

His Worship the Mayor
Councillors
CITY OF MARION



NOTICE OF INFRASTRUCTURE COMMITTEE 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 1 March 2016

Commencing at 6.30pm

In Committee Room 2

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 Committee Room 1 is via the main entrance to the Administration building on Sturt Road, Sturt.


Adrian Skull
CHIEF EXECUTIVE OFFICER

25 February 2016

**CITY OF MARION
INFRASTRUCTURE COMMITTEE AGENDA
FOR THE MEETING TO BE HELD ON
TUESDAY 1 MARCH 2016
COMMENCING AT 6.30 PM
COMMITTEE ROOM 2
245 STURT ROAD, STURT**



1. OPEN MEETING

2. KAURNA ACKNOWLEDGEMENT

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

3. MEMBER'S DECLARATION OF INTEREST (if any)

4. CONFIRMATION OF MINUTES

NIL

5. BUSINESS ARISING

NIL

6. PRESENTATION

6.1 Overview of the City of Marion

7. REPORTS

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8. CONFIDENTIAL ITEMS

Nil

9. ANY OTHER BUSINESS

10. MEETING CLOSURE

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

11. NEXT MEETING

The next meeting of the Audit Committee is scheduled to be held on:

Time: 6.30PM

Date: Tuesday 3 May 2016

Venue: Committee Room 2

**CITY OF MARION
INFRASTRUCTURE COMMITTEE MEETING
1 MARCH 2016**

Originating Officer: Fiona Harvey, Manager Innovation and Strategy
General Manager: Abby Dickson, City Development
Subject: Infrastructure Committee Terms of Reference and Overview of Skills
Reference No: IC010316R7.1

REPORT OBJECTIVE

To note the Infrastructure Committee's Terms of Reference and provide an opportunity for each of the members to give an overview of their skills.

EXECUTIVE SUMMARY

The Infrastructure Committee is a formally constituted Committee of Council pursuant to Section 41 of the Local Government Act 1999 and is responsible to Council.

The Committee's role is to report to Council and provide appropriate advice and recommendations on matters contained within the Committee's Terms of Reference (as adopted by Council at its General Meeting on 22 September 2015). A copy of the Terms of Reference is attached at Appendix 1.

The Committee comprises of 3 Elected Members and an expert member who each bring different skills and experience to the Committee.

Each Committee member is invited to give an overview of their own skills and experience relevant to the Committee's objectives (as defined in the Terms of Reference).

RECOMMENDATION (2):	DUE DATES
That the Infrastructure Committee:	
1. Notes the Terms of Reference identified at Appendix 1 to the report.	1 March 2016
2. Note the overview of skills provided by each of the Committee Members.	1 March 2016

Appendix I: Infrastructure Committee Terms of Reference

INFRASTRUCTURE COMMITTEE TERMS OF REFERENCE



1. ESTABLISHMENT

- 1.1 Pursuant to section 41 of the *Local Government Act 1999* (The Act) the Council has established an Infrastructure Committee.

2. OBJECTIVES

- 2.1 The Committee is established for the purposes of:
- Providing advice and recommendations to Council regarding the strategic management council assets.
 - Monitoring of major Council Projects that are in excess of \$4 million and / or are of a nature which pose significant risk or high community impact.
 - Aligning Council's management of assets and infrastructure to its long term strategic objectives.

3. MEMBERSHIP

- 3.1 The membership of the Committee will comprise of:
- The Mayor
 - Three other elected members
 - One expert member who is independent of Council
- 3.2 The Membership, term of appointment and the presiding member will be determined by resolution of the Council.

Elected Member Representatives

- 3.3 The Presiding Member will be one of the Elected Member Representatives. This member will receive the allowance prescribed in accordance with the Local Government Remuneration Tribunal determination.
- 3.4 The Elected Member Representatives will change during the term of Council however Council may resolve to re-appoint an Elected Member representative for consecutive terms if this provides continuity for the Committee.

Expert Member

- 3.5 The expert member will have experience in Asset/Facilities Management, Project Management and/or Civil/Structural engineering.

- 3.6 The appointment of the expert member will be made by the Council for a term to be determined by the Council. Council may resolve to re-appoint an expert member for consecutive terms.
- 3.7 If Council proposes to remove an expert member from the Committee, it must give written notice to the expert member of its intention to do so and provide the expert member with the opportunity to be heard at a council meeting which is open to the public, if the expert member so requests.
- 3.8 Remuneration will be paid to the expert member of the Committee to be set by Council from time to time. At a minimum, the remuneration paid to expert members will be reviewed within 12 months of a Council (periodic) election. The basis will be a set fee per meeting.

Process to source Expert Members

- 3.9 In accordance with sections 5.20 and 5.22 of the People and Culture Committee Terms of Reference, the People and Culture Committee will source and recommend to Council the appointment of the expert members on a Council committee.

4. BASIS FOR OPERATION.

- 4.1 The Committee does not have any delegated powers of Council, and all decision of the Committee will constitute recommendations to the Council.
- 4.2 For the purposes of section 41(8) of the Local Government Act 1999, the Council does not impose any reporting and accounting ability requirements on the basis that all decisions of the Committee constitute recommendations to Council.
- 4.3 The Committee will meet bi-monthly between February and November each year.
- 4.4 A quorum for a meeting of the Committee shall be three members of the Committee.
- 4.5 In the absence of the presiding member from a meeting, the members present will determine who will preside at the meeting.
- 4.6 Each member present at a Committee meeting must, subject to the provision of the Local Government Act 1999, vote on a question arising for decision at that meeting.
- 4.7 Where the Local Government Act 1999, the Local Government (Procedures at meetings) Regulations 2000 and these Terms of Reference do not prescribe procedures to be observed in relation to the conduct of a meeting of the Committee, the Committee may determine its own procedures.
- 4.8 The Chief Executive Officer will ensure appropriate support is provided to Committee.

5. TERMS OF REFERENCE

- 5.1 Within the parameters of the Local Government Act 1999, and having regard to the powers, functions and responsibilities of the Chief Executive Officer, the Committee is charged with providing advice and recommendations to Council regarding:

- 5.1.1 The development and implementation of Council policy relating to the management and utilisation of Council assets and infrastructure.

- 5.1.2 The monitoring and potential implementation strategies for the sporting facilities priorities of the City of Marion.
- 5.1.3 The monitoring, development and implementation of Council's Strategic Asset Management Plans in accordance with Council's Asset Management Policy.
- 5.1.4 Opportunities to either acquire new assets or dispose of assets in accordance with Council's Disposal of Land and Assets Policy.
- 5.1.5 Monitoring of major projects of the City of Marion or within the City of Marion.
- 5.1.6 The opportunities to further develop strategic transport and integration of transport needs of the Community.

Adopted by Council: 22 September 2015

Next Review: December 2016

Previous Version: Nil

Owner: Manager Governance and Manager Development Services

Applicable Legislation: Local Government Act 1999
Local Government (Procedures at Meetings) Regulations 2013
Development Act 1993

**CITY OF MARION
INFRASTRUCTURE COMMITTEE MEETING
1 MARCH 2016**

Originating Officer: John Valentine, Manager Strategic Projects
General Manager: Abby Dickson, City Development
Subject: Work Plan 2016
Reference No: IC010316R7.2

REPORT OBJECTIVE

Setting an annual work program helps to ensure that the Infrastructure Committee addresses the scope of activities identified in the Committee's Terms of Reference, and ensures that the workload of the Committee is planned, managed and resourced. It allows the Committee to relay the dates and times of the meetings to the community and provides for upcoming business to be dealt with in a timely manner.

EXECUTIVE SUMMARY

A work program and meeting schedule for 2016 satisfying the requirements set out in the Terms of Reference has been compiled in **Appendix 1** for the Committee's consideration.

The items included on the program are indicative only as items may be added, changed or moved during the year depending on areas of focus.

RECOMMENDATION (1):

That the Infrastructure Committee:

DUE DATES

- 1. Discuss the proposed work program for 2016 identified at Appendix 1 to the report.**

March 2016

Appendix 1**INDICATIVE INFRASTRUCTURE COMMITTEE WORK PROGRAM – 2016****TUESDAY, 1 March 2016**

Topic	Action
Committees Terms of Reference and overview of skills	
Work Plan 2016	
Key Policy Overview: <ul style="list-style-type: none"> - Asset Management Policy - Disposal of Land and Assets Policy 	
Streetscape Project	
Major Projects / Sports Infrastructure <ul style="list-style-type: none"> - BMX - Edwardstown Oval Redevelopment - Mitchell Park Sports and Community Centre - Football (soccer) facilities 	

TUESDAY, 5 May

Topic	Action
Sports Infrastructure update	
Asset Consolidation	
Capital Works Overview	

TUESDAY, 7 July

Topic	Action
Sports Infrastructure update	
Asset Management Plan	
Service Levels	
Streetscape project	
Stormwater Infrastructure	

TUESDAY, 9 September

Topic	Action
Sports Infrastructure update	
Streetscape project	
Play Space strategy	

Appendix 2

Potential areas of focus of for the Strategy Committee

- People movement – new energy focus – people out of cars.
- Public transport
- Linked to urban planning
- Aging population and its impact
- Community energy
- Halls, sporting facilities. Issues from this morning should be connected to strategy
- How to make suburbs more livable
- Governance of infrastructure
- Prompt implementation
- Asset Disposal and renewal – standing item
- How we enable to major projects.
- Streetscape working party roll into this
- Asset management
- Long term rejuvenation of assets
- Infrastructure linked to strategy. Roads being resealed and then dug up?
- Sports infrastructure – standing item
- Options if funding/grants not successful
- Bus shelters
- Community Energy

**CITY OF MARION
INFRASTRUCTURE COMMITTEE MEETING
1 MARCH 2016**

Originating Officer: Fiona Harvey, Manager Innovation and Strategy
General Manager: Abby Dickson, City Development
Subject: Overview of Key Policies
Reference No: IC010316R7.3

REPORT OBJECTIVE

The objective of this report is to provide an overview of two key infrastructure related policies; the Asset Management Policy and the Disposal of Land and Assets Policy.

RECOMMENDATION (1):

DUE DATES

That the Infrastructure Committee:

- | | |
|--|---------------------|
| 1. Notes the overview of key infrastructure related policies; the Asset Management Policy and the Disposal of Land and Assets Policy as provided in Appendix 1 and 2. | 1 March 2016 |
|--|---------------------|

DISCUSSION:

The City of Marion currently maintains in excess of \$1.0 billion in assets. It is critical these assets are managed in an appropriate and sustainable way to ensure adequate services are provided for and by the Community in line with the Community's aspirations as articulated in the Strategic Plan - Towards 2040. Council recognises the need to take a strategic approach to asset management that considers long term sustainability of assets, financial sustainability and strategic outcomes.

Overarching Asset Management Policy

The City of Marion's Asset Management Policy (Appendix 1) provides the overarching principles and objectives to support the strategic management of Council's significant and diverse asset portfolio. The Policy sets the criteria for prioritisation and action relating to all assets, and also provides the foundation for consideration of other asset related policies and guidelines. The Policy is based on the requirements of the *Local Government Act 1999*, and advice provided by the Audit Committee and Strategic Directions Committee through its development.

The Asset Management Policy provides the basis for ongoing development and review of Asset Management Plans and alignment of the Long Term Financial Plan.

A key element of the Asset Management Policy is the Asset Management Framework, which was developed based on advice from Council's Audit and Strategic Directions Committees, the legislation and best practice industry standards and articulates:

1. clear definitions for asset criticality, based on the hierarchy of priority 1-critical, priority 2-important and priority 3-aspirational/discretionary assets;
2. clear definitions for asset action based on the hierarchy of asset maintenance before renewal, and renewal before new/upgrades (where it is cost effective to do so);
3. a decision making framework which delineates operational/business as usual decision-making from aspirational/new business decisions.

This management framework has informed the recent review of the Asset Management Plans, which were adopted by Council in January 2015 and set the baseline for development of asset related delivery programs and the review of the Long Term Financial Plan for 2016/17 onwards.

Disposal of Land and Assets Policy

The *Local Government Act 1999* requires councils to develop and maintain policies, practices and procedures directed towards the sale or disposal of land or other assets to:

- obtain value in the expenditure of public money; and
- provide for ethical and fair treatment of participants; and
- ensure probity, accountability and transparency in all disposal processes.

The City of Marion Asset Management Policy provides overarching principles and considerations relevant to disposal of assets. The Policy highlights opportunities to either acquire new assets or dispose of assets that are considered discretionary in nature (following consultation processes, where applicable), and also requires that prior to renewal of assets, consideration be given to more efficient and effective means of service delivery prior to investment. This may give rise to the opportunity for reducing the scale of the asset or disposing of the asset in the event that another asset could provide the same service, or a non-asset solution is available.

The Disposal of Land and Assets Policy (Appendix 2) provides City of Marion's specific principles and considerations in the event that assets are considered for disposal.

The key elements of the Policy ensure that all necessary community, prudential, governance and operational elements of the disposal process are undertaken within a transparent environment.

There are a number of other related policies that must be taken into account when implementing the Disposal of Land and Assets Policy including:

- Prudential Management Policy
- Procurement Policy
- Asset Accounting Policy

Appendix 1: Asset Management Policy

Appendix 2: Disposal of Land and Assets Policy

POLICY STATEMENT

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

SCOPE

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

CONTEXT

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

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

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

The City of Marion's Strategic Management Framework provides the overarching framework that supports Council in setting strategic direction and making determinations relating to priorities and resource allocation. The Community Plan- Towards 2040 and the Council Plan – Towards 2025, provide clarity on strategic direction and focus for the City of Marion over the next 30 years, and articulate how City of Marion will undertake its role and functions as described in the *Local Government Act 1999*. Decisions regarding asset provision and management are a critical element in the delivery of the Plans.

This policy sets the principles that govern the provision and management of assets in order to deliver services and programs that rely on those assets, and disposal of assets that are no longer required for service delivery. The strategic management framework sets out the process to determine the life cycle

cost and funding requirements of each service for current and future generations. The Asset Management Plans and Long Term Financial Plans are the mechanisms by which the asset related priorities are resourced to ensure delivery of strategic outcomes.

DEFINITIONS

Asset

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

Asset Management

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

Lifecycle Cost

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

Asset Sustainability Index

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

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

PRINCIPLES

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

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

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

STRATEGIC ASSET MANAGEMENT FRAMEWORK

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

1. Strategic Asset Criticality

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

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

2. Asset Management Actions

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

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

References

International Infrastructure Management Manual 2011

Australian Infrastructure Financial Management Guidelines Version 1.0 2009

3. Strategic Asset Management Decision Making Matrix

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

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



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

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



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

- New Develop or Upgrade decisions are automatically referred to the 'new initiatives' process to be assessed and prioritised for action. This process is a critical element of the Annual Business Plan

and Budgeting process to ensure Council considers potential funding of prioritised initiatives as part of the setting of the budget.

- As maintenance and renewal of Aspirational/Discretionary Assets is required, a more detailed assessment of the asset will be undertaken and decision sought from council as to whether the asset should be maintained, renewed or prioritized for disposal.
- Priority three expenditure decisions are not reflected in the Asset Management Plans or Long Term Financial Plan until Council has made a decision to implement the action.

REFERENCES

Local Government Act 1999

Community Plan – Towards 2040

Council Plan – Towards 2025

Asset and Disposal of Land Assets Policy

Asset Accounting Policy

Asset Management Policy

Community Consultation Policy

Disposal of Assets other than Land Assets Policy

Procurement Policy

Prudential Management Policy

PROCEDURE REFERENCE:

Acquisition and Sale of Land Assets Policy

- Roads Opening and Closing Policy

AUTHOR

Fiona Harvey

DATE

23 June 2015

Disposal of Land and Assets Policy



POLICY STATEMENT

The Local Government Act (the Act)¹ requires Council to develop and maintain policies, practices and procedures directed towards the sale or disposal of land or other assets to:

- obtain value in the expenditure of public money; and
- provide for ethical and fair treatment of participants; and
- ensure probity, accountability and transparency in all disposal processes.

The Act requires that Council prepare and adopt a range of policies, including a policy relating to the sale of land and other assets. The policy seeks to identify circumstances where Council will call for the disposal of land or other assets, and set out associated processes.

DEFINITIONS

In this Policy, unless the contrary intention appears, these words have the following meanings:

Asset means any physical item that the Council owns and that has at any time been treated pursuant to the Australian Accounting Standards as an 'asset'. It includes Major Plant and Equipment such as infrastructure and buildings it **does not include** financial investments, trees or Land.

Land includes community land, vacant land, operational land, road reserves, any legal interest in land, and any other land-related assets, including all buildings (community and operational) on Land.

Major Plant and Equipment includes all major machinery and equipment owned by the Council. It includes all trucks, graders, other operating machinery and major plant items. It does not include Minor Plant and Equipment.²

Minor Plant and Equipment includes all minor plant and equipment owned by Council. It includes all loose tools, store items, furniture, second hand items removed from Major Plant and Equipment (such as air conditioners, bricks and pavers) and surplus bulk items (such as sand and gravel).

POLICY PRINCIPLES

Council must have regard to the following principles in its disposal of Land and Assets:

- Council seriously consider the disposal of land where it has been determined that it is no longer required for the community.
- Encouragement of open and effective competition.
- Obtaining value for money (not restricted to price alone). An assessment of value for money may include the consideration of;
 - the contribution to Council's long term financial plan and strategic management plans;

¹ Local Government Act 1999 (SA) s 49(1)(d)

² Materiality; Infrastructure, land and buildings \$5000. Furniture, equipment and other \$3 000. GC240614R03 - Asset Accounting Policy

- any relevant direct and indirect benefits to Council, both tangible and intangible;
- efficiency and effectiveness;
- the costs of various disposal methods;
- internal administration costs;
- risk exposure; and
- the value of any associated environmental benefits.
- Council is to behave with impartiality, fairness, independence, openness and integrity in all discussions and negotiations.
- Ensuring compliance with all relevant legislation including;
 - Local Government Act 1999 (SA)
 - Real Property Act 1886 (SA)
 - Land and Business (Sale and Conveyancing) Act 1994 (SA)
 - Development Act 1993 (SA)
 - Retail and Commercial Leases Act 1995 (SA)
 - Residential Tenancies Act 1995 (SA)
 - Strata Titles Act 1988 (SA)
 - Crown Land Management Act 2009 (SA)
 - Community Titles Act 1996 (SA)
 - Roads (Opening and Closing) Act 1991 (SA)
 - Land Acquisition Act 1969 (SA).

CONSIDERATIONS PRIOR TO DISPOSAL OF LAND AND ASSETS

Any decision to dispose of Land and Assets will be made after considering (where applicable):

- the usefulness of the Land or Asset;
- the current market value of the Land or Asset;
- the annual cost of maintenance;
- any alternative future use of the Land or Asset;
- any duplication of the Land or Asset or the service provided by the Land or Asset;
- any impact the disposal of the Land or Asset may have on the community;
- any cultural or historical significance of the Land or Asset;
- the positive and negative impacts the disposal of the Land or Asset may have on the operations of the Council;
- the long term plans and strategic direction of the Council;
- the remaining useful life, particularly of an Asset;
- a benefit and risk analysis of the proposed disposal;
- the results of any community consultation process;
- any restrictions on the proposed disposal;
- the content of any community land management plan; and
- Other relevant policies of the Council, including:
 - Asset Accounting
 - Asset Management
 - Community Consultation
 - Procurement
 - Prudential Management

DISPOSAL METHODS

1. LAND DISPOSAL

Any decision to dispose of land must be a decision of Council.

- 1.1.1 Where the Land forms or formed a road or part of a road, the Council must ensure that the Land is closed under the *Roads Opening and Closing Act 1991* (SA) prior to its disposal.
- 1.1.2 Where Land is classified as community land, the Council must:
 - 1.1.2.1 undertake public consultation in accordance with the Act and the Council's public consultation policy; and
 - 1.1.2.2 ensure that the process for the revocation of the classification of Land as community land has been concluded prior to its disposal; and
 - 1.1.2.3 comply with all other requirements under the Act in respect of the disposal of community land.³
- 1.1.3 Where the Council proposes to dispose of Land through the grant of a leasehold interest, the Council must have complied with its obligations under the Act, including its public consultation obligations under Section 202 of the Act.
- 1.1.4 The Council will, where appropriate and through the use of appropriate delegations, dispose of Land through one of the following methods:
 - 1.1.4.1 *open market sale* - advertisement for disposal of the Land through the local paper and where appropriate, a paper circulating in the State, or by procuring the services of a licensed real estate agent and/or auctioneer (following compliance with the Council's Procurement Policy);
 - 1.1.4.2 *expressions of interest* - seeking expressions of interest for the Land;
 - 1.1.4.3 *select tender* - seeking tenders from a selected group of persons or companies;
 - 1.1.4.4 *open tender* - openly seeking bids through tenders, including public auction;
 - 1.1.4.5 *by negotiation* – with owners of land adjoining the Land or others with a pre-existing interest in the Land, or where the Land is to be used by a purchaser whose purpose for the Land is consistent with the Council's strategic objectives for the Land.
- 1.1.5 Selection of a suitable disposal method will include consideration of (where appropriate):
 - 1.1.5.1 the number of known potential purchasers of the Land;
 - 1.1.5.2 the original intention for the use of the Land;
 - 1.1.5.3 the current and possible preferred future use of the Land;
 - 1.1.5.4 the opportunity to promote local economic growth and development;
 - 1.1.5.5 delegation limits, taking into consideration accountability, responsibility, operation efficiency and urgency of the disposal;
 - 1.1.5.6 the total estimated value of the disposal; and
 - 1.1.5.7 compliance with statutory and other obligations.
- 1.1.6 The Council will not dispose of Land to any Council Member or employee of the Council who has been involved in any process related to a decision to dispose of the Land and/or the establishment of a reserve price.
- 1.1.7 If Land is to be auctioned or placed on the open market or disposed of by an expression of interest, then (unless the Council resolves otherwise) one independent valuation must be obtained to establish the reserve price for the Land. The independent valuation must be made no more than 6 months prior to the proposed disposal.
- 1.1.8 If Land is to be disposed of via a select tender or direct sale, then (unless the Council resolves otherwise) a minimum of two independent valuations must be

³ The Act may be amended from time to time.

obtained to ensure that an appropriate market value is obtained. The independent valuation must be made no more than 6 months prior to the proposed disposal.

- 1.1.9 The Council will seek to dispose of Land at or above current market valuation by whichever method is likely to provide the Council with a maximum return, unless there are reasons for the Council to accept a lesser return which is consistent with the Council's overall strategic direction. These reasons must be documented in writing.
- 1.1.10 If the disposal is not to be on the open market, the disposal should be at or above the current market valuation (with due regard to all associated costs to achieve the transaction or such other amount as the Council resolves).

1.2 ASSETS DISPOSAL

The sale of Assets (both Major Plant and Equipment and Minor Plant and Equipment) will be the responsibility of the relevant Council Officer who is responsible for those Assets and who has the necessary delegations.

- 1.2.1 The Council will, where appropriate, dispose of Assets through one of the following methods:
 - 1.2.1.1 *trade-in* – trading in equipment to suppliers;
 - 1.2.1.2 *expressions of interest* – seeking expressions of interest from buyers;
 - 1.2.1.3 *select tender* – seeking tenders from a selected group of persons or companies;
 - 1.2.1.4 *open tender* – openly seeking bids through tenders;
 - 1.2.1.5 *public auction* – advertisement for auction through the local paper and, where appropriate, a paper circulating in the State, or procuring the services of an auctioneer (following compliance with the Council's Procurement Policy).
- 1.2.2 Selection of a suitable method will include consideration of (where appropriate):
 - 1.2.2.1 the public demand and interest in the Asset;
 - 1.2.2.2 the method most likely to return the highest revenue;
 - 1.2.2.3 the value of the Asset and whether it is Major Plant and Equipment or Minor Plant and Equipment;
 - 1.2.2.4 the costs of the disposal method compared to the expected returns; and
 - 1.2.2.5 compliance with statutory and other obligations.
- 1.2.3 Preference will be given to community groups for Minor Plant and Equipment
- 1.2.4 Elected Members and employees of the Council will not be permitted to purchase Assets unless the purchase is via an open tender process or a public auction, and the tender submitted or bid made is the highest.
- 1.2.5 Purchasers of Assets must be required to agree in writing that before purchasing any Asset that no warranty is given by the Council in respect of the suitability and condition of the Asset for the purchaser and that the Council will not be responsible for the Asset in any respect following the sale.

1.3 MINOR PLANT AND EQUIPMENT: REGISTER OF INTEREST

Where Minor Plant and Equipment has not been disposed of through any of the processes in clause 1.2 of this Policy, the City of Marion will publish a list of surplus items and seek offers for their disposal. Decision making will be supported by the following provisions:

- 1.3.1. If two or more offers are the same and one is from within the City of Marion area but the other is not, preference is to be given to the offer within the City of Marion.
- 1.3.2 If two or more offers are the same and one is from a community group, preference is to be given to the community group.
- 1.3.3 If two or more offers are the same and one is from a staff member or elected member and the other is from a community member, preference is to be given to a community member.
- 1.3.4 If the above process does not yield a preferable result as indicated, a random draw be conducted and no further correspondence entered into.

2. CONSULTATION

Council must undertake public consultation in respect of its proposed disposals in accordance with the Act and its public consultation policies where applicable.

3. DELEGATIONS

Council or its officers with delegated authority will, when implementing the decisions under this policy, act in accordance with the Council's budget, relevant policies, plans, agreements and resolutions.

Council acknowledges that the Chief Executive Officer may sub-delegate matters related to this policy to staff or other persons employed or engaged by Council.

4. RECORDS

Council must record reasons for utilising a specific disposal method and where it uses a disposal method other than a tendering process.

5. EXEMPTIONS FROM THIS POLICY

This Policy contains general guidelines to be followed by the Council in its disposal activities. There may be emergencies, or disposals in which a tender process will not necessarily deliver best outcome for the Council, and other market approaches may be more appropriate. In certain circumstances, the Council may, after approval from its elected members, waive application of this Policy and pursue a method which will bring the best outcome for the Council. The Council must record its reasons in writing for waiving application of this Policy.

6. FURTHER INFORMATION

- 6.1 This policy will be kept on the Council's website for the public to view.
- 6.2 This policy will be reviewed in conjunction with the suite of finance policies every two years.
- 6.3 However, Council may revise or review this Policy at any time (but not so as to affect any process that has already commenced).

AUTHOR

Heather Montgomerie

DATE

23 June 2015

**CITY OF MARION
INFRASTRUCTURE COMMITTEE MEETING
1 MARCH 2016**

Originating Officer: John Valentine, Manager Strategic Projects
General Manager: Abby Dickson, City Development
Subject: Major Projects and Project Development
Reference No: IC010316R7.4

REPORT OBJECTIVE

To provide the Infrastructure Committee with a brief summary of Council's Strategic Projects department and an overview of major projects currently under development.

EXECUTIVE SUMMARY

The Infrastructure Committee is a formally constituted Committee of Council pursuant to Section 41 of the Local Government Act 1999 and is responsible to Council.

The Committee's role is to report to Council and provide appropriate advice and recommendations on matters contained within the Committee's Terms of Reference (as adopted by Council at its General Meeting on 22 September 2015).

Council is currently pursuing a number of sports infrastructure projects.

RECOMMENDATION (1):

DUE DATES

That the Infrastructure Committee:

- 1. Notes the background on the Strategic Projects department and overview of current projects under development.**

1 March 2016

Background

The City of Marion undertakes a number of major projects that are managed by the Strategic Projects department. Projects that are deemed to be major generally have the following characteristics:

- A budget over \$4 million;
- Development of a unique project outcome;
- One or more external partners;
- A timeframe well in excess of 12 months;
- Involves a range of internal Marion stakeholders.

Major projects previously undertaken include:

Project name	Project value	Council contribution	Partners
Patpa Drive	\$13.5m	\$2.9m	Federal and State governments Makris Group Oakford Homes
SA Aquatic and Leisure Centre, GP Plus	\$100+m	Land \$7.45m Cash \$5m	Federal and State governments
Oaklands Wetland	\$9.06m	\$2.66m	Federal and State governments
Cove Civic Centre	\$13.4m	\$10m	Federal Government Hallett Cove Baptist Church Hallett Cove Lutheran Church
City Services redevelopment	\$14.3m	\$14.3m	N/A

The City of Marion is currently focussing its efforts on redeveloping major sports infrastructure. Council resolved in 2015 to pursue the following sports projects:

- Edwardstown Oval redevelopment;
- Mitchell Park Sports ground redevelopment;
- Multi-purpose indoor stadium facility;
- Soccer facilities in the south of Marion;
- BMX facility to UCI standard.

Discussion

Since Council's resolution to pursue the above sports infrastructure projects Council has allocated funds and additional resources for developing costed concept plans for the Edwardstown Oval redevelopment and the Mitchell Park redevelopment (combined with a multi-purpose indoor facility).

A costed concept plan has been developed for the Edwardstown Oval redevelopment in preparation for lodging a funding application to the National Stronger Regions Fund by 15 March 2016.

A concept plan is in the process of being developed for Mitchell Park (and multi-purpose indoor facility). Architects and a range of other specialists' skills have been appointed and the process of developing a design (and cost) has commenced. Council has resolved that an application will be made to round 4 of the National Stronger Regions Fund which is expected to be in July 2016.

Attached as Appendix 1 is the summary for the sports infrastructure projects in draft format. Feedback is sought from the committee on this reporting format.

Appendix I: Sports Infrastructure summary pages.

Previous Council Decisions

At the General Council meeting held 14 April 2015 Council endorsed a range of projects to be undertaken relating to sports facilities as follows:

- Options for soccer pitches and a BMX track in the south
- Indoor multipurpose stadium
- Edwardstown Oval Upgrade
- Mitchell Park Sports and Community Club upgrade

Edwardstown Oval Redevelopment Funding Opportunity Ref No: GC080915M08

1. Council lodges a funding application to Round 3 of the Federal Government's National Stronger Regions Fund in support of the Edwardstown Oval redevelopment.

Edwardstown Oval - National Stronger Regions Fund Report Reference: GC220915R02

1. Endorse the Edwardstown Oval Architectural Brief (Appendix 2) for the development of a costed concept plan and authorise the calling of a select tender to engage architectural, civil engineering, services engineering, landscape architecture and cost management services.
2. Endorse the costed concept plan being developed on the basis of recommended building and various ground improvements to a financial target of \$7 - \$8 million.
3. Endorse the roles and responsibilities (Appendix 3) documented for the various parties associated with the project.
4. Approve funding of up to \$135,000 for the necessary additional staff resources and specialist consultants required to develop a concept plan and a comprehensive NSRF submission. That this funding will be sourced from the Asset Sustainability Reserve – Community Facilities Partnership Program.
5. Note that the Chief Executive Officer will review resourcing required to develop the concept plan and the lodgement of the NSRF application and will allocate resources, inclusive of new resources, as required.
6. That the council supports an urgent full review of the management structure at this site.

Edwardstown Oval – Design Options for National Stronger Regions Fund Application (Report Reference: GC081215R06)

1. Note receipt of the Edwardstown Oval Background Report on the state of the existing facilities and their suitability for inclusion in an upgraded complex.
2. Consider report GC081215R06 and endorse option 2 (demolishes all existing club buildings and erects new buildings) as the preferred concept to be further developed to form the basis of a Section 48 report and, subsequently, for the bid to the National Stronger Regions Fund.
3. Note progress in consultation with stakeholders in the development of the proposal and the development of a single management structure for the site.
4. Note that a separate report, as required under Section 48 of the Local Government Act, will be brought to Council for consideration describing, amongst other matters, the whole of life costs associated with the project.

Multi- purpose indoor courts and Mitchell Park Masterplan (Report Reference: GC081215R05)

1. Endorse the Mitchell Park and Community Club site as the preferred location for the development of multi-purpose indoor sports facilities and the integrated development of facilities for existing sporting clubs and dog club and the development of a community centre to replace the Mitchell Park Community Centre.
2. Endorse the Mitchell Park Sports and Community Club Architectural Brief (Appendix 2) for the development of a costed concept plan and authorise the calling of a select tender to engage architectural, civil engineering, services engineering, landscape architecture, geo-technical, contamination assessment and cost management services.
3. Endorse the preparation of a first stage concept plan for Council's consideration and subsequent establishment of a project financial target.
4. Approve funding of up to \$200,000 from the Asset Sustainability Reserve – Community Facilities Partnership Program for the engagement of specialist consultants required to develop a costed concept plan.
5. Note that the Chief Executive Officer will review resourcing required to develop the concept plan and the lodgement of the NSRF application and will allocate resources, inclusive of new resources, as required.

Edwardstown Oval

	Partnership Development	Project Development and Alignment, Site Evaluations, Needs Analysis and Background Reports	Feasibility and Concept development	Business Case, Management Structure Planning with Partners, Detailed Management Plan, Section 48 report	Achieve External Funding Federal, State or other																
Timeframes	October 2015	Completed late November	November to early December	November to early December	Dec 2015/Jan 2016																
Project Management	<p>Additional staff appointed as per Council resolution</p> <p>Consultants brief issued to selected consultants</p> <p>Submissions closed 6 October Assessed & appointed by 15 October</p>	Completed	<p>COMPLETED</p> <table border="1"> <tr> <td>Building works</td> <td>\$4,107,600</td> </tr> <tr> <td>External works</td> <td>\$2,135,809</td> </tr> <tr> <td>Design contingency</td> <td>\$420,515</td> </tr> <tr> <td>Building works sub total</td> <td>\$6,663,924</td> </tr> <tr> <td>Construction contingency</td> <td>\$450,076</td> </tr> <tr> <td>Professional fees</td> <td>\$641,000</td> </tr> <tr> <td>Escalation to 2017</td> <td>\$196,000</td> </tr> <tr> <td>Total</td> <td>\$7,951,000</td> </tr> </table> <p>Cost range \$7.55M - \$8.35M</p>	Building works	\$4,107,600	External works	\$2,135,809	Design contingency	\$420,515	Building works sub total	\$6,663,924	Construction contingency	\$450,076	Professional fees	\$641,000	Escalation to 2017	\$196,000	Total	\$7,951,000	<p>BUSINESS CASE/SECTION 48 SECTION 48 – considered at Audit Committee to be considered at Council meeting of 8 March</p> <p>MANAGEMENT REVIEW</p> <p>KPMG have been engaged to identify and assess management options and provide a recommended site operations management structure and business plan for the first five years of the new facilities operation with consideration of the on-going and whole of life costs.</p> <p>The plan has identified the need for a transition process to effectively move the management from its existing structure to the new management structure. This includes a period of in-house management by council.</p> <p>Risk/issues Financial risks / costs of operating the new facility have been identified through the KPMG report. Project risks associated with time, cost and quality has been identified in the Section 48 report.</p> <p>NEXT STEPS Council considers Section 48 report (8 March) Lodge National Stronger Regions Fund application (11 March)</p>	Application to be lodged 11 March
Building works	\$4,107,600																				
External works	\$2,135,809																				
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Construction contingency	\$450,076																				
Professional fees	\$641,000																				
Escalation to 2017	\$196,000																				
Total	\$7,951,000																				
Council Decision Making			All new concept developed Total cost \$7.95Million	Section 48 – 8 March																	
Key Stakeholders and Clubs			Clubs and management committee presented with final concept on 3 February																		
Consultants	All consultants appointed																				
Government Agencies and other partnerships				Meetings held on site with RDA CEO Ken Taplin Discussion held with TAFE and private RTO provider re Edwardstown as a base for training operations Office of Recreation and Sports briefed and updated	Applications Close 15 March																

Indoor Facility /Mitchell Park

	Partnership Development	Project Development and Alignment, Site Evaluations, Needs Analysis and Background Reports	DPA	Business Case, Management Structure Planning with Partners, Detailed Management Plan	Feasibility and Concept development, Section 48	Achieve External Funding Federal, State or other	Detailed design and Construction	Commission and Open
Timeframes	March 2016	February March 2016	April 2017	May June 2016	March April May June 2016	Funding application mid 2016	2017/18	
Project Management	Initial consultations (15 November) held with <ul style="list-style-type: none"> ▪ Mitchell Park Sports Club ▪ Dog Club ▪ Residents ▪ Wildcats Netball Club 	Council report for a decision on the preferred site 8 December – Mitchell Park Project Management <ul style="list-style-type: none"> • A suite of documents have been created on programme, organisational charting, risk analysis, roles and responsibilities, stakeholder and communications plan. Contracts <ul style="list-style-type: none"> • All consultants have now been engaged, this includes architectural, services, structures, landscape, cost and traffic. • A design start up meeting is anticipated for the week beginning 8 February 2016. • Site condition information concluded through engagement of secondary consultants. • Cultural heritage report has been completed. The site does not require any further investigation. • An arborist report outlining the significant, regulated and general amenity and health of potentially affected trees. • Bore drilling for site audit and geotechnical purposes occurred on 8 February 2016. 	<i>Anticipated re-zoning of site achieved</i>	Initial draft Business case has been developed – needs further development as project proceeds.		NSRF fund application due in approx. July 2016		
Council Decision Making					Council to review draft options and costs then determine preferred option and project financial target.			
Key Stakeholders and Clubs	Mitchell Park sports clubs and dog club Fortnightly meetings with Basketball SA Consultation program has been developed, commencing mid-February Netball SA	Design consultation with Mitchell Park clubs will commence - 18 February All key stakeholder design consultation to be completed early March Communications plan finalised mid-February 2016 Internal consultation – Neighbourhood centre representative, funding advisor, open space, planning, infrastructure and land and property			Draft concepts – March-April Preferred Option decision March-April Concept Design development in April-May Final concept design in June			
Consultants	Studio 9 has been appointed as lead consultant RLB Cost consultant	Startup meeting 8 February						

	Partnership Development	Project Development and Alignment, Site Evaluations, Needs Analysis and Background Reports	DPA	Business Case, Management Structure Planning with Partners, Detailed Management Plan	Feasibility and Concept development, Section 48	Achieve External Funding Federal, State or other	Detailed design and Construction	Commission and Open
Government Agencies and other potential partnerships	Flinders University Sacred Heart Middle School Mitchell Park Neighbourhood Centre Junction Australia Renewal SA (Tonsley)							

DRAFT

**CITY OF MARION
INFRASTRUCTURE COMMITTEE MEETING
1 MARCH 2016**

Originating Officer: Elaine Delgado, Strategic Planner
Corporate Manager: Fiona Harvey, Innovation & Strategy
General Manager: Abby Dickson, City Development
Subject: Streetscape Project
Reference No: IC010316R7.5

REPORT OBJECTIVE

The objective of this report is to provide an introduction to the Streetscape Project and seek advice on an effective role for the Infrastructure Committee.

	DUE DATES
RECOMMENDATION (2):	
That the Infrastructure Committee:	
1. Note the commencement of the Streetscape Project	1 March 2016
2. Provide feedback on the proposed role of the Infrastructure Committee in the Streetscape Project	1 March 2016

DISCUSSION:

Background

In December 2014 a motion was endorsed for the incoming Council to establish a Streetscape Working Party to provide input into the development of a Streetscape Policy for Council (GC091214M03).

A Working Party has been established that comprises five Elected Members (Crs Gard, Hutchinson, Pfeiffer, Telfer and Veliskou), and two Council staff members in the roles of chair and adviser.

An introductory report on the Streetscape Project was presented to Council's Strategy Committee at its inaugural meeting on 2 February 2016 (SC020216R7.6 – Appendix 1). Discussion by this Committee was deferred to its next meeting on 5 April 2016.

Following introductory discussions by the Working Party on the project in late 2015 the first meeting for 2016 was held on 16 February. A project approach was defined to achieve the vision of improving the amenity and functionality of streetscapes city-wide and to enable commencement of implementation by 31 December 2016.

Report Reference: IC010316R7.5

The project approach comprises a staged framework as follows:

- Stage 1: A Streetscape Policy that will outline a vision, guiding principles, and scope
- Stage 2: A Streetscape Program that will identify capital and renewal works and associated costs over a 10-year period
- Stage 3: Internal systems, processes and procedures to support efficient project delivery and asset management for streetscape capital and renewal works

A copy of the proposed approach is at Appendix 2.

The successful development and implementation of the Streetscape Project requires input from both the Strategy and Infrastructure Committees. It is proposed that each Committee has input with the following project elements:

Strategy Committee

Stage 1

- Development of a Streetscape Policy

Stage 2

- Development of a strategic approach to identify locations for capital and renewal works
- Development of criteria, including weightings, to prioritise the Streetscape Program of capital and renewal works
- Development of a Streetscape Program based on an assessment process that applies the criteria
- Development of Design Guidelines

Infrastructure Committee

Stage 2

- Note the Streetscape Program that will inform the review, development and implementation of Council's systems/processes/procedures
- Development of Design Guidelines

Stage 3

- Development of Council systems/processes/procedures to ensure efficient project delivery, management and utilisation of streetscape assets and infrastructure

Appendix 1: Strategy Committee 2 February 2016 report 'Update on development of Streetscape Policy and Program'

Appendix 2: Proposed approach to development of a 10-year Streetscape Framework for the City of Marion road and street network

**CITY OF MARION
STRATEGY COMMITTEE MEETING
2 FEBRUARY 2016**

Originating Officer: Elaine Delgado, Strategic Planner
General Manager: Abby Dickson, City Development
Subject: Update on development of Streetscape Policy & Program
Reference No: SC020216R7.6

REPORT OBJECTIVE

To provide the Strategy Committee with an update on the discussions of the Streetscape Working Party established to develop a Streetscape Policy and 10-year Program.

RECOMMENDATION (1):

DUE DATES

That the Strategy Committee:

- | | |
|---|------------|
| 1. Considers the progress to date on the development of a Streetscape Policy and Program for the City of Marion | 2 Feb 2016 |
|---|------------|

DISCUSSION:

Cr Veliskou presented a Motion to the General Council meeting on 9 December 2014 (GC091214M03) seeking the establishment of a Streetscape Working Party as follows:

'That council establish a streetscape working party for the incoming council to provide input in the development of the Council's streetscape policy draft before it goes to consultation.'

The Working Party comprises Councillors Gard, Hutchinson, Pfeiffer, Telfer and Veliskou.

Meetings of the Working Party commenced with discussions on 5 November and 2 December 2015. Points raised at these meetings are at Appendix 1.

Initial information provided to the Working Party to inform the project (Appendix 2) includes:

- An overview of feedback from community engagement undertaken for the Community Plan – Towards 2040 relating to streetscapes
- Council policies, strategies, plans and programs with a current or potential future relationship to streetscapes
- Streetscape elements for consideration in the development of a Streetscape Policy and Program
- High and medium risk wellbeing indicators (attached to SC020216R7.4 Appendix 3)
- Images of desired streetscape elements

The discussions to date will inform the approach for the development of a Streetscape Policy and 10-Year Program for the City of Marion. The proposed approach is scheduled to be tabled at the next Working Party meeting on 16 February 2016.

Report Reference: SC020216R7.6

Appendix 1: Excerpts from the Streetscape Working Party Discussions
Appendix 2: Initial information provided to the Streetscape Working Party

EXCERPTS FROM STREETSCAPE WORKING PARTY DISCUSSIONS

5 November 2015

Attendees: Crs Hutchinson, Pfeiffer, Veliskou

Vision:

To improve the amenity and functionality of streetscapes in the City of Marion so they add value to people's experience of the city

Project objective:

To create an outcome focused policy and supporting framework to guide the development of streetscapes

Strategic Issues:

- Undergrounding of power lines
- Impacts on provision of street trees by Development Plan zoning and policies
- Design and maintenance of footpaths need to ensure walkability
- Streetscape design needs to consider water management and water sensitive urban design
- Streetscape standards need to consider the demographics of an area, such as where older residents live, to encourage use
- A 'Link and Place' approach could be applied to this project to identify streets that are primarily for vehicle movement with a design objective to save time, and streets that are destinations in their own right with a design objective to spend time. The outcomes of this analysis would define street character and guide standards for streetscape development
- Identify relevant *Making Marion* community feedback and other data to identify community values and issues
- Project outcomes need to consider council's Tree Management Policy and Framework

Operational issues:

- Landscaping and maintenance of verges by residents/land owners
- Consider the development and promotion for voluntary use of design guidelines for private open space in the front of dwellings to encourage plantings that enhance streetscapes so there is a sense of connectivity
- Funding of streetscapes if proposed standards are beyond those identified in the current Asset Management Plan – upfront capital vs long term benefit

2 December 2015

Attendees: Crs Gard, Hutchinson, Pfeiffer, Telfer

The following provides a summary of points made in discussion:

- Streetscapes are a key issue and opportunity for the City of Marion that can confer many benefits to the community
- It is important to have a 'whole of city' strategic approach to identifying future outcomes for the road and street network
- Street trees are a critical element of streetscapes but the project also needs to encompass many other aspects such as verges, footpaths, street furniture, etc.

- It is important that the strategic approach for the development of streetscapes ultimately informs service levels
- Consideration could be given to identifying demonstration sites as the project further develops
- A tree audit is in the process of being undertaken the outcomes of which will inform the streetscape project
- Members noted the streetscape elements listed in the Discussion Paper and provided feedback
- The 2007 City of Marion Urban Form and Neighbourhood Character Study (GC280817R03) and associated Urban Design Opportunities Study and Master Plan for Sturt, Seacombe Gardens and Dover Gardens (GC110917R02) can be added to the list of Council documents as background references – these were prepared prior to the development of the 30-Year Plan for Greater Adelaide the outcomes of which will result in the emergence of different types of neighbourhood character in various locations
- The City of Marion has a breadth of staff expertise that can be utilised throughout the course of this project
- 'Link and Place' is a robust tool in the *Streets for People Compendium for South Australian Practice 2012* that has the potential for application to determine streetscapes and inform service levels both across the City of Marion or at limited locations
- Chairing of future meetings of the Streetscape Working Party to be decided

EXCERPTS FROM STREETSCAPE WORKING PARTY DISCUSSIONS

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Attendees: Crs Hutchinson, Pfeiffer, Veliskou

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STREETSCAPE PROJECT

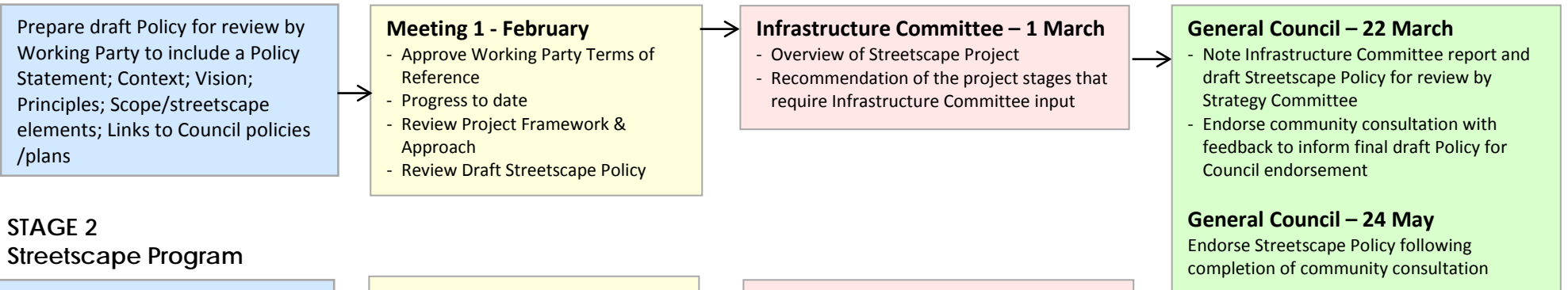
Proposed approach to develop a 10-year Streetscape Framework for the City of Marion road and street network

As at 17 February 2016



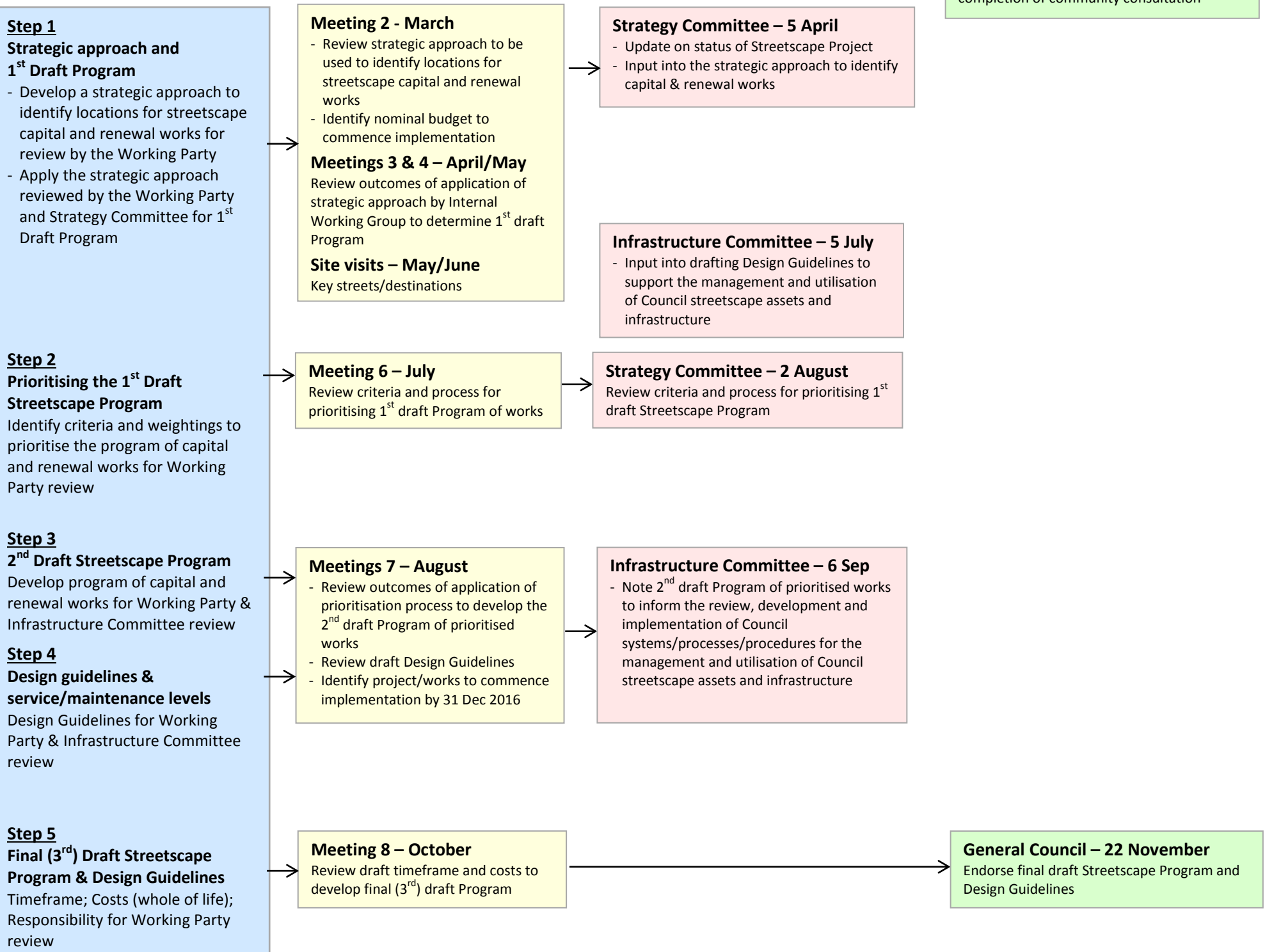
STAGE 1

Streetscape Policy



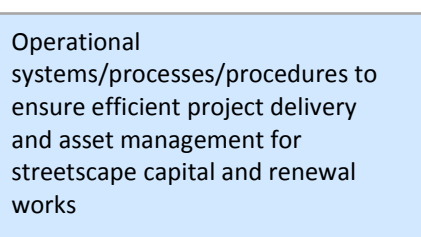
STAGE 2

Streetscape Program



STAGE 3

Project delivery (Infrastructure Committee 2017)



NOTE: Community engagement will be undertaken as required prior to individual project development