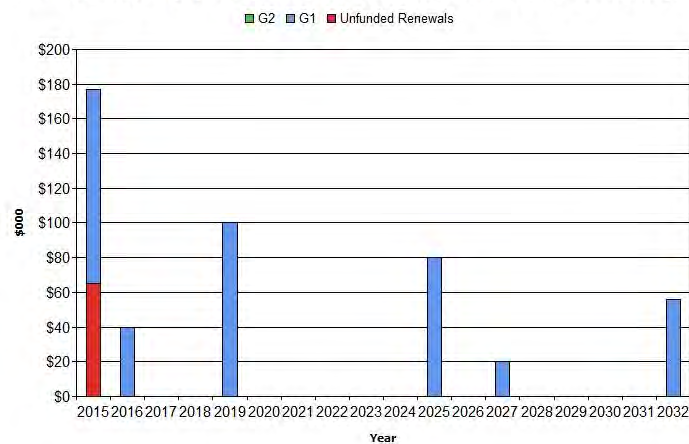
Playspace regional

Marion City - (Open Space 2015 V10 Hub_S1_V8 - Playspace Regional)



Tennis court AC surface

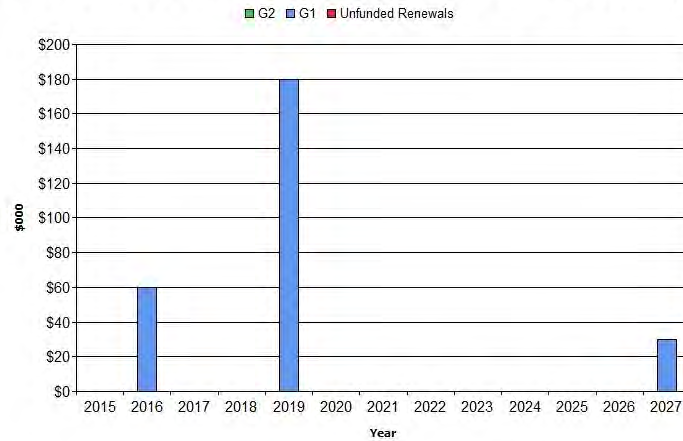
Marion City - (Open Space 2015 V10 Hub_S1_V8 - T Court AC)



This graph refers to the asphaltic concrete component of a tennis court asset.

Tennis court base

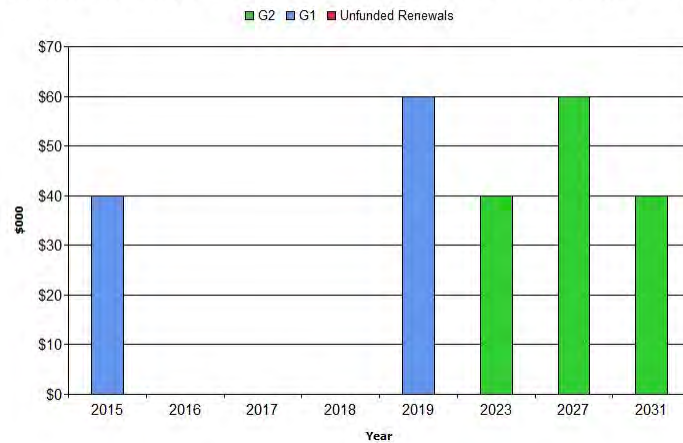
Marion City - (Open Space 2015 V10 Hub_S1_V8 - T Court Base)



This graph refers to the crushed rock base component of a tennis court asset.

Tennis court acrylic surface

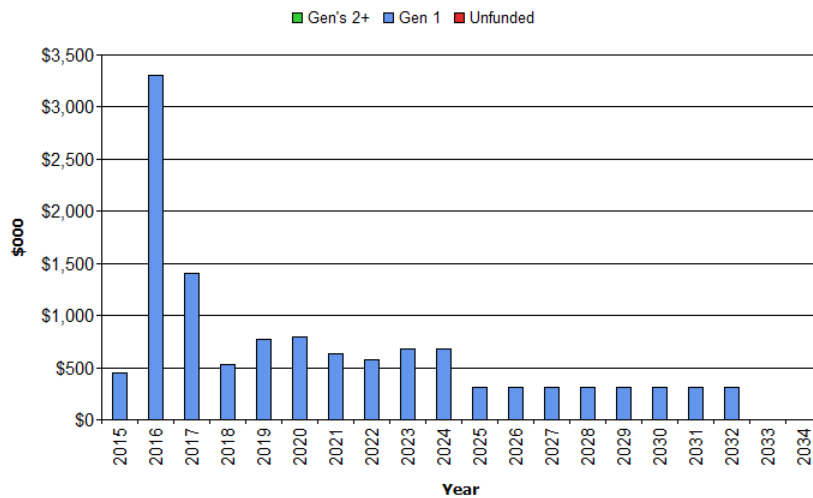
Marion City - (Open Space 2015 V10 Hub_S1_V8 - T Crt Acr Surf)



This graph refers to the coloured acrylic surfacing component of the tennis court where applicable.

Building assets

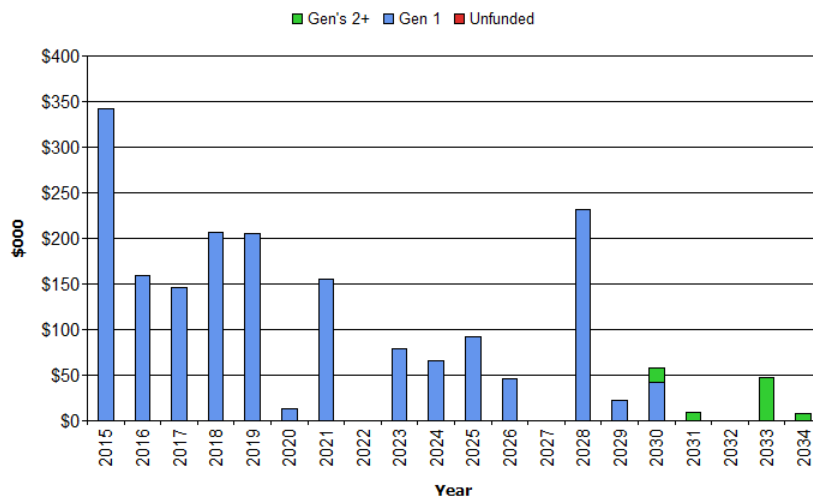
Marion City - Projected Capital Renewal Expenditure (Buildings 2015 V3_S1_V3)



Note that building renewal plans are to be developed over the coming 2 years which will more accurately inform forecast building renewal costs.

Coastal Walking Trail

Marion City - Projected Capital Renewal Expenditure (Coastal Walking Trail_S1_V5)



5.5 Creation/Acquisition/Upgrade Plan

New works are those works that create a new asset that did not previously exist, or works which upgrade or improve an existing asset beyond its existing capacity. They may result from growth, social or environmental needs. Assets may also be acquired at no cost to the organisation from land development.

5.5.1 Selection criteria

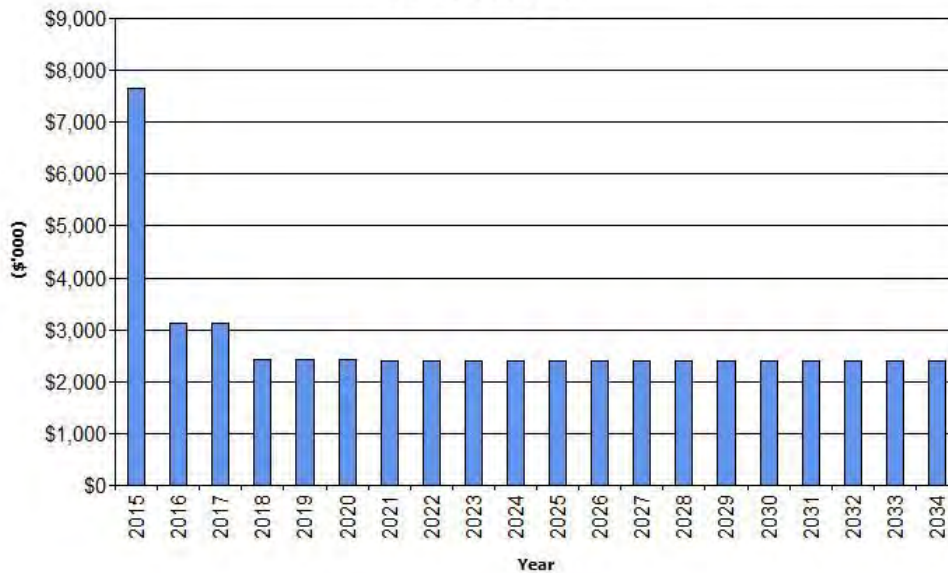
This AMP has been prepared in accordance with Council’s Asset Management Policy, essentially requiring new or upgrade works to gain Council approval, having regard to whole of life costs and subsequent impacts on the LTFP.

5.5.2 Summary of future upgrade/new assets expenditure

In accordance with the Strategic Asset Management Decision Making Matrix no new assets are proposed other than Council approved stormwater, buildings and signage as detailed in Figure 5.5.2.

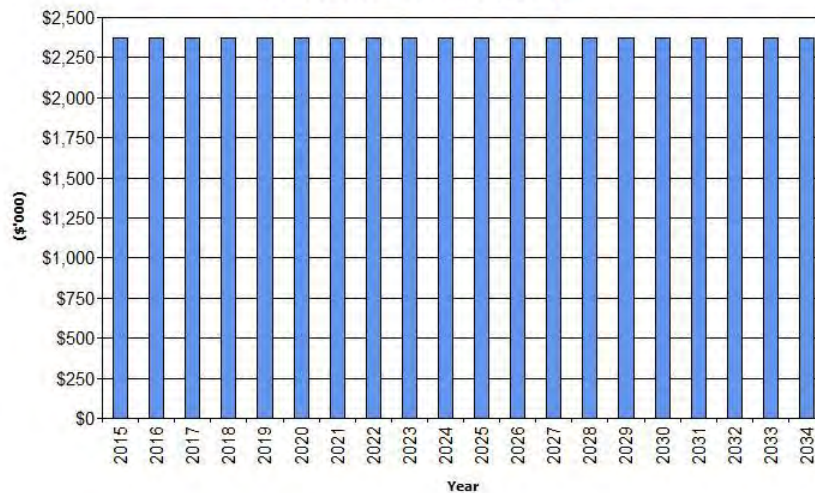
Figure 5.5.2: Projected Capital Upgrade/New Asset Expenditure

Marion City - Projected Capital Upgrade/New Expenditure (Strategy)



Stormwater assets

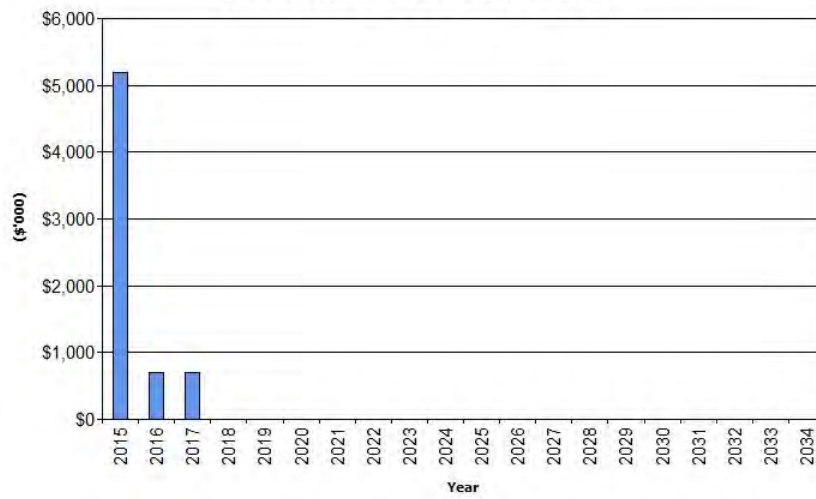
Marion City - Projected Capital Upgrade/New Expenditure (Stormwater_S1_V1)



In preparing the 2013 version of the Stormwater Asset Management Plan \$35.375 million of drainage projects (2012 values) were identified to be constructed over 20 years. The LTFP budget projections provide sufficient funds each financial year for these works.

Building assets

**Marion City - Projected Capital Upgrade/New Expenditure
(Buildings 2015 V3_S1_V3)**



The new / upgrade assets relating to buildings include \$4.5 million in 2015 for the depot upgrade and \$700k between 2015 and 2017 for sustainability upgrades to buildings.

5.6 Disposal Plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation. Assets identified for possible decommissioning and disposal are shown in Table 5.6. Once decommissioning has occurred, the renewal forecasts in the AMP and LTFP will be adjusted accordingly.

Playground assets have been identified for disposal as part of the investigation conducted in preparation of the City of Marion Playspace Strategy.

Table 5.6: Assets Identified for Disposal

Playground Asset	Suburb	Reason for Disposal	Renewal Cost (\$)
Ben Pethick Reserve	Marion	Surplus as identified in playspace review	18,000
Cohen Court Reserve	Clovelly Park	Surplus as identified in playspace review	21,600
Cowra Crescent Reserve	Park Holme	Surplus as identified in playspace review	25,200
Everest Avenue Reserve	Morphettville	Surplus as identified in playspace review	30,000
Coorabie (Capella Drive) Reserve	Hallett Cove	Surplus as identified in playspace review	15,000
French Court Reserve	Trott Park	Surplus as identified in playspace review	16,800
Glandore CC - Childcare	Glandore	Surplus as identified in playspace review	20,000
Lapwing Street Reserve	Hallett Cove	Surplus as identified in playspace review	20,000
Louise Avenue Reserve	Warradale	Surplus as identified in playspace review	19,800
Luke Court Reserve	O'Halloran Hill	Surplus as identified in playspace review	19,200
Mitchell Park Oval East	Mitchell Park	Surplus as identified in playspace review	14,000
Oliphant Avenue Reserve (Small)	Oaklands Park	Surplus as identified in playspace review	25,400
Parsons Grove Reserve	Park Holme	Surplus as identified in playspace review	32,400
Ranger Street	Hallett Cove	Surplus as identified in playspace review	16,000
Waratah Square Reserve	Seacombe Gardens	Surplus as identified in playspace review	30,000
Totals			323,400

This table includes only those assets that Council has resolved to dispose of. Other assets may be identified for disposal and included in future iterations of this plan as resolved by Council.

Note that the assets identified for disposal are playspace assets only, due to their age and condition and investment in nearby facilities. Council has not resolved to dispose of the land outlined.

6. FINANCIAL SUMMARY

The preparation of this plan allows for alignment of operating, maintenance and renewal funding requirements in the LTFP to support necessary works.

This section contains the financial requirements resulting from all the information presented in the previous sections of this AMP.

Once adopted, this AMP will inform the next iteration of the LTFP. When compared to the adopted Draft 2015/16 LTFP, available funds for asset operating, maintenance and renewal amount to \$255.4 million while this plan identifies a resource requirement of \$216.6 million, resulting in a surplus of \$38.8 million (2015/16 – 2024/25), before any provision is made for major building renewal. A range of measures have been identified, including :

- A detailed review has been undertaken of the Councils road resealing / reconstruction practices which has found significant potential savings provided that an alternative philosophy and program of works is adopted.
- In accordance with Councils current Asset Management Policy upgrades of transport, open space, buildings and coastal walking trail assets have not been included in the plan unless there is a specific Council resolution to do so. Any new or upgrade works not contained in this plan will require prioritisation and approval by Council, having regard to whole of life costs and subsequent impacts on the LTFP.
- Other than some new stormwater, building and signage assets which Council has resolved to undertake, construction of new assets has not been considered.

It has been recommended that Council provision \$49million for building renewal, being equivalent to accumulated depreciation on buildings as at 30 June 2014. This would result in a net \$10.2 million deficit in renewal expenditure over the life of the LTFP.

In the following sections of the plan a comparison is made between depreciation (calculated using the valuation depreciable amount) and renewal expenditure (driven by the renewal cost), however depreciation is unlikely to reflect actual renewal costs and therefore should not be used as a method to reliably inform required renewal expenditure.

In the absence of a current AMP, the LTFP has been based on depreciation. The purpose of this iteration of the AMP is to highlight areas for improved alignment of available funding in future iterations of the LTFP, based on more current information than previous versions. Therefore, the most relevant consideration for Council is the total forecast funding available for operating, maintenance and renewal of assets (plus approved new and upgrade works) compared to the total forecast requirement. This is outlined below:

Draft 2015/16 LTFP Projections for operations, maintenance & renewal	\$231.3 million
Draft 2015/16 LTFP Projections for approved new stormwater works	\$24.1 million
Less Draft AMP forecasts for Operations, Maintenance & Renewal (excluding building renewals) + new stormwater works	(\$216.6 million)
Less proposed provision for Building Renewals	(\$49.0 million)
Projected funding shortfall based on currently adopted LTFP & draft AMP, including provision for building renewals	(\$10.2 million)

Current financial ratios are contained in Council's LTFP and will be updated following the adoption of this AMP and subsequent alignment of works budgets.

6.1 Financial Statements and Projections

The financial projections are shown in Figure 6.1 for projected operating (operations and maintenance) and capital expenditure (renewal). Note that all costs are shown in real values.

Figure 6.1: Projected Operating and Capital Expenditure

Marion City - Projected Operating and Capital Expenditure

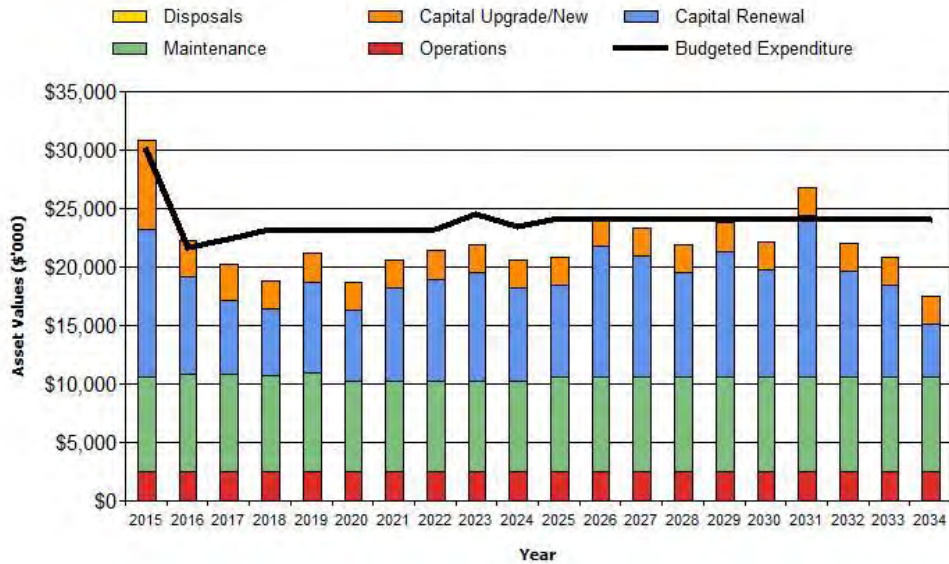


Figure 6.1.1a: Projected and LTFP Budgeted Renewal Expenditure

Marion City - Projected & LTFP Budgeted Renewal Expenditure (Strategy)

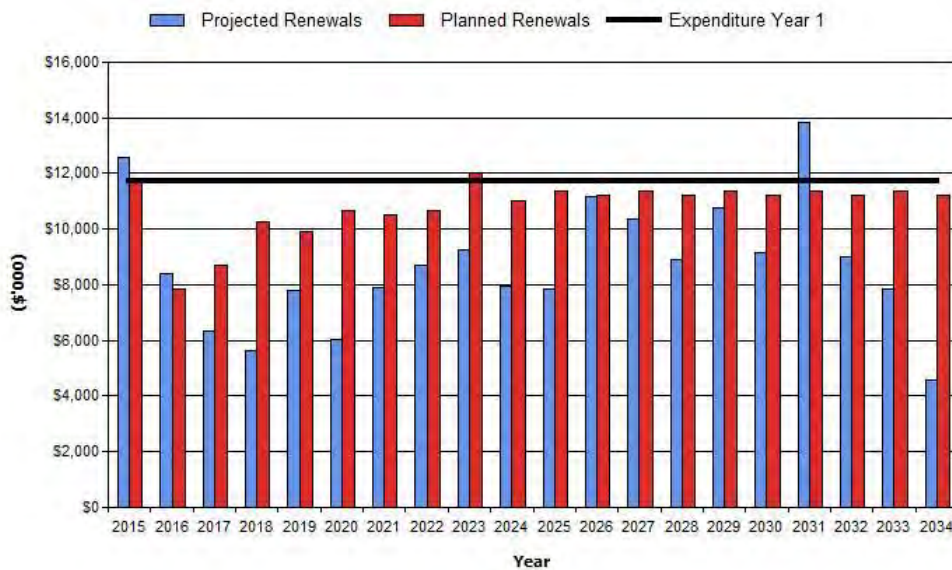


Table 6.1.1 shows the shortfall between projected renewal and replacement expenditures and expenditure accommodated in the LTFP. This does not include provision for major building renewals.

Table 6.1.1: Projected and LTFP Budgeted Renewals and Financing Shortfall

Year	Projected Renewals (\$000)	2015/16 LTFP Renewal Budget (\$000)	Renewal Financing Shortfall (\$000) (-ve Gap, +ve Surplus)	Cumulative Shortfall (\$000) (-ve Gap, +ve Surplus)
2015/16	\$12,587	\$11,747	-\$839	-\$839
2016/17	\$8,390	\$7,834	-\$556	-\$1,395
2017/18	\$6,356	\$8,681	\$2,325	\$929
2018/19	\$5,637	\$10,276	\$4,639	\$5,568
2019/20	\$7,800	\$9,918	\$2,118	\$7,686
2020/21	\$6,045	\$10,687	\$4,642	\$12,328
2021/22	\$7,921	\$10,534	\$2,613	\$14,940
2022/23	\$8,689	\$10,658	\$1,969	\$16,909
2023/24	\$9,245	\$12,012	\$2,767	\$19,676
2024/25	\$7,955	\$10,998	\$3,043	\$22,719
2025/26	\$7,848	\$11,347	\$3,499	\$26,218
2026/27	\$11,170	\$11,231	\$61	\$26,279
2027/28	\$10,369	\$11,347	\$978	\$27,257
2028/29	\$8,928	\$11,231	\$2,303	\$29,560
2029/30	\$10,789	\$11,347	\$558	\$30,118
2030/31	\$9,157	\$11,231	\$2,074	\$32,192
2031/32	\$13,837	\$11,347	-\$2,490	\$29,702
2032/33	\$9,008	\$11,231	\$2,224	\$31,925
2033/34	\$7,861	\$11,347	\$3,486	\$35,411
2034/35	\$4,554	\$11,231	\$6,677	\$42,088

Note: A negative shortfall indicates a financing gap, a positive shortfall indicates a surplus for that year.

Providing services in a sustainable manner will require matching of projected asset renewal and replacement expenditure to meet agreed service levels with **the corresponding** capital works program accommodated in the LTFP.

6.1.2 Projected expenditures for long term financial plan

Table 6.1.2 shows the projected expenditures for the 10 year LTFP.

Expenditure projections are in 2015/16 real values, and exclude provision for building renewals.

Table 6.1.2: Projected Expenditures for Long Term Financial Plan (\$000)

Year	Operations (\$000)	Maintenance (\$000)	Projected Capital Renewal (\$000)	Capital Upgrade/ New (\$000)	Disposals (\$000)
2015/16	\$2,468	\$8,120	\$12,587	\$7,645	\$0
2016/17	\$2,528	\$8,260	\$8,390	\$3,113	\$0
2017/18	\$2,536	\$8,242	\$6,356	\$3,113	\$0
2018/19	\$2,545	\$8,198	\$5,637	\$2,413	\$0
2019/20	\$2,545	\$8,392	\$7,800	\$2,413	\$0
2020/21	\$2,545	\$7,736	\$6,045	\$2,413	\$0
2021/22	\$2,545	\$7,740	\$7,921	\$2,402	\$0
2022/23	\$2,545	\$7,742	\$8,689	\$2,402	\$0
2023/24	\$2,545	\$7,745	\$9,245	\$2,402	\$0
2024/25	\$2,545	\$7,748	\$7,955	\$2,402	\$0

Table 6.1.2 is broken down into renewals by asset portfolio Figure 6.1.3 and Capital Upgrade / New by asset portfolio in Figure 6.1.4.

Table 6.1.3: Projected Capital Renewal Expenditure by Asset Portfolio for Long Term Financial Plan (\$000)

Year	Transport	Stormwater	Open Space	Buildings	Coastal Walking Trail	Projected Capital Renewal (\$000)
2015/16	9,168	0	2,630	446	342	12,587
2016/17	3,950	0	975	3,305	159	8,390
2017/18	4,277	0	530	1,402	146	6,356
2018/19	4,616	0	284	531	205	5,637
2019/20	5,839	0	980	775	205	7,800
2020/21	4,387	0	855	790	13	6,045
2021/22	6,076	0	1,060	630	155	7,921
2022/23	6,726	0	1,391	570	0	8,689
2023/24	6,307	0	2,176	683	79	9,245
2024/25	6,710	0	504	676	65	7,955

Table 6.1.4: Capital Upgrade/ New Expenditure by Asset Portfolio for Long Term Financial Plan (\$000)

Year	Transport	Stormwater	Open Space	Buildings	Coastal Walking Trail	Capital Upgrade/ New (\$000)
2015/16	74	2,371	0	5,200	0	7,645
2016/17	42	2,371	0	700	0	3,113
2017/18	42	2,371	0	700	0	3,113
2018/19	42	2,371	0	0	0	2,413
2019/20	42	2,371	0	0	0	2,413
2020/21	42	2,371	0	0	0	2,413
2021/22	31	2,371	0	0	0	2,402
2022/23	31	2,371	0	0	0	2,402
2023/24	31	2,371	0	0	0	2,402
2024/25	31	2,371	0	0	0	2,402

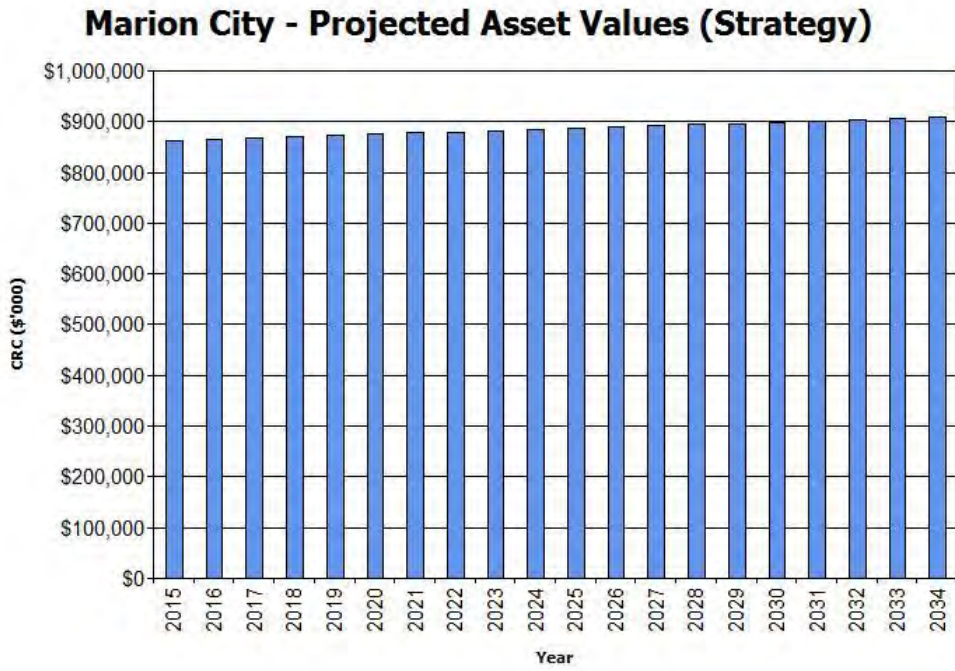
6.2 Funding Strategy

After reviewing service levels, as appropriate to ensure ongoing financial sustainability projected expenditures identified in Section 6.1.2 will be accommodated in the Council's 10 year LTFP.

6.3 Valuation Forecasts

Asset values are forecast to increase as additional assets are added to the asset stock. Figure 6.3 shows the projected replacement cost asset values over the planning period in real values. The figure shows constant values due to new / upgrades not being considered in the preparation of this plan.

Figure 6.3: Projected Asset Values



Depreciation expense values are forecast in line with asset values as shown in Figure 6.3a.

Figure 6.3a: Projected Depreciation Expense

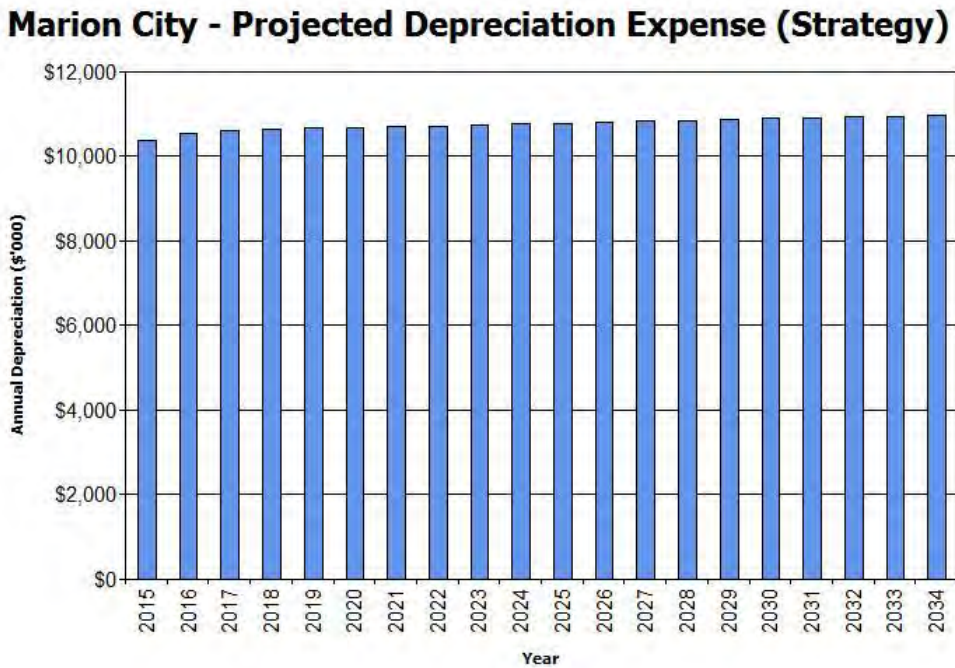
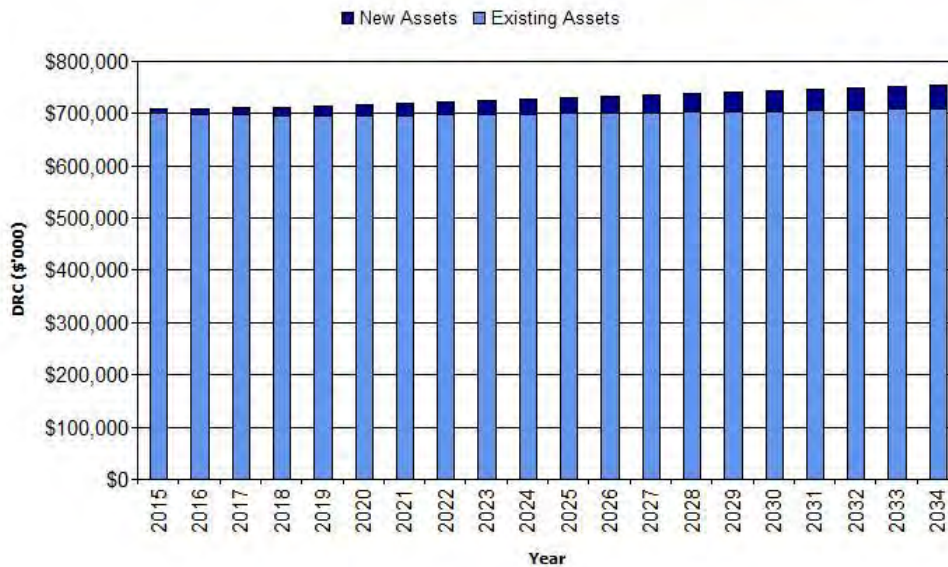


Figure 6.3b: Projected Depreciated Replacement Cost

Marion City - Projected Depreciated Replacement Cost (Strategy)



The marked increase in the depreciated replacement cost is an anomaly associated with low calculation of the CRC and hence DRC (Direct Replacement Cost) through valuations as previously noted. The DRC therefore increases as renewals associated with the higher actual renewal costs are undertaken.

6.4 Key Assumptions made in Financial Forecasts

This section details the key assumptions made in presenting the information contained in this AMP and in preparing forecasts of required operating and capital expenditure and asset values, depreciation expense and carrying amount estimates. It is presented to enable readers to gain an understanding of the levels of confidence in the data behind the financial forecasts.

Key assumptions made in this AMP and risks that these may change are shown in Table 6.4

Table 6.4: Key Assumptions made in AMP and Risks of Change

Key Assumptions	Risks of Change to Assumptions
Resealing program developed as part of this plan will be followed	The renewal forecast has been developed around an analysis of data that produces a more sustainable program of works without changes to existing service levels. This program of works will require change to be facilitated by Council in the processes that are currently adopted
Pavement reconstruction program developed as part of this plan will be followed	Analysis of data has shown that Council should develop a program of pavement reconstruction and detailed investigation. Currently in some cases roads are being resealed rather than reconstructed resulting in a short seal life and high lifecycle costs.
Kerb renewal assumptions are correct	It has been assumed that approximately 5% of the kerb length in a street will require renewal at the time of a reseal. This is based on a survey of kerb condition undertaken in 2010. Another survey of kerb condition is planned which will improve estimates on a segment by segment basis.
Assumed unit rates are correct	Unit rates in some cases have been based on valuations and in other cases have been compiled from first principles without reference to actual Council costs. In most cases however it is expected that unit rates will be reasonably accurate, particularly for the large asset groups of seals, pavements, kerb and footpaths. Where valuations have been used as a proxy for unit rates used in establishing renewal costs i.e. stormwater and open space (in some cases) the figures will be less reliable.

Key Assumptions	Risks of Change to Assumptions
Drainage network overall condition is fair to good based on remaining life derived from age profile and current CCTV information (assume 100 year useful life)	If poorer condition drain lines are identified by future CCTV this will change the service life and introduce a renewal program
No significant changes to legislation	WSUD mandatory – changes capital works program
Urban growth has a similar pattern to previous years	Increase growth changes capital works program priorities
Maintenance funds can retain existing levels of service	Additional funds required to meet desirable level of service and community expectations
Actual major storm event does not occur in the next 4 years	Extensive clean up changes maintenance and capital works priorities. Additional funds would be required for storm damage and clean up.
Design and operations staffing needs are adequately resourced staff	Unable to resource planned asset management activities
Unclear open space capitalisation threshold may mean that some renewals are being undertaken using maintenance expenditure	Estimated funds required for renewal may already be met through the maintenance budget
Assumption of 'like for like' replacement of open space assets has been made in the development of this plan, whereas historically significant upgrades have taken place	Underestimation of required budget
The desktop exercise to identify the required <u>minor</u> building renewals was comprehensive and adequate.	It is virtually certain that the desktop exercise undervalued the required renewals, which are estimated to be higher by a simple lifecycle calculation, and which should be modelled from conditions and useful lives of components, based on site inspections which take defects into account.
Existing valuations do not accurately reflect the renewable assets contained within the Coastal Walking Trail corridor that are under the control of Council. Hence sustainability ratios calculated within this plan cannot be considered reasonable.	The sustainability ratios will become more accurate following revaluations undertaken by Council.

6.5 Forecast Reliability and Confidence

The expenditure and valuations projections in this AM Plan are based on best available data. Currency and accuracy of data is critical to effective asset and financial management. Data confidence is classified on a 5 level scale⁸ in accordance with Table 6.5.

Table 6.5: Data Confidence Grading System

Confidence Grade	Description
A Highly reliable	Data based on sound records, procedures, investigations and analysis, documented properly and recognised as the best method of assessment. Dataset is complete and estimated to be accurate $\pm 2\%$
B Reliable	Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate $\pm 10\%$
C Uncertain	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated $\pm 25\%$
D Very Uncertain	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete and most data is estimated or extrapolated. Accuracy $\pm 40\%$
E Unknown	None or very little data held.

The estimated confidence level for and reliability of data used in this AM Plan is shown in Tables 6.5.1 – 6.5.5

⁸ IPWEA, 2011, IIMM, Table 2.4.6, p 2|59.

Table 6.5.1: Data Confidence Assessment for Data used in AMP - Transport

Data	Confidence Assessment	Comment
Demand drivers	C	Upgrade / new expenditure has been based on Council's recently adopted Asset Management Policy. If Council resolves to increase upgrade/ new expenditure amendments to future funding will be required.
Growth projections	B	Much of the Council has already been developed and a large amount of future growth is not predicted
Operations expenditures	E	Operations expenditure has not been directly considered in this plan but has been included within maintenance expenditure
Maintenance expenditures	A	Based on Council's actual costs
Projected Renewal exps. - Asset values	B	Asset values are generally based on costs to renew the asset
- Asset residual values	C	Residual values have been ignored in renewal planning costs, since they will not be realised
- Asset useful lives	B	Established useful lives have been used
- Condition modelling	B	For seals and pavements a great deal of work has been done on modelling existing condition data, although in some cases the data has been shown to be inaccurate
- Network renewals	B	Network renewals have been used for signage and kerbing
- Defect repairs	N/A	N/A
Upgrade/New expenditures	B - C	Generally no upgrade / new expenditure has been assumed. This will be the subject of future resolutions of Council
Disposal expenditures	N/A	N/A

Table 6.5.2: Data Confidence Assessment for Data used in AMP- Stormwater

Data	Confidence Assessment	Comment
Demand drivers	B	The two Stormwater Management Plans have provided reliable information on demand drivers.
Growth projections	B	Growth projections are based development potential from Housing id Report (2011), Jensen Planning SWMP Report (2011) and 30 year plan for greater Adelaide.
Operations expenditures	C	Work orders have not been implemented for these activities.
Maintenance expenditures	C	Work orders have not been implemented for these activities.
Projected Renewal exps. - Asset values	B	Unit rates are used which are based on current contract rates and Rawlinson handbook.
- Asset residual values	B	Low salvage/reuse value.
- Asset useful lives	D	Insufficient research and testing in useful life predictions.
- Condition modelling	E	Insufficient research and testing on the correlation between useful life and condition of asset.
- Network renewals	C	Condition assessment is based on sample CCTV survey. Further condition inspections are required to improve predictions.
- Defect repairs	C	Work orders have not been implemented for these activities.
Upgrade/New expenditures	B	Decision to upgrade is based on SWMP projects, CCTV assessments, drainage capacity analysis and known flooding and pipe capacity problems.
Disposal expenditures	B	Unit rates for disposal are based on contract rates.

Table 6.5.3: Data Confidence Assessment for Data used in AMP – Open Space

Data	Confidence Assessment	Comment
Demand drivers	A	Open space planning documents detail community demand via consultation mechanisms
Growth projections	B	Growth is based on demand for new assets
Operations expenditures	C	Based on existing budget, growth predicted though increased asset base through upgrades
Maintenance expenditures	C	Based on existing budget, growth predicted though increased asset base through upgrades
Projected Renewal exps. - Asset values	C	Based on valuation data rather than condition based renewals
- Asset residual values	A	No residuals have been assumed
- Asset useful lives	C	Lives will not play a significant role in the assets requiring renewal during the course of the plan
- Condition modelling	C	Based on valuation data
- Network renewals	C	Based on valuation data
- Defect repairs	D	Defect repairs not considered
Upgrade/New expenditures	C	Asset upgrades as appearing in other open space planning documents is not considered in the development of this version of the AMP
Disposal expenditures	C	Disposal of existing playgrounds where they are not renewed is unknown

Table 6.5.4: Data Confidence Assessment for Data used in AM Plan - Buildings

Data	Confidence Assessment	Comment
Demand drivers	C	The recommendations of Councils draft facility review plan have not been allowed for in the development of this plan
Growth projections	B	The assumption of 0% growth is close to the actual situation.
Operations expenditures	B	
Maintenance expenditures	B	
Projected Renewal exps. - Asset values	D	Projected building renewal are not included in this plan. Building renewal plans are to be developed over the next 2 years.
- Asset residual values	NA	Residual values provided by external valuers.
- Asset useful lives	NA	Aged building nearing the end of their useful lives..
- Condition modelling	NA	See comments above.
- Network renewals	NA	See comments above.
- Defect repairs	D	Based on desktop identification.
Upgrade/New expenditures	B	Based on preliminary cost estimates
Disposal expenditures	B	

Table 6.5.5: Data Confidence Assessment for Data used in AM Plan – Coastal Walking Trail

Data	Confidence Assessment	Comment
Demand drivers	B	
Growth projections	A	Data based on historical records and professional opinions
Operations expenditures	A	No operations costs are considered in preparation of the plan
Maintenance expenditures	A	Proactive maintenance program has been developed
Projected Renewal exps. - Asset values	B	Renewal projections based on up to date register of assets
- Asset residual values	D	Valuations based on out of date register
- Asset useful lives	A	No residual value is expected.
- Condition modelling	B	Harsh coastal environment creates uncertainty
- Network renewals	B	Full visual condition audit has been undertaken.
- Defect repairs	E	No network assets currently considered
Upgrade/New expenditures	D	No specific data available
Disposal expenditures	A	No new or upgraded assets unless approved by Council
Disposal expenditures	A	None considered

7. PLAN IMPROVEMENT AND MONITORING

7.1 Status of Asset Management Practices

7.1.1 Accounting and financial systems

The finance system used by the City of Marion is Authority, a product of Civica Pty Ltd. The financial modules within Authority include the following:

- General Ledger
- Receipting
- Payroll
- Rate Debtors/Property Management
- Purchasing
- Accounts Receivable/Accounts Payable
- Inventory
- Bank Reconciliation
- Estimates
- Contracts
- Loans
- Plant
- Work Orders
- Capital Value Register (CVR)

Within the Work Orders module, there are links to the General Ledger, the Plant Module and the AIM system.

Within the Capital Value Register, the following functions/programs are available:

- Asset capitalisation
- Asset disposal
- Depreciation
- Revaluation

All of the above programs perform automatic updates to the General Ledger via Control Accounts created for each Asset Record.

Depreciation charges are processed monthly according to the useful life (taking into consideration residual values) recorded against each Asset Record.

Infrastructure Assets are comprehensively revalued every 3-5 years and also have annual “desktop” valuations.

The Capital Value Register incorporates the following Asset Classifications:

- Land
- Buildings
- Plant & equipment
- Furniture & fittings
- Other
- Other infrastructure
- Intangibles

Infrastructure Assets including Roads, Drains, Kerb, Footpaths, Bridges and Traffic Devices are held on systems external to Authority, e.g. Pavement Management System, Spreadsheets. External Valuers use this data as a basis for providing valuations which are added to the Balance Sheet Control Accounts via a general journal.

Accountabilities for financial systems

The responsibility for the integrity of the finance system is assigned to the Finance Manager and senior Accounting staff.

Accounting standards and regulations

The accounting standards and guidelines that must be complied with are as follows:

- *Local Government Act 1999*
- Local Government General Regulations 1999
- Local Government (Financial Management) Regulations 2022
- State and Federal Legislation (e.g. taxes)
- Australian Accounting Standards set by the Australian Accounting Standards Board (AASB)
- City of Marion financial policies and procedures

Capital/maintenance threshold

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.

Table 7.1: Materiality Levels

Asset Group	New/Replacement
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 are the Computer Network, Library Books, and Reserve Furniture.

7.1.2 Asset management system

An asset management system is a combination of processes, data and software applied to provide the essential outputs for effective AM such as reduced risk and optimum infrastructure investment.

Council utilises a number of asset management systems which contribute to the overall management of the long term planning of infrastructure. These include Stormwater Management Database in the MapInfo Exponare and MapInfo Professional GIS linked to Microsoft spreadsheets, IBM Lotus Notes Customer Request System and Authority financial and asset modules.

The current systems are being reviewed with the aim of integrating asset information into the corporate AM system.

Asset registers

A database of data collected in the field was used to compile this AMP.

Linkage from asset management to financial system

Further integration of the asset management systems and processes and the LTFP are being developed.

Accountabilities for asset management system and data maintenance

The responsibility of asset management planning system and data maintenance is assigned to the Manager Strategic Assets and Strategic Asset Services staff.

Required changes to asset management system arising from this AM Plan

Reviews and improvements to asset management systems are ongoing and part of the organisation process towards best practice. Improvements are implemented as required.

7.2 Improvement Program

The asset management improvement plan generated from this AMP is shown in Table 7.2.

Table 7.2: Improvement Plan

Task No	Task	Responsibility	Resources Required	Timeline
1	Undertake condition assessment of assets	Mgr. Strategic Assets	Recurrent	December 16
2	Develop an optimised program of infrastructure repair / renewal	Mgr. Strategic Assets & Mgr. Infrastructure	Recurrent	December 16
3	Develop a program of bus shelter renewal and compliance upgrade	Mgr. Strategic Assets & Mgr. Infrastructure	\$1.2m	2020
4	Prepare a service level and community consultation plan for assets linking with the Council Plan, LTFP and AMPs	Mgr. Strategic Assets & Mgr. Infrastructure	\$30,000	December 15
5	Implement the two adopted Stormwater Management Plans	Infrastructure	Consultancy and Infrastructure and Strategic Assets staff	2034
6	Prepare Stormwater Management Plans for the remaining catchments in the city ie east of Sturt River and urban area abutting Field River	Infrastructure	Consultancy and Infrastructure and Strategic Assets staff	2016
7	Prepare Operations and Maintenance Management Plan for infrastructure. The plan to include service levels, inspection frequency , maintenance activities and response times	Infrastructure	Infrastructure staff	2016
8	Review asset management and procedural frame work for inter-departmental/work group areas, update asset register, condition rating etc	Strategic Assets	Strategic Assets staff	2016
9	Continue annual CCTV surveys to inspect and assess the performance and condition of the stormwater assets to determine remaining life	Infrastructure and Strategic Assets	Infrastructure and Strategic Assets staff	Annual program

Task No	Task	Responsibility	Resources Required	Timeline
10	Integrate asset and financial systems	Strategic Assets	Strategic Assets staff	2016
11	Prepared long term projection of depreciation expenses on assets based on consumption.	Strategic Assets	Strategic Assets staff	2016
12	Undertake annual review and update the SAM Plan and integrate with LTFP. The capital works selection criteria and decision making process is to be included in the review	Infrastructure and Strategic Assets	Infrastructure and Strategic Assets staff	Annual program
13	Develop a reserve name and numbering system linked to GIS and Asset Management System	Strategic Assets & Open Space	Strategic Assets & Open Space Staff	2018
14	Develop condition rating methodologies for open space assets that will allow informed decision making for asset renewal	Strategic Assets & Open Space	Strategic Assets & Open Space Staff	2016
15	Undertake further research on actual renewal costs of open space assets and develop realistic unit rates for same	Strategic Assets & Open Space	Strategic Assets & Open Space Staff	2016
16	Develop unit rates for open space assets	Strategic Assets & Open Space	Strategic Assets & Open Space Staff	2016
17	Review the LTFP against proposed renewals for assets with a view to matching the funds required or altering the service levels to match sustainable funds available through the LTFP	Strategic Assets & Finance	Strategic Assets & Finance staff	Ongoing post AMP endorsement
18	Review the method of determining required renewals. Adopt forward modelling based on component replacement values, component conditions, and useful lives.	Strategic Assets & Finance	Strategic Assets & Finance Staff	2017
19	Improve asset and financial systems	Strategic Assets & Finance	Strategic Assets & Finance staff	Ongoing
20	Undertake annual review and update the Buildings AM Plan and integrate with LTFP. The capital works selection criteria and decision making process is to be included in the review.	Infrastructure and Strategic Assets	Strategic Assets & Finance staff	Annual program

7.3 Monitoring and Review Procedures

This AMP will be reviewed and updated during annual budget planning processes and amended to recognise any material changes in service levels and/or resources available to provide those services as a result of budget decisions.

The AMP has a life of 4 years, and is due for complete revision within 24 months of each Council election (November 2016) to ensure it represents the current service level, asset values, projected operations, maintenance, capital renewal and replacement, capital upgrade/new and asset disposal expenditures and projected expenditure values incorporated into the Council's LTFP.

7.4 Performance Measures

The effectiveness of the AMP can be measured in the following ways:

- The degree to which the required projected expenditures identified in this AMP are incorporated into the organisation's long term financial plan,
- The degree to which 1-5 year detailed works programs, budgets, business plans and organisational structures take into account the 'global' works program trends provided by the AMP,
- The degree to which the existing and projected service levels and service consequences (what we cannot do), risks and residual risks are incorporated into the organisation's Strategic Plan and associated plans,

- Council's Asset Renewal Funding Ratio achieving the target of 1.0.

8. REFERENCES

IPWEA, 2006, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australia, Sydney, www.ipwea.org.au/IIMM

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9. APPENDICES

Appendix A Current and Desired Service Levels

Appendix B Data Sources and assumptions

Appendix A Current and Desired Service Levels

Current and Desired Service Levels - Transport

Key Performance Measure	Level of Service Objective	Performance Measure Process	Current Level of Service	Desired Level of Service
COMMUNITY LEVELS OF SERVICE				
Quality	<u>Seals & pavements</u> Provide a smooth road with no potholes	Customer service requests	293 requests under 'roads, maintenance'	To be reviewed
	<u>Kerb</u> Provide kerb & water table of a standard to provide the transfer of stormwater along a road with minimal pooling.	Customer service requests	94 requests under 'general enquires / inspection required'	To be reviewed
	<u>Traffic Control Devices</u> Provide an effective network of traffic control devices	Customer service requests	51 requests under 'traffic control devices'	To be reviewed
	<u>Bus shelters</u> Provide a functional network of bus shelters at key locations	Customer service requests	34 requests under 'bus shelters'	To be reviewed
Safety	<u>Bridges</u> Provide a safe network of vehicular & pedestrian bridges.	Customer service requests	3 requests under 'bridge'	To be reviewed
	<u>Footpath</u> Provide a safe network of pedestrian paths.	Customer service requests	1252 requests under 'footpaths'	To be reviewed
	<u>Signs</u> Provide an effective, safe network of traffic signs	Customer service requests	355 requests under signs: road traffic, advisory, directional, street names, traffic / school	To be reviewed
TECHNICAL LEVELS OF SERVICE				
Renewal	Seal	Adherence to revised works program	Single treatment only used for renewal (AC10) based on rudimentary intervention levels.	To be reviewed
		Budget	\$44.0m (10 years)	
	Pavement		Council has not undertaken an extensive reconstruction program for some years.	To be reviewed and validated
			\$0	\$18.5m (10 years)

Key Performance Measure	Level of Service Objective	Performance Measure Process	Current Level of Service	Desired Level of Service
	Kerb		LTFP kerb program based on increasing expenditure over that in place at the moment	Revised and optimised our works program
		Budget	\$23.7m (10 years)	\$3.6m (10 years), maintaining kerb replacement at current (2015) levels.
	Footpath	Enhanced renewals	Current defect repair over entire network (2014 budget of \$1.2m) will take approximately 18 years.	Review the defect repair time
		Budget	\$16.6m (10 years of LTFP)	\$14 million (10 years)
	Traffic Control Devices	Enhanced renewals	Provisions within LTFP are not based on detailed analysis	Maintain traffic control devices to meet community needs related to consultation through local area traffic management studies.
		Budget	\$721,000 (10 years of LTFP)	\$496,000 (10 years)
	Signs	Enhanced renewals	Budget for signage is based on historic practice.	Proposed budget is based on matching straight line depreciation calculations
		Budget	\$590k (10 years of LTFP)	\$1,840k (10 years)
	Bus shelters	Enhanced renewals	Budget for bus shelters is based on historic practice	To be reviewed. DDA compliance by 2020
		Budget	\$504k (10 years of LTFP)	\$1,271k (10 years)
	Bridges	Enhanced renewals	Budget for bridges is based on historic practice	Renewals based on replacing some footbridges and significant defect repair
		Budget	\$584k (10 years)	\$313k (10 years)
Upgrade	All apart from signage	No upgrades	Upgrades take place	Impact of upgrades / new assets not modelled in this AMP

Current and Desired Service Levels - Stormwater

Key Performance Measure	Level of Service Objective	Performance Measure Process	Current Level of Service	Desired Level of Service
COMMUNITY LEVELS OF SERVICE				
Quality	Provide an efficient method of collection and environmentally friendly disposal of stormwater runoff	Community forum feedback. Number of customer complaints.	Under review – see Improvement Plan (table 7.2)	Under review – see Improvement Plan (table 7.2)
Function	Provide a safe and effective stormwater drainage network	Frequency of property flooding.	Under review – see Improvement Plan (table 7.2)	Under review – see Improvement Plan (table 7.2)
Capacity/ Utilisation	Ensure stormwater drainage network meets capacity requirements	Number of customer requests relating to property/street flooding and pollution discharges into waterways.	Under review – see Improvement Plan (table 7.2)	Under review – see Improvement Plan (table 7.2)
TECHNICAL LEVELS OF SERVICE				
Operations & Maintenance	Programmed maintenance to clean drain and pit, street sweeping and emptying GPTs .	Number of customer requests/complaints.	Under review – see Improvement Plan (table 7.2)	Under review – see Improvement Plan (table 7.2)
		Planned maintenance activities are completed to schedule.	Under review – see Improvement Plan (table 7.2)	Under review – see Improvement Plan (table 7.2)
Renewal	Activities that review the existing condition and capacity of the drainage network	Structural assessment of poor condition drains from the annual CCTV condition and defects inspection.	Risk based approach to replace assets identified as being in poor structural condition.	Risk based approach to replace assets identified as being in poor structural condition.
Upgrade/New	Activities that improve/upgrade the existing drainage network to meet 1 in 5 ARI storm design requirements and to reduce hazardous flooding from 1 in 100 ARI storm.	Stormwater Management Plan and Flood Plain Mapping to identify drainage network deficiencies.	Implement capital works program based on Drainage Priority Matrix.	Implement capital works program based on Drainage Priority Matrix.

Current and Desired Service Levels – Open Space

Key Performance Measure	Level of Service Objective	Performance Measure Process	Current Level of Service	Desired Level of Service
COMMUNITY LEVELS OF SERVICE				
Quality	Well maintained and suitable Open Space	Customer service requests	Under review	<1,000 requests per annum for trees <500 requests for park infrastructure
Accessibility	Open Space assets will be accessible during normal operating business hours	Customer service requests relating to availability.	Under review	95% compliance. In this instance where an Open Space is closed to users for reasons such as maintenance, upgrading, renewal or a Council related public event or non-Council events, then appropriate notification shall be given to relevant users in accordance with Council's Public Consultation Policy and the requirements of Council's Community Land Management Plans.
Function	Open Space assets meet community need	To be defined	Under review	>60% customer survey satisfaction
Responsiveness	Response time to customer requests	Review of closure times for Customer Service Requests	Under review	>90% of all requests adequately responded to within target
TECHNICAL LEVELS OF SERVICE				
Condition	Condition assessment of Open Space network every 3 years	Assessment of condition data collected for valuation purposes.	Under review	Open Space condition index to be no worse than an average 3 out of a possible 5
Accessibility	Provide all weather access to category 1, 2 and 3 reserves.	Customer service requests relating to access	Under review	<20 requests / complaints relating to access of Open Space (within category 1-3)
Cost Effectiveness	Provide services in cost effective manner	Maintenance / Operational costs in line with industry standards	Under review	To be assessed
Safety	Undertake risk based inspection of Open Space network every three years	Audit of all Open Space undertaken in line with relevant standards	Under review	Reactive and proactive maintenance programs optimised against risk profiling.

Table 3.4.4: Current and Desired Service Levels - Buildings

Key Performance Measure	Level of Service Objective	Performance Measure Process	Current Level of Service	Desired Level of Service
COMMUNITY LEVELS OF SERVICE				
Quality	Ensuring that buildings are safe, clean, efficient, and accessible.	Community forum feedback. Number of customer complaints.	Under review – see Improvement Plan (table 7.2)	Under review – see Improvement Plan (table 7.2)
Function	Ensuring that the services offered by buildings are relevant and efficient.	Community forum feedback. Number of customer complaints/requests.	Under review – see Improvement Plan (table 7.2)	Under review – see Improvement Plan (table 7.2)
Capacity/ Utilisation	Ensuring that the buildings provide a useful and viable service to the community.	Community forum feedback. Number of customer complaints/requests	Under review – see Improvement Plan (table 7.2)	Under review – see Improvement Plan (table 7.2)
TECHNICAL LEVELS OF SERVICE				
Operations and maintenance.	Programmed maintenance to continue the level of services.	Number of customer requests/complaints. Planned maintenance activities are completed to schedule.	Under review – see Improvement Plan (table 7.2)	Under review – see Improvement Plan (table 7.2)
Renewal	Renewal of components at end of life to continue the level of service.	Required works identified by staff in desktop exercise are achieved.	Risk based approach to replace assets identified as being in poor structural condition.	Risk based approach to replace assets identified as being in poor structural condition.
Upgrade/New	Provide new facilities or levels of service as required.	Building Management Plan to identify future needs.	Implement capital works program based on Priority Matrix.	Implement capital works program based on Priority Matrix.

Table 3.4.5: Current and Desired Service Levels – Coastal Walking Trail

Key Performance Measure	Level of Service Objective	Performance Measure Process	Current Level of Service	Desired Level of Service
COMMUNITY LEVELS OF SERVICE				
Quality	Customer satisfaction	Customer Survey	Unknown	To be determined
Function	Meets user requirements	Customer Service Requests	10 Customer Service Requests were logged in the last year.	To be determined
Safety	Does not cause user hazard	Insurance Claims	Unknown	Nil Insurance Claims
TECHNICAL LEVELS OF SERVICE				
Condition	Average Condition of Assets (Average Weighted by CRC of assets)	Condition scores (1, good – 5, bad) at periodic inspections. (% consumption)	1.87, average all assets inspected (47%)	Maintain at current level
Condition	Assets not providing acceptable level of service	Assets past expiry	6 Assets requiring replacements	Nil Assets requiring replacements
Condition	Assets requiring immediate repair/maintenance	Defects recorded at periodic inspections	200 defects recorded at last inspection: <ul style="list-style-type: none"> • Environmental Defects – Erosion, vegetation encroachment, water ponding etc. 74 Locations • Safety Defects – Trip hazard, slippery path 65 Locations • Structural Defects – Corroded steel, split timber etc. 61 Locations 	To be determined

Appendix B Data Sources and assumptions

The following data sources and assumptions have been used in the compilation of this report:

TRANSPORT ASSET PORTFOLIO

Road Seal & Pavement

In 2012 ARRB collected road condition attribute data across the Council network, including:

- Visual data populated via interrogation of images i.e. cracking surface defects etc.
- Surface texture
- Roughness
- Rutting

This data was subsequently analysed to produce a program of works and estimated remaining life of each seal and pavement, in part initially by ARRB and later by Asset Engineering Pty Ltd. Renewal costs have been calculated with reference to council's actual costs in undertaking works, council contracts and Rawlinsons Australian Construction Cost Guide.

Kerbing

In 2010 Council undertook an extensive condition audit of its kerb network, which found approximately 5% of Councils kerb network was below level of service standards mainly due to sections of kerb that were cracked and lifted by trees mostly. Council's kerb replacement program is predominantly developed around the road resealing program with small sections of kerb being replaced prior to a reseal.

For the preparation of the AMP it has been assumed that 5% of the adjacent kerb is replaced in each street prior to a reseal taking place. Renewal costs have been calculated with reference to council's actual costs in undertaking works, council contracts and Rawlinsons Australian Construction Cost Guide.

Footpaths

Council currently (and for some time) has not undertaken renewal of footpaths on a complete segment basis, but rather continually 'repairs' defects (trip steps / cracked slabs) on footpaths through replacement of small sections of path.

Council's 2014/15 budget had a figure of \$1,191k for such works and based on the network coverage undertaken each year, the entire network would likely be expected to be completed over a period of 18 years. This AMP has been based on increasing this funding to \$1.4m per year which will enable Council to complete the entire network over a period of approximately 15 years.

On average over the last 6 years there has been \$211k pa (up to 2014/15) allocated to the construction of new footpaths. It should be noted that this AMP has not included new footpath construction.

Traffic Control Devices

The traffic control device data compiled by APV Valuers (from Council data) has been used in the development of this AMP. The remaining life documented by APV has been used in the development of the projected renewals.

Renewal Costs have been estimated from Councils valuation CRC with no allowance for a residual i.e. renewal cost = depreciable amount + residual. This was found to reflect estimated actual renewal costs.

Signage

The sign data compiled by APV Valuers (from Council data) has been used in the development of this AMP. An annual renewal cost has been estimated from the valuation register by recalculating the annual depreciation figure assuming no residual value and straight line depreciation. Since there are many thousands of signs, all in varying condition states it is considered that this method establishes a reasonable sustainable renewal estimate.

Bus Shelters

Data relating to bus shelters has been taken from 2014 valuation information and a condition assessment undertaken by Maloney Field Services. A renewal cost of \$9,000 has been defined through the preparation of this AMP to reflect a replacement of existing shelter infrastructure to current service levels and Council construction techniques.

Bridges

The renewal year of bridges has been derived from a 2011 survey of the bridge network undertaken by DPTI's Transport Services. Bridges are classified as either footbridges or road bridges and it is noted that no road bridges are due for complete renewal within the term of the AMP whereas there are several footbridges due for renewal within the term of this AMP.

Also included in the renewal costs is a list of capital partial renewal works identified by DPTI during the 2011 survey. Renewal Costs have been estimated from Councils valuation CRC with no allowance for a residual i.e. renewal cost = depreciable amount + residual. This was found to reflect estimated actual renewal costs.

STORMWATER ASSET PORTFOLIO

Closed circuit television video (CCTV) is the method of inspecting the structural condition and deterioration of underground drainage.

To date 9.3% of the total drainage network has been reviewed by the CCTV survey which represents 49.6% of the replacement value of the total drainage network. Based on this review and that the drainage network has a remaining life greater than 40 years, it is assumed that the majority of the drainage network is in fair to good condition. Further CCTV inspection of drains will be undertaken to validate this assumption and included in the next review of this AM plan.

Stormwater Management Plans have also been developed for Hallett Cove Creeks and Marion-Holdfast which have informed the preparation of this plan and the LTFP.

OPEN SPACE ASSET PORTFOLIO

Playgrounds / Playspace

Consulting Coordination Pty Ltd audit of playgrounds was conducted in 2012 has been used to define the priority (year) for renewal of playgrounds and the cost of that renewal where available.

Maloney Valuations 2011 have been used to define the renewal costs of existing playgrounds where the Consulting Coordination Pty Ltd information was not available.

Tennis Courts

"Marion Tennis Facilities, March 2013" (Tennis SA) has been used as the basis for determining the renewal cost and date for all Council Courts not coming under the jurisdiction of clubs. In addition, courts were broken down into components (acrylic surface, asphalt, and base) and individual unit rates used to predict a renewal program.

It should be noted that tennis courts occupied exclusively by clubs and not available for public use have been removed from this version of the AMP since these are the responsibility of the clubs to maintain and renew under existing lease arrangements.

Irrigation:

This AMP has been developed using an investigation and report entitled "Landscape Irrigation Management Plan", prepared by IPOS Consulting in June 2013. This report has assumed that in line with Council's adopted Irrigation Management Plan, whereby only portions of reserves where activity is centred will be irrigated.

In addition it has assumed that reserves with an irrigation system that is currently inactive will remain that way i.e. no allowance has been made for renewal of the asset. The exception to this is where the reserve is where the reserve is one of the reserves proposed to be irrigated from the Oaklands Park Aquifer Storage and Recovery Scheme.

Ancillary Assets:

Maloney Valuations 2011: The Maloney infrastructure valuations have been used to define the renewal costs and dates of all the other assets contained within the open space asset portfolio such as sports courts, lighting, carparks, artwork, structures, fences, bins, paths etc.

BUILDING PORTFOLIO

At present, the City estimates required renewals by in desktop exercises. A recommendation is that regular condition assessments should be undertaken (e.g. every 3 years) to monitor the deterioration of the asset stock and to provide accurate information for renewal modelling. A recommendation has been included in the Improvements Plan.

COASTAL WALKING TRAIL PORTFOLIO

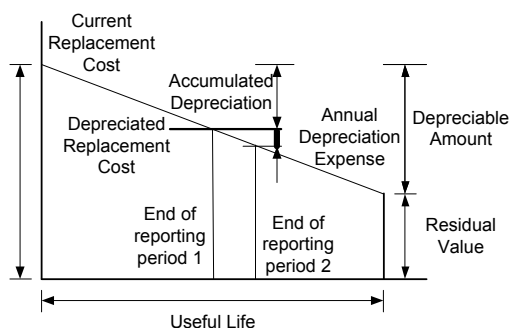
Condition was monitored by undertaking a visual inspection of every asset and logging condition attributes:

- Structural Condition – A score of 1-5 was assigned based on apparent structural adequacy of the section/item in question, identified only via a visual assessment.
- Age – A score of 1 to 5 was determined based on the apparent age of the asset as a proportion of its useful life.
- Visual – A score of 1-5 was assigned based on the visual appearance of an asset. An asset that is visually as new was assigned a 1 with assets subject to graffiti, staining etc given higher scores.

ASSET VALUATIONS

The value of assets as appearing in Councils audited financial statements as 30 June 2014 are shown below.

Current Replacement Cost	\$884.2 m
Depreciable Amount	\$609.5 m
Depreciated Replacement Cost ⁹	\$699.9 m
Annual Depreciation Expense	\$10.4 m



⁹ Also reported as Written Down Current Replacement Cost (WDCRC).



walkingsa.org.au
Ph 0457 006 620 | office@walkingsa.org.au
118 Richmond Rd, Marlestone, South Australia 5033

Adrian Skull, Chief Executive, City of Marion,

PO Box 21 Oaklands Park SA 5046
935 Marion Road Mitchell Park SA 5043

Dear Sir,

Walking SA is pleased to support your council's initiative in upgrading and filling gaps in the coastal walkway between Marino and Lonsdale. The walkway performs a valuable function by allowing walkers to safely negotiate the coast above the cliff whilst preventing erosion of the cliff-face. The path is mostly elevated boardwalk, built almost entirely of treated pine. Although the boardwalk itself is mostly in sound condition, the pine-log handrails are becoming splintered and need to be replaced. The proposed steel handrails and balustrading would be safer and less visually intrusive.

We look forward to working with the council on this project, and on future projects to improve walkability within the council's area.

Yours Sincerely,

Wendy Keech,
President.

Supported by



Government of South Australia
Office for Recreation and Sport

be active.



PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600

F (08) 8375 6699

E council@marion.sa.gov.au

State Local Government Infrastructure Partnership Application

Coastal Walkway Improvements

Mayor and CEO's Declaration

Council staff have read and understood the partnership guidelines in the preparation of this application.

We believe the information contained in this application and the accompanying business case to be true and correct.

We understand that if successful a project agreement will require council to:

- Ensure through its procurement and tendering documentation and contracts that any steel used in the project will be Australian Certified Steel;
- Ensure as far as is possible that council meets a commitment to maintain existing capital expenditure plus this project during its life;
- Alert the LGA to any substantial changes during the life of the project as soon as possible and to provide any information relevant to the agreement to the LGA on request.

That any breach of key requirements as identified in the project agreement may result in funding being delayed, approved funding not being paid, funding paid being recovered and/or non-performance being noted for reference in other/future funding programs.

Council: CITY OF MARION

Mayor/Chairperson

Signature: 

Print Name: Kris Hanna

Date: 28 / 02 /2017

CEO

Signature: 

Print Name: Adrian Skull

Date: 28 / 02 /2017

The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people as the traditional and continuing custodians of the land.



**Government
of South Australia**

**Treasurer
Minister for Finance
Minister for State
Development
Minister for Mineral
Resources and Energy**

Level 8
State Administration Centre
200 Victoria Square
Adelaide SA 5000
GPO Box 2264
Adelaide SA 5001
DX 56203 Victoria Square
Tel 08 8226 1866
Fax 08 8226 1896
minister.koutsantonis@sa.gov.au

TRS17D0437

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

Dear Mayor

On behalf of the Minister for Local Government, the Hon Geoff Brock MP, and the Local Government Association President, Mayor Lorraine Rosenberg, I would like to thank you for submitting an application for funding support under the State Local Government Infrastructure Partnership.

Your submission has been evaluated against the selection criteria and following evaluation I am pleased to offer the Corporation of the City of Marion support of \$200,000 towards the costs of the Marion Coastal Walkway Improvement Program. Please note that a requirement of this funding is that construction must commence by 31 December 2017.

The Local Government Association will be in contact with you shortly to discuss a funding contract.

Should you have any queries about the program in the meantime, please contact Mr Chris Russell, Strategic Advisor, Local Government Association on 8224 2030 or chris.russell@lga.sa.gov.au.

Yours sincerely



Hon Tom Koutsantonis MP

Treasurer
Minister for Finance

30 March 2017



Signing page

EXECUTED as a DEED

The COMMON SEAL of the LOCAL)
GOVERNMENT ASSOCIATION OF)
SOUTH AUSTRALIA was affixed)
in the presence of:)

.....
Witness

[Print Name:]

The COMMON SEAL of the)
CORPORATION OF THE CITY OF MARION was)
hereunto affixed as authorised by)
resolution on in the presence of:)

.....
Mayor

.....
Chief Executive Officer

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

Originating Officer: Fiona Harvey, Manager Innovation and Strategy
General Manager: Abby Dickson, General Manager City Development
Subject: Coastal Walking Trail research project
Report Reference: GC220817R11

REPORT OBJECTIVES

The purpose of this report is to seek Council's endorsement to partner with Flinders University through a funding contribution of \$10,000 towards a research project to understand physical activity along the Hallett Cove Coastal Walking Trail.

EXECUTIVE SUMMARY

The Coastal Walking Trail is one of City of Marion's well known and well used recreation assets. An opportunity to partner with Flinders University on a research project to better understand the physical activity along the Hallett Cove Coastal Walking Trail has been proposed. This project will pilot the use of smart beacon technology in an open space area, with the potential to use this type of technology across the diverse open space and recreational areas within the City. The valuable data collected through the project will have multiple uses including better asset management, better profiling of residents and visitors using the area, and the ability to focus promotion and activity in the area. The partnership project is seeking a contribution of \$10,000 from each organisation. It is proposed that a grant proposal is submitted to the Stronger Communities Grant Program for \$10,000 as City of Marion's contribution.

RECOMMENDATIONS

DUE DATES

That Council:

- | | |
|---|----------------|
| 1. Approves entering into a partnership with Flinders University on the Hallett Cove Coastal Walking Trail research project | 22 August 2017 |
| 2. Approves the submission of a grant application to the new Stronger Communities Grant Program, seeking \$10,000 (as City of Marion's contribution) towards this research project. | 22 August 2017 |
| 3. Should the grant application be unsuccessful, approve a funding contribution of \$10,000 in 2017/18, towards the Hallett Cove Coastal Walking Trail research project, to be funded from Council's Asset Sustainability Reserve (General fund). | 22 August 2017 |

BACKGROUND

The City of Marion has been in discussions with Flinders University about potential partnership opportunities to pilot some 'smart cities' initiatives aligned with both organisations' priorities. One key area of focus for Flinders University is improving health and wellbeing of individuals and

communities using digital technologies. This is being led by a newly established research group - the Flinders Digital Health Research Centre.

A number of themes and strategies within City of Marion's 2017-2027 Strategic Plan align closely with the focus of the Digital Health Research Centre including:

- Understanding community - using data and community responses to understand what our community values,
- Using technology – to improve operations and services, community engagement and connectivity
- Improving recreation and social interaction – creating more opportunities and accessibility of facilities, services and open space

Through this alignment, a partnership research project to better understand how the Hallett Cove Coastal Walking Trail encourages better health outcomes for community and visitors is proposed. The proposal is to collect information over a 12-month period to understand the use of the trail and the impact of certain elements such as weather, time of day, time of year etc. to inform how we can best manage and optimise the asset into the future.

The proposal would use 'smart' technology through Wifi Bluetooth beacons plus traditional methods of surveying and interviews.

The proposal seeks a joint investment of \$10k each from Flinders University and City of Marion to purchase, install and run the beacons to allow for 24 hour/ 7day a week data collection over a 12 month period, as well as undertake the analysis of data throughout the year. The data collection and analysis would be managed by Flinders University research staff.

The 12 month duration of the research supports better understanding of the full cycle of use of the walking trail and the impact of weather, time of year and time of day on use of the track. This then allows better targeting of promotion and actions to enhance the use of the track

Three methods of data collection are proposed to improve the accuracy and depth of understanding of the resulting data set.

- 1) Wifi bluetooth beacons. Wifi bluetooth beacons will be positioned at exit/entry points to identify users through unique identifiers (MAC address). These beacons can track if people return to the track on a number of occasions or if they are one time users. Positioned at the entries and exits, the Bluetooth/wifi sensors can be used to understand how far along the track individuals go. The benefit of using beacons is the ability to track users any time during the day/week without having to have staff positioned on the track., however the limitations of the technology is that it relies on people carrying mobile phones. Hence it is important to use multiple forms of data collection.
- 2) Intercept interviewers will ask trackwalkers to provide some basic information about their use of the trail: walking alone or as a group, local resident/visitor, age, gender, motivation, how often they use the trail, how regularly they walk
- 3) Online surveys cards will be handed out to walkers who can go online and fill in a more complete survey.

ANALYSIS

Project Benefits

The project will benefit the City of Marion through providing valuable data on the use of one of its key recreation assets. The City of Marion has made a commitment through its Community Vision and Strategic Plan to improve its residents', and visitors', quality of life through a range of strategic goals including improving opportunities for recreation and sporting pursuits, enhancing connections with nature and enabling social connections. In order to provide the best and most relevant services to the community to pursue these goals it is imperative that accurate and up to

date data and information is collected about people accessing services, programs and assets. This has traditionally been difficult to do in open space environments. The recent focus on development and use of 'smart' technologies has meant this is now able to be done in a relatively inexpensive and unobtrusive way.

Data collection on utilisation of the Coastal Walking Trail will support informed asset management planning both for the current use of the trail, and future potential uses. It will also provide valuable opportunities to collect community feedback on their individual and collective drivers for using such an asset, any barriers they may experience, and their ideas for the future; supporting council to plan for future use of the trail. The information will provide valuable baseline data for input into the changing nature of the Hallett Cove foreshore, and the impact the additional services, businesses and visitor economy has on the Coastal Walking Trail.

This research will also provide a valuable pilot program for potential application of monitoring and evaluation technology for other open spaces across the city. The City of Marion area has many diverse open spaces, playgrounds, walking and cycling trails and other recreation and fitness areas that may be suitable for application of this type of technology. There is potential for partnerships with Flinders University to evaluate the current patterns of use for a number of these areas with a view to potentially establishing a network of connected monitoring points across the City. This type of potential opportunity links strongly with the emerging focus on Smart Cities, and may provide opportunities in the future to seek grant funding through the Federal Government's Smart Cities and Suburbs Grant program, and/or other Smart Cities grant funding programs. Beyond the City of Marion, the use of smart technology in open space could begin to understand links between use of open spaces and behaviours such as willingness to travel and the influence of specific 'interventions', and potential opportunities to develop analytics and dashboards to allow councils such as Marion to monitor use of open space and publicly display information for rate payers.

Consultation

Consultation with Flinders University and key groups across the organisation has been undertaken to develop the joint research proposal. The proposal has also been discussed at the Coastal and Southern Hills ward briefing.

Legal/Legislative and Risk Management

All legal/legislative and risk management issues in relation to establishing beacons, collecting data and surveying users will be considered if the project is endorsed to proceed.

Financial Implications

The 12 month research project has been costed at \$20,000. A grant proposal has been submitted through the Flinders University Innovation Partnership Seed Funding program seeking \$10,000. An additional \$10,000 is being sought through City of Marion as a project partner. It is proposed that City of Marion submit a grant application to the new Stronger Communities Grant funding program, through the Member for Kingston Amanda Rishworth MP, seeking \$10,000 funding for the project. If this grant is unsuccessful, City of Marion's funding can be sourced through the Asset Sustainability Reserve (General) Fund.

Policy Implications

The outcomes of this project can inform ongoing review of the Coastal Walking Trail Asset Management Plan, as well as contribute to Community Engagement Policy as new technologies for community engagement continue to be developed.

CONCLUSION

This project provides an exciting opportunity to partner with a lead research organisation to better understand one of City of Marion's recreational assets using smart technology, with broader opportunities for application to other open spaces across City of Marion and beyond.

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

Originating Officer: David Harman, Unit Manager Statutory Finance and Payroll
Corporate Manager: Ray Barnwell, Manager Finance & Contracts
General Manager: Vincent Mifsud, General Manager Corporate Services
Subject: Finance Report – July 2017
Report Reference: GC220817R12

REPORT OBJECTIVES AND EXECUTIVE SUMMARY:

This report provides Council with information relating to the management of financial resources under its control as at July 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 – July 2017”**

22 August 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:

The 2017/18 reporting has seen some minor changes introduced to improve the relevance and accuracy of the data provided. With a greater focus on budget timing from both an operating and capital perspective, we will no longer be including commitments in the year to date results (i.e. where an order is raised for a supplier, but the works have not been carried out or paid for). This is expected to result in more meaningful variance reporting, with budget timings continuing to be a focus in Council's budget review process.

The grouping of projects in the Capital Works graphs attached has also been refined to provide more accurate reporting.

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**(a) Edwardstown Oval Soldiers Memorial Recreation Ground**

	2017/18 Actual YTD 31/07/2017	2017/18 Budget	Project Cost At Completion
Income			
Federal Budget Grant Contribution	-	1,600,000	4,000,000
Total Income			4,000,000
Expenditure			
Operating	-	-	-
Capital Construction	(23,238)	(3,700,000)	(8,000,000)
Total Expenditure	(23,238)	(3,700,000)	(8,000,000)
Project Result Surplus/(Deficit)	(23,238)	(2,100,000)	(4,000,000)

The net deficit forecast will be funded in the following manner:

Funded By :	\$
(Over Project Life)	
Reserve Transfer	4,000,000
	4,000,000

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.

(b) Mitchell Park Sports & Community Centre

There is a future project which will meet the criteria and is listed in the following table.

The Mitchell Park Sports & Community Centre project is subject to grant funding but currently proposed for 2018/19 year.

Project	Commencement subject to Grant Funding	Budget
Mitchell Park Sports & Community Centre	2018/19	\$20.0m

Reporting on this project budget 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 2017/18 means a targeted operating surplus of between \$0 and \$4.349m.

Comment: Council currently has a net operating surplus result of \$3.618m before capital revenues, against a year to date forecast budget of \$1.594m 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 25.73% of the year to date Capital Renewal Budget has been spent.

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 2017/18 budget and principal repayments of \$1.197m mean that the overall loan liability balance is forecast to decrease by \$1.197m to \$7.905m at 30 June 2018.

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 \$3.109m include the following:

Transfers to Reserve

Open Space Reserve		\$	22k
Asset Sustainability Reserve	– New Major Projects	\$	2,138k
	– CFPP*	\$	2,142k
	– Energy Efficiency	\$	40k
	– Walking & Cycling	\$	200k
		\$	<u>4,542k</u>

Transfers from Reserve

Asset Sustainability Reserve	– New Major Projects	(\$	2100k)
	– CFPP*	(\$	378k)
	– Energy Efficiency	(\$	80K)
Grants & Carryover Reserve	– Grants	(\$	575k)
	– Carryovers	(\$	<u>4,518k)</u>
		(\$	<u>7,651k)</u>

A balanced funding position is forecast to occur in 2017/18

*CFPP: Community Facilities Partnership Program

**Funding Statement
as at 31 July 2017**

Original Adopted Budget \$'000		YTD Actual \$'000	YTD Budget \$'000	YTD Variance \$'000		Annual Budget \$'000	Note
	Operating Revenue						
74,897	Rates	6,881	6,530	351	F	74,897	A
1,812	Statutory Charges	317	263	54	F	1,812	
1,752	User Charges	138	98	40	F	1,752	
5,509	Operating Grants & Subsidies	642	525	117	F	5,509	B
754	Investment Income	-	-	-	-	754	
681	Reimbursements	45	38	7	F	681	
1,233	Other Revenues	63	25	38	F	1,233	
334	Net gain - SRWRA	-	-	-	-	334	
86,972		8,086	7,479	607	F	86,972	
	Operating Expenses						
34,014	Employee Costs	1,656	1,899	243	F	34,014	C
17,326	Contractual Services	1,003	1,778	775	F	17,326	D
5,044	Materials	72	329	257	F	5,044	E
545	Finance Charges	-	-	-	-	545	
17,030	Depreciation	1,419	1,419	-	-	17,030	
8,005	Other Expenses	318	460	142	F	8,005	F
81,964		4,468	5,885	1,417	F	81,964	
5,008	Operating Surplus/(Deficit) before Capital Revenues	3,618	1,594	2,024	F	5,008	
	Capital Revenue						
1,710	Capital Grants & Subsidies	-	-	-	-	1,710	
1,500	Contributed Assets	-	-	-	-	1,500	
-	Gain/(Loss) on Asset Disposal	-	-	-	-	-	
3,210		-	-	-	-	3,210	
8,218	Net Surplus/(Deficit) resulting from operations	3,618	1,594	2,024	F	8,218	
17,030	<i>add</i> Depreciation	1,419	1,419	-	-	17,030	
(334)	<i>less</i> Share of Profit SRWRA (excluding dividend)	-	-	-	-	(334)	
24,915	Funding available for Capital Investment	5,037	3,013	2,024	F	24,915	
	Capital						
14,766	<i>less</i> Capital Expenditure - Renewal	133	517	384	F	14,766	G
10,561	<i>less</i> Capital Expenditure - New	23	234	211	F	10,561	H
1,500	<i>less</i> Capital - contributed assets	-	-	-	-	1,500	
	<i>add</i> Proceeds from Sale of Surplus Assets	-	-	-	-	-	
(1,912)	Net funding increase/(decrease)	4,881	2,262	2,619	F	(1,912)	

Original Adopted Budget \$'000		YTD Actual \$'000	YTD Budget \$'000	YTD Variance \$'000		Annual Budget \$'000	Note
Funded by							
Loans							
-	Loan Principal Receipts (Net)	-	-	-		-	
-	Loan Receipts/(Payments) from Sporting Clubs (Net)	-	-	-		-	
(1,197)	Loan Principal Repayments	-	-	-		(1,197)	
(1,197)	Loan Funding (Net)	-	-	-	-	(1,197)	
Movement in level of cash, investments and accruals							
-	Cash Surplus/(Deficit) funding requirements	6,138	9,873	(3,735)		(0)	
(3,109)	Reserves Net - Transfer to/(Transfer from)	(1,257)	(7,611)	(6,354)		(3,109)	
(3,109)	Cash/Investments/Accruals Funding	4,881	2,262	(10,089)		(3,109)	
1,912	Funding Transactions	(4,881)	(2,262)	(2,619)	F	1,912	I

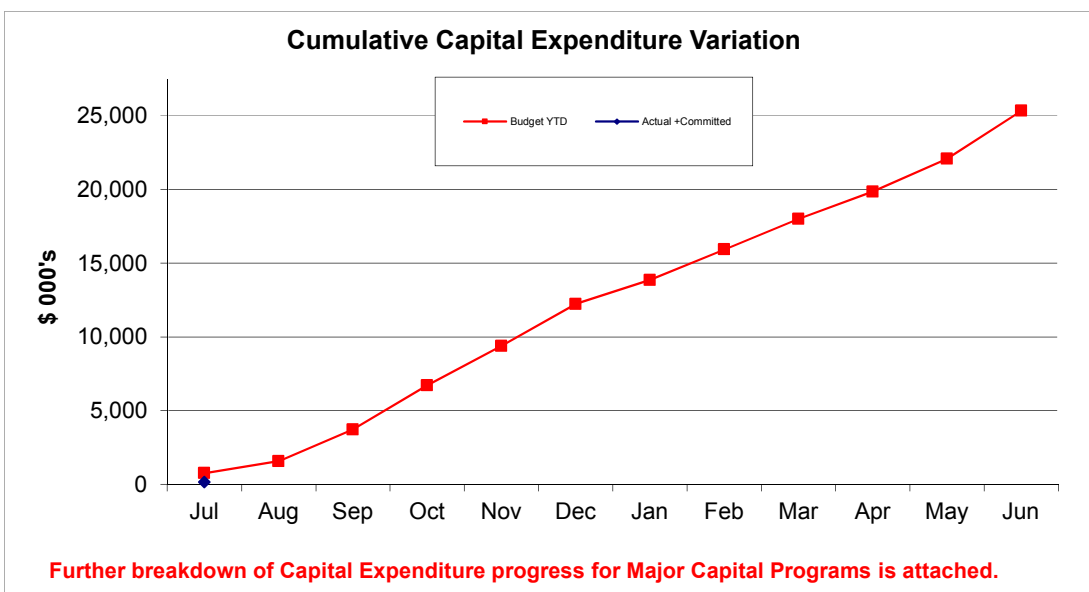
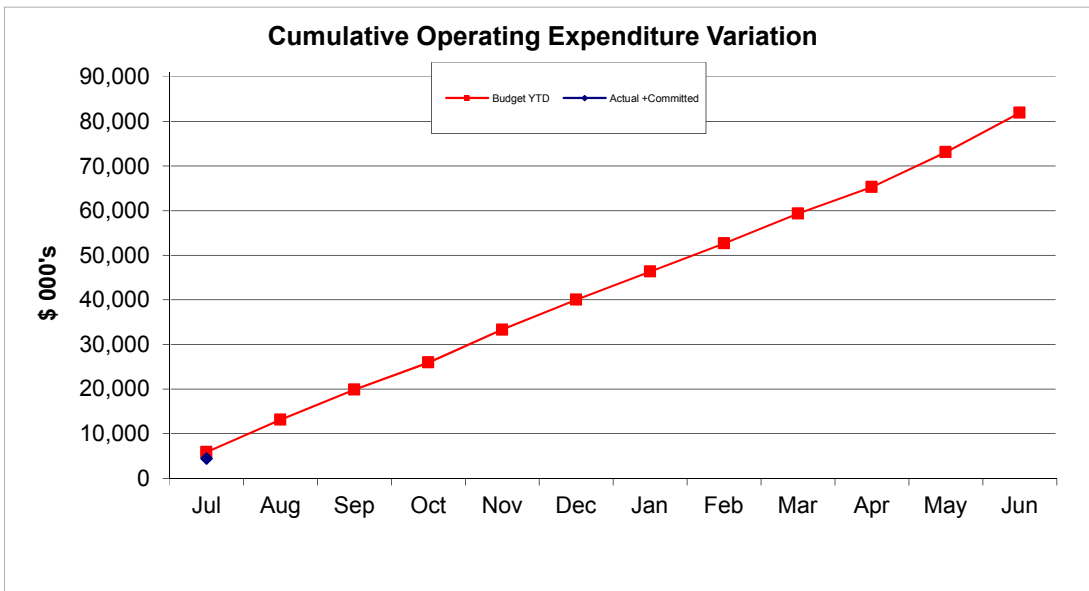
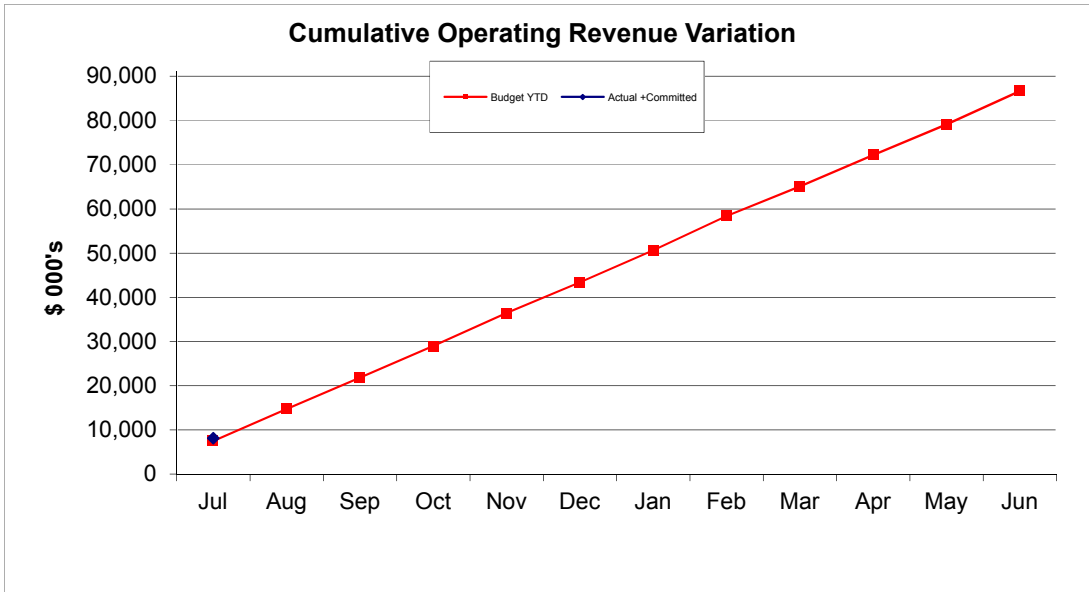
Variation Notes

A	Rates	Favourable \$351k	Reflects budget timing variation with regards to granting of Rate Rebates.
B	Operating Grants & Subsidies	Favourable \$117k	Predominately reflects budget timing variations with regards to receipt of Family & Community Development Grant.
C	Employee Costs	Favourable \$243k	Predominantly reflects budget-timing variations.
D	Contractors	Favourable \$775k	Predominantly reflects budget-timing variations with regards to Waste Contractor (\$433k) and a number of variances which are individually insignificant.
E	Materials	Favourable \$257k	Predominantly reflects budget-timing variations with regards to electricity (\$172k) and fuel/oil (\$31k) and a number of other variances that are individually insignificant.
F	Other Expenses	Favourable \$142k	Predominately reflects budget timing variations with regards to Glandore Laneways (\$78k) and insurance premiums (\$71k).
G	Capital Expenditure (Renewal)	Favourable \$384k	Predominantly reflects budget timing variations with regards to a number of projects, none of which are individually significant.
H	Capital Expenditure (New)	Favourable \$211k	Predominantly reflects budget timing variations with regards to a number of projects, none of which are individually significant.
I	Funding Transactions	Favourable \$2,619k	This variance is the sum total of all variances and reflects an increase against council's expected YTD cash position.

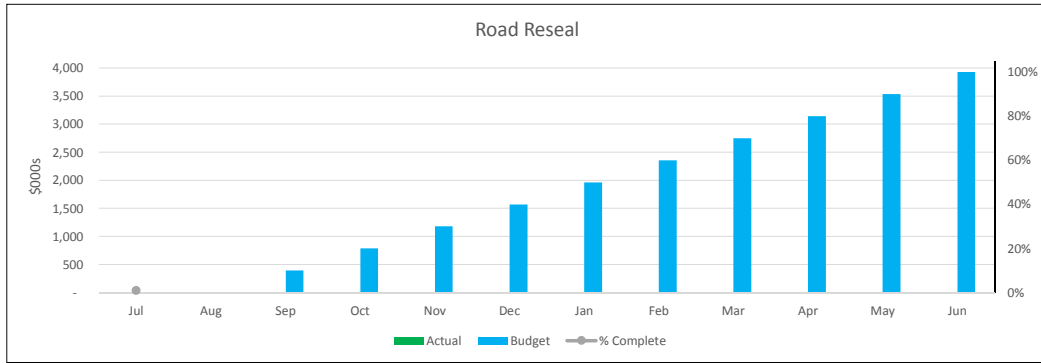
The above comments referring to budget timing variations are where some monthly budget estimates are not reflective of the actual expenditure patterns as at the reporting date.

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.

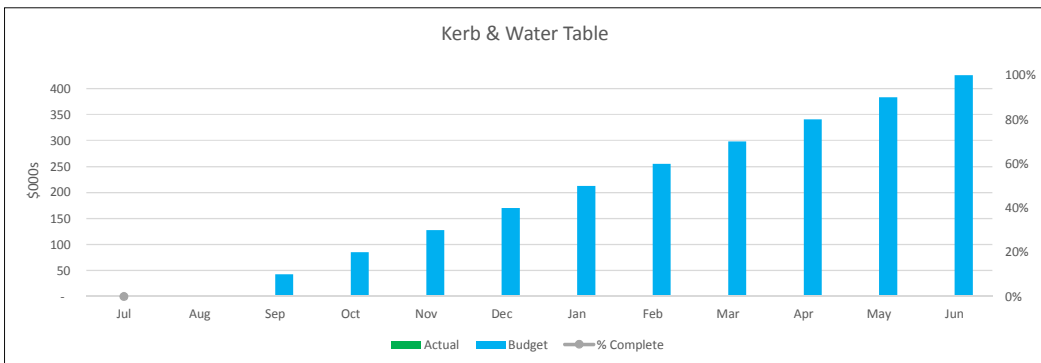
Funding Statement Cumulative Position - 2017/18



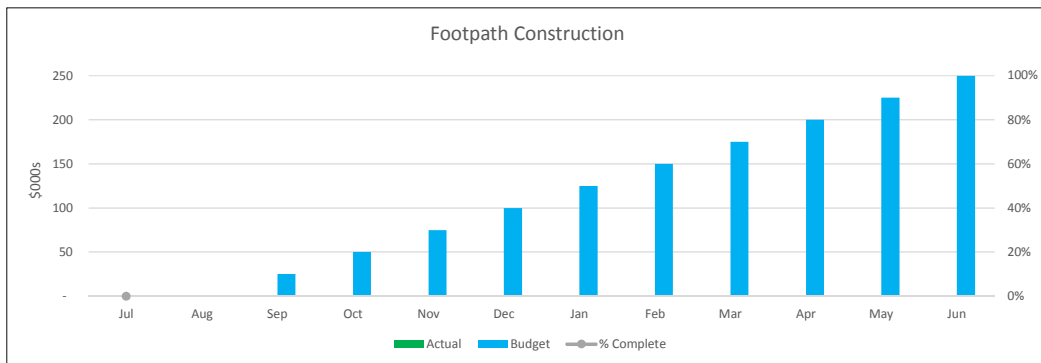
Capital Construction Progress - 2017/18



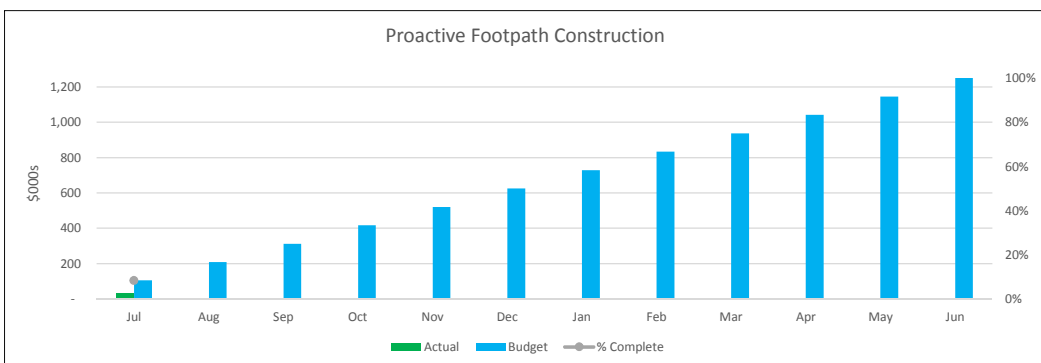
- Program is scheduled to commence in September after wet weather has reduced.



- Program is scheduled to commence in September after wet weather has reduced.

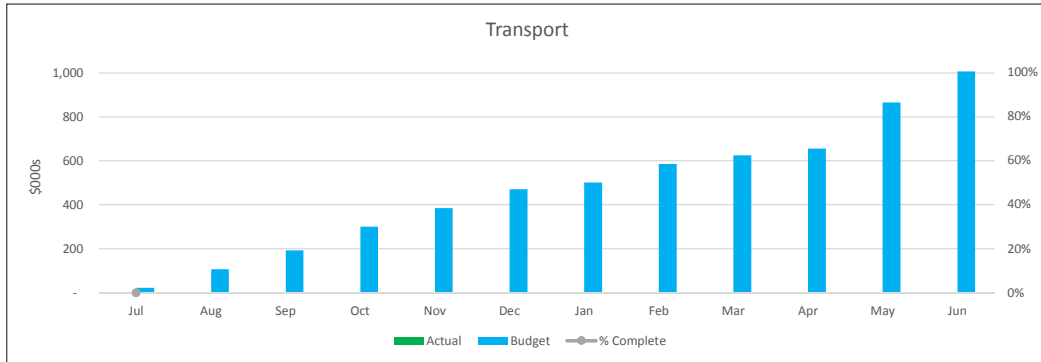


- Program is scheduled to commence in September after wet weather has reduced.

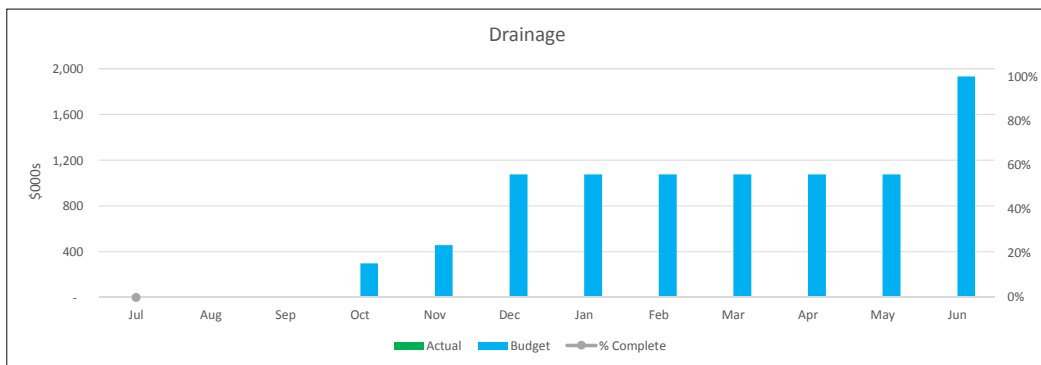


- Program has commenced with 8% of works completed in July.

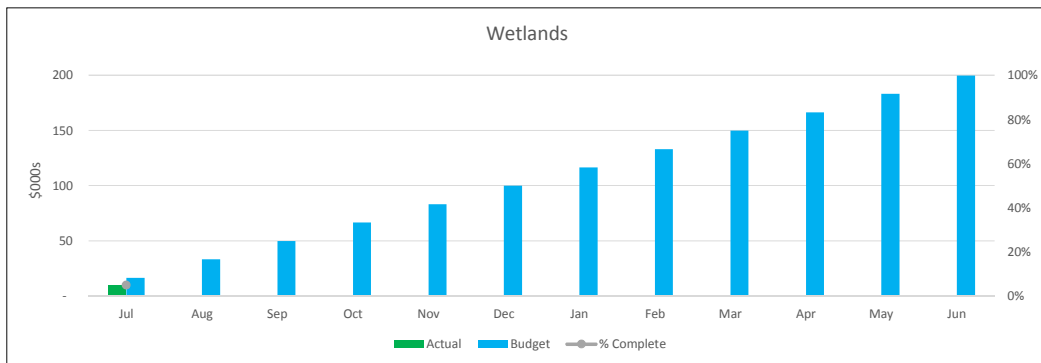
Capital Construction Progress - 2017/18



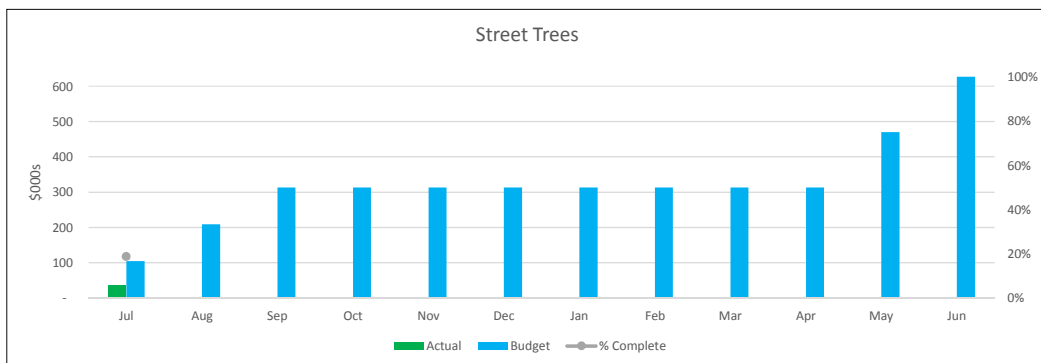
- Sturt Linear Path works are in progress.



- Works on Glade Crescent and Coolah Terrace are in progress. Other works are scheduled to commence in October.

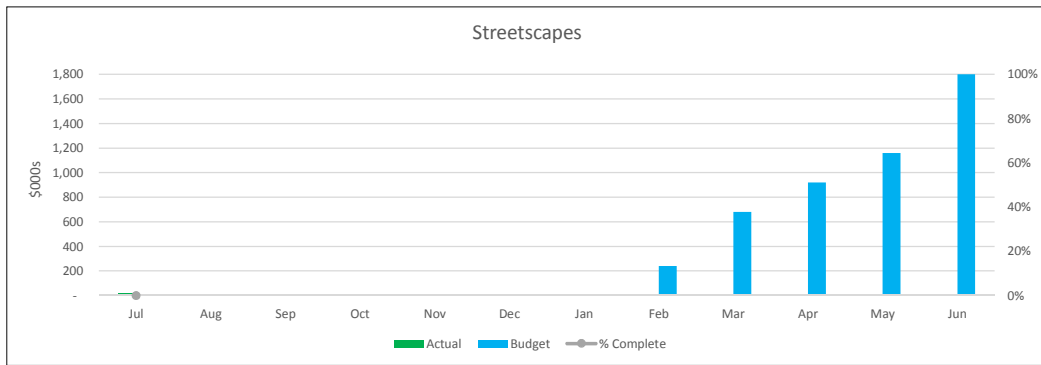


- Works are in progress on stage 3 of the Glade Crescent Wetland.

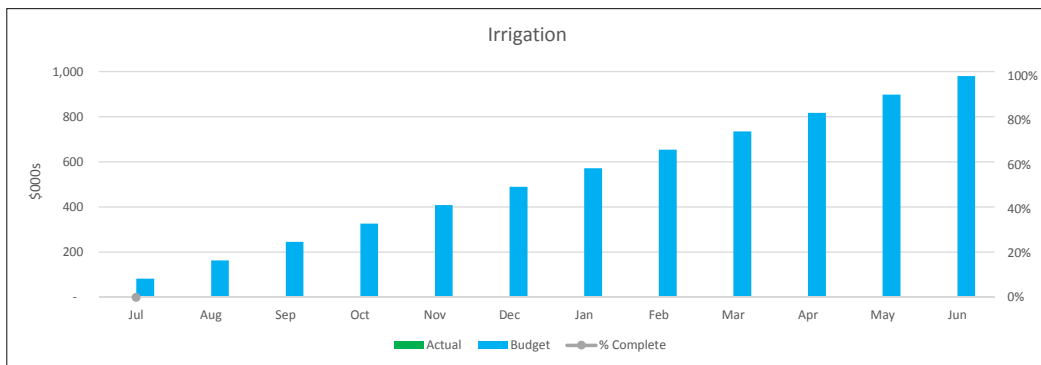


- Program has commenced with 263 street trees planted.

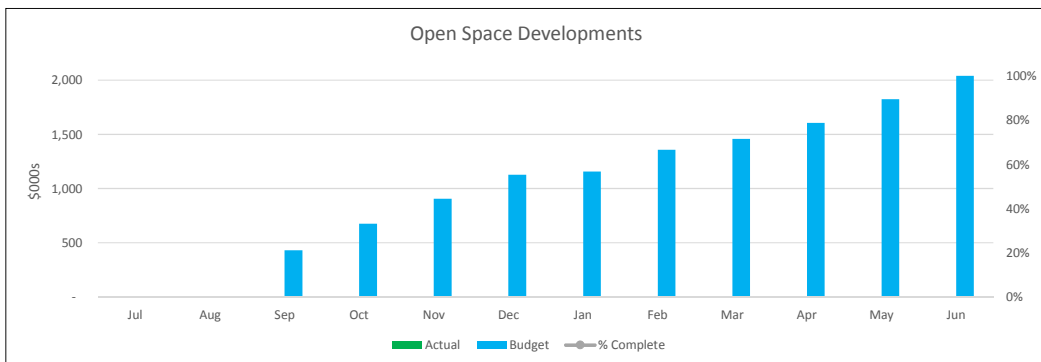
Capital Construction Progress - 2017/18



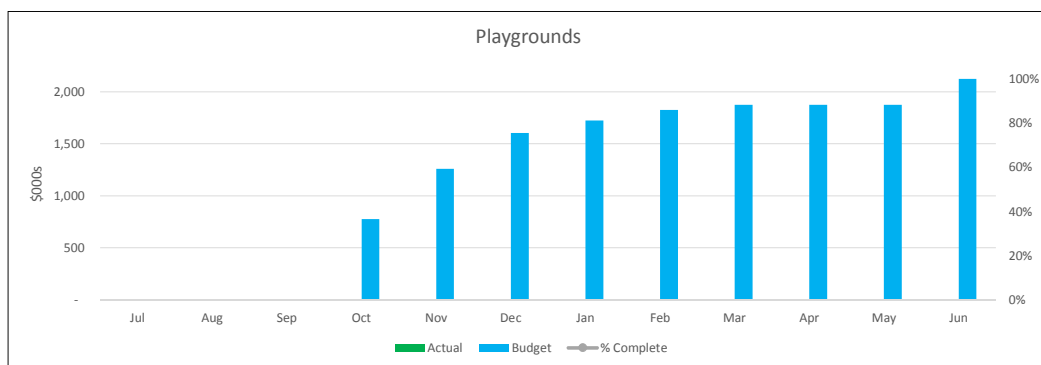
- Program is scheduled to commence in February 2018.



- Schedule of program is currently being finalised with works being timed around site usage requirements.

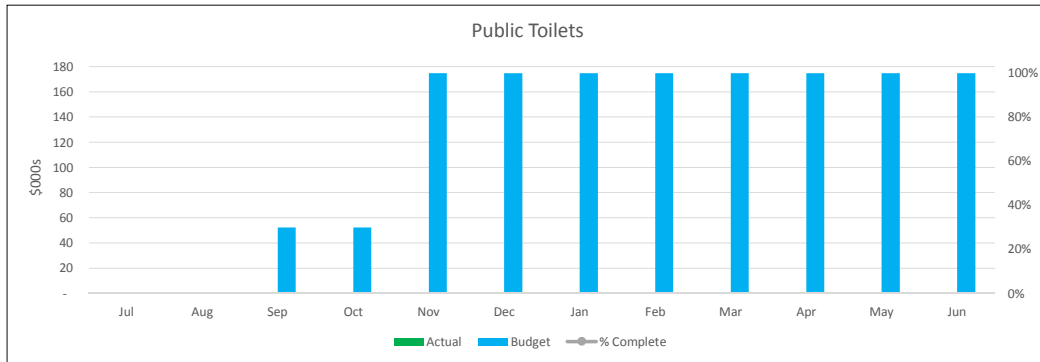


- Program of works scheduled to commence in September.

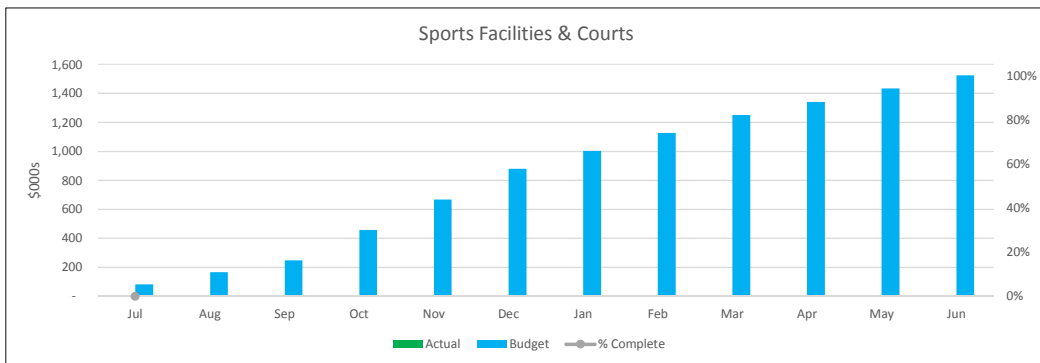


- Program of works scheduled to commence in October.

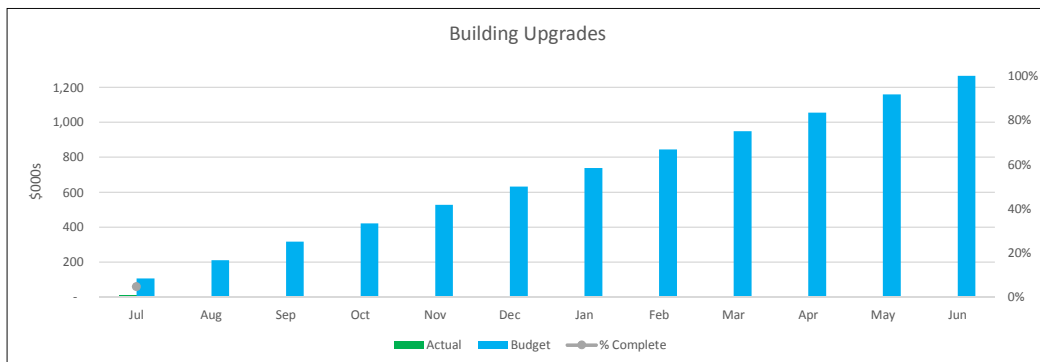
Capital Construction Progress - 2017/18



- Works scheduled to commence on Gully Road Reserve public toilet in September.



- Sports court and facilities works are scheduled to commence in line with the program.
 - Schedule of Works at Marion Sports currently being finalised.



- Ascot Park Bowling Fence completed in July.

- Administration CR1, CR2 and foyer furniture replacement in progress

Debtor	Total Balance	Current	30 Days	60 Days	90 Days	90+ Days	Percentage of total 90+ day balance	Comments for 90+ Day balances
General Total	65,305.73	9,697.72	165.00	.00	55,200.00	243.01	0%	Made up of 3 out of 7 debtors, with none individually significant.
Neighbourhood Centres Total	16,602.38	3,200.00	3,110.88	500.00	2,120.00	7,671.50	9%	Made up of 7 out of 15 debtors in this category with three of these totalling \$6,640.00. One account totalling \$1,080.00 has subsequently been settled in August.
Regulatory Services Land Clearing Total	3,692.46	.00	.00	.00	.00	3,692.46	5%	Made up of 8 debtors. Discussion for setting up a payment plan is in progress for one debtor totalling \$1,725.35.
City Property Facilities Total	96,167.62	59,697.52	19,100.30	8,586.69	980.22	7,802.89	10%	Made up of 7 out of 38 debtors in this category with three of these totalling \$5,418.14. One account totalling \$950.00 will be sent to the debt collectors due to payment plan not being met. One account totalling \$2500 has subsequently been settled in August and an instalment of \$186.79 made on another.
Civil Services Private Works Total	87,334.70	32,415.20	9,299.00	615.00	1,650.00	43,355.50	54%	Made up of 24 out of 46 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. Three accounts totalling \$1,500.00 have subsequently settled in August.
Swim Centre Debtors Total	282.50	.00	.00	.00	.00	282.50	0%	Made up of 2 debtors.
Grants & Subsidies Total	368,913.91	48,913.91	120,000.00	200,000.00	.00	.00	0%	
Environmental Health Inspections Total	11,925.50	4,453.00	342.00	587.50	427.50	6,115.50	8%	Made up of 49 out of 100 debtors in this category, with none individually significant. One account totalling \$85.50 was subsequently settled in August.
Regulatory Services Other Total	11,382.00	1,809.00	.00	201.00	2,211.00	7,161.00	9%	Made up of 62 out of 115 debtors in this category with one account totalling \$2,671.00 currently on a payment plan which is being met (\$400 since paid in August). Three other accounts totalling \$201.00 have subsequently been settled in August .
Development Services Total	4,042.50	.00	.00	.00	1,100.00	2,942.50	4%	Made up of 8 out of 9 debtors in this category, with none individually significant.
Living Kaurna Cultural Centre Total	8,754.59	3,263.49	1,922.35	1,658.25	353.50	1,557.00	2%	Made up of 6 out of 21 debtors, with none individually significant. Two accounts totalling \$690.00 have subsequently been settled in August.
Local Government Total	7,555.67	7,555.67	.00	.00	.00	.00	0%	
Marion Cultural Centre Total	16,704.60	15,465.10	1,239.50	.00	.00	.00	0%	
Total	698,664.16	186,470.61	155,179.03	212,148.44	64,042.22	80,823.86		
Total Aging Profile		27%	22%	30%	9%	12%		

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 Kaurna 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 July 2017

ANALYSIS OF OUTSTANDING RATES AS AT 31 JULY 2017

	<u>Note</u>		% of Total Annual Rates
CURRENT	1	\$ 72,573,184	97.6%
OVERDUE	2	\$ 8,704	0.0%
ARREARS	3	\$ 2,287,831	3.1%
POSTPONED	4	\$ 178,217	0.2%
LEGALS	5	\$ 21,183	0.0%
		\$ 75,069,120	100.9%
TOTAL ANNUAL RATES FOR 2017/18		\$ 74,378,692	

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
22 AUGUST 2017**

Originating Officer: Sherie Walczak, Unit Manager Risk
Corporate Manager: Kate McKenzie, Manager Corporate Governance
General Manager: Vincent Mifsud, General Manager Corporate Services
Subject: WHS Monthly Performance Report – July 2017
Report Reference: GC220817R13

REPORT OBJECTIVE

The objective of this 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 target of a 25% reduction of the Lost Time Injury Frequency Rate on the previous year.

DISCUSSION

Targets and performance indicators have been established in order to measure the continual improvement of the program. Performance against these targets are measured in two ways; positive performance indicators (PPIs) and lag performance indicators (LPIs) which are both outlined in Appendix 1.

Statistics illustrate the significant improvement that has occurred in 2016-17 with the current Lost Time Injury Frequency Rate (LTIFR) being 9.3 which represents a 68% reduction from the 28.8 LTIFR reported at the same time last year. The Total Recordable Incident Frequency Rate represents a 12% reduction which is a commendable achievement but highlights that a continued focus is required on hazard management with the aim to prevent injuries before they occur and not only changing the way which we managed injuries.

CONCLUSION

The significant reduction in Lost Time Injuries during the 2016-17 reporting period has been a commendable achievement for the City of Marion as it continues in its commitment to place the community and safety at the forefront of everything we do in line with our corporate values. In the 2017-18 reporting period, we will again aim to achieve Council's KPI of 25% or greater reduction in LTIFR compared to the end of 2016-17 reporting period.

APPENDICES

Appendix 1: Positive and Lag Performance Indicators

RECOMMENDATION

DUE DATE

That Council:

1. Notes the report and statistical data contained therein.

22 August 2017

EXECUTIVE SUMMARY

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

POSITIVE PERFORMANCE INDICATORS

Hazard and Near Miss Reports

Historical statistics inform us that when there is a healthy culture of Hazard/Near Miss Reporting, there is a consequential reduction in injuries to Workers, as outlined in Table 1.

Table 1: Hazard and Near Miss Reports - Financial Year 2017-18

Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Total
21												

Completion of actions against the LGA Action Plan

Periodically, the LGAWCS conducts an audit to test conformance of Council's WHS Management System against Return to Work SA's Performance Standards for Self Insurers. In response, Council sets an action plan which outlines the commitment to addressing non-conforming elements by October each year and the cumulative performance against this plan is outlined in Table 2.

Table 2: LGAWCS Action Plan – Calendar Year 2017

Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Total
12%	15%	27%	33%	33%	42%	54%				

Statistically 70% of actions should currently be completed, however there are a number of complex initiatives that are near completion that should be complete by the end of October.

LAG PERFORMANCE INDICATORS

Lost Time Injuries Reported

Lost Time Injuries (LTIs) are those injuries where a whole work day or more has been lost due to a workplace injury. LTIs reported to date for this financial year are outlined in Table 3 and can be compared against those reported last financial year which are outlined in Table 4.

Table 3: Number of LTIs per month - Financial Year 2017-18

Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Total
0												0

Table 4: Number of LTIs per month - Financial Year 2016-17

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

Individual LTIs reported will be outlined in Table 5 below however as none have been reported yet in 2017-18, a summary of 2016-17 incidents has been provided as an example of how these will be presented in this new reporting format.

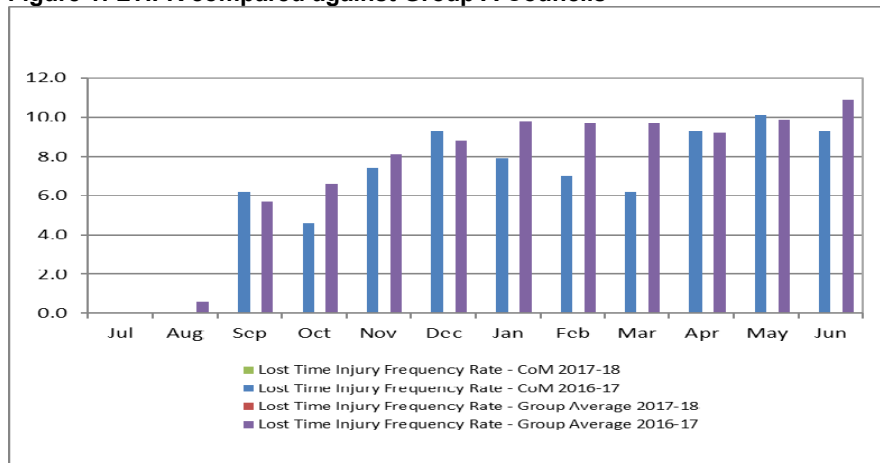
Table 5: Outline of LTIs reported - Financial Year 2016-17

No.	Agency of Injury	Mechanism of Injury	Injury Description
1	Manual handling	Muscular stress while lifting or carrying	Back injury whilst sorting concrete from recycling piles
2	Fall from the same or differing level	Slips, trips and falls	Broken ankle whilst walking on a wet slippery surface
3	Repetitive movement	Low muscle loading	Elbow strain from a manual labour task (ie repetitive spreading of mulch).
4	Repetitive movement	Low muscle loading	Shoulder strain from a manual labour task (ie repetitive raking of leaves)
5	Mental disorder	Exposure to mental stress factors	Bullying in the workplace
6	Trip on uneven ground	Slips, trips and falls	Back injury from losing footing on loose gravel surface

Lost Time Injury Frequency Rate

Lost Time Injury Frequency Rate (LTIFR), is an industry standard tool for measuring LTI's within a given reporting period which enables comparison to other organisations. Council's LTIFR is outlined in Figure 1, from data sourced from the LGA's Member Portal once claims have been determined and can be measured and monitored against our industry counterparts being Group A Councils (1GaC).

Figure 1: LTIFR compared against Group A Councils

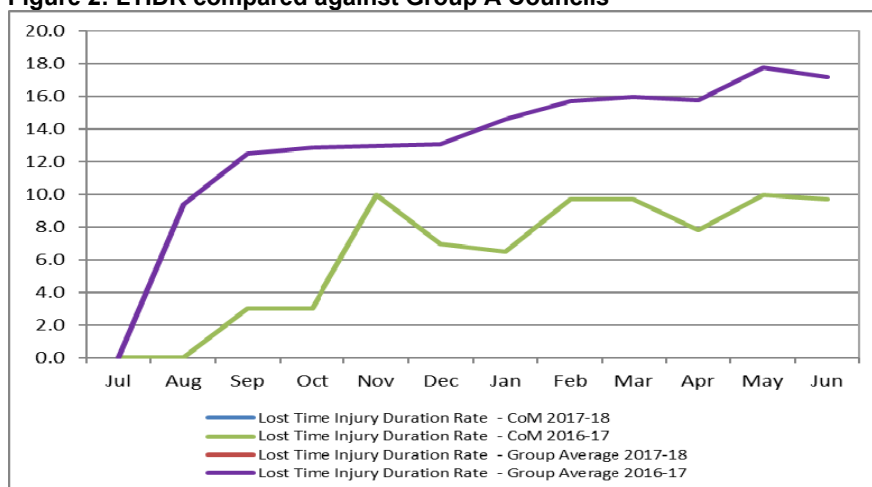


The current LTIFR (which would be represented in green and red) for both the City of Marion and Group A Councils is 0.0 as no LTIs have been reported to date.

Lost Time Injury Duration Rate

The Lost Time Injury Duration Rate (LTIDR), is an industry standard tool for measuring the average duration rate of injuries within a given reporting period which enables comparison to other organisations. Council's LTIDR is outlined in Figure 2, from data sourced from the LGA's Member Portal once claims have been determined and can be measured and monitored against our industry counterparts being Group A Councils.

Figure 2: LTIDR compared against Group A Councils



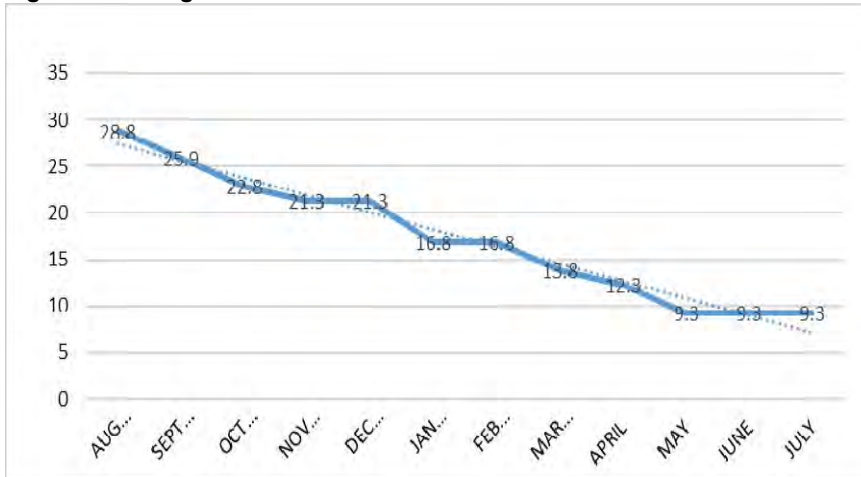
The current LTIDR (which would be represented in blue and red) for both the City of Marion and Group A Councils is 0.0 with no LTIs being reported to date in 2017-18. In 2016-17, we consistently recorded a lower duration rate than the Group A Councils.

1 GaC are metropolitan councils with more than 300 staff (Marion, Adelaide, Charles Sturt, Onkaparinga, Playford, Port Adelaide, Enfield, Salisbury and Tee Tree Gully).

Rolling Lost Time Injury Frequency Rate

Rolling LTIFR, outlined in Figure 3 from internal incident report data, provides analysis of the average LTIFR over the last 12 months in order to track the upward or downward trend.

Figure 3: Rolling LTIFR

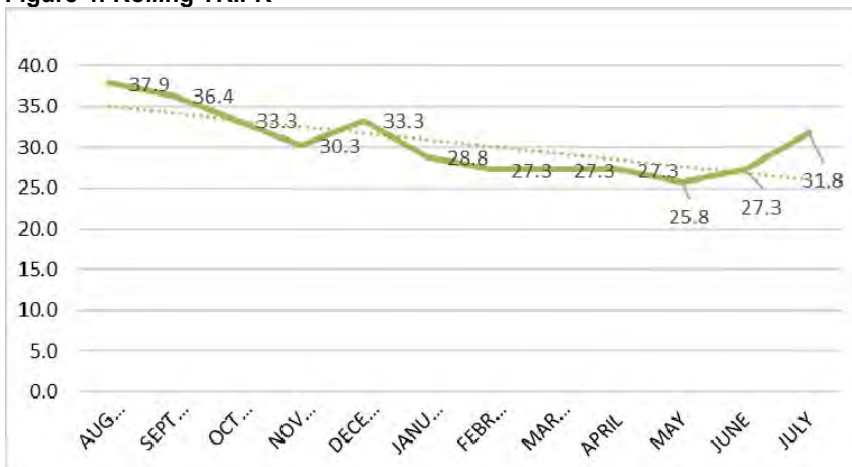


The current rolling LTIFR for City of Marion is 9.3 which represents a 68% reduction over the previous 12 months.

Rolling Total Recordable Incident Frequency Rate

Total Recordable Incidents are fatalities, LTIs and incidents resulting in the employee receiving medical treatment and/or is certified as only fit to undertake suitable duties. The Rolling Total Recordable Incident Frequency Rate (TRIFR), outlined in Figure 4 from internal incident report data, provides analysis of the average TRIFR over the last 12 months in order to track the upward or downward trend.

Figure 4: Rolling TRIFR



The current rolling TRIFR for City of Marion is 33.3 which represents a 12% reduction over the previous 12 months.

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

Question Received from: Councillor Veliskou
Subject: Use of Glyphosphate Herbicide
Reference No: GC220817Q01

QUESTIONS:

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

COMMENTS: Councillor Veliskou

Nil

COMMENTS: Jerry Smith, Coordinator Biodiversity

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

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

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

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

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

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

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

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

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

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

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

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

Question Received from: Councillor Kerry

Subject: Oaklands Crossing

Reference No: GC220817Q02

QUESTIONS:

How many people received Mayors Hannas letter titled a message from "The Mayor" about the Oaklands Crossing and how much did it cost the ratepayers?

At the last Council meeting Mayor Hanna was asked when did the Federal & State Governments & Marion agree to fund the Oaklands Crossing.

Why has this information been withheld from Ratepayers - it is no longer Commercial in Confidence.

COMMENTS: Councillor Kerry

Nil

COMMENTS: Craig Clarke, Unit Manager Communications

A one-page letter notifying the community of the \$174.3 million fix to Oaklands Crossing was sent to 4000 residents surrounding the intersection. The distribution was identical to previous communications on this topic. The cost of the printing and distribution was \$3611.50.

In relation to the report and minutes of the Special Council Meeting of 6 June 2017 (SGC060617), Council resolved to retain this item in confidence. Council is scheduled to review the confidential orders in December 2017. If Council chooses, it can release the item from confidentiality earlier.

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

Question Received from: Councillor Hull
Subject: Diesel Powered Generator
Reference No: GC220817Q03

QUESTIONS:

What was the cost of the large diesel powered generator (photo included below) that has been purchased or leased by Council that is now located in the Administration Centre car park?

Was there any consideration to install solar/battery storage as an alternative to the purchased/leased generator and was that option costed? Given that there are some solar panels on the Administration Centre, what was the cost of the solar/battery option?

Who specifically authorised the purchase/lease of the said generator?

COMMENTS: Councillor Hull



COMMENTS: Vincent Mifsud, General Manager Corporate Services

1. The generator was purchased at a total cost of \$84,434 for Supply and Installation.
2. Yes, consideration was given to the use of solar panels and battery storage options; however these were not pursued after initial investigations showed they were not viable:-
 - There is insufficient physical roof space available for the number of solar panels necessary for power requirements (estimated at over 100m² needed and the Admin building has very little space given the sloping roof designs and Air-conditioning plant, etc.);

- 24/7 mission critical base load power requirements are necessary once backup power is initiated and this cannot be reliably provided by a solar panel/battery option, given the physical constraints of the Admin building;
 - Diesel generator versus solar panel/battery indicated the solar option to be not viable and significantly cost prohibitive.
3. The purchase of the generator was approved by the Chief Executive Officer.

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

Notice Received from: Councillor Gard
Subject: Renaming the City
Ref No: GC220817M01

MOTION:

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

COMMENTS: Councillor Gard

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

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

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

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

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

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

The benefits:

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

COMMENTS: Craig Clarke, Unit Manager Communications

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

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

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

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

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

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

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

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

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

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

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

Notice Received from: Councillor Bruce Hull
Subject: Flinders Medical Centre – Ambulance Ramping
Report Reference: GC220817M02

MOTION:

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

COMMENTS: Councillor Hull

Nil

COMMENTS: Pia Vogrin (Acting Unit Manager Communications)

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

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

Notice Received from: Councillor Bruce Hull
Subject: Kind Neptune's Statue
Report Reference: GC220817M03

MOTION:

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

COMMENTS: Councillor Hull

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

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

COMMENTS: Abby Dickson, General Manager City Development

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



When King Neptune Lived at Darlington

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

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

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

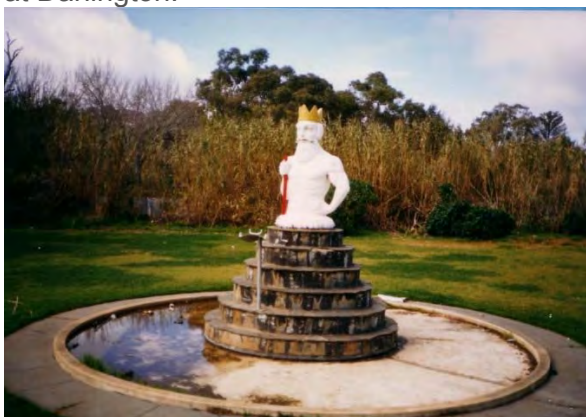


Photo of King Neptune in his original pond, comes from the personal collection of Suzanne Comelli, the daughter of Arturo who was the artisan who crafted Neptune from concrete, and 891 ABC Adelaide.

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

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

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



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

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

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

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

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

Helen October 27, 2014 at 2:41 pm #

Goodness me I had forgotten about him



mike December 6, 2014 at 1:29 pm #

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



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

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



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

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

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



o

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

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



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

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

16 January, 2008 9:13PM ACDT

King Neptune resurfaces

By Tim Noonan

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



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

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

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

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

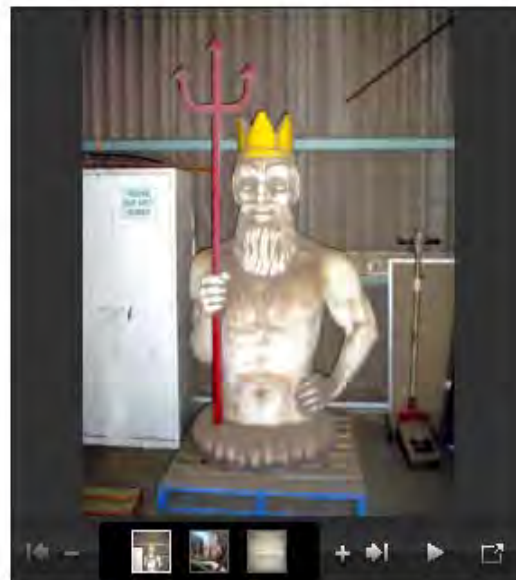
Many listeners remembered him both at Darlington and Birkenhead but where had he gone? With the help of the trucking company that now leases the site, Tim found Neptune in a disused tyre storage area. By standing on a pile of old trucking tyres and looking through a very dusty old wire fence, as seen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

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

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

Long live the King.

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

Notice Received from: Councillor Veliskou
Subject: Traffic Reports – Denham Avenue, Morphettville
Ref No: GC220817M04

MOTION:

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

COMMENTS: Councillor Veliskou

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

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



COMMENTS: Mark Griffin, Unit Manager Engineering

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

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

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

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

Notice Received from: Councillor Veliskou
Subject: Use of Glyphosphate
Ref No: GC220817M05

MOTION:

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

COMMENTS: Councillor Veliskou

Nil

COMMENTS: (Jerry Smith, Coordinator Biodiversity)

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

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

Notice Received from: Councillor Nick Kerry
Subject: Rescission Motion – Oaklands Crossing
Report Reference: GC220817M06

MOTION:

That Marion Council rescind the motion passed 2 Tuesday 6 June 2017 – Reference Number SGC060617

MOTION: (if above motion is rescinded)

That Marion Council authorise The CEO to authorise 3 options for Nature Strips/Trees Low density Housing 6 months before completion of Oaklands Crossing - to the value of \$1 million.

The CEO be authorised to conduct community consultation on the project & submit a report to Council before the completion of the \$174 Million Oaklands Super Fix.

COMMENTS: Councillor Kerry

Nil

COMMENTS: *Kate McKenzie, Manager Corporate Governance*

Section 12 (3) of the Local Government (Procedures of Meetings) Regulations 2013, outlines the process for Council to rescind or amend a resolution of Council passed since the last general election . This section states “A motion the effect of which, if carried, would be to revoke or amend a resolution passed since the last general election of the council must be brought by written notice of motion.”

If a rescission motion is successful, Council would be able to pass another resolution if it desired. Councillor Kerry’s motion fits within these parameters.

But clarity is sought from Councillor Kerry regarding what his motion is specifically addressing as the rescission motion is unclear. Is this rescission motion addressing all parts (1, 2 and 3) or part 2 (which relates to the confidential order). Please note the resolution of 6 June 2017, it currently retained in confidence.

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

Notice Received from: Councillor Bruce Hull

Subject: Potential Property Acquisition Opportunities

Report Reference: GC220817M07

MOTION:

- That Council requests administration to ensure that our Property Department monitors potential property acquisition opportunities near open space and Council facilities that would be of strategic interest to Council.
- That staff advise Elected members when such property acquisition potential arises.

COMMENTS: Councillor Hull

Nil

COMMENTS: Carol Hampton, Manager City Property

Council provides an extensive range of open space and facilities from multipurpose sites with playing fields, halls, community gardens, commercial, tennis and netball clubs, kindergartens etc.

In January 2017 the Open Space Policy was endorsed by Council (GC240117R02). The policy applied the following principles that will guide the provision, development and management of an open space works plan:

- Accessibility and amenity
- Multi-functional and adaptability
- Environment protection and sustainability
- Placemaking and community involvement.

Using these principles, along with strategic mapping, an Open Space Plan is to be developed. The City of Marion Business Plan 2016 – 2019 identifies that an Open Space plan will be developed that meets the needs of a growing and changing community into the future.

The plan, over a ten-year period, should deliver open spaces that contribute to neighbourhood character, provide opportunities for active living and community engagement, and protect and enhance natural environments.

At the Elected Member forum on 15 August 2017 members discussed the Open Space Plan.

At the Infrastructure and Strategy committee meeting in June 2017 (ISC060617R7.2) an overview of the Community Facilities Strategy was provided for discussion and feedback.

The Community Facilities Strategy is being developed to ensure the facilities in the City of Marion are appropriate for the needs of the community now and in the future.

Council has identified that current facility provision, although adequate, requires a vision for either the upgrade, replacement or review of its community facilities to ensure we meet the current needs and plan for future community needs. The strategy will guide decision-making, the long-term financial plan, resource allocation, prioritisation, planning and asset management, including property acquisitions and disposals.

The Community Facilities Strategy and Open Space Plan are currently being developed, these will provide strategic direction and priorities for the development of community facilities and open space which would include the acquisition of property.

Administration will continue to identify opportunities through public open space requirements through developments, renewal projects and feedback from Elected Members on opportunities identified in the wards, these will be reported to Council as they arise.

It is recommended that once Council adopts the Community Facilities Strategy and Open Space Plan that the City Property and City Activation teams monitor potential property acquisition opportunities near open space and Council facilities in line with the adopted Strategy and Plan.

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

Originating Officer: Kate McKenzie, Manager Corporate Governance

Subject: SA Ombudsman Report – Mr Skull

Report Reference: GC220817R14

BACKGROUND

On 30 March 2016, a resident of the City of Marion was issued a \$253 expiation notice for parking in a bike lane. This resident is a member of a Neighbourhood Watch Committee (NWC) along with Councillor Veliskou. Mr Skull was invited to attend a NWC meeting on the 6th April 2013 and after giving a speech and answering some questions, he left. The resident, who received the fine, indicated to Councillor Veliskou (who was at the meeting) that he considered the fine unjust. Councillor Veliskou asked the resident if he could put his concerns in an email and the resident stated that he did not use email.

On the 18th April 2016, an email from Councillor Veliskou to Mr Skull attached an undated letter purporting to be from a resident asking for the expiation notice to be waived. Following this, Mr Skull forwarded the email to the relevant staff member to see if the fine could be waived. A complaint about the request from Mr Skull was then referred to the Ombudsman by persons unknown.

EXECUTIVE SUMMARY / DISCUSSION:

The purpose of this report is to inform Council of the SA Ombudsman's report (refer Appendix 1) following an investigation into whether:

- Mr Adrian Skull breached the Code of Conduct for Council Employees by improperly influencing staff to waive an expiation notice issued to [a council resident] and thereby committed misconduct in public administration.
- The council took into account irrelevant considerations in withdrawing [a council resident's] expiation notice and on that basis an administrative error occurred.

The SA Ombudsman found that:

- Mr Skull breached the provisions of clause 2.2, 2.4, and 2.7 of the Employee Code of Conduct and on that basis committed misconduct in public administration for the purposes of section 5(3)(a) of the ICAC Act.
- A breach of the Code by Mr Skull is a breach of section 110(4) of the Local Government Act, which stipulates that council employees must observe the Code, therefore Mr Skull has acted in a way that appears to be contrary to law within the meaning of section 25(1)(a) of the Ombudsman Act.
- That the Council took into account irrelevant considerations in determining to withdraw the residents expiation notice within the meaning of section 25(1)(d) of the Ombudsman Act.

Pursuant to section 187(b)(6) of the Local Government Act 1999, if an Ombudsman Report makes any recommendations as to actions that should be taken by the Council, the Council

must, within 2 months after the receipt of the report, provided a written response to the Ombudsman.

The Ombudsman recommended under section 25(2) of the Ombudsman Act that:

1. The council issues an instruction to all staff reminding them that all requests for withdrawal of expiation notices should be forwarded by them to the Community Participation Unit in the first instance.
2. The council record in its database 'Authority' detailed grounds by reference to section 4(2) of the Expiations Offences Act

Recommendation 1 has now been implemented and Recommendation 2 is in progress and will be implemented by October 2017

The legislative provisions referred to in this report are outline in Appendix 2.

RECOMMENDATION (1)

DUE DATES

That :

- | | |
|--|----------------------------|
| 1. Council notes the SA Ombudsman's report regarding Mr Skull. | 22 August
2017 |
| 2. The Mayor write to the Ombudsman advising that: | |
| 1. The CEO has issued an instruction to all staff reminding them that all requests for withdrawal of expiation notices should be forwarded by them to the Community Participation Unit in the first instance. | 22 August
2017 |
| 2. A new process is being developed and will be implemented by October 2017, that includes recording in Council's database 'Authority' the detailed grounds by reference to section 4(2) of the Expiations Offences Act for the waiving of parking infringements. | 30 October
2017 |

Redacted Final Report

Full investigation pursuant to referral under
section 24(2)(a) of the *Independent Commissioner Against Corruption Act 2012*

Public Authority	City of Marion (the council)
Public Officer	Mr Adrian Skull
Ombudsman reference	2016/06290
ICAC reference	2016/0000692
Date of referral	5 August 2016
Issues	<ol style="list-style-type: none">1. Whether Mr Adrian Skull breached the Code of Conduct for Council Employees by improperly influencing staff to waive an expiation notice issued to [a council resident] and thereby committed misconduct in public administration2. Whether the council took into account irrelevant considerations in withdrawing [a council resident's] expiation notice and on that basis an administrative error occurred

Jurisdiction

This matter was referred to the Ombudsman by the Commissioner pursuant to section 24(2)(a) of the *Independent Commissioner Against Corruption Act 2012 (the ICAC Act)*, as raising a potential issue of misconduct within the meaning of that Act (**the referral**).

The referral arose out of a report to the Office for Public Integrity. The identity of the reporter is unknown.

The referral gives rise to the first issue. However, section 14B of the *Ombudsman Act 1972 (SA)* states that an investigation, once referred, is to be considered as though it is an Ombudsman investigation. Therefore I have considered an additional second issue pursuant to section 13(2) of the Ombudsman Act.

Investigation

My investigation has involved:

- assessing the information provided by the reporter
- seeking and receiving a response from the council's Chief Executive Officer (CEO) Mr Adrian Skull, Unit Manager Community Health and Safety Ms Sharon Perin, Councillor Jason Veliskou and [a council resident]
- considering the Code of Conduct for Council Employees (**the Code**)

- considering the *Expiation of Offences Act 1996* (SA) (**the EO Act**), the *Local Government Act 1999* (SA) and the council's Reviewing and Withdrawing an Expiation Notice Procedure (**the Procedure**)
- providing Mr Skull, Ms Perin and Cr Veliskou with my provisional report for comment, and considering their responses
- preparing this final report.

Standard of proof

The standard of proof I have applied in my investigation and report is on the balance of probabilities. However, in determining whether that standard has been met, in accordance with the High Court's decision in *Briginshaw v Briginshaw* (1938) 60 CLR 336, I have considered the nature of the assertions made and the consequences if they were to be upheld. That decision recognises that greater care is needed in considering the evidence in some cases.¹ It is best summed up in the decision as follows:

The seriousness of an allegation made, the inherent unlikelihood of an occurrence of a given description, or the gravity of the consequences flowing from a particular finding, are considerations which must affect the answer to the question whether the issue has been proved ...²

Response to my provisional report

Mr Skull responded to my provisional report by letter dated 8 July 2017. Mr Skull continues to deny all allegations. Mr Skull made the following comments:

- whilst he was sympathetic to [a council resident's] plight he did not make an assessment of the request but asked Ms Perin to consider it, which did not evidence misconduct
- he would never try to influence a staff member to make a decision
- the Procedure envisages that the council will assist applicants and that is what Mr Skull considers that he was doing by ensuring that [a council resident's] request was directed to the correct person at the council
- Cr Veliskou exceeded expectations of an elected member by visiting [a council resident] at home and preparing a letter on his behalf
- he is of the belief that Council was not obliged to receive statutory declarations in support of applications for withdrawal of expiation notices unless there were claims another offender was involved (clauses 4.1 and 4.2 of the Procedure) and supported by section 8A(3) of the EO Act. The council's website states that a '*Review of Decision Application Form and Statutory Declaration or Change of Driver Form*' must be completed in support of appeals against expiation notice but this is not a requirement of the Procedure
- the council recently undertook a service review on Parking Management and Regulation and did not uncover any issues with the council's processes when reviewing requests and waiving expiations
- the provisional recommendations are sensible and will help prevent a similar investigation in the future and therefore will be implemented immediately without waiting for a final report
- the council will issue an instruction to all staff reminding them that all requests for withdrawal of expiation notices should be sent by the applicant to the Community Participation Unit (CPU) in the first instance.

¹ This decision was applied more recently in *Neat Holdings Pty Ltd v Karajan Holdings Pty Ltd* (1992) 110 ALR 449 at pp449-450, per Mason CJ, Brennan, Deane and Gaudron JJ.

² *Briginshaw v Briginshaw* at pp361-362, per Dixon J.

Ms Perin responded by letter dated 9 July 2017 and made the following comments:

- whilst the council's website states that applicants who wish to appeal expiation notices must complete the '*Review of Decision Application Form and Statutory Declaration or Change of Driver Form*' it is not used extensively and CPU accepts requests by email or letter alone
- the CPU therefore needs to review its website annually to ensure that it reflects the council's practice
- [a council resident's] expiation notice was withdrawn as it complied with sections 8A and 4(2)(a) of the EO Act and, in her view, the offence was trifling because there were compelling humanitarian reasons for the conduct
- Ms Perin did not previously detail which sections of the EO Act she relied upon in waiving [a council resident's] expiation notice because she was not asked to
- Ms Perin understood Mr Skull's request 'Can we waive this?' was a request for her attention and decision and was not an attempt to determine the matter in a particular way
- the fact that Ms Perin reached her decision in 42 minutes is no indication that she was told how to determine the matter, and she has made decisions in shorter and longer periods of time
- changes will be made to the council's process for processing applications for review of expiation notices including that decision makers must clearly stipulate on databases which section of the EO Act applies, and changes to the website will be made so that it is reflective of the current lodgement process for applications of review of expiation notices.

Cr Veliskou responded by email on 14 July 2017 and stated that he reiterated all previous submissions and that he had no further comment to make.

I acknowledge the changes that the council intends on making prior to this final report and note the following:

- Neither the EO Act nor the Procedure requires applicants for review of expiation notices to submit a statutory declaration form. Section 8A(3) of the EO Act states that an issuing authority 'may require information contained in, or supporting, an application for review to be verified by statutory declaration.' The Procedure requires the reviewing officer to 'consider whether more information or a Statutory Declaration would be of assistance in the circumstances'. The council website currently states that the council requires a Statutory Declaration to be completed along with a Review of Decision Application Form, which is incorrect because the council accepts applications for review without either the form or declaration. I therefore agree with Ms Perin that the council's website ought to be changed in this regard but do not intend on making a formal recommendation as the council already has this change in motion.
- Ms Perin stated that she was not improperly influenced by Mr Skull because she came to her own view that [a council resident's] expiation notice ought to be withdrawn. Whilst it was previously unknown to my Office upon what grounds Ms Perin considered [a council resident's] expiation notice ought to be withdrawn, Ms Perin came to the same view as Mr Skull, that [a council resident's] circumstances constituted compelling humanitarian reasons. I have previously explained why I do not consider this ground relevant in these circumstances. My view in relation to Mr Skull influencing Ms Perin with his request remains unchanged because I consider the words '*Can we please waive this fine? I think there is a compelling case for consideration of this?*' as being instructive from Mr Skull to Ms Perin.
- Whilst Ms Perin was not asked by my Officer what sections of the EO Act she relied upon, she was asked upon what compelling reasons she considered the expiation notice ought to be withdrawn. My view remains unchanged that Mr Skull, whilst possibly inadvertently, did influence Ms Perin in her decision to withdraw the expiation notice.

Background

1. On 30 March 2016 [a council resident] was issued a \$253 expiation notice for parking in a bicycle lane on [address redacted] at Ascot Park.
2. [a council resident] is a member of the council's Neighbourhood Watch Committee (NWC). Councillor Jason Veliskou is the ward councillor for Glengowrie and also a member of the NWC.
3. The council's CEO, Mr Adrian Skull, accepted an offer from the NWC to address its 6 April 2016 meeting and did so. After giving a speech and answering questions from the NWC members, Mr Skull left the meeting. [a council resident] told Cr Veliskou (who was at the meeting) about the expiation notice he had received and that he considered it unjust. Cr Veliskou asked [a council resident] if he could put his concerns in an email. [a council resident] stated that he did not use email.
4. On 18 April 2016 an email from Cr Veliskou to Mr Skull attached an undated letter purporting to be from [a council resident] asking for the expiation notice to be waived as follows:

Dear Adrian

I have attached a request by a resident for a fine to be waived due to the circumstances in the attached letter.

Happy to provide more information if required.

It is due for payment the 30 April.

Kind regards

Jason.

5. The attached letter read:

Dear Mr Skull

Thank you for coming to our neighbourhood watch meeting earlier this month. I wanted to bring this matter up with you after the meeting but you were not able to stay.

On the 30th of March 2016 (Wednesday) I was dropping off some bulky goods to a friend of mine who lives at [address redacted].

He has a spinal injury which has now degenerated meaning he is unable to walk and gets around by gopher.

I arrived at his house at around 5:10pm and had planned to park in his driveway, as close as possible to his house to drop off the items.

But upon getting there(sic) was a tradesman's van parked in his driveway as he was getting his kitchen benches and sinks etc. adjusted (lowered) so he could use it sitting down.

So I parked outside his place on the street as close as possible as I had bulky goods to take inside.

Around 15 minutes later I came out and saw the expiation sticker on my car. I had unknowingly parked in a bike lane.

I have worked as a courier for the last 10 years before retiring aged 76 in February this year; I am very careful where I park. I did not see any signs, nor was I aware this was a restricted parking area. If I knew this I would have come back another time if there was no off-street parking.

As I am no longer working, a fine of \$253 is a lot for someone on a low single income. Under the circumstances I would like to ask if this fine can be waived.

I am not someone who would knowingly park in a restricted area and this is a huge penalty to get for giving up my time to help out a friend.
I have attached a photo of the expiation notice below and hope you are able to assist.

Yours sincerely

[a council resident].

6. Mr Skull recalled receiving the email but he did not respond to it immediately. Cr Veliskou rang Mr Skull on 27 April 2016 to enquire whether Mr Skull had seen the email. Mr Skull then asked his Executive Assistant to find the email and forward it to himself so he could consider his response.
7. At 1:34pm on 27 April 2016 Mr Skull forwarded Cr Veliskou's email to Ms Sharon Perin, the Unit Manager Community Health and Safety. Ms Perin's role in the Community Participation Unit (CPU) is, amongst other tasks, to review applications for withdrawal of expiation notices. Mr Skull stated that he 'forwarded the request for the expiation to be waived to her in her capacity as Reviewing Officer.' Mr Skull's email stated:

Sharon

Could we please waive this fine? I think there is a compelling case for consideration of this?

Thanks

Adrian.

8. At 2:16pm on 27 April 2016 Ms Perin replied:

Hello Adrian

thank(sic) you for forwarding the information.

Yes, this expiation can be waived under the circumstances.

I have just spoken with [a council resident] and advised him that the expiation will be waived and he is not required to make any payment and that he will receive a letter confirming this. [a council resident] was very appreciative of the circumstances being considered and for the expiation being waived.

9. The referral alleges that Mr Skull exerted improper influence on Ms Perin's decision to waive the expiation notice to [a council resident].
10. On 13 October 2016 I wrote to Mr Skull and Ms Perin informing them of the referral and investigation, and asked them each for further information.
11. Mr Skull replied by email on 24 October 2016. Mr Skull denied the allegation and stated that:
 - he has never met [a council resident] and is not a member of the NWC
 - he was invited to speak at the NWC by its coordinator Ms Kelly Van Ruth on 22 March 2016, for 6 April 2016

- he did not speak personally with any attendee and departed prior to the meeting finishing
 - on 18 April 2016 he received an email from Cr Veliskou on behalf of [a council resident]. The email contained a letter from [a council resident] addressed to Mr Skull and photographs of his expiation notice and the address where he incurred the fine
 - he did not respond to Cr Veliskou's email
 - he forwarded Cr Veliskou's email to Ms Perin on 27 April 2016 'for her consideration'
 - he did not believe he coerced Ms Perin into waiving the expiation nor was pre-determinative in his response as he was only asking her consideration of it
 - he would have accepted Ms Perin's professional judgment even if she did not agree to withdraw the expiation notice
 - having looked at [a council resident's] request he was of the opinion that [a council resident] had strong grounds for having the notice withdrawn in accordance with the EOA and the Procedure because of his age (75 years), he was assisting a disabled neighbor, the amount of the fine (\$253) for a pensioner and that he may not have seen the no parking signs
 - he did not have any conversations with Ms Perin in relation to the notice.
12. Ms Perin replied to my investigation by email on 28 October 2016 and stated:
- people lodge requests for an expiation notice to be waived in many different ways including in person, emailing documentation, approaching their elected member
 - the Procedure adopted by the council is the one recommended by the Local Government Association
 - she did not consider Mr Skull's email of 27 April 2016 to be an instruction to withdraw [a council resident's] expiation notice but 'took it to be a question of whether the fine (expiation) could be waived'. Ms Perin stated:
- I considered the information that [a council residents] had provided in his letter, including he was transporting bulky goods, he had intended to park in the driveway of the nearby property but the driveway was blocked by another vehicle, he attempted to park as closely as possible to the property as he was delivering bulky goods, his age with regard to delivering the bulky goods, he was not aware that the road had bicycle lane restrictions. I also understand that Mr Skull considered there were compelling reasons to be considered, by his questioning that he felt there may be compelling reasons, which I understood from his email. I would like to confirm again that I did not feel that Mr Skull was directing me, but rather he wanted the circumstances of [a council resident's] situation at the time [a council resident] parked in the location to be considered.
- she received emails from Mr Skull from time to time in relation to anything to do with her role including expiation notices
 - the council is not obliged to receive statutory declarations in support of applications for withdrawal of expiation notices under the Procedure or the EOA but it can request them.
13. On 27 March 2017 I wrote to Cr Veliskou and [a council resident] and informed them of my investigation and asked for further information.
14. On 4 May 2017 my Officer spoke with [a council resident] about my investigation. [a council resident] stated that:
- he had known Cr Veliskou for several years as they are both members of NWC which meets fortnightly
 - he did not know Mr Skull and only met him once when he came to speak at NWC on 6 April 2017

- he received an expiation notice which he thought unjust and so waited until the next NWC meeting to discuss it with Cr Veliskou as it was 'like giving it to the council'
 - Cr Veliskou asked [a council resident] if he could put his concerns in an email
 - [a council resident] informed Cr Veliskou that he does not use email
 - Cr Veliskou offered to take the request for withdrawal of the expiation notice to the council
 - [a council resident] then received a letter from Sharon Perin 7-10 days later informing him that the expiation notice had been withdrawn
 - he did not write a letter to Mr Skull.
 - he queried what a CEO would have to do with a parking infringement notice
 - having been informed of the letter by my Officer [a council resident] assumed Cr Veliskou wrote and sent the letter on his behalf.
15. On 31 May 2017 Cr Veliskou replied in writing to my enquiries. Cr Veliskou stated that he:
- had known [a council resident] for several years from NWC
 - did not usually receive requests for assistance in relation to expiation notices
 - was approached by [a council resident] after the NWC on 6 April 2016. [a council resident] had wanted to approach Mr Skull after he appeared as guest speaker, but Mr Skull had left
 - was told by [a council resident] about the expiation notice and Cr Veliskou made a note in his phone about the circumstances of the fine and [a council resident's] phone number
 - telephoned Mr Skull on 7 April 2016 and thanked him for his attendance at the NWC and raised the issue of [a council resident's] expiation notice and the circumstances of the fine
 - was advised by Mr Skull in the telephone call on 7 April 2016 that Cr Veliskou could either send the letter and the copy of the fine to Mr Skull directly, or to Mr Skull copying in Ms Perin or vice versa
 - then rang [a council resident] on 8 April 2016 and advised [a council resident] that [a council resident] should write a letter that Cr Veliskou 'could pass onto Mr Skull so the appropriate person can consider the matter'; [a council resident] told Cr Veliskou that he did not have access to a computer or email and not much recent experience writing letters
 - offered to assist [a council resident] to compose and write the letter and organised a time on the evening of the 18 April 2016
 - attended [a council resident's] house on the evening of 18 April 2016 and made a rough draft of a letter and took a photo of the expiation notice
 - returned home and typed a final draft of the letter and called [a council resident] (at 9:37pm) to read it out to confirm its accuracy
 - emailed the letter on 18 April 2016 to Mr Skull at 9:50pm and recalled dropping a physical copy in [a council resident's] letter box
 - phoned Mr Skull on 27 April 2016 about the progress of [a council resident's] request for the withdrawal and Mr Skull confirmed that he had forgotten to forward the request
 - was copied into the email that Mr Skull sent to Ms Perin and informed her of [a council resident's] application for withdrawal of an expiation notice
 - then received Ms Perin's response via email, and a telephone call from Ms Perin that informed Cr Veliskou of the outcome
 - emailed both Ms Perin and Mr Skull on 27 April 2016 at 2:34pm thanking them for 'considering this matter and waiving the fine under the circumstance'
 - sent [a council resident's] application for waiver of the expiation notice to Mr Skull directly because Mr Skull asked him to because 'as the CEO he is delegated to

- approve waivers on expiations, and I think he said if it was sent to Ms Perin it would still come to him for approval anyway.'
- knew from his conversation with Mr Skull that Ms Perin would receive a copy of the request in any event therefore Cr Veliskou did not copy her into his original email to Mr Skull on 18 April 2016
 - was not aware of council requirements to submit 'Review of Decision Application Form and Statutory Declaration' forms and would have assisted [a council resident] with the paperwork if he was aware of the requirement
 - did not get the impression that [a council resident] and Mr Skull knew each other
 - considered that there were compelling reasons for the expiation notice to be withdrawn because of [a council resident's] good character, age, unavailability of off-street parking, and the cost of the fine
 - did not consider 42 minutes an unusual amount of time for an expiation notice to be withdrawn because it depended on the situation and context
 - spoke with [a council resident] on 4 May 2016 at the following NWC meeting where [a council resident's] advised him that Ms Perin rang him and told him his application was successful
 - was approached by another resident at around the same time about an expiation notice and Cr Veliskou made enquiries with Ms Perin directly however the facts in that situation meant that there were no grounds for appeal of the expiation notice; Cr Veliskou considered that [a council resident's] case qualified as extenuating circumstances
 - obtained statistics from Ms Perin that during the 2015/2016 financial year the council received 624 requests to waive expiation notices and of these, 594 related to parking offences. 215 expiations were waived, 290 were not waived, and for the remaining 120 notices the information was not available yet.
16. The Council's website has a webpage 'Appeals against Fines (Expiation Notices)' which states that appeals against expiation notices must be in writing and that a 'Review of Decision Application Form and Statutory Declaration' or 'Change of Driver Form' must be completed. The forms are available from the council or downloaded by a link. Appeals can be submitted in person at the Customer Service Centre, by email or mail to the council.

Relevant law/policies/procedures

17. Section 5(3) of the ICAC Act provides:

(3) *Misconduct in public administration* means—

- (a) contravention of a code of conduct by a public officer while acting in his or her capacity as a public officer that constitutes a ground for disciplinary action against the officer; or
- (b) other misconduct of a public officer while acting in his or her capacity as a public officer.

18. Section 109(1) of the Local Government Act provides:

109-General duty

- (1) An employee of a council must at all times act honestly in the performance of official duties.
- (2) An employee of a council must at all times act with reasonable care and diligence in the performance of official duties

19. The EO Act provides:

4-Interpretation

- (2) an alleged offence will, for the purposes of this Act, be regarded as trifling if, and only if, the circumstances surrounding the commission of the offence were such that the alleged offender ought to be excused from being given an expiation notice on the ground that -
- (a) there were compelling humanitarian or safety reasons for the conduct that allegedly constituted the offence; or
 - (b) the alleged offender could not, in all the circumstances, reasonably have averted committing the offence; or
 - (c) the conduct allegedly constituting the offence was merely a technical, trivial or petty instance of a breach of the relevant enactment.

8A-Review of notices on ground that offence is trifling

- (1) A person who has been given an expiation notice issued after the commencement of this section may apply to the issuing authority for a review of the notice on the ground that an offence to which the notice relates is trifling.
- (2) The issuing authority is not obliged to conduct an enquiry on the application but may require the applicant to provide further information.
- (3) An issuing authority may require information contained in, or supporting, an application for review to be verified by statutory declaration.
- (4)-(7) ...

16-Withdrawal of Expiation notices

- (1) The issuing authority may withdraw an expiation with respect to all or any of the alleged offences to which the notice relates if -
 - (a) the authority is of the opinion that the alleged offender did not commit the offence, or offences, or that the notice should not have been given with respect to the offence, or offences; or
 - (ab) the authority receives a statutory declaration or other document sent to the authority by the alleged offender in accordance with a notice required by law to accompany the expiation notice or expiation reminder notice; or
 - (ac) the notice is defective; or
 - (b) the authority decides that the alleged offender should be prosecuted for the offence, or offences.

20. Section 25(1) of the Ombudsman Act sets out:

25(1) This section applies to any investigation conducted by the Ombudsman as a result of which the Ombudsman is of the opinion that the administrative act to which the investigation relates -

- (a)- (c)

- (c) was done in the exercise of a power or discretion and was so done for an improper purpose or on irrelevant grounds or on the taking into account of irrelevant considerations

(e)-(g).

21. The council utilises the Local Government Association's 'Reviewing and Withdrawing an Expiation Notice Procedure' (**the Procedure**):

4 Procedure

4.1 **Request for a review of withdrawal of the notice**

Any person in receipt of an expiation notice is entitled to apply for a review of the decision to issue the notice, which may lead to the withdrawal of the notice. The EO Act provides a range of grounds which allow for the withdrawal of expiation notices. The request should be provided in writing, either by letter, email or Council form. If appropriate, offer assistance to complete the written request

- 4.1.1 Ensure that the request is lodged and forwarded to Council's reviewing officer. Where possible ensure that this person has not been involved with previous decision making on this matter.

- 4.1.2 The decision to withdraw an expiation notice is a legal decision made under the EO Act. A review of the decision to issue a notice should be undertaken formally and in compliance with that Act, after considering the relevant circumstances. 'Informal' decision to withdraw an expiation notices, that is decision made without undertaking all relevant procedural steps, should be avoided.

4.2 Commence the review

Commence the process by considering whether the application for review or withdrawal of the notice falls within any of the grounds under either section 8A or section 16(1) of the EO Act. If no grounds have been specified by the applicant, consider all the grounds available under the EO Act and whether the circumstances of the application fit one or more of the grounds.

Those grounds are that:

- the offence is trifling (see section 8A);
- the person did not commit the offence (see section 16(1)(a));
- the notice should not have been given in respect of the offence (see section 16(1)(a));
- a statutory declaration is received naming another offender (see section 16(1)(ab));
- the expiation notice is defective (see section 16(1)(ac)); or
- the council has decided that the alleged offender should be prosecuted (see section 16(1)(b)).

- 4.2.1 Read the information provided with the request with review and any notes from the issuing officer. While there is no obligation on a review officer to seek further information, if necessary consider whether more information or a Statutory Declaration would be of assistance in the circumstances.

Interview the issuing officer in order to understand how the initiation decision to issue the expiation notice was made. Advise the officer of any claims made in the request for review and seek his/her comments.

4.2.2 The following factors (which are not exclusive) may be relevant to consider, depending on the nature of the alleged offence. These factors mirror those which the issuing officer should have considered when forming the decision to issue an expiation notice in the first instance.

- Has an offence been committed?
- Is the offence expiable?
- If an offence has been committed, is it 'trifling' within the meaning of the Act (see definition above)?
- Has there been an appropriate investigation of the case?
- Is the evidence collected sufficient to support the issuing of the expiation notice?
- Has the available evidence been fully analysed?
- Are any material inconsistencies in the available evidence reasonably explicable?
- Should the alleged offender be interviewed?
- Has the alleged offender made any admissions?
- Has consideration been given to the need to seek professional or other advice that might bear on the case?
- Has consideration been given to the above factors, both separately and together, by the person issuing the expiation notice?

Further factors to consider may also include the following.

- Does council's enforcement policy support this form of enforcement in these circumstances?
- Has an identifiable person or organisation committed the offence?
- How serious is the offence [ie would it be more appropriate to issue a warning, or conversely, move directly to prosecution]?
- What degree of intention was involved in committing the offence?
- What is the past history of offending of the person involved (if known)?
- What is the likely effectiveness of this or other enforcement options?
- Are there any other factors that should be taken into account in the particular circumstances?

22. The Code of Conduct for Council Employees relevantly provides that an employee must:

- 2.2 Act with reasonable care and diligence in the performance of official duties, as required by s109(2) of the *Local Government Act*.
- 2.4 Act in a way that generates community trust and confidence in the Council.
- 2.6 Ensure that personal interests, including financial interests, do not influence or interfere with the performance of their role.
- 2.7 Comply with all relevant Council policies, codes and resolutions of which they have been made aware, relevant to their particular role.
- 2.26 Chief Executive Officers must act in accordance with the provisions specific to their position within the *Local Government Act 1999* at all times.

Whether Mr Skull breached the Code by improperly influencing staff to waive an expiation notice issued to [a council resident]

23. The referral alleged that Mr Skull improperly influenced Ms Perin to waive an expiation notice issued to [a council resident].

24. Mr Skull's actions were that he:

- told Cr Veliskou to forward [a council resident's] application for withdrawal of expiation notice to himself (despite the CPU being the decision maker on these types of applications)
- forgot to forward the application to Ms Perin until 27 April 2016 (after receiving the application from Cr Veliskou on behalf of [a council resident] on 18 April 2016)
- forwarded the application with the words '*Could we please waive this fine? I think there is a compelling case for consideration of this?*
- received an email back from Ms Perin 42 minutes later stating '*Yes, this expiation can be waived under the circumstances*' and that [a council resident] had already been informed of the waiver by telephone call.

Relationship between Mr Skull, Ms Perin and [a council resident]

25. Based on the information provided to me, I am satisfied that there was no pre-existing friendship between Mr Skull, Ms Perin and [a council resident] such that it would assert an improper influence to effect a waiver of [a council resident's] fine.
26. Cr Veliskou by his own admission was an acquaintance of [a council resident] by virtue of the NWC and provided assistance to [a council resident] by writing a letter to apply for the withdrawal of the expiation notice. I have obtained no evidence however, that suggests a friendship outside of this acquaintance.

Letter from [a council resident] to Mr Skull

27. The letter emailed on 18 April 2016 from Cr Veliskou to Mr Skull applying for a withdrawal of the expiation notice purported to come from [a council resident]. I am satisfied however, based on the responses from Cr Veliskou and [a council resident], that the letter was written by Cr Veliskou and not by [a council resident].
28. Based on the responses from Ms Perin and Mr Skull, I consider that neither knew that the letter from [a council resident] was not written by [a council resident], but by Cr Veliskou.
29. I appreciate elected members or council staffs from time to time are required to assist members of the community with paperwork, or to complete an application form. My concern with this letter is that it purports to come from [a council resident] even insofar as to impersonate [a council resident]. While that issue is outside of the scope of the referral, I intend to raise it separately with Cr Veliskou.

Application for Withdrawal of Expiation notice

30. The council's website directs applicants to complete the 'Review of Decision Application Form and Statutory Declaration'. Neither form was completed in relation to [a council resident's] expiation notice, nor did Mr Skull, Ms Perin or Cr Veliskou direct [a council resident] to complete the forms.
31. Of further concern was that [a council resident's] letter did not follow the correct procedure as outlined on the council's website when appealing against expiation notices. Instead, Cr Veliskou wrote the letter, emailed it directly to Mr Skull, the CEO, when he should have directed [a council resident] to attend or ring the council's Customer Service Centre and request assistance in completing the 'Review of Decision Application Form and Statutory Declaration' forms.
32. I am therefore of the view that Mr Skull contravened clause 2.7 of the Code because he did not follow the instruction on the council's website and instead commenced application of the Procedure by considering [a council resident's] grounds for appeal

despite the fact that he was not the appropriate decision maker (given that the CPU should have made the decision).

Grounds for withdrawal of expiation notice

33. The Procedure stated that the grounds for withdrawal of expiation notice are set out in the EO Act. The EO Act sets out the grounds for withdrawal of an expiation notice in section 8A where the offence is 'trifling' or section 16 of the EO Act.
34. Mr Skull stated that he emailed Ms Perin with his opinion as to whether the expiation notice ought to be withdrawn because:

Council implements the guidelines laid out in the Local Government Association of South Australia's *'Reviewing and Withdrawing an Expiation Notice Procedure'* (Attachment 4).

In accordance with the said Procedure and the *Expiation of Offences Act 1996* (SA), expiations may be withdrawn for a variety of reasons, including (but not limited to):

- A medical episode such as a motorist or a passenger being unwell (seizure, vomiting, faint) or a persons with a disability requiring assistance.
- That the alleged offender could not, in all reasonable circumstances, reasonably have averted committing the offence (refer to section 4(2)(b) of the *Expiation of Offences Act 1996*).

I asked Ms Perin if she could consider the waiving of the expiation notice. I did not endeavour to coerce that decision.

Having read the request made by [a council resident's], my judgement of this matter was that [a council resident's] was assisting a disabled neighbour, that he was a professional driver in his working life and was well aware of road rules; that he may not have seen any 'no standing' signs and that the amount of the expiation notice (\$253) was significant for a 76-year-old pensioner. I was sympathetic to [a council resident's] plight, as had been Cr. Veliskou, his Ward Councillor and for this reason I forwarded the request to the appropriate team within council and asked them to consider and make a decision.

35. Mr Skull identified the two grounds in his response to my Office dated 24 October 2016 as (a) that a person with a disability required assistance, and (b) that [a council resident] could not reasonably have averted committing the offence (per section 4(2)(b) of the EO Act) Mr Skull's response demonstrated that:
 - Mr Skull considered [a council resident's] circumstances in which the expiation notice was incurred
 - Section 4(2)(b) of the EO Act is concerned with matters that may be considered 'trifling' under section 8A and therefore Mr Skull considered that the offence to which the notice was granted was 'trifling'.
36. Ms Perin's reply to my Office did not refer to which grounds she relied upon to grant [a council resident] a waiver of his expiation notice. This is concerning as it is the role of the CPU to assess and make a determination whether to withdraw an expiation notice by considering what grounds (if any) exist as per the Procedure.
37. The Procedure and the EO Act therefore required an applicant to identify a ground in either section 8A if 'trifling' (as defined by section 4(2)(b) of the EO Act); that is:
 - compelling humanitarian, or safety reasons for the conduct
 - the conduct could not reasonably have been averted
 - the conduct was merely technical, trivial or petty instance of the breach

or section 16 of the EO Act, that is if:

-
- the offender did not commit the offence or the notice should not have been given
 - the council received a statutory declaration
 - the expiation notice was defective
 - the recipient of the expiation notice elected to be prosecuted rather than pay the expiation notice.
38. [a council resident] incurred the expiation notice while parked out the front of [redacted address]. A Google map search has revealed a parking sign outside [redacted address] that showed there is a bicycle lane from 3pm to 6pm. The fine was issued at 5:27pm. The parking sign would have been visible and on the same side of the road as [a council resident] parked his vehicle.
39. I appreciate the circumstances considered by Cr Veliskou and Mr Skull were [a council resident's] age and purpose in delivering the bulky goods and I accept that the decision was made in good faith. However, I do not consider that these circumstances meet the requirements of either sections 8A or 16 of the EO Act. I consider that [a council resident] could have avoided parking in the bike lane once he saw that another car was parked in his friend's driveway. I am unconvinced that the offence was 'trifling' because it was a 'compelling humanitarian or safety reason' or that any of the grounds in section 16 apply.
40. From the responses provided to me by Mr Skull and Ms Perin I am of the view that:
- Mr Skull considered the circumstances of the offence and whether the expiation notice should be withdrawn in those circumstances and formed a view that [a council resident's] expiation notice should be withdrawn as evidenced by his request to Ms Perin '*can we please waive this?*'
 - Mr Skull did not advise the applicant [a council resident], via Cr Veliskou, or directly, of the council's requirement to submit 'Review of Decision Application Form and Statutory Declaration' forms
 - Mr Skull communicated his view to Ms Perin, the council employee charged with determining whether the expiation notice ought to have been withdrawn
 - Ms Perin was aware of Mr Skull's view when she received [a council resident's] application by email from Mr Skull.
41. In these circumstances I consider it likely that Mr Skull influenced Ms Perin's decision by expressing his view and requesting that she waive the expiation, noting that:
- Ms Perin had not initially provided my Office with any independent grounds that demonstrated she turned her mind to the circumstances and how these fit the grounds of the EO Act. Ms Perin has since informed me that she considered [a council resident's] circumstances were 'compelling humanitarian reasons' and therefore the expiation notice ought to be considered 'trifling' pursuant to section 4(2)(a) of the EO Act
 - Mr Skull's reasons for why [a council resident's] expiation notice ought to be withdrawn were not reasonably open to the council under the Act
 - Ms Perin quickly reached the same conclusion as Mr Skull and informed the applicant, [a council resident] by telephone initially, and then mail and communicated this to Mr Skull soon thereafter.
42. I consider that the above circumstances, combined with the fact that Mr Skull, (as CEO and not the decision maker in relation to the expiation notice):
- failed to direct Cr Veliskou to forward [a council resident's] application to the council's CPU in accordance with the Procedure
 - exerted influence on Ms Perin's decision as to whether or not the expiation notice ought to be waived by including his comments with the application to Ms Perin and specifically requesting that it be waived.

43. I consider that Mr Skull was not acting in a way that generates community trust and confidence in the council in that he:
- did not treat [a council resident's] application for a withdrawal of the expiation notice as stated on the council's website
 - directed Ms Perin to deal with the application whilst giving his view as to how the matter ought to be decided.
44. I therefore consider that Mr Skull contravened clauses 2.2 and 2.4 of the Code because he did not act with reasonable care and diligence or in a way that generates community trust and confidence in his handling of [a council resident's] application for a review of his expiation notice. As discussed earlier in this report, I also consider that Mr Skull breached clause 2.7 of the Code.

Opinion

In light of the above, my final view is that Mr Adrian Skull breached the provisions of clause 2.2, 2.4 and 2.7 of the Code, and on that basis committed misconduct in public administration for the purposes of section 5(3)(a) of the ICAC Act.

In addition, as a breach of the Code by Mr Skull is a breach of section 110(4) of the Local Government Act, which stipulates that council employees must observe the Code, my view is that Mr Skull has acted in a way that appears to be contrary to law within the meaning of section 25(1)(a) of the Ombudsman Act.

On that basis, I recommend under section 25(2) of the Ombudsman Act that:

1. the council issue an instruction to all staff reminding them that all requests for withdrawal of expiation notices should be forwarded by them to the CPU in the first instance.

Whether the council took into account irrelevant considerations in withdrawing [a council resident's] expiation notice and thereby an administrative error occurred

45. I have also considered whether there was an administrative error by the council for the purposes of section 25 of the Ombudsman Act. Based on the responses to my Office from Mr Skull and Ms Perin I consider that the council took into account irrelevant considerations in determining that [a council resident's] expiation notice ought to be withdrawn. Those irrelevant considerations were:
- that the driveway of [a council resident's] friend was blocked by another vehicle
 - that [a council resident] was transporting bulky goods
 - [a council resident's] age in relation to transporting the bulky goods
 - he was not aware of there being bicycle lane restrictions (despite a sign being present and visible from where the expiation notice was incurred)
 - that [a council resident's] was providing assistance to a disabled friend.
46. It appears from Mr Skull and Ms Perin's responses that [a council resident's] expiation notice was withdrawn by the council out of concern for his circumstances which do not, in my view, amount to:
- 'compelling humanitarian or safety reasons'(section 4(2)(a) of the EO Act)
 - that [a council resident] could not 'reasonably have averted committing the offence' (section 4(2)(b) of the EO Act) or
 - that the offence was 'merely a technical, trivial or petty instance' of a breach of the EO Act (section 4(2)(c) of the EO Act).

47. I further consider that Ms Perin did not detail the basis upon which she considered the expiation notice issued to Mr [a council resident] was 'trifling' within the meaning of section 4(2) of the EO Act. Ms Perin stated that she advised the Administration Officer of [a council resident's] request to waive the expiation notice, that [a council resident's] letter was saved to the council's 'BluePoint system'. Further details of expiation notices are stored on the council's database called 'Authority' of which I have been provided a copy. 'Authority' records show that [a council resident's] letter was uploaded but there is no record of which grounds of the EO Act the expiation notice was withdrawn under. Had the grounds been recorded it would reduce confusion about what grounds were considered.

Opinion

In light of the above my final view is that the council took into account irrelevant considerations in determining to withdraw [a council resident's] expiation notice within the meaning of section 25(1)(d) of the Ombudsman Act.

On that basis, I recommend under section 25(2) of the Ombudsman Act that:

2. the council record in its database 'Authority' detailed grounds by reference to section 4(2) of the EO Act.

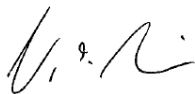
Final comment

I now report Mr Skull's misconduct to the principal officer of the council, as required by section 18(5) of the Ombudsman Act.

In accordance with section 25(4) of the Ombudsman Act, I request that the council report to me by **27 October 2017** on what steps have been taken to give effect to my recommendations above; including:

- details of the actions that have been commenced or completed
- relevant dates of the actions taken to implement the recommendation.

In the event that no action has been taken, reason(s) for the inaction should be provided to the Ombudsman.



Wayne Lines
SA OMBUDSMAN

24 July 2017

Appendix 2 – Legislative Provisions

Code of Conduct for Employees

- 2.2 Act in a way that generates community trust and confidence in the Council
- 2.4 Show respect for others if making comments publicly
- 2.7 Deal with information received in their capacity as Council; members in a responsible manner

Local Government Act 1999

110(4) Code of Conduct for Employees - Council employees must observe the code of conduct.

187(b) Investigation by Ombudsman

- (1) The Ombudsman may, on receipt of a complaint or on his or her own initiative, carry out an investigation under this section if it appears to the Ombudsman that a council's declaration of any rate or service charge under this Part may have had an unfair or unreasonable impact on a particular ratepayer.
- (2) The Ombudsman may, in carrying out an investigation under this section, exercise the powers of the Ombudsman under the *Ombudsman Act 1972* as if carrying out an investigation under that Act.
- (3) If at the conclusion of an investigation under this section the Ombudsman makes an adverse finding against the council, the Ombudsman must prepare a written report on the matter.
- (4) The report may make recommendations to the council.
- (5) The Ombudsman must supply the council with a copy of the report, and may also publish the report, a part of the report, or a summary of the report, in such manner as the Ombudsman thinks fit.
- (6) If the report makes any recommendations as to action that should be taken by the council, the council must, within 2 months after the receipt of the report, provide a written response to—
 - (a) the Ombudsman; and
 - (b) if relevant, the person who made the complaint.
- (7) Without limiting the operation of any other section, a council may grant a rebate or remission of any rate or service charge, or of any charge, fine or interest under this Part, if the Ombudsman recommends that the council do so on the ground of special circumstances pertaining to a particular ratepayer.
- (8) This section does not limit other powers of investigation under other provisions of this or another Act.

ICAC Act

5(3) *Misconduct in public administration* means—

- (a) contravention of a code of conduct by a public officer while acting in his or her capacity as a public officer that constitutes a ground for disciplinary action against the officer; or
- (b) other misconduct of a public officer while acting in his or her capacity as a public officer.

Ombudsman Act 1972

- 13(2) The Ombudsman may make such an investigation either on receipt of a complaint or on the Ombudsman's own initiative and, where a complaint is made, the Ombudsman may investigate an administrative act notwithstanding that, on the face of it, the complaint may not appear to relate to that administrative act.

Section 25(1)(a)

- (1) This section applies to any investigation conducted by the Ombudsman as a result of which the Ombudsman is of the opinion that the administrative act to which the investigation relates—

(a) appears to have been made contrary to law;

- 25(2) In the case of an investigation to which this section applies in which the Ombudsman is of the opinion—

- (a) that the subject matter of the investigation should be referred back to the appropriate agency for further consideration; or
- (b) that action can be, and should be, taken to rectify, or mitigate or alter the effects of, the administrative act to which the investigation related; or
- (c) that the practice in accordance with which the administrative act was done should be varied; or
- (d) that any law in accordance with which or on the basis of which the action was taken should be amended or repealed; or
- (e) that the reason for any administrative act should be given; or
- (f) that any other steps should be taken,

the Ombudsman must report that opinion and the reasons for it to the principal officer of the relevant agency and may make such recommendations as the Ombudsman thinks fit.