

## 7 Adjourned Items

### 7.1 Adjourned Item - Marion Cultural Centre Plaza

|                            |  |
|----------------------------|--|
| <b>Report Reference</b>    | SGC210713F7.1                                    |
| <b>Originating Officer</b> | City Activation Senior Advisor – Brett Grimm     |
| <b>Corporate Manager</b>   | Manager City Activation - Greg Salmon            |
| <b>General Manager</b>     | General Manager City Development - Ilia Houridis |

### CONFIDENTIAL MOTION

That pursuant to Section 90(2) and (3)(d)(i) and (ii) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager Corporate Services, General Manager City Services, Manager Corporate Governance, Manager City Activation, City Activation Senior Advisor, Manager Finance, Unit Manager Communications, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Adjourned Item- Marion Cultural Centre Plaza, 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 confidential commercial information of key stakeholders in addition to information regarding professional services for design development and financial figures.

### REPORT OBJECTIVE

The item 'Confidential - Marion Cultural Centre Plaza' GC210323F04 (Attachment 1) was adjourned at the 27 April 2021 General Council Meeting until General Council Meeting 22 June 2021. The item was deferred during the meeting of the 22 June 2021 to be considered at the end of the confidential items. The meeting concluded before this item was considered and therefore it has been added to the agenda for the Special General Council Meeting on 13 July 2021.

This report provides Council with a project update on the Marion Cultural Centre Plaza key stakeholder engagement and grant funding applications 2020/21.

This report seeks Council endorsement to proceed with community consultation on the concept plans to enable coordination with key stakeholders.

In accordance with the *Local Government (Procedures at Meetings) Regulations*, the debate on an adjourned item will resume and continue at the point it was adjourned. The motion for this item is yet to be Moved or Seconded.

### RECOMMENDATION

#### That Council:

1. Notes key stakeholder in principle support for the vision and objectives for an integrated public realm
2. Notes ORSR master planning process, scope and times lines.
3. Notes Council has been unsuccessful in receiving grant funding from:
  - a. State Government – Local Government Stimulus Grant (2020/21)

- b. Open Space and Places for People Grant (2020/21)**
- 4. Notes Council has been successful with State Bicycle Fund 2021/22 for \$190,000 to contribute to the proposed Pedestrian Activated Crossing on Diagonal Road connecting to Warracowie Way.**
- 5. Endorses progress to seek funding to support the existing \$1.7m Council allocation from either**
  - a. An allocation of \$1.7m from the Commonwealth Local Road Community Infrastructure Program 2021/22; or,**
  - b. Grant funding application be submitted for Open Space and Places for People 2021/22**
- 6. Endorses community consultation to commence on the draft Marion Cultural Centre Plaza master plan to support design development with key stakeholders. A future report to be presented to Council with consultation findings and grant funding confirmation.**
- 7. In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that the content under the heading 'South Australian Aquatic and Leisure Centre' be redacted as it was provided in confidence by the Office for Recreation, Sport and Racing along with references to funding allocations through the report and attachments to be redacted having been considered in confidence under Section 90(2) and (3)(d)(i) and (ii) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, and 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 2021.**

## **EXECUTIVE SUMMARY**

Following discussion at the Elected Member Forum held on 30 March 2021, and subsequent GC210427F01 it was resolved that this item be adjourned until 22 June 2021 to allow time for the grant funding announcements to be made by the Minister for Planning and Local Government (Open Space and Places for People grant program).

Council were recently notified that the City of Marion were unsuccessful in receiving funding through the State Government Local Government Stimulus and the 2020/21 Open Space and Places for People grant round towards the Marion Cultural Centre Plaza project.

On 25 June 2021, Council received notification of being awarded \$190,000 through the State Bicycle Fund. The grant funding is to support the implementation of the proposed Pedestrian Activated Crossing on Diagonal Road, providing a safe pedestrian/ cyclist crossing near the corner of Trott Grove and Warracowie Way.

## **GENERAL ANALYSIS**

Council forums were facilitated in April 2019 (EMF190430R02) and November 2019 (EMF191112R02). A subsequent Council report was presented GC200623R16 to consider the Marion Cultural Centre (MCC) plaza vision, objectives and concept master plan.

The MCC Plaza is defined as the public realm surrounded by Marion Cultural Centre (MCC) to the east, South Australian Aquatic and Leisure Centre (SAALC), Centrelink and GP Plus to the west. Located to the south is Westfield with pedestrian and vehicle connections along Warracowie Way and Milham Street.

A unique opportunity exists to develop a community plaza between the Marion Cultural Centre

and South Australian Aquatic and Leisure Centre (SAALC), whilst due consideration is required to maintain access to service business and the multi-deck car park on Milham Street, as well as provide for bus service (events).

Key stakeholder engagement has been facilitated on the draft MCC plaza concept plans. This has led to in principle support from this group (Attachment 1 pgs 15-17). Whilst Scentre Group (Westfield) have not provided a letter of in -principle support they have commented that they are generally supportive of the proposal and look forward to working together to understand stages and timing of works. Council Administration continues to meet with Scentre Group to progress discussions.

### **South Australian Aquatic and Leisure Centre**

[REDACTED]

[REDACTED]

[REDACTED]

### **DISCUSSION**

The master plan vision and objectives have been consulted with key stakeholders to support the development of an integrated public realm plan. Refer to attachment 1 for concept master plan.

The plan provides reference to proposed traffic management solutions, the objectives of which are;

- Improve pedestrian and cyclist connectivity, amenity and safety through the subject area for linkages between the local residential areas, the Oaklands Station, MCC, SAALC and Westfield and other facilities on Milham Street.
- Development of a plaza that can be utilised for community events and provide improved amenity for community use between the MCC and the SAALC with due consideration of events planning requirements.
- Retention of access to existing business and community facilities within Milham Street, whilst minimising traffic volumes.

The proposed traffic management solution through Warracowie Way is to create a one-way east bound movement with the closure of Warracowie Way access to Westfield, south of Milham. It is proposed to retain all movements on Milham Street. Further details on the proposed traffic solution and assessment are provided (Attachment 1 page 25).

A Pedestrian Activated Crossing (PAC) is proposed at the corner of Trott Grove to enhance walking and cycling connections to the Oaklands Station, Dwyer Road Reserve and future walking and cycling networks. Current Diagonal Road design and implementation plans as part of the streetscape program 2021/22 have future proofed for this connection if endorsed. The current proposed PAC alignment is reliant on the development of a one-way Warracowie Way

traffic management solution. Attachment 1 (pg 27) provides reference to the Department for Infrastructure and Transport (DIT) in principle support.

### **LAND AND PROPERTY AND HERITAGE LISTING ITEMS**

Details on relevant land and property considerations are documented in attachment 1 (pgs.28-29).

### **CONSULTATION**

Consultation with key stakeholders has occurred and is ongoing.

To support project integration with plans being developed by ORSR and City of Marion streetscape program it is recommended community consultation on the draft landscape master plan with specific reference to proposed traffic management solutions be conducted. Consultation material to clearly illustrate that the project is subject to detailed design and funding.

A community information flyer is proposed to be mail box dropped to an area which is greater than the minimum required 400m to ensure the broader community is engaged

Refer to attachment 2 for community engagement plan and details on proposed communication techniques to promote community engagement.

### **FINANCE**

Council staff have been informed that the following grant applications were unsuccessful

- State Government- Local Government Stimulus (2020/21)
- Open Space and Places for People (2020/21) refer attachment 3

A State Bicycle Fund grant application has been successful for \$190,000 to contribute towards the proposed Pedestrian Activated Crossing. The grant program implies the project must be carried out as described in the application and within the 2021/22 financial year or as amended by written agreement between Council and DIT (refer attachment 4).

Correspondence from the Minister for Planning and Local Government has indicated that the Open Space and Places for People 2021/22 grant program will open early in July 2021 (refer attachment 3).

Administration has recently received notification of the next round of Commonwealth funding - Local Roads Community Infrastructure Program of \$2.116 million. This funding will be available to Council from 1 January 2022, with construction due to be completed by 30 June 2023. A future Council report will be presented for prioritisation of projects that are aligned to the grant funding criteria.

Council may consider a funding allocation of \$1,700,000 from this program for the project should it meet the criteria.

The concept plan estimate of costs are described in attachment 1.

### **Current Funding**

| <b>Funding Allocation</b> | <b>Program</b>                                   | <b>Financial Year</b>   |
|---------------------------|--|-------------------------|
| \$1,200,000               | Asset Sustainability Reserve Fund<br>GC200623R16 | Quarantined for project |
| \$500,000                 | Warracowie Way Streetscape<br>GC200623R16        | Deferred GC181211R11    |
| \$1,700,000               | Grant funding                                    | TBC                     |



**ATTACHMENTS**

1. Attachment 1 Confidential \_ Adjourned Item \_ Marion Cultural Centre Plaza [7.1.1 - 24 pages]
2. Attachment 2 Consultation Engagement Plan [7.1.2 - 6 pages]
3. Attachment 3 Ministerial Letter Open Space and Places for People [7.1.3 - 2 pages]
4. Attachment 4 City of Marion 2021-22 State Bicycle Fund [7.1.4 - 2 pages]



### Confidential - Adjourned Item - Marion Cultural Centre Plaza

**Originating Officer** City Activation Senior Advisor - Brett Grimm

**Corporate Manager** N/A

**General Manager** Acting General Manager City Development - Greg Salmon

**Report Reference** GC210427F01

**Confidential** ☒

#### Confidential Motion

That pursuant to Section 90(2) and (3)(d)(i) and (ii) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager Corporate Services, General Manager City Services, Manager Corporate Governance, Manager City Activation, City Activation Senior Advisor, Manager Finance, Unit Manager Communications and Unit Manager Governance and Council Support, be excluded from the meeting as the Council receives and considers information relating to Adjourned Item - Marion Cultural Centre Plaza, 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 confidential commercial information including information regarding professional services for design development and financial figures.

#### REPORT OBJECTIVE

The item 'Confidential - Marion Cultural Centre Plaza' GC210323F04 (Attachment 1) was adjourned at the 23 March 2021 General Council Meeting until the next General Council Meeting on 27 April 2021.

#### EXECUTIVE SUMMARY

In accordance with the Local Government (Procedures at Meetings) Regulations, the debate on an adjourned item will resume and continue at the point it was adjourned. The motion for this item is yet to be Moved or Seconded.

Following discussion at the Elected Member Forum held on 30 March 2021, it is recommended that this item be adjourned until 22 June 2021 to allow time for the grant funding announcements to be made by the Office for Recreation, Sport and Racing.

#### RECOMMENDATION

**That Council:**

1. Adjourn this item to the General Council Meeting to be held on 22 June 2021.
2. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, the attachments to this report and any minutes arising from this report having been considered in confidence under Section 90(2) and (3)(d)(i) and (ii) 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 2021.

#### Attachment

|  |  |
|--|--|
|  |  |
|--|--|

| # | Attachment   |
|---|--|
| 1 | Adjourned Item - Attachment 1 - GC210323F04 - Marion Cultural Centre Plaza |



### Confidential - Marion Cultural Centre Plaza

|                            |   |
|----------------------------|---|
| <b>Originating Officer</b> | City Activation Senior Advisor - Brett Grimm      |
| <b>Corporate Manager</b>   | Manager City Activation - Greg Salmon             |
| <b>General Manager</b>     | General Manager City Development - Iliia Houridis |
| <b>Report Reference</b>    | GC210323F04                                       |

**Confidential**



### Confidential Motion

That pursuant to Section 90(2) and (3)(d)(i) and (ii) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager Corporate Services, General Manager City Services, Manager Corporate Governance, Manager City Activation, City Activation Senior Advisor, Manager Finance, Unit Manager Communications, Unit Manager Governance and Council Support and Governance Administration Officer, be excluded from the meeting as the Council receives and considers information relating to Marion Cultural Centre Plaza, 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 confidential commercial information including information regarding professional services for design development and financial figures.

### REPORT OBJECTIVE

To provide Council with a project update on the Marion Cultural Centre (MCC) Plaza Master Plan key stakeholder engagement.

This report seeks Council endorsement to proceed with community consultation and procurement of professional services for design development for the MCC plaza master plan to enable coordination and delivery of works.

It should be noted that the Office for Recreation, Sport and Racing (ORSR) and YMCA (tenant and operator) have informed Council administration that they are undertaking master planning of the South Australian Aquatic and Leisure Centre (SAALC) 2021-2022.

### EXECUTIVE SUMMARY

A draft master plan was presented to Council GC200623R16. Council resolved the following:

5. *Notes a future Council report will be presented early 2021, informing of key stakeholder design review funding model(s) and implementation plan options.*
6. *Notes a broader community consultation plan will be developed based on stakeholder feedback for Council endorsement 2020/21.*

This report provides reference to key stakeholder engagement and proposed consultation plan.

Key stakeholder engagement has occurred with adjacent land owners and tenants:

- Office for Recreation Sport and Racing (ORSR) – adjacent land owner
- YMCA (tenant SAALC)



- GP Plus (Southern Adelaide Local Health Network)
- Scentre Group (Westfield).
- Property owner and tenant Centrelink have been approached on a number of occasions but have not provided any comment to date.

Stakeholders have provided in-principle support for the vision, objectives and proposed concept plan.



Council have recently submitted grant applications for the scope identified in Council's draft master plan. Grant funding announcements are likely to be 19 March 2021 for the State Government Local Government Stimulus and April-May 2021 for the Open Space Places for People.

The scope of Council's draft master plan considers capital works development confined to City of Marion owned and maintained land. Whilst the design provides for integrated functionality of adjacent public realm, further work is required to ensure the interface of public realm and capital works schedule are coordinated.

A proposed governance structure has been developed to support project integration.

## RECOMMENDATION

1. **Notes key stakeholder in-principle support for the vision and objectives for an integrated public realm.**
2. **Notes ORSR master planning process, scope, and time lines.**
3. **Notes Council have submitted grant funding applications for State Government Local Government Stimulus and Open Space Places for People. If successful capital works are required to commence March 2022.**
4. **Endorses community consultation to commence on the draft MCC Plaza master plan to support design development.**
5. **Endorses funding allocation of up to \$ [REDACTED] for procurement of professional services to develop detail designs and tender documentation for MCC plaza to ensure grant funding commitments can be met if successful. Funding allocation from Council's project funds.**
6. **In accordance with Section 91(7) and (9) of the Local Government Act 1999, orders that this report, the attachments, and any minutes arising from this report having been considered in confidence under Section 90 (2) and (d)(i) and (ii) 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 2021.**

## GENERAL ANALYSIS

Council forums were facilitated in April 2019 (EMF190430R02) and November 2019 (EMF191112R02). A subsequent Council report was presented GC200623R16 to consider the MCC plaza vision, objectives, and concept master plan.





The MCC Plaza is defined as the public realm surrounded by Marion Cultural Centre (MCC) to the east, South Australian Aquatic and Leisure Centre (SAALC), Centrelink and GP Plus to the west. Located to the south is Westfield with pedestrian and vehicle connections along Warracowie Way and Milham Street.

A unique opportunity exists to develop a community plaza between the Marion Cultural Centre and South Australian Aquatic and Leisure Centre (SAALC), whilst due consideration is required to maintain access to service business and the multi-deck car park on Milham Street, as well as provide for bus service (events).

Key stakeholder engagement has been facilitated on the draft MCC plaza concept plans. Attachment 1 provides reference to in-principle support. Whilst Scentre Group (Westfield) have not provided a letter of in-principle support they have commented that they are generally supportive of the proposal and look forward to working together to understand stages and timing of works.

The success of an integrated public realm will deliver access, amenity, and activation and will be reliant on a governance structure that supports clear communication, agreed objectives and vision. A draft governance structure has been developed to support project management and coordination of works (refer Attachment 2).

## South Australian Aquatic and Leisure Centre

[illegible]

## Westfield Marion



Scentre Group have received development approval for a major extension of Westfield's retail and lifestyle offerings. The Scentre Group proposal seeks to extend to the north increasing the retail footprint and hospitality offering. The proposal also provides reference to a walking connection to the MCC plaza to the east of Warracowie Way. Scentre Group have recently submitted revised plans with State Commission Assessment Panel (SCAP). The revised plans indicate a pedestrian/ cyclist connection as a future stage of works.

Scentre Group are currently reassessing the scope and timing of their proposed program.

## DISCUSSION

The following master plan vision and objectives have been consulted with key stakeholders to support the development of an integrated public realm plan:

### Vision

*The Marion Cultural Centre (MCC) Plaza provides an opportunity to create an active public realm that enhances the Regional Centre as a destination, supporting community activities, social engagement and the visitor economy.*

### Objectives

#### Enhanced Amenity

Integrated green space comprising of trees, lawn and passive recreation spaces supporting environmental benefits, comfort and extended public dwell times.

#### Community Connections

Strengthen connections to broader precinct for pedestrian and cyclists whilst managing vehicle movements and access requirements. Key considerations are to enhance connections between public transportation and community facilities within the precinct.

#### Flexibility of Functional Use

Create a vibrant space that can adapt for various functional needs. A space that offers respite and relaxation, circulation and access to surrounding facilities, whilst accommodates opportunities for varied scaled events.

#### Sense of Place

Creation of spaces that explore Council's community vision of liveable, valuing nature, engage, connected, innovative and prosperous.

The draft landscape master plan (Attachment 3) was presented to key stakeholders to seek comment on the proposed treatments and traffic management solutions.

### Traffic management solutions

The objectives for traffic management solutions are:

- Improve pedestrian and cyclist connectivity, amenity and safety through the subject area for linkages between the local residential areas, the Oaklands Station, MCC, SAALC and Westfield and other facilities on Milham Street.
- Development of a plaza that can be utilised for community events and provide improved amenity for community use between the MCC and the SAALC with due consideration of events planning requirements.
- Retention of access to existing business and community facilities within Milham Street, whilst minimising traffic volumes.

An assessment undertaken by MFY (2019) provides a review of existing conditions and forecasted 2030 DPTI vehicle traffic volumes within the precinct. The assessment also reviews broader community accessibility and the proposed Pedestrian Activated Crossing (PAC) on Diagonal Road. The concept plan illustrates:

- Retention of all movements at Milham Street and Morphett Road intersection.



- Reduction of traffic movements through Warracowie Way to one-way (eastbound).
- Closure of Warracowie access to Westfield south of Milham Street.
- Restrictions to westbound bus routes.
- Modifications to delivery and loading access.
- Roundabout movements provided at intersection of Milham Street and Warracowie Way.
- Raised vehicle pavement for Warracowie Way north of Milham Street (at grade with plaza) to enhance pedestrian connectivity and hierarchy of space.
- Vehicle carriageway pushed to the western side of road reserve defined by landscape treatments.
- Maximising public realm to the MCC.
- Coach bus area allocated within road reserve for kiss and drop.
- 'One-way' movement is considered to be 'traffic control' and therefore Council has General Approval to install, maintain, alter, operate, and remove any traffic control device on a road or a road related area under the Notice to Council – General Approvals and Delegations (the Road Traffic Act). Consequently does not require road closure process for portion north of Milham Street.
- Conversation with Metro Adelaide have confirmed current stop 29A can be re-routed from Milham Street with limited impact on services.

### **Pedestrian activated crossing**

As part of the Oaklands Precinct and Marion Central Streetscape program a Pedestrian Activated Crossing (PAC) is proposed to enhance walking and cycling connections to the Oaklands Station, Dwyer Road Reserve and the future Tonsley walking and cycling 'Chrysler Trail'.

The proposed PAC has been assessed against the following criteria: safety for pedestrians, minimising crossing, desire lines between facilities and destinations, vehicle movements and minimising traffic impacts associated with signal installation.

The proposed PAC would be synchronised with adjacent lights on Diagonal Road to manage traffic movements. The Department for Infrastructure and Transport (DIT) support the proposed location (refer attachment 4).

Design development has progressed for the proposed PAC as part of the Diagonal Road streetscape project to ensure future proofing. This scope of works will be packaged for inclusion in the MCC plaza scope due to the geometry being reliant on the proposed Warracowie one-way traffic management solution.

### **Land and property**

As part of the detail design phase of the project relevant easements on the land titles to the south (lot 220 and lot 42) will be addressed. Refer to Attachment 5 for description and illustration of land parcel boundaries and identification of easements.

### **Heritage Listing**

The Marion Cultural Centre was registered State Heritage listing 12 December 2019. In accordance, the design of the plaza will need to consider the items included in the listing and the landscape treatments that address the curtilage of the built form. This is conceptually addressed in the draft master plan (refer attachment 5). These items will be further assessed and appropriate planning approval processes administered during detailed design.

Existing public art works associated to the Warracowie wells are not heritage listed. However the concept plans propose to integrate the artworks and plaques with reinstatement within the plaza scope. Specific details on location within the plaza to be developed in the design development phase.

### **CONSULTATION**



Consultation with key stakeholders has occurred.

This report seeks Council endorsement to proceed with community engagement on the draft landscape master plan which illustrates proposed treatments and traffic management solutions. A community engagement plan has been prepared (refer attachment 6).

## FINANCE

Discussions with ORSR have resolved that works programs will be delivered separately by related land owners due to scope resolution, project management, reporting processes and varied time lines. Consequently, the scope identified in the MCC plaza master plan will be administered by City of Marion.

Council staff have recently applied for grant funding for 50 percent of the estimate of cost. In order to meet grant acquittal requirement time frames, detail design will need to commence in June 2021 to enable sufficient time for design integration and documentation to support commencement of capital works prior to March 2022. Design development hold points will be put in place for 50 percent and 90 percent (pre-tender) to ensure designs address capital works funding and potential staging to ensure precinct coordination to limit redundant works.

The concept plan estimate of cost and grant funding application is as follows

| Marion Cultural Centre Plaza - Opinion of Cost                            |               |
|---|---------------|
| Capital works (including design development and construction contingency) | \$ [REDACTED] |
| Professional Services- Design Development & Documentation                 | \$ [REDACTED] |
| <b>Total</b>  | \$ [REDACTED] |

| Funding Allocation | Program                                   | Financial year       |
|--------------------|---|----------------------|
| \$1,200,000        | Asset Sustainability Fund<br>GC200623R16  | 2019/20              |
| \$500,000          | Warracowie Way Streetscape<br>GC200623R16 | Deferred GC181211R11 |
| \$1,700,000        | Grant funding submissions                 | TBC                  |

Diagonal Road works will be funded by the Oaklands Crossing contributing works GC190326R13. Detailed designs will be consulted with DIT, in addition to a request for funding contribution.

## Attachment

| # | Attachment                                   | Type     |
|---|--|----------|
| 1 | Attachment 1 Letters of Support              | PDF File |
| 2 | Attachment 2 Project Governance Structure    | PDF File |
| 3 | Attachment 3 Landcape Master Plan            | PDF File |
| 4 | Attachment 4 Pedestrian Activated Crossing   | PDF File |
| 5 | Attachment 5 Land and Property               | PDF File |
| 6 | Attachment 6 Draft Community Engagement Plan | PDF File |



ORSR2020/02001/01/#15033223



Government of South Australia  
Office for Recreation, Sport and Racing

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Kidman Park SA 5025  
PO Box 219  
Brooklyn Park SA 5032  
Tel 1300 714 990  
ABN 81 213 956 472  
[www.ors.sa.gov.au](http://www.ors.sa.gov.au)

Mr Ilia Houridis  
General Manager City Development  
City of Marion  
PO BOX 21  
OAKLANDS PARK SA 5046

By email: [ilia.houridis@marion.sa.gov.au](mailto:ilia.houridis@marion.sa.gov.au)

Dear Mr Houridis

Thank you for the opportunity to attend the recent briefing on the Oakland's Precinct.

The Concept Plan illustrates a precinct approach to accessibility and community connections, an active public realm and enhanced activation and opportunities for the area including the SA Aquatic and Leisure Centre (SAALC).

It is envisaged that the Plan would provide complementary benefits for the community and visitors of the SAALC.

The Office would encourage the intent behind the precincts vision; I note in particular

- Greater pedestrian and cyclist connectivity.
- A Pedestrian Activated Crossing (PAC) on Diagonal Road adjacent Trott Grove connecting to Warracowie Way.
- Enhanced activation of the Plaza between the SAALC and Marion Cultural Centre.
- Enhanced walking and cycling connections with a future "Chrysler Trail"
- Increased recreational opportunities through the integration of active transportation modes and public transportation.

I look forward to working with you as the City of Marion progresses the Plan.

Yours sincerely

A handwritten signature in black ink, appearing to read "Kylie Taylor".

Kylie Taylor  
**CHIEF EXECUTIVE**  
Office for Recreation, Sport and Racing

22 January 2020



**Health**  
Southern Adelaide  
Local Health Network

Manager Corporate Services

*Raj Shastri*

Flinders Medical Centre  
Level 2, Finance Office 2S214  
Flinders Drive, Bedford Park SA 5042

Email : Raj.Shastri@sa.gov.au

Brett Grimm  
City Activation Senior Advisor, City of Marion  
PO Box 21 Oaklands Park SA 5046  
935 Marion Rd Mitchell Park SA 5043

Dear Brett,

**Reference: In-principle support towards the development of Marion Cultural Centre Plaza and Warracowie Way**

This is in reference to the meeting held on 28 September 2020 seeking Southern Adelaide Local Health Area Network (SALHN) support towards the development of Marion Cultural Centre Plaza and Warracowie project. SALHN supports the development in-principle on the understanding there will be no impact to patient, emergency vehicle access to the Marion GP Plus site. We look forward to being kept updated and involved as the project takes .

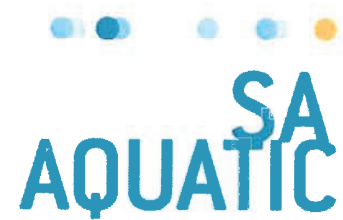
Yours sincerely

A handwritten signature in black ink, appearing to be 'Raj Shastri', written over a horizontal line.

**Raj Shastri**  
Manager Corporate Services  
Southern Adelaide Local Health Network

4<sup>th</sup> November 2020

Confidentiality (caveat if required)-I#-A#



Ilia Houridis  
General Manager City Development  
City of Marion

Dear Ilia

City of Marion integration and planning of the Oaklands Park Area

The South Australian Aquatic and Leisure Centre (SAALC), which the YMCA operates, writes to commend the City of Marion on their fine work. A project the size of an integrated Oaklands Park area is visionary. The foresight to develop the City Marion's geographic heart has had and will continue to have the support of the YMCA.

The reason for this support is simply collaboration. Through many projects, such as the Oaklands Crossing, Dwyer Street Development, and Master planning of the Marion Cultural Centre Plaza and Warracowie Way, we have found the City of Marion Team to be strategic, consultative, and prepared to listen. This approach has resulted in many successes and a real partnership relationship.

We provide in-principle support for the vision, objectives and concept plans presented for the Marion Cultural Centre Plaza and look forward to working with the City of Marion to revitalise the precinct.

Adam Luscombe

General Manager

South Australian Aquatic and Leisure Centre

**SA Aquatic & Leisure Centre**

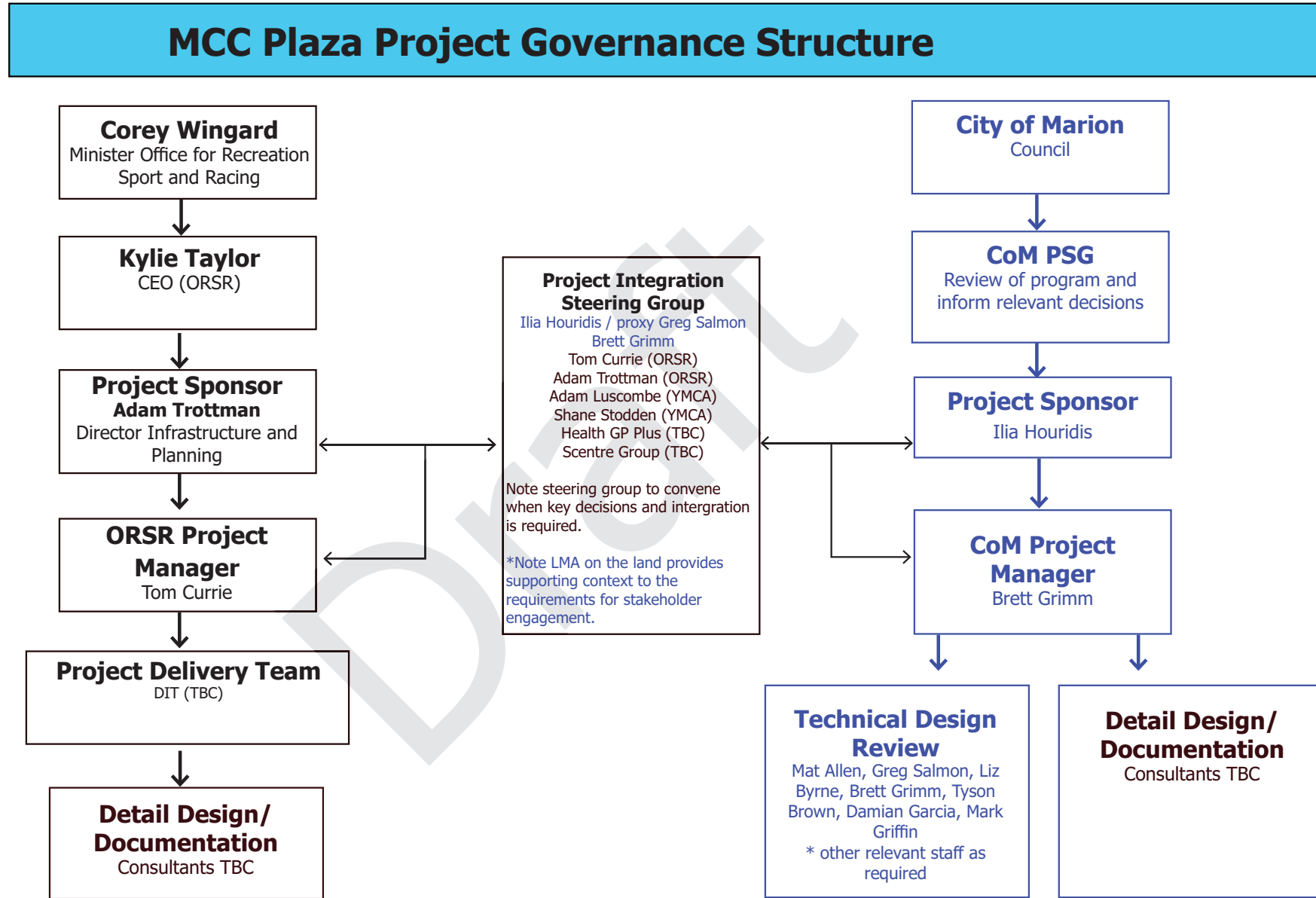
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MARION CULTURAL CENTRE PLAZA





# VISION

The Marion Cultural Centre Plaza provides an opportunity to create an active public realm that enhances the Regional Centre as a destination, supporting community activities, social engagement and the visitor economy.

## Objectives

### Enhanced amenity

Integrate green space comprising of trees, lawn and passive recreation spaces supporting environmental benefits, comfort and extended public dwell time.

### Community connections

Strengthen connections to broader precinct for pedestrian and cyclists whilst managing vehicle movements and access requirements. Key considerations are to enhance connections between public transportation and community facilities within the precinct.

### Flexibility of functional use

Create a vibrant space that can adapt for various functional needs. A space that offers respite and relaxation, circulation and access to surrounding facilities, whilst accommodates opportunities for varied scaled events.

### Sense of place

Creation of spaces that explore Councils community vision of liveable, valuing nature, engaged, connected, innovative and prosperous.

MARION CULTURAL CENTRE PLAZA

SK01




























- LEGEND**
- Dwyer Road Reserve and Diagonal Way (Complete 2020)
  - Diagonal Road Streetscape (Capital Works 2022/23)
  - MCC Plaza (Refer to SK03 for Concept Plan)





LEGEND

- |   |   |   |  |  |
|---|---|---|--|--|
|  EVERGREEN TREES |  SEATING WALLS<br>POWER CHARGING STATION |  1 PROPOSED PEDESTRIAN<br>ACTIVATED CROSSING   |  6 SHELTER WITH PICNIC<br>TABLES UNDER  |  10 RETENTION OF EXISTING<br>ART WORK AND HERITAGE<br>LISTED ELEMENTS |
|  DECIDUOUS TREES |  UNIT PAVEMENT                           |  2 AT GRADE BUS<br>KISS AND DROP               |  7 PUBLIC ART PLAY<br>STRUCTURE   |  11 CATENARY LIGHTING ABOVE<br>SMALL EVENTS SPACE                     |
|  FEATURE TREE    |  VEHICLE UNIT PAVEMENT                   |  3 WATER SENSITIVE URBAN<br>DESIGN GARDEN BEDS |  8 SERVICE DELIVERY AREA  |  12 ALFRESCO CAFE OUTDOOR<br>TABLES IN UNDERCROFT                     |
|   |   |  4 VEHICLE PAVEMENT RAMP<br>S TO UNIT PAVEMENT |  5 SHELTER WITH LARGE DECK<br>FOR STAGE/ SEATING UNDER  |  |
|   |   |   |  6 SHELTER WITH PICNIC<br>TABLES UNDER  |  |
|   |   |   |  7 PUBLIC ART PLAY<br>STRUCTURE   |  |
|   |   |   |  8 SERVICE DELIVERY AREA  |  |
|   |   |   |  9 FEATURE ALMOND GROVE<br>AND RELOCATION OF<br>WARRACOWIE WELLS<br>(PLACE MAKING/ HISTORIC<br>REFERENCE) |  |

SCALE 1:500@A3

MARION CULTURAL CENTRE PLAZA  
CONCEPT PLAN

SK03







EVENTS STAGE AND SHELTER



SHELTER TO SUPPORT COMFORT AND DWELL TIME



STAGE DECKING THAT ACTS AS BENCH SEATING



DIVERSITY OF SEATING OPTIONS FOR SOCIAL ENGAGEMENT



TABLE TENNIS- RECREATION OPPORTUNITY



PLAYFUL ART SCULPTURE



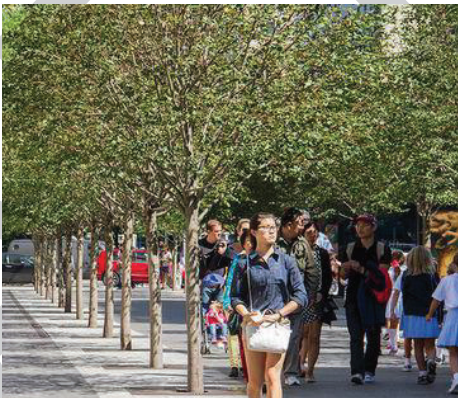
PUBLIC ART- LIGHTING OPPORTUNITY



NIGHT TIME AMENITY WITH CATENARY LIGHTING



NIGHT TIME AMENITY WITH CATENARY LIGHTING



PEDESTRIAN WALKWAYS



POTENTIAL FOR RAISED PLANTERS TO ENHANCE AMENITY



INTEGRATION OF TRANSPORTATION MODES



INTEGRATED LAWN, TREE CANOPY AND PAVEMENT TREATMENTS



WATER SENSITIVE URBAN DESIGN



TREE SHADED PEDESTRIAN AND CYCLIST CIRCULATION PATHS



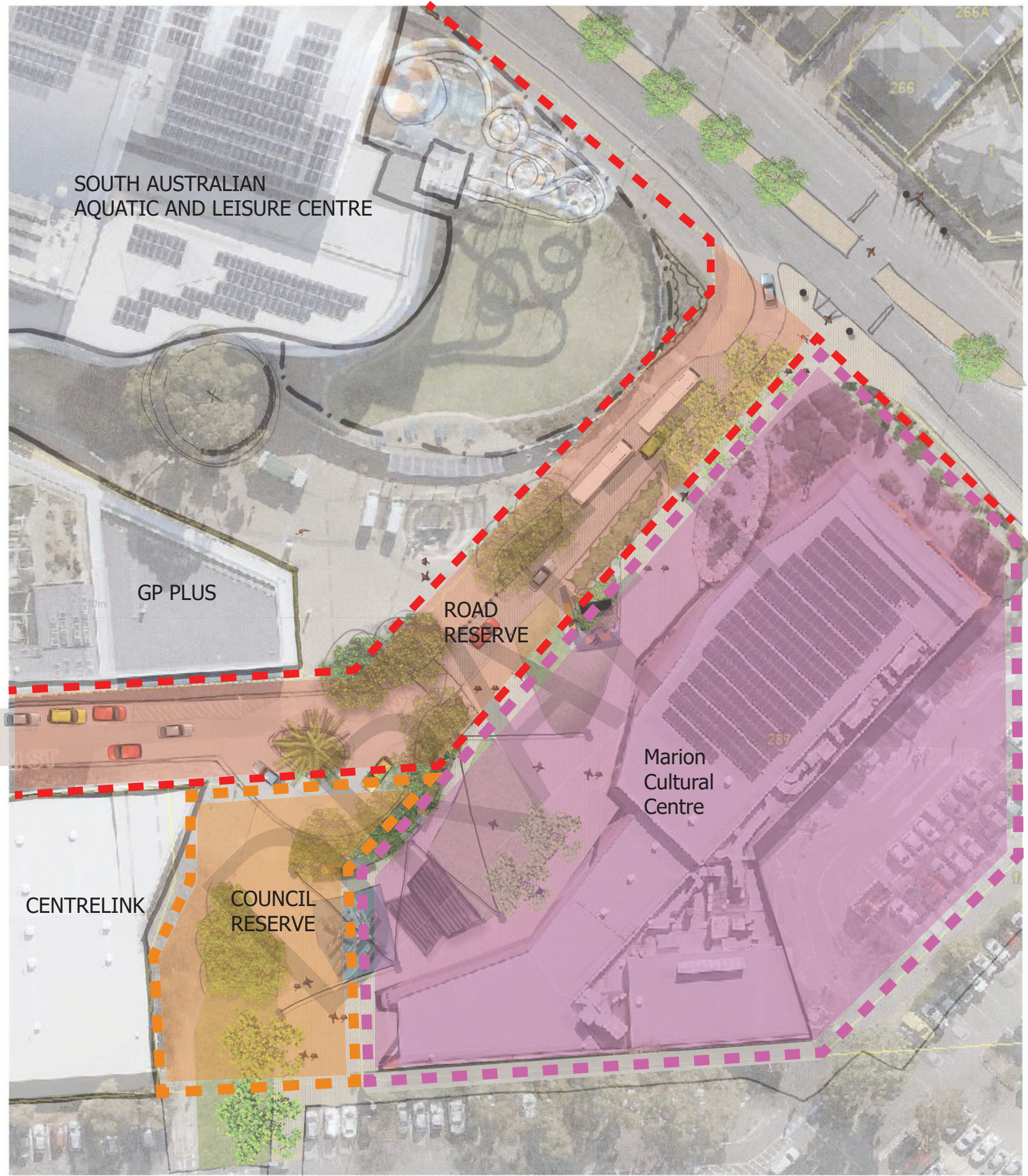
OUTDOOR FURNITURE SUPPORTING SOCIAL ENGAGEMENT AND ACTIVATION

# MARION CULTURAL CENTRE PLAZA PRECEDENTS

SK04







SCALE 1:500@A3

**LEGEND**

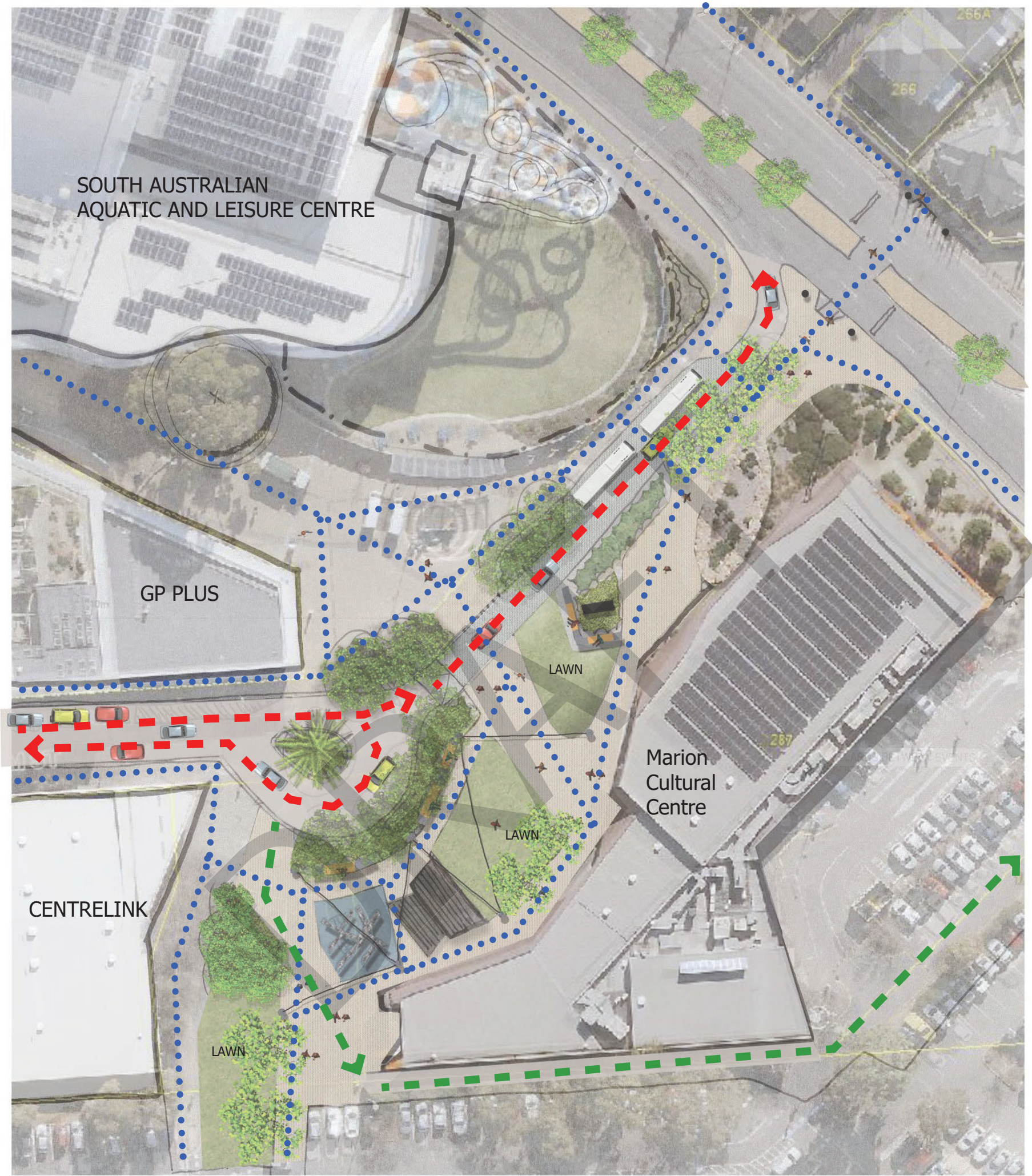
- COUNCIL RESERVE
- COUNCIL- MARION CULTURAL CENTRE
- COUNCIL- ROAD RESERVE

# MARION CULTURAL CENTRE PLAZA

LAND OWNERSHIP

SK05





LEGEND

- — — VEHICLE MOVEMENTS
- ..... PEDESTRIAN/ MOVEMENTS  
(MAIN DESIRE LINES)
- — — SERVICE DELIVERY MOVEMENTS

NOTE PROPOSED WARRACOWIE WAY TRAFFIC  
MANAGEMENT SOLUTION IS FOR ONE-WAY EXIT TO  
DIAGONAL ROAD.

NOTE WESTFIELD (SCENTRE GROUP) INTEND TO  
CLOSE VEHICLE ACCESS FROM WARRACOWIE WAY.  
PEDESTRIAN/ CYCLIST CONNECTIONS ARE BEING  
COORDINATED BETWEEN COUNCIL AND SCENTRE  
GROUP.

# MARION CULTURAL CENTRE PLAZA

MOVEMENT ASSESSMENT

SK06



CITY OF  
**MARION**







**Government of South Australia**Department of Planning,  
Transport and Infrastructure

*In reply please quote  
Enquiries to Tim McEvoy  
Telephone 7109 7338*

**POLICY, STRATEGY AND  
PROGRAM DEVELOPMENT**77 Grenfell Street  
Adelaide SA 5000GPO Box 1533  
Adelaide SA 5001

ABN 92 366 288 135

Mr Brett Grimm  
City Activation Senior Advisor  
City of Marion  
PO Box 21  
OAKLANDS PARK SA 5046

Dear Mr Grimm,

**OAKLANDS PRECINCT PROPOSED PAC**

Thank you for your correspondence regarding Council's proposal for a Pedestrian Actuated Crossing (PAC) on Diagonal Road near Warracowie Way.

The project will improve pedestrian connectivity between the Oaklands railway station and the Marion Cultural Centre, State Aquatic Centre and the shopping precinct. The department supports the proposal in principle, noting that further design development work will be undertaken to inform the alignment and interface.

I encourage Council to continue to liaise with the department as the design progresses and to discuss opportunities for Council to apply for funding assistance to deliver the PAC project.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Tim McEvoy'.

Tim McEvoy  
Transport Planner

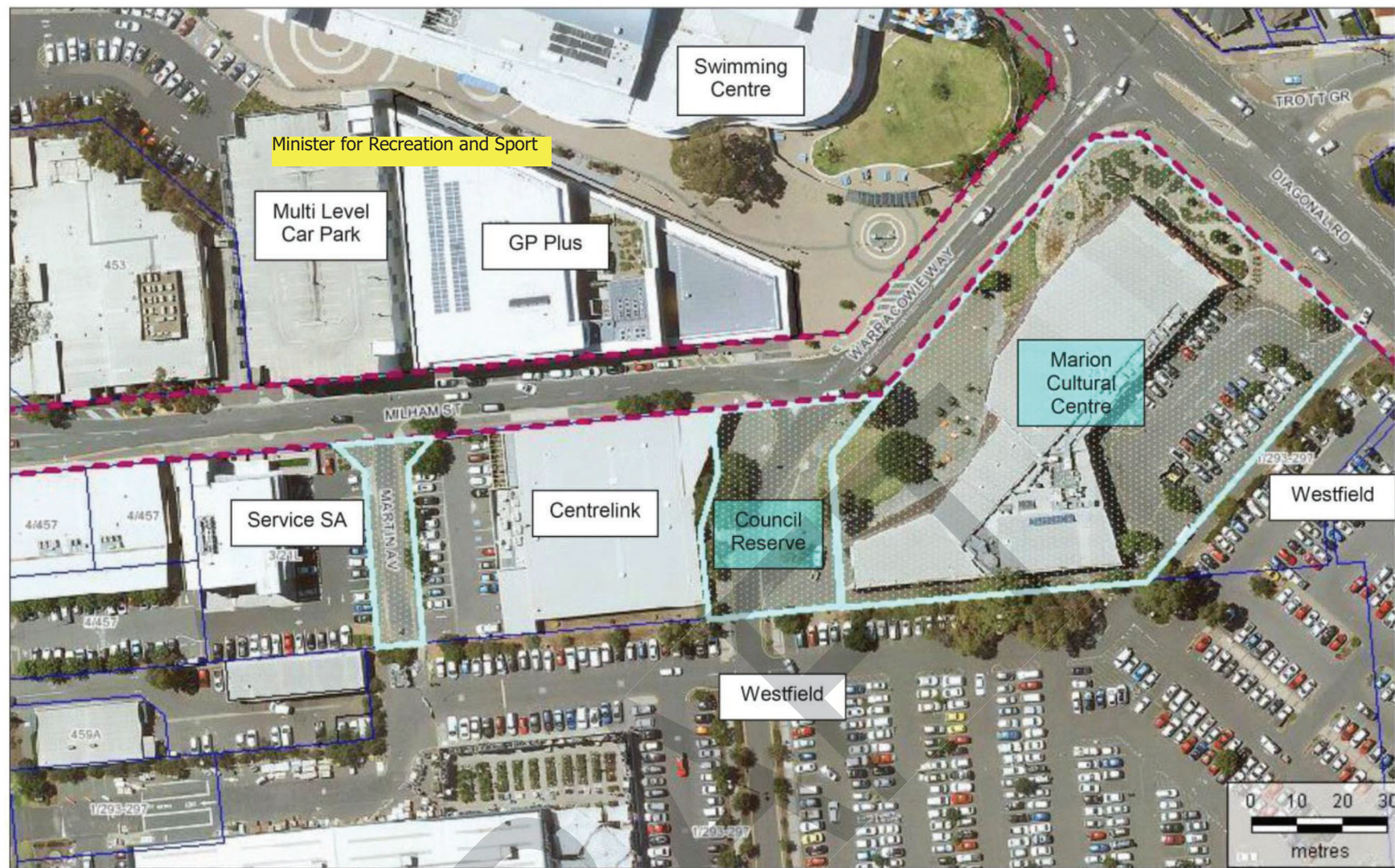
30 January 2020

15060912

1



# Land Ownership

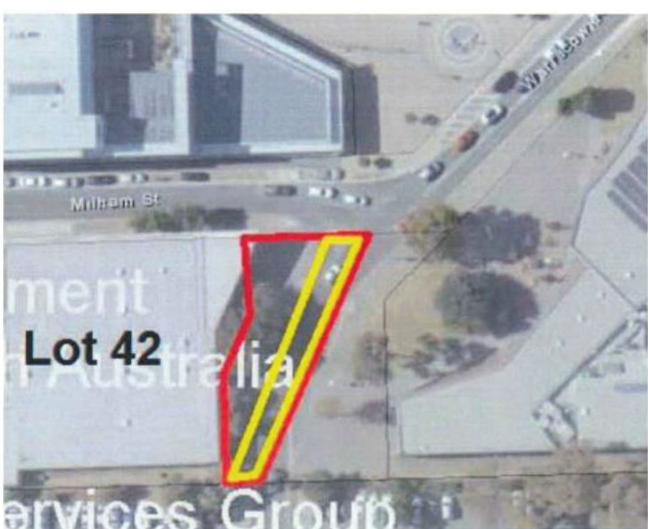


NOTE: The area between the pink dotted line and the kerb is the road verge  
Marion Council owned land defined by blue areas and road reserve



Inset A- Warracowie Way land parcels  
Community land      Road Reserve

- The area in yellow on the plan is a public road
- The area in red is classified as community land as per the Local Government Act.



Inset B- Reserve Community land  
Easement for benefit Lot 42      Right of Way

- Easement for maintenance purposes over the land outlined in red for the benefit of Lot 42 in DP56981
- Right of way on foot at all times over the land outlined in yellow for the benefit of Westfield

## MARION CULTURAL CENTRE PLAZA








- The elements with heritage significance include:
- The form of the building and the materials it is clad in, including steel fin grilles, steel plate, copper sheeting, concrete formwork, timber batons. This also includes the internal structure and cladding of MA than splices through into the building and the internal structure of the R that is extruded down the side of the building.
  - The associated landscape that creates ION in MARION, including the sculpture I, rockwork O and frame N that is clad in climbing plants. While the variety of plant is not of significance, the design intention was for the structure to be clad with climbing/creeping vegetation.
  - Morse-coded timber ceiling panels in the theatre
  - Hanging timber panel baffle to ceiling throughout the building
  - Braille panel on glazing facing Warracowie Way
  - Timber panelling on corridor to theatre
  - Internal stairs and ramp to library space.
- The elements excluded from the heritage listing include:
- Fittings and fixtures in offices, meeting rooms, library, café, kitchen and public and staff toilets
  - Ceiling types other than hanging timber panel baffle and Morse-coded timber ceiling in the theatre
  - Track lighting and partition walls in the gallery
  - Theatre fittings, fixtures, lighting, seating (other than the Morse-coded timber ceiling panels)
- The landscaping to the rest of the building.

**LEGEND**

 ITEMS LISTED (PLACE NUMBER 26497)



## Attachment 2- Marion Cultural Centre (MCC) plaza

### Draft Community Engagement plan

June 2021



#### COMMUNITY ENGAGEMENT APPROACH

##### CONSULTATION APPROACH

*The Marion Cultural Centre (MCC) Plaza provides an opportunity to create an active public realm that enhances the Regional Centre as a destination, supporting community activities, social engagement and the visitor economy.*

Key Stakeholder engagement has occurred on a draft master plan. We now want to conduct broader consultation with community on the level of support for the objectives of the project. Overall we are consulting on the following objectives:

- MCC Plaza as an activated public realm with supporting infrastructure for passive recreation and enhanced comfort.
- Proposed changes to traffic management on Warracowie Way to a one-way north bound exit to support pedestrian and cyclist movement and amenity.
- Proposed pedestrian activated crossing on Diagonal Road adjacent Trott Grove, providing a safe pedestrian connection to the MCC plaza and community facilities.

##### Key messages to community:

The MCC Plaza is defined as the public realm surrounded by Marion Cultural Centre (MCC) to the east, South Australian Aquatic and Leisure Centre (SAALC), Centrelink and GP Plus to the west. Located to the south is Westfield with pedestrian and vehicle connections along Warracowie Way and Milham Street.

We are currently consulting with community to seek feedback on how well the concept plan provides an opportunity to create an active public realm that enhances the Regional Centre as a destination, supporting community activities, social engagement and the visitor economy.

We want to consult with you to understand your level of support for the project and how well it achieves its objectives:

- Enhanced green space comprising of trees, lawn and passive recreation spaces supporting environmental benefits and comfort.
- Strengthen connections to broader precinct for pedestrian and cyclists whilst managing vehicle movements and access requirements
- Create a vibrant space that can adapt for various functional needs such as events, markets and outdoor space for relaxation.
- Sense of place with provision of amenities to service the communities needs whilst responding to the adjacent land uses

## Attachment 2- Marion Cultural Centre (MCC) plaza

### Draft Community Engagement plan

June 2021



#### Communication Techniques promoting engagement

- Community information flyer providing concept images to be letterbox dropped. Information about how to provide feedback and direct people to Making Marion website
- Sponsored social media posts
- E-newsletter sent to people in the postcode inviting them to participate
- Email newsletter sent to key stakeholders including GP Plus and South Australian Aquatic and Leisure Centre and Office for Recreation Sport and Racing, Scentre Group, EDM databases to send to stakeholders

We will be recommending that engagement with directly impacted residents to be in the same format as broader community, however we will be asking people for their street and suburb if separate analysis of location specific responses are requested.

#### Stakeholders

| Stakeholder                  | Technique  |
|------------------------------|--|
| Precinct stakeholders        | Overall endorsement of vision, objectives and concept (seeking comment and planning integration. <b>Completed</b> in-principle support from stakeholders                                     |
| Directly impacted residents  | Mail box drop with community information flyer. Refer to image for distribution areas which is greater than the minimum required 400m to ensure a broader community catchment is engaged.    |
| Stakeholders                 | E-Newsletter sponsored social media post. Distribution of information through databases held by precinct partner such as GP Plus, South Australian Aquatic and Leisure Centre, Westfield etc |
| Participants in engagement   | Close the loop feedback report provided to those who participated summarising responses and next steps   |
| Precinct engagement partners | Feedback provided to inform any further developments led by them   |

## Attachment 2- Marion Cultural Centre (MCC) plaza

### Draft Community Engagement plan

June 2021



#### Suggested distribution area



#### MAKING MARION WEBSITE

Making Marion page will include the designs and council reports and a summary of the proposal including:

- Preliminary concept site plans and public realm images
- Proposed traffic management solutions
- Frequently Asked Questions
- Online survey form and a Quick Poll with request for survey participants to provide street and suburb details

**Frequently asked questions to support the consultation will be published on Making Marion page including:**

#### When will this project be delivered?

The project is subject to grant funding. Further updates will be provided when funding is confirmed. The project will be coordinated with adjacent land owners to limit impacts on accessibility.

#### How will it change how I access (Westfield)?

Scentre Group has a current development approval to expand the retail and entertainment precinct. The proposed redevelopment will close vehicle access from Warracowie Way.



**Attachment 2- Marion Cultural Centre (MCC) plaza****Draft Community Engagement plan**

June 2021



Access to Westfield will be maintained at the main signalised entry points on Diagonal Road, Morphett Road and Sturt Road.

**What will happen to the traffic movement?**

The concept plan proposes the following:

- Retention of all movements at Milham Street and Morphett Road intersection.
- Reduction of traffic movements through Warracowie Way to one-way (eastbound).
- Closure of Warracowie access to Westfield south of Milham Street.
- Roundabout provided at intersection of Milham Street and Warracowie Way.
- Raised vehicle pavement for Warracowie Way north of Milham Street (at grade with plaza) to enhance pedestrian connectivity. Vehicle carriage way defined by different pavement type and aligned with trees and low level garden beds.
- Vehicle carriageway pushed to the western side of Warracowie Way and will be defined by landscape treatments, maximising open space for grass, trees and landscaping.
- Maintain a north bound exit from the precinct via Warracowie Way.
- A signalised pedestrian activated crossing is proposed on Diagonal Road to the north of Trott Grove to support safe pedestrian crossing on Diagonal Road from and to the Oaklands Station and surrounding suburbs. Signals to be synchronised to adjacent intersections to limit effects on traffic flow.

**What do we mean when we say precinct?**

This area includes the recently completed Oaklands Station, Dwyer Road Reserve and Diagonal Way, and the open space addressing the GP Plus, SA Aquatic and Leisure Centre and Westfield. The City of Marion aims to enhance these key community facilities by improving community connections and access to public transport.

**What's happening with the heritage listing of the building?**

Items identified in state heritage listing are proposed to be retained and integrated within the landscape plan.

**Will MCC building be developed as part of this project?**

Works are programmed external to the building to address the Plaza between SA Aquatic and Leisure Centre, Westfield and Centrelink.

## Attachment 2- Marion Cultural Centre (MCC) plaza

### Draft Community Engagement plan

June 2021



#### DRAFT CONSULTATION QUESTIONS

##### Survey questions

**1. What do you like about the concept plan?**

Free text

**2. What do you think could be improved?**

Free text

**3. Of the following elements please tell us what is of highest importance to you (rank from 1-4) 1 being most important and 4 being least**

- a) Enhanced green space
- b) Better connections for pedestrian and cyclists
- c) Manages vehicle movements
- d) Creates a vibrant space

Free text

**4. The plan illustrates the following proposed changes to traffic movements**

- A signalised pedestrian activated crossing on Diagonal Road adjacent Trott Grove to support safe crossing into the plaza from the Oaklands Train Station and surrounding suburbs.
- To improve pedestrian movement and amenity the concept proposes to reduce traffic movements on Warracowie Way to one-way north east bound exit to Diagonal Road.

We would appreciate your feedback (optional questions)

**4a) What is your level of support for a signalised pedestrian activated crossing at Trott Grove?**

*strongly support | support | do not support | strongly do not support*

Your comments

**4b) What is your level of support for Warracowie Way to change to a one-way north bound exit onto Diagonal Road?**

*strongly support | support | do not support | strongly do not support*

Your comments

**5. Do you have any other comments?**

Free text

#### **Next steps - Add timeline on Making Marion**

Concept plan engagement - current

Funding confirmed- TBC

Detailed design in collaboration with precinct key stakeholders- TBC

Delivery- TBC

**Attachment 2- Marion Cultural Centre (MCC) plaza**  
**Draft Community Engagement plan**  
 June 2021



**OVERALL PLAN**

| Task  | Responsibility  | Timing   |
|---|---|--|
| Council report providing community engagement plan overview   | Patrice Pearson<br>Brett Grimm<br>Heather Carthew                 | 23 March 2021<br>Deferred April 2021<br>Deferred June 2021                     |
| Consultation launched, communication flyer and Making Marion website made live  | Communications unit<br>Bluetongue distributors<br>Patrice Pearson | July/ August 2021  |
| Consultation process to occur<br>General feedback on overall plan and project   | Patrice Pearson   | July/ August 2021  |
| Council report on all submissions made on the proposal as part of the consultation  | Brett Grimm   | September/ October 2021 to align with grant funding announcements/ discussions |
| Close the loop with community via newsletter updating participants on Council decision including community feedback report. | Patrice Pearson   | Post Council report  |

**The Hon Vickie Chapman MP**

2020/13494/01

14 May 2021

Mayor Kris Hanna  
City of Marion

By email: kris.hanna@marion.sa.gov.au



**Government  
of South Australia**

**Deputy Premier**

**Attorney-General**

**Minister for Planning  
and Local Government**

GPO Exchange  
10 Franklin Street  
Adelaide SA 5000

GPO Box 464  
Adelaide SA 5001  
DX 336

Tel 08 8207 1723  
Fax 08 8207 1736

Dear Mayor Hanna

I write to inform you that the City of Marion was successful in receiving funding through the 2020-21 Open Space and Places for People grant programs, funded via the Planning and Development Fund.

The Open Space and Places for People grants are an excellent example of the importance of partnerships between State Government and local government. These grants offer councils across South Australia the opportunity to plan, purchase and enhance public open spaces for the benefit of their local community.

In the 2020-21 round, the Marshall Government made available a total of \$22.3 million for allocation, and 43 councils submitted projects for consideration. Of those, 27 projects have been awarded funding this round.

The City of Marion project that has been approved for funding is:

- Hugh Johnson Boulevard Regional Reserve (\$801,184)

I congratulate you and your team on this great project and look forward to visiting in the near future as the project progresses. Please note that the formalisation of the Grant Deed will be arranged by the Attorney-General's Department directly with your Chief Executive Officer.

While I have not been able to support funding towards the Marion Cultural Centre Plaza project at this time, this does not preclude Council from submitting a new application during the next grant round.

You may be pleased to know that applications for the 2021-22 Open Space and Places for People grant programs will open in early July 2021.

I have brought forward the timing of the next grant round to ensure that councils will be advised of successful grants in early December, enabling them to incorporate projects into their draft business plan for the following year.

- 2 -

If you require any further information please do not hesitate to contact the Open Space Team of the Office for Design and Architecture SA on (08) 8402 1852.

Yours sincerely



**VICKIE CHAPMAN MP**  
DEPUTY PREMIER  
MINISTER FOR PLANNING AND LOCAL GOVERNMENT



Government of South Australia

Department for Infrastructure  
and Transport

*In reply please quote #17195844*  
*Enquiries to Evan Woolford*  
*Telephone 84021914*

**TRANSPORT PLANNING  
AND PROGRAM  
DEVELOPMENT**

77 Grenfell Street  
Adelaide SA 5000

GPO Box 1533  
Adelaide SA 5001

ABN 92 366 288 135

Dr Brett Grimm  
 City Activation Senior Advisor  
 City of Marion  
 935 Marion Road, Mitchell Park, SA, 5056

#### STATE BICYCLE FUND APPLICATION 2021-2022

Dear Dr Brett Grimm,

I refer to the City of Marion's (Council) application to fund cycling initiatives through the 2021-22 State Bicycle Fund. I am pleased to advise that Council has been successful in gaining funding for the following projects:

| <b>State Bicycle Fund</b>   |                           |                         |                             |
|---|---------------------------|-------------------------|-----------------------------|
| <b>Description of Project</b>   | <b>Total Project Cost</b> | <b>Approved Funding</b> | <b>Council Contribution</b> |
| Diagonal Road Streetscape (Crew Street to Trott Grove) and a Pedestrian Actuated Crossing at the corner of Diagonal Road, Trott Grove and Warracowie Way                  | \$1,232,927               | \$190,000               | \$1,042,927                 |
| Safe walking and cycling connection across Marion Road from the Sturt River Linear Park shared path to Parkmore Street, Sturt   | \$30,000                  | \$15,000                | \$15,000                    |
| Construct final stage of the Waterfall Creek shared path connection within the Linear Park Reserve in Hallett Cove between Linear Park Reserve Playground and Aroona Road | \$60,000                  | \$30,000                | \$30,000                    |

This funding continues to develop the strong partnership of State and Local Government working together to encourage cycling in our community.

To secure funding Council is required to enter into a formal Funding Deed. Please advise the appropriate Council officer to contact Evan Woolford at the Department for Infrastructure and Transport regarding the Funding Deed. Mr Woolford can be contacted on 8402 1914, or via email at: [evan.woolford@sa.gov.au](mailto:evan.woolford@sa.gov.au).

I look forward to the successful completion of your projects and continuing the collaboration with Council to improve the conditions for cyclists in South Australia.

Yours sincerely,

Evan Woolford  
Transport Planner

25 June 2021