

**CITY OF MARION  
GENERAL COUNCIL MEETING  
22 MAY 2018**

**CONFIDENTIAL REPORT**

**Originating Officer:** Elaine Delgado, Strategy Leader

**Corporate Manager:** Fiona Harvey, Manager Innovation and Strategy

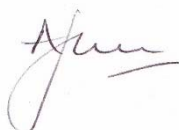
**General Manager:** Abby Dickson, General Manager City Development

**Subject:** Infrastructure and Strategy Committee Confidential Minutes 1 May 2018

**Reference No:** GC220518F01

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If Council so determines, this matter may be considered in confidence under Section 90(2) and (3)(d) of the *Local Government Act 1999* on the grounds that the report contains information relating to commercial information of a confidential nature.



**Adrian Skull**  
Chief Executive Officer

**RECOMMENDATION**

1. That pursuant to Section 90(2) and (3) (d) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Adrian Skull, Chief Executive Officer; Vincent Mifsud, General Manager Corporate Services; Abby Dickson, General Manager City Development; Tony Lines General Manager Operations; Kate McKenzie, Manager Corporate Governance; Victoria Moritz, Governance Officer be excluded from the meeting as the Council receives and considers the confidential minutes of the Infrastructure and Strategy Committee, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information.

## **DISCUSSION**

The purpose of this report is to receive the confidential minutes from the 1 May 2018 Infrastructure and Strategy Committee relating to the following items:

- BMX Project Progress Report

The confidential minutes are attached in Appendix 1.

## **RECOMMENDATIONS**

## **DUE DATES**

**That Council:**

- |   |                      |
|---|----------------------|
| <b>1. Receives and notes the confidential minutes of the Infrastructure and Strategy Committee meeting of 1 May 2018 (Appendix 1)</b>   | <b>27 March 2018</b> |
| <b>2. In accordance with Section 91(7) and (9) of the Local Government Act 1999 orders that this report and Appendix 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 2018.</b> | <b>December 2018</b> |

**MINUTES OF**  
**CONFIDENTIAL ITEM**

**BMX Project**

**Report Reference: ISC010518F01**

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

1. Pursuant to Section 90(2) and (3)(b) and (d) of the *Local Government Act 1999*, the Infrastructure and Strategy Committee orders that all persons present, with the exception of the following persons: Mayor Kris Hanna, Cr Tim Gard, Cr Tim Pfeiffer, Cr Prior, Adrian Skull, Vincent Mifsud, Abby Dickson, Tony Lines, Kate McKenzie, Elaine Delgado, Greg Salmon, Carla Zub, Mr Roger Grounds, Mr Jason Leach, be excluded from the meeting as the Committee receives and considers information relating to the BMX Project, upon the basis that 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 on the grounds that the report contains information of a commercial nature and would on balance, be contrary to the public interest.

**Carried unanimously**

6.39pm the meeting went into confidence

The Mayor welcomed Mr Grounds and Mr Leach from project engineering consultants Wallbridge Gilbert Aztec, and invited them to provide a project overview and advice on challenges from an engineering perspective relating to soil structure and other issues. The following points were made in discussion:

- Extensive investigations have been undertaken for the site including the drilling of bore holes and sourcing of information from the Southern Expressway project. This has revealed a reactive soil profile for the site that is affected by significant 100mm-130mm ground shrink/swell which is dependent upon seasonal moisture content and the proximity of vegetation such as trees.
- The combination of upper level soil movement together with reactive clay soil sporadically located 4 to 5 metres below the surface, results in different levels of movement at different site locations
- The soil profile which is in the upper range of reactive sites in Adelaide of 50mm-55mm, will impact on the footing system and project design required to ensure a sustainable facility
- An outcome of a low 30mm-40mm movement is the project's target movement level for the current project site
- A non-UCI standard facility would require less capital expenditure for earthworks, however it would require higher on-going maintenance costs
- User safety is the principal issue to be addressed
- A cautionary approach is required that includes extensive gathering of information to support informed decision-making
- Structural solutions need to define what differential movement can be tolerated
- Removal and replacement of a portion of the soil to minimise soil movement as

Members discussed the following potential solutions:

Potential effective solutions:

- Removing the soil and replacing with a non-reactive fill to stabilise the moisture content in the soil
- Installation of larger footings however, this would be at a significant cost
- Installation of a rubber liner to manage soil moisture content. This solution needs to consider that:
  - It may work if it is laid when the soil has a higher moisture content
  - Damage to the liner may occur over time
  - The area of the liner would be considerable so its installation would be at a significant cost and less effective than the soil replacement solution
  - A liner would be required to cover an additional area of 5-10 metres from the track boundary dependent on the capacity of adjacent landscaping to manage soil moisture levels
- Selection of another site that does not have the geological challenges, and therefore cost implications, presented at the Majors Road site

Potential ineffective solutions:

- Covering the facility site with concrete over the surface, or a roof structure to manage moisture content in the soil would assist in management of moisture in the central section of the facility but would be ineffective on the edges
- Injecting lime into the soil to change the soil structure as there is no evidence of long-term success
- Removal and replacement of a portion of the soil to minimise soil movement as an effective solution is unknown

The Mayor thanked Mr Rogers and Mr Leach for attending the meeting and providing information on challenges facing the project.

*7.10pm Cr Prior entered the meeting and Mr Rogers and Mr Leach left the meeting*

Following the discussion on project issues and alternatives Members raised the following points:

- As the proposed facility is international standard engagement should be undertaken with state government re meeting capital costs and contributing to recurrent operational costs together with the City of Marion and City of Onkaparinga
- There is no evidence base that can be drawn upon to demonstrate the effectiveness of the engineering solutions
- It should be noted there is a difference between a UCI international standard track and a track that can accommodate international events
- Both the Majors Road and Darlington sites should continue to be investigated
- Glenthorne Farm could be considered as a further potential site as the area required is substantial which limits the number of suitable sites in the City of Marion
- State government has agreed to the construction of a ramp connecting with the Southern Expressway
- Committee members expressed concerns about future facility maintenance costs

**Actions:**

- Liaise with key stakeholders as part of the assessment process in determining the suitability of the Darlington site for an international level BMX facility
- Seek advice from the Department of Planning, Transport and Infrastructure on issues relating to access and egress for the proposed current site and issues relating to the Darlington site

**Moved Cr Pfeiffer, Seconded Cr Gard that the Infrastructure and Strategy Committee:**

1. Notes the report.
2. Recommends that Council endorse Administration to undertake full investigations into the potential location for the Sam Willoughby International BMX Facility at the Darlington site which includes engagement with members of the Project Advisory Group
3. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Committee orders that this report, BMX Project – Progress Report, associated 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 2018.

**Carried unanimously**

8.39pm the meeting came out of confidence.