His Worship the Mayor
Councillors
CITY OF MARION

NOTICE OF GENERAL COUNCIL MEETING

Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

Tuesday, 26 November 2019 at 06:30 PM

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

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

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

Adrian Skull
Chief Executive Officer

CITY OF MARION

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OPEN MEETING

KAURNA ACKNOWLEDGEMENT

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

DISCLOSURE

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

ELECTED MEMBER'S DECLARATION OF INTEREST (if any)

CONFIRMATION OF MINUTES

Confirmation of the minutes for the General Council Meeting held on 22 October 2019

Originating Officer Governance Officer - Victoria Moritz

Corporate Manager Manager Corporate Governance - Kate McKenzie

Report Reference: GC191126R01

RECOMMENDATION:

That the minutes of the General Council Meeting held on 22 October 2019 be taken as read and confirmed.

ATTACHMENTS:

#	Attachment	Type
1	GC191022 - Final Minutes	PDF File

MINUTES OF THE GC191022 - GENERAL COUNCIL MEETING - 22 October 2019

Tuesday, 22 October 2019 at 06:30 PM

Council Administration Centre, 245 Sturt Road, Sturt

PRESENT :

Elected Members

Mayor - Kris Hanna, Councillor - Ian Crossland, Councillor - Tim Gard, Councillor - Jason Veliskou, Councillor - Bruce Hull, Councillor - Nathan Prior, Councillor - Raelene Telfer, Councillor - Luke Hutchinson, Councillor - Kendra Clancy, Councillor - Maggie Duncan, Councillor - Matthew Shilling

In Attendance

Chief Executive Officer – Adrian Skull
Manager City Property – Ilia Houridis
Manager Corporate Services – Sorana Dinmore
General Manager Corporate Governance – Kate McKenzie
Governance Officer – Victoria Moritz

OPEN MEETING

The Mayor opened the meeting at 06:30 PM

KAURNA ACKNOWLEDGEMENT

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

DISCLOSURE

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

ELECTED MEMBER'S DECLARATION OF INTEREST (if any)

Nil interests were disclosed

CONFIRMATION OF MINUTES

Moved Councillor - Raelene Telfer **Seconded Councillor - Nathan Prior**

That the following items be moved en bloc:

- Confirmation of the minutes for the General Council Meeting held on 8 October 2019
- Confirmation of the minutes for the Special General Council Meeting held on 15 October 2019

Carried Unanimously

Confirmation of the minutes for the General Council Meeting held on 8 October 2019
Report Reference: GC191022R01

Moved Councillor - Raelene Telfer **Seconded Councillor - Nathan Prior**

1. That the minutes of the General Council Meeting held on 8 October 2019 be taken as read and confirmed.

Carried Unanimously

Confirmation of the minutes for the Special General Council Meeting held on 15 October 2019
Report Reference: GC191022R02

Moved Councillor - Raelene Telfer **Seconded Councillor - Nathan Prior**

1. That the minutes of the Special General Council Meeting held on 15 October 2019 be taken as read and confirmed.

Carried Unanimously

COMMUNICATIONS

Moved Councillor - Jason Veliskou **Seconded Councillor - Raelene Telfer**

That the following Communication Reports be moved en bloc:

- Mayoral Communication Report
- Deputy Mayoral Communication Report
- CEO and Executive Communication Report

Carried Unanimously

Mayor Communication Report
Name of Elected Member: Mayor Kris Hanna
Date of Meeting: 22 October 2019

Date	Event	Comments
20/9/19	Crown Street Reserve Opening	Hosted event; opened reserve
21/9/19	Marion City Band 50th Birthday Celebrations	Attended; gave speech
21/9/19	Cultural Night organised by Adelaide University Rotaract Club	Attended
23/9/19	Lecture: Christian Witness in a Multicultural and Multifaith World	Attended
23/9/19	Campbelltown Council Mayor, Councillors and staff	Met the working party to tour Marion Cultural Centre
24/9/19	Ascot Park Primary School Special Gymnastics Assembly	Attended
26/9/19	CoastFM Radio Segment	Interviewed by host Dave Hearn
26/9/19	Coastal Climate Change Information Session	Attended; gave speech
28/9/19	Citizenship Ceremonies (x3)	Attended; gave speeches
2/10/19	Marino Residents Association representatives re: boundary reform	Attended
2/10/19	Afghan Cycles documentary launch	Attended; gave speech
4/10/19	Meeting with Adelaide Property Brokers re: a planning decision	Attended
5/10/19	Meeting with Dr Abu Sitta	Attended
6/10/19	Bangladesh Puja and Cultural Society, Durga Puja Festival	Attended
7/10/19	Meeting with Tony Kernahan, President of Cove Football Club	Attended
11/10/19	Finance and Audit Committee interviews	Attended
12/10/19	Citizenship ceremonies (x2)	Attended; gave speeches
13/10/19	Marriage vows renewal ceremony	Attended
14/10/19	Marion Hotel Launch Party	Attended
15/10/19	Mitchell Park Oval Playground Upgrade Opening	Attended; gave speech

Moved Councillor - Jason Veliskou **Seconded Councillor - Raelene Telfer**

That:

1. The Mayoral Communication Report be received.

Carried Unanimously

Deputy Mayor Communication Report
Date of Council Meeting 22 October 2019
Name of Elected Member Councillor - Matthew Shilling
Report Reference GC191022R04

Date	Event	Comments
28/9/19	Attended 2 Citizenship Ceremonies	Spoke
1/10/19	Meeting with Cove Cobras, SFL President, and Mat Duldig (SANFL)	Adrian Skull, Fiona Harvey and Craig Clarke were present
1/10/19	Southern Hills Ward Briefing	
12/10/19	Attended 2 Citizenship Ceremonies	Spoke
16/10/19	Met with Sorana Dinmore	

Moved Councillor - Jason Veliskou **Seconded Councillor - Raelene Telfer**

That:

1. The Deputy Mayoral Communication Report be received.

Carried Unanimously

CEO and Executive Communications Report
Date of Council Meeting 22 October 2019
Report Reference GC191022R03

Date	Activity	Attended By
25 September 2019	Meeting | Fiona Harvey, Sorana Dinmore, Craig Clarke, Tony Kernahan (Cove Football Club Preident)	Fiona Harvey Sorana Dinmore
25 September 2019	Meeting | Housing Renewal Australia re Stormwater at Oaklands Park	Tony Lines
25 September 2019	Meeting | Council Ready Governance Group	Tony Lines
26 September 2019	Meeting | Indigenous Land and Sea Corporation & Indigenous Business Australia re LKCC	Tony Lines
28 September 2019	MC | Three Citizenship Ceremonies	Tony Lines
1 October 2019	Meeting | Adrian Skull, Cr Matthew Shilling, Fiona Harvey, Craig Clarke, Tony Kernahan (Cove Football Club President), Scott Gill - (Cove Football Club committee member), Craig Warman (Southern Football League President) Mat Duldig (SANFL)	Adrian Skull
1 October 2019	Meeting | Adrian Skull & Mark Goldstone (CEO City of Adelaide)	Adrian Skull
2 October 2019	Meeting | Minister's LG Reform CEO's Reference Group - Workshop Session	Adrian Skull
2 October 2019	Meeting | Fleet Management/Procurement - Cities of Charles Sturt, Port Adelaide Enfield and Marion	Tony Lines Sorana Dinmore
3 October 2019	Move It Marion Program Launch	Ilia Houridis

3 October 2019	Meeting | Adrian Skull (City of Marion), Mark Dowd (City of Onkaparinga), Nikki Govan (SAEDB) and Andrew Downs (SAGE)	Adrian Skull
3 October 2019	Board Meeting | SAEDB	Adrian Skull
3 October 2019	Meeting | Adrian Skull, Tony Gray and Anthony Genovese (JLTA) re 2019 Scheme update	Adrian Skull
8 October 2019	Meeting | Mayor Kris Hanna, Adrian Skull and Steve Murray MP	Adrian Skull
10 October 2019	Collaboration Meeting |Cities of Charles Sturt and Marion	Tony Lines
11 October 2019	Cross Council Collaboration ICT meeting	Sorana Dinmore
12 October 2019	MC | Citizenship Ceremonies (2)	Adrian Skull
15 October 2019	Mitchell Park Oval Playground Upgrade Celebration	Sorana Dinmore Ilia Houridis
15 October 2019	Meeting | LKCC Steering Group Sub Committee	Tony Lines
16 October 2019	Meeting | Adrian Skull, Adam Luscombe (SAALC) and Carolyn Morris (CEO YMCA)	Adrian Skull
16 October 2019	Meeting | Draft Planning & Design Code Briefing - Meeting with Mayor Kris Hanna, Adrian Skull and Michael Lennon - Chair, State Planning Commission, Anita Allen and Rhiannon Hardy - DPTI	Adrian Skull
16 October 2019	Meeting | Fleet Management/Procurement with Cities of Charles Sturt, Port Adelaide Enfield and Marion	Tony Lines Sorana Dinmore
17 October 2019	SAALC Governance Meeting	Adrian Skull
22 October 2019	Meeting | Local Government Chief Executives - Productivity Commission Roundtable	Adrian Skull

Moved Councillor - Jason Veliskou **Seconded Councillor - Raelene Telfer**

1. That the CEO and Executive Communication Report be received.

Carried Unanimously

Elected Member Communication
Name of Elected Member Raelene Telfer

Date	Event	Comment
25 September 2019	Mitchell Park Sports & Community C	Management discussion
26 September 2019	Cosgrove Hall	Committee lease and booking arrangements
28 September 2019	Citizenship ceremonies	3 ceremonies of greeting to new residents
30 September 2019	Seaview High/Tarnham Road update	Meeting to find solutions
1 October 2019	Light Square signage format and layout	Meeting to progress to installation
1 October 2019	Urban Planning Committee	Discussion re new Code
2 October 2019	Afghan Cycles	Multicultural film re affirmation
9 October 2019	Mitchell Park SCC	Committee meeting on management
12 October 2019	Citizenship ceremonies	2 ceremonies and greeting new residents
13 October 2019	Dover Kennel & Obedience	Presented the trial winners with sashes
15 October 2019	Mitchell Park SCC Playground	Hundreds of children enjoyed the opening
16 October 2019	Meeting re leases and licenses	Overviewed with development staff

ELECTED MEMBER VERBAL COMMUNICATIONS

In accordance with the *Code of Practice - Procedures at Council Meetings 2017/18* an Elected Member has the right to speak for up to two minutes in the second meeting of Council every second month from February (with the exception of caretaker period).

Nil

ADJOURNED ITEMS

Nil

DEPUTATIONS

Mr George Dunlop- resident
Report Reference: GC191022D01

The Deputation request by Mr Dunlop regarding levels of noise around Delaine Avenue, was withdrawn and will be heard by Council at a later date.

Mr Steve Robertson - Resident
Report Reference: GC191022D02

Mr Steve Robertson - Resident, gave a five minute deputation regarding his opposition to the closure of Diagonal Way.

ORDER OF AGENDA

The Mayor sought and was granted leave of the meeting to bring forward the item *Diagonal Road Oaklands Park Road Closure* the be considered next on the agenda.

Diagonal Way Oaklands Park Road Closure
Report Reference: GC191022R14

Moved Councillor - Bruce Hull **Seconded** **Councillor - Matthew Shilling**

That Council:

(OPTION 2)

1. Notes the representations received in response to the community consultation required under the Roads (Opening and Closing) Act 1991.

2. Resolves not to close the road as per Preliminary Plan PP 19/0024.

3. Notifies the Surveyor-General that Council has determined not to close the portion of Diagonal Way as per Preliminary Plan PP 19/0024.

4. Notifies Mr Murphy, Mr Robertson and APA of Council's decision not to proceed with the road closure.

5. Notes the temporary road closure under Section 32 of the Road Traffic Act 1961 will be removed.

6. Resolves to develop designs for the Oaklands Precinct Reserve upgrade maintaining vehicle movements on Diagonal Way.

7.11 pm Councillor Veliskou left the meeting
7.14pm Councillor Veliskou re-entered the meeting

Lost

Division called by Councillor - Bruce Hull

Voters	Against	For
Councillor - Bruce Hull		X
Councillor - Ian Crossland	X	
Councillor - Jason Veliskou	X	
Councillor - Kendra Clancy	X	
Councillor - Luke Hutchinson	X	
Councillor - Maggie Duncan	X	
Councillor - Matthew Shilling		X
Councillor - Nathan Prior	X	
Councillor - Raelene Telfer	X	
Councillor - Tim Gard	X	

Lost

Moved Councillor - Ian Crossland **Seconded Councillor - Raelene Telfer**

That Council:

(OPTION 1)

1. Notes the representations received in response to the community consultation required under the Roads (Opening and Closing) Act 1991.

2. After due consideration of the objections lodged by Mr Murphy and Mr Robertson, confirm that the matters raised do not prevent Council from proceeding with the road closure process.

3. Resolves to make a Road Process Order in accordance with the Roads (Opening and Closing) Act 1991 to close portion of Diagonal Way Oakland's Park and merge with Allotment 94 in Filed Plan 147328 and more particularly delineated and lettered "A" on the Preliminary Plan PP19/0024 subject to the withdrawal of objection by APA.

4. Notifies Mr Murphy, Mr Robertson and APA of Council's decision to proceed with the road closure process.

5. Pursuant to Section 37(b) of the Local Government Act 1999 authorises the Chief Executive Officer to enter into and sign all documentation necessary to complete the road closure process and the merger of land with Allotment 94 in Filed Plan 147328.

Carried

Division called by Councillor - Bruce Hull

Voters	Against	For
Councillor - Bruce Hull	X	
Councillor - Ian Crossland		X
Councillor - Jason Veliskou		X
Councillor - Kendra Clancy		X
Councillor - Luke Hutchinson		X
Councillor - Maggie Duncan		X
Councillor - Matthew Shilling	X	
Councillor - Nathan Prior		X
Councillor - Raelene Telfer		X
Councillor - Tim Gard		X

Carried

PETITIONS

Petition - Delaine Avenue, Edwardstown
Report Reference: GC191022P01

Moved Councillor - Jason Veliskou **Seconded Councillor - Nathan Prior**

That Council:

1. Notes the Petition.

Carried Unanimously

CONFIDENTIAL ITEMS

Marion Outdoor Pool Stage 3 - Progress Update
Report Reference: GC191022F01

Moved Councillor - Jason Veliskou **Seconded Councillor - Kendra Clancy**

That:

1. Pursuant to Section 90(2) and (3)(b) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Adrian Skull, Tony Lines, Fiona Harvey, Sorana Dinmore, Kate McKenzie, Ray Barnwell, Clare Benn, Victoria Moritz, and Craig Clarke, be excluded from the meeting as the Council receives and considers information relating to Marion Outdoor Pool, 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 commercial confidence.

Carried Unanimously

7.28 pm the meeting went into confidence

Moved Councillor - Ian Crossland **Seconded Councillor - Nathan Prior**

That Council:

1. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, *Marion Outdoor Pool Stage 3 –Progress Update,* any appendices to this report and the minutes arising from this report having been considered in confidence under Section 90 (2) and (3)(b) 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 2019.

Carried Unanimously

7.29pm the meeting came out of confidence

Confirmation of Confidential Minutes of the Special Review and Selection Committee Meeting 15 October 2019
Report Reference GC191022F02

Moved Councillor - Jason Veliskou **Seconded Councillor - Ian Crossland**

That Council:

1. Pursuant to Section 90(2) and 90(3)(a) of the Local Government Act 1999, the Review and Selection Committee orders that all persons present, with the exception of the following persons: Adrian Skull, Sorana Dinmore, Tony Lines, Ilia Houridis, Kate McKenzie, Steph Roberts and Victoria Moritz be excluded from the meeting as the Committee receives and considers the Confidential Minutes of the Review and Selection Committee Meeting 15 October 2019, upon the basis that Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person.

Carried Unanimously

7.29 pm the meeting went into confidence

Moved Councillor - Jason Veliskou **Seconded Councillor - Kendra Clancy**

That Council:

1. Receives and notes the confidential minutes of the Special Review and Selection Committee meeting of 15 October 2019 (Appendix 1).

2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Review and Selection Committee.

Carried Unanimously

Moved Councillor - Nathan Prior **Seconded Councillor - Raelene Telfer**

That Council:

1. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, *Confirmation of Confidential Minutes of the Special Review and Selection Committee meeting 15 October 2019,* and any appendices arising from this report having been considered in confidence under Section 90(2) and (3)(a), 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 2019.

Carried Unanimously

7.42pm the meeting came out of confidence

Appointment of Independent Members - Finance and Audit Committee and Infrastructure and Strategy Committee
Report Reference: GC191022F03

Moved Councillor - Jason Veliskou **Seconded Councillor - Kendra Clancy**

That:

1. Pursuant to Section 90(2) and 90(3)(a) of the Local Government Act 1999, Council orders that all persons present, with the exception of the following persons: Adrian Skull, Tony Lines, Sorana Dinmore, Ilia Houridis, Kate McKenzie, Steph Roberts and Victoria Moritz be excluded from the meeting as the Council receives and considers information relating to the appointment of an independent member to the Finance and Audit 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 the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person.

Carried Unanimously

7.42 pm the meeting went into confidence

Moved Councillor - Jason Veliskou Seconded Councillor - Kendra Clancy

That:

1. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, Appointment of Independent Members - Finance and Audit Committee and Infrastructure and Strategy Committee and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(a) of the Act, except when required to effect or comply with the Committee's resolution(s) regarding this matter, be kept confidential and not available for public inspection until all candidates have been notified of the decision. This confidentiality order will be reviewed at the General Council Meeting in December 2019.

Carried Unanimously

7.45 pm the meeting came out of confidence

COMMITTEE RECOMMENDATIONS

Moved Councillor - Raelene Telfer Seconded Councillor - Matthew Shilling

That the following Committee Recommendations be moved en bloc:

- Confirmation of Minutes of the Infrastructure and Strategy Committee meeting - 1 October 2019
- Confirmation of Minutes of the Finance and Audit Committee meeting - 8 OCtober 2019
- Confirmation of Minutes of the Review and Selection Committee meeting - 15 October 2019

Carried Unanimously

Confirmation of Minutes of the Infrastructure and Strategy Committee Meeting - 1 October 2019
Report Reference: GC191022R06

Moved Councillor - Raelene Telfer Seconded Councillor - Matthew Shilling

That Council:

1. Receives and notes the minutes of the Infrastructure and Strategy Committee meeting of 1 October 2019.

2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Infrastructure and Strategy Committee.

Carried Unanimously

Confirmation of Minutes for the Finance and Audit Committee Meeting 8 October 2019
Report Reference: GC191022R07

Moved Councillor - Raelene Telfer **Seconded Councillor - Matthew Shilling**

That Council:

1. Receives and notes the minutes of the Finance and Audit Committee Meeting of 8 October 2019

2. (Appendix 1).

3. Notes that separate reports will be bough to Council for consideration of any recommendations from the Finance and Audit Committee.

Carried Unanimously

Confirmation of Minutes of the Special Review and Selection Committee Meeting 15 October 2019
Report Reference GC191022R08

Moved Councillor - Raelene Telfer **Seconded Councillor - Matthew Shilling**

That Council:

1. Receives and notes the minutes of the Special Review and Selection Committee meeting of 15 October 2019.

2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Review and Selection Committee.

Carried Unanimously

CORPORATE REPORTS FOR DECISION

Annual Financial Statements for the year ended 30 June 2019
Report Reference: GC191022R09

Moved Councillor - Ian Crossland **Seconded Councillor - Tim Gard**

That Council:

1. Adopts the audited Annual Financial Statements for the year ended 30 June 2019 (Attachment 3).

2. Authorises the Mayor and CEO to sign off on the audited Financial Statements (Attachment 3) and authorise the CEO and General Manager Corporate Services to sign off the Management Representation Letters (Attachment 1).

3. Receives the Southern Region Waste Resource Authority (SRWRA) 2018/19 audited Financial Statements (Attachment 4).

4. Receives the Council Solutions Regional Authority 2018/19 audited Annual Financial Statements (Attachment 5).

Carried Unanimously

Finance and Audit Committee Annual Report to Council 2018/19
Report Reference GC191022R10

Moved Councillor - Matthew Shilling **Seconded Councillor - Maggie Duncan**

That Council:

1. Notes the Finance and Audit Committee's Annual Report to Council for 2018/19 provided at Appendix 1.

Carried Unanimously

City of Marion Annual Report 2018/19
Report Reference: GC191022R11

Moved Councillor - Raelene Telfer **Seconded Councillor - Tim Gard**

That :

1. Council adopts the City of Marion Annual Report 2018/19 (Appendix 1 to this covering report).

2. The City of Marion Financial Statements 2018/19 being considered in report GC191022R09 be included within the published version of the City of Marion Annual Report 2018/19.

3. The Southern Region Waste Resources Authority audited financial statements being considered in report GC191022R09 be included within the published version of the City of Marion Annual Report 2018/19.

4. The Council Solutions audited financial statements being considered in report GC191022R09 be included within the published version of the City of Marion Annual Report 2018/19.

5. Administration distributes copies of the City of Marion Annual Report 2018/19 in accordance with legislative requirements.

6. Administration distributes copies of the City of Marion Annual Report 2018/19 via a link to the Annual Report provided on the City of Marion Website, including a summary of the Annual Report achievements.

7. A summary of the Annual Report 2018/19 be distributed to households, businesses and stakeholders via City Limits.

Carried Unanimously

Mitchell Park Sports and Community Centre revised Section 48
Report Reference GC191022R12

Moved Councillor - Raelene Telfer **Seconded Councillor - Luke Hutchinson**

That Council:

1. Endorse that the Section 48 report completed by BRM advisory meets the requirements of the Local Government Act 1999.

2. Notes the meeting minutes advice from the 8 October 2019 Finance and Audit committee.

3. Endorse administration to proceed with the detailed design phase of the Mitchell Park Sports and Community Centre.

4. Note that staff will seek Council endorsement of the preferred site plan and building layout, costing, and management model at 30% detailed design in March 2020.

8.21 pm Councillor Shilling left the meeting
8.23pm Councillor Shilling re-entered the meeting

PROCEDURAL MOTION

Moved Councillor - Jason Veliskou **Seconded Councillor - Nathan Prior**

1. That formal meeting procedures be suspended to discuss the item *Mitchell Park Sports and Community Centre Revised Section 48*

Lost

Moved Councillor - Bruce Hull **Seconded Councillor - Tim Gard**

1. That the motion be put

Carried

The motion was put and was **Carried Unanimously**

Marion Cultural Centre Heritage Listing
Report Reference: GC191022R13

Moved Councillor - Jason Veliskou **Seconded Councillor - Ian Crossland**

That Council:

1. Notes the Report.

2. Authorises the Chief Executive Officer to make a submission to the South Australian Heritage Council that Council does not support entry to the SA Heritage Register of the entire building, external elements and associated landscaping.

3. Notes the resolution of Council made on 27 November 2018 (Retention of Marion Cultural Centre Services - GC181127M01):

   "*Council guarantees the retention of the current Marion Cultural Centre Building and its services. However, council still has the ability to undertake any complementary renewal, enhancements and extensions (of the current Marion Cultural Centre) provided that this is undertaken with appropriate prior consultation with users and the community*"

Carried

Division called by Councillor - Bruce Hull

Voters	Against	For
Councillor - Bruce Hull	X	
Councillor - Ian Crossland		X
Councillor - Jason Veliskou		X
Councillor - Kendra Clancy	X	
Councillor - Luke Hutchinson		X
Councillor - Maggie Duncan		X
Councillor - Matthew Shilling		X
Councillor - Nathan Prior		X
Councillor - Raelene Telfer		X
Councillor - Tim Gard		X

Carried

South Australian Productivity Commission Local Government Inquiry
Report Reference GC191022R15

Moved Councillor - Ian Crossland **Seconded Councillor - Tim Gard**

1. That Council adopts the submission to SAPC provided in Appendix 2 to this report the inquiry into Local Government Costs and Efficiency.

9.01 pm Councillor Clancy left the meeting
9.02 pm Councillor Clancy re-entered the meeting

Carried

Hamilton Park Reserve Community Court
Report Reference GC191022R16

Moved Councillor - Raelene Telfer **Seconded Councillor - Ian Crossland**

That:

1. The proposed community court at Hamilton Park be deferred to the Infrastructure and Strategy Meeting of 5 November 2019, for placement in the Tennis and Netball Facilities Review Table. The recommendation from Infrastructure and Strategy will then go to General Council of Tuesday 10th December 2019

9.18pm Councillor Duncan left the meeting
9.20pm Councillor Duncan re-entered the meeting

9.20pm Councillor Hutchinson left the meeting
9.22pm Councillor Hutchinson re-entered the meeting

Carried

Division called by Councillor - Bruce Hull

Voters	Against	For
Councillor - Bruce Hull	X	
Councillor - Ian Crossland		X
Councillor - Jason Veliskou	X	
Councillor - Kendra Clancy	X	
Councillor - Luke Hutchinson		X
Councillor - Maggie Duncan		X
Councillor - Matthew Shilling		X
Councillor - Nathan Prior	X	
Councillor - Raelene Telfer		X
Councillor - Tim Gard		X

Carried

End Dumped Trolley – Provision of Personal Shopping Trolleys
Report Reference GC191022R17

Moved Councillor - Luke Hutchinson **Seconded** **Councillor - Matthew Shilling**

1. That the meeting be extended until the conclusion of the end of the agenda

The vote was **Tied**
The Mayor made a casting vote and voted against the motion
Lost

Moved Councillor - Jason Veliskou **Seconded Councillor - Bruce Hull**

1. That the meeting be extended until conclusion of the Corporate Reports

Lost

Moved **Councillor - Bruce Hull** **Seconded** **Councillor - Kendra Clancy**

That Council:

1. Notes the report and takes no further action.

Carried

CORPORATE REPORTS FOR INFORMATION/NOTING

9.30pm Councillor Hutchinson left the meeting and did not return.

Moved Councillor - Raelene Telfer **Seconded Councillor - Nathan Prior**

1. That the following Corporate Report for Information / Noting be moved en bloc:

   - Investment Performance 2018/19
   - Corporate Risk Quarterly Report
   - Work Health & Safety - Monthly Performance Report - September 2019
   - Review of Hire Charges of Council Operated Facilities
   - Urban Activation Project - Data Update
   - Finance Report - September - 2019

MEETING CLOSURE

The Mayor declared the meeting closed at 9.31pm.

No vote was taken on the Corporate Reports for Information / Noting to be moved en bloc, these items are taken as not considered.

CONFIRMED THIS xx DAY OF xx

.....
CHAIRPERSON

CITY OF MARION

COMMUNICATIONS

Mayoral Communication Report

Date of Council Meeting 26 November 2019

Name of Elected Member Mayor - Kris Hanna

Report Reference GC191126R02

Details

Date	Event	Comments
16/10/19	Draft Planning & Design Code Briefing with Michael Lennon, Chair of the State Planning Commission	Attended
19/10/19	Oaklands Estate Residents Association General Meeting	Attended
23/10/19	Nannigai Reserve On-Site Consultation	Attended
23/10/19	By-Election Council Briefing	Attended, gave speech
26/10/19	Mosque Open Day	Attended
27/10/19	Rima's Fundraising Luncheon for Women's Safety Services SA	Attended
28/10/19	Hallett Cove School Year 12 Graduation Evening	Attended
29/10/19	Bahai Community Bicentenary of the Bab Celebration	Attended, gave speech
31/10/19	Local Government Association Annual General Meeting	Attended
1/11/19	Hindu Society of SA: Siva Selva's 80th Birthday Celebrations	Attended
3/11/19	CoastFM Open Day	Attended, gave speech
7/11/19	The Other Side of Ego: An Evening with Jonathan Gravenor, at Cove Civic Centre	Attended
8/11/19	Venezuelan New Arrivals Welcome	Attended, gave speech in Spanish
9/11/19	Sunset Symphony	Attended, Master of Ceremonies
10/11/19	South Adelaide Basketball Club AGM	Attended
11/11/19	Marion RSL Remembrance Day Service	Attended, laid wreath
13/11/19	Meeting with Lord Mayor of Adelaide	Attended
14/11/19	KMart Wishing Tree Appeal	Attended, gave present
14/11/19	Brave New Wave: Desert Women Painters	Attended

16/11/19	Coastal Walkway Rally	Attended
16/11/19	Muriel Matters documentary screening at MCC	Attended, introduced event
17/11/19	St Anthony School Fete	Attended
19/11/19	Trott Park Centre International Men's Day Lunch	Attended
20/11/19	Rembrandt Living AGM	Attended, gave speech
21/11/19	Local Government Reform Deep Dive Session	Attended
21/11/19	Seaview High School Year 12 Graduation and Presentation of Awards Ceremony	Attended
21/11/19	Meeting with local service groups	Attended
22/11/19	Edwardstown Probus Club Guest Speaker Event	Attended, gave speech
23/11/19	Marion Park Golf Club Open Day Presentations	Attended

CITY OF MARION

Deputy Mayor Communication Report

Date of Council Meeting 26 November 2019

Name of Elected Member Councillor - Matthew Shilling

Report Reference GC191126R03

Details

Date	Event	Comments
22/10/19	Meeting with Kate McKenzie re Meeting Regulations	
24/10/19	Seacliff DPA Joint Committee	Attended as Committee Member
27/10/19	Cove Cobras AGM	Spoke
31/10/19	Meeting with Nicolle Flint MP	Attended with Cr Duncan
2/11/19	Marion Life Hunger Walk	Gave Kaurna acknowledgment
5/11/19	Southern Hills Ward Briefing	
6/11/19	Meeting with Ilia Houridis	
9/11/19	Sunset Symphony	
11/11/19	Presidents Quarterly Meeting (all Cove Centre Sports Clubs)	Attended with Cr Crossland, Ilia Houridis, Clare Benn, James O'Hanlon and Andy Sakkas
13/11/19	Planning Code Briefing	Attended, hosted by DPTI at Hawthorn Community Centre. Cr Duncan, Cr Prior and Mr Houridis were present
14/11/19	Cove Cobras Committee Meeting	Attended as Council Liason Officer
17/11/19	Church of Jesus Christ of Latter-Day Saints, Marion Stake Conference	Attended as Deputy on behalf of the Mayor
21/11/19	Meeting with Tony Kernahan and Adrian Skull	
22/11/19	SA Special Olympics Opening Ceremony	Attended as Deputy on behalf of the Mayor
26/11/19	Meeting with Tony Lines	

CITY OF MARION

CEO and Executive Communications Report

Date of Council Meeting 26 November 2019

Report Reference GC191126R04

Details

Date	Activity	Attended By
23 October 2019	LGASA Commercial - CEO Advisory Group meeting	Adrian Skull
23 October 2019	Meeting | Adrian Skull, Bruce Needham and Alan Sibbons (Department of Employment, Skills, Small and Family Business)	Adrian Skull
23 October 2019	Meeting | Adrian Skull and Michael Arman (LGA Emergency Management) re Business Continuity	Adrian Skull
23 October 2019	Candidate Briefing Session (Supplementary Election)	Adrian Skull Sorana Dinmore Ilia Houridis
24 October 2019	Seacliff Park DPA - Public Meeting	Ilia Houridis
25 October 2019	Meeting with Minister Speirs re Proposed BMX Facility on site (Majors Road)	Adrian Skull Ilia Houridis
29 October 2019	Meeting | Housing Renewal Australia re Oaklands Precinct	Tony Lines
30 October 2019	Meeting | Cross Council Quarterly Executive - Cities of Marion, Charles Sturt and Port Adelaide Enfield	Adrian Skull Tony Lines Sorana Dinmore Ilia Houridis
30 October 2019	Meeting | Adrian Skull, Roberto Bria, Kirk Richardson, Mark Booth and Chris Adams re MRF	Adrian Skull
31 October 2019	Meeting | Adrian Skull and Christian Reynolds	Adrian Skull
1 November 2019	Teleconference | Adrian Skull, Paul Sutton, John Moyle, Bruce Wright and Jeff Tate re Council Solutions	Adrian Skull
1 November 2019	Meeting | Ilia Houridis and SAALC re MCC Masterplan	Ilia Houridis
4 November 2019	Meeting | Warriparinga Development Group	Tony Lines
4 November 2019	SA Productivity Commission Local Government Reference Group	Adrian Skull

4 November 2019	Meeting | Minister Speirs, Roberto Bria (City of Holdfast Bay), Michael Visintin (Design IQ), Frank Gasparin, Andrew Brazzale and David Tonellato (Seacliff JV Group) re Seacliff DPA	Adrian Skull
4 November 2019	SRWRA Boarding Meeting	Sorana Dinmore
7 November 2019	Meeting | Sorana Dinmore, Kirk Richardson (City of Onkaparinga), David Singh, The Hon. Robert Hill and Garth Lamb (Re.Group), Mark Booth (Chairman SRWRA)	Sorana Dinmore
9 November 2019	Event | City of Marion Sunset Symphony	Adrian Skull Tony Lines Sorana Dinmore Ilia Houridis
11 November 2019	Minister's LG Reform CEOS Reference Group - November Workshop Session	Adrian Skull
11 November 2019	Cove Sports & Community Club - Club Presidents Quarterly Meeting	Ilia Houridis
13 November 2019	Planning and Design Code - DPTI Consultation event for Elected Members	Ilia Houridis
15 November 2019	Meeting | Adrian Skull and Kirk Richardson	Adrian Skull
15 November 2019	Meeting | Minister Speirs, Kirk Richardson (CoO), Nikki Govern (SAEDB) and Adrian Skull (CoM) re SAEDB	Adrian Skull
15 November 2019	Winston Churchill Memorial Trust presentation	Adrian Skull
18 November 2019	Meeting | Warriparinga Development Group	Tony Lines
20 November 2019	Meeting | Adrian Skull and Lachlan Monfries (Scentre Group)	Adrian Skull
21 November 2019	Meeting | Southern Adelaide Zone Emergency Management Committee	Tony Lines
21 November 2019	Meeting | Adrian Skull, Ilia Houridis and Paul Stevenson (RSPCA)	Adrian Skull Ilia Houridis
21 November 2019	Meeting | Adrian Skull, Tony Kernahan, Cr. Matthew Shilling	Adrian Skull

ELECTED MEMBER VERBAL COMMUNICATIONS

In accordance with the *Code of Practice - Procedures at Council Meetings 2017/18* an Elected Member has the right to speak for up to two minutes in the second meeting of Council every second month from February (with the exception of caretaker period).

DEPUTATIONS

Mr George Dunlop - Resident

Originating Officer Elected Member Support Officer - Tom Matthews

Corporate Manager Manager Corporate Governance - Kate McKenzie

Report Reference: GC191126D01

SPEAKER:

Mr George Dunlop

ORGANISATION:

Resident

COMMENTS:

Mr Dunlop has requested to give a deputation to Council about the levels of noise around Delaine Avenue, Edwardstown.

CITY OF MARION

PETITIONS

Diagonal Way Oaklands Park Road Closure

Originating Officer	Land Asset Officer/Registered Conveyancer - Heather Carthew
Corporate Manager	Manager City Activation - Greg Salmon
General Manager	General Manager City Development - Ilia Houridis
Report Reference:	GC191126P01

PETITION FROM:

S W Robertson and John Murphy

NUMBER OF SIGNATORIES:

237 signatures

DATE PETITION RECEIVED:

19 November 2019

CORRESPONDENCE:

Petition from S W Roberts and John Murphy received on 19 November 2019 requesting that Council reconsider the closure of Diagonal Way.

A copy of the full petition is listed as Appendix 1.

The covering report satisfies the legislative requirements of the City of Marion's Code of Practice - Procedures at Meetings (s5.2), whereby any petition received by the Council is to be placed on the agenda for the next ordinary meeting of the Council.

ORIGINATING OFFICER COMMENTS:

Council administration acknowledge receipt of the petition. We note of the 237 signatures 73 are outside of the Oaklands Park/ Marion area and that no residents in Diagonal Way have signed the petition.

Consultation on the reserve development concept, inclusive of proposed road closure was conducted in May 2019. Findings of the consultation were presented to Council GC190625R20. The consultation process included letter box distribution to 879 properties informing of the proposed concept and survey, social media, Making Marion, local messenger, handout of brochures and face-to-face drop in session. In summary the findings of the survey illustrate 91% level of support for the overall concept plans with 82% in support of the proposed road closure.

The Roads (Opening and Closing) Act 1991 and the Regulations provide that:

- a notice must be published in the gazette and may be published in a newspaper circulating generally in the area in which the proposed road process is to be undertaken
- Council must service notice in writing on each person affected and

- any person may object to the road closure. An objection must be made within 28 days of the date of the notice. The notice must be in writing and submitted to Council and a copy lodged within the Surveyor-General within the same period.

Consultation was conducted in September 2019 as per legislative requirements. A notice was published in the Government Gazette on 22 August 2019 and in the Messenger on 28 August 2019. A notice was served on persons affected on 21 August 2019. Objections were to be submitted to Council and the Surveyor-General by no later than 25 September 2019.

Council resolved GC191022R14 to proceed with the Road (Opening and Closing) Act 1991:

1. Notes the representations received in response to the community consultation required under the Roads (Opening and Closing) Act 1991.
2. After due consideration of the objections lodged by Mr Murphy and Mr Robertson, confirm that the matters raised do not prevent Council from proceeding with the road closure process.
3. Resolves to make a Road Process Order in accordance with the Roads (Opening and Closing) Act 1991 to close portion of Diagonal Way Oakland's Park and merge with Allotment 94 in Filed Plan 147328 and more particularly delineated and lettered "A" on the Preliminary Plan PP19/0024 subject to the withdrawal of objection by APA.
4. Notifies Mr Murphy, Mr Robertson and APA of Council's decision to proceed with the road closure process.
5. Pursuant to Section 37(b) of the Local Government Act 1999 authorises the Chief Executive Officer to enter into and sign all documentation necessary to complete the road closure process and the merger of land with Allotment 94 in Filed Plan 147328.

As per Council resolution a Road Process Order is in progress for submission to the Surveyor General. The Surveyor Generals office has contacted Council staff indicating the consultation was appropriately conducted.

Next Steps
The Surveyor General after reviewing the Road Process Order shall make a recommendation to the relevant Minister.

Should the Minister approve the Road Process Order, the road closure will be finalised.

RECOMMENDATION:

That Council:

1. **Notes the petition**
2. **Advises the head petitioners that Council has noted the petition and of Council's decisions made on 22 October 2019 (GC191022R14)**

ATTACHMENTS:

#	Attachment	Type
1	Diagonal Way Road Closure Petition	PDF File

18 September 2019

Mr Kris Hanna

Mayor

City of Marion 245 Sturt Rd

Marion

SA 5047

RE: ONGOING OBJECTION TO CLOSURE OF DIAGONAL WAY, OAKLANDS PARK

I was appreciative of the recent opportunity to address the council meeting and the elected members, somewhat disappointed in the outcome however. To date council officers have not been successful at any stage in putting forward reasonable argument to preclude my concerns from the debate, I considered that the council officers were not compelled to specifically address my valid concerns and that the seriousness of them was somewhat understated.

My conclusion after listening to these discussions and the comments of elected members is that your elected members were not adequately informed on all of the implications of this proposal, that is disappointing. There appeared to be enough concern amongst the members that if more details had been provided and debated adequately then a different outcome may well have been reached.

Although still adamant that my concerns will become real upon any project commencement, I realise the council is too big a machine to sway if it has already decided upon its direction. I still consider this proposal will not serve its purpose as much as anticipated by council.

PETITION

I have had opportunity since that meeting to consider my position and discuss concerns of other residents, in particular Mr. John Murphy. John's determination to continue efforts to reverse council's decision to close Diagonal Way have spurred us into further action.

John and I have assembled petition to overturn councils decision to close this road, we have not utilised electronic or social media but conducted limited letterbox drops and face to face consultation with local residents, commuters and businesses that the council considered were outside of the area of effect of this proposal.

Our petitions, originals attached, are clear and precise, follow councils' guidelines regarding petitions and were obtained without any coercion of the people involved.

By far the most common feeling from local residents regarding this road closure was that of surprise, disappointment and a feeling of exclusion from the consultation process.

Our petitions have resulted in 237 signatures in support of our petitions to have council reverse its decision to close Diagonal Way, less than 1000 properties and individuals were canvassed to produce these results, many more responses than councils consultation process with a far reduced number of people consulted.

John and I believe that this presentation of petition clearly presents to council that many of us do not agree with the vote of the elected members on this proposal, we unanimously feel that the members, other than those who voted in favour of the road remaining open, do not have the best interest of the local residents in mind, this includes the two members that live in the ward who voted in favour of the road closure.

It should now become evident that enough community support for the road to remain open has been expressed, we would hope that these efforts convince council to reverse their decision and allow us as a community to move forward with the development of Dwyer Rd Reserve, seriously address the precinct carparking issues and ensure that our community is not left with the fallout of a poor decision making process.

The constant reference by elected members and council officers regarding the 82 % of respondents being in favour of the road closure is also viewed as misleading, this entire issue has been predicated by the response of less than 50 residents from a suggested canvassing of over 9850 people including a letterbox drop of some 879 properties and a hand out of 100 brochures to commuters at the Oaklands Station. 47 people completed the online quick poll with 43 people supporting the overall concept plan and 39 people completed the survey questions (online). Of these 82% (32 people) supported the closure of Diagonal Way. All of these references are drawn from information contained in a letter to me from Adrian Skull, CEO, dated 17 September 2019.

If these petition are not successful in having council reverse its decision to permanently close Diagonal Way before the councils final report to the Surveyor General it is our intention to forward a copy of our petition and a follow up argument regarding the previously lodged objection to the proposed road closure including our analysis of the council's consultation efforts and results to The Surveyor General, Dept Planning, Transport and Infrastructure for their consideration prior to making their recommendation to the minister.

We have copied these communications to the Hon. Corey Wingard, Member for Gibson, to ensure that at the state government level our efforts are recorded and hopefully passed onto Minister Knoll prior to his final decision on this road closure.

Yours sincerely

S. W. Robertson

6 Kenton Ave

Oaklands Park 5046

John Murphy

2/3 Kearnes Rd

Oaklands Park 5046

Cc: Hon. Corey Wingard, Member for Gibson.

Office Use Only:
Date Petition Received:
.....

CITY OF MARION

PETITION

TO HIS WORSHIP THE MAYOR AND COUNCILLORS OF THE CITY OF MARION

Petition Contact Person: John Daniel Murphy
Telephone Number: 0408 844 139
Address: 2/3 Kearnes Rd, Oaklands Park SA 5046
Date Petition Initiated: 2/11/19

The petition of *(identify the individuals or group, eg residents of the City of Marion)*
Residents of the City of Marion and visitors

draws the attention of the Council *(identify the circumstances of the case)*
to the proposed closure of Diagonal Way

The petitioners therefore request that the Council *.....(outline the action that the Council should or should not take)*
reconsider the closure of Diagonal Way

Name	Address	Signature
Sunitha Sundaramoorthy	3 Albert Avenue	
Sundaramoorthy. G	Camden Park	
Suhaasini kaushal	-do-	
Ravi Kaushal	-do-	
Dity a kaushal	-do-	
Prasad B.	31 Rexmont rd. Goldenhove	
Prabhakar. K.V	698 marion Rd	

Please note this petition is a public document, by signing it, I understand that my name address and signature will be made available in the public realm. The City of Marion will record these details for the purpose of this petition only.

(Identify the details of the petition on each page)

Opposition to closure of Diagonal Way.

Name	Address	Signature
Rubi Prakash	22, Koogong way	
SAMEER AMBEGEDARA	U12/806 Healey Beach Rd	
Srikanth Chintala	11 o'leary St, Elizabeth St	
Yamini Devi Avula	11 o'leary St, Elizabeth St	
Sainath Vengala	11 o'leary St, Elizabeth St	
P Phanindra Babu	11 o'leary st, Elizabeth st	
Kopila Gautam	2-11/13 Charles street.	
Viswanadh Evaturi	4/59 COWRA ST MILLEND	
Sev Nagalingam	5 Hallett Av, Tranmere	
Priya Kannan	3b Kildonan Road, Warradale	
RAMA RAMANATHAN	12 SUSSEX ST, WARRADALE	
Vimal Indran	23, Richardson Av, Tranmere	
Subramaniam	9 Attrill ave Hilton	
Sheemen M.	30, Shepherdhill Rd	
Bhupendrasinh Parmar	29, LE Conny Av, Morphettville	
N. Selvachandran	No 11 Duncan Cr. highbury	
Pirathecpan S	11 DUNCAN CR Highbury	
Sriyanani S	18A Elliston Ave, Highbury	
S. Priya	11 Duncan CR highbury	
Prasad Konakandhi	5/8, Clapton Rd, Mville	
SEETHARAMAN	6 MARGARET ST SCOS	
Annayan Mani	9B, Donnae St. Dover Gardens SA 5048	
ARUL CHETTIAR	9/DOULTON DRIVE TROTT PDE	
Shanthi Sinnasamy	12, Sussex St, Warradale	
Soumya Anand	3 L'Estrange St Glenside	

Attach additional sheets if required

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(Identify the details of the petition on each page)

Opposition to the closure of Diagonal Way

Name	Address	Signature
Erin Tugnutt	5 Evans Crs, Oaklands	
Monique Johnson	6 Cobalt Road, Moana	
Emily Haynes	44 St Andrews Way, Morphett Vale	
Lana Iancar	19 Anderson Ave, Lightsview	
Tamara Hay	15 Phillip St	
RHONDA HOCKEY	12 JAMES PL, SOUTH BRIGHTON	
Nahida Mina	2/9a Dudley Cres Mansfield Pk	
David Ween	10 Kearnes Rd Oaklands	
Anthony Prizzi	C01/6 Sweeney Tce, Woodville West	
Cruz Lewis	U2/1A Kearnes Rd Oaklands Pk.	
Campbell Palstra	2/6 Jetty Rd Brighton	
Teegan Steel	32 Ophir Crescent Seacliff Park	
Ieuan Falzon	39 Limbert Ave Seacombe Gardens	
Betty Mackay	5 Exmoor Ave Oaklands Park	
	5 EXMOOR AV OAKLANDS	
Jacqui Wever	8 EXMOOR AVE	
J. Brown	2F Coast ST	
Norm Orchard.	9a Albany Cres	
Bryce Roberts	21 Maude St	
Sara Bradshaw	2/6 Jetty Rd	
John Murphy	2/3 Kearnes Rd S046	
		Attach additional sheets if required

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(Identify the details of the petition on each page)

Opposition to the closure of Diagonal Way.

Name	Address	Signature
WENDY BROWNSON	U1/1 KEARNES RD OAKLANDS	W Brownson
BARBARA SKIPPER	8 KEARNES RD OAKLANDS PK.	B J. Skipper.
William SKIPPER	8 KEARNES ROAD OAKLANDS PARK	
Roger Shearer.	4/4 Coventry St	
Candice Gailes	4A Coventry St Oaklands	
Patricia Bourke	7 Coventry St. Oaklands PK	P. Bourke.
John Bourke	7 Coventry St. Oaklands PK	P. Bourke
Larina Degenhardt	11 Coventry St OAKLANDS PK	
Kalaivani Asohan	5, HUSSEY AV OAKLANDS	
Darrell Wedge	1C Letcher Road Oaklands Park	
Kurtis Tonkin	10 Crozier Tce	
carlan ceglar	10 crozier tce	
Kurtis Ceglar	10 Crozier Tce.	
Aaron Ceglar	10 Crozier Tce	
Joanne Ceglar	10 Crozier Tce	
Gabriell Lee	6/2 Selway St Oaklands Park	
Kelly Holbrook	1/3 Kearnes Road Oaklands park	
Michelle Holbrook	1/3 Kearnes Rd. Oaklands PK	
Alex Visotsky	8 Dotterel Place Mawson	
Vaughan Noonan	57 Craig St Richmond	
John Betts	31 South Ave Hallett Cove	
Lloyd Phillips	2a Evans Cr Oaklands Park	
Natalya Plakhova	2/2 Evans Cr Oaklands park	
		Attach additional sheets if required

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Office Use Only:
Date Petition Received:
.....

CITY OF MARION

PETITION

TO HIS WORSHIP THE MAYOR AND COUNCILLORS OF THE CITY OF MARION

Petition Contact Person: John Murphy
Telephone Number: 0408844139
Address: 2/3 Kearnes Rd
Oaklands Park 5046
Date Petition Initiated: 2/11/2019

The petition of *(identify the individuals or group, eg residents of the City of Marion)*
Residents of the City of Marion and visitors

draws the attention of the Council *(identify the circumstances of the case)*
to the proposed closure of Diagonal Way

The petitioners therefore request that the Council .....*(outline the action that the Council should or should not take)*
reconsider the closure of Diagonal Way

Name	Address	Signature
Steve Rolich	6 Kenton Ave Oaklands Pk	
Andy Gameau	40 Dwyer Oaklands Park	
Scott Collins	40 Dwyer Oaklands	
Felicity Peachey	9 Johnstone Rd	Felicity Peachey
P.L. Teale	[illegible]	
Ariana	29B Dwyer RD Oaklands park	
BRADLEY NANCARROW	21 DWYER RD OAKLANDS PK	

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(Identify the details of the petition on each page)

opposition to the closure of Diagonal Way

Name	Address	Signature
Peter Charos	8 ALBANY CRE.	
AARON DANIEL	2/22 KEARNES ROAD	
ROY PEARL	6 SORWAY ST	
RUTH WHITINGTON	34 DUNMORE AVE	
Wynnie Ma	1 Kelmscott ST.	
WENDY BOTTROFF	1 Heathcote S	
BRUCE HULL	139 DIAGONAL RD WARRADALE	
Yuanjiao Han	29B Dwyer Rd, Oaklands Park	
CHUNG UNG	2/22 KEARNES ROAD	
Louise Hehir	5 Kearnes Rd, Oaklands Park	
Paul Johnson	17 Johnstone Rd Oaklands Park	
Soon Mi Jung	19 Ross St. Seaview Downs	
G. CHAPMAN	3 Elm Grove	
K. Dellz	24 dwyer Rd	
Aaron Rain	1c Dwyer Rd	
Marian Jones	U2/4 Crozier Tce	M. Jones.
JOHN Coffey	3 Coventry st	
James Coffey	3 Coventr St	
DALE DYSON	3 PERRIN ST	
Julie CRONK	9/12 Sorrenda A	
BRENTON GEORGE	16/2 COVENTRY ST	
Jordan Rose	24 dwyer RD	
SUSAN TORMEY.	1/22 KEARNES RD, OAKLANDS PARK.	
Andy Hwang	5 Fairlie Pl FLAGSTAFF HILL	
		Attach additional sheets if required

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(Identify the details of the petition on each page)

Opposition to the closure of Diagonal Way

Name	Address	Signature
DENNIS & FAYE LEMAN	3 BOLLINGBROKE ST	
Andrew Rasbone	2 Perrin St	
GRAHAM SPROW	19 JACARANDA GROVE	
Jenny	33 Olyphant AV. Marion	
GRAHAM WATTS	256A DIAGONAL RD	
JOHN FISHER	52 TATTARRA RD HAPPY VALLEY	
PETER STACY	39 MASTERS AVE MARION	
Helen graetz	Dwyer Rd Oaklands P	
BRENDAN WILSON	19a DWYER RD OAK PK	
GRAHAM DAFF EX24 FINNISS ST	1/45 CECELIA ST HOVE	
BRIAN MARTELL	1A LARKDALE AV MARION	
Judy Mowry	30A NORFOLK RD	
Francisca Choi	9 Arundel Road	
Hyun Ju Park	14A Larkdale Ave	
		Attach additional sheets if required

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Please note this petition is a public document, by signing it, I understand that my name address and signature will be made available in the public realm. The City of Marion will record these details for the purpose of this petition only.

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Date Petition Received:
.....

CITY OF MARION

PETITION

TO HIS WORSHIP THE MAYOR AND COUNCILLORS OF THE CITY OF MARION

Petition Contact Person: STEVEN ROBERTSON
Telephone Number: 0468 302 920
Address: 6 KENTON AVE
OAKLANDS PARK
Date Petition Initiated: 5/11/2017

The petition of *(identify the individuals or group, eg residents of the City of Marion)*
COMMUTERS + RESIDENTS of the CITY of MARION.

draws the attention of the Council *(identify the circumstances of the case)*
REGARDING THE PERMANENT CLOSURE OF DIAGONAL WAY AT THE JUNCTION OF DWYER RD OAKLANDS PK.

The petitioners therefore request that the Council *.....(outline the action that the Council should or should not take)*
RESOLVES NOT TO PROCEED WITH THE PERMANENT CLOSURE OF DIAGONAL WAY

Name	Address	Signature
Matthew Robertson	6 Kenton Ave Oaklands Pk	
Matthew Schubert	14 Kenton Ave Oaklands	
SIMON HATTI	26A Crozier Terrace	
Peta Rafferty.	26A Crozier Tce.	
LISA KING	26B CROZIER TCE	L.M. King
Sean King	26B Crozier Tce	S. King
Meredith Hardy	24C CROZIER TCE	M Hardy

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(Identify the details of the petition on each page)

CITY OF MARION RESOLVES NOT TO PERMANENTLY CLOSE DIAGONAL WAY

Name	Address	Signature
Michelle Beard	6 Tudor Ave, Clovelly Pk	
June Cheek	132 Seaview Rd GG.	J Cheek
Andrea Scott	15 Walsh Ave, St Marys	A Scott.
Michael Beard	6 Tudor Ave, Clovelly Park	
Stephanie Finnin	19 Norfolk Manor Rd	
David Finnin	19 Norfolk Rd, Marion	
Heather Finnin	d-19 Norfolk Rd marion	
Craig Barnett	8 Kenton Av Oaklands Park	
Jamie Barnett	18 Downer St plympton Park	
Emma Barnett	11 11	
Barabra Barnett	1 Durant St plympton	
Helen Robertson	6 Kenton Ave, OAKLANDS PK	H Robertson.
Jessie Jam	24 Crozier Terrace.	
Alan Smith	7 PARSONS STREET	
Jean Smith	7. PARSONS ST.	Jean Smith
DAVID SCHUBERT	14 KENTON AVE OAKLANDS PARK	
Jess Lillywhite	26 Kenton Ave Oaklands Pk.	
Anna Kerkemeijer	22 Crozier Ave, Oaklands Pk.	
Graham Howe	27 Crozier Ave Oak Pk	
MARTIN KING	26B Crozier Ave.	
Brett James	27 Albany Close	
TY Allan	18A Crozier Ave	
SIOBHAN ALLEN		
Liz Aartsen	26 Parsons St Oaklands Pk	
		Attach additional sheets if required

24

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(Identify the details of the petition on each page)

CITY OF MARION RESOLVES NOT TO PERMANENTLY CLOSE DIAGONAL WAY

Name	Address	Signature
ROBERT NOBLE	24A CROZIER TCE, OAKLANDS PARK	
Emily Malpas	24A Crozier Tce Oaklands park	
Michael Higgins	11 PARSONS ST	
LYNN PAINE	12 KENTON AVE	
Cathy Beard	10 Kenton Ave	
RIM BEARD	10 Kenton Ave	
BRIAN WOODHOUSE	1/937 MARION Rd	
RUSSELL CRAY	3/937 MARION RD	
Peter [illegible]	PO BOX 2196	
[illegible]	Unit 4/57 Norfolk Rd	
Dennis Scott	UNIT 2/57 Norfolk Rd	
A. Holgate	Unit 1/57 Norfolk Rd	
Matt	Unit 1/55 Norfolk RD	
DANIEL DOWLING	2/55 NORFOLK RD	
ANDREW WILLIAMS	47 NORFOLK RD MARION	
ANNE BURTON	47 NORFOLK RD MARION	
Lloyd White	65 Glendale Ave Clagstaff Hill	
Dan Cox	9 LAMA RD	
TODD MCHUGH	788 MARION Road	
Paul MCHUGH	798 MARION Road	
TREVOR MCHUGH	788 MARION Road	
MICHAEL SALT	798 MARION Rd	
DENISE DOWN	798 MARION RD	
Jarryd Mullan	788 Marion Rd Marion	
		Attach additional sheets if required

24

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(Identify the details of the petition on each page)

CITY OF MARION RESOLVES NOT TO PERMANENTLY CLOSE DIAGONAL WAY

Name	Address	Signature
Name	2/798 Marion RD Marion	
Evie Lee	1/798 Marion road Marion	
D. Burns	1/798 Marion Rd	
Caitlyn Wandel	23 Crozier Tce	
MAUREEN HARGRAVE	4 PARSONS ST	
Camille Rasiah	20 Crozier St Park Oaklands	
Ashton Dallimore	1c Parsons Street	
Sienna Blows	1C Parsons street	
PAUL BAKER	1 PARSONS STREET	
LINDA BAKER	1 Parsons Street	
Sam Cooks	1A Parsons street	
PAUL DAWSON	8 PARSONS ST	
REG NERLICH	10 PARSONS ST	
SHIRLEY NERLICH	10 PARSONS ST.	
PHILIP RUSH	12 PARSONS ST.	
ANTHONY LAWRIE	3A PARSONS ST	
Bronte Prescott	3 Frankst Oaklnds Pk	
MIA ELLISON	2 FRANK ST " "	
LES ELLISON	" " " " "	
Lorraine Forrest	22 Parsons Street	
Chris Grayson	24 Parsons St	
NICK GRAYSON	" " "	
MARIANNE HAWTHORNE	1 Kenton Ave, Oaklands Park	
[illegible] HAWTHORNE	1 KENTON AVE, OAKLANDS PK	
		Attach additional sheets if required

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(Identify the details of the petition on each page)

CITY OF MARION RESOLVES NOT TO PERMANENTLY CLOSE DIAGONAL WAY.

Name	Address	Signature
KEN HUNT	40 GEORGE	
DENIS GRAY	36 PARSONS ST	
KEN BONYER	11 OAKLEIGH RD	
RUSS HOUNSLOW	4 KENTON AVE	
	3 KENTON AVE.	
Kevin O'Malley	6 Kenton Ave Dark.	
W.M. Forgan	2 Parsons St	
L.A. Forgan	2 Parsons St	
C. LOSINEGER	WOODHALL Drive	
M. Murphy	Ebony Court	
H. Hawes	Saint Nivions RD	
J Chalmers	Simone Crescent	
Lee Smith	10 portland Ave	
Shelley Smith	8A Kingston Ave	
	8A Kingston Ave	
	D & RDCB	
Shane Mart	1/121 Wyatt St Norwood Mt Barker	
Kristen Blakers	16 PARSONS ST Oaklands Park	
Angus Fisher	16 Parsons St Oaklands Park	
JOHN WATTS	28 PARSONS ST MARION	
Geoff Thomas	33 Bowden Grove, Marion	
ANDREW THOMAS	31 BOWDEN GROVE, MARION	
GAVIN HENTLIE	64 BOWDEN GROVE MARION	
Renata Hentlie	" "	

Attach additional sheets if required

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(Identify the details of the petition on each page)

CITY OF MARION RESOLVES NOT TO PERMANENTLY CLOSE DIAGONAL WAY

Name	Address	Signature
ROSS GRANTHAM	2 VI VONNE WAY	
DARYL SELLAR	20 BOWDEN GROVE	
Aisling McCorry	16 Bowden Grove	
FRANK ORFEO	14 Bowden GVE	
JUNE ORFEO	14 " "	
KARL GARRY SCHAFER	12 BOWDEN GROVE	
Tina Borges	8a Bowden Grove	
Alan Chalmers	4C Bowden Grove	
Michele Bennett	4 Bowden Grove	
Josephine Gaskin	2 BOWDEN GROVE	
STEVE O'NEILL	1 Bowden Grove	
Phil Brophy	5 Bowden Gve Oakllands Pk	
PETER VERITIS	7 Bowden	
Lee McCabe	13 Bowden Gve	
Carmel Schubert	14 Kenton Ave	
Helen Fernando	6 Peppertree Grove	
		Attach additional sheets if required

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CITY OF MARION

COMMITTEE RECOMMENDATIONS

Confirmation of Minutes of the Infrastructure and Strategy Committee Meeting held on 5 November 2019

Originating Officer	Executive Assistant to General Manager Corporate Services - Louise Herdegen
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC191126R05

REPORT OBJECTIVE

The purpose of this report is to facilitate the receiving and noting of the minutes from the Infrastructure and Strategy Committee Meeting held on 5 November 2019.

EXECUTIVE SUMMARY

A summary of items considered by Committee Members are noted below. Key discussion points for each item are outlined within the attached minutes (Appendix 1):

- Climate Risk and Governance;
- Strategic Review of Customer Experience Plan;
- Community Courts;
- Acquisition of Land and CEO Delegation to Purchase Land of a Strategic Nature;
- City Property Strategic Asset Management Plan; and
- Autonomous Vehicle Trial Experience.

RECOMMENDATION

That Council:

1. **Receives and notes the minutes of the Infrastructure and Strategy Committee meeting of 5 November 2019.**

2. **Notes that separate reports will be brought to Council for consideration of any recommendations from the Infrastructure and Strategy Committee.**

Attachment

#	Attachment	Type
1	Appendix 1 - Draft Minutes Infrastructure & Strategy Committee - 5 November 2019	PDF File

MINUTES OF THE ISC191105 - INFRASTRUCTURE AND STRATEGY COMMITTEE MEETING - 5 November 2019

Tuesday, 05 November 2019 at 06:30 PM

Council Administration Centre, 245 Sturt Road, Sturt

PRESENT :

Elected Members

Councillor - Luke Hutchinson, Councillor - Matthew Shilling, Councillor - Ian Crossland, Councillor - Bruce Hull, Mayor - Kris Hanna (from 7:30 pm), Christian Reynolds

DATE :
Tuesday, 05 November, 2019 | Time 6:30 PM

VENUE :
Council Chamber

In Attendance

Councillor Nathan Prior
Councillor Jason Veliskou
Councillor Raelene Telfer
General Manager City Services - Tony Lines
General Manager City Development - Ilia Houridis
General Manager Corporate Services - Sorana Dinmore
Manager City Activation - Greg Salmon
Manager Innovation & Strategy – Fiona Harvey
Manager Customer Experience - Karen Cocks
Environmental Sustainability Manager – Ann Gibbons
Unit Manager Sport & Recreation Facilities - James O'Hanlon
Unit Manager Open Space & Recreation Planning - Renee Pitcher
Open Space & Recreation Planner - Rebecca Deans

OPEN MEETING

Councillor Hutchinson opened the meeting at 06:32 PM

KAURNA ACKNOWLEDGEMENT

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

ELECTED MEMBER'S DECLARATION (if any)

Nil

CONFIRMATION OF MINUTES

Confirmation of the minutes for the Infrastructure and Strategy Committee Meeting held on 1 October 2019 (Report Reference: ISC191105R01)

Moved: Councillor - Matthew Shilling **Seconded: Councillor - Ian Crossland**

That the minutes of the Infrastructure and Strategy Committee Meeting held on 1 October 2019 be taken as read and confirmed.

Carried Unanimously

BUSINESS ARISING

Review of the Business Arising from previous meetings of the Infrastructure and Strategy Committee Meetings

Business Arising Statement - Action Items (Report Reference: ISC191105R02)

That the Infrastructure and Strategy Committee:

1. Notes the business arising statement, meeting schedule and upcoming items.
2. Recommends that opportunities for aligning strategic goals with future proofing our City through Capital works/Infrastructure projects are sought.

Carried Unanimously

Actions:

- Provide feedback to the new Committee on progress and opportunities at the December meeting (C Reynolds)
- Provide guidance to the new Infrastructure & Strategy Committee Chair for agenda items for the December meeting and extend an invitation to the new Independent Member to attend (F Harvey)
- Provide a high level summary of agenda topics of the past 12 months to the December meeting (F Harvey)

CONFIDENTIAL ITEMS - Nil

REPORTS FOR DISCUSSION

Climate Risk and Governance (Report Reference: ISC191105R03)

Environmental Sustainability Manager gave an overview of the report and highlighted key areas. The following feedback from members was provided:

- identifying risks well however there are short falls in emergency management planning
- there are opportunities for improvement in fleet & carbon neutrality
- present the Climate risk and Governance report to the Finance & Audit Committee
- report will be available to the public on Council's website on the Climate Change page, as well the report should be provided to the local Environment groups
- resourcing to deliver actions from the Climate Risk and Governance assessment should be presented with the action plan in 2020.

7:10 pm Councillor Shilling left the meeting

7.12 pm Councillor Shilling returned to meeting

Moved: Councillor - Ian Crossland **Seconded: Councillor - Matthew Shilling**

That the Infrastructure and Strategy Committee:

1. Notes this update on the Climate Risk and Governance Project;

2. Supports the following priority City of Marion actions to be included in the regional response planning:

   - Inclusion of climate change risk in Asset Management Plans as they are reviewed and updated;
   - Review of the Climate Change Policy to include consideration of an emissions reduction target for Council;
   - Greater recognition of climate change in Council's emergency management planning documents, systems and processes;
   - Advocacy to the South Australian Government for greater recognition of climate change in planning policy.

3. Notes that further Elected Member engagement and input on this matter will be sought at a joint briefing to be held in 2020 with other councils that have also completed the assessment.

Carried Unanimously

Strategic Review of Customer Experience Plan (Report Reference: ISC191105R04)

The Manager Customer Experience provided additional context around Appendix 1 and 2 of the report. The following points of discussion were noted:

- improvements have been made to the public consultation process to better align community expectations with realistic Council capabilities and this will continue to improve as business practices become more efficient.
- continual improvement in business practices have led to efficiency gains such as increased first call resolutions

7.30 pm Mayor Hanna joined the meeting

- CRM would assist with improved data capture and analysis to guide informed decision making
- amend wording in Appendix 1 from "positive response" to “empathic, fair and accurate response” to customers

That Council:

1. Notes the report.

Carried Unanimously

Community Courts (Report Reference: ISC191105R05)

The Unit Manager Sport & Recreation Facilities, Unit Manager Open Space Planning and Recreation & Open Space Planner joined the meeting to provide a response to members questions.
The following discussion points were noted:

- progress of the overall strategy of court reduction and repurposing courts to multipurpose use
- members to present strategy for consideration where courts are required in other locations
- potential gap identified where open space plan policy does not include community court policy - to be addressed

Moved: Councillor Hull **Seconded: Mayor – Kris Hanna**

The Infrastructure & Strategy Committee recommend to Council that:

1. Council proceeds to install one multipurpose court in Hamilton Reserve.
2. The Committee encourages Council to put together a plan to manage future community courts and to identify gaps in provision.
3. Through the open space plan, identify gaps in provision where multipurpose courts, taking into account netball courts, can be fulfilled.
4. Two netball courts be added to Cove netball facility through the open space plan and consult before any work is done.

Carried Unanimously

REPORTS FOR NOTING

Acquisition of Land and CEO Delegation to Purchase Land of a Strategic Nature (Report Reference: ISC191105R06)

The Committee clarified the intention of this procedure is to expedite the process should identified opportunities become available.
Administration to update the acquisition procedure taking into consideration feedback provided from the Committee.

Moved: Councillor - Matthew Shilling **Seconded: Councillor - Ian Crossland**

The Infrastructure & Strategy Committee recommend to Council that:

1. The CEO have delegated authority for strategic land acquisition, using the approved procedure, up to $1,000,000.

Carried Unanimously

City Property Strategic Asset Management Plan (Report Reference: ISC191105R07)

The following discussion points were noted:

- the last building condition audit was undertaken in 2015. It is a requirement that Asset Management Plans are reviewed within 2 years of a new council being appointed, and the building condition audit information is critical for this review.
- data from the new audit will be mapped and overlayed into corporate systems to provide a more detailed assessment of properties across the City to assist with assessing future needs of the community.
- well informed asset planning allows agile decision making for known expenses that happen unexpectedly

Moved: Councillor - Ian Crossland **Seconded: Councillor - Bruce Hull**

That the Infrastructure and Strategy Committee:

1. Notes the update on the progress of the City Property Strategic Asset Management Plan initiative

Carried Unanimously

WORKSHOP / PRESENTATION ITEMS

Autonomous vehicle trial experience (Report Reference: ISC191105R08)

Mr Reynolds gave a verbal presentation on the differences between electric, hydrogen, diesel vehicles, the impact on the environment and financial implications, the lifecycle of the vehicle and the public transport sector.

OTHER BUSINESS

The Committee thanked Mr Reynolds for his contribution to the Committee over the past three years and noted that the members appreciated, valued and welcomed all his ideas.

MEETING CLOSURE

Meeting Declared Closed at 09:40 PM

CONFIRMED THIS 5TH DAY OF NOVEMBER 2019

.....
CHAIRPERSON

Confirmation of Minutes of the Review and Selection Committee Meeting held on 5 November 2019

Originating Officer	Manager Human Resources - Steph Roberts
Corporate Manager	Manager Human Resources - Steph Roberts
General Manager	Chief Executive Officer - Adrian Skull
Report Reference	GC191126R06

REPORT OBJECTIVE

The purpose of this report is to facilitate the receiving and noting of the minutes from the Review and Selection Committee Meeting held on 5 November 2019.

EXECUTIVE SUMMARY

A summary of items considered by Committee Members are noted below. Key discussion points for each item are outlined within the attached minutes (Appendix 1):

- Confirmation of the minutes for the Review and Selection Committee Meeting held on 15 October 2019
- CEO Annual Performance Review 2018/19
- Volunteer Update
- Corporate and CEO KPI Report Quarter One 2019/20

RECOMMENDATION

That Council:

1. **Receives and notes the minutes of the Review and Selection Committee meeting of 5 November 2019.**

2. **Notes that separate reports will be brought to Council for consideration of any recommendations from the Review and Selection Committee.**

Attachment

#	Attachment	Type
1	RSC191105 - Final Minutes	PDF File

MINUTES OF THE RSC191105 - REVIEW AND SELECTION COMMITTEE

Tuesday, 05 November 2019 at 06:00 PM

Council Administration Centre, 245 Sturt Road, Sturt

PRESENT

Elected Members

His Worship the Mayor Kris Hanna
Councillors Kendra Clancy, Jason Veliskou

In Attendance

Steph Roberts	Human Resources Manager
Rachel Read	Unit Manager Human Resources
Tim Sayer	Volunteer Development Officer

OPEN MEETING

The Mayor opened the meeting at 06:13 PM

KAURNA ACKNOWLEDGEMENT

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

ELECTED MEMBERS DECLARATION (if any) – Nil

CONFIRMATION OF MINUTES

Confirmation of the minutes for the Review and Selection Committee Meeting held on 15 October 2019

Report Reference: RSC191105R01

Moved Councillor Veliskou, Seconded Councillor Clancy

That the minutes of the Review and Selection Committee Meeting held on 15 October 2019 be taken as read and confirmed.

Carried Unanimously

BUSINESS ARISING - Nil

CONFIDENTIAL ITEMS

Cover Report - CEO Annual Performance Review 2018/19

Report Reference: RSC191105F01

Moved Councillor Veliskou, Seconded Councillor Clancy

That:

1. Pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons Steph Roberts, be excluded from the meeting as the Committee receives and considers information relating to the CEO Annual Performance Review 2018/19, upon the basis that the Committee 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 the performance of the CEO.

Carried Unanimously

6.15pm the meeting went into confidence

7.00pm the meeting came out of confidence

7.00pm Rachel Read joined the meeting

7.00pm Tim Sayer joined the meeting

REPORTS FOR DISCUSSION - Nil

REPORTS FOR NOTING

Volunteer Update

Report Reference: RSC191105R02

Moved Councillor Clancy, Seconded Councillor Veliskou

General Discussion regarding the report

- It is positive to start to see some results with increasing the diversity and experience into volunteering. It is good to see the improvement
- We are seeing some of our new arrival volunteers gaining work due to the experience gained through volunteering
- Councillor Veliskou shared at an event he attended today, the New and Emerging Communities 'Sisters of the World' volunteer program at the City of Marion was discussed by City of Marion staff. The good work being done through this program was acknowledged
- The volunteering strategy was developed in response to the KPMG report, covering areas such as:
    - DCSI checks in place for all volunteers (no cost to volunteers)
    - Volunteering strategy developed
    - Diversity gaps targeted
    - Volunteer data base updated
    - Induction of volunteers
    - Aligning volunteering processes with Human Resource processes
    - Developing a marketing plan
- Recruitment in some areas has been low, due to some areas having no vacancies (e.g. libraries)
- Councillor Veliskou advised tax help volunteers are placed at the City of Marion, however no conflict of interest exists

That the Review and Selection Committee:

1. Notes the report

Carried Unanimously

7.14pm Rachel Read left the meeting

7.14pm Tim Sayer left the meeting

Corporate and CEO KPI Report Quarter One 2019/20

Report Reference: RSC191105R03

Moved Councillor Clancy, Seconded Councillor Veliskou

Discussion

- Note, appendix 3 has an error showing staff net numbers as at 30 June 2019, this should be as at 30 September 2019
- LTIFR discussion in 18/19 crept up with a number of injuries. Noting it has reduced in Q1 19/20. The focus remains on prevention of injury and supporting staff who do suffer an injury with return to work.
- Staff vacancies were discusses and as a result administration have been requested to provide a report
    - **ACTION**: Administration to provide a report on vacancy management for the next Review and Selection meeting for the 1st quarter (6 months)
        - Duration of vacancies
        - Which vacancies are temporarily filled and by agency and City of Marion staff
        - Can we compare to how other Councils (PAE and CoCS) how they approach the issue of vacancies and budgeted for them, in terms of a percentage of the total FTE

That the Review and Selection Committee;

1. Note this report

Carried Unanimously

WORKSHOP / PRESENTATION ITEMS - Nil

OTHER BUSINESS

MEETING CLOSURE - Meeting Declared Closed at 7.23PM

CONFIRMED THIS XX DAY OF XXX

.....
CHAIRPERSON

CITY OF MARION

CONFIDENTIAL ITEMS

Cover Report - Confirmation of Confidential Minutes of the Review and Selection Committee Meeting held on 5 November 2019

Originating Officer	Manager Human Resources - Steph Roberts
Corporate Manager	Manager Human Resources - Steph Roberts
General Manager	N/A
Report Reference	GC191126F01

RECOMMENDATION

That:

Pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons: Steph Roberts, be excluded from the meeting as the Committee receives and considers information relating to the CEO Annual Performance Review 2018/19, upon the basis that the Committee 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 the performance of the CEO.

Confirmation of Confidential Minutes of the Review and Selection Committee Meeting held 5 November 2019

CONFIDENTIAL

Reason For Passing This Resolution:

Local Government Act (SA) 1999 S 90 (2) 3(a): information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

Cover Report - CEO Annual Performance Review 2018/19

Originating Officer	Manager Human Resources - Steph Roberts
Corporate Manager	Manager Human Resources - Steph Roberts
General Manager	N/A
Report Reference	GC191126F02

RECOMMENDATION

That:

1. **Pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, Council orders that all persons present, with the exception of the following persons: Steph Roberts, be excluded from the meeting as Council receives and considers information relating to the CEO Annual Performance Review 2018/19, upon the basis that Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential, given the information relates to the performance of the CEO.**

Cover Report - Winding up of Section 41 Committee (Council Solutions)

Originating Officer	Executive Assistant to CEO - Dana Bartlett
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	Chief Executive Officer - Adrian Skull
Report Reference	GC191126F03

RECOMMENDATION

That

1. **Pursuant to Section 90(2) and (3)(g) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Adrian Skull, Ilia Houridis, Tony Lines, Sorana Dinmore, Kate McKenzie Victoria Moritz and Craig Clarke, be excluded from the meeting as the Council receives and considers information relating to Winding up of Section 43 Regional Subsidiary (Council Solutions), 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 to ensure that the Council does not breach any confidential order currently in place.**

Winding up of Section 43 Regional Subsidiary (Council Solutions)

CONFIDENTIAL

Reason For Passing This Resolution:

Local Government Act (SA) 1999 S 90 (2) 3(g) : matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty.

CITY OF MARION

CORPORATE REPORTS FOR DECISION

Coastal Walkway Project

Originating Officer	Landscape and Open Space Planner - Geoff Booth
Corporate Manager	Manager City Activation - Greg Salmon
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC191126R07

REPORT OBJECTIVE

To provide Council with an update on the Coastal Walkway investigations and repairs following the recommendations of a structural audit and to present the draft Coastal Walkway Plan which provides cost estimates for the renewal of the asset.

EXECUTIVE SUMMARY

This report provides an overview of the outcomes of the Coastal Walkway structural investigations, including the re-opening of structures after repairs, further repair works and costings. The long term renewal of the existing asset is discussed through the draft 'Coastal Walkway Plan 2019-2029' including timing and proposed costings for the short and long term.

Considerations discussed in this report include:

- Findings of structural investigations, completed repairs (including re-opened structures), proposed repair costing and time frames (Appendix 1_Coastal Walkway Investigations and Repairs Report)

- Draft Coastal Walkway Plan 2019-2029 (Appendix 2_Draft Coastal Walkway Plan 2019-2029) which includes costings of complete renewal of the existing trail.

RECOMMENDATION

That Council:

1. **Notes the final structural investigation findings, repaired and re-opened structures and repair costing and re-opening time frames for the remaining structures (refer Appendix 1).**

2. **Endorses the draft Coastal Walkway Plan (Appendix 2) including the timing and costing for renewal priorities.**

3. **Commits up to $2,440,604 towards renewal of Stages 1 and 2 of the Coastal Walkway Plan over the next four years to be funded through Council's Asset Sustainability Reserve Fund, subject to a commitment of $2,440,604 from Federal and/or State Government.**

4. **Endorses a new FTE position up to Level 6 - $97,280 per annum (adjusted with enterprise agreement) for four years to project manage the implementation of the draft Coastal Walkway Plan subject to funding being secured for Stages 1 and 2.**

5. **Notes the prioritisation of the remaining renewal stages (2024/25 - 2034/35) along with ongoing operating, maintenance and depreciation costs will be developed within the Coastal Walkway Asset Management Plan for adoption by Council by November 2020.**

Liveable:	Enhancement of community living, assists in creating vibrant community facilities and open spaces.
Valuing Nature:	Promotes biodiversity (plants and animals on public or private land, coastal area and marine development), and improves opportunities for people to play in open spaces and interact with nature.
Engaged:	Encourages the community to be engaged and empowered to influence the improvement of their own neighbourhood.
Connected:	Enhanced ability for social interaction, improves movement across the city, enhances walking path connections across the city.
Opportunities:	To consider the strategic alignment of its coastal assets in a city wide plan. This overall strategic direction will provide further clarity on Council objectives, scope of work and review the priories of project areas across the City of Marion coast line.
Other Funding Sources:	Grant funding opportunities exist through the Open Space Grant Funding program for new/upgraded coastal infrastructure which supports strategic Coast Park initiatives. Funding opportunities through Federal and State Gov. will be pursued.

DISCUSSION

BACKGROUND

The Coastal Walkway from Marino to Hallett Cove commenced construction in the mid to late 1990's. The walkway today is a highly valued and well utilised community asset which attracts visitors into the region and contributes to the liveability of the City.

The broader Adelaide Metropolitan Coast Park extends along Adelaide's coastline from Sellicks Beach to North Haven, with the Marion Coastal Walkway providing an approximate 8km section between Marino and Hallett Cove.

In addition to the stunning geological formations, native coastal vegetation and sites of indigenous cultural significance, the City of Marion Coastal Walkway contains structures (stairways secured to cliff faces, board walks and bridges), pathways at ground level, lookouts and other surrounding public infrastructure such as bins, signs, artwork and benches.

At the General Council meeting on 11 September 2018, Council endorsed the development of a Coast Park Plan for the length of the Marion coastline and that a report be received on the Coast Park Plan mid 2019 for consideration, resourcing and community consultation.

The City of Marion Business Plan 2019-2023 was endorsed by Council in June 2019, which explains the projects and programs Council will deliver over four years. One of the project initiatives as part of the Business Plan was to develop and deliver a coastal walkway to connect Heron Way Reserve with the Field River environs.

In early 2019, as part of Council's ongoing asset audits of the Coastal Walkway and to inform the Coastal Park Plan, Council engaged engineering consultancies to undertake a structural audit of all structures associated with the Coastal Walkway.

The purpose of the audit and subsequent report was to create a new asset database and identify any defects. This information would then be used to develop a Coastal Walkway Plan with cost estimates for renewal and potential re-alignment options.

Due to the outcomes of the draft audit report and safety being the priority for users, Council resources were allocated to close structures along the walkway that were deemed high risk until further investigation could take place. Subsequently, the outcome of this investigation has informed the required Coastal Walkway Plan and will feed into the review of Council's Asset Management Plan.

Structural Investigations and Repairs

Twelve structures along the walkway were rated as high risk due to the lack of information on the adequacy of the footings. External contractors were engaged to conduct intrusive investigations involving earthworks, geotechnical inspections and assessments to determine the condition of repair and/or replacement options.

A Surveyor, Geotechnical Engineers and a Structural Engineer were engaged to undertake the required investigations. The following information was gathered to make structural assessments on the 560 footings across the twelve closed structures:
- Post – diameter, height, depth below surface
- Reinforcement bar into rock surface – diameter, length
- Concrete pad/pile – diameter, depth
- Founding material information
- Slope percentage
- Slope stability assessment
- Working bearing capacity

Based on the structural assessments and that the structures are 20-25 years old, Council is expected to gain another 10 years maximum overall life of the asset once repaired.

During the investigations, Council staff and consultants evaluated the works through a cost benefit analysis to understand if it is cost effective to investigate, repair and / or replace the individual structures.

Based on these investigations and the repairs taking place, two sites were re-opened in October. These structures are located at::
- Marino Rocks Boat Ramp, Marino (CWT002)
- Marine Parade, Marino (CWT003)

(Refer to Appendix 1_Coastal Walkway Investigations and Repairs Report).

Repairs to structures include underpinning of footings, additional timber bracing and some scour protection to prevent stormwater erosion near the structures. Repairs have provided adequate support to allow safe pedestrian usage.

Consultants systematically worked through the closed sites and found that following the required repair works, sections can be reopened. It is anticipated that majority of the repair works may be completed by early 2020.

The location of two major structures spanning the large gully sites (Grey Road Gully CWT012 and Kurnabinna Gully CWT014 and CTW015) have stairways secured to the cliff face, which present a challenge for investigation and for proposed repair work.

In order to make an assessment of the feasibility and how it might be possible to repair these gully structures in their current form, further investigations are required into the composition and stability of the existing footings and adjacent slopes.

Investigations into realignment opportunities at these sites have been prioritised in the draft Coastal Walkway Plan over the next 4 years (2020 - 2024). Further works are required in the initial design phase, which will include site research and planning, community consultation, detailed designs and refinement of costings as project certainty increases.

In the few instances where closed structures provide access to the beach foreshore (Murto Parade CWT004), this access will remain closed into the future and decommissioned (Refer to Appendix 2_draft Coastal Walkway Plan).

COMMUNICATIONS

A proactive communication approach has been undertaken to continue to inform the broader community and key stakeholders of any decisions of repaired / re-opened structures, and will continue to keep the community up to date with future developments.

The objective has been on informing the community that as a safety precaution a large section of the Coastal Walkway is closed whilst investigations and repairs are taking place. Whilst diversions along the walkway are in place, the vast majority of the trail is open to enjoy primarily south of Fryer Street, Hallett Cove.

The community and key stakeholders have been informed of project updates via information flyer letterbox drops, erected signs on-site at closed trail heads, which include detailed diversion maps and key information is placed on Councils' website, posted on social media and advertisements in the Messenger.

Council have received numerous amounts of correspondence from residents and the broader community in relation to the Coastal Walkway closures, which has reiterated the popularity and importance of this asset to the community. The majority of the feedback has been centred on how valued the asset is for the community and queries around what time frames in which sections of the trail will be reopened.

As repairs are rolled out on the varying structures, information updates will be provided to the community and key stakeholders to keep them informed.

Council will continue to advocate for the future renewal of this important State asset as the aging infrastructure reaches the end of its natural life. Funding opportunities will be sought through the Federal and State Government direct investment or grants which may attract a 50/50 co-contribution from Council.

Coastal Walkway Plan

The draft Coastal Walkway Plan (Appendix 2) provides Council with a forward renewal plan which prioritised sections of the walkway and preliminary cost estimates for its upgrade.

The Plan has broken down the walkway into cells for renewal purposes, each cell has been prioritised based on the assets within the cells and reviewed based on repairs to structures that have taken place.

The investigations and repairs to date have gained approximately another 10 years of asset life to existing structures. High level cost estimates have been provded for the potential future renewal of each cell.

A high priority has been placed on the design investigations and construction of the walkway that is located in Cell 6 - Kurnabinna Gully, Cell 5 - Grey Road Gully and Cell 10 - Field River.

The Gully Cells / structures have been prioritised. Even if they are able to be repaired, difficulties in investigating and maintaining these structures will continue due to the footings being attached to the side of the cliff face where erosion may continue to take place. Through the design considerations, alternate alignment opportunities will be investigated and where possible provide increased access to these areas.

Cell 10 - Field River has been prioritised as it is currently an unfunded initiative endorsed through the City of Marion Business Plan 2019-2023. One of the project initiatives as part of the Business Plan is to develop and deliver a coastal walkway to connect Heron Way Reserve with the Field River environs.

Renewal Costing

A quantity surveyor was engaged to provide Council with renewal costs based on the replacement of the existing infrastructure with improved materials at the current trail alignment.

The Coastal Walkway Plan (Appendix 2) provides a breakdown of costs per Cell with priority sites proposed for renewal over the next four years at a total cost of $4,881,208.00.

The estimated total cost of renewal of the asset is $14,510,900.

Each stage is costed over a two year period with the first year being planning, consultation, design and the second year proposed construction. Higher level costing has been based on the renewal of existing structures and pathway elements. Once defined detailed designs are completed, refined project costing can be produced. Cost estimates are high level and will likely change as designs progress and certainty increases.

The current building materials used for the majority of the Coastal Walkway structures and repairs are perma-pine timber with some sections being replaced with FRP decking (Fibre Reinforced Polymer / Plastic). Costing elements have allowed for the renewal of existing structures utilising more durable materials such as Galvanised steel and FRP which are durable in marine environments and have an asset life of 40-50 years.

Renewal / Realignment Opportunities

Where structures along the Coastal Walkway are not able to be repaired and reopened, consideration will be made to realign the trail to improve overall access. This proposed realignment will require revised costings based on investigations, designs and planning considerations into land ownership where the City of Marion property boundaries are adjacent private land.

Realignment options may exist to retreat sections of the walkway away from cliff edges and potentially to follow the natural topography inland through the gully sites. Whilst this may still provide scenic coastal views, further consideration will be provided for community consultation, the sensitivity of coastal flora and fauna and private property boundaries.

Resources

Future renewal planning, management and implementation of the Coastal Walkway Plan will require an allocation of a FTE resource to deliver the critical future projects. It is recommended that a Coastal Asset Planner position be resourced for the next four years to project manage the renewal of the asset and to review the Coastal Walkway Asset Management Plan, which needs to be brought to Council by November 2020.

Grant Funding

The State Government (DPTI) Open Space and Places for People Programs support the development and improvement of quality public open space and to revitalise public spaces that are important to the social, cultural and economic life or their communities or region.

The following eligibility criteria apply to this project:
- Projects should have at least 50% funding contribution
- Projects should be able to commence within two months of grant funding approval
- Funding is only available for new works; retrospective funding is not available for anything undertaken prior to grant funding approval.

There may also be opportunities to receive direct investment from State or Federal Government through a funding commitment outside of current grant funding rounds due to the importance of this asset to the region.

BUDGETS

Investigation and repair costs can be found in Appendix 1. The costs of the investigation and repairs are $238,000. This does not include the two large gullies where investigations are ongoing.

It is recommended that Council commit $2,440,604 towards renewal of Stages 1 and 2 of the Coastal Walkway Plan over the next four years to be funded through Council's Asset Sustainability Reserve Fund and seeks a commitment of $2,440,604 from Federal and/or State Government. The timing of this expenditure will be confirmed once funds are committed and a project plan developed.

The prioritisation of the remaining stages and ongoing operating costs will be reviewed within the Coastal Walkway Asset Management Plan for consideration by Council by November 2020.

RISKS

A proactive risk management approach was undertaken to prioritise the Coastal Walkway Plan and the timing of cells for future renewal.

Community consultation has consisted of Community Update Flyers, Council web page updates and social media communications advising structures are closed.

The closures have been made inaccessible through the erection of temporary fencing barriers at each access point to the closed sections with 'no access' signage. Warning and diversion signs have also been installed to communicate the closures to the public. The temporary fencing and signage is regularly inspected, 3 times per/week, including before and after the weekends to ensure it is safely in place to communicate the risk to anyone intending to use the walkway.

The location and topography of the terrain has made it challenging to be able to monitor, inspect, maintain, repair and ultimately to renew sections of the walkway. Storm water erosion impacts are having continued effects on the Coastal Walkway including structure footings. Some initial investigations have take place identifying storm water related issues.

OPPORTUNITIES

Monitoring the service levels / usage rate of the Coastal Walkway is an important consideration which will give Council valuable insight into data such as the number of people using an individual structure and the time of day the trail / structure is being used. Through the City of Marion Smart Cities program, monitoring devices will be installed.

Design and service standard guidelines have not yet been developed as part of the draft Coastal Walkway Plan. These design guidelines together with agreed services levels will be investigated and incorporated into the review of Council's Asset Management Plan.

CONCLUSION

The State Coastal Walkway is a highly value community asset that is provides user groups with health and well being, to be connected with nature and make the City of Marion are great place to live.

The detailed information within the attached Appendices provides strategic renewal, costing and forward thinking objectives for this asset to be efficiently and effectively managed into the future, it is recommended that Council commit to a 50/50 funding of the first two stages of the Coastal Walkway Plan seeking the remaining funds from State and/or Federal Government. Future stages can be considered as part of the Coastal Walkway Asset Management Plan.

Attachment

#	Attachment	Type
1	Appendix 1_Coastal Walkway Investigations and Repair Report	PDF File
2	Appendix 2_Coastal Walkway Plan (DRAFT)	PDF File

Coastal Walkway Investigations and Repairs Report

November 2019

CITY OF MARION

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EXECUTIVE SUMMARY

In early 2019, as part of Council's ongoing asset audits of the Coastal Walkway, Council engaged engineering consultancies to undertake a structural audit of all structures associated with the Coastal Walkway.

Due to the outcomes of the audit report and safety being the priority for users, twelve elevated timber walkway structures along the coastal walkway were rated as high risk, due to the lack of information on the adequacy of the footings. These structures were closed until further investigations had been undertaken and recommendations on any repair works.

Out of the twelve structures only nine were investigated and assessed, Grey Road Gully and Kurnabinna Gully site structures have been difficult and complex to undertake investigations and repair works. Further investigations are required to make an assessment of the feasibility and how it might be possible to repair these gully structures in their current form.

The results of the investigations have identified the need for repairs which involve underpinning of the structure, additional timber bracing and scour protection to prevent stormwater erosion near the structures. The repairs are likely to gain an additional 10 years of useful life.

The total cost to undertake the repair works on the nine structures have been estimated at $130,000. The repairs are to be completed by end of 2019/early 2020.

BACKGROUND

The Coastal Walkway from Marino to Hallett Cove commenced construction in the mid to late 1990's. The walkway today is a highly valued and well used community asset which attracts visitors into the region and contributes to the liveability of the City.

The broader Adelaide Metropolitan Coast Park Plan extends along Adelaide's coastline from Sellicks Beach to North Haven, with the City of Marion Coastal Walkway providing a 7.2 km section between Marino and Hallett Cove.

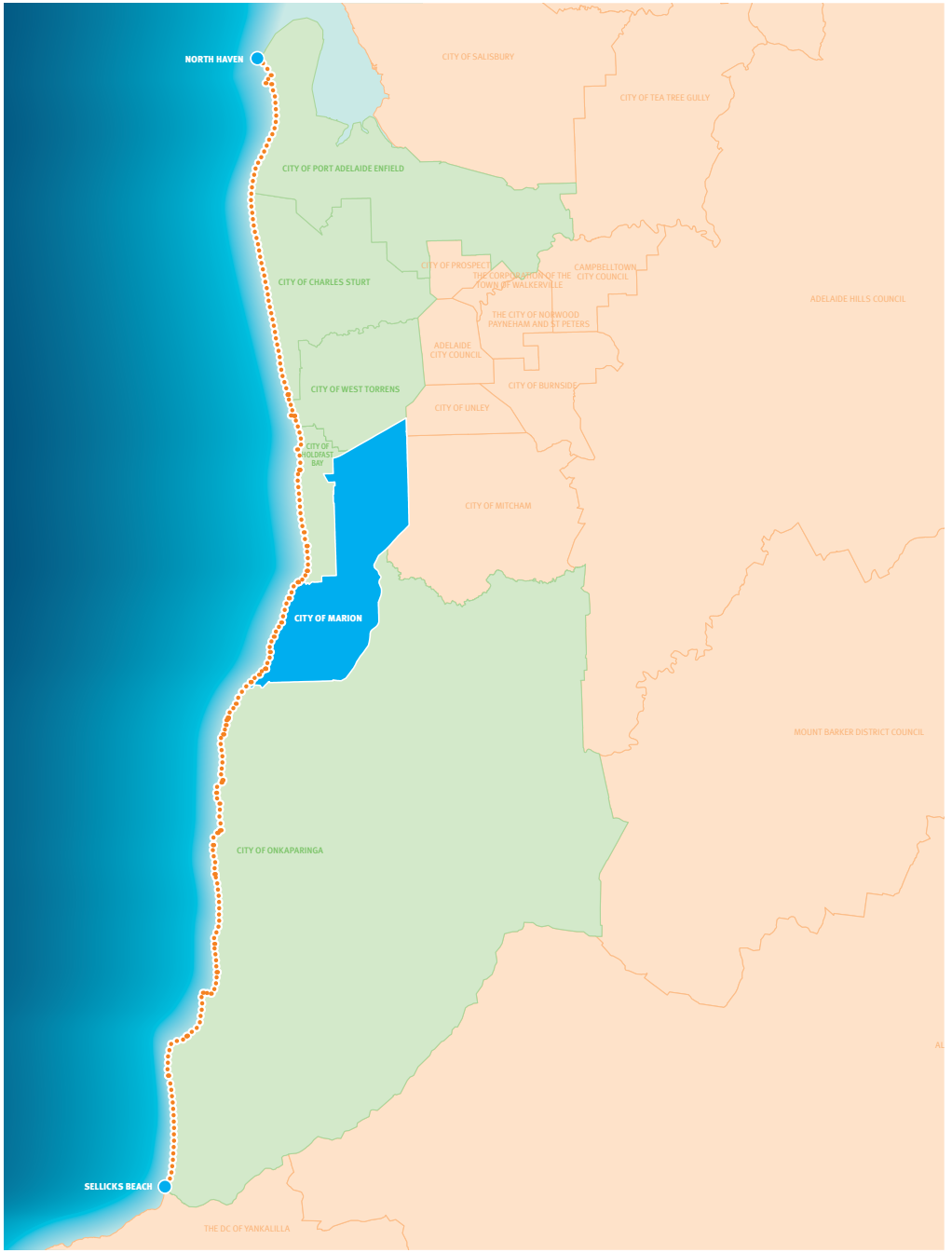
In addition to the stunning geological formations, native coastal vegetation and sites of indigenous cultural significance, the City of Marion Coastal Walkway contains structures (stairways secured to cliff faces, boardwalks and bridges), pathways at ground level, lookouts and other surrounding public infrastructure such as bins, signs, artwork and benches.

The walkway was initially constructed with limited planning considerations to justify alignment and documented designs.

In early 2019, as part of Council's ongoing asset audits of the Coastal Walkway, Council engaged engineering consultancies to undertake a structural audit of all structures associated with the Coastal Walkway.

The purpose of the audit and subsequent report was to identify any defects and structural information to then be used within the Coastal Walkway Plan 2019–2029.

Due to the outcomes of the audit report and safety being the priority for users, Council resources were allocated to close structures along the walkway that were deemed high risk until further investigation could take place.



STRUCTURAL INVESTIGATIONS

Twelve elevated timber walkway structures along the walkway were rated as high risk due to the lack of information on the adequacy of the footings. It was recommended that intrusive investigations involving earthworks, geotechnical inspections and structural assessments be undertaken to determine the condition of repair and / or replacement options.

The following information was gathered to make structural assessments on the 560 footings across the twelve closed structures:

- Post – diameter, height, depth below surface
- Reinforcement bar into rock surface – diameter, length
- Concrete pad/pile – diameter, depth
- Founding material information
- Slope percentage
- Slope stability assessment
- Working bearing capacity

Using the information from the investigations each structure has been assessed by geotechnical & structural engineers and provided recommendations for repair works.

Including an assessment of the remaining life for each structure to determine the priority for replacement/upgrade.

COSTING SUMMARY

Structure	Structure ID	Investigation Cost	Estimated Repair Cost	Total Cost	Estimated Repair Completion
Marino Rocks Structure	CWT002	$6,000	$26,000*	$32,000	Currently Open
Marine Parade Structure	CWT003	$4,000		$4,000	Currently Open
Murto Parade Structure	CWT004	$11,000	$26,000	$37,000	Dec 19/Jan 20
North of Cove Road Car Park Structure	CWT005	$14,000	$27,000	$41,000	Dec 19/Jan 20
South of Cove Road Car Park Structure	CWT007	$16,000	$21,000	$37,000	Dec 19/Jan 20
Westcliff Reserve Structure North	CWT008	$12,000	$5,000	$17,000	Dec 19/Jan 20
Westcliff Reserve Structure South	CWT010	$15,000	$18,000	$33,000	Dec 19/Jan 20
Grey Road North Structure	CWT011	$15,000	$2,000	$17,000	Dec 19/Jan 20
Grey Road South Gully Structure	CWT012	TBD - FURTHER INVESTIGATIONS REQUIRED			
Nungamoora Street North Structure	CWT013	$15,000	$5,000	$20,000	Dec 19/Jan 20
Kurnabinna Gully Structure North	CWT014	TBD - FURTHER INVESTIGATIONS REQUIRED			
Kurnabinna Gully Structure South	CWT015	TBD - FURTHER INVESTIGATIONS REQUIRED			
TOTAL		**$108,000**	**$130,000**	**$238,000**	

* Repair works completed

Note: An on-going cost every 2 years of $20,000 to undertake Level 3 Structural audits to monitor the condition of the structures on the Coastal Walkway.

STRUCTURAL ASSESSMENTS

CWT002 | MARINO ROCKS STRUCTURE

Investigation Findings

The investigations found that additional underpinning of the footings and structural bracing was required to provide additional support to the structure.

Cost Estimate

Investigation = $6,000

Repair = $25,000 (Repair works completed)

Description

- Footings required underpinning
- Bracing work required on most of the structure

Programming and Planning Considerations

Repair works were completed on 25th October 2019. Site is currently open to the public.

Notes on Asset Life

The repair will likely provide this structure an additional 10 years of useful life.

It has also been highlighted by the structural engineer consultant that a Level 3 structural inspection is to be undertaken every 2 years to monitor the condition of the structure.

CWT003 | MARINE PARADE STRUCTURE

Investigation Findings

The geotechnical investigation has identified that the foundation soils supporting the structure are structurally adequate. The structure is adequate to support the pedestrian loads for which it was intended.

Cost Estimate

Investigation = $4,000

Description

- No Repair works required

Programming and Planning Considerations

Site is currently open to the public as of 10 October 2019.

Notes on Asset Life

This structure will likely have an additional 10 years of useful life.

It has also been highlighted by the structural engineer consultant that a Level 3 structural inspection is to be undertaken every 2 years to monitor the condition of the structure.

CWT004 | MURTO PARADE STRUCTURE

Investigation Findings

The investigations found that additional underpinning of the footings and structural bracing was required to provide additional support to the structure. In addition, erosion of the gully and footings due to stormwater have caused footings to be undermined and require protection treatments. The beach access structure is to be decommissioned.

Cost Estimate

Investigation = $11,000

Estimated Repair = $26,000

Description

- Footings required underpinning
- Bracing work required on most of the structure
- Scour protection works near the footings
- Fencing and signage to prevent use of the beach access structure

Programming and Planning Considerations

Repair works are scheduled for Dec/Jan 2020.

Notes on Asset Life

The repair will likely provide this structure an additional 10 years of useful life.

It has also been highlighted by the structural engineer consultant that a Level 3 structural inspection is to be undertaken every 2 years to monitor the condition of the structure.

CWT005 | NORTH OF COVE ROAD CAR PARK STRUCTURE

Investigation Findings

The investigations found that additional underpinning of the footings and structural bracing was required to provide additional support to the structure. In addition, erosion of the gully and footings due to stormwater have caused footings to be undermined and require protection treatments.

Cost Estimate

Investigation = $14,000

Estimated Repair = $27,000

Description

- Footings required underpinning
- Bracing work required on small section of the structure
- Minor scour protection works near the footings

Programming and Planning Considerations

Repair works are scheduled for Dec/Jan 2020.

Notes on Asset Life

The repair will likely provide this structure an additional 10 years of useful life.

It has also been highlighted by the structural engineer consultant that a Level 3 structural inspection is to be undertaken every 2 years to monitor the condition of the structure.

CWT007 | SOUTH OF COVE ROAD CAR PARK STRUCTURE

Investigation Findings

The investigations found that additional underpinning of the footings and structural bracing was required to provide additional support to the structure. In addition, erosion of the gully and footings due to stormwater have caused footings to be undermined and require protection treatments.

Cost Estimate

Investigation = $16,000

Estimated Repair = $21,000

Description

- Footings required underpinning
- Bracing work required on small section of the structure
- Minor scour protection works near the footings

Programming and Planning Considerations

Repair works are scheduled for Dec/Jan 2020.

Notes on Asset Life

The repair will likely provide this structure an additional 10 years of useful life.

It has also been highlighted by the structural engineer consultant that a Level 3 structural inspection is to be undertaken every 2 years to monitor the condition of the structure.

CWT008 | WESTCLIFF RESERVE STRUCTURE NORTH

Investigation Findings

The investigations found that additional bracing is required

Cost Estimate

Investigation = $12,000

Estimated Repair = $5,000

Description

- Bracing work required on a small section of the structure

Programming and Planning Considerations

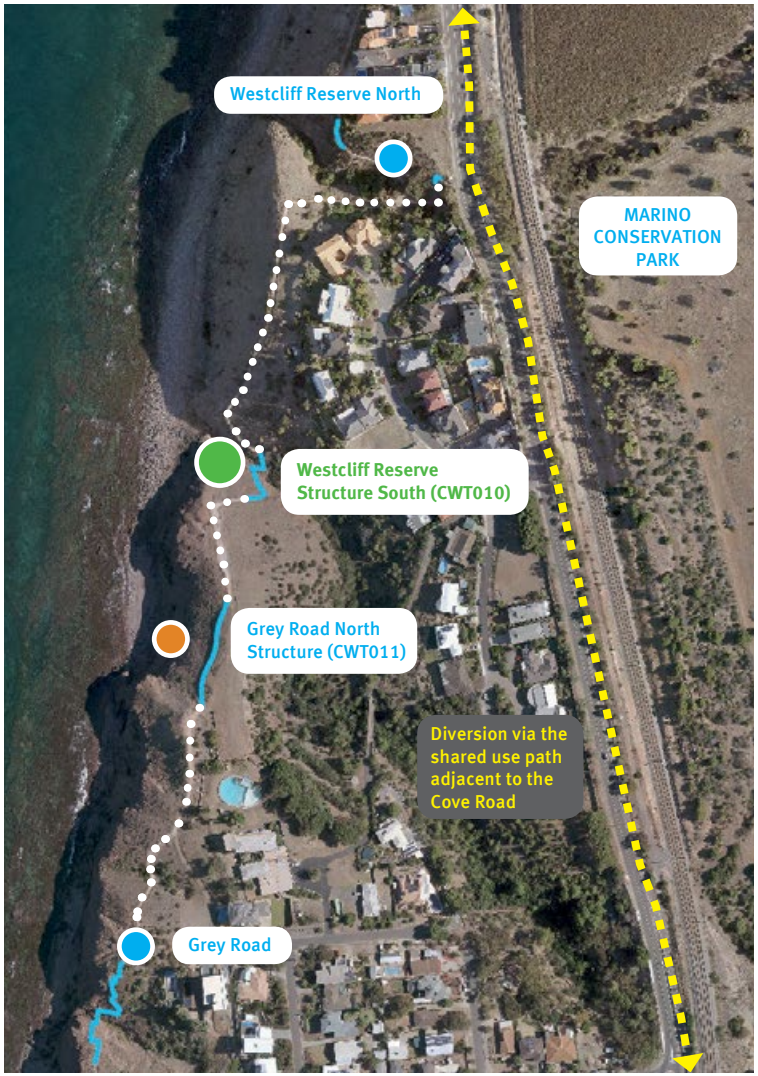
Repair works are scheduled for Dec/Jan 2020.

Notes on Asset Life

The repair will likely provide this structure an additional 10 years of useful life.

It has also been highlighted by the structural engineer consultant that a Level 3 structural inspection is to be undertaken every 2 years to monitor the condition of the structure.

CWT010 | WESTCLIFF RESERVE STRUCTURE SOUTH



Investigation Findings

The investigations found that additional underpinning of the footings and structural bracing was required to provide additional support to the structure. In addition, erosion of the gully and footings due to stormwater have caused footings to be undermined and require protection treatments.

Cost Estimate

Investigation = $15,000

Estimated Repair = $18,000

Description

- Footings required underpinning
- Bracing work required on small section of the structure
- Minor scour protection works near the footings

Programming and Planning Considerations

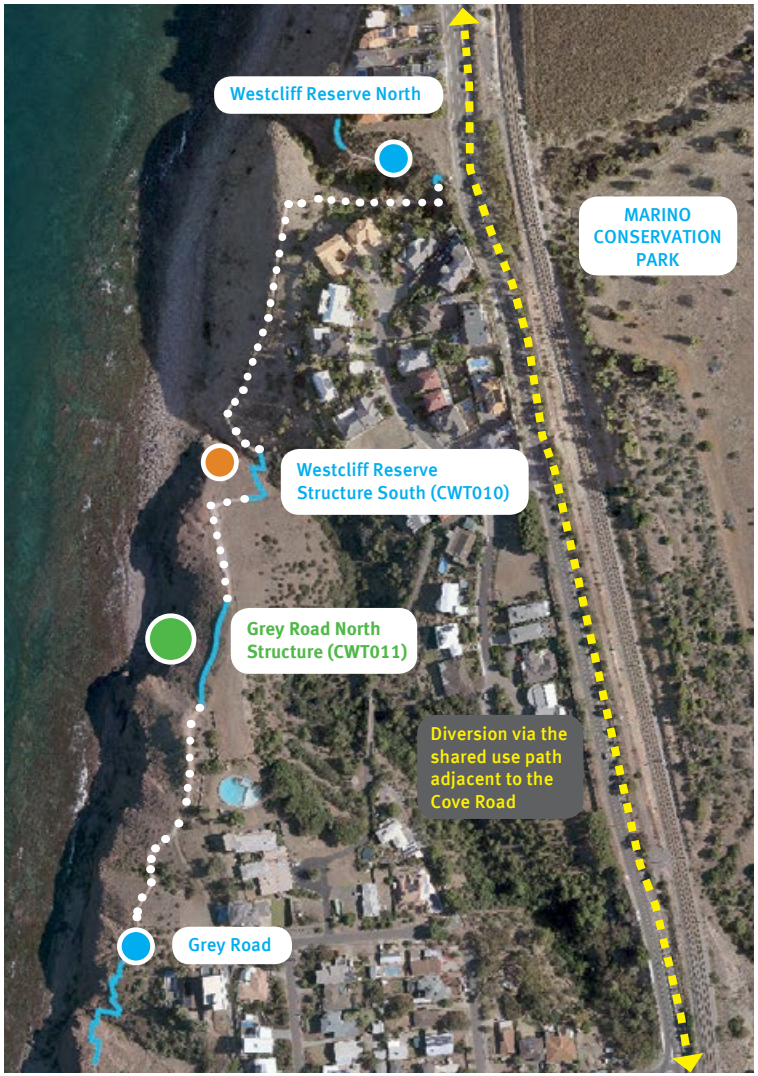
Repair works are scheduled for Dec/Jan 2020.

Notes on Asset Life

The repair will likely provide this structure an additional 10 years of useful life.

It has also been highlighted by the structural engineer consultant that a Level 3 structural inspection is to be undertaken every 2 years to monitor the condition of the structure.

CWT011 | GREY ROAD NORTH STRUCTURE



Investigation Findings

The investigations found that additional underpinning of the footings was required to provide additional support to the structure.

Cost Estimate

Investigation = $15,000

Estimated Repair = $2,000

Description

- Footings required underpinning

Programming and Planning Considerations

Repair works are scheduled for Dec/Jan 2020.

Notes on Asset Life

The repair will likely provide this structure an additional 10 years of useful life.

It has also been highlighted by the structural engineer consultant that a Level 3 structural inspection is to be undertaken every 2 years to monitor the condition of the structure.

CWT012 | GREY ROAD SOUTH GULLY STRUCTURE

Investigation Findings

In order to make an assessment of the feasibility and how it might be possible to repair these gully structures in their current form, further investigations are required into the composition and stability of the existing footings and adjacent slopes.

Cost Estimate

Investigation = TBD

Estimated Repair = TBD

Description

TBD

Programming and Planning Considerations

TBD

Notes on Asset Life

TBD

CWT013 | NUNGAMOORA STREET NORTH STRUCTURE

Investigation Findings

The investigations found that additional bracing is required

Cost Estimate

Investigation = $15,000

Estimated Repair = $5,000

Description

- Bracing work required on a small section of the structure

Programming and Planning Considerations

Repair works are scheduled for Dec/Jan 2020.

Notes on Asset Life

The repair will likely provide this structure an additional 10 years of useful life.

It has also been highlighted by the structural engineer consultant that a Level 3 structural inspection is to be undertaken every 2 years to monitor the condition of the structure.

CWT014 & CWT015 | KURNABINNA GULLY STRUCTURE

Investigation Findings

In order to make an assessment of the feasibility and how it might be possible to repair these gully structures in their current form, further investigations are required into the composition and stability of the existing footings and adjacent slopes.

Cost Estimate

Investigation = TBD

Estimated Repair = TBD

Description

TBD

Programming and Planning Considerations

TBD

Notes on Asset Life

TBD

CITY OF MARION

Coastal Walkway Investigations and Repairs Report

November 2019

CONNECT WITH US ONLINE

City of Marion

@CityofMarion

City of Marion

@CityofMarion

City of Marion
245 Sturt Rd
Sturt SA 5047

Tel (08) 8375 6600
Fax (08) 8375 6699
Email council@marion.sa.gov.au

marion.sa.gov.au

Coastal Walkway Plan

CITY OF MARION

DRAFT

A Coast Park for all South Australians to enjoy

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EXECUTIVE SUMMARY

Coast Park is a State Government initiative to develop a 70 km linear park along the Adelaide metropolitan coastline from Sellicks Beach to North Haven.

The City of Marion Coastal Walkway is a highly valued and well used community asset which attracts visitors into the region and contributes to the liveability of the City.

The City of Marion coastline includes topographical and geological features that limit opportunities to develop a shared use path for the full length of the coast and is recognised by the State Government.

This City of Marion Coastal Walkway Plan provides an overview of the status of the delivery of the Coastal Walkway and a forward plan for Cell renewal, possible realignment and cost analysis.

For the purpose of this plan the Coastal Walkway has been separated into a twelve Cell stage approach.

The Coastal Walkway Plan will be reviewed every 5 years.

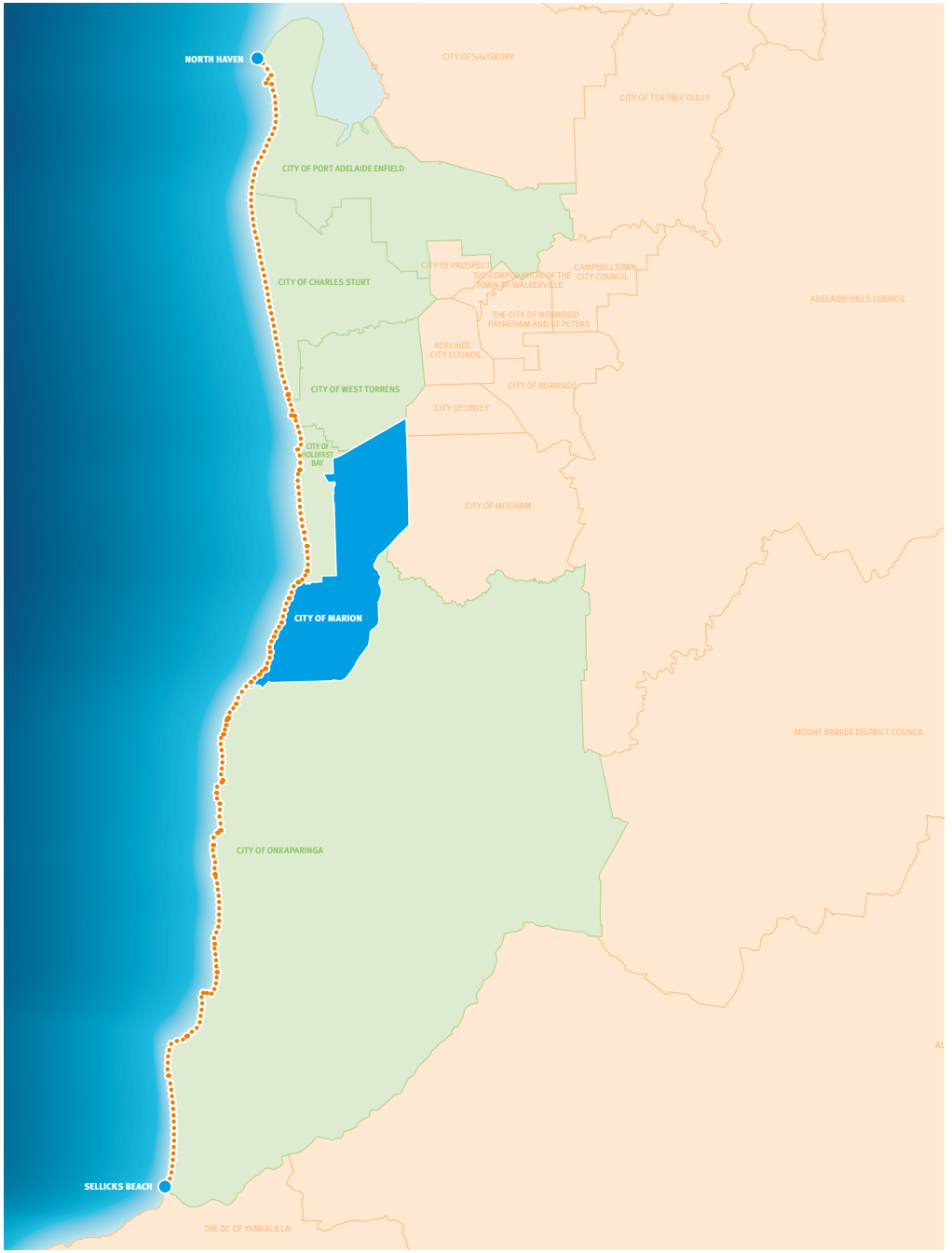
BACKGROUND

The Coastal Walkway from Marino to Hallett Cove commenced construction in the mid to late 1990's. The walkway today is a highly valued and well used community asset which attracts visitors into the region and contributes to the liveability of the City.

The broader Adelaide Metropolitan Coast Park Plan extends along Adelaide's coastline from Sellicks Beach to North Haven, with the City of Marion Coastal Walkway providing a 7.2km section between Marino and Hallett Cove.

In addition to the stunning geological formations, native coastal vegetation and sites of indigenous cultural significances, the City of Marion Coastal Walkway contains structures (stairways secured to cliff faces, boardwalks and bridges), pathways at ground level, lookouts and other surrounding public infrastructure such as bins, signs, artwork and benches.

The walkway was initially constructed with limited planning considerations to justify alignment and documented designs.



ALIGNMENT

State Government:

The City of Marion's Coastal Walkway Plan is Council's approach to the delivery of the State Government's Adelaide Metropolitan Coast Park Concept Plan (2001).

Coast Park forms part of the state government's open space strategic direction and supports the 30 Year Plan for Greater Adelaide targets of Getting Active (Target 3) and Walkable Neighbourhoods (Target 4).

Coast Park aligns with the following 20 Year Plan's Policy themes:

- **Health, well-being and inclusion:**
  Create greenways in transit corridors, along major watercourses, linear parks, the coast and other strategic locations to provide walking and cycling linkages.
- **Open space, sport and recreation:**
  Provide for a Greater Adelaide open space framework that builds on the Metropolitan Open Space System (MOSS) to create quality open space across the region. The open space will feature urban forest and parks, watercourse and coastal linear parks, trails, greenways, shared use paths and green buffers, and sustainable recreation and sporting facilities.

City of Marion:

The City of Marion's lead strategic document 'City of Marion Strategic Plan' identifies key objectives that are supported by the continued improvement of the Coast Park (Coastal Walkway).

The City of Marion Coastal Walkway Plan is prepared under the direction of four organisational themes of our Community Vision:

- **Liveable:**
  Enhancement of community living, assists in creating vibrant community facilities and open spaces.
- **Valuing Nature:**
  Promotes biodiversity (plants and animals on public or private land, coastal area and marine development), and improves opportunities for people to play in open spaces and interact with nature.
- **Engaged:**
  Encourages the community to be engaged and empowered to influence the improvement of their own neighbourhood.
- **Connected:**
  Enhanced ability for social interaction, improves movement across the city, enhances walking path connections across the city.

STRUCTURAL ASSESSMENTS & INVESTIGATIONS

The City of Marion Coast Park contains a walking trail consisting of sections of elevated timber walkways and areas of gravel path.

Twelve elevated timber walkway structures along the walkway were rated as high risk, due to the lack of information on the adequacy of the footings. It was recommended that intrusive investigations involving earthworks, geotechnical inspections and structural assessments be undertaken to determine the condition of repair and / or replacement options.

Approximately 560 footings were inspected across the twelve large timber structures. Due to the age of the asset, a management plan to manage these structures for the next 10 years has been developed.

COMMUNITY CONSULTATION

A proactive communications approach has been undertaken to inform the community and broader stakeholders of any decisions of Council and will continue to keep the community and key stakeholders up to date with future developments.

The emphasis has been on informing the community of safety precautions, diversions, structural assessments, plus current and historical information surrounding:

- Vegetation
- Fencing
- Hooded Plovers
- Signage
- Dogs
- Shoreline accessibility
- Dunes
- Bridge Connections
- Proposed Locations / Preferred Alignments
- Native Flora & Fauna
- Risk & Injury
- Tourism
- Recreation & Health Benefits
- Cultural Significance

Coastal Walkway Update

Erosion under structural pillar

Walkway bridge structure on cliff face.

First walkway sections set to re-open

Two sections of the Coastal Walkway are set to be re-opened as Marion Council continues to assess and repair the 20-year-old structure.

Bridge structure traversing gully erosion

Marino Rocks Boat Ramp and Marine Parade, Marino – a combined 140 metres of walkway – are scheduled to re-open in October after being temporarily closed for repairs since June.

A 2.5km section of the 8km walkway has been temporarily closed since June as a safety precaution following an engineering audit.

Diversions are in place, so where possible, people can continue to enjoy the trail and coastal views.

For your safety, do not use any part of the walkway that is marked as being closed until further notice.

Hallett Cove Conservation Park remains open.

What's Council doing to fix it?

Council has engaged structural engineers who are progressively inspecting 560 footings and the wooden structures across 12 sites between Marino Esplanade and Peera Street, Hallett Cove.

Investigations have involved earthworks, geotechnical inspections and an assesment of each structure to determine its condition before repairs are made.

Council considered an update on engineering investigations on 24 September.

The update outlined:

- All sites surveyed and that the GPS location of each footing has been recorded
- Investigations into the condition of footings at five sites along the trail
- Progress of slope stability assessments
- Overall structural assessment to determine if sections can be reopened, repaired, or possibly replaced will be considered

The investigations concluded the coastal cliffs are a fragile environment for the walkway.

Stormwater runoff combined with erosion and climate change have had an extreme impact on the structures' footings.

A detailed report will be brought to Council in November, including the cost of future repair work and when the sections are likely to be re-opened.

CITY OF MARION

How to stay informed

Look out for information updates on the City of Marion website, Facebook page, and in the Coast City Weekly.

Call Customer Service on 8375 6600

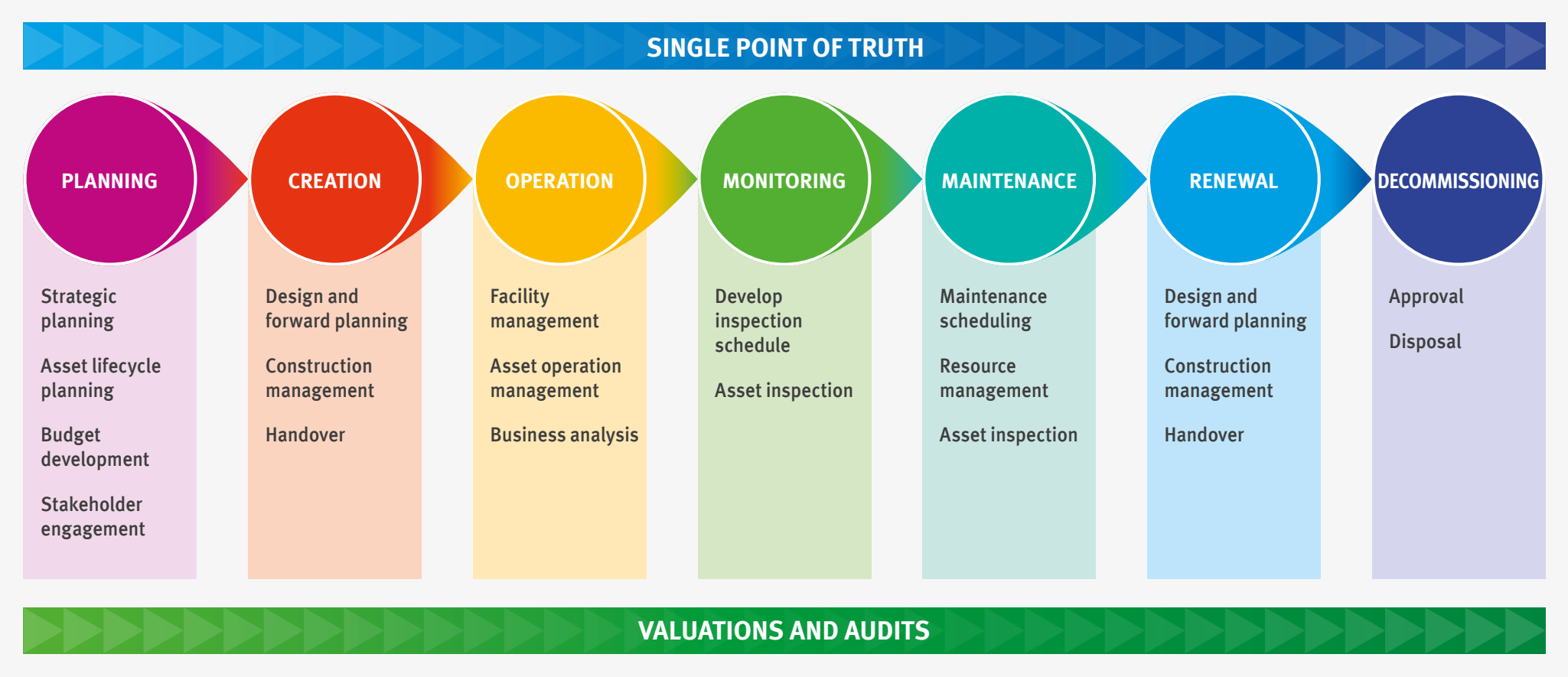
View the webpage www.marion.sa.gov.au/coastal-walkway

Follow us on facebook City of Marion

Email us coastalwalkwayupdate@marion.sa.gov.au

COASTAL WALKWAY ASSET MANAGEMENT LIFECYCLE

The Asset Management Lifecycle describes how the asset is 'looked after', both on a day-to-day basis (operational, monitoring and maintenance) and in the medium-to-longterm (planning, creation, renewal and disposal).



Renewal of an asset occurs when the asset has reached the end of its useful life and can no longer provide its intended service to the community. Renewal replaces the asset with another that maintains the existing services to the community.

FORWARD PROGRAMMING & PRIORITIES / PLANNING

COSTING ANALYSIS

The following information provides programming, Cell priorities and costing for the renewal of the City of Marion Coastal Walkway.

Cost Estimate

Cost estimates have been based on the replacement of existing infrastructure at existing locations with new and improved materials.

Location Summary

Location				Timeframe	Total Cost	Est. Total Cost Stage 1 & Stage 2
1	STAGE 1	CELL 6	Kurnabinna Gully	2020–2021 to 2023–2024	$1,820,293.15	
		CELL 10	Field River		$572,081.85	
2	STAGE 2	CELL 5	Grey Road Gully		$2,488,833.00	
						$4,881,208.00
Location				**Timeframe**	**Total Cost**	**Est. Total Cost Remaining Stages**
3	STAGE 3	CELL 3	Cove Road Lookout	2024–2025 to 2034–2035	$2,589,063.00	
4	STAGE 4	CELL 4	Westcliff		$2,186,925.00	
5	STAGE 5	CELL 1	The Holdfast Link		$1,288,360.00	
6	STAGE 6	CELL 7	Fryer Street		$261,609.50	
7	STAGE 7	CELL 2	Marino Rocks		$1,339,793.00	
8	STAGE 8	CELL 11	Hallett Headland		$913,967.00	
9	STAGE 9	CELL 12	The Onkaparinga Link		$174,737.00	
10	STAGE 10	CELL 9	Heron Way		$875,237.00	
						$9,629,691.50
					ESTIMATED TOTAL COST	**$14,510,899.50**

*All costing incorporates CPI increases.

***Specifically Excluded Items within Project Renewal Cost Scope:**

- Realignment of walkways and bridges, i.e. replacement as per current configuration
- Removal and replacement of any dune silt fences required for access to structure and pathways
- Stormwater infrastructure replacement
- Surrounding areas soil erosion remediation or revegetation
- DDA compliance requirements

Notes on Costing:

- Higher contingency allowed in estimate for projects that are yet to commence planning

Notes:

- Timing is indicative and subject to many variables including funding, land access and design complexity
- Cost estimates are high level and will change as designs progress and certainty increase

COASTAL WALKWAY CELL ANALYSIS

COASTAL WALKWAY CELL LOCATION

Aerial photo courtesy of Aerometrex

NORTH

Key

Transport
- R Railway Station
- K Bike cage
- P Parking

Utilities/food
- T Toilet
- Q BBQ
- W Drinking fountain
- F Café

Landmarks
- B Beach access
- M Marino mosaics
- V Viewing platform
- A Access to trail
- C Contemplation artwork
- S Commemorative space

- Walk 1: The Art Walk
- Walk 2: The Murto Gully Walk
- Walk 3: The Kurnabinna Walk
- Walk 4: The Geology Circuit
- Walk 5: The Headland Walk
- Walk 6: The Marion Coast Park Walk
- Coast to Vines Rail Trail (shared use trail)
- Railway line

CELL 1 | THE HOLDFAST LINK | 0.65KM

Scope

Shared use trail 0.65km in length that commences on the City of Holdfast & City of Marion council boundaries at the end of Burnham Rd, Marino.

Adjacent the 'Contemplation' artwork the trail consists of a paved footpath before turning to gravel and concludes at the Marino Rocks Ramp within the carpark.

Cost Solution

$1,288,360.00

Includes: viewing platforms, walkways, pathways, retaining walls and barriers
*Cost estimated - to be confirmed as design progresses and certainty increases.

Description

- **Existing Infrastructure:** Shared use paved and gravel surfaced trail with timber viewing platform and timber ramp leading to Marino Rocks carpark.
- **Aboriginal Cultural Heritage:** Unknown Aboriginal cultural heritage throughout this Cell segment. High probability that Aboriginal cultural activity would have existed due to Tjilbruke Spring located at Kingston Park Coastal Reserve in the City of Holdfast further north.
- **Biodiversity:** Some remnant coastal vegetation present linking with private property boundaries.

Programming and Planning Considerations

- **Access Node Connectivity:** The shared use trail has linkages at both the northern and southern ends and a shared use gravel path linking Shaftesbury Tce
- **Natural Element Remediation:** Some areas of moderate erosion along trail and adjacent viewing platform.
- **Biodiversity Management:** Continued programmed management in place to conserve native flora species & to perform weed control.
- **Kaurna Heritage:** No registered Kaurna Heritage sites
- **Access Considerations:** Access is good at either end of the Cell for vehicles and machinery.

Recommendation (high / medium / low priority)

Medium Priority

Current Asset Management Lifecycle Status

CELL 2 | MARINO ROCKS | 0.5KM

Scope

Shared use trail 0.5km in length adjacent Marine Parade.

Cost Solution

$1,339,793.00

Includes: walkways, pathways and barriers
*Cost estimated - to be confirmed as design progresses and certainty increases.

Description

- **Existing Infrastructure:** Paved footpath with one flexipaved timber trail structure north of Murto Road.
- **Aboriginal Cultural Heritage:** Unknown Aboriginal cultural heritage throughout this Cell segment.
- **Biodiversity:** Some remnant coastal vegetation present on cliff face side of shared use trail.

Programming and Planning Considerations

- **Access Node Connectivity:** Due to this trail being alongside Marine Parade, access can be made via Emma Street, Allen Street, Murto Road and at either end of the Cell.
- **Natural Element Remediation:** Some areas of moderate erosion linked to SA Water concrete platform structure off of Marine Parade.
- **Biodiversity Management:** Continued programmed management in place to conserve native flora species & to perform weed control.
- **Kaurna Heritage:** No registered Kaurna Heritage sites.
- **Access Considerations:** Access is good throughout this Cell for vehicles and machinery.

Recommendation (high / medium / low priority)

Low Priority

Current Asset Management Lifecycle Status

CELL 3 | COVE ROAD LOOKOUT | 0.95KM

Scope

0.95km of shared use trail dependant on renewal considerations.

Cost Solution

$2,589,063.00

Includes: bridges, walkways, ramps, decommissioning beach access, stairs, landings, barriers and pathways.
*Cost estimated - confirmed as design progresses and certainty increases.

Description

- **Existing Infrastructure:** Combination of natural rocky ground surface, timber structured staircases and bridges and newly replaced Fibre Reinforced Polymer steps / platforms. Beach access from CWT004 timber structure is to be decommissioned.
- **Aboriginal Cultural Heritage:** Unknown Aboriginal cultural heritage throughout this Cell segment.
- **Biodiversity:** Significant coastal heath vegetation to be protected and conserved.

Programming and Planning Considerations

- **Access Node Connectivity:** Access can be made from Murto Road and links occur from both Cove Road carpark and Westcliff Reserve in the southern portion of the Cell.
- **Natural Element Remediation:** Severe erosion occurring within Murto Road gully due to stormwater outlet. Minor repairs of steps utilising FRP due to water erosion. Further works needed.
- **Biodiversity Management:** Continued programmed management in place to conserve native flora species & to perform weed control of this protected flora within this Cell.
- **Kaurna Heritage:** No registered Kaurna Heritage sites.
- **Access Considerations:** Access is not possible throughout this cell for vehicles and heavy machinery.

Recommendation (high / medium / low priority)

High Priority

Current Asset Management Lifecycle Status

CELL 4 | WESTCLIFF | 0.63KM

Scope

0.63km of shared use trail incorporating superb coastal view lookout opportunities

Cost Solution

$2,186,925.00

Includes: stairs, landings, pathways and barriers.
*Cost estimated - confirmed as design progresses and certainty increases.

Description

- **Existing Infrastructure:** Combination of natural rocky ground surface, timber structures and steps with some replaced Fibre Reinforced Polymer trail platforms.
- **Aboriginal Cultural Heritage:** Unknown Aboriginal cultural heritage throughout this Cell segment.
- **Biodiversity:** Some native vegetation needing to be considered throughout coastal cliff zone & within gully alignment.

Programming and Planning Considerations

- **Access Node Connectivity:** Access can only be made from Westcliff Reserve north off of Cove Road, Hallett Cove
- **Natural Element Remediation:** Some surface erosion present throughout gully adjacent CWT010.
- **Biodiversity Management:** Continued programmed management in place to conserve native flora species & to perform weed control of this protected flora within this Cell.
- **Kaurna Heritage:** No registered Kaurna Heritage sites.
- **Access Considerations:** Access is not possible throughout this cell for vehicles and heavy machinery.

Recommendation (high / medium / low priority)

Medium Priority

Current Asset Management Lifecycle Status

CELL 5 | GREY ROAD GULLY | 0.25KM

Scope

0.25km of shared use trail dependant on renewal considerations and realignment

Cost Solution

$2,488,833.00

Includes: walkways, stairs, landings, pathways and barriers.
*Cost estimated - confirmed as design progresses and certainty increases.

Description

- **Existing Infrastructure:** Combination of natural ground surface with large timber structure bridge network across Grey Road gully and timber steps.
- **Aboriginal Cultural Heritage:** Unknown Aboriginal cultural heritage throughout this Cell segment.
- **Biodiversity:** Some native vegetation needing to be considered throughout coastal cliff zone & within gully alignment.

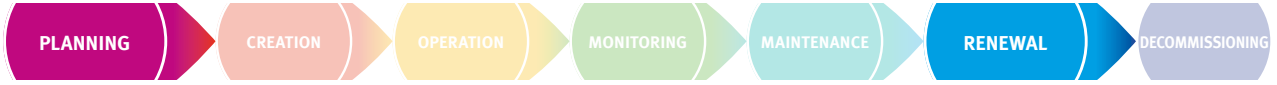
Programming and Planning Considerations

- **Access Node Connectivity:** Access can only be achieved from the south via Nungamoora Street Laneway. Proposed trail realignment needing investigation.
- **Natural Element Remediation:** Major erosion concerns within Grey Road gully due to stormwater pipeline outlets and hard surface runoff. Major topsoil erosion issues. Loss of vegetative cover.
- **Biodiversity Management:** Continued programmed management in place to conserve native flora species & to perform weed control of this protected flora within this Cell.
- **Kaurna Heritage:** No registered Kaurna Heritage sites
- **Access Considerations:** Access is not possible throughout this cell for vehicles and heavy machinery.

Recommendation (high / medium / low priority)

High Priority

Current Asset Management Lifecycle Status



CELL 6 | KURNABINNA GULLY | 0.45KM

Scope

0.45km of shared use trail dependant on renewal considerations and realignment

Cost Solution

$1,820,293.15

Includes: walkways, stairs, landings, decommissioning beach access, ratianing walks, information boards, pathways and barriers.
*Cost estimated - confirmed as design progresses and certainty increases.

Description

- **Existing Infrastructure:** Combination of natural ground surface with large timber structure bridge network across Kurnabinna Road gully
- **Aboriginal Cultural Heritage:** Unknown Aboriginal cultural heritage throughout this Cell segment.
- **Biodiversity:** Some native vegetation needing to be considered throughout coastal cliff zone & within gully alignment.

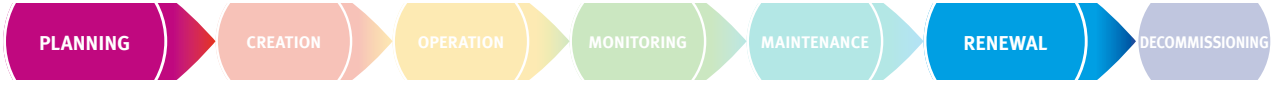
Programming and Planning Considerations

- **Access Node Connectivity:** Access can only be achieved from The Esplanade from the south and Nungamorra Street in the north with some informal trails linking through Kurnabinna Road gully. Proposed trail realignment needing investigation.
- **Natural Element Remediation:** Major erosion concerns within Kurnabinna Road gully due to stormwater pipeline outlets, hard surface runoff and residential development adjacent gully edge. Major topsoil erosion issues. Loss of vegetative cover.
- **Biodiversity Management:** Continued programmed management in place to conserve native flora species & to perform weed control of this protected flora within this Cell. Fuel management is currently being considered and managed throughout the gully and adjacent private property boundaries.
- **Kaurna Heritage:** No registered Kaurna Heritage sites.
- **Access Considerations:** Access is not possible throughout this cell for vehicles and heavy machinery.

Recommendation (high / medium / low priority)

High Priority

Current Asset Management Lifecycle Status



CELL 7 | FRYER STREET | 0.5KM

Scope

0.5km of shared use trail

Cost Solution

$1,339,793.00

Includes: pathways, stairs and barriers
*Cost estimated - confirmed as design progresses and certainty increases.

Description

- **Existing Infrastructure:** Primarily natural ground surface and some minor timber steps with paved footpath segment adjacent The Esplanade, Hallett Cove.
- **Aboriginal Cultural Heritage:** Unknown Aboriginal cultural heritage throughout this Cell segment. Significant Aboriginal Cultural Heritage has been recorded in the adjacent Hallett Cove Conservation Park (DEW) - Cell # 8.
- **Biodiversity:** Some native vegetation needing to be considered throughout coastal cliff zone & within gully alignment.

Programming and Planning Considerations

- **Access Node Connectivity:** Access can be achieved from The Esplanade, via Fryer Street Reserve, Clifftop Crescent and from the Hallett Cove Conservation Park (DEW) - Cell # 8.
- **Natural Element Remediation:** Major erosion concerns within Kurnabinna Road gully due to stormwater pipeline outlets, hard surface runoff and residential development adjacent gully edge. Major topsoil erosion issues. Loss of vegetative cover.
- **Biodiversity Management:** Continued programmed management in place to conserve native flora species & to perform weed control of this protected flora within this Cell.
- **Kaurna Heritage:** No registered Kaurna Heritage sites.
- **Access Considerations:** Access is good throughout this Cell via The Esplanade, Fryer Street Reserve and Clifftop Crescent.

Recommendation (high / medium / low priority)

Medium Priority

Current Asset Management Lifecycle Status

CELL 8 | HALLETT COVE CONSERVATION PARK (DEW) | 1.48KM

Scope

1.48km of shared use trail

Cost Solution

Not Council owned Land

Description

- **Existing Infrastructure:** Structured timber boardwalk throughout shared use trail incorporating sealed trail
- **Aboriginal Cultural Heritage:** Significant Aboriginal Cultural Heritage
- **Biodiversity:** Significant, protected, remnant native vegetation

Programming and Planning Considerations

- **Access Node Connectivity:** Access can be achieved Clifftop Crescent (Cell # 7), South Ave and Heron Way (Cell # 9)
- **Natural Element Remediation:** N/A
- **Biodiversity Management:** Refer to Department for Environment and Water website
- **Kaurna Heritage:** Significant Kaurna Heritage
- **Access Considerations:** N/A

Recommendation (high / medium / low priority)

Not Council owned Land

Note: The Hallett Cove Conservation Park is owned and maintained by Department for Environment and Water (DEW). Council will continue to communicate with the State Government Department around the Coastal Walkway linkages.

Current Asset Management Lifecycle Status

PLANNING | HALLETT COVE CONSERVATION PARK (*DEPARTMENT FOR ENVIRONMENT AND WATER) | DECOMMISSIONING

CELL 9 | HERON WAY | 0.4KM

Scope

0.4km of shared use trail

Cost Solution

$875,237.00

Includes: walkways, stairs, landings, pathways, stairs and barriers
*Cost estimated - confirmed as design progresses and certainty increases.

Description

- **Existing Infrastructure:** Sealed shared use trail incorporating playspace, BBQ facilities and amenity plantings.
- **Aboriginal Cultural Heritage:** Unknown Aboriginal cultural heritage throughout this Cell segment.
- **Biodiversity:** Some native coastal vegetation to be considered throughout this Cell segment.

Programming and Planning Considerations

- **Access Node Connectivity:** Access can be achieved north through the Hallett Cove Conservation Park and via the Boatshed Cafe, on Heron Way. An access pathway network feeds the Coastal Walkway through the playspace from the corner of Heron Way and Dutchman Drive. There are several beach access paths leading from this trail.
- **Natural Element Remediation:** Natural remediation has been primarily addressed during the Heron Way Res upgrade
- **Biodiversity Management:** Continued programmed management in place to conserve native flora species & to perform weed control of this protected flora within this Cell.
- **Kaurna Heritage:** No registered Kaurna Heritage sites.
- **Access Considerations:** Access is good throughout this Cell via Heron Way.

Recommendation (high / medium / low priority)

Low Priority

Current Asset Management Lifecycle Status

CELL 10 | FIELD RIVER | 0.85KM

Scope

0.85km of varied trail system

Cost Solution

$572,081.85

Includes: stairs, landings, pathways, stairs, furniture and barriers.
*Cost estimated - confirmed as design progresses and certainty increases.

Description

- **Existing Infrastructure:** Informal trail features including gravel adjacent Heron Way to structured timber steps leading onto beach access. Some formalised paved footpath segments from River Parade to Cormorant Drive exist. Beach trail includes traversing rocks infront of dune system.
- **Aboriginal Cultural Heritage:** Aboriginal cultural heritage report completed. Registered Aboriginal sites exist.
- **Biodiversity:** Some native coastal and riparian vegetation to be considered throughout this Cell segment. Hooded Plover nesting site exists during certain periods of the year.

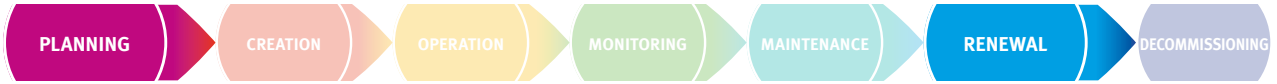
Programming and Planning Considerations

- **Access Node Connectivity:** Access can be achieved from Cormorant Drive, Osprey Court, River Parade and from the northern entrance on Heron Way.
- **Natural Element Remediation:** Remnant sand dune on the Field River Mouth needs protection when considering possible trail realignment. Rock revetment works to be considered at front of dune system.
- **Biodiversity Management:** Continued programmed management in place to conserve native flora species & to perform weed control of this protected flora within this Cell.
- **Kaurna Heritage:** Registered Aboriginal heritage sites.
- **Access Considerations:** Limited access through the majority of this Cell. Good access to paved trail segment off of Cormorant Drive, River Parade and Osprey Court.

Recommendation (high / medium / low priority)

High Priority

Current Asset Management Lifecycle Status



CELL 11 | HALLETT HEADLAND 1.25KM

Scope

0.85km of varied trail system

Cost Solution

$913,967.00

Includes: walkways, viewing platforms, stairs, pathways and barriers
*Cost estimated - confirmed as design progresses and certainty increases.

Description

- **Existing Infrastructure:** Clifftop gravel / rubble trail with occasional interpretive timber signage platforms with shelters.
- **Aboriginal Cultural Heritage:** Unknown Aboriginal cultural heritage throughout this Cell segment.
- **Biodiversity:** Significant remnant coastal / cliff top vegetation is present throughout this Cell. Conservation efforts are a primary objective.

Programming and Planning Considerations

- **Access Node Connectivity:** Access can be achieved from Balboa Drive, Petrel Close trail linkages and via an easement off of Albatross Walk.
- **Natural Element Remediation:** Natural erosional elements exist within Hallett Cove Headland Reserve.
- **Biodiversity Management:** Continued programmed management in place to conserve native flora species & to perform weed control of this protected flora within this Cell.
- **Kaurna Heritage:** No registered Kaurna Heritage sites.
- **Access Considerations:** No machinery or vehicle access throughout this Cell segment.

Recommendation (high / medium / low priority)

Low Priority

Current Asset Management Lifecycle Status

CELL 12 | THE ONKAPARINGA LINK | 0.65KM

Scope

0.65km of shared use trail

Cost Solution

$174,737.00

Includes: pathways and barriers
*Cost estimated - confirmed as design progresses and certainty increases.

Description

- **Existing Infrastructure:** Clifftop gravel / rubble trail with occasional interpretive timber signage platforms with shelters. Some Fibre Reinforced Polymer (FRP) elements have been implemented during maintenance phases.
- **Aboriginal Cultural Heritage:** Unknown Aboriginal cultural heritage throughout this Cell segment.
- **Biodiversity:** Significant remnant coastal / cliff top vegetation is present throughout this Cell. Conservation efforts are a primary objective.

Programming and Planning Considerations

- **Access Node Connectivity:** Access can only be achieved from Sigma Road and via a trail linkage off of Balboa Drive.
- **Natural Element Remediation:** Natural erosional elements exist within Hallett Cove Headland Reserve.
- **Biodiversity Management:** Continued programmed management in place to conserve native flora species & to perform weed control of this protected flora within this Cell.
- **Kaurna Heritage:** No registered Kaurna Heritage sites.
- **Access Considerations:** No access occurs through the majority of this Cell for machinery or vehicles.

Recommendation (high / medium / low priority)

Low Priority

Current Asset Management Lifecycle Status

DESIGN / STANDARDS AND GUIDELINES

***TO BE DEVELOPED through the Asset Management Plan**

These documents will guide the standards, materials and furniture to be used throughout the Coastal Walkway. Standards and materials will be a guide only and may vary. Final selection of material palettes will be determined by Cell characteristic.

The Asset Management Plan will detail information about the asset including the provision of an agreed level of service.

The Asset Management Plan (to be reviewed by November 2020) will define the services to be provided, how the services will be provided and funds that are required for service.

This Coastal Walkway Plan will feed into the development of the revised Asset Management Plan.

CITY OF MARION

Coastal Walkway Plan

CONNECT WITH US ONLINE

City of Marion

@CityofMarion

City of Marion

@CityofMarion

City of Marion
245 Sturt Rd
Sturt SA 5047

Tel (08) 8375 6600
Fax (08) 8375 6699
Email council@marion.sa.gov.au

marion.sa.gov.au

CITY OF MARION

Community Grants 2019/2020

Originating Officer	Grants Officer - Emma McDonald
Corporate Manager	Manager Community Connections - Liz Byrne
General Manager	General Manager City Services - Tony Lines
Report Reference	GC191126R08

REPORT OBJECTIVE

This report provides Council with a summary of the applications received for the Community Grants Program Round One, 2019/2020 and details staff recommendations.

EXECUTIVE SUMMARY

The Community Grants program provides funding support to assist local not-for-profit organisations deliver activities and projects, which demonstrate a strong community benefit. $50,000 is allocated to each of two grant rounds per financial year.

The City of Marion is committed to a diverse and inclusive community. Applications should reflect and celebrate this by ensuring projects are inclusive and as accessible as possible for all groups, including people of various gender, age, sexuality, cultural backgrounds, religious beliefs and those living with a disability.

This round 13 applications were received, requesting funding to the total value of $97,329. Following panel assessment of the applications against the grant guidelines, 8 projects are recommended.

The Community Grant guidelines were revised and endorsed at the 24 June 2019 General Council meeting (GC190528R06) and implemented this round with the exclusion of schools.

RECOMMENDATION

That Council:

1. **Approves the panel recommendations in Appendix 1.**

Timeline	Marketing and promotions began in June 2019. Applications opened on 2 July 2019 and closed on 6 August 2019. Panel meetings and considerations were held 7 - 29 August 2019.
Current Budget Allocation	$100,000 is allocated per financial year to Community Grants, delivered via two rounds.

DISCUSSION

The Community Grants program provides funding framed around the City of Marion's Community Vision. The program plays an important role in delivering the six themes of Liveable, Prosperous, Valuing Nature, Innovative, Engaged and Connected.

Community Grant funding allows the community, through local organisations and groups, to identify issues that are important to them and to develop their own solutions by utilising existing skills, experience and resources.

Eligible organisations can apply for a Community Grant in four categories:

- Arts & Culture
- Community Development
- Valuing Nature and Sustainability
- Sports and Recreation

The Community Grants process:

Promotion: The Community Grants Program was promoted on City of Marion social media platforms, ClubLink newsletter, community networks, The Messenger, through council libraries and neighbourhood centres. The City of Marion website provides details of our suite of available grants, including the guidelines and online application form.

Three information sessions were held to assist groups in the application process and to facilitate discussion around project ideas. Separately, many email, phone and face-to-face enquiries were attended to.

Assessment: An assessment panel was created comprised of three council staff, each with experience in the four categories stated above. The assessment is a rigorous process where each application is matched against Council's approved guidelines and eligibility criteria.

Recommendations to Council are made on the basis of the individual strength of each application in relation to the guidelines, taking into consideration:

- Eligibility
- Demonstration of strong community benefit
- Clear detailed budget
- Reflects the City of Marion Strategic Plan and Vision
- Inclusive of our diverse Community

Given that the recommenced projects will leave the round slightly under-subscribed, Administration has recommended two grants of up to $10,000 each rather than the normal one (as per the guidelines).

Summary:

1	Lions Club of Marion	Upgrade BBQ equipment	$4,469
2	The Welcome Project	Supporting newly arrived migrant residents	$3,000
3	Uniting Care Wesley Bowden	Providing access to healthy meals for vulnerable residents	$5,000
4	Bridges and Pathways	Mentoring and workshops	$7,925
5	Access4u	Empowerment program for young people living with a disability	$6,850
6	Unity Housing	Community led mural	$5,000
7	Southbank Tennis Club	Windbreak and shade cloth protection	$5,000
8	Holdfast Model Aero Club	Solar panels	$4,000
		Total :	$41,244

Appendix 1 – Details 8 applications recommended and 5 applications not recommended by the panel

Appendix 2 – Community Grant Guidelines

Eight community projects are recommended for approval to the value of $41,244.00.

If the recommendations are endorsed, the City of Marion will have supported approximately 600 projects through the Community Grants program since 2005 and provided approximately $1,270,425 for community projects in accordance with the Community Grant Guidelines. The community's contribution during this period has included volunteer time of approximately 62,300 hours and other in-kind support. The Community Grants program since its inception has now assisted in generating community projects to the value of over $3.2 million.

Attachment

#	Attachment	Type
1	Appendix 1 - Community Grants R1 19-20	PDF File
2	Appendix 2 - Community Grant Guidelines	PDF File

APPENDIX 1 Community Grants, Round One 2019/2020

Panel members:
Joyce Louey, Public Art and Placemaking Officer
Allison Byrne, Education Officer Waste & Recycling Officer
Karina Fraser, Community Development Officer
Administration:
Emma McDonald, Grants Officer

Number of applications received	Number of grants recommended	Total Value of all grant applications submitted	Value of grants recommended (some partially funded)
13	8	$97,329.00	$41,244.00

	Organisation	Summary of Projects Recommended	Category	Requested Amount	Recommended Amount
1	Lions Club of Marion	**Background**: The Lions Club of Marion, is a passionate group of volunteers who support the local community via various projects and fundraising activities. **Project**: Upgrade of portable BBQ equipment including: new portable shade, BBQ, utensils, tables and seating. Their current equipment is overdue for replacement. **Recommendation rationale:** The Lions run over 60 community BBQ's throughout the year in various locations throughout the City of Marion. A regular site is near Harvey Norman, Marion Road, Marion. Funds raised ($10,000 per annum approximately) are then donated back into the local community and charities. The club shares the equipment with local emergency services in times of need. Panel assessed this application as having strong community benefit.	Community Development	$4,469	$4,469
2	The Welcome Dinner Project	**Background:** The Welcome Dinner Project is an Australia-wide organisation who have recently expanded to South Australia. Their intention is to connect newly arrived people with established community members over food. In some cases people open their home, each person brings a plate of food from their culture, facilitating cross-cultural understanding and fostering local support networks and friendships between people from diverse backgrounds. **Project:** Hosting a Welcome dinner in March 2020 as part of Harmony Day celebrations, at the Cove Civic Centre. The dinner, for approximately 80 people, will include a mix of newly arrived	Community Development	$5,000	$3,000

		residents as well as established community members to share a meal. Each guest will bring a plate to share that reflects their culture. After this event participants will be encouraged to attend or host a meal to ensure connections made have an opportunity to endure and strengthen. Support **Recommendation rationale:** Meets eligibility criteria and grant guidelines, specifically in the area of community development. Local strengths are built upon to develop an inclusive, engaged, welcoming community and connected neighbourhoods. Additional information: Should this application be successful, there will be a number of engagement activities within the City of Marion. The organisation intends to engage with local residents at shopping centres, education facilities, community centres and Libraries. Postcodes will be collected during these engagements and City of Marion residents will be invited to the event at the Cove Civic Centre. After the event the intention is to encourage volunteers who will host smaller meals, to encourage sustainable connections made at the Community Welcome Lunch. If successful the funding will go towards a facilitator fee to coordinate the project as well as the printing of marketing materials, a welcome to country performance, This project can proceed with less funding and will adjust project and budget accordingly. Staff will also work with the Cove Civic Centre around the fee for venue hire.			
3	Uniting Care Wesley Bowden	**Background:** Uniting Care Wesley Bowden (UCWB): *'has been providing individual and community support services for 160 years across Adelaide. We provide support in homelessness, emergency relief, financial counselling, NDIS and community-based aged care services.'* **Project:** To provide healthy pre-prepared meals and/or meal kits to people who are residing in emergency accommodation (usually budget motels) in the City of Marion area. Funds will go towards kitchen equipment required to start up the project. From the application: '*On average 10 families will access this service at any one time. Families and individuals can spend anywhere between 20 – 80 nights in emergency accommodation, with limited cooking facilities, cookware and utensils. The significant stress on families and individuals experiencing homelessness is exacerbated by lack of access to affordable, nutritious food. Feedback from clients show, that many tend to source expensive, less healthy, takeaway meals.* *This service will rely heavily on donated ingredients from organisations such as FoodBank, SecondBite and OzHarvest. Part of the project will create increased opportunities for volunteers and the UCWB Community Foodie volunteers who will prepare food. Flinders University Nutrition and Dietetic students are committed to assisting with this project as well*.'	Community Development	$10,000	$5,000

		Recommendation rationale: It is a start-up, pilot program that if successful, should be sustainable into the future. Panel recommended due to strong positive community outcomes and benefits. It promotes healthy eating and wellbeing, creates opportunities for people living in crisis accommodation to engage with service providers. UCWB will partner with UCWB Community Foodies as well as Flinders University students, and food providers. Panel has discussed that should Council support this funding application, **Cooinda Neighbourhood Centre can offer kitchen facilities to help support this project, saving $5,000 from the original budget in kitchen hire costs**. Additional information: Excerpt from the application, "In 2016, the homelessness rate within the Marion City area equated to approximately 28 people per 10,000 (Australian Bureau of Statistics, 2016). Given today's population in the City of Marion is 92,308, this equates to an approximate number of 258. Individuals experiencing homelessness are subject to more food hardships and poorer health and nutritional status when compared to their housed counterparts. UCWB works in the City of Marion area to support individuals and families to access emergency accommodation (budget motels) during times of need" "The pilot will provide all individuals accessing the emergency accommodation with the option to receive meals every week. Meaning, the creation of roughly 40 meals per week. Evaluation of the pilot will provide valuable insights for future project development with intentions to expand the quantity of meals following evaluation and subsequent funding from different sources."			
4	Bridges and Pathways Institute	**Background:** The aim of the Bridges and Pathways Institute is to enable: '*Australians living with complex chronic conditions/hidden disabilities to have equal access to early intervention, best practice, seamless and affordable care, to limit their illness and maintain their quality of life.*' **Project:** To provide mentoring and workshops for community members living with chronic conditions such as Fibromyalgia and Myalgic Encephalomyelitis/Chronic Fatigue Syndrome. The project would be two-fold: 1. To develop the skills of participants to actively manage their condition. 2. Enable them to complete requirements and assist them to qualify for NDIS and Centrelink assessments and funding. **Recommendation rationale:** Demonstrates strong community benefit to participants. The organisation has identified a service gap and wants to provide this support. They believe that if participants complete this program they will be in a better position to qualify for Centrelink and NDIS funding as well as being better able to manage the symptoms of their illness. Panel concludes the application meets guideline eligibility and will assist with improving the health and wellbeing of our community members affected.	Community Development	$10,000	$7,925

		Additional information: The applicant has advised that the organisation is an advocacy group that is run 100% by volunteers. If successful the organisation has advised it will not receive any form of payment or funding from NDIS or Centrelink as a result of individuals being funded through this program. The group has identified a need that people with (above) specific chronic conditions are not receiving funding they could be eligible for as they find it difficult to navigate the NDIS or Centrelink pathways. The applicant has advised participants of this program will be residents of the City of Marion and the workshops will be run at venues within the City of Marion.			
5	Access4u	**Background:** Access4u provides: '*community-based services to vulnerable people. Access4u aims to create an environment where people with disability optimise their potential, and enjoy life by providing creative and innovative opportunities*.' **Project:** Empowerment program for residents of the City of Marion living with a disability. The program will cover topics on health, safety and wellbeing within the community and individual skill development. It is designed to encourage independence, social connections and engagement with the local community. Should funding be awarded the program will be delivered at The Living Kaurna Cultural Centre. **Recommendation rationale:** Acess4u has identified a need for this program to be delivered to City of Marion residents. It meets the expected grant outcomes of encouraging: safe, inclusive and welcoming communities, skill development, social interaction and healthy lifestyles.	Community Development	$6,850	$6,850
6	Unity Housing	**Background:** Unity Housing provide *'affordable, safe and secure homes for South Australians on low incomes. We build partnerships to create tenancies that promote viable and sustainable communities.'* Avalon housing complex near the Marion train station contains 16 units housing young people living with mental illness. **Project:** Design and paint a community led mural at the Avalon Housing site. The mural will be painted on boards and attached to the outside of the units so that they are removable should the need arise. The exact location will be decided before commencement of the project. The majority of the possible locations are visible from the train station/street, increasing the street appeal of the complex. The project will be facilitated by a community artist who will work with tenants. Tenants will learn skills and have a sense of achievement in the outcome. Unity Housing will partner with UnitingSA who will provide psycho-social support during each session. **Recommendation rationale:** The project has main two outcomes – young, vulnerable residents of the City of Marion involved in the project will develop skills, have an opportunity for social	Arts and Culture	$5,000	$5,000

		connections and be connected to service providers and support networks. It will also give a more positive aesthetic to the complex which will be visible to the local community. Panel agrees eligibility requirements were met and meets guidelines for, strong and engaged communities, building skills, inclusivity and social interaction.			
7	Southbank Tennis Club	**Background:** The Southbank Tennis Club is a volunteer run, family friendly club located adjacent to the Trott Park Neighbourhood Centre. They provide open courts and amenities where members and non-members can utilise their facilities. They run Junior, Senior, school holiday and social tennis and currently have approximately 100 members. They have activities at the club most days of the week, year round. **Project:** Install tennis court windbreak protection to court fencing and shade cloth to the seating/change of end areas. **Recommendation rationale**: There is currently no shade over the seating areas or around the nets. The protection will provide shelter from wind, sun, sound and increases visibility of the ball. It will also provide sun protection for participants at change of ends. This active club is open to all and meets guideline eligibility. Council Sport and Recreation staff are supportive of this application. It complements upgrade work undertaken via City of Marion's capital works program. If successful, City of Marion would manage the installation to ensure it meets all required standards.	Sport and Recreation	$5,000	$5,000
8	Holdfast Model Aero Club Inc.	**Background:** The Holdfast Model Aero Club located on Lonsdale road, Trott Park, promotes radio controlled model aircraft flying. Their approximately 125 members can access the club facilities seven days a week. It is a busy and social club with a coffee morning every Monday, Inter-club competitions once a month and Instructors run training on Sundays and Wednesdays. Over half the members are over 60 years old, with a number of Junior members starting from 10 years old. **Project:** To install solar panels on the roof of their shed. **Recommendation rationale:** The panel agrees the application meets the guideline eligibility for sport and recreation and environmental categories and shows strong community benefit. Solar panels will minimise the energy consumption of the club and reduce their electricity expenses to potentially zero from its current bill of approximately $1,500 per year.	Valuing Nature and Sustainability	$4,000	$4,000
			TOTAL		**$41,244.00**

The following applications were not recommended for one or more of the following reasons:
1. Projects were not eligible
2. Projects did not meet the guidelines and criteria
3. The applications were under-developed/did not provide enough detail or depth
4. Projects did not demonstrate strong enough benefit to the City of Marion community

Feedback and support will be given to all unsuccessful applicants with alternative funding ideas suggested. The projects listed below could, with further development could be eligible for grant opportunities in the future.

	Organisation	Summary of Projects Not Recommended	Category	Requested Amount
1	Warradale Community Children's Centre	**Project:** Update outdoor play area at Children's Centre, build a shed and buy new equipment for the children to play with. Majority of funding was proposed to go to spray on lawn. **Rationale for not recommending funding:** Applicant has received grants of $3,500 and $1,000 in recent rounds for upgrades and education at the centre. The application covered items that are day to day operations of the Centre, and therefore does not meet guidelines. Also, Panel felt the project did not show strong enough benefit to the wider City of Marion community.	Valuing Nature and Sustainability	$10,000
2	The Village Co. SA LTD	**Project:** To provide gift bags to women who have given birth at Flinders Medical Centre. A major portion of funding was proposed to go to Kennard's Storage for housing of the stock for the bags. **Rationale for not recommending funding:** Flinders Medical Centre is located outside of the City of Marion and women receiving bags could be from many feeder suburbs outside of our city. Application was underdeveloped and did not demonstrate a strong enough benefit to the City of Marion community. The gift bags contain items for mother and baby, however, there was no follow up or community links demonstrated in the application.	Community Development	$10,000
2	Marra Dreaming	**Project**: Free basket weaving workshops for Culturally and Linguistically Diverse (CALD) backgrounds at City of Marion community and neighbourhood centres. Funding would go to artist fees and materials. The organisation is based in Salisbury. **Rationale for not recommending funding:** Duplication of service, the Southern Elders Weaving group and The Living Kaurna Cultural Centre already run a number of workshops throughout the City of Marion.	Arts and Culture	$8,610

		Panel will provide feedback to this applicant and discuss other possible opportunities as staff would encourage meaningful ways to connect and educate the City of Marion community about cultural awareness.		
4	Puddle Jumpers Incorporated	**Project:** To upgrade facilities for weekly community food nights, held at their Glandore centre, including a commercial fridge and portable dishwashing station. **Rationale for not recommending funding:** The panel felt the equipment requested in this application is standard operating equipment and therefore cannot be funded.	Community Development	$10,000
5	Islamic Society South Australia	**Project:** The main project is an education program for Muslim parents called “Developing Emotionally Resilient Muslim Families Through Peaceful Parenting”. Facilitated by the Back to the Fitrah Mentoring Academy. This includes a monthly support group for graduated muslim parents. They also proposed to hold 4 public talks about parenting at the Marion Mosque, which would be open to all. The majority of funding was proposed to go to facilitator fee to run the above program. **Rationale for not funding:** This education program is faith based, grant guidelines state that programs and activities/programs need to be as ‘inclusive and accessible to all groups’. In this instance the panel felt that although the program has merit, it is not open to all.	Community Development	$8,400
			TOTAL:	$47,010

COMMUNITY GRANTS GUIDELINES

CITY OF MARION

Be inspired

COMMUNITY GRANTS GUIDELINES

Introduction:

Through its Community Vision and aim to improve the quality of life of its residents, the City of Marion has a strong commitment to the provision of support to its community.

The purpose of the Community Grants Program is to assist local not for profit organisations, community groups and voluntary associations to establish and undertake projects or activities that are beneficial for the community and which support the City of Marion Strategic Plan.

The City of Marion is committed to a diverse and inclusive community. Applications should reflect and celebrate this by ensuring projects, programs and activities are inclusive and as accessible as possible for all groups, including people of various gender, age, sexuality, cultural backgrounds, religious beliefs and those living with disability.

Further information relating to City of Marion grants, including eligibility criteria, upcoming round dates, information sessions and the online application can be found at: https://www.marion.sa.gov.au/services-we-offer/grants

Pre-eligibility Checklist:

Applications that do not pass the pre-eligibility criteria checklist will not progress to the assessment stage.

Eligibility Criteria:

- Demonstrates a strong benefit to City of Marion residents
- Applications are submitted by incorporated not for profit organisations, community groups or voluntary associations. **NOTE:** Groups that are not incorporated require an incorporated body that is willing to auspice the project (accept the funds on behalf of the non-incorporated body and responsibility for the funding).
- Applicants have provided completed financial information and supplied required quotes (if applicable)

Ineligible Projects:

The following will render an application ineligible:

- Schools are not eligible to apply.
- Individual, private, political or commercial enterprise or activities
- The project has commenced or retrospective funding (any money spent before a grant is approved).
- Ongoing operating costs of the organisation or costs not directly related to project delivery.
- Payment of salaries (facilitator/instructor fees will be accepted).
- Fundraising or sponsorship (may be eligible through our Donations and Sponsorship grant)
- Projects that duplicate an existing or similar project/service within the community.
- Interstate or overseas travel
- Academic research or conference costs
- The organisation has an outstanding debt owing to Council. *Please note that this does not apply to organisations that have a loan with council and are complying with the repayment terms.*

Funding

Each of the two funding rounds include one grant of up to $10,000, several grants up to $5,000 and the remainder of monies is for amounts up to $2,000.

Applications are accepted from groups that have received grant funding in previous financial years, but priority may be given to organisations that have not received funding within the previous two financial years.

Please note that meeting the eligibility criteria alone does not guarantee funding. There is a limited budget available for the Community Grants Program and assessment is highly competitive. The decision to award a grant is made by Council and the decision of Council is considered final.

Support with your application

Applicants are strongly encouraged to refer to the Grant Guidelines and City of Marion Strategic Plan prior to considering an application. Due to the competitive nature of the program, all potential applicants are invited to attend the Community Grants Information Sessions or to contact the Grants Officer to discuss their project and ensure it meets the requirements, prior to submitting an application. Please phone 08 8375 6600 or email council@marion.sa.gov.au (including subject title "Community Grants").

How are applications assessed?

The City of Marion reserves the right to provide funding at its sole discretion, however in order to assess applications the following process will be undertaken:

- Applications will be assessed against eligibility.
- Applications will be assessed in accordance with grant guidelines and available funds.
- Applications will be assessed against the City of Marion Community Vision, Community Grants purpose, and the City of Marion's Diversity and Inclusion commitment statement.

Eligible projects will be assessed by the following criteria:

- Benefit to the community
- Opportunities for social interaction
- Embracing and developing new ideas
- Creating a vibrant community with opportunities for all
- Increasing volunteering opportunities
- The listed criteria under the relevant focus area/6category (i.e. Community Development, Arts & Culture, Environment, or Sport & Recreation)

The $10,000 category will be further assessed against the following criteria:

- Background information on why the project is important
- Innovation
- Strength of the budget submitted
- Relevant quotes submitted
- Risk management (regarding the delivery of the project), complete the supplier risk assessment template
- Identified key partners

Grant Focus Areas

We encourage grants in the following focus areas:

- Community Development
- Arts and Culture
- Valuing Nature and Sustainability
- Sport and Recreation

Although your project may encompass more than one area you may only select one category per application.

Grant Outcomes

Community Development

Through the Community Development category we seek to encourage applicants to apply for funding reflecting Community Wellbeing themes. Organisations with projects that address the following areas are encouraged to apply:

- Strong and engaged communities
- Safe and welcoming communities
- Build on local strengths to develop active, friendly and connected neighbourhoods
    - Encourage an inclusive community that values diversity and engagement
    - Connecting people and places
- Opportunity for skills development
- Activities that encourage social interaction
- Healthy lifestyles and healthy communities

Arts and Culture
Under the Arts and Culture category, we encourage applicants to apply for funding for projects, which support:

- Artistic community-led projects
- Collaborations with artists to support artistic and cultural expression in the community
- Creativity and innovation through arts, business, health, community and education sectors
- Celebration of our rich cultural diversity and identity
- Preservation of our heritage and valuing the past
- Development of vibrant public places that express local identity, meet local needs and encourage belonging
- Reconciliation between Aboriginal and non-Aboriginal Australians

Valuing Nature and Sustainability
Protecting our environment and finding ways to live more sustainably will bring us all closer to a healthier future. Through the Valuing Nature and Sustainability category, we invite applications for funding of services, activities or resources that align with the Strategic Plan commitments:

- Building community resilience to the impacts of climate change
- Minimising our energy and water consumption
- Minimising our waste and increasing our recycling
- Building community knowledge and skills relating to green behaviours
- Enhancing our local biodiversity
- Protecting our water resources e.g. watercourses, water sensitive urban design
- Encouraging community gardening in public spaces

Sport and Recreation
In the Sport and Recreation category, we encourage clubs and groups to apply for funding which supports:

- Innovative projects or activities
- Projects or activities that support the community as a one off event or that are sustainable without future Council funding
- Projects that encourage healthy lifestyles and communities
- Facility development that meets City of Marion Strategic Plan commitments, including increasing opportunities to improve the community's physical health and wellbeing

Funding is not intended to supplement the day-to-day operations of a club, e.g. the purchase of sports uniforms, equipment, trophies, etc. Where clubs are pursuing a new initiative which it does not currently provide for, such as a Come 'n Try program or starting a Special Needs program, then purchase of sporting equipment to run the program will be individually assessed by the panel with clubs being required to demonstrate the unavailability or unsuitability of existing club equipment.

Financial reporting and project evaluation

Applicants will be required to submit a report and acquittal form online. The acquittal is due one month after the completion of the project or 12 months from the receipt of funding, whichever is earlier. Evidence of expenditure must be provided – all receipts must be attached to the online acquittal.

The acquittal statement verifies that the grant funding has been spent in accordance with the project budget provided in the application form. Final acquittal of the grant requires a statement of income and expenditure for the project as well as some evaluation documentation.

The Evaluation Form provides valuable feedback to the City of Marion on how your project and community have benefited from the Community Grants Program.

Further terms and conditions are included within the application process

CITY OF MARION

Youth Development Grants 2019/2020

Originating Officer	Youth Development Officer - Julie Higgins
Corporate Manager	Manager Community Connections - Liz Byrne
General Manager	General Manager City Services - Tony Lines
Report Reference	GC191126R09

REPORT OBJECTIVE

This report provides Council with a summary of the applications received in the 2019/2020 Youth Development Grant round and makes recommendations to Council for approval.

EXECUTIVE SUMMARY

The Youth Development Grants are designed to support not-for-profit organisations, community groups and voluntary associations to deliver exciting, well-managed and relevant activities and programs whilst strengthening connections for young people in our community.

Applications are invited from organisations with the expertise and local knowledge to provide opportunities and engagement for all young people across the City of Marion.

The City of Marion is committed to a diverse and inclusive community. Applications should reflect and celebrate this by ensuring projects, programs and activities are as inclusive and accessible as possible for all groups, including people of various gender, age, sexuality, cultural backgrounds, religious beliefs and those living with disability.

In this round, we received 20 applications requesting a total of $263,579.50. Following an assessment by the evaluation panel against the grant guidelines and criteria,10 applications totalling $109,825 are recommended.

Grants were encouraged but not limited to the following focus areas:

- Valuing Nature and Sustainability
- Special Events and School holiday programs
- Active, Vibrant and Innovative Communities
- Celebrating Diversity and Inclusion
- Skill Development and Leadership

Applicants could apply for grants in the following funding amounts:

- Minor: $0 - $5,000
- Medium: $5,001 - $9,999
- Major: $10,000 - $40,000

RECOMMENDATION

That Council:

1. **Approves the Youth Development Grant applications, totalling $109,825 as outlined in Appendix 1.**

Liveable:	Young people want their City to be accessible and safe with a strong sense of community. A City that celebrates diversity, youth arts and

promotes a healthy and inclusive community.

Valuing Nature: Young people are passionate about the environment and are conscious of climate change.

Engaged: Young people are community minded and value being part of a group and/or organisations that works together to build strong safe and connected communities.

Prosperous: Young people are seeking increased opportunities, hands-on experience, pathways to entrepreneurship and education around sustainable business practices that foster ideas and skills to start and manage a business.

Timeline The grants opened on 2nd July and closed on 6 August 2019. Promotion and information session were held throughout June, July and August.

Current Budget Allocation $120,000

Proposed Future Budget Allocation: This funding has been allocated in the long term budget.

DISCUSSION

The Youth Development Grant and Partnership model is now in its fourth year of operation. The model has evolved each year following recommendations and feedback from Council, administration and the community.

The guidelines and eligibility criteria for the grants were reviewed on 28 February 2017 (GC280217R11). The current model reflects Council's resolution on 25 July 2017 (GC250717R12) to allocate $120,000 for Youth Development Grants and $73,000 for partnership opportunities internally across Council teams and business units and externally with youth organisations and service providers.

This approach allows local organisations and service providers to identify projects that they feel meet a local need, utilising their experience, knowledge and existing connections within the City of Marion.

In recent years there has been an increased amount of youth programs, projects and events across the City and this has provided diverse opportunities for many young people. Various locations and sites have been brought to life with youth events, weekly programs and youth activities.

The 2019/2020 Youth Development Grants opened on 2 July 2019 following a targeted marketing and promotions plan. The grants were promoted through local schools, sporting clubs, youth and community networks, libraries and neighbourhood centres. An online and social media promotion together with roadside banners, posters and flyers were distributed and displayed around the City of Marion. Two grant writing workshops and a grant information session were offered during this time. Potential applicants were also able to book one-on-one sessions and meetings to discuss their ideas and applications.

Table 1 below lists all recommended applications by the panel to receive a Youth Development Grant.

	Organisation	Activity	$ Amount
1	The Australian Army Cadets	431 Outdoor Activity Support	5,000
2	Sammy D foundation	Adulting: 101 Skills for Life	9,625

3	Trees For Life	Down to Earth Project	25,000
4	Flinders' New Venture Institute (NVI)	eNVIs	9,950
5	Lutheran Community Care (LCC)	Look Again	7,000
6	MarionLIFE	MarionLIFE Youth Events Team	9,000
7	FinStart Inc.	Skater Girl	3,000
8	True North Youth Theatre Ensemble	Mental	23,000
9	YMCA	Yplay	9,250
10	Holly Winter Auspiced by Marion Christian Fellowship	Youth Film Making Workshops	9,000
		TOTAL	**$109,825**

Attachment

#	Attachment	Type
1	Appendix 1 - Youth Development Grants 2019-20 Recommended	PDF File
2	Appendix 2 - Youth Development Grants Guidelines	PDF File

APPENDIX 1

Youth Development Grants PANEL RECOMMENDATIONS
2019/2020

Panel members:
Jacqui Clark - Team Leader Vibrant Communities
Tyson Brown – Unit Manager Cultural Facilities
Vassi Coutsoumbes – Art Development Officer
Shannon Swart – Youth Support Officer
Julie Higgins – Youth Development Officer

Summary of Projects RECOMMENDED

Number of applications received	Number of grants recommended	Total Value of all grant applications	Value of grants recommended
20	10	$263,579.50	$109,825

	Organisation and Project Name	Target Years	Location and Delivery details	Summary of Recommended Applications/Projects	Organisation Background	Requested Amount	Recommended Amount
1.	**The Australian Army Cadets** – *431 Outdoor Activity support*	12-17	Mitchell Park - Sacred Heart Middle School After school and weekends	**Project:** The Australian Army cadets – 431 Outdoor Activity aims to increase the number of participants and improve retention by offering increased opportunities for cadets to participate in field and outdoor adventure activities. These skills will have a positive impact for young cadets in their day to day lives now and into the future. **Grant will support:** The grant will support the sustainability of the program by purchasing much needed equipment for the new unit so they have the capacity to become more independent and continue to grow as a unit. The grant will support the purchase of a radio, tents and other essential equipment. **Recommendation rationale –** This program is open to all young people 12-17 years of age and provides an alternative activity from sport or other 'mainstream' activities. The program focuses on creating opportunities for young people to feel connected, valued and become active community members. Cadets give back to their community through volunteering on a regular basis and the skills learnt through this program will assist young people in their teenage years. Additional Information – This program is based in a local school and there is no cost for young people to join, uniforms boots etc. are provided by the Army. The program is promoted on social media, newsletters etc. This unit will be looking for opportunities to engage in community events and activities throughout the year.	Unit 431 is a part of the larger Army Cadet and defence family. The Australian Army Cadets adopts the values of the Australian Army - Courage, Initiative, Respect and Teamwork - to empower young people to achieve their potential. Their unit is focused on providing an opportunity for personal growth, responsibility, respect and support. They aim to provide as many opportunities as possible for cadets to unplug and experience the independence of life in the field. Cadets are enthusiastic members of the local community that provide support at local events and community gatherings, including Anzac Day ceremonies, parades and marches. Remembrance Day services, veterans events, flag raising etc.	$8,439.00	$5,000.00
2.	**Sammy D foundation** - *Adulting 101: Skills for Life*	16-24	Sammy D Foundation South Road Edwardstown and City of Marion Community Centres and Libraries	**Project**: The Adulting 101: Skills for Life Program supports young people aged 16-24 who are navigating the transition from adolescence to adulthood. It covers aspects of managing personal affairs, healthy lifestyles, tenancies, respectful relationships, finance, debt and employment. The program was developed based on identified need in the community, and content shaped though consultation with young people.	The Sammy D Foundation educates young people on the impacts of bullying, violence and alcohol fuelled violence, by providing relevant age appropriate information, knowledge and tools. The Foundation also empowers young people to make positive life decisions for a better community. They value courage in the face of adversity, the inclusion of all, and mutually respectful relationships built on trust. The Sammy D Foundation prides itself on	$9,999.00	$9,625.00

				Grant will support - The grant funds will be used for program facilitation, program catering, and transport for participants, marketing and printing program resources. Funding will also be used for two excursions. Excursion 1 is to a supermarket for a hands-on shopping experience and Excursion 2 is to an op-shop where sustainability and financial options will be highlighted. **Recommendation rationale –** This program has been developed through an identified need and young people have contributed to the design and program content. The Sammy D Foundation works extensively in the community with young people and provide essential and relevant workshops in schools and in other community locations. The program provides a life skills toolkit through an interactive model of peer led learning within a framework that can be integrated and adapted to a range of settings. This was also an area of interest identified by young people in the Voice it! Youth Consultation. This data can be found in the YACSA Report. Additional Information – These sessions will be held at the Sammy D Foundation and also at a number of other City of Marion venues.	shaping lives and changing futures and works from a model of primary prevention and early intervention.		
3	**Trees For Life** – *Down to Earth Project*	12-17	Local Schools Hallett Cove R-12 and Hallett South Others to be identified following project commencement. Living Kaurna Cultural Centre Bush care sites Some workshops would be held during schools hours and others after school hours.	**Project**: The Down to Earth Project would work with young people from local schools and include a series of hands-on environmental activities developing skills in natural resource management and horticulture, including plant propagation, bush planting and care of native plants. The project would be co-designed by Trees For Life (TFL), students and teachers. The program would provide a positive approach to addressing environmental and climate change issues - creating a sense of hope for the future. **Grant will support** –The delivery and facilitation of the hands-on activities and all the materials required for those activities such as Start from Seed Kits; Personal Protective Equipment; planting tools and the grant will also fund the cultural tours by Kaurna Elders. **Recommendation rationale** –This program has been recommended for a reduced amount, as indicated, it could progress with reduced funding in the application. The panel feel this will be an opportunity to pilot the program on a smaller scale to ensure success and the desired outcomes are met. The panel feel this program will have positive community benefit, developing knowledge and skills around environmental and climate change issues across the community. The skills gained from this program will empower students with the confidence to make a real difference to their local environment, with the knowledge that this contributes to making a difference globally. Students can then transfer these skills to future volunteering opportunities, to potential work prospects or simply to their own back yard. Students will also develop connections with the community through our existing partnerships with groups such as NRM Education (Natural Resources, Adelaide & Mt Lofty Ranges), Kaurna Aboriginal people, Friends groups and Trees For Life Bushcarers. The environment was listed as one of the top areas of concern and interest for young people in our Voice It! Youth Consultation. This data can be found in the YACSA Report. Additional Information – Trees for Life have direct contact with Friends groups in the region and will share expertise and resources and welcome both short and long term participants. Trees for Life will work with students from Hallett Cove R-12, Flexible Learning Options Groups, and Hallett Cove South Primary. NRM education group and Trees for Life also work well in partnership delivering priorities around the Green Adelaide vision.	Trees for Life (TFL) holds the vision for all South Australians to value native plants and animals and be actively involved in protecting the land we love, for current and future generations. Their current focus is on providing relevant and accessible avenues for young people to engage in activities that expose them to the natural environment. This in turn provides them with the benefits of a greater understanding and appreciation of nature, the value it can play in our wellbeing and mental health and the confidence in applying the hands on skills developed. TFL's values' include nature, community collaboration, knowledge, inspiration to action, and resilience in that TFL remains relevant and effective to safeguard South Australia's future landscapes.	$40,000	$25,000

4.	**Flinders' New Venture Institute (NVI)** - *eNVIsage*	18-25	Tonsley Innovation District – after hours and weekends	**Project:** eNVIsage would target 10 young people 18-25 years old from the City of Marion. The selected participants would receive a place in Flinders University New Venture Institute's (NVI)'s award-winning 8-week business start-up program called 'Venture Dorm', coupled with 5 months access to eNVIsion, NVI's co-working and business support program. The eNVIsage Program takes a business, product or service from idea to an executable business. The primary outcome is for the young entrepreneurs to develop a business idea into a commercially viable product or service that is either for purpose or for profit. The intention is for this business to be commercially viable and therefore be income generating enabling the young entrepreneur to create an income stream that will contribute to their financial security. **Grant will support** – 10 fully funded places over two rounds of Venture Dorm including a fully funded place in the Pre Accelerator Program, 5 months access to eNVIsion (NVI's co-working and business support program) and a half day preparatory workshop. **Recommendation rationale** –The panel felt this was a thorough project proposal that has an evidence based approach and proven track record seeing an idea transform into a viable business. This project model would allow identified young people to access this program at no cost. This has a sound project model with quality evaluation throughout. Additional Information – This program would be for young people connected to the City of Marion, this program will provide a fully funded opportunity to access this 8 week start up Business program 'Venture Dorm'. No other funding has been applied for in relation to this specific program.	Flinders' New Venture Institute (NVI) is South Australia's premier Centre for innovation, educating, developing, enabling and connecting a vibrant ecosystem of innovative businesses, curious and passionate students, dedicated researchers, international academics, and committed government partners to create future opportunities.	$9,950.00	$9,950.00
5	**Lutheran Community Care (LCC)** – *Look Again*	12-17	Cooinda Neighbourhood Centre - After school and weekends	**Project -** The project will work intensively with young people 12-17 years of age from new arrival CALD backgrounds and where possible with their siblings, parents and broader community. The project will be delivered after school for 8 weeks addressing matters of gender roles, self-esteem and body image, social media and cyber security. Individualised follow up support will be offered as needed for each participant based on personal need addressing any issues and questions which may emerge throughout the group work component of the project. **Grant will support –** The engagement of a bilingual project facilitator with expertise and a proven track record in engagement of multicultural young people, families and communities as well as catering and promotion costs for the program. **Recommendation rationale –**This project met all guidelines and criteria requirements and the panel felt this project was addressing an identified need in the City of Marion. This organisation has extensive experience working with CALD families and this project would be building on their existing work. The Look Again project aims to achieve, improved self-awareness, and self-confidence building skills and knowledge around peer pressure, parental and community expectations. This project would be equipping and exposing young people with skills to navigate Australian systems effectively, including the capacity to share new skills and knowledge with siblings, parents, wider family units and cultural communities.	Lutheran Community Care (LCC) works with the vision of building strong caring communities. They are a highly experienced community services provider with over 130 staff and 570 volunteers. All of their programs, including young people and family programs, include collaborative relationships, pathways and networks with a broad range of other agencies. They work alongside and within communities to develop effective ways of empowering individuals, young people and families, addressing disadvantage and injustice using holistic and place-based approaches	$9,000	$7,000
6	**MarionLIFE** – *MarionLIFE Youth Events Team*	10 -17	Primary and high schools within the City of Marion Lunchtime Events and community programs	**Project** - MarionLIFE Youth Events Team is a mobile youth service largely run by 18-25 year old volunteers. Local schools, youth services and community events can book the Youth Events Team to travel to their desired location to provide activities including sports, games and craft, life skills workshops for young people aged 10-17 years. The project aims to provide a safe, welcoming and supervised space for young people who may find it difficult to connect and engage with others in their community. Another key outcome of the project is that young people developed	MarionLIFE Community Services Inc. is a not-for-profit community organisation that strives to provide meaningful, flexible and responsive care and support to individuals and families in need. MarionLIFE has developed strong connections with young people through their previous program and work collaboratively across the city with many organisations.	$9,000	$9,000

			After hours and weekends	a trustworthy support network and to be more aware of support services that are available both inside and outside of their school. **Grant will support -** and pay for a trained Youth Worker to facilitate the sessions and workshops, co-ordinate the volunteer team and meet with school and agency staff. It will also be used for equipment as well as marketing and promotional costs for the program. **Recommendation rationale** - MarionLIFE have managed to establish and maintain an engagement model to connect with a key group of disengaged young people. Several of their previous programs have become self-sustainable since their establishment. They use an asset based community development approach to best serve young people in the City of Marion. This project will continue to build the connections and networks for young people within the City of Marion.			
7	**Finstart Inc** – *Skater Girl*	12-25	Oakland's Skate Park 2 x performances during fringe	**Project** –Skater Girl is a contemporary dance theatre performance inspired by street culture, promoting healthy active lifestyles. This would be performed at the Oaklands Recreational Plaza twice during the 2020 Fringe and would be open to all young people and their families. Skater Girl is an inspirational story for young people to overcome barriers of the mind to achieve goals. The event hopes to encourage more young people especially females to get active and give roller skating a go. The events will have live music by a local DJ and young people will have the chance to participate in roller-skating following the performance. **Grant will support -** two free performances which would include participation, choreography, a live DJ, transport and equipment. **Recommendation rationale** - The panel agrees that the application meets the guideline eligibility and is an innovative and inclusive event that would be held during the 2020 Fringe at no cost to the community. The event will aim to empower young people especially females by encouraging creativity and providing an alternative to mainstream sports. Young females are often underrepresented at skate parks and in skate culture and this event/program would be promoting inclusivity and positive gender representation. Having more youth focused events was high on the agenda with many young people that participated in the 'Voice It' Youth Consultation.	Finstart Inc is a registered charity organisation. Skater Girl engages established and young performing artist to demonstrate self-worth, resilience and social engagement through a fun aesthetic character. It fosters a healthy cultural environment for female participation.	$3,000	$3,000
8	**True North Youth Theatre Ensemble Marion** – *"Mental"*	12-25	Marion Cultural Centre After school hours	**Project** – True North is a youth theatre company that engages, upskills and creates theatre and performances with young people around social inclusion principles. They create work that is relevant locally and resonates globally. They use community capacity development principles with young artists and help them in a co-creation process. They believe in making a difference in the community, so they use theatre as vehicle for social change. This year's theme was created by the young people and will revolve around the theme of mental health/illness and how that affects young people in our city. **Grant will support** – the payment of venue hire for workshops and performances, it will pay all artist facilitation fees, weekly workshop costs, and promotion and production costs. **Recommendation rationale** – True North have a proven track working with young people in the City of Marion and survey have delivered some outstanding performances and outcomes for young people. This project will continue to build on the momentum of previous years whilst giving more young people an opportunity to be part of this project. The issue of mental health is not just informed by True North participants it is also a common theme evidenced in contemporary research and analysis in	True North Youth Theatre Ensemble is a not-for profit organisation established in 2014 and has grown to be one of the leading youth theatre organisations in Adelaide. True North have developed local connections since coming to the City of Marion and has the expertise and knowledge in working with young people through theatre and performance.	$23,000	$23,000

				young people locally and across the nation. An example of this research is the annual Mission Australia National Report survey data. This project is also in line with the findings of the Voice it! Youth engagement report as young people indicated participating in Theatre groups was one of their top preferences. Additional Information – True North Marion was established in 2017 and is a youth led group that creates performances to highlight social issues and uses theatre to promote social change. Many of the young people that attend are from at risk environments and lower socio-economic backgrounds and would otherwise not be able to access these types of opportunities. True North have developed relationships with many young people and their families and will continue to build on these as well as welcome new members. This year the project will tackle the topic of mental health and how this impacts our community. The production will tour local schools in the area giving opportunity to students that might otherwise not be able to see such a production. The current budget reflects the price reduction at MCC.			
9	**YMCA** – *YPlay*	12-17	Marion Leisure and Fitness Centre- YMCA 'Youth Hub' Oaklands Park School holidays	**Project -** YPlay will be delivered as a school holiday activity program one full day each week of the school holiday within the funding period, in total nine full days of activities from December 2019 - October 2020. The program will be based at the Marion Fitness and Leisure Centre (MFLC) and surrounding areas. Participants will learn about the environment, science, technology, engineering, math (STEM) and creative expression through interactive and play based activities. Young people will be invited to participate in planning and co-designing the project/activities that will shape the way in which the program is run and ensure that all outcomes are youth centred. **Grant will support –** Facilitation of YPlay programs, child safe checks and training, program materials, morning and afternoon tea **Recommendation rationale** – The panel feel this program is meeting a need in the community and is an alternative to OSCH for older children with a creative, environmental and STEM focus. The applicant discusses working collaboratively with other organisations in the community and the opportunity for young people to assist with the planning and design of the program is also a unique and valuable opportunity for young people seeking leadership opportunities. Young people also expressed that they would like more opportunities during school holidays when consulted for the 2019 Voice It! campaign.	The YMCA MISSION is simply stated as" We believe in the power of inspired young people", young people whose passions are recognised and facilitated and who will be change makers in their own world and the world around them. YMCA has successfully operated community and recreation facilities across SA and has recently been successful with the lease for the top floor of the Marion Fitness and Leisure Centre and have sated this will be a dedicated 'Youth Zone'	$9,250	$9,250
10	**Holly Winter** – Youth Filmmaking Workshops **Auspiced** by Marion Vineyard Christian Fellowship	12–17	Cooinda Neighbourhood Centre and Marion Cultural Centre After school and weekends	**Project –** The filmmaking project is a storytelling platform incorporating many areas of the creative arts, and provides a voice for the young storyteller in the community. This project aims to equip young people with skills in filmmaking in 8 weekly workshops and some additional full day school holiday sessions - from story development, to camera and sound operation, and post-production - and, as a team, produce final short films to be screened in the community and entered into film festivals. **Grant will support** –the program by assisting with facilitator fees, film industry mentors equipment and venue hire, catering, admin/marketing fees and film festival entry fees **Recommendation rationale** – The panel feels this project meets all eligibility criteria and will contribute to creating a strong, connected and inclusive community by providing a platform for all young people 12-17 years to explore, create and accomplish making a film that gives them a voice on themes they are passionate about. This sense of accomplishment and space to tell personal and important stories has a positive effect on mental health and community cohesion. Meeting and collaborating with other creative young people can	Holly Winter, is a young experienced filmmaker and will be planning and delivering the workshop curriculum. As well as organising the other aspects of the project, she is aiming to inspire participants in what they can achieve as young people. Volunteers will assist in the delivery of the workshops and will be drawn from the Marion Vineyard Youth and Community Group. The Marion Vineyard Christian Fellowship will support and auspice this project.	$9,000	$9,000

				inspire the participants in their own creative pursuits. The skills and mentoring they'll acquire through the program will equip them and provide pathways for further learning. A sense of community and belonging will be established for individuals with a common interest in film making, encouraging collaboration that has the capacity to continue beyond the project. The final screening event would be an evening where participants can invite the community and important people in their lives to view and value what they have created.			

The following applications were not recommended for one or more of the following reasons:
1. Projects were not eligible
2. Projects did not meet the guidelines and criteria
3. The applications were under-developed/did not provide enough detail or depth
4. Projects did not demonstrate strong enough benefit to young people in the City of Marion community
5. The round was oversubscribed

Organisation and Project Name	Summary of NOT Recommended Application/Project	Organisation Background	Requested Amount
Gener8 Theatre - *Art Lab*	**Project** - Augmented Reality is a live direct or indirect view of a physical, real-world environment whose elements are augmented (or supplemented) by computer- generated sensory input such as sound, video, graphics or GPS data. Information about the environment and its objects is overlaid on the real world. **Rationale for NOT Recommending** - The project does not demonstrate its articulation from a young person / people's aspiration from concept through to creation. It does not define the skill and development opportunities beyond the use of the AR medium.The project had little evidence of youth engagement in the design, planning or delivery. This group have been funded previously and outcomes and numbers were limited for young people in the City of Marion.	**Gener8 Theatre** is an immersive Theatre company that exists to produce new innovative and original professional works in theatre. This group have been funded previously and outcomes and numbers were limited for young people in the City of Marion.	$11,000
Debating SA - *Delivering debating education workshops*	**Project** - Delivering debating education workshops to public schools in the City of Marion with the aim to develop the critical thinking, communication and public speaking abilities of young people **Rationale for NOT Recommending** – This is a program that is currently happening across the City of Marion, the panel felt this since this round was oversubscribed this program demonstrated limited community engagement potential outside of school hours, as the workshops are all held in schools times	**Debating SA** is a not-for-profit volunteer organisation that runs South Australia's largest Schools' Competition held from May to September each year. They aim to actively promote debating, free speech, and debating-related activities.	$5,000.00
JTan Coaching - *Greatest Story Ever Told*	**Project** - The aim of this project is help students build their self-esteem, discover their passion and unlock their potential so that each student will have the opportunity to write the greatest story about the life they live. **Rationale for NOT Recommending** - This project was not eligible as the applicant was not a registered community group, voluntary association or not for profit organisation. To be considered for funding in the future the applicants would need to work with an eligible group to further develop the project.	**JTan Coaching** looks to inspire young people discover their Purpose, reach their Potential and bring Positive influence and impact their community in return. We believe in investing into our next generation so that they can be resilient and resourceful as they navigate life's challenges.	$4,800.00
YMCA - *Innovate Me*	**Project** - The aim of the program is to build skills for entrepreneurship and engage young people with a co-working organisation, creating the scaffolding for the target group to build an economic and engaged future where they are thriving, connected and contributing. **Rationale for NOT Recommending** - The panel felt this project had great potential but would require further development and evidence of strong partnerships with other organisations. Would also benefit from working with a group of young people to inform and co-design the pilot program.	The **YMCA** MISSION is simply stated as" We believe in the power of inspired young people", young people whose passions are recognised and facilitated and who will be change makers in their own world and the world around them. YMCA has successfully operated community and recreation facilities across SA and has recently been successful with the lease for the top floor of the Marion Fitness and Leisure Centre and have sated this will be a dedicated 'Youth Zone'	$23,800.00

YMCA - *Life Prep 101*	**Project** - Life Prep 101 is a basic life skills program that would be delivered monthly by workshops over a 12 month period. The range of topics would include finding a place to live, budgeting, cooking, buying and maintaining a car. The programs topics will apply sustainable living principles. **Rationale for NOT Recommending** - This project duplicated another application and the panel felt this application was less developed and would benefit from engaging young people in the design and content of the program. It was stated that this would be held in their new venue at Marion Leisure and Fitness Centre. The panel felt that once this space had been created they could then look to work with young people and local orgs and groups to ascertain interest and need.	As above	$12,250.00
Suneden Specialist School - *Playground Fence Mural*	**Project** - The project applied for involves installation of a mural painted on the internal fence of the Junior Playground. **Rationale for NOT Recommending** - The panel felt this project did not demonstrate as much community benefit as some of the other projects and this round was oversubscribed.	**Suneden Specialist School**, Mitchell Park is a not for profit non-denominational school for students with intellectual and multiple physical disabilities. It is an educational facility where a team of highly qualified, skilled and dedicated staff work together to provide a quality education for students with special needs.	$6,750.00
Australian Refugee Association (ARA) - *Southern Homework Club*	**Project** - The applicant was requesting funding for the establishment costs of a Homework Club for refugee and migrant high school students held at the Al-Salam Community Centre in the City of Marion. **Rationale for NOT Recommending** - The applicant stated that they could not proceed with reduced funding and the panel felt that this project duplicated other similar programs in the City of Marion. There are already a number of homework clubs currently running at neighbourhood and community centres within the City of Marion and some of these are operating under capacity.	**ARA** The Australian Refugee Association Inc. is a non-government, not-for-profit charity organisation dedicated to helping refugees settle in Australia. Based in South Australia.	$36,404.00
Special Olympics - *State Games*	**Project** - A one off multi-sport event for people with an Intellectual Disability held at Westminster in November. **Rationale for NOT Recommending** - The panel felt this application was underdeveloped and lacked planning around the event. The funding was requested to pay for venue hire and uniforms etc, this was also an all ages event not specifically targeting young people.	**Special Olympics Australia** aim to develop programs that are reflective of the people that need them most. This program is a multi-sport event for people with an Intellectual Disability	$15,000.00
Islamic Society -*The Resilient Teen*	**Project** - The Resilient Teen is developed from the evidence based S.P.A.R.K. curriculum for 13-25 years and facilitated by the Back to the Fitrah Mentoring Academy. The program will be run as 10 sessions over 10 weeks or as 5 half days during school holidays. The program aims to provide Muslim young people with an understanding of their emotional health and wellbeing along with important life skills so they can become educated, respectful and beneficial citizens who will contribute to the well-being, protection and development of Australian society. **Rationale for NOT Recommending** - The panel felt this project would not be accessible to all young people in our community as stated in the guidelines. The Resilient Teen project only targets Muslim Community members/young people and this specific program was based on underpinning messages from a faith based organisation.	**Islamic Society** are A not for profit organisation that aims To empower the Muslim community to achieve a more inclusive and productive Australia.	$8,600.00
Tabor College – *Youth Violence, Changing Cultural narratives*	**Project** - This program offers a series of workshops for up to 15 young people through which they explore and unpack the stories and cultures of violence and bullying in their school and community, as well as developing strategies for change. The program aims to empower young people to be agents of social change in their own social context. The workshop participants are educated in the "sociological imagination" (Mills, 2000) to equip them to investigate the nature of social systems that justify and perpetuate violence and bullying. In the workshops, participants will work collaboratively to design a local intervention or campaign to address the issues they uncover. The skills and knowledge gained individually as well as the group response will have ripple effects into the local community. Emmaus have been approached by the applicant and would like to partner in this project if successful. **Rationale for NOT Recommending** – Feedback about inclusion and funding a research project in a school environment was not seen as benefitting the wider community.	**Tabor College** - sustains high quality, tertiary education through a supportive, multidisciplinary learning community which nurtures academic excellence, professional competence and dedicated service to local and global communities. The Tabor Bachelor of Applied Social Science (Youth Work) is developed around a central, optimistic ideology – that young people enrich society.	$9,187.50

Feedback and support will be given to all unsuccessful applicants with alternative funding ideas and connections explored across the City of Marion. The projects listed above could, with further development and considerations be eligible for grant and partnership opportunities in the future.

YOUTH DEVELOPMENT GRANTS GUIDELINES

CITY OF MARION

VOICE IT! CREATE IT! DO IT!

YOUTH DEVELOPMENT GRANTS GUIDELINES

Introduction

The Youth Development Grants are designed to support not-for-profit groups, community groups and voluntary associations to deliver exciting, well-managed and relevant activities and programs whilst strengthening connections for young people in our community. Applications are invited from organisations with the expertise and local knowledge to provide opportunities and engagement for all young people across the City of Marion.

The City of Marion is committed to a diverse and inclusive community. Applications should reflect and celebrate this by ensuring projects, programs and activities are inclusive and accessible as possible for all groups, including people of various gender, age, sexuality, cultural backgrounds, religious beliefs and those living with disability.

Application process

Applications Open	Applications Close
2 July 2019	6 August 2019

How to apply

The application is completed online by accessing the following link: http://www.marion.sa.gov.au/youth-grants

You are guaranteed confidentiality and security when lodging a grant application online. If you do not have access to the internet, please contact the Youth Development Team to discuss alternatives.

Support with your application

For project enquiries and support in making an application, contact the Youth Development Team. We encourage applicants to contact the team to discuss your idea or application and to attend the community information session.

Phone 08 7420 6461 or email council@marion.sa.gov.au (subject title “Youth Development Team”).

Suggested Focus Areas

We encourage grants but not limited to the following areas;

- Valuing Nature and Sustainability
- Special Events and School Holiday Programs
- Active, Vibrant and Innovative Communities
- Celebrating Diversity and Inclusion
- Skill Development and Leadership

How much can we apply for?

Minor Grants $0 - $5,000
Medium Grants $5,000 – 9,999
Major Grants $10,000 – 40,000

** Please note these amounts are a guide please discuss with the Youth Development team if your project does not fit within these funding pools.*

Applicants may apply for more than one grant by submitting a separate application for each project, demonstrating any clear distinctions between the projects.

YOUTH DEVELOPMENT GRANTS GUIDELINES

Grant Outcomes

The City of Marion is committed to supporting all young people. The Youth Development Grants will contribute to providing positive opportunities in a strong, connected and inclusive community.

Applicants should considered the following:

- Program and services are delivered to and for young people through organisations that have existing youth development expertise.
- Organisations to implement initiatives, which are beneficial to young people and the community in which they live, work, study or spend their leisure time.
- Initiatives that develop opportunities for youth participation and citizenship which promote the health and wellbeing of young people
- Establish and undertake innovative projects or activities that and are in line with the City of Marion Strategic Plan

Who is eligible to apply?

Eligibility criteria is as follows:

- Any not-for-profit group, community group or voluntary association.
- Groups that are not incorporated are eligible, provided applications are made through a sponsoring body. The sponsoring body will need to provide its incorporation number and ABN.
- The project will occur in the City of Marion unless special approval has been agreed.
- Schools / educational institutions are eligible to apply, provided they can demonstrate that:
    - The project does not form part of the core business of the Department for Education and Child Development.
    - Alternative funding sources are not available from the Department for Education and Child Development for the project.
    - It is meeting an identified need that is not limited to the school environment. Preference will be given to projects that show clear evidence of a partnership with one or more organisation(s) in the implementation of the project and demonstrate how the project will have benefits to the wider youth population.

Due to the competitive nature of the program, all potential applicants are requested to attend the Youth Development Grants Information Session or to contact the Youth Development Officer to discuss their project and ensure it meets the requirements.
Applicants are strongly encouraged to refer to the City of Marion Strategic Plan prior to completing an application.

What makes a project ineligible?

The following will render an application ineligible:

- The project has commenced.
- Commercial or political activities
- Individual, private, political or commercial enterprise
- Ongoing operating costs of the organisation or costs not directly related to project delivery.
- Retrospective costs (any money spent before a grant is approved).
- Payment of salaries (facilitator/instructor fees will be accepted).
- Fundraising or sponsorship.
- Projects that duplicate an existing or similar project/service within the community.
- Interstate or overseas travel.
- Academic research or conference costs.
- Organisation that have an outstanding debt or acquittal

How are applications assessed?

The City of Marion reserves the right to provide funding at its sole discretion, however in order to assess applications the following process will be undertaken:

- Applications will be assessed against eligibility, application will not progress to assessment if not eligible.
- Applications will be assessed in accordance with grant schedule and available funds.
- Applicants may be requested to provide supporting information and documentation.

Each application will be assessed against the following criteria:

- The impact and value the project will have for young people 12-25 years in the City of Marion.
- Demonstrate working collaboratively and/or in partnership with other organisations or services.
- The health and wellbeing of young people will be enhanced, with ongoing benefits for young people beyond completion of the project.
- Project has clearly stated aims and objectives.
- Evidence of youth engagement in the design, planning and delivery of the project.
- Organisations that contribute their own resources to the project including in-kind, and volunteering will be highly considered.
- Increasing volunteering opportunities
- Demonstrated links to the CoM strategic plan

The Medium and Major category will be further assessed against the following criteria:

- Innovation
- Strength of the budget
- Quotes submitted where relevant
- Risk management (regarding the delivery of the project), complete a risk assessment template for all applications over $10,000.
- Identified key partners
- Background information on why the project is important and any relevant research and data to support the application

Financial reporting and project evaluation

Applicants will be required to submit a report and acquittal form online. This form is due one month after the completion or 13months from funding date, whichever is earlier. Evidence of expenditure of the grant must be provided – **all receipts must be attached to the acquittal.**

The acquittal statement verifies that the grant funding has been utilised in accordance with the project budget provided in the application form. Final acquittal of the grant requires a statement of income and expenditure for the project, which must be certified by an authorised signatory of the organisation.

The Evaluation Form provides valuable feedback to the City of Marion on how your project and community have benefited from the Youth Development Grants Program.

YOUTH DEVELOPMENT GRANTS GUIDELINES

Terms and Conditions

1. Applications close at 5pm 6 August 2019.
2. Acquittals must be completed and returned to the City of Marion no later than one month from the completion of project or 13months from funding date whichever is sooner.
3. The funds provided must be used for the approved project as detailed in the grant application.
4. Applicants must demonstrate that any purchase of equipment or materials is used solely for the project.
5. Any changes to the project that would result in funding being expended other than as detailed in the application may not be undertaken without prior written approval by the City of Marion.
6. The City of Marion is to be given written or printed acknowledgement of the funding in all correspondence, media releases, invitations and any advertising or promotional material.
7. The City of Marion logo will be supplied and is to be applied to all advertising and promotional material including banners, posters, leaflets, etc.
8. The City of Marion will reserve the right to separately promote any funded project.
9. The City of Marion is to be given verbal acknowledgement of the funding in any speeches at events.
10. Applicants will be responsible for obtaining any relevant approvals including use of council land and road closures. View the following link: https://www.marion.sa.gov.au/things-to-do/parks-and-playgrounds/events-in-parks .
11. Projects must meet legal, child protection and insurance requirements set by State and Commonwealth legislation. For further information visit the website regarding Child related employment screening http://www.dcsiscreening.sa.gov.au/
12. Groups that are not incorporated are still eligible, provided applications are made through a sponsoring body.
13. The applicant / sponsoring body must provide their incorporation number and ABN. If the applicant / sponsoring body does not have an ABN the Statement by Supplier form must be completed, available on the City of Marion website.
14. Funds must be made payable to the applicant / sponsoring body. If successful, a cheque will be made to the nominated organisation in Section A of the application form or unless otherwise stated.
15. Any part of the grant funds that are not used must be repaid to the City of Marion unless prior written approval is obtained.
16. It is the responsibility of the applicant / sponsoring body to obtain all necessary insurances and the City of Marion will not be held liable for any matter arising out of this grant.
17. It is the responsibility of the applicant / sponsoring body to indemnify and keep indemnified the City of Marion, its employees and agents, against all actions, costs, claims, charges and expenses whatsoever which may be brought or made to claimed against them or any of them out of or in relation to the project.

CITY OF MARION

Oaklands Park Precinct

Originating Officer	Manager Development and Regulatory Services - Warwick Deller-Coombs
Corporate Manager	N/A
General Manager	General Manager City Services - Tony Lines
Report Reference	GC191126R10

REPORT OBJECTIVE

The objective of this report is to engage with Council regarding the Minister for Transport, Infrastructure and Local Government's decision to initiate the process to declare a Precinct for the Oaklands Park area pursuant to the Urban Renewal Act 1995, and to seek any comments to provide back to the Minister.

EXECUTIVE SUMMARY

The Minister for Transport, Infrastructure and Local Government (the Minister) wrote to Council on 8 October 2019 regarding the initiation of the Oaklands Park Precinct **(refer Attachment 1)**. The City of Marion has eight weeks to review the business case provided and provide comments back to the Minister (by 3 December 2019).

The Precinct covers an area of approximately 9.6 hectares and is bound by Barry Road to the west, Bombay Street Reserve/Sturt River (Warriparri) culvert to the east, the Warradale Barracks to the north on Bombay Street, and Murray and Doreen Streets to the south. A basic location map is shown in **Attachment 2**.

Within the Precinct there are 256 South Australian Housing Authority (SAHA) owned dwellings to be renewed, along with 15 privately owned properties and a further 12 SAHA properties to be retained. Of the 256 SAHA properties, 117 are built pre-1968, generally developed at low densities. As a result of previous renewal projects by the former South Australia Housing Trust in the area, there are a further 162 properties built after 1968. The existing condition varies from poor to average and beyond their useful life.

The indicative concept for the site is to develop a range of development styles to a maximum of 4 building levels.

The Precinct will deliver 1:1 replacement of SAHA social housing properties (256) along with over 400 additional dwellings (approximately 680 dwellings in total). Furthermore, the project is committed to ensuring 15 % of that private stock is put to the market at a price that would meet the State Affordable Housing metric (but may not be officially listed on the Affordable Housing register).

The intent is for the Precinct development to appear 'tenure-blind' meaning that a passer by should not be able to distinguish social housing from private housing.

Other key features within the Precinct include Rajah Street Reserve, Bombay Street Reserve and Rembrandt Living which is a small, not for profit residential care provider.

Given the plans to intensify development in this area, the proposed dwelling types would be unlikely to meet current development plan standards. However, this may be balanced by the innovative designs, access to open space and new infrastructure. Indeed if the area was fully redeveloped with current infill provisions, it may yield a worse outcome for the community.

Following declaration of the Precinct, a Precinct Authority would be established as the statutory corporation responsible for administering the master-planning and implementation plans through the life of the project.The Precinct Authority would have various legislative powers including primarily from the Development Act 1993 and Local Government Act 1999.

As part of the process, Council would enter into an 'infrastructure and services deed' to ensure the works are undertaken to Council standards and roles and responsibilities would be clearly identified. General Manager City Services is currently leading the deed negotiation process with Housing Renewal Australia Pty. Ltd. (the proponent).

This would be the first precinct declared using this legislation and the first urban renewal project to deliver 1:1 social housing outcomes.

The business case by Housing Renewal Australia (HRA) has been included for reference **(refer Attachment 3)**.

Please note, sensitive information has been redacted by DPTI and appendices removed due to the large volume (300 plus pages). The appendices have been made available on the Elected Members Extranet.

A draft response to the Minister is included as **Attachment 4**.

RECOMMENDATION

That Council:

1. **Supports the establishment of the Oaklands Park Precinct.**
2. **Delegates to the Chief Executive Officer to submit comments back to the Minister for Transport, Infrastructure and Local Government regarding the proposal; noting that appropriate comments will be provided regarding Council infrastructure such as stormwater, open space, roads etc.**

Liveable:	Deliver the Oaklands Precinct project to provide improved public amenity and connectivity (identified in Council Business Plan 2019-2023).
Risk Management:	Administration has legal assistance to negotiate terms of the 'infrastructure and services deed'.
Legal / Legislative / Policy:	Precinct will be declared through the Urban Renewal Act 1995.
Additional Resource Impact	The full details of the function of the Precinct Authority are not known at this time. A secretariat function is likely to be coordinated through DPTI with Council staff contributing as required.
Timeline	Following establishment of the Precinct, there would likely be an 8-year construction programme.
Current Budget Allocation	Current budget allocations exist for general maintenance of Council infrastructure in this area. During the construction phase, some of these funds may be allocated to ensuring integration to surrounding areas.
Proposed Future Budget Allocation:	Council would likely retain the budget allocations for maintenance.
Whole of Life Costs:	To be considered through the infrastructure and services deed negotiation process.

Other Funding Sources: The development is being fully funded by Housing Renewal Australia P/L and partners, with no cost to Council or State Government.

DISCUSSION

The business case submitted to the Minister for consideration of this project details the significant amount of work that the proponents, Housing Renewal Australia have been working on over the last two years **(refer Attachment 3)**. While the business case contains a lot of detailed information, a summary of high-level issues relevant to Council is described below.

PRECINCT LEGISLATION

The Precinct powers sit with the Minister for Transport, Infrastructure and Local Government through the Urban Renewal Act 1995. The Minister must consult with the Minster for Planning (currently the same Minster) as well as the relevant local council.

According to Section 7H(1) of the Urban Renewal Act 1995, the Minister may, at the request of a council or other person or body, by notice in the Government Gazette, establish a specified area of land as a precinct if the Minister is satisfied that to do so will facilitate:

(a) the development of the area for the purposes of urban renewal; or
(b) the provision of land suitable for commercial, industrial or residential purposes close to public transport; or
(c) the establishment of new industries; or
(d) other planning and development outcomes for the renewal or redevelopment of a distinct area that promotes the purposes of the Planning Strategy.

This Precinct proposal appears to meet criteria (a), (b) and (d).

A Precinct Authority would be established to oversee the project and this would likely be managed through a secretariat function provided by DPTI. The Authority would have powers under varying legislation to deliver a coordinated development approach.

While the specific legislative items are not yet known, it is likely powers will be granted under the Development Act 1993, Local Government Act 1999 and Roads (Opening and Closing) Act 1991.

The Urban Renewal Act 1995 outlines varying tasks for the Precinct Authority to undertake including (but not limited to):

- developing a site masterplan, precinct implementation plan, infrastructure framework, guidelines for development
- consulting with relevant stakeholders
- establishing a design review panel and community reference panel.

PLANNING AND DEVELOPMENT

The Precinct is located predominantly in the Residential Zone (Medium Density Policy Area 12 and Regeneration Policy Area 1) with the area occupied by the Bombay Street Reserve contained within the Open Space Zone.

At a high level, the policy areas of the Residential Zone envisage development to improve living conditions, housing choice and infrastructure. An increase in the current dwelling density is encouraged to justify the improvement of infrastructure and other services.

The Open Space Zone seeks to preserve the open space character to provide a visual contrast to the surrounding urban area. Land within this zone should be developed for a range of passive and active outdoor recreation activities, community and educational facilities and open space development, conservation and re-vegetation, in a parkland setting.

Under the draft Planning and Design Code, the area is identified to transition to the Housing Diversity Neighbourhood Zone which anticipates:

"Low-rise medium density housing that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity."

It may be more appropriate to transition this zone to the Urban Renewal Neighbourhood Zone which seeks that:

"Housing that no longer meets community preferences is replaced with new diverse low – medium rise housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity."

Administration will add this area to the list of "draft Planning and Design Code transition discussions" with DPTI.

With an urban renewal project of this scale, it is important that sustainability measures are considered across the whole site. While there is an intensification of development and some trees will need to be removed to redesign the site layout, overall, HRA are intending to plant more trees than what is there now.

COMMUNITY - PROFILE SUMMARY

The suburb of Oaklands Park currently has a population of 4,027 people. The average age is 40 years with 1.8% of the population identifying with being Aboriginal or Torres Strait Islander. 24% of the people speak another language at home other than English whilst 29% of the community have been born overseas. 37% of people live by themselves in this suburb and 17% of the population are couples with children. The unemployment rate is 10.5% with 47% of people living in this renting their homes. 15.5% of Oaklands Park does not have an internet connection. Oaklands Park is identified as one of the top three of Marion's suburb's that have high levels of social disadvantage as noted on the SEIFA Index. SAPOL reports indicate that the suburb also experiences a high level of anti-social activity and behaviour such as theft, property damage, domestic violence, serious criminal trespass, etc.

Oaklands Park is also home to a housing trust property at 10 Rajah Street, opposite the Rajah Reserve, which Council has been leasing from Housing SA for peppercorn rent. The current lease expires in June 2020. This property is known as Rajah House and was originally set up as a community capacity building project 12 years ago. Community demographics, needs and issues have changed within the Rajah Street vicinity. Initially this project may have built capacity within this community and also met the needs of the community - however many of the residents originally involved in the project have moved away from the area.

Currently there are a handful of older residents that meet for coffee on a weekly basis, and once a week the volunteers provide a community meal night whereby the City of Marion (CoM) Community Development Officer is required to be on site to supervise the volunteers. 18 months ago CoM worked with the group to explore becoming an incorporated body, and engaged the services of Community Centres SA to facilitate a number of meetings. The group decided this was beyond their capabilities due to being unable to attract new or younger members and the amount of time and work an incorporated body is responsible for.

The Rajah Reserve Sports Program will continue to be supported by the City of Marion, as activities have good attendance numbers and are popular with children and young people. These ongoing activities will be implemented through external contractors and funding through a partnership between CoM and the Roger Rasheed Foundation.

Since April 2019, CoM has been working closely with Junction Australia to transition for Rajah House and the activities being undertaken at the house. This has been in readiness for the announcement of the housing development project. Junction Australia have been partnering with us towards this transition with the Rajah House facility being utilised for outreach services, and meetings with tenants. The transitional phase presents CoM with an opportunity to review our support to this community and improve our approach to address other community needs such as community safety, and can concentrate on supporting services on the ground rather than 'bricks and mortar'.

Housing Renewal Australia has contracted Elton Consulting to assist with community engagement and extensive community engagement strategies and plans have been drafted.

INFRASTRUCTURE - DEED

Council will execute an Infrastructure and Services Deed in partnership with Housing Renewal Australia and the Oaklands Park Precinct Authority, established under the Urban Renewal Act 1995.

Subject to the Minister establishing Oaklands Park as a precinct under the Urban Renewal Act, and adopting its Precinct Master Plan and Precinct Implementation Plan, the provision of services and infrastructure will be facilitated by the agreed Infrastructure and Services Deed.

During the Term of the agreement, HRA at its own cost, will be responsible for undertaking all road infrastructure works and nominated reserve development works to Council’s satisfaction and the Development Approval, within the defined precinct boundaries.

Road infrastructure works will include roads, sewers, drains, pipes, wires, cables, kerbing, street lights, signage, roundabouts, footpaths, nature strips, landscaping, stormwater infrastructure, telecommunications, gas and electricity. The nominated reserve developments will include Rajah Street Reserve and Bombay Street Reserve.

HRA will indemnify Council against all damages and claims from its works during this term of operation as the Precinct Authority, while Council will continue to raise rates to fund its normal service responsibilities.

The Deed authorises HRA to temporarily close and/or make alterations to public roads at its own cost, under Section 221 of the Local Government Act, subject to the consent of Council of the appropriateness of traffic plans (including any detours).

All works will be subject to the usual Defects Liability Periods along with indemnity against subsequent damages to completed road infrastructure from the ongoing construction activities of HRA, its agents, contractors and sub-contractors in delivering the Precinct Implementation Plan during the Term of the Urban Renewal Precinct.

Of particular note is the intention of HRA to underground all new overhead power reticulation, incorporating new decorative street lighting and removing all existing overhead power infrastructure. Existing roads will also be reconstructed and replaced with new streetscape road network cross sections which better service pedestrians and cyclists with improved access to train and bus services. These proposed cross sections will require detailed review to accord with Council's standards and streetscape guidelines.

OPEN SPACE

There is a high level of open space provision within the suburb of Oaklands Park including open space provided within the vicinity of the proposed development. The table below shows the mix of hierarchy and facilities at the existing reserves.

Reserve	Hierarchy	Year of Upgrade	Classification	Facilities
Oaklands Reserve - Wetland - Recreation Plaza - Estate Reserve	Regional	Final upgrade competed 2019	Wetland / watercourse / Stormwater Recreation - active	Skate park Recreation area Junior bike track Sport court Playground Trails Nature play
Bombay Street Reserve	Local	-	Linear / Linkage	Nothing formal
Rajah Street Reserve	Neighbourhood	2014	Recreation - active	Playground Sport court
Kenton Avenue Reserve	Neighbourhood	2013	Recreation - active	Playground Fitness Recreation area

There is a high number of playgrounds in the area, and each has been updated relatively recently. The endorsed Playground Service Levels consider a playground asset life to be between 20 – 25 years. Therefore, none of the existing facilities require an upgrade until at least 2033.

HRA propose that the Bombay Street Reserve be kept as open space. CoM suggestions for this area are:

- Upgrade and expansion of a dirt bike track.
- Large kick about irrigated area with potential for sport goals.
- Recreation – non active facilities including seats, shelter, pathway connections.
- Age friendly exercise equipment.

CoM notes and supports the precinct intention not to duplicate the existing facilities.

STORMWATER

To satisfy our mitigation, conservation and quality requirements, the CoM has requested that the stormwater solution for the Precinct includes the following:

- Stormwater management is designed such that (i) downstream discharges do not exceed pre-development flows and volumes, and (ii) the currently deficient protection against stormwater events be improved to the standard 1:100 rainfall event design.

- The above stormwater management outcomes be achieved through one or more of the following:
    - Achievement of the legislated '15 mm first flush on-site stormwater retention' requirement by using an equivalent volume of treated stormwater from the Oaklands wetlands for Precinct toilet flushing etc., and discharging the equivalent stormwater volume into the Sturt River.
    - On-site stormwater detention utilising oversized underground pipes with gross pollutant traps (GPTs) for pre-treatment.
    - Provision of on-site rainwater tanks (minimum 1,000 L per dwelling and preferably 3,000 L per dwelling).

- Detention basins be avoided, unless they are well designed to minimise gross pollutants and offer high amenity and safety (and specifically avoid significant concrete finishes and unsightly safety features like hand rails / guard rails).

It is noted that the use of treated stormwater from the Oaklands wetlands for Precinct toilet flushing would necessitate a commercial contract to be put in place by HRA with a third party retailer for on-site recycled water and electricity (solar and on-site batteries).

In summary, CoM has received reasonable assurance from HRA that their final stormwater solution will comply with and achieve the above outcomes. CoM has provided HRA with its standard engineering requirements.

Attachment

#	Attachment	Type
1	Attachment 1 - Oaklands Park Precinct - letter from Minister Knoll	PDF File
2	Attachment 2 - Oaklands Precinct - basic location map	PDF File
3	Attachment 3 - Oaklands Precinct Business Case - no appendices - Redacted	PDF File
4	Attachment 4 - Oaklands Park Precinct - DRAFT Letter to Minister	PDF File

Government of South Australia

The Hon Stephan Knoll MP
Member for Schubert

2018/20994/01

Mr Kris Hanna
Mayor
City of Marion
PO Box 21
OAKLANDS PARK SA 5046

Dear Mr Hanna

On 20 May 2019, Future Urban, on behalf of Housing Renewal Australia Pty Ltd submitted a business case and a request for the establishment of an urban renewal precinct in Oaklands Park under the *Urban Renewal Act 1995* (the Act).

In accordance with the Act, a precinct can be established which enables the focus of development in areas that can leverage existing and planned infrastructure, particularly transport and government landholdings. It also provides opportunities to focus development in areas that are well-serviced and where we can proactively plan for growth.

An Urban Renewal Precinct is established by the Minister for Transport, Infrastructure and Local Government (who is responsible for the Act) by way of notice in the Government Gazette. Prior to this the Minister for Planning must be consulted and may refer the business case to the State Planning Commission for review and comment.

The Business Case submitted by HRA has identified a 9.6 hectare site located in Oaklands Park, approximately 8 kilometres from Adelaide CBD suitable for an urban renewal precinct.

The precinct area is bound by Barry Road to the west, Bombay Street Reserve/Sturt River (Warriparri) culvert to the east, the Warradale Barracks to the north on Bombay Street, and Murray and Doreen Streets to the south. Access to and from the Precinct is via Jewell and Doreen Streets to the west which provide vehicular access to Morphett Road. Barry Road and Carlton Street extend south to provide the Precinct with connections to Murray Terrace.

Other key features within the Precinct include Rajah Street Reserve, Bombay Street Reserve and Rembrandt Living which is a small, not for profit residential care provider.

Minister for Transport, Infrastructure and Local Government
Minister for Planning

Roma Mitchell House Adelaide SA 5000 I GPO Box 1533 Adelaide SA 5001 DX 171
Tel 08 7109 8430 I Email ministerknoll@sa.gov.au

SOUTH AUSTRALIA

Within the proposed precinct, there are 255 South Australian Housing Association (SAHA) owned dwellings to be renewed, along with 15 privately owned properties and a further 12 SAHA properties to be retained. Of the 255 SAHA properties, 117 are built pre-1968 and generally developed at low densities. As a result of previous renewal projects by the former South Australia Housing Trust (SAHT) in the area, there are a further 162 properties built after 1968. The existing quality of these dwellings varies from poor to average and beyond their useful life.

Given the fragmented land ownership, the quality of existing publicly owned dwellings and age of infrastructure within the Precinct, the renewal of this area requires a coordinated and integrated approach which other pathways (such as a Development Plan Amendment) cannot achieve without lengthy timeframes and costly processes. Therefore the initiation of a precinct under the Act has merit.

In accordance with the Act and in my role as the Minister for Transport, Infrastructure and Local Government, I am required to consult with the relevant council. I am therefore seeking the City of Marion's review and comments in writing on the Oaklands Park Business Case (Attachment 1) within 8 weeks of the date of this letter.

Should you wish to discuss the proposal and/or the precinct process, please contact Mr Jason Cattonar, Unit Manager Development Assessment on 7109 7115.

Yours sincerely

HON STEPHAN KNOLL MP
MINISTER FOR TRANSPORT, INFRASTRUCTURE AND LOCAL GOVERNMENT
MINISTER FOR PLANNING

8 /10/2019

Attachment:
Oaklands Park Precinct Plan 28 February 2019

Warradale Barracks
Oaklands Wetlands
Oaklands Precinct
Morphett Road
Seaford Rail Line
North

OAKLANDS PARK PRECINCT PLAN

BUSINESS CASE

CONFIDENTIAL

PREPARED UNDER URBAN RENEWAL ACT 1995

Prepared for:
Housing Renewal Australia Pty Ltd

Date:
20 May 2019

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Proprietary Information Statement

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Document Control

Revision	Description	Author	Date
V1	Draft Business Case Issue	CGV	19/2/19
V2	Final Draft Business Case Issue	CGV	27/2/19
V3	Final for DPTI Review	CGV	28/2/19
V4	Final	CGV	20/5/19

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1. INTRODUCTION

1.1 Overview

This business case has been prepared under the Urban Renewal Act 1995 ('the Act').

The South Australian Housing Authority ('SAHA') is the owner of the properties identified in figure 1.1 and has entered into a Heads of Agreement with Housing Renewal Australia Pty Ltd ('the Proponent'). HRA is the preferred developer to redevelop the properties contained in figure 1.1 for the purposes of urban renewal within the proposed Precinct area.

Figure 1.1 *South Australian Housing Authority properties subject of the deed*

1.2 Name of the Precinct

For the purposes of this business case, the name of the Precinct shall be 'Oaklands Park'.

1.3 The Precinct

The extent of the Precinct for the purposes of this business case is identified in Figure 1.1.

Figure 1.2 *The Oaklands Park Precinct*

The Precinct is situated approximately 8 kilometres from the Adelaide CBD. The Precinct is bound by Barry Road to the west, Bombay Street Reserve/Sturt River (Warriparri) culvert to the east, the Warradale Barracks to the north on Bombay Street, and Murray and Doreen Streets to the south. The Precinct covers an area of approximately 9.6 hectares.

Within the Precinct there are 255 SAHA owned dwellings to be renewed, along with 15 privately owned properties and a further 12 SAHA properties to be retained. Of the 256 SAHA properties, 117 are built pre-1968, generally developed at low densities. As a result of previous renewal projects by the former South Australia Housing Trust in the area, there are a further 162 properties built after 1968. The existing condition therefore varies from poor to average and beyond their useful life.

Other key features within the Precinct include Rajah Street Reserve, Bombay Street Reserve and Rembrandt Living which is a small, not for profit residential care provider.

Access into and out of the Precinct is via Jewell and Doreen Streets to the west which provide vehicular access to Morphett Road. Barry Road and Carlton Street extend provide the Precinct with connections to Murray Terrace to the south.

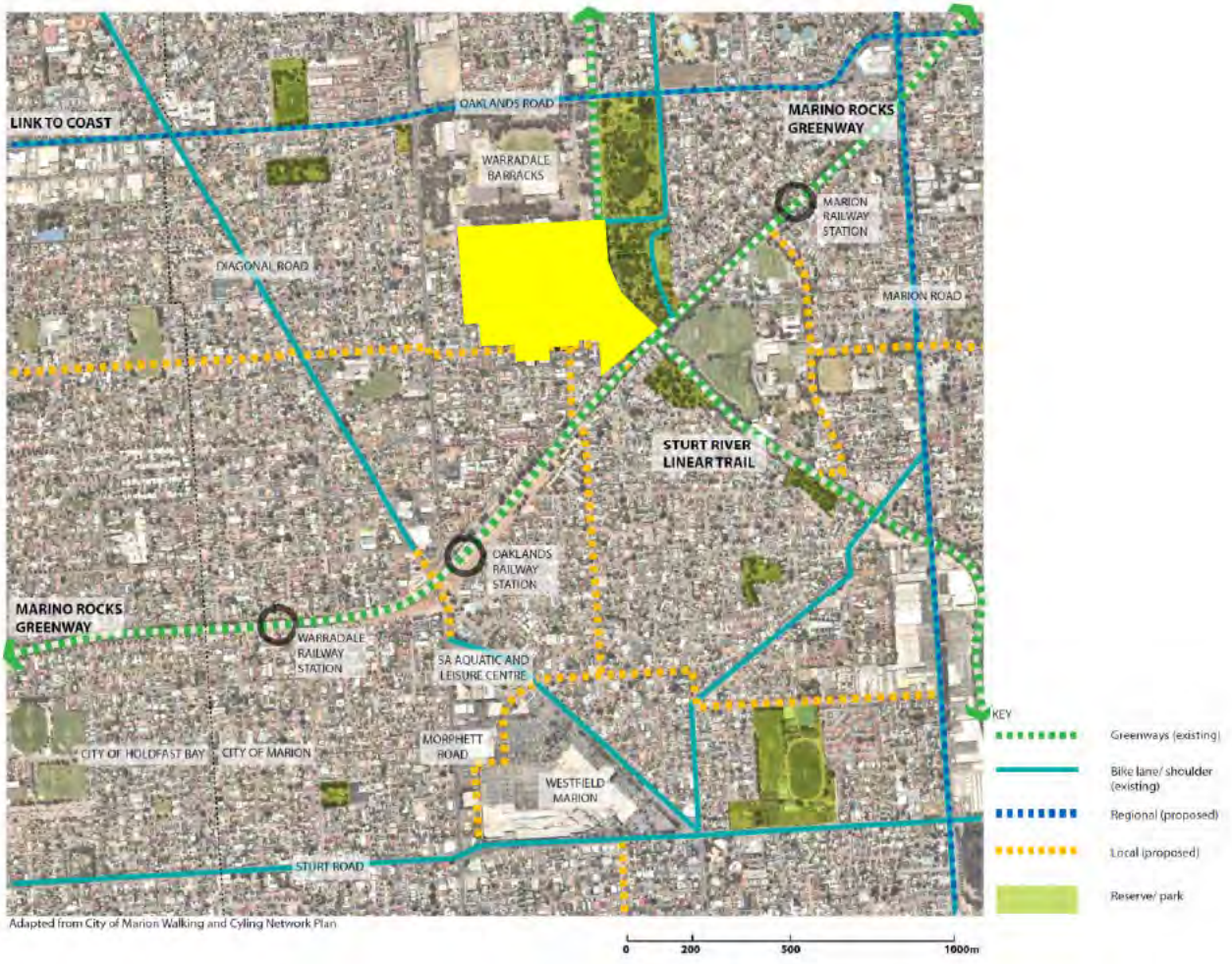
The Precinct is well-serviced by public transport, retail and other services. The Oaklands Park Interchange is located approximately 500 metres to the south at the western end of Murray Terrace.

Various bus routes travel along Morphett Road with the nearest bus stop located approximately 400 metres from the Precinct on Morphett Road.

As depicted in Figure 1.3, other key features of the surrounding area include:

- Warradale Barracks which adjoins the Precinct to the north;
- Westfield Marion Shopping Centre;
- SA Aquatic and Leisure Centre;
- Oaklands Wetland and Reserve;
- Various cycle routes that provide linkages to the coast;
- Sturt River Linear Trail;
- Marion Railway Station;
- Oaklands Crossing (due for completion end of 2019).

Figure 1.3 *Features of the surrounding area*



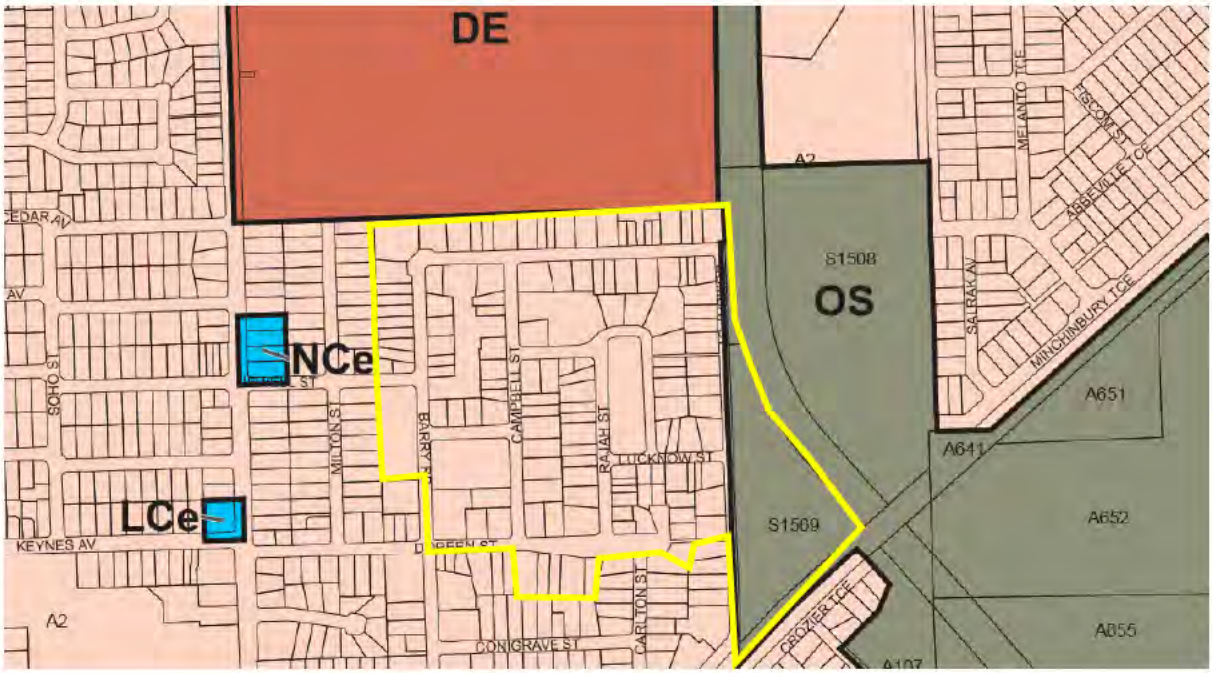
1.4 Existing Zoning

The Precinct is located predominantly in the Residential Zone (Medium Density Policy Area 12 and Regeneration Policy Area 1) with the area occupied by the Bombay Street Reserve contained within the Open Space Zone.

At a high level, the policy areas of the Residential Zone envisage new development to improve living conditions, environmental outcomes and infrastructure, as well as provide economically viable housing choices for the changing demographics of the population and make more efficient use of land and infrastructure. An increase in the current dwelling density is encouraged to increase the numbers of dwellings and residents within the area and to justify the improvement of infrastructure and other services.

The Open Space Zone seeks to preserve the open space character to provide a visual contrast to the surrounding urban area. Land within this zone should be developed for a range of passive and active outdoor recreation activities, community and educational facilities and open space development, conservation and revegetation, in a parkland setting.

Figure 1.4 *Existing Zoning*



Development will be appropriate to the current and envisaged public function of the spaces and their local setting. Landscaping should ensure that any remnant native vegetation is incorporated into the landscape design and that locally indigenous vegetation is utilised wherever possible.

The Warriparinga Wetlands, which the Bombay Street Reserve is linked to, is an important ecological site consisting of the Sturt River and wetlands that through an aquifer storage and recovery system help manage stormwater flows and improve water quality for the area. It is understood that the City of Marion is currently undertaking stage 2 upgrade works in the wetlands reserve.

The surrounding landscape contains native vegetation that provides an important refuge for birds and animals, as well as open spaces and pedestrian and cycle paths.

1.5 Reasons for Precinct Declaration

According to Section 7H(1) of the Urban Renewal Act, 1995, the Minister may, at the request of a council or other person or body, by notice in the Gazette, establish a specified area of land as a precinct if the Minister is satisfied that to do so will facilitate

(a) the development of the area for the purposes of urban renewal; or

(b) the provision of land suitable for commercial, industrial or residential purposes close to public transport; or

(c) the establishment of new industries; or

(d) other planning and development outcomes for the renewal or redevelopment of a distinct area that promotes the purposes of the Planning Strategy.

The Precinct is capable of being declared under the Act for any one of the following three reasons:

1. The development of the area is for the purposes of urban renewal;
2. The land will be suitably developed for a range of residential purposes close to public transport; and,
3. The development will achieve other planning and development outcomes for the renewal of the area that promotes the purposes of the Planning Strategy.

Notwithstanding, the ability for the Minister to declare the Precinct for any three of the above reasons, this business case will focus on the pre-eminent purpose, being urban renewal.

2. BENEFITS

2.1 Benefits of Oaklands Park

Oaklands Park will become South Australia's first housing renewal project that will deliver the same number of social housing dwellings that currently exist in the Precinct with the aim of supporting a vibrant and thriving community through high quality urban design, creating greater housing diversity, connected streetscapes and upgraded roads and laneways.

The Oaklands Park redevelopment will deliver a number of significant benefits to Oaklands Park residents, the City of Marion and greater Adelaide. These benefits include, but are not limited to the following:

- *transforming 256 ageing social housing sites into more than 680 'tenure-blind' mixed tenure properties;*
- *creating a socially integrated community through on-site placemaking, quality facilities and public open spaces;*
- *delivering genuine and meaningful engagement with tenants, residents, local community, businesses, community service partners, the City of Marion and South Australian Government;*
- *delivering high quality urban design that transforms the current urban plan;*
- *creating greater housing diversity, connected streetscapes and upgraded roads and laneways;*
- *delivering new stormwater drainage where none exist now;*
- *offering contemporary and innovative affordable living opportunities to the private market;*
- *incorporating the Bombay Street reserve within the Precinct at upgrading it at HRA's cost;*
- *upgrading and expanding the Rajah reserve at HRA's cost;*
- *enhancing and delivering a community space within the project site;*
- *staging project delivery to respect the tenant relocation process whilst satisfying market demand.*

Existing tenants and surrounding neighbours will play a key role in shaping the future of the new neighbourhood. A comprehensive stakeholder engagement program has been designed to provide the community with genuine and meaningful opportunities to shape the future vision and design principles throughout the master-planning process.

The redevelopment of Oaklands Park plays an important role in providing greater choice in housing affordability and diversity within the neighbourhood to meet the needs of first home buyers, down sizers and aging-in-place.

The tenure-blind approach to the renewal process is critical in this instance as it seeks to deliver 256 new social housing dwellings on a 1:1 basis to provide fit for purpose homes for the tenants who will occupy them, enabling residents to age in place with dignity and independence.

The new neighbourhood will become an active and well-connected community, with improved connections to Oaklands Railway Station, local retail and green spaces including the revitalised and expanded Rajah Reserve.

The Bombay Street Reserve will offer new recreation experiences including playgrounds, public art, walking and shared cycle paths, picnic facilities and extensive landscaping. These new experiences will complement the established vineyard, Japanese garden, copses of mature native trees and the attractive landscape setting of the recently constructed Oaklands Park Wetlands.

While planning for the redevelopment has only begun, genuine and meaningful community input will be critical to the success of this project. There will be opportunities for all involved, affected or interested to become part of the development process.

A dedicated and experienced organisation, Junction Australia will work with existing tenants to support their transition to new areas and/or return to Oaklands Park. Junction Australian will be the long-term tenancy and property manager for all social housing on site. Junction Housing will work with SAHA initially consulting with existing tenants on what the proposal will mean for them, what rights they have to move back and what type of dwelling will be made available to tenants appropriate to their needs. A copy of the relocation guidelines is included in Appendix 1. The role of Junction Australia as long term tenancy manager is incorporated within the Heads of Agreement.

2.2 Alignment with the 30 Year Plan for Greater Adelaide

The benefits associated with Oaklands Park align very strongly with the 30 Year Plan for Greater Adelaide. In summary, the Precinct will:

- provide more housing options through renewal linked by integrated public transport systems and cycling networks;
- encourage greater use of public transport, including walking and cycling infrastructure, through a more compact urban form and increased population density;
- linking development to support infrastructure investment and public realm improvement;
- ensure infill development is sensitively interfaced with existing surrounding development;
- supporting good design outcomes to ensure new development contributes positively to the existing neighbourhood to improve local character;
- activate open spaces, transform streetscapes, and facilitate the creation of new affordable, social and private housing products for the market;
- improving neighbourhood infrastructure such as streetscapes, stormwater and local parks to not only contributes to quality of life and wellbeing, but to also build community pride, attract investment and economic development;
- strengthening competitiveness by encouraging high quality and innovative design that creates attractive buildings and public places;
- provide for transitions between medium density housing and existing detached housing in the surrounding area;

- promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) that incorporate green infrastructure;
- promote universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile;
- use government-owned land and large underdeveloped or vacant sites as catalysts for stimulating higher density development and innovative building forms;
- renew neighbourhoods that have high concentrations of old public housing to improve housing stock, increase the diversity of housing options and tenures, and catalyse private investment;
- provide for the integration of affordable housing with other housing to help build social capital;
- increase the supply of affordable housing through the provision of 15 per cent affordable housing in the Precinct;
- promote affordable housing in a well located areas close to public transport and bicycle links and offer a housing mix (type and tenure) and quality built form that is well integrated into the community;
- contribute to an adequate land supply to accommodate housing and employment growth over the longer term (at least a 15 year supply);
- achieve a higher residential density which is needed to create a vibrant neighbourhood by ensuring that there are enough people to support local shops, services, public transport and community facilities within walking distance. Expanding the bus network through the Precinct is a critical component of this;
- encourage more trees and water sensitive urban landscaping in the private and public realm, reinforcing neighbourhood character and creating cooler, shady and walkable neighbourhoods and access to nature;
- provide diverse areas of quality public open space such as improving the Bombay Street Reserve, community gardens, playgrounds, greenways and expanding the Rajah Reserve sporting facility to encourage active lifestyles and support access to nature within the urban environment;
- support the value of local ownership by supporting communities to help shape and look after their local open spaces and streetscapes;
- support a diverse range of cultural initiatives, such as public art, to stimulate the revitalisation of communities and social cohesion;
- encourage the integration of green infrastructure in the public and private realms to support positive physical, mental and social health outcomes;
- seek to direct open space contribution fees to the improvement of Bombay Street Reserve which is located along a strategic bicycle route;
- ensure residents only have to walk 5 minutes (400m) to a high frequency bus stop or 10 minutes (800m) to a train station;
- increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living;
- create a more liveable urban environment by establishing a network of greenways, bicycle boulevards, tree-lined streets and open spaces, which will have a cooling effect on nearby neighbourhoods and buildings;

- incorporate water-sensitive urban design to manage water quality, water quantity and water use efficiency and to support public stormwater systems; and,
- provision of stormwater infrastructure (as none exists) incorporating Water Sensitive Urban Design to manage and reduce the impacts of existing and future run-off from infill development.

2.3 Benefits of the Precinct Plan over Alternative Processes

The precinct planning process will deliver greater benefits than other planning pathways for a number of reasons. These are summarised below.

- The Urban Renewal Act provides the opportunity for the Precinct Authority to administer all relevant processes through one governance framework which is highly desirable given that the nature of renewal proposed requires an integrated approach between private and public land within an established built-up area.
- The high concentration of public housing residents requires a comprehensive and robust stakeholder engagement process which cannot be confined to a particular stage of the planning process. The needs of existing social housing residents will vary considerably requiring support throughout the life of the project.
- The precinct planning process provides a framework built upon a commitment to deliver from the start where matters such as new infrastructure delivery, improvements to existing public spaces and the provision of 1:1 social housing are embedded in the masterplan process and delivered through an implementation plan. This provides a considerable degree of certainty in the delivery of outcomes and the overall quality of the private and public realm.
- The precinct planning process can depoliticize decision-making which can be experienced through Council rezoning and/or assessment processes. The Precinct Authority will be a statutory corporation responsible for administering the masterplanning and implementation plans through the life of the project not subjected to potential interferences which can be associated with new political cycles, particularly at the local government level.
- The precinct planning process provides a framework where government funds generated from an increased housing density (i.e. open space contribution fees) have the potential to be directed towards the enhancement of community assets.
- Whilst the Precinct Authority could be afforded with the powers to administer all necessary processes under various Acts, it will still be required to administer these processes through extensive stakeholder engagement which when compared to other available planning pathways, consultation forms part of a process for a specified period of time.
- The membership of a Precinct Authority can be selected based on the particular characteristics and nature of the Precinct ensuring the necessary skill sets are represented, and an appropriate level of experience is provided, to deal with the complex range of issues that will arise during the process. This is very different to say a Council membership where community interest may be of primary importance; or, a particular Panel or Board that may have a specific agenda (i.e. solely economic development, design, environmental or infrastructure).
- The Precinct Authority is capable of using its legislated land acquisition powers where required, to ensure appropriate master planning options can be achieved. Whilst the opportunities for acquisition within Oaklands Park is limited to a very small number of properties, these powers are

available to the Precinct Authority in the event that properties not currently under control of SAHA are (a) identified for potential purchase to improve renewal outcomes, or (b) where negotiations between HRA and the owner become stalled for some particular reason.

These benefits cannot readily be realised through other current planning pathways which is discussed in greater detail following.

The nature of renewal proposed involves the existing road network, significant public housing and open space. The improvement of all these spaces within an existing built-up area requires an integrated design approach which can only be meaningfully achieved through one governance framework. For example, it is possible for the Precinct Authority to be responsible for all necessary processes that would ordinarily be required under the *Development Act 1993* and *Development Regulations 2008*; *Local Government Act 1999 and Roads (Opening and Closing) Act 1991.* The Precinct Authority can also be in place through the life of the project ensuring the integrated outcomes are achieved in accordance with the masterplan and implementation plan. This eliminates the need to deal with different authorities through the planning and design process which is necessary through all other available planning process such as rezoning, major project or development application(s). Through these particular processes, multiple authorities would need to be consulted, referred to, and responded to, at different stages of the planning and construction phases. Dealing with multiple authorities through different stages of the process can result in protracted and/or inconsistent decision-making or outcomes that may result in variations to the original masterplan intent.

It is important to note that this does not suggest that these other authorities will not be consulted or referred to during the masterplan and implementation process. Through an extensive stakeholder engagement process which has already commenced these authorities will be engaged through the life of the project and not only for specified period of time for part of a process which is commonplace for all other planning pathways.

The extent of work to be undertaken throughout the process, particularly the committed level of engagement and the need to support existing public housing residents throughout the life of the project is beyond that typically contemplated through a DPA or development assessment process where consultation occurs at a particular stage for a defined period of time.

The benefit of the precinct planning process enables the engagement strategy to be shaped according to its particular circumstances and context which is critical for the social housing residents in respect to relocation. The relocation process and associated level of engagement for Oaklands Park will need to occur prior to and during the precinct planning process and undoubtedly exceed the prescribed times for consultation in any DPA or development assessment process.

The nature of the development is simply too large and complex for one or multiple dwelling applications whether such an application were to be assessed by the City of Marion or the State Commission Assessment Panel through the State Coordinator General.

With respect to major project declarations, there are no major environmental issues associated with the redevelopment of the Precinct. It may be argued that the delivery of new social housing dwellings on a 1:1 basis could be considered of major social importance in respect to the precinct area extent. However, in the context of the number of social housing dwellings under the control of the SAHA state-wide, Oaklands Park is unlikely to achieve the test required for a major project declaration. The delivery of the entire project has been estimated to cost $150M which could satisfy the test for economic significance.

Overall, the precinct planning process will provide the necessary governance framework to deal with the diverse number of complex issues that affect the Precinct and the diverse number of affected stakeholders.

Further, the precinct planning process is the most appropriate mechanism available to provide certainty in the delivery of high quality and integrated outcomes in the private and public realms which is critical to the successful renewal of the Precinct. These outcomes cannot necessarily be achieved through other planning processes which will still require the proponent to proceed through multiple governance frameworks and/or processes which may be affected by political cycles.

3. POTENTIAL RISKS

Potential risks relate to either procedural matters or may be project related. With respect to procedural risks, Schedule 8 of the *Development Act 1993* does not apply to any development within the area of a precinct masterplan adopted (and in effect) under the *Urban Renewal Act 1995*. That said, there would be no circumstances where a referral would ordinarily be required other than where development within the Precinct purports to be for the purposes of the provision of affordable housing (applying the criteria determined under regulation 4 of the *South Australian Housing Trust (General) Regulations 1995*), where a referral to the Minister for Planning would be required.

In the particular circumstances of the Precinct, this issue is not likely to be significant given the delivery of new social housing dwellings on a 1:1 basis and the commitment by HRA to deliver 15% of the market housing that would ordinarily satisfy the affordable housing price threshold.

Whilst no statutory referrals will be required, the stakeholder engagement strategy will ensure that Council, existing residents, relevant government agencies, community groups and other key stakeholders will be extensively consulted during the process.

With respect to potential project related risks, it is considered that these would relate primarily to social risks and public outrage factors that pose a risk to the project by negatively impacting on the development timeframe, budget or reputation. These may include:

- the acquisition process of private dwellings impacts project timing due to lengthy negotiations and negative publicity;
- affected stakeholders/residents become adversarial or declining to engage in the formal consultation process;
- if SAHA has to step into another of its renewal projects as a result of the CHP / Developer / Builder failing, thus eroding confidence in the ability of non-Government consortia delivering renewal projects;
- public criticism stemming from a lack of understanding of the Precinct Plan process;
- public negative perceptions about social housing negatively influencing consequential market sales;
- delays, or perceived delays, in demolition of vacated SAHA dwellings;
- the development is perceived to bring an increase in traffic and/or impact on the availability of on-street car parking;
- community have unrealistic expectations about how residents can influence the project and are dissatisfied with the engagement and communications process;
- residents complain because of the cumulative impact of development in the area; and
- affected residents confuse the communications and engagement process with the relocation process.

The proponent has worked diligently in establishing plans and processes to eliminate or ameliorate all the above risks. Above all, providing stakeholders and community with the opportunity to express their views on project risks, impacts and mitigation measures during the decision-making process will be a key strategy to deal with these potential issues. In particular:

- a specific acquisition engagement strategy to be developed;

- early strong engagement with residents and any representative groups will form to build relationships from the beginning;
- identify community champions to give the project the "right and reasonable" ground in the debate;
- using strong content that engages social media users and promotes project benefits from an early stage will build a community of support around the project that will defend it against a campaign criticising it;
- involve SAHA and Council in engagement and planning;
- early engagement with residents through Junction and long-term placemaking strategy;
- artist's impressions showing building and landscape design options to articulate design intent;
- engage upfront in a transparent way with residents, council, neighbours, key businesses and potential objectors including by proactively addressing likely issues;
- provide clear communication upfront about the project benefits and other examples of where similar communities have been successfully delivered;
- ensure all engagement with owners is kind and sympathetic and provide owners with details of services to assist with stress, sadness etc;
- early engagement of Indigenous groups to discuss ways to acknowledge traditional owners in the built and natural environment;
- have facts, stats and data to easily show benefits to community of the project being delivered as-planned and with the correct process and offer briefings to council Chief Executive, Executive Managers and elected members;
- have illustrated plans of future community facilities and open space and explanation of the benefits of delivering the project;
- regular project briefings from an early stage will educate MPs and hear concerns providing regular announcement opportunities;
- being prepared and able to demonstrate that the process is fair and transparent;
- set scope for engagement early and be clear about the process and level of engagement the community have throughout the project lifecycle; and,
- establish an evaluation framework to ensure the engagement and communications approach is adaptable and strives for best practice process.

Many of these initiatives and/or requirements are already well underway.

4. PRECINCT OBJECTIVES

In accordance with section 7H(2)(b)(i)(B) of the Act the following objectives of the precinct are of particular importance to the planning and redevelopment of the precinct.

The proposed objectives of Oaklands Park are to:

1. Develop a high quality residential project that delivers contemporary housing with mixed tenure opportunities across the housing continuum including private, social and affordable housing and a diversity of housing products.

2. Achieve excellence in urban design by delivering innovative built form through an integrated approach to land, housing, infrastructure, public open space and community development.

3. Achieve advanced sustainable development outcomes that are consistent with the desired commercial performance of the project, and the constraints of the Precinct.

4. Optimise the commercial return on investment that is commensurate with the timing, risk, development mechanism and objectives of the Precinct.

5. Work closely with the City of Marion to develop and deliver community development objectives, incorporating effective tenant engagement practices and an effective community development plan.

6. Liaise with Commonwealth, State and the City of Marion together with contractors, builders and suppliers to maximise training and employment opportunities for the local community.

7. Deliver innovative new housing outcomes that will meet the requirements of the SAHA, Junction Australia and their clients across a diverse range of housing types to meet a broad range of household formations.

8. Through a comprehensive stakeholder engagement program provide the community with genuine and meaningful opportunities to shape the future vision and design principles throughout each stage of the master-planning process.

5. PRECINCT AUTHORITY

A copy of the Oaklands Park Precinct Authority Charter is included in Appendix 2.

The membership of the Precinct Authority has been carefully considered to ensure there is representation across a wide range of disciplines. Expertise and experience that could deliver value to the process in a manner that would avoid both actual or potential conflicts of interest has been strongly considered. Expertise across the following disciplines were considered critical in the context of Oaklands Park:

- Design and Architecture;
- Urban/Social Planning;
- Urban Development;
- Legal;
- Community/Local Government.

The Charter has been prepared on the basis that the Authority will be a Statutory Corporation constituted under the Urban Renewal Act 1995.

The following table summarises the members of the Precinct Authority, their area of expertise, together with any pecuniary and/or fiduciary interests.

Table 5.1 *Proposed Membership*

Precinct Authority Member	Current Role/Employment	Expertise	Pecuniary Interests	Fiduciary Interests
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]

At all times, the members of the Authority will avoid actual or potential conflicts of interest.

Members will ensure their personal or financial interests do not influence or interfere with the performance of their role. They will ensure the interests of family members, friends or associates do not influence the performance by them of their duties and/or their role as a Member.

Members will disclose in writing to the Minister for Planning any actual or potential conflicts of interest at the earliest available opportunity and comply with any lawful and reasonable direction issued by a person with authority to issue such direction to resolve the conflict or potential conflict.

6. DEVELOPER SUPPORTED PRECINCT

A standalone Special Purpose Vehicle (SPV) was established upon HRA and its project partners being selected as the preferred proponent.

HRA brings to the table a group of significant local and interstate investors with access to the required capital. These include:

- [redacted]
- [redacted]
- [redacted]

As previously mentioned, the project partners have committed to injecting funds progressively into the SPV as it is required to undertake all the required development works including work associated with the precinct planning process. A project team has been mobilised and has been undertaking detailed investigations since HRA was selected as the preferred proponent.

The financial model for Oaklands Park is entirely based on an equity funding model with the Equity Investors providing sufficient capital to enable the works to proceed. The proceeds of land sold to the general public will also be used to fund the development costs of re-subdividing the existing land holdings and construction costs associated with the delivery of the new social housing dwellings. Further, the model has no external debt.

The project model is based on the SPV being progressively provided with licences to occupy and redevelop the SAHA properties within the Precinct. Works will proceed following the relocation of existing tenants by [redacted].

The project has been established on commercial terms acceptable to the partners with the financial modelling having been scrutinised by SAHA and the Department of Treasury and Finance.

Title to the land within the Precinct would remain in SAHA ownership until new titles have been created to allow the sale to the general public. The SAHA would retain ownership of the allotments allocated to it by agreement between it and the Developer.

The key to the success of any development within the Precinct is for all parties to be represented at the table to determine and agree on project outcomes that will clearly meet the South Australian Government requirements. For this reason, the SPV has entered into a commercially acceptable Development Agreement with SAHA, on behalf of the SAHT, that would set out the agreed specific deliverables to meet the requirements of the South Australian Government. The Development Agreement sets out the agreed deliverables and Key Performance Indicators for the project.

A key element of the Agreement is that the underlying land is not transferred to either [redacted] and Women's Housing [redacted]; or, an individual purchaser, without SAHA, on behalf of SAHT, executing a contract for sale which delivers on the objectives and KPIs. Formulating the Development Agreement in this way means that every party has "skin in the game" which is an ideal mechanism to ensure overall performance.

There is no capital investment required from the South Australian Government. The development works proposed will be fully funded by HRA. The State Government is required to facilitate relevant management leases to [redacted].

The City of Marion is a key stakeholder in the delivery of the successful renewal of Oaklands Park and as such HRA has already engaged with both the Council Administration and its Elected Members to develop an understanding of its aspirations and involvement but also in developing the Stakeholder Engagement Strategy.

HRA has held numerous meetings with Council Administration to:

- provide and understanding of the process;
- understand the existing level of infrastructure within the Precinct;
- inform the level of infrastructure required to support the Precinct Objectives;
- identify opportunities for collaboration wherever possible;
- identify opportunities to improve and expand open space within the Precinct so that any new or upgraded open space is complementary to Council's open space strategy;
- ensure Council's design principles for streetscapes is considered through the masterplanning process;
- improve the appearance, comfort (i.e. shading and lighting etc) and amenity of the public realm;
- define the roles both the Precinct Authority and Council will play through, and after the Precinct Authority;
- define how [redacted] will work with Council through the process;
- inform the stakeholder engagement strategy;
- confirm Council representation within the Precinct Authority.

Council support will be vital to the success of the renewal of Oaklands Park. Therefore, HRA is committed to an ongoing engagement process with Council.

7. INVESTIGATIONS

A number of investigations have been undertaken to inform this business case and a concept masterplan.

These investigations have included the following:

- **Community profiling** – to gain an understanding of the demographics and household formation that characterise the Precinct and the surrounding area;
- **Housing** – to gain an understanding of the existing housing stock and the likely demand for future housing types;
- **Open Space/Natural Systems** – to gain an understanding of the Precinct's proximity to greenways, bicycle paths and open spaces and the quality of these spaces which can contribute to how liveable the urban environment may be;
- **Movement** – to gain an understanding of the impact the urban renewal may have on the local and surrounding road network; and,
- **Infrastructure** – to gain an understanding of the existing and future infrastructure demands.

7.1 Community Profiling

Census data has been used to compile the community profiles below which include Oaklands Park and the surrounding areas of Glengowrie, Morphettville, Park Holme, Marion, Warradale, Sturt, Seacombe Gardens and Dover Gardens. These suburbs are considered to form a reasonable catchment or otherwise the wider area that may contribute to the character and amenity of the Oaklands Park Precinct.

Table 7.1 *Community Profile Summary*

	Park Holme	Marion	Warradale
	2,968 residents	3,975 residents	5,435 residents
	The most common age groups in Park Holme are 20 to 24 (9.1%) and 25 to 29 (8.8%)	The most common age groups in Marion are 15 to 19 (7.6%) and 85 and over (7.1%)	The most common age groups in Warradale are 20 to 24 (7.4%) and 55 to 59 (7.2%)
	In Park Holme 24.3% of people speak a language other than English at home. The most common languages are Mandarin (4.2%) and Arabic (2%)	In Marion 19.8% of people speak a language other than English at home. The most common languages are Mandarin (3.3%) and Italian (1.2%)	In Warradale 12.5% of people speak a language other than English at home. The most common languages are Mandarin (3.3%) and Italian (0.9%)
	The majority of the families in Park Holme are lone person (35%) and couples with children (19.6%)	The majority of the families in Marion are lone person (32.4%) and couples without children (25.6%)	The majority of the families in Warradale are lone person (29.8%) and couples with children (26.7%)
	The majority of households in Park Holme are renting their home (40.7%)	The majority of households in Marion are fully owned their home (38.2%)	The majority of households in Warradale are fully owned their home (36.9%)
	Tertiary education levels in Park Holme are similar to Australia (44.1%), with 44.8% of the community having no qualification	Tertiary education levels in Marion are similar to Australia (44.1%), with 45.4% of the community having no qualification	Tertiary education levels in Warradale are lower compared to Australia (44.1%), with 39.6% of the community having no qualification
	The most recorded industry sector of employment for Oaklands Park is Health Care and Social Assistance (19.6%)	The most recorded industry sector of employment for Marion is Health Care and Social Services (21.1%)	The most recorded industry sector of employment for Warradale is Health Care and Social Assistance (16.5%)

	Oaklands Park – specific location	Glengowrie	Morphettville
	3,947 residents	5,519 residents	3,363 residents
	The most common age groups in Oaklands Park are 20 to 24 (10.4%) and 25 to 29 (9%)	The most common age groups in Glengowrie are 40 to 44 (6.8%) and 55 to 59 (6.5%)	The most common age groups in Morphettville are 85 and over (8%) and 30 to 34 (7.6%)
	In Oaklands Park 23.7% of people speak a language other than English at home. The most common languages are Mandarin (4%) and Arabic (2.7%)	In Glengowrie 7.8% of people speak a language other than English at home. The most common languages are Persian/Dari (0.7%) and Greek (0.6%)	In Morphettville 16.4% of people speak a language other than English at home. The most common languages are Mandarin (2.6%) and Cantonese (1.3%)
	The majority of the families in Oaklands Park are lone person (37.3%) and couples without children (20.9%)	The majority of the families in Glengowrie are lone person (31.2%) and couples with children (26.8%)	The majority of the families in Morphettville are lone person (37%) and couples without children (22.4%)
	The majority of households in Oaklands Park are renting their home (46.7%)	The majority of households in Glengowrie are fully owned their home (36.8%)	The majority of households in Morphettville are renting their home (39.4%)
	Tertiary education levels in Oaklands Park are similar to Australia (44.1%), with 44.2% of the community having no qualification	Tertiary education levels in Glengowrie are lower compared to Australia (44.1%), with 39% of the community having no qualification	Tertiary education levels in Morphettville are similar to Australia (44.1%), with 45.1% of the community having no qualification
	The most recorded industry sector of employment for Oaklands Park is Health Care and Social Assistance (19.4%)	The most recorded industry sector of employment for Glengowrie is Health Care and Social Assistance (14.6%)	The most recorded industry sector of employment for Morphettville is Health Care and Social Assistance (18%)

	Sturt	Seacombe Gardens	Dover Gardens
	2,610 residents	3,092 residents	2,954 residents
	The most common age groups in Sturt are 25 to 29 (9.9%) and 30 to 34 (7.9%)	The most common age groups in Seacombe Gardens are 30 to 34 (9.8%) and 25 to 29 (9.3%)	The most common age groups in Dover Gardens are 30 to 34 (8.2%) and 25 to 29 (7.4%)
	In Sturt 26% of people speak a language other than English at home. The most common languages are Mandarin (4%) and Arabic (2.6%)	In Seacombe Gardens 25.6% of people speak a language other than English at home. The most common languages are Arabic (6.2%) and Mandarin (3.2%)	In Dover Gardens 20.3% of people speak a language other than English at home. The most common languages are Persian/Dari (3.4%) and Mandarin (3%)
	The majority of the families in Sturt are lone person (31.7%) and couples without children (22.6%)	The majority of the families in Seacombe Gardens are lone person (30.1%) and couples without children (22.4%)	The majority of the families in Dover Gardens are lone person (28.8%) and couples with children (23.9%)
	The majority of households in Sturt are renting their home (39.6%)	The majority of households in Seacombe Gardens are renting their home (44.2%)	The majority of households in Dover Gardens are renting their home (36.5%)
	Tertiary education levels in Sturt are similar to Australia (44.1%), with 42.3% of the community having no qualification	Tertiary education levels in Seacombe Gardens are similar to Australia (44.1%), with 42.4% of the community having no qualification	Tertiary education levels in Dover Gardens are similar to Australia (44.1%), with 42% of the community having no qualification
	The most recorded industry sector of employment for Sturt is Health Care and Social Assistance (20.5%)	The most recorded industry sector of employment for Seacombe Gardens is Health Care and Social Assistance (21.7%)	The most recorded industry sector of employment for Dover Gardens is Health Care and Social Assistance (14.8%)

The Community profiling suggests that the Precinct has an opportunity to deliver:

- a range of affordable housing types that are targeted at younger cohorts or first home-buyers;
- larger price pointed dwellings on low maintenance allotments aimed at families to encourage home ownership and the use of public open space;
- smaller dwellings and allotments to support lone persons/downsizers to promote ageing in place;
- space for community services/development to assist people with diverse backgrounds; and
- improved linkages to employment/activity centres to promote ease of access to jobs and services.

7.2 Housing

Within the Precinct there are 255 SAHA owned dwellings to be renewed, along with 15 privately owned properties and a further 12 SAHA dwellings to be retained. Of the 255 SAHA properties, 117 are built pre-1968, generally developed at low densities. As a result of previous renewal projects by the former South Australia Housing Trust in the area, there are a further 162 properties built after 1968. The existing condition therefore varies from poor to good.

The Precinct is located predominantly in the Residential Zone (Medium Density Policy Area 12 and Regeneration Policy Area 1) with the area occupied by the Bombay Street Reserve contained within the Open Space Zone. At a high level, the policy areas of the Residential Zone envisage new development to improve living conditions, environmental outcomes and infrastructure, as well as provide economically viable housing choices for the changing demographics of the population and make more efficient use of land and infrastructure.

An increase in the current dwelling density is encouraged to increase the numbers of dwellings and residents within the area and to justify the improvement of infrastructure and other services.

The Open Space Zone seeks to preserve the open space character to provide a visual contrast to the surrounding urban area.

Land within this zone should be developed for a range of passive and active outdoor recreation activities, community and educational facilities and open space development, conservation and revegetation, in a parkland setting.

In consideration of the intent of the envisaged character as set out by the existing zones/policy areas, the redevelopment of the Precinct will plays an important role in providing greater choice in housing affordability and diversity within the neighbourhood to meet the needs of first home buyers, down sizers and aging-in-place (providing opportunities for local residents to remain close to existing family and community services).

The success of Oaklands Park will be the ability to deliver a dwelling density that will not only increase the numbers of dwellings and residents within the area however justify the improvement of infrastructure and other services. HRA has calculated that a gross dwelling density of around 35 dwellings per hectare (excluding the Bombay Street reserve) is required to:

- deliver 255 new social housing dwellings on a 1:1 basis to provide fit for purpose homes for the tenants who will occupy them, enabling residents to age in place with dignity and independence;
- expand the bus network through the Precinct;
- expand and revitalising the Rajah Reserve;
- redevelop the Bombay Street Reserve;
- upgrade all existing infrastructure including the provision of new infrastructure where currently none exists resulting in localised flooding issues;
- increase the number of trees and open space throughout the precinct;
- provide the opportunity for community space/development to support the residents.

The following concept masterplan has been prepared on this basis.

Figure 7.1 *Concept Masterplan*

The concept masterplan is also included within Appendix 3 together with the following examples of various housing types which have been designed to increase dwelling yield but also fit into the existing road network.

Figure 7.2 [redacted]

Figure 7.3 [redacted]

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Figure 7.4 [redacted]

Figure 7.5 [redacted]

Figure 7.6 [redacted]

Figure 7.7 [redacted]

Figure 7.8

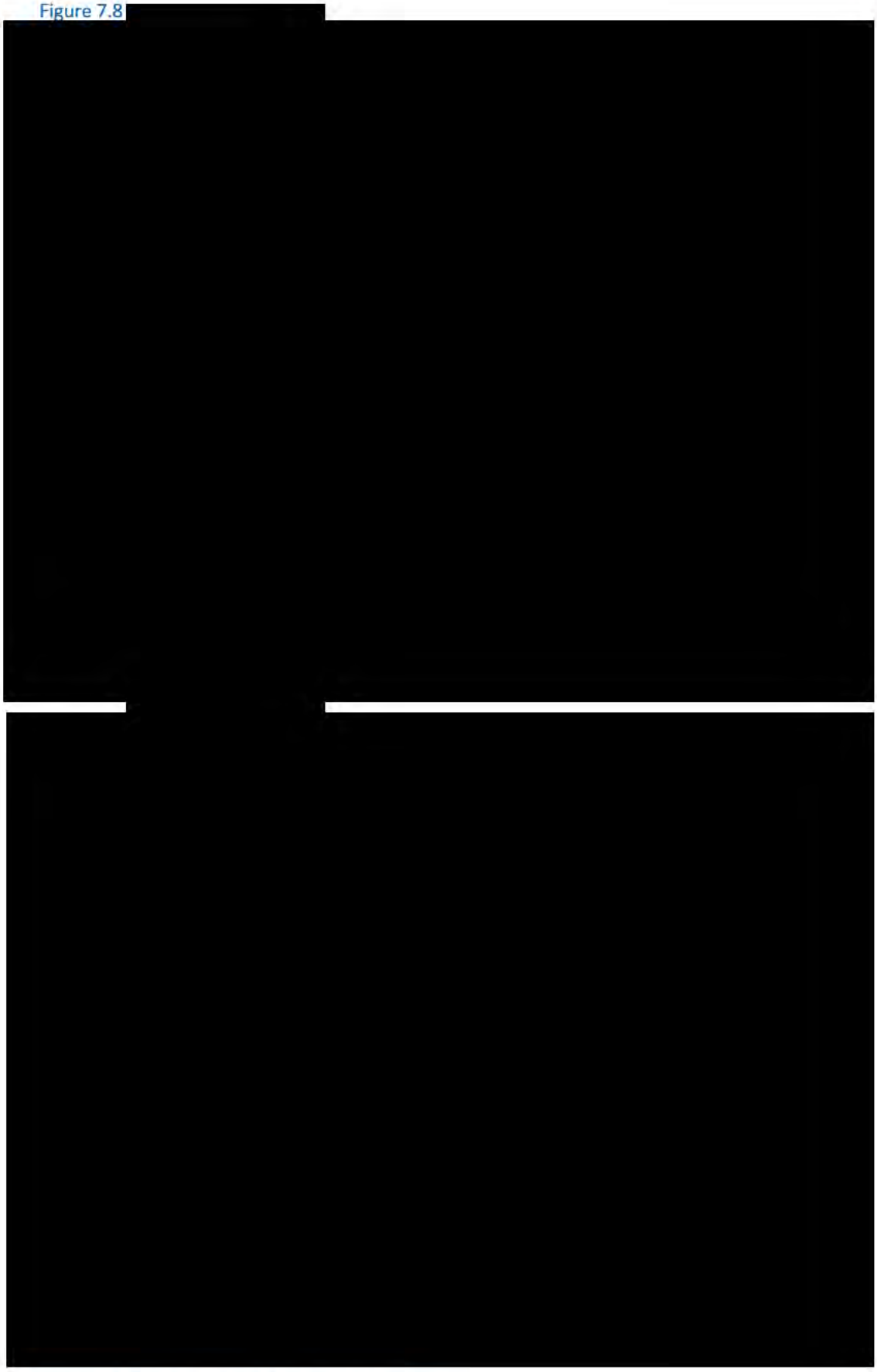
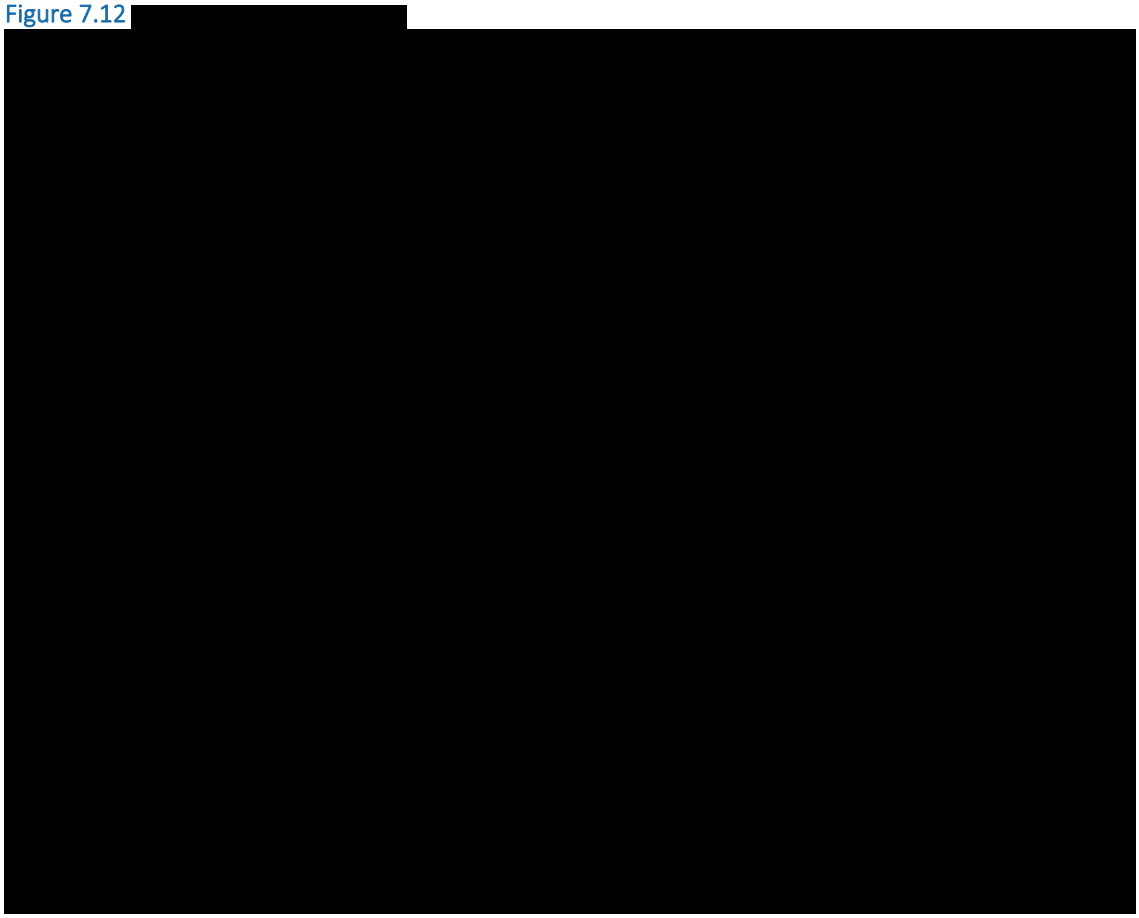


Figure 7.10 [redacted]

Figure 7.11 [redacted]

Figure 7.12 [redacted]



A study of the potential relationship of the built form to the public realm is depicted in figures 7.13 and 7.14. The variation of the dwelling depths assists in creating a varied building setback. This strategy achieves two important objectives to soften the streetscape.

First, the variation overcomes uniform building alignment which presents a hard edge, 'gun barrel' to the street.

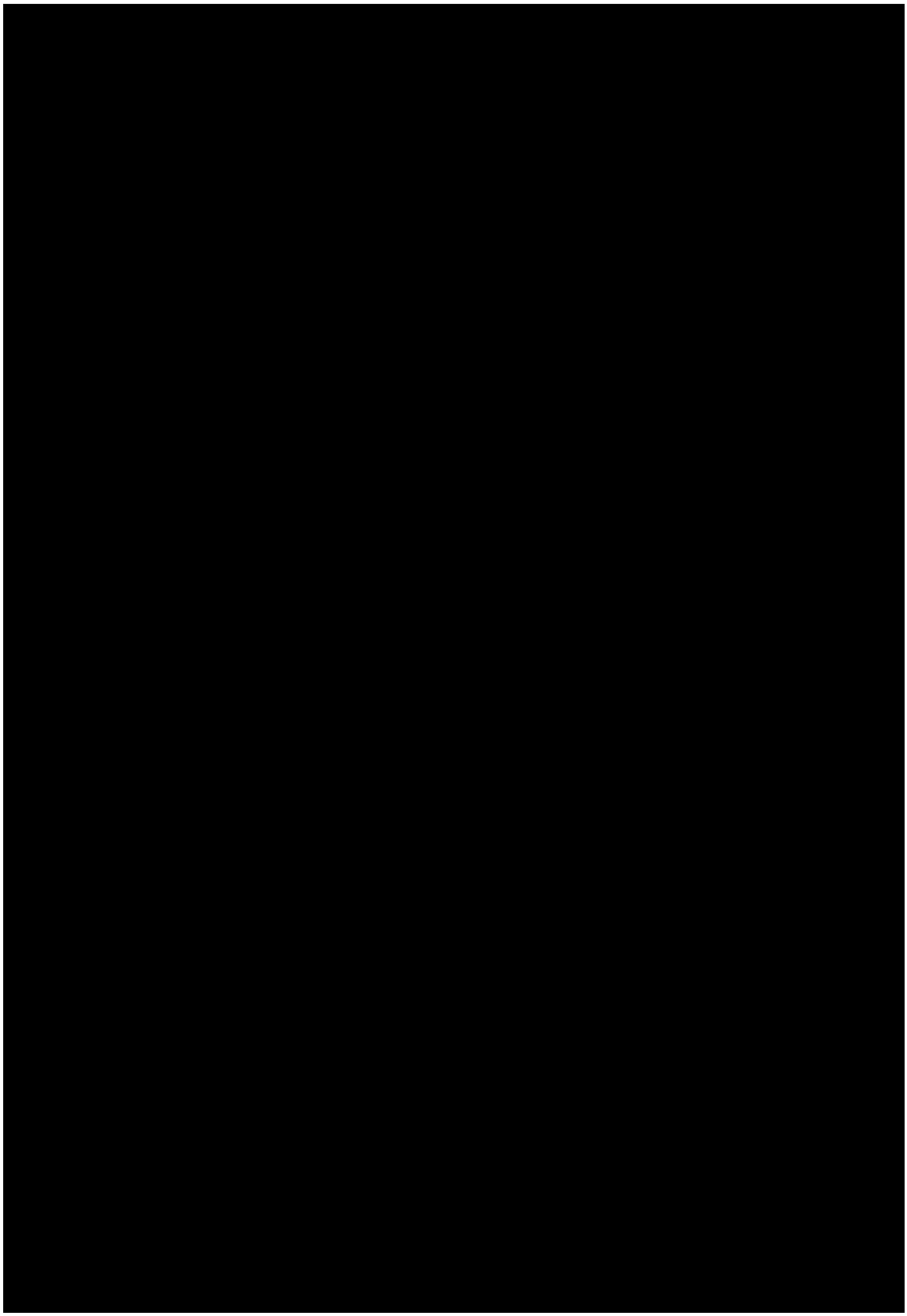
Secondly, through the use of drought tolerant plants used in both the private and public realms, the interface between these two spaces becomes blurred to enhance the sense of space whilst softening the built form.

The variation in front setbacks throughout the Precinct is created by the two storey terrace products.

The end lots are designed as single storey dwellings to support ageing in place. These dwellings are small and detailed with landscaping to present a fine grain character to the end of the terraces whilst encouraging the potential for passive surveillance.

HRA has made a commitment to achieve the City of Marion's design principles for streetscapes.

Figure 7.13 [redacted]



7.3 Open Space/Natural Systems

The existing streetscapes and open space network within the Precinct are varied and in generally poor to average condition. There is no consistency in tree plantings and the links to open space is quite poor.

The existing Rajah Reserve has attractive remnant eucalypts and well patronised amenities creating a 'heart' to the Precinct and surrounding area. There are opportunities to enhance this space and provide better connections to it and other open space such as Bombay Street Reserve.

Bombay Street Reserve is under-utilised, in very poor condition and fails to capitalise on its location along the Sturt River Linear Trail and links to the Oaklands Wetland and Reserve and other cycle routes that provide linkages to the coast.

A carefully chosen and considered palette of native and exotic evergreen and deciduous trees and shrubs will be selected and used to deliver a streetscape landscaping hierarchy and 'greenway'. The 'greenway' will provide 'certainty' in movement and direction for pedestrians, cyclists and vehicles. Where practicable, existing mature street trees in good health will be retained.

Legibility of movement through the new urban landscape will be delivered by the strategically designed placing of trees, shrubs and groundcover plantings at key locations including 'arrival' nodes and key intersections. A clear 'you are here' message will be delivered.

Figure 7.15 *The Landscape vision and masterplan*

The hierarchy of streetscape planting will be underpinned through the use of trees and shrubs that complement the scale and height of the built form; the visual landscape along each streetscape will appear seamless without an obvious definition between property boundaries and verges.

The creation of wide landscape verges with an array of tree and shrub plantings will provide a visual amenity experience that evokes the experience of walking within a 'urban park and garden'

The integration of the private and public landscape along each street and pedestrian only walkway will deliver a shaded welcoming environment, cooling in summer deflecting radiant heat off pavements and building facades.

Figure 7.16 [redacted]

The creation of a 'greenway' through the use of 'waterwise' low maintenance plantings will provide important environmental benefits by reducing ambient temperatures and establishing habitat corridors that link with the wider landscape through the Sturt River corridor.

Smaller open space linkages and pocket parks within the development will provide amenity benefits through the provision of parkland furniture, passive areas for informal recreation and important stormwater managed function acting as short-term detention basins when required.

Figure 7.17 [redacted]

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[redacted]

Figure 7.18 *Perspective of relationship between built form and local reserve*

The landscape will be supported though innovation in Water Sensitive Urban Design, utilising where practicable bio swales and recycled water to irrigate streetscapes and pedestrian only walkways.

Where on-street indented parking is provided the use of aesthetically pleasing paving materials and shade planting will deliver a seamless visual integration.

The use of textured and coloured finishes for shared paths, road cross overs and cycleways will provide definition and reinforce the subtle difference in intended use, the network of shared paths and cycleway will link the neighbourhood with the nearby Sturt River cycleway, the upgraded Bombay Street reserve and existing Oaklands park Wetlands facilities and the wider network of shared paths which provide connections to the wider Marion community and the coastal foreshore.

An upgraded Bombay Street reserve will be delivered to provide a multitude of open space amenity and recreational opportunities for residents and nearby neighbours. Located within the existing underutilised open space triangle of mature eucalypts in the south-east of the Precinct this new exciting open space facility will comprise of areas of irrigated lawn, walking trails and shared paths, seating and BBQ areas and a nature themed all ages play space.

Figure 7.19 *Upgraded Bombay Street Reserve*

The existing Rajah Reserve with its stunning remnant eucalypts and well patronised amenities will remain at the 'heart' of the neighbourhood and enhanced through the removal and replacement of the existing roadway to the east with a shared path with convenient links to the nearby upgraded Bombay Street reserve. This will ensure open spaces are linked providing greater opportunities for recreation, leisure and passive surveillance. The integration of two public open spaces will also provide enhanced connectivity to the cycle ways and greenways which link into the various railway stations.

Figure 7.20 *Expand open space at Rajah Reserve*

Figure 7.21 *Artist impression of the expanded Rajah Reserve to the east*

As a result of the Precinct Plan:

- Rajah Reserve will almost double in size by expanding by some 5,050 square metres (inclusive of detention basin/swale areas) or otherwise 89.1%;
- There will be an additional 4,220 square metres of open space provided along Barry Road, Bombay Street, Campbell Street and Doreen Street where none currently exists;
- The Bombay Street Reserve which comprises an area of approximately 25,000 square metres will be upgraded and fit for community and recreational use.

Overall, the Precinct Plan will deliver and upgrade a total of approximately 34,270 square metres of useable and high-quality open space that will directly benefit the community. The new and improved areas of open space comprise around 31% of the Precinct.

7.4 Movement

In preparing the masterplan, care has been taken to ensure that the access routes are maintained to ensure that the traffic associated with the future development can be distributed.

Council has provided existing traffic data on adjacent streets which identified:

- Jewell Street has an Annual Average Daily Traffic (AADT) volume of 1,000 vehicles per day (vpd);
- Doreen Street has an Annual Average Daily Traffic (AADT) volume of 1,100 vpd;
- Murray Terrace has an AADT volume of 750; and
- Barry Road has an AADT of 200 vpd.

If the Precinct were to be developed in in accordance with the concept masterplan, the forecast volumes in the subject streets would be:

- 1,750 vpd on Jewell Street;
- 1,850 on Doreen Street;
- 1,200 on Murray Terrace; and
- 450 vpd on Barry Road.

Renewal of the Precinct would result in a potential increase of approximately 2,200 vpd, on the adjacent road network, due to the increase in dwelling yield.

The forecast increases in traffic volumes will be distributed amongst the existing road network, thus minimising any impact on these streets. Further, the proposal, at full development, will not change the nature or function of any street within the existing road network. The proposal, therefore, will not trigger upgrade requirements on the external road network.

7.5 Infrastructure

7.5.1 Water

The existing potable drinking water supply is provided by SA Water Corporation (a State Government owned corporation).

Existing water pipes are nearing the end of their economic life and will be replaced with new pipes. Water connections down existing streets will be removed and reinstated at increased frequency along existing roads. New mains will be added along new roads with new connections.

SA Water's network modelling team indicate that the area has water pressure issues quite apart from the proposed development that they intend to rectify with the connection to a more highly pressurised zone via a new 200mm diameter main under the railway line to an existing main on Dwyer Road.

SA water advised these works will be carried out at its cost and therefore no augmentation costs will be incurred by the project.

A preliminary water reticulation layout has been developed (included in Appendix 4) and shows the likely extent of pipework which will be made up of 100mm and 150mm diameter pipework. Existing allotment connections would be decommissioned and removed in a house demolition works package. Mains would be abandoned in-situ and decommissioned for each stage as part of the infrastructure works covered in these infrastructure investigations.

7.5.2 Recycled Water

Recycled water delivery represents an opportunity for the project. An allowance has been made to provide a reticulation system across the project. Discussion are currently underway with potential suppliers including SA Water.

Cost of recycled water distribution to SA Water standards has been included for a similar cost as the potable water supply network, assuming that disinfected recycled water connection is provided by others (SA Water Corporation, City of Marion or others).

7.5.3 Waste Water

Gravity sewer collection exists in all streets with connections at existing home locations (refer Appendix 5).

A review of SA Water archives shows that existing sewer runs down the centre of exiting streets at depths varying from 1.29m in Rangoon Street to 3.88m in Lucknow Street. Some indicative as built drawings from 1951 and 1955 are shown in (Appendix 6).

These will be replaced with new mains to service all of the new allotments as they are nearing the end of their economic life. These pipes are currently Vitreous Clay Pipes and will be replaced at better grades with new PVC pipes.

The SA Water network modelling team advise that the surrounding network can accommodate the proposed development without augmentation fees. Their modelling of catchments is illustrated in Appendix 7.

A preliminary layout of the wastewater collection network is shown in Appendix 8.

7.5.4 Gas

APA provides reticulated natural gas in the area in every existing street with a short gap in front of the aged care facility on Barry Road as shown in Appendix 9.

Gas would be assumed to be extended to all new streets on the assumption of a positive business case assessment by APA. Connections on existing streets would be disconnected and reconnected at increased frequency to new homes.

APA has committed to extend the network of gas across all of the Precinct (see Appendix 10).

7.5.5 Electricity

Power is provided by SAPN (South Australian Power Networks). Augmentation costs for future development have been estimated. Existing infrastructure drawings are contained in Appendix 11.

Power supply throughout the development has been based on an assumption that new, more energy efficient homes would require a 6kVA supply per home, old homes are assumed to have a more traditional 8kVA. Augmentation costs are calculated at $338 per kVA for the net increase. Rebates are anticipated but not included in cost reporting.

There is a 66kV high voltage power line along Doreen Street at the southern boundary of the site which is to be retained. Homes adjacent the 66kV will be designed in accordance with SAPN guidelines and Australian Standards.

We have assumed that given the scale of work a contestable categorisation of works can be negotiated as this will usually be more competitive.

Staged decommissioning of existing power will need to be looked at very carefully to determine which costs attribute to each stage, but the costs have been averaged for this assessment.

All existing power poles within the development will be removed and replaced with new underground power reticulation and new decorative light poles.

7.5.6 Telecommunications

NBN have advised installation in the area is imminent and may be installed off some old Foxtel cabling on overhead cables.

The project has now been registered with NBN to avoid rework. Existing infrastructure plans are shown in Appendix 12. Advice about the future use of existing Telstra infrastructure from Clive Rigby is contained in Appendix 13.

An offer from NBN has been received to delay their rollout in the area and extend it as required by the proposed redevelopment. The full details of the offer are contained in Appendix 14.

Alternative providers of telecommunications would also be assessed for suitability and may reduce costs.

It is important to note that there is a “Nextgen” cable which appears to feed the adjacent Army barracks that runs along Doreen Street. This will need to be kept unaffected by any construction works.

7.5.7 Roads

The assumed scope of works for road construction is summarised below.

- Existing road reserves will be substantially rebuilt after the following staged demolition works;
- Removal of existing Stobie poles and footings;
- Kerb removal;
- Footpath demolition;
- Driveway demolition;

- Household stormwater connections to kerbs; and
- Decommissioning of existing water, sewer, power supply
- New infrastructure provision includes:
- New roads and laneways built to City of Marion requirements
- New underground stormwater drainage network
- New footpaths both sides of roads only
- New decorative street lighting
- New common service trenches with undergrounded power and telecommunications (such as NBN)
- New rollover kerbs or upstand kerbs to all roads (but not laneways)
- New household stormwater connections to water table
- New 30mm asphalt
- Reuse of existing road base other than where services need trenching – these areas will be rebuilt after trenching

Indicative streetscape Road Network Cross Sections have been developed with the design team and are summarised in the drawings included in Appendix 15.

7.5.8 Stormwater Management and Drainage Strategy

Preliminary assumptions and calculations to assess the feasibility and order of cost for a stormwater management strategy for the site have been made.

Renewal of the Precinct will increase the localised runoff, hence the need for detention to maintain this performance. The stormwater detention required will involve the provision of new underground pipe networks, new kerb and gutter (including side entry pits) together with there detention areas as indicated on the preliminary stormwater management concept plan which is included in Appendix 16.

It has been assumed that a substantial increase to the underground drainage network would be carried out and the provision of on-site detention capacity of 3,500 to 5,000m3 required. Council's guidelines for stormwater management are summarised as follows.

Table 7.1 *City of Marion Stormwater Management Parameters*

	Runoff Coefficient	
	Within residential zones	Within non-residential zones
5 year ARI* flood event	0.25	0.65
100 years ARI* flood event	0.45	0.85

** ARI refers to 'Average Return Interval'*

Table 7.2 *Flow and storage calculations*

	Existing (L/s)	Ultimate No Detention (L/s)	Ultimate (L/s)	Detention Storage Used (m^3)
5 year ARI* flood event	263	843	268	2,000
100 years ARI* flood event	1,440	2,310	1,437	3,500

Hydrology and hydraulics designers have proposed a preliminary stormwater management system which includes:

- Underground drainage network of pipes;
- Side entry pits;
- Open detention storage capacity in public open space; and
- A pump station and rising main to take first flush stormwater to the councils existing ASR on Oaklands Reserve for treatment and reuse. This provides a more urban streetscape within the development while satisfying Council's requirement for water quality improvement for first 15mm of rainfall.

Treatment upgrades at the ASR if required, or if this cannot be negotiated on the proposed Bombay Reserve would be paid for out of the substantial landscape budget.

7.5.9 Development Staging

There is an intention to stage the provision of infrastructure in accordance with the current development staging plan shown in Appendix 17.

It should be noted that the staging plan is a draft concept for modelling purposes and will be further refined as the detailed design for the project is delivered.

7.5.10 Infrastructure Asset Sales, Rebates and Innovation Opportunities

In the preparation of this business case several opportunities have been identified which could see some of the infrastructure assets being sold to private operators thereby potentially reducing the capital expenditure for the project. In addition, there will be a reasonable level of SAPN rebates that will be applicable however at this point in time we have been unable to quantify this rebate. The project electrical design consultant DPD has confirmed these rebates will be a minimum of 50%.

Table 7.1 *Infrastructure opportunities*

Item	Description	Status	Comments
A	Provision of water, sewer, gas, power and recycled water as a complete infrastructure package owned operated and delivered by a 3rd party provider	Open	• Several organisations including SA Water have expressed interest. • Reduction in cost has not yet been included
B	SAPN rebates on provision of new underground power	Open	• Typically, they would be in the range of 50-90% of the augmentation costs, to be repaid by SAPN. • Rebates not yet included.
C	Recycling of demolition material from homes and asphalt pavements	Open	• Could help City of Marion with landfill issues.
D	Alternative telecommunications provider than NBN	Open	• Negotiations and discussions with OptiCom may be pursued.
E	SA Water rebates on infrastructure – currently pegged at around 50% of material supply costs, could potentially be higher due to competition for assets	Open	• SA Water has confirmed this offset. The likely reduction has not yet been incorporated.
F	With the extensive use of dual frontage allotments there is an opportunity to further minimise the damage and rework of existing roadways by placing services in laneways	Open	• Subject to street by street detailed design assessment

8. FEASIBILITY STATEMENT

[redacted]

9. PANELS

A design review panel and community reference panel will be established as early as possible in the planning process to recognise the value of design and community input and to demonstrate a commitment to achieving high quality design outcomes and authentic representative engagement. These panels will provide a vital sounding board for the project, informing (where possible) on design and engagement elements.

To ensure all involved, affected or interested, have the opportunity to be a part of this significant project, the community reference panel will also be supported by the comprehensive engagement plan.

Should the Precinct Authority require any other specialist panel to provide expert advice relating to planning and development within the Precinct then it has the power under Section 7H(14) of the *Urban Renewal Act, 1995* to do so.

10. ENGAGEMENT STRATEGY

This section summarises the detailed Communication and Engagement Plan (CEP) which is included in Appendix 18 specifically for internal audiences and provides a snapshot of the strategic thinking and the way forward.

In the development of this CEP and business case numerous meetings and presentations have occurred between HRA and Council and also DPTI. The Oaklands Park CEP is the framework for all communication and engagement activities during the planning and approvals process for the Precinct Plan. It includes a comprehensive communication and engagement plan and detailed stakeholder analysis.

To support the planning and delivery of the project, four distinct phases of engagement have been designed as summarised in figure 10.1.

Figure 10.1 *Engagement phases*

Phase one: early engagement November 2018 to March 2019*	**Phase two: draft master plan** April 2019 to July 2019*	**Phase three: endorsed precinct plan** August 2019 to December 2019*	**Phase four: construction** 2020 onwards*
Raise public awareness and understanding and develop opportunities for early engagement	Public engagement to support project development, concept design and planning process	Formal engagement to support masterplan exhibition and approvals	Seamless transition to construction and management of impacts

**Timeframes are indicative only*

At each phase of the project, a suite of activities will be delivered to meet the known and anticipated needs of Oaklands Park, the masterplanning process, stakeholders, tenants and landowners and the broader Oaklands Park community.

The engagement strategy provides an initial level of detail however, through continuous monitoring, review and evaluation, this strategy will be built on and refined throughout the project stages.

As a foundation for enduring and effective urban renewal, the engagement approach for Oaklands Park needs to manage risks, optimise opportunities and balance the complex impacts and interests of tenants, residents, government, businesses, community service partners and surrounding communities over the next 10 years.

Effective and meaningful communication and engagement aligned with the Community Engagement Charter and the International Association of Public Participation (IAP2) Spectrum is critical to the development.

Guided by these frameworks, Oaklands Park will deliver targeted engagement for different stakeholder groups. Broadly speaking, the development will seek to:

- collaborate with and involve key stakeholders;
- involve and consult tenants and landowners; and
- inform and consult the wider community.

The State Planning Commission developed the *Planning, Development and Infrastructure Act 2016*, to improve planning across South Australia.

Central to the Act, the *Community Engagement Charter* defined a more flexible, effective and meaningful framework for engagement. Helping to foster better planning outcomes, the charter establishes trust in the planning process and improves community participation in the planning system.

The communication and engagement approach for Oaklands Park aligns with the charter principles, ensuring 'good engagement' as identified in figure 10.2.

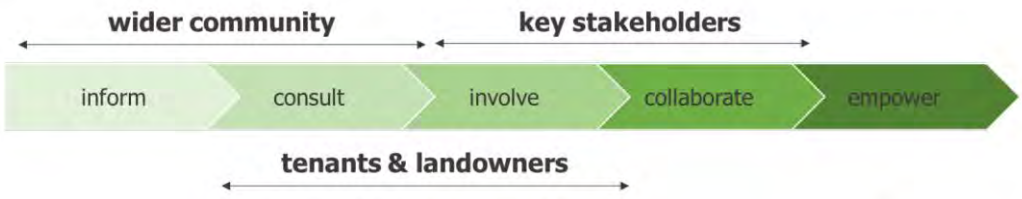
Figure 10.2 *Alignment between the Oaklands Park CEP and the Community Engagement Charter*

Principle	*Our commitment*
Engagement is genuine	We will proactively seek participation and genuinely listen.
Engagement is inclusive and respectful	We will provide opportunities for all affected and interested people to have their say, be heard regardless of background or status, and have the ability to influence decision making.
Engagement is fit for purpose	We will always seek to deliver engagement that is targeted, flexible, scalable and timely and offers value for money.
Engagement is informed and transparent	We will strive to ensure that people understand what is happening, why it is happening, what the consequences are and what they can and cannot influence.
Engagement is reviewed and improved	We will undertake regular evaluation to identify and incorporate learnings into future engagement activity.

The IAP2 Spectrum is an internationally recognised tool for planning public participation in major projects.

For Oaklands Park, the IAP2 Spectrum guides stakeholder analysis and communication and engagement planning across all phases of the project. This ensures that the right people are being engaged in the right way, at the right time.

Figure 10.3 *IAP2 Spectrum*



Oaklands Park is a long-term project with a complex group of stakeholders whose needs, influence and interest will shift overtime.

An extensive stakeholder analysis has been completed, with over 170 stakeholder groups and individuals identified. The following presents a summary of this analysis.

Over the four project phases, the stakeholder groups have been mapped to understand how and when to engage.

The primary objective for the stakeholder analysis and mapping has been to proactively manage risk by positioning each stakeholder group for the next stage of development.

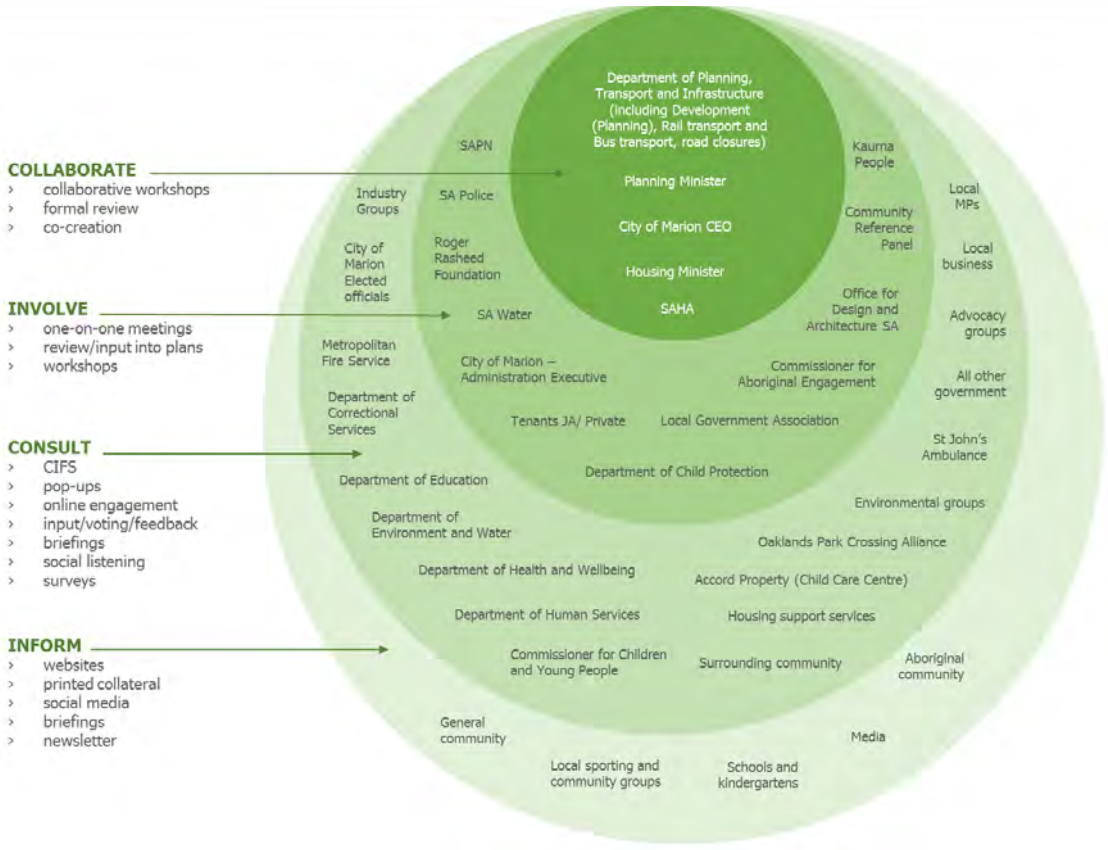
While the more detailed CEP provides summaries of all stakeholder groups, for the purposes of this summary document we highlight a selection of stakeholders.

Collaborating and involving key stakeholders is crucial to the project given the many varied and overlapping interests and impacts of urban renewal and social housing.

From the early engagement phase, the project team will work hand in hand with the Ministerial and departmental offices of the Department Planning, Transport and Infrastructure (DPTI) and South Australian Housing Authority (SAHA) to deliver more choice, improved housing and a better-connected community.

Through the establishment of the Precinct Authority, concept design phase, tenancy management and construction program, regular stakeholder briefings and collaborative workshops will keep key government officials proactively informed and allow co-creation where possible.

Figure 10.4 *Summary of stakeholders*



Similarly, the project respects the importance of creating a vibrant community and infrastructure assets within the City of Marion. The project's vision for Oaklands Park is to not only complement the Marion Council Development Plan, but enhance it through a collaborative relationship.

Providing meaningful SAHA/Junction tenant support pathways will be realised through two key communication and engagement objectives:

- building relationships and partnership with local community service providers, businesses and industry to facilitate a pathway to stable housing, training, learning and employment; and,
- promoting genuine grassroots placemaking that considers the holistic needs of an active and thriving community; its social, physical, intellectual, economic, spiritual, emotional, environmental, occupational and cultural needs.

The project will facilitate regular briefings and workshops with public and private service and support providers to ensure that the design, engagement and tenancy management processes are not only well thought out but also well executed.

Partnering with service providers will also be a key component of providing long term, holistic support for tenants, both existing and future. As the project progresses, we will actively seek a partnership model in the move towards wrap around service provision. This will be initiated in the early engagement phase and continue through design, construction and relocation.

In order to achieve high quality urban design outcomes, the project has identified a number of landscape opportunities for Oaklands Park. These include:

- refurbishing existing roadways, footpaths, streetscape and crossovers;
- managing stormwater runoff through new underground drainage and detention areas top provide for stormwater treatment and recycling;
- rehabilitating and integrating the existing Bombay Street Reserve at no cost to the City of Marion or the community;
- establishing and expanding Rajah Reserve as a community focal point at no cost to City of Marion; and,
- linking a vibrant public realm to Oaklands Railway Station, Oaklands Wetland Reserve and local retail.

Local environmental and natural resource management groups will be engaged through participatory planning measures in the draft and masterplanning stages to deliver excellent landscape outcomes.

Gaining a deeper understanding of the aboriginal connections to the project site will influence the development of an authentic and culturally appropriate engagement process with the local aboriginal community. It will also set a benchmark for participation and foster strong collaborative partnerships and involvement of the Kaurna people across the project lifecycle, that can support mutually beneficial outcomes.

Early and collaborative engagement that formally acknowledges the Kaurna people as the Traditional Owners and Custodians is important in aligning the engagement process alongside the masterplanning process.

The process will be delivered to capture the stories the aboriginal community tell about the place (Oaklands) so these can be collated and used to influence both the built and natural environment. There will be opportunities for the Kaurna people to influence the development of their land architecture, landscape design, procurement, public art, and other community tangible outcomes.

The proactive and genuine engagement of those who will be most impacted by the proposed re-development of Oaklands, is critical to the early and overall reputational success of the project.

While the objective of the project is to redesign the area as an integrated and socially mixed community, existing residents could perceive the proposed change as a threat to their future housing security or general well-being.

The role of Junction is therefore vital in building trust with this important stakeholder group to manage their expectations early in the project's lifecycle. This will assist in reducing the perceived threats that a proposed redevelopment may generate.

A 'no surprises' approach to communications and engagement is essential and the project team will need to:

- share information on social housing options / alternatives during the relocation process;
- offer referrals to government and community-based services;
- advocate for tenants regarding housing and other related concerns;
- provide opportunities for project engagement to ensure residents feel consulted; and,
- establish a place-based approach to engagement and community development, to support resident connections with Oaklands Park when they are relocated while the site is redeveloped.

In the early engagement phase, social research will be undertaken to understand the value of Oaklands as a place for existing tenants, landowners and surrounding residents.

Online and face-to-face surveys will establish baseline data around:

- community awareness of urban renewal and social housing;
- perception of the project's benefits;
- potential issues, risks, and opportunities;
- preferred channels of communication.

Insights from the research will inform the iterative communication and engagement approach, refining processes, providing a benchmark for evaluation and identifying engagement opportunities.

A community reference panel will be established as early as possible in the planning process to recognise the value of community input and demonstrate commitment to authentic representative engagement. The panel will provide a vital sounding board for the project, informing (where possible) on design, engagement and project management elements.

To ensure all involved, affected or interested, have the opportunity to be a part of this significant project, the community reference panel will also be supported by the comprehensive engagement plan.

Oaklands Park is committed to a 'no-surprises' approach and will establish open and transparent communication about the project. Doing so will facilitate meaningful input and fosters two-way engagement.

Wherever possible targeted engagement with key stakeholders will also be augmented by effective, informative and visually engaging communication for the general public.

Core elements to achieving this include:

- project website - a single source of truth for the project
- project newsletter;
- community visioning activities;
- regular community events; and,
- project hotline and email.

The following key objectives underpin the development of the stakeholder engagement and communication strategy and implementation plan for Oaklands Park:

- Establish an open and transparent communication process that facilitates meaningful input and fosters two-way engagement;
- Build a sense of confidence and excitement about the site's future;
- Recognise the benefits of ensuring that all involved, affected or interested, have the opportunity to be a part of this significant project and their input is critical to the success of the project;
- Meet the South Australian Government's Community Engagement Charter, IAP2 framework and support the statutory planning requirements;
- Build relationships and partnership with local community service providers, businesses, industry and communities to facilitate a pathway to stable housing, training, learning and employment;
- Promote genuine grassroots placemaking that considers the holistic needs of an active and thriving community; its social, physical, intellectual, economic, spiritual, emotional, environmental, occupational and cultural needs;
- Take a no surprises approach for all tenants, community, stakeholders, Government, partners and HRA/Junction management; and,
- Manage potential or perceived issues and risks that may negatively impact on the planning process or reputation of the project, inc. for partners, tenants, stakeholders and Government.

In each phase of the project, a suite of activities will meet the known and anticipated needs of Oaklands Park, the masterplanning process, stakeholders, tenants, landowners and the community.

This includes encouraging input and feedback at key stages. Below is a snapshot of core activities. A more comprehensive plan of activity is documented in the more detailed CEP.

Figure 10.5 *Communication activities*

Activity	Details	Engagement type
Project newsletter	Regular voice for the project delivered direct to householders and businesses. A key source of communication across all phases of engagement.	Inform
Project collateral	A suite of materials to raise awareness of the project, provide updated information and encourage people to participate in engagement process. May include brochures and fact sheets, display boards for static displays, pop-ups and CIFS, signage and posters, newsletters, infographics, interpretive guides, interactive pdfs, presentations, advertising and web copy	Inform

Figure 10.6 *On-line Engagement activities*

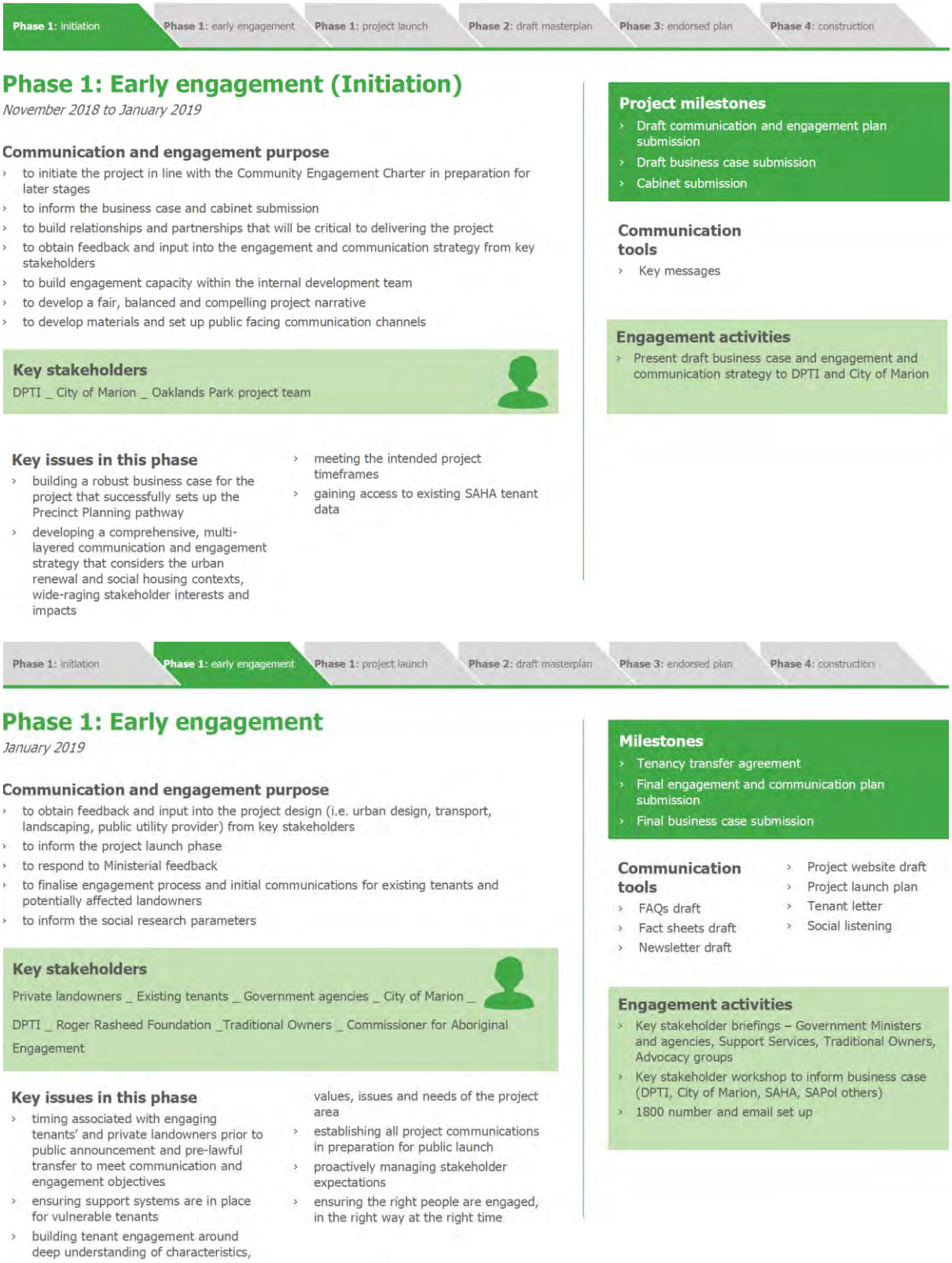
Activity	Details	Engagement type
Project website	The central source of truth for the project which communicates the project vision and planning process and has meaningful feedback mechanisms.	Inform
Online engagement	Online discussion and interactive feedback tools to capture feedback and engage stakeholders who may who may not participate in offline activities – surveys, polls, discussion forums etc.	Consult
Social media	Communicate project updates and promote discussion. A dedicated hashtag created for the project will promote participation and enable tracking of the strategy and community / stakeholder feedback.	Inform/Consult
Video	Short visually engaging videos to tell the Oaklands Park story, build a sense of confidence and excitement about the site's future, communicate key information and easily break down complex information	Inform

Figure 10.7 *Engagement activities*

Activity	Details	Engagement type
Stakeholder briefings	Regular meetings and briefings with key stakeholders to build relationships and keep them informed.	Inform
Workshops	A series of facilitated deliberative and participatory workshops with key stakeholder groups across the project timeline.	Involve
Community information and feedback session	Informal but structured opportunities to present information and gain feedback. A range of informative materials and deliberative techniques to allow stakeholders to be involved in the development of plans, strategies and proposals and express their opinion on draft proposals.	Consult
1800 and email	A dedicated project information line and email for queries, feedback and comments. Once the project is under construction, the phone line will be an essential tool to manage any concerns from the community.	Consult

The table below summarises the strategy and how it will be implemented across the project phases.

Figure 10.8 *Strategy Map*



Phase 1: initiation | Phase 1: early engagement | **Phase 1: project launch** | Phase 2: draft masterplan | Phase 3: endorsed plan | Phase 4: construction

Phase 1: Project launch and Precinct Authority

February to March 2019

Communication and engagement purpose

- to raise public awareness and understanding of the project objectives and planning processes
- to inform the community about how they can be involved in the planning process
- to proactively respond to questions, issues and concerns
- to support the tenant relocation process
- to build evidence-based engagement through understanding the relationship of the project to existing community attitudes and values, impacts, risks, benefits and opportunities related to the project area
- to establish baseline data to measure communication and engagement progress

Key stakeholders

Ministers _ Existing tenants _ Private landowners _ Surrounding residents _ General community _ City of Marion

Key issues in this phase

- ensuring support systems are in place for vulnerable tenants prior to launch
- achieving a no surprises approach for tenants and private landowners
- timely release of information before public announcement and Precinct Authority is established (to meet communication and engagement objectives)
- dealing with unknowns
- managing stakeholder expectations
- preparing for concerns around housing diversity and urban renewal
- ensuring the right people are engaged, in the right way at the right time
- engaging critical private landowners

Milestones

- Minister endorses business case
- Publicly announce project
- Precinct Authority established
- Tenancy management commences
- Public engagement commences

Communication tools

- Media event/release
- Social research collateral including online survey
- Project website live
- Social media live
- Distribute first project newsletter
- Social listening

Engagement activities

- Doorknock and letterbox drop tenants, private residents and surrounding residents
- Values mapping through social research with existing tenants, land owners and surrounding residents
- Online and face-to-face survey undertaken to establish baseline community awareness of urban renewal, perception of the project's benefits, understand potential issues, risks, and opportunities and preferred channels of communication
- Tenant community information day/coffee van
- 1800 number and email live
- JA to establish an onsite presence at inception

Phase 1: initiation | Phase 1: early engagement | Phase 1: project launch | **Phase 2: draft masterplan** | Phase 3: endorsed plan | Phase 4: construction

Phase 2: Masterplan vision, strategic direction, guidelines and design principles

April 2019 to July 2019

Communication and engagement purpose

- to inform the Precinct Masterplan vision, strategic direction, guidelines and design principles through community visioning
- to raise awareness and understanding of the project's benefits and impacts
- to ensure interested and impacted stakeholders have had a variety of opportunities to have their say
- to ensure community and stakeholder feedback has been considered in the design and planning process
- to proactively respond to questions, issues and concerns
- to support the staged tenant relocation process

Key stakeholders

Surrounding residents _ Private landowners _ General community _Tenants DPTI _ City of Marion _ SAHA _ SAPol _Government Ministers and agencies _ Support Services _Traditional Owners _ Advocacy groups

Key issues in this phase

- ensuring support systems are in place for vulnerable tenants
- dealing with unknowns
- providing clarity on negotiables vs non-negotiables
- managing expectations of all stakeholders
- clearly explaining the Precinct Masterplanning process
- managing multi-layered opportunities for stakeholders to have a say
- ensuring robust messaging to response to issues and concerns
- ensuring the right people are engaged, in the right way at the right time

Milestones

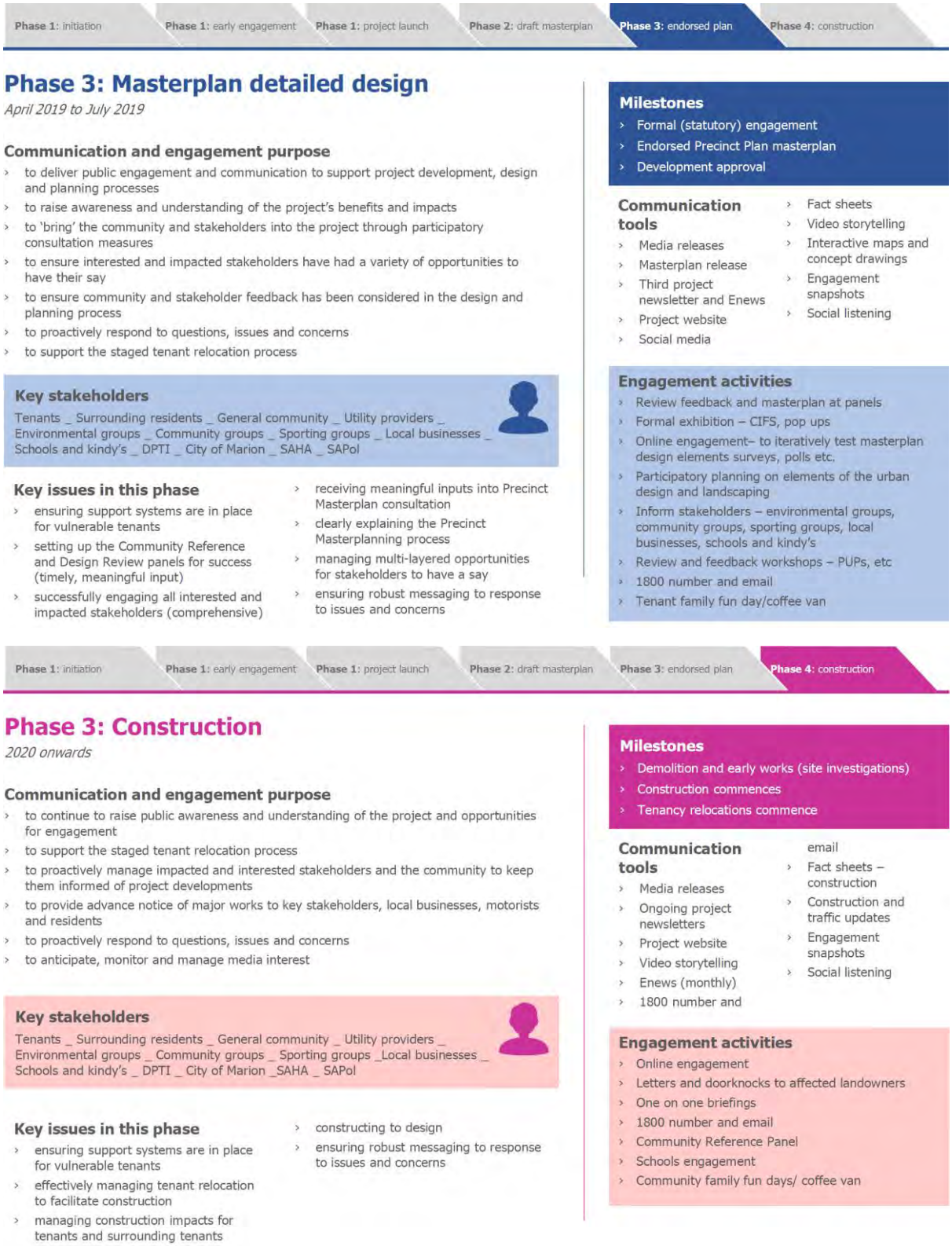
- Develop Oaklands Park draft masterplan vision, strategic direction, guidelines and design principles
- Release draft masterplan

Communication tools

- Media releases
- Second project newsletter
- Project website
- Social media
- Enews
- Social listening

Engagement activities

- Community visioning piece around masterplan vision, strategic direction, guidelines and design principles (CIFS, pop ups, online engagement)
- Establish Community Reference and Design Panels
- Tenant and land owner meetings
- Key stakeholder briefings – DPTI, City of Marion, SAHA, SAPol Government Ministers and agencies, Support Services, Traditional Owners, Advocacy groups
- Initiate discussions to explore partnership opportunities to identify and facilitate wrap-around services
- 1800 number and email
- Tenant family fun day/coffee van



The success of the project will be determined by the positive perceptions and experiences people have with the vision and process for Oaklands Park. Goodwill and understanding will be generated through reputation building within the media.

To engender this type of reputation, the following activities are recommended:

- proactive thought leadership articles by social and affordable housing advocates;
- profiling key project people, their work and passion for positive social change and quality urban design;
- evidence based thought leadership research/articles on urban design/social housing;
- sharing evidence-based research about wrap around services aligned with social and affordable housing;
- highlighting the benefits of urban renewal through social media channels;
- timely reporting of key project milestones; and,
- good feature stories about how the community has been involved in the project.

Over the course of this long-term project, the project team will need to be proactively looking to promote Oaklands Park and finding new ways to reiterate positive messages.

To maintain a positive reputation, the following activities are recommended:

- media monitoring;
- robust issues and risk identification;
- appropriate 'people first' comment, holding statements and media releases; and,
- regularly building and updating key messages.

A detailed media timeline including proactive and reactive opportunities will be developed around key milestones once project timing becomes clearer.

Principles to ensure a consistent and successful media campaign include:

- an agreed media engagement protocol across the project partners which identifies processes, areas of expertise, key spokespeople, key contact details, etc;
- each partner will have its own key messages related to the Oaklands Park project that will support them to communicate to target audiences. These should be aligned where possible and not compromise wider partner or project messages;
- the communications activities of each partner should seek to support and reinforce agreed project key messages;
- commitment to working together on media opportunities where appropriate; and,
- commitment to alerting each other to opportunities/enquiries/issues emerging etc.

To ensure alignment in media approach, the following actions are suggested:

- regular meetings with partner communication teams;
- a table of milestones for each partner to be developed and cross referenced;
- an opportunity for all partners to review proposed communications materials produced before dissemination;
- a suite of materials that have been developed and approved, providing project key messages, factsheets and background information; and,

- joint media releases and briefings where possible.

Proactive media materials should be distributed for feedback and approval well before the intended release date (at least five business days).

Reactive media responses will also be distributed for feedback, noting that journalist deadlines (often required hours after the enquiry) should be respected.

The challenge of short turnaround times will be mitigated by having an approved Media Q&A document from which to source media responses, noting that the final response would still be distributed for approval on each occasion.

Understanding, identifying and managing risks are critical to the success of Oaklands Park.

A detailed risk assessment has considered the social risks and public outrage factors that could impact of the project's development timeframe, budget or reputation. The highest level risks only are presented here, and should be considered a starting off point for regular risk workshops.

Table 10.1 *Social risks and opportunities*

RISK	*Level of impact**	*Likelihood*	*Category*	*Social Risks*	*Engagement approach*	*Opportunities*
HIGH	High	Medium	Financial	The acquisition process of private dwellings impacts project timing due to lengthy negotiations and negative publicity.	A specific acquisition engagement strategy to be developed.	Opportunity to move back into the development when completed (TBC).
HIGH	High	Medium	Community / Reputation	Affected stakeholders/residents become adversarial, form action groups, and/or initiate a social media/media campaign.	Early strong engagement with residents and any representative groups that form to build relationships from the beginning. Ensure engagement principles are best practice. Ensure no surprises. Identify community champions to give the project the "right and reasonable" ground in the debate. Using strong content that engages social media users and promotes project benefits from an early stage to build a community of support around the project that will defend it against a campaign criticising it.	A Community Reference Group provides longer term benefits providing opportunities for the community to not only shape the development, but build capacity to evolve into a group that takes a leadership role in influencing community development, place making and capacity building initiatives well after the development has finished (i.e. Town Teams movement).
HIGH	High	Medium	Community / Reputation	If SAHA has to step into another of its renewal projects as a result of the CHP / Developer / Builder failing. This has occurred on several occasions over the past 3 – 4 years (no CHP has been involved) and has a perception impact across the community.	Involve SAHA in engagement and planning. Early engagement with residents through Junction and long-term placemaking strategy.	Junction will build relationships with tenants and manage the relocation and rehousing program, which will support seamless transitions to new areas and or return to Oaklands. The engagement program will provide the opportunity for SAHA and tenants to help inform opportunities the future development.

RISK	Level of impact*	Likelihood	Category	Social Risks	Engagement approach	Opportunities
HIGH	High	Medium	Design	Residents/neighbours oppose project due to actual or perceived impacts to their homes and/or wellbeing.	Artist's impressions showing building and landscape design options and how that meets planning requirements. Keep in regular contact with affected residents and understand their concerns early. Be proactive with information.	Establishing a vibrant public realm to nearby Oakland destinations including Railway Station, Wetland reserve and local retail. Communicate the benefits of the project to the local area such as open space, amenity, design excellence and environmental enhancements. Emphasise that the project is playing its role in minimising impacts.
HIGH	High	Medium	Design	Public criticism leads to scope and scale restrictions from DPTI / Precinct Authority.	Engage upfront in a transparent way with residents, council, neighbours, key businesses and potential objectors including by proactively addressing likely issues.	Establishing a vibrant public realm to nearby Oakland destinations including Railway Station, Wetland reserve and local retail. Communicate the benefits of the project to the local area such as open space, amenity, design excellence and environmental enhancements. Emphasise that the project is playing its role in minimising impacts.
HIGH	High	Medium	Financial	Public negative perceptions about social housing influence consequential sales for other dwellings or opposition to the project	Provide clear communication upfront about the project benefits and other examples of where similar communities have been successfully delivered.	This integrated development will provide the opportunity to deliver wrap around services – proactive partnership program to develop/facilitate/link tenants to community services. Jobs during construction. Training – opportunity to build certain built form materials onsite and incorporate training pathways. Offers contemporary and innovative affordable living opportunities to the private market. Demystify/humanise the stories of social housing tenants.
HIGH	High	Low	Community Wellbeing	Affected resident harms themselves or someone else because of stress from process. Dwellings are not immediately demolished and redeveloped bringing questions of why residents were relocated so early.	Ensure all engagement with owners is kind and sympathetic and provide owners with details of services to assist with stress, sadness.	A dedicated organisation will build relationships with tenants and manage the relocation and rehousing program, which will support seamless transitions to new areas and or return to Oaklands. The engagement program will provide the opportunity for tenants to help shape the future development.

Fundamental to the project's success, is a comprehensive, considered and defensible engagement approach, that sets the foundation for enduring and effective urban renewal. The engagement approach for Oaklands Park will manage risks and optimise opportunities, while also balancing the complex impacts and interests of tenants, residents, government, businesses, community service partners and surrounding communities over the next 10 years.

A strong commitment to continuous improvement also underpins the approach. Each phase has built in monitoring and review to guarantee that agile engagement meets both project and engagement objectives and evolves and adapts as the project unfolds. This includes development and maintenance of an issues management framework, monitoring of media, social media, ministerial correspondence and asking stakeholders for their feedback about the engagement process.

Careful consideration has been given to the stakeholders involved and their engagement needs across the project phases. This is why the engagement strategy has taken a staged approach, that looks at the purpose for engagement and the key stakeholders, issues and activities required for each phase. Beginning with the end in mind, the multilayered approach ensures that each phase of engagement positively positions stakeholders for the next stage of planning and development. Providing the project team, a license to be confident that while all possibilities cannot be anticipated at this point in the project, that this approach sets a best way forward for the Oaklands Park team, government and key stakeholders, tenants, local residents and the wider community.

11. ASSETS, INFRASTRUCTURE AND SERVICES

Apart from the transfer of the SAHA properties to Junction Australia, the only assets that are expected to form part of the Precinct and transferred back to Council upon its revocation will be the Rajah Reserve and Bombay Street Reserve open spaces and all roads and footpaths excluding electrical and gas assets and telecommunications that are contained within the Precinct boundaries.

A Memorandum of Understanding has been discussed with Council as the appropriate mechanism to formalise this arrangement including waste management services and all existing Council community services that are currently undertaken or managed by Council within the Precinct.

Rates will be retained by Council.

The Memorandum of Understanding between Council and HRA is critical in ensuring that council services remain uninterrupted with the sole focus of the Precinct Authority being on the renewal of the urban environment and its associated infrastructure and open spaces.

12. STATUTORY POWERS

The following statutory powers are sought to be conferred on the Oaklands Park Precinct Authority under section 7K of the Act. These powers have been discussed at a high level with both Council and DPTI and have been supported in-principle. A copy of the Precinct Authority Charter is included in Appendix 2.

A key element of the Precinct Plan is the significant improvement to existing open space areas particularly the Bombay Street Reserve and the expansion of Rajah Reserve. Respecting this, any open space contribution fees generated by the additional allotments (including any strata lots associated with any apartments) that would typically be paid to the State is proposed to be directed to the redevelopment and maintenance of these spaces under the control of the Precinct Authority. This will ensure that the funds generated from the creation of additional allotments are directed to new and expanded areas of open space or improved open space within the Precinct.

[redacted]

All planning processes associated with the Precinct Plan that would typically be administered by the Council or SCAP is proposed to be managed by the Precinct Authority with assistance from DPTI and/or the design review panel. All future development applications are proposed to be privately certified by a certifier under Section 33(1)(a) of the *Development Act, 1993*.

It is anticipated that the once the precinct masterplan is gazetted, the Minister for Planning will implement a DPA via section 29 to give effect to the precinct masterplan in the Development Plan. If development applications are consistent with the precinct masterplan then there is no reason why such development could not be lodged as 'complying development' and assessed by a certifier. This will provide an efficient and seamless assessment process present a number of construction and delivery benefits on the ground.

The Precinct Authority may require the power to administer Council by-laws and the opening and closure of roads that may affect the design and/or function of roads, footpaths, streetscape improvements (i.e. pavements, street trees lighting etc) and/or associated infrastructure however it will not require powers under the Local Government Act 1999 or the Local Government Act 1934, to impose and recover a rate, levy or charge.

The power to administer Council by-laws, control the closure and opening of roads and improve infrastructure will assist in achieving integrated design outcomes which can only be meaningfully achieved through one governance framework. This will also lead to efficiencies and quality outcomes in the delivery of infrastructure, open space and built form on the ground.

The overall objective of providing these powers to the Precinct Authority eliminates the need to deal with different authorities through the process which would be necessary through all other available planning processes such as rezoning, major project or development application(s). Through these processes, multiple authorities would need to be dealt with at different stages of the planning and construction phases which can result in protracted and inconsistent decision-making or outcomes that may be inconsistent with the masterplan intent.

13. PROJECT MANAGEMENT OUTLINE

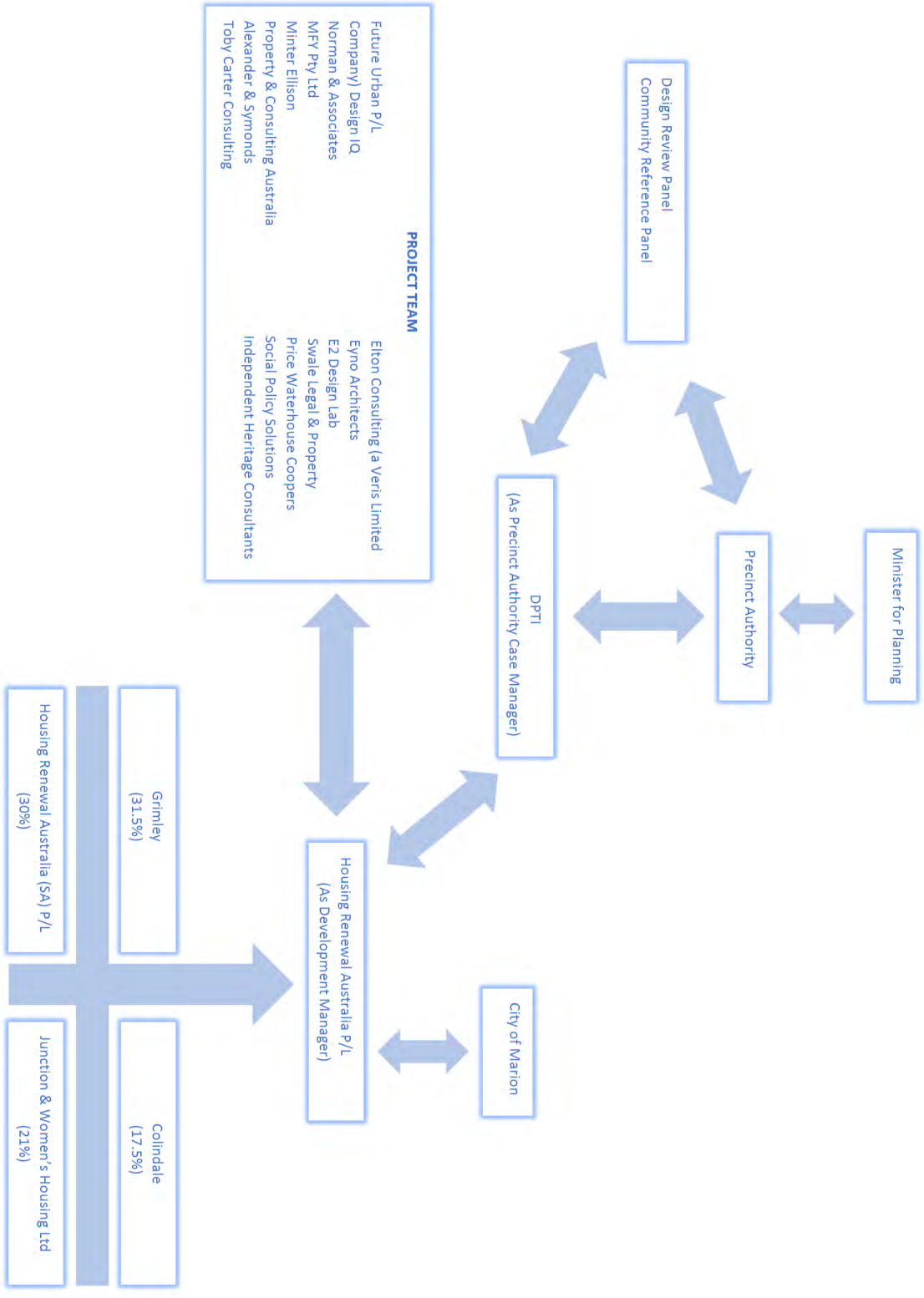
13.1 Project Team

Details of the project team are provided in the table below.

Table 13.1 *Project team details*

Discipline	Consultant	Lead	Contact Details
Corporate Advisory & Tax	Price Waterhouse Coopers	James Blackburn, Partner	E: James.blackburn@pwc.com M: 0419 365 178
Legal	Swale Legal & Property	Adrian Swale, Principal	E: a.swale@slap.net.au M: 0412 334 539
Legal	Minter Ellison	Paul Ingram, Partner	E: Paul.Ingram@minterellison.com M: 0422 006 284
Development Management	Housing Renewal Australia Pty Ltd	Geoff Smith, Director	E: geoff@housingrenewalaustralia.com M: 0407 269 729
Urban Planning	Future Urban	Chris Vounasis, Managing Director	E: chris@futureurbangroup.com M: 0447 029 088
Urban Design	Design IQ	Michael Visintin, Principal	E: designiq@optusnet.com.au M: 0408 890 817
Community Consultation & Engagement	Elton Consulting, a Veris Limited Company	Brian Elton, Executive Director	E: brian@elton.com.au M: 0412 686 022
Architecture	Eyno Architects	David Ey, Principal	E: Davidandey@gmail.com M: 0413 043 422
Engineering & Infrastructure	Norman & Associates	Ben Norman, Principal	E: benjnorman@gmail.com M: 0428 885 879
Stormwater Management & Treatment	E2 Design Lab	Dr Peter Breen, Director	E: peter@e2designlab.com.au M: 0417 338 414
Traffic Engineering	MFY Pty Ltd	Melissa Mellen, Director	E: melissa@mfy.com.au M: 0413 800 135
Financial Modelling	Property & Consulting Australia	Ben Zivkovic, General Manager	E: ben@propertyandconsulting.com.au M: 0422 362 135
Social Housing	Social Policy Solutions	Matthew Clemow, Principal	E: matt@socialpolicy.com.au M: 0417 878 824
Surveying	Alexander & Symonds	Glenn Hordacre, Managing	E: ghordacre@alexander.com.au P: (08) 8130 1666
Cultural Heritage	Independent Heritage Consultants	Guadalupe Cincunegui, Partner/Senior Archaeologist	E: guadalupe.cincunegui@ihconsultants.com.au M: 0451 364 567
Environmental	Toby Carter Consulting	Toby Carter, Principal	E: toby@tc-consulting.com.au M: 0414 297 980

13.2 Governance Structure



13.3 Precinct Timeframe

Appendix 19 includes a program to deliver the Precinct Plan.

14. RESOURCING OF THE PRECINCT AUTHORITY

Figure 14.1 summarises the resourcing of the Precinct Plan and Authority including the delivery of the essential infrastructure and services to commencement the project.

Figure 14.1 *Resourcing summary*

OAKLANDS PARK URBAN RENEWAL PRECINCT AUTHORITY BUDGET COST			
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29 November 2019

Hon Stephen Knoll MP
Minister for Transport, Infrastructure and Local Government
Minister for Planning
GPO Box 1533
Adelaide SA 5001

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600
F (08) 8375 6699
E council@marion.sa.gov.au

Dear Minister Knoll

RE: Oaklands Park - Urban Renewal Precinct

In response to your letter dated 8 October 2019, the City of Marion wishes to advise the Minister for Transport, Infrastructure and Local Government, that pursuant to the Urban Renewal Act 1995, it supports the establishment of the Oaklands Park Precinct subject to the following comments.

Council's comments have been made following a general assessment of the proposal using the documentation provided as well as Council staff meetings with the proponents *Housing Renewal Australia*.

Noting that the Precinct Authority would be responsible for varying matters relating to the design and construction of the precinct; Council asks the Minister to use appropriate influence on the process to assist the Precinct Authority be established in such a way to ensure:

1. New development connects with surrounding suburbs and communities.

2. Environmental sustainability measures are considered across whole site.

3. Stormwater and Open Space measures are adequately addressed to Council requirements, as follows:

   To satisfy our mitigation, conservation and quality requirements, we have requested that the stormwater solution for the Precinct includes the following:

   - Stormwater management is designed such that (i) downstream discharges do not exceed pre-development flows and volumes, and (ii) the currently deficient protection against stormwater events be improved to the standard 1:100 rainfall event design.

   - The above stormwater management outcomes be achieved through one or more of the following:
     - Achievement of the legislated '15 mm first flush on-site stormwater retention' requirement by using an equivalent volume of treated stormwater from the Oaklands wetlands for Precinct toilet flushing etc., and discharging the equivalent stormwater volume into the Sturt River.

- On-site stormwater detention utilising oversized underground pipes with gross pollutant traps (GPTs) for pre-treatment.
- Provision of on-site rainwater tanks (minimum 1,000 L per dwelling and preferably 3,000 L per dwelling).

- Detention basins be avoided, unless they are well designed to minimise gross pollutants and offer high amenity and safety (and specifically avoid significant concrete finishes and unsightly safety features like hand rails / guard rails).

It is noted that the use of treated stormwater from the Oaklands wetlands for Precinct toilet flushing would necessitate a commercial contract to be put in place by Housing Renewal Australia with a third party retailer for on-site recycled water and electricity (solar and on-site batteries).

We have received assurance from Housing Renewal Australia that their final stormwater solution will comply with and achieve the above outcomes. We have provided Housing Renewal Australia with our standard engineering requirements.

Please contact me should any further information or clarification be required.

Yours sincerely

Adrian Skull
CEO

CITY OF MARION

South Australian Coastal Councils Alliance and Metropolitan Seaside Councils Committee

Originating Officer	Senior Environmental Planner - Rebecca Neumann
Corporate Manager	Manager Innovation and Strategy - Fiona Harvey
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC191126R11

REPORT OBJECTIVE

To seek Council endorsement for the South Australian Coastal Councils Alliance (SACCA) and advocate that ongoing coordination and funding of the SACCA be the role of the LGA. The report proposes that Council identifies its local coastal priorities through the Metropolitan Seaside Councils Committee (MSCC) and the MSCC representative on the SACCA executive committee.

EXECUTIVE SUMMARY

The South Australian Coastal Councils Alliance (SACCA) formed in 2019 with the goal of establishing an ongoing united, collaborative advocacy voice to more coherently articulate coastal management issues facing local government. The final Terms of Reference for the SACCA are included in Attachment 1.

The project has been an initiative of the Limestone Coast LGA; Metropolitan Seaside Councils; Eyre Peninsula LGA; Southern & Hills LGA; Spencer Gulf Cities and Legatus Group of Councils with additional funding support from the Local Government Research and Development Scheme.

The SACCA recognises that coastal councils have additional responsibility to provide, manage and maintain a wide range of coastal assets that not only benefit local residents and ratepayers, but a much wider visiting population. These resourcing pressures include:

- sand and beach management
- cliff erosion and a growing need for protection of infrastructure including levees, seawalls, groynes;
- access management and signage
- biodiversity management - particularly weeds, shorebirds, revegetation and protection of intertidal species
- illegal dumping
- maintenance and replacement of recreational infrastructure like jetties, boat ramps and walking trails
- planning and development anomalies
- coastal tourism.

Conservatively, SACCA estimates $80 million in coast protection works over the coming decade is needed with this figure being regularly increased as the escalating costs for managing sea level rise and other climate change impacts are realised. The discussion paper presented in Attachment 2 highlights the current shortfalls in funding and the need for strategic coordination of management approaches, particularly in relation to risk management and council liabilities.

The complexity of decisions and expenditure for the Marion coastline is also set to increase with multi-million dollar investment needed in the Marion Coastal Walkway (which forms part of the South Australian Government Coast Park Initiative) and the increasing need for management of areas vulnerable to impacts from rising sea levels, storm surge and changed stormwater run-off.

The project coordinator of the SACCA has written to City of Marion seeking formal endorsement for the SACCA and to encourage member Councils to advocate to the LGA that this Alliance is formally established and managed through resourcing from the LGA (Attachment 2).

The key priority for the SACCA in the coming year is seeking a review of the current funding arrangements for coastal management and the development of a new model that explores and takes into account current, emerging and best practice across other jurisdictions in relation to:

1. The roles and most appropriate cost-sharing and resourcing contribution towards future coastal management by all levels of Government (local-state-federal)
2. Establishment of a rolling, long-term forward program of works, rather than the current year to year and ad-hoc grant arrangements
3. More streamlined funding mechanisms to encourage and facilitate multiple outcomes for our coast, (including protection, tourism, health, recreational and environmental benefits) and minimise unintended or cumulative impacts
4. Appropriate cost-sharing and proportion of public vs private benefit gained from investment of public funding into coastal management and protection
5. Principles and thresholds for triggering Government financial intervention/support vs default market/insurance driven response

City of Marion is already a member of the Metropolitan Seaside Councils Committee (MSCC), a local level Council support network (represented by Cr Gard and the Senior Environmental Planner, GC181127R11). The MSCC has actively supported the establishment of the SACCA to elevate discussion on major funding shortfalls in addressing coastal management in South Australia, particularly for the councils in metropolitan Adelaide. Issues raised in the MSCC will feed directly into the SACCA through the MSCC representative on the SACCA executive committee.

It is recommended that City of Marion continue active membership with the MSCC as a means to share information and resources on coastal matters at the local level with other metropolitan coastal councils. An annual membership fee is being sought from the MSCC to assist with progressing the priorities of the committee (Attachment 3). Past expenses of this committee have included support for the initial scoping and establishment of the SACCA and support for the South Australian Coastal Conference.

In recognition of the need to improve funding and strategic coordination of coastal matters in South Australia, it is also recommended that the City of Marion write to the LGA supporting the ongoing establishment and funding of the SACCA as a service provided to member councils through the LGA.

RECOMMENDATION

That Council:

1. **Endorses the establishment of the South Australia Coastal Council Alliance (SACCA) and the position of the SACCA Executive Committee that future administrative and policy support for the SACCA be integrated with the South Australian Local Government Association (LGA) Secretariat following completion of the current project phase in December 2019.**
2. **Continues membership of the Metropolitan Seaside Councils Committee including the allocation of the $1,200 (excluding GST) per annum as a membership fee to support the ongoing activities of this group.**
3. **Writes to the SACCA Executive Committee and LGA President advising them of this resolution.**

Current Budget Allocation	The MSCC has operated for the past four years with no membership fee by drawing down on a funding pool accumulated prior to 2015. This funding reserve has now been exhausted and a membership fee of $1,200 pa is being sought from member Councils. (Attachment 4)
Proposed Future Budget Allocation:	$1,200 per annum for ongoing membership with the MSCC.
Other Funding Sources:	Membership with the MSCC and the support of the SACCA will assist

Council in advocating for further investment from the State Government and other funding sources into coastal matters relevant to the City of Marion.

Attachment

#	Attachment	Type
1	GC191126 Attachment 1 - SA Coastal Alliance Final Draft TOR	PDF File
2	GC191126 Attachment 2 - SA Coastal Councils Alliance Coastal Funding Discussion Paper	PDF File
3	GC191126 Attachment 3 - SA Coastal Councils Alliance Letter to Marion	PDF File
4	GC191126 Attachment 4 - MSCC Letter to Marion	PDF File

ATTACHMENT

SA Coastal Councils Alliance – Terms of Reference

(final draft)

Objectives

1. To provide an informed, coordinated advocacy voice for issues impacting on Coastal Councils in SA

2. To provide a forum for information sharing and networking on coastal management issues facing Councils across SA.

3. To ensure all SA Coastal Councils are regularly updated on the work of the Alliance.

Membership

- Automatic membership of all 34 Coastal Councils - Grant, Wattle Range, Robe, Kingston, Coorong, Alexandrina, Victor Harbor, Kangaroo Island, Yankallila, Onkaparinga, Marion, Holdfast Bay, West Torrens, Charles Sturt, Port Adelaide Enfield, Salisbury, Playford, Adelaide Plains, Wakefield, Yorke Peninsula, Copper Coast, Barunga West, Port Pirie, Port Augusta, Whyalla, Franklin Harbor, Cleve, Tumby Bay, Port Lincoln, Lower Eyre, Elliston, Streaky Bay, Ceduna.

Executive Committee

- Two representatives with an active interest and strong links to key local government and coastal networks to be elected from Councils within each of the following coastal zones:

  South
  Grant, Wattle Range, Robe, Kingston, Coorong, Alexandrina, Victor Harbor, Kangaroo Island, Yankallila

  Metropolitan
  Onkaparinga, Marion, Holdfast Bay, West Torrens, Charles Sturt, Port Adelaide Enfield, Salisbury, Playford

  North
  Adelaide Plains, Wakefield, Yorke Peninsula, Copper Coast, Barunga West, Port Pirie, Port Augusta, Whyalla

  West
  Franklin Harbor, Cleve, Tumby Bay, Port Lincoln, Lower Eyre, Elliston, Streaky Bay, Ceduna

- The President of the LGA shall be an ex-officio member of the Coastal Councils Alliance.

Chair

- One Chair and one Deputy Chair shall be selected from and by the Executive Committee members.

- The Chair of the Executive Committee shall be the Chair and primary spokesperson of the Coastal Councils Alliance.

Meeting Frequency

- To minimise travel, the SA Coastal Councils Alliance will meet twice per year in April and October, in conjunction with SA Local Government Associations ordinary and annual general meetings.
- The Executive Committee will meet at least quarterly.

Resources

- Executive support for the Coastal Councils Alliance and Executive Committee shall be provided by the Coastal Councils Alliance Coordinator, based within the LGA Secretariat (*tbc*)
- Core funding for the Alliance shall be sought from an equal, annual allocation from the LGA's Greater Adelaide Regional Organisation of Councils (GAROC) and SA Regional Organisation of Councils (SAROC) (*tbc from 2020*)
- Additional project or specialist support shall to be funded by grants, Councils or other external assistance as relevant.

Delegated Authority

- Nil – The Coastal Councils Alliance is an informal network.

Draft

Funding for Local Government Coastal Management and Protection

Discussion Paper

Background

Half of South Australia's Councils are coastal.

Eight are located along the 80km metropolitan Adelaide coastline, from Sellicks Beach to St Kilda, with the remaining 26 spread around the vast, 4,000km regional coastline, from Eyre Peninsula, Spencer Gulf, Yorke Peninsula, Fleurieu and Kangaroo Island and Limestone Coast.

The combined Coastal Councils of South Australia are currently finalising arrangements to establish the governance and resourcing requirements for an ongoing united, collaborative advocacy voice to more coherently articulate coastal management issues facing local government. This initial 12 month project also aims to determine priority actions and provide a situation analysis for coastal management, in comparison to other jurisdictions.

One issue of critical concern to local Councils in SA is the need to find a more equitable and sustainable funding model to adequately manage the coastal task ahead.

All Councils are under increasing pressure to do more, with less. Coastal Councils have an additional responsibility to provide, manage and maintain a wide range of coastal assets that not only benefit local residents and ratepayers, but a much wider visiting population.

Regardless of their size or location across the state, Coastal Councils are facing the same issues and resourcing pressures, including: sand and beach management; cliff erosion; access management and signage; environmental management relating to weeds, shorebirds, revegetation and illegal dumping; dredging; growing need for protection infrastructure like levees, seawalls, groynes; maintenance and replacement cost pressures on recreational infrastructure like jetties, boat ramps; planning and development anomalies.

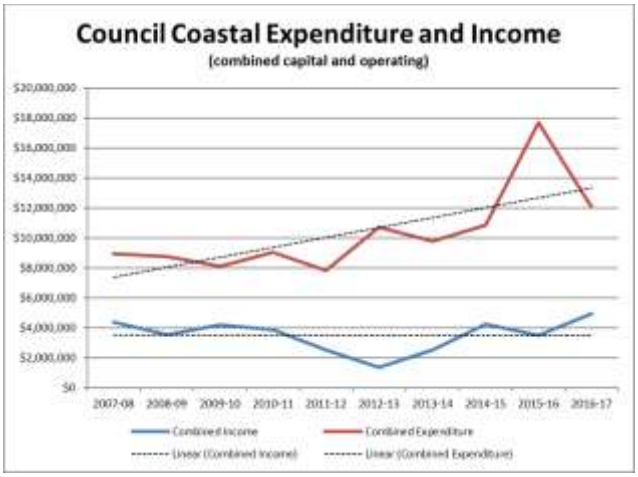
With a conservatively estimated $80 million in coastal management and protection works required over the next decade[1] it is clear the current arrangements must change.

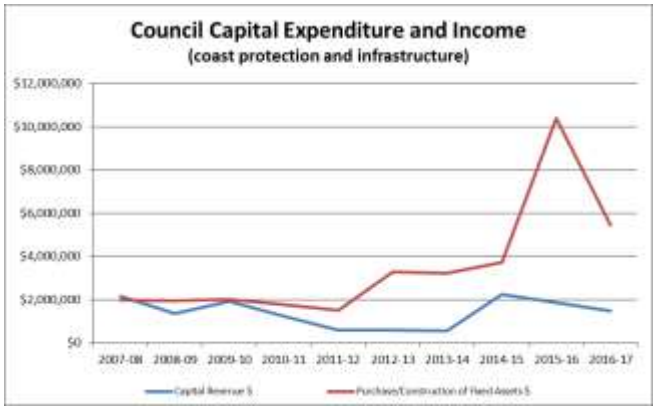
[1] Data from Council coastal management, adaptation, protection plans received to date – to be updated

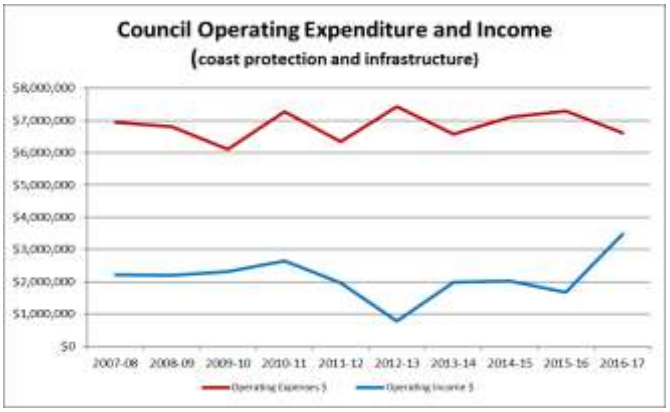
Draft

Overview of Coastal Funding

Over the last ten years expenditure by Local Government on coast protection, management and infrastructure has nearly doubled[2], whilst the level of income to support this (ie grants) has remained largely static.







The level of operating expenditure incurred by Councils has remained at approximately three times any income to support this work, with capital works trebling since 2011-12 , again with supporting income remaining static.

Funding for coast protection works is managed through the South Australian Coast Protection Board. The board receives an annual budget allocation of approximately half a million dollars, of which around 75%, or $350,000 is provided to Coastal Councils for priority works[3] .

Allocation of funds is based on a long-standing, rigorous risk assessment methodology that considers the public benefit of the project, anticipated likelihood and time criticalness, along with anticipated losses and consequences if the proposed project is not implemented. A co-contribution of a minimum 20% towards the cost is expected from Councils. Projects typically funded include levee banks, revetment and seawalls, general foreshore protection, flood

[2] Data from Local Government Grants Commission codes 71, 72, 94, 2007/08 to 2016/17
[3] Does not include ad hoc Ministerial budget commitments

Draft

mitigation works, erosion control, cliff stabilisation, groynes, regional beach replenishment, coastal settlement protection strategies.

A small amount (approximately $50,000-$100,000 per annum) is also allocated by the Coast Protection board for ongoing monitoring, data collection and coastal research initiatives. In addition, the State Treasurer currently holds $2.02m in the Coast Protection Fund.

Separate to this, the South Australian Government has, for over a decade, fully funded - via the Adelaide/Mt Lofty Ranges NRM levy - the 'Adelaide Living Beaches' sand transfer scheme along the metropolitan coast. Prior to this, metropolitan beach management was fully funded through the Coast Protection Board, averaging approximately 70% of Board expenditure between 1975 and 1989, rising to over 90% of the budget in the 1990's[4].

A new allocation of $48.4 million has recently been announced by the Minister for Environment, comprising $20 million for a short-term injection of additional sand for the metropolitan coast and $28.4 million for the longer term completion of a sand recycling pipeline from Semaphore to West Beach, as well as sand dune restoration and revegetation in partnership with local councils and community groups.

Funding of this sand transfer initiative will come from the $120 million Green Industries Fund, which is sourced from a levy charged on all rural and metropolitan Councils and private waste operators across the state for all waste to landfill.

In addition to coast protection, there are also a range of additional grant programs that support Council activities and facilities along the coast, including for example, the Boating Facilities grants, managed through the Department of Planning, Transport and Infrastructure. This program is funded through a levy collected on the registration, inspection or survey of marine vessels and held in the Marine Facilities Fund ($8.7 million balance at 30/06/18).

Most of the boat ramps in South Australia are owned by local councils, who are responsible for making sure the facilities under their care are kept in safe working order. Exceptions to this include the North Haven, Outer Harbor, Garden Island, West Beach Adelaide Shores and Wirrina boat launching facilities, which are either privately or state government owned and managed.

Councils and community groups can apply for grant assistance to establish and improve boating facilities, including boat ramps; temporary mooring facilities or wharves; channel improvements; aids to navigation; or emergency marine radio services. Grant funding is conditional on the Council or grantee accepting on-going ownership, operation and maintenance of the facility. The annual allocation for 2018/19 to 2021/22 towards these projects is $2.1 million. Funding assistance can be

[4] Caton B; 2003: Coastal management Strategy for LGA

provided at up to 80% of the total project costs depending upon the strategic importance of the project when assessed against the SA Boating Facilities Strategic Plan.

Other funding sources include the former $2.25 million SA Recreational Fishing Grants programme (managed by DEW), which was available from 2014-2017 during the transition to the new Marine Parks system. This program assisted 107 projects to enhance recreational fishing, including jetty and wharf upgrades, access stairways and boardwalks, fishery restocking, breakwater and lighting, fish cleaning/cooking facilities, educational programs.

In addition to specific recurrent grant programs, by far the largest source of funding for coastal infrastructure and management come from ad-hoc Government commitments.

Following the 2016 storms for example, the State Government provided $3.5 million[5] to repair a number of recreational jetties, including state managed jetties and those under Council care and control, where costs were not covered by insurance.

More recently, $20 million has been allocated towards repair of the state owned and managed Granite Island causeway and a commitment by the Liberal Party in the lead up to the 2018 state election[6] of $20 million to reinvigorate the Council owned Glenelg Jetty as a key piece of tourism Infrastructure. In addition, special budget allocations for large, priority coast protection works are often made, including for example, the 2017-18 contribution of $600,000 towards the Wyomi Beach sea wall in Kingston and $1.25 million towards Charles Sturt Council's $5.2 million West Beach Rock wall.

Support for managing and preserving coastal biodiversity and landscapes rest mainly with the regional Natural Resource Management Boards (to be replaced by Landscape Boards). Following the introduction of the South Australian Natural Resources Management Act in 2004, the key source of state-based environment funding (including coastal) was, and remains, through NRM levies, which are collected by Councils on behalf of the State Government for allocation and expenditure by each regional NRM board. As such, the level of engagement, funding and support to Councils and communities around coastal management varies across the state.

Notwithstanding these regional variations, the overall level of state funding into local environment management, including coastal, has declined significantly since the introduction of the NRM Act. For example, between 2008/09 and 2011/12, the regional NRM levy collected from communities across the state rose from $20.9 million to $28.8 million. Last year, it was $46.6 million. In that same period, State Government funding into regions via the 'NRM fund' declined from $15.5 million to $7.9 million. It is now $2.4 million.

[5] PIRSA; 7 October 2016;Government to fund $3.5 million repair of storm damaged jetties, marine infrastructure https://www.pir.sa.gov.au/alerts_news_events/news/regions_sa/government_to_fund_3.5_million_repair_of_storm-damaged_jetties,_marine_infrastructure

[6] Liberal SA; Reinvigorating Glenelg – Jetty and Foreshore Redevelopment

Draft

Whilst the Commonwealth – as the collector of over 80% taxation revenue - have also historically played a role in funding of coastal management, the level of contribution and focus has varied significantly over the years. The Howard Government's $125 million 'Coast and Clean Seas' program (1996-2002) as part of the Natural Heritage Trust was arguably the most substantial and sustained investment into coastal management and included $27.3 million for Coastcare, along with a range of local community capacity building, coastal monitoring and vulnerability assessment initiatives. The Coastcare program was designed around a small grant scheme, with community groups and Councils supported by a network of regional facilitators and a state coordinator. In South Australia the state coordinator position was funded by the state (through Coast Protection Board) and based within the Local Government Association.

Since that time, serious Commonwealth investment into coastal issues has been sporadic. From 2002-2008 Commonwealth funding was reduced and channelled through regional NRM bodies for allocation against regional priorities. From 2008-2013 funding and priorities were determined on national priorities and environmental hotspots, and included a strong focus on better understanding of vulnerability and building resilience to sea level rise and climate change risk. The view of the current Federal Government is that coastal management is 'a state issue'.

Discussion

Active and well considered investment into the coast - be it to provide asset protection, recreational infrastructure, environmental management – also contributes to a wider range of more intangible benefits including public health and wellbeing, local placemaking and liveability and ecosystem services. These benefits are often not often well considered or integrated under the various, disparate grant and funding streams.

Perhaps over-riding all of these considerations, the impact of climate change and sea level rise and resultant increasing storm surge, erosion and coastal flooding events must be more strongly integrated into future decisions about when, how and if, public funds should be invested into the coast, and who should be the beneficiaries when this occurs.

Whilst considerations about the relative share of public and private benefit from taxpayer funded investment are well documented, the increasing threat of harm arising from legacy decisions by all levels of government, necessitate a re-evaluation. Most critically for example, past decisions by planning authorities to approve private development in areas subject to coastal hazards are now being challenged, not just in this state, but across the nation and the globe. Similarly, providing 'safe' public access to the coast is becoming increasingly complex and costly for Councils.

Managing risk is now a rapidly escalating feature of coastal management for local government as much as is a focus on the benefits. This multitude of risk and benefit considerations add further weight to the need for a thorough review of coastal funding approaches and methodologies.

The 1995 South Australian/Local Government Accord on Coastal Management recognised there are both local and state benefits in sustainable coastal management, and that taken overall, these benefits are approximately equal[7]. Therefore expenditure by State and Local Government should overall, be approximately equal, with each sphere of government funding the tasks they can achieve most efficiently.

Two decades later, it is clear that Local Government is carrying the greater burden of coastal management as both State and Commonwealth Governments have shifted more costs and responsibilities to Councils, and reduced funding and resourcing to support this task.

Next Steps

As a priority, the current funding arrangements for coastal management must be reviewed and a new model developed that explores and takes into account current, emerging and best practice across other jurisdictions in relation to:

1. The roles and most appropriate cost-sharing and resourcing contribution towards future coastal management by all levels of Government (local-state-federal);
2. Establishment of a rolling, long-term forward program of works, rather than the current year to year and ad-hoc grant arrangements;
3. More streamlined funding mechanisms to encourage and facilitate multiple outcomes for our coast, including protection, tourism, health, recreational and environmental benefits) and minimise unintended or cumulative impacts;
4. Appropriate cost-sharing and proportion of public vs private benefit gained from investment of public funding into coastal management and protection
5. Principles and thresholds for triggering Government financial intervention/support vs default market/insurance driven response

This funding review will be a key focus of the SA Coastal Councils Alliance during the first half of 2020 calendar year and supported by the Metropolitan Seaside Councils, Limestone Coast, Eyre Peninsula, Southern and Hills, Legatus Group and Spencer Gulf Cites, along with the Coast Protection Board, Local Government Mutual Liability Scheme and LGA, and the Local Government Research and Development Scheme.

[7] Caton Environmental Planning; LGA Coastal Management Strategy August 2003

Draft

SA Coastal Councils Alliance

Mayor Kris Hanna
City of Marion
245 Sturt Road
STURT SA 5047
Attn: Adrian Skull, CEO

18 September 2019

RE: COASTAL COUNCILS ALLIANCE – PROJECT UPDATE AND APPOINTMENT OF EXECUTIVE COMMITTEE

Dear Mayor Hanna

As you know, the Coastal Councils Alliance is an initiative of the combined Limestone Coast LGA; Metropolitan Seaside Councils; Eyre Peninsula LGA; Southern & Hills LGA; Spencer Gulf Cities and Legatus Group of Councils that formally commenced in December 2018 with funding support from the Local Government Research and Development Scheme.

The first 12 month phase of this initiative will wrap up in December 2019, and is well on track to meeting the two project deliverables, as follows:

1. Establish the governance and resourcing arrangements for a South Australian Coastal Councils Alliance that supports an informed, coordinated advocacy voice.
2. Prepare a Coastal Councils advocacy document.

As we head into the final few months of this initial establishment phase, I am pleased to provide your Council with an update on progress so far and proposed operating arrangements and priorities for the Coastal Councils Alliance into the future:

Project Outcome 1 – Establish Governance and Resourcing Arrangements for the Coastal Alliance
Feedback from Councils over the past several months has provided clear direction for the governance and operation of the Coastal Councils Alliance into the future. In particular, that there should be a strong relationship and coordination support from the LGA (rather than creating a new separate entity) and that a small executive committee of Mayors/Elected Members should be appointed to provide oversight, guidance and advocacy.

As a result, the project steering committee called for nominations to the South Australian Coastal Councils Alliance Executive Committee in May 2019 and have recently confirmed the following appointments:

Metropolitan Zone
- Councillor Bill Jamieson - Onkaparinga (delegate)
- Councillor Oahn Nguyen – Charles Sturt (delegate)
- Councillor William Miller – Holdfast Bay (proxy)

Southern Zone
- Mayor Keith Parkes - Alexandrina (delegate)
- Mayor Richard Sage - Grant (delegate)
- Mayor Alison Nunan - Robe (proxy)

Northern Zone
- Mayor Darren Braund – Yorke Peninsula (delegate)
- Mayor Leon Stephens – Port Pirie (delegate)
- Mayor Mark Wasley – Adelaide Plains (proxy)

Western Zone
- Councillor Alan Tingay – Lower Eyre Peninsula (delegate)
- Councillor Andrea Broadfoot – Port Lincoln (delegate)
- Deputy Mayor Robert Randall – Tumby Bay (proxy)

The Executive Committee held its inaugural meeting on 6th September, where it finalised the terms of reference (attached) for the full Coastal Councils Alliance and provided recommendations for future coordination and administrative support.

Taking on board feedback from Councils, the Executive Committee is recommending that future coordination/administrative support for the Coastal Councils Alliance be integrated into the LGA Secretariat following completion of the current project phase in December 2019.

Whilst external funding to support this part-time coordination role is secure for a further 12 month period until December 2020, it is hoped that SAROC, GAROC and the LGA Board thereafter commit to an internal budget allocation to ensure the momentum generated through the early start-up phase of the Alliance is not lost and that issues facing Coastal Councils continue to be strongly advocated and workable solutions implemented.

Whilst discussion with the LGA has commenced through the Coastal Councils Alliance, it would be valuable for individual Councils to also directly advise the LGA of any particular local issues relating to coastal management and protection.

Project Outcome 2 - Prepare a Coastal Councils advocacy document

Regardless of their size or location across the state, Coastal Councils are facing similar issues and resourcing pressures, including: sand and beach management; cliff erosion; access management and signage; environmental management relating to weeds, shorebirds, revegetation and illegal dumping; dredging; growing need for protection infrastructure like levees, seawalls, groynes; maintenance and replacement cost pressures on recreational infrastructure like jetties, boat ramps; planning and development anomalies.

Feedback has overwhelmingly reinforced that now, more than ever, Coastal Councils in South Australia need a strong, united voice to help find solutions to the increasing cost, liability and resourcing impacts facing local government.

Through the Coastal Councils project to date, a discussion paper on the management of jetties has been prepared for Councils (released March 2019); work is well underway to identify current and emerging coastal management works and costings across Councils in SA; and a review of funding and legislative arrangements here and in other jurisdictions has also been drafted.

A discussion paper on the funding arrangements for coastal management in South Australia has also been drafted and is attached for Council feedback and information. This paper identifies current funding and support arrangements for coastal issues are disparate, often inconsistent and inequitable and, fundamentally, not enough for the rapidly escalating task ahead.

Importantly, the discussion paper aims to set the scene for a review of coastal funding to find a more equitable and sustainable funding model to adequately manage the coastal task ahead.

This initiative will be a key focus of the SA Coastal Councils Alliance during the first half of 2020 calendar year.

On behalf of the project partners - Limestone Coast LGA; Metropolitan Seaside Councils; Eyre Peninsula LGA; Southern & Hills LGA; Spencer Gulf Cities; Legatus Group of Councils – thank you for your support of this important initiative to date.

We look forward to elevating both advocacy and action around coastal issues over coming years and would encourage your Council to formally endorse the establishment of the SA Coastal Councils Alliance and for you to seek the support of the LGA to escalate coastal issues as part of their future advocacy priorities.

There will also be a formal launch of the Coastal Councils Alliance and key advocacy priorities at the forthcoming LGA AGM at the end of October.

Should you have any further queries about the project, please contact either myself on email: ceo@upperspencergulf.com.au or mobile: 0427 609 404, or your Coastal Councils Executive Committee delegate.

Yours sincerely

Anita Crisp
Project Coordinator
SA Coastal Councils Alliance

Our Reference: 4942937/ks

17 October 2019

Mayor Kris Hanna
City of Marion
PO Box 21
OAKLANDS PARK SA 5046

Dear Mayor Hanna

Working together for tomorrow's coast – Metropolitan Seaside Councils Committee call for financial support

I write to all of the seven member councils of the Metropolitan Seaside Councils Committee (MSCC) to call on your financial support to continue the important work of our committee over the coming financial year.

The MSCC has responsibility of some 90 kilometres of metropolitan Adelaide coastline, stretching from St Kilda Beach in the north to Sellicks Beach in the south, and collectively serving 740,000 residents.

The MSCC provides a valuable forum for seaside councils to develop a common response to shared concerns about our coast. The committee facilitates collaboration, sources funding to address priority concerns across council boundaries, raises the profile of our coastal environments, and work together to advocate to government.

However, to maximise the success of the MSCC, as the host council (City of Onkaparinga) we require each of the member councils to contribute towards its ongoing costs.

In determining the amount required for an initial membership charge, we have taken a simplified method and used expenditure from the past four years and distributed evenly between the member councils.

The result is this request for a **$1,200 contribution from each council** for the 2019-20 financial year. An invoice for this amount from the City of Onkaparinga (host council) is attached with this letter for staff processing.

In the years to come, the MSCC may determine a fee prior to council's budget process by utilising the following criteria:

- past expenditure by the committee

- the amount of expenditure proposed by the group
- the amount in hand available for such expenditures
- any additional amount required to meet expected expenditure
- potential sources of funding outside the membership group.

In the interim, I ask for your support to ensure we can secure baseline funding to continue the work of the committee in an equitable and financial sustainable method.

If you wish to discuss this matter further please contact me on 0419 866 723.

Yours sincerely

Councillor Bill Jamieson
City of Onkaparinga
Chair, Metropolitan Seaside Councils Committee

Audio of Confidential Items

Originating Officer	Unit Manager Governance and Records - Jaimie Thwaites
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC191126R12

REPORT OBJECTIVE

To seek Council direction on whether or not to record the audio of confidential items at Council Meetings.

EXECUTIVE SUMMARY

Since 2014 the audio from General Council meetings at the City of Marion has been recorded and published on Council's website. This audio has excluded confidential items due to the functionality of the system used at the time.

The audio system in the Council Chamber has been upgraded and now has the ability to record audio without amplifying the sound to surrounding rooms.

Direction is now sought from Council regarding whether or not to start recording the discussion for confidential items.

RECOMMENDATION

That:

Option 1 (recommended)

1. **Council does not record confidential discussions at General Council meetings.**

OR

Option 2

1. **Council commences recording the audio (the discussion) for Confidential items at General Council meetings.**
2. **the audio of confidential items may be included in confidential orders as required and included as part of the annual review of confidential orders (unless revoked prior).**

Engaged:	Providing audio on the Council website allows the community another way to access items of interest, increasing their understanding and knowledge of council business. Providing audio allows the community to access more detail about the discussion.
Risk Management:	Parliamentary 'privilege' is currently not available at Council meetings so recording and publishing audio does have the potential to increase risk to Elected Members and Council itself, particularly in relation to defamation actions. There is currently no legal requirement to record Council meetings. If

Legal / Legislative / Policy:	confidential items are recorded then the order to retain confidence will need to include the audio / discussion and any confidential orders will need to be reviewed annually.
Additional Resource Impact	Recording confidential items will mean the recordings are required to be edited prior to loading on to the website to ensure confidential information is not disclosed. This can be done within current resources.

BACKGROUND

On 12 August 2014 it was resolved that:

Council re-initiates audio recording of general council meetings , with the recorded audio available on website in raw form and that it be ongoing for all future meetings to commence at the next General Council Meeting on 26 August 2014.

As noted in the 12 August 2014 report (GC120814M01), microphones were not used when items were discussed in confidence as the sound was transmitted out into the public foyer. Therefore, the audio excluded confidential items as the recordings were done via the microphone system.

The audio recording is done in raw form. This means listeners are not able to search the recording, and therefore in order to find a particular item of interest they would either need to listen to the entire recording until the item came up, or they could fast forward or drag the scroll bar to move forward in the recording in an attempt to find the item.

At the conclusion of the Council meeting, staff convert the audio from the Council meetings into an accessible format and upload it to the website.

A disclosure is made at the beginning of the meetings reminding those present that the meeting is being recorded. Anyone requesting to speak at the meeting (i.e. public via a deputation, external consultants, staff, etc.) are advised prior to the meeting that it will be recorded. To date no one has requested not to be included in the recordings.

DISCUSSION

In November 2019 the audio system in the Council Chamber was updated and now has the functionality to record audio without amplifying sound outside of the Chamber. This means at Council's request, the discussion for confidential items could be recorded.

Legal/Legislation and risk management

Section 90 of the Local Government Act 1999 (the Act) prescribes matters which Council may consider in
confidence where it considers it necessary and appropriate to do so. Considering relevant items in confidence enables Members to have frank discussions and ensure items are thoroughly debated. If Council resolves to record these discussions, Members will need to be mindful that the recordings may be released. This does have the potential to stifle some of the debate, particularly for more emotive matters.

Recording Council meetings and publishing this audio on the website does have the potential to increase risk to elected members and Council itself, particularly in relation to defamation actions. Parliamentary ‘privilege’ is currently not available at Council meetings. Audio recordings could be used to clearly identify what was said and who said it.

In addition to potential defamation action being taken against individual Elected Members, the Council itself may also become a defendant in any such proceedings since it ‘published’ the allegedly defamatory comments by broadcasting them.

Editing the recordings that contain confidential matters will be required to ensure confidential discussions are not published in contradiction to a confidential order. This will minimise some of the risk however this will require additional time and resources and could also call into question the perception of openness and transparency.

In accordance with the Local Government Act 1999 any confidential order over discussions (the audio) will need to be reviewed at least annually. This would be done in conjunction with the annual review carried out in December each year.

State Record Requirements

If Council meetings are recorded for the purpose of facilitating the Council meeting minutes then these recordings can be deleted on confirmation of the minutes. However if the meetings are recorded for the purpose of publication or broadcasting then the recordings are required to be retained as a permanent record.

CONCLUSION

Providing audio of Council meetings does increase the opportunity for community members to view/listen to these meetings. This increased accessibility may help to raise awareness of the topics being discussed and how decisions are made. However due to the potential defamation and privacy issues, Administration does not recommend to start recording confidential items.

Mayor's Multicultural Forum

Craig Clarke Communications Manager

Originating Officer Communications Adviser - Richard Watson

Corporate Manager Manager Customer Experience - Karen Cocks

General Manager General Manager City Services - Tony Lines

Report Reference GC191126R13

REPORT OBJECTIVE

To provide Council with the information required to agree arrangements for the Mayor's Multicultural Forum.

EXECUTIVE SUMMARY

This report proposes incorporating the Mayor's Multicultural Forums into Marion Council's calendar of events in a flexible format to bring together people from a diverse range of cultural backgrounds.

The report proposes running four forums per year. Each event will have a different theme.

The forums are currently organised by the Communications Unit in conjunction with other work areas. Funding of about $1500 is provided through the Mayor's budget. Currently, three to four Mayor's Multicultural Forums are held each year. The forums attract from 30 to 150 people, depending on location and format.

Forums will align with Council and community events that maximise benefit to participants. The annual budget would be increased by $3800 to $5300. The forums would run to 30 June 2023, which includes the term of the current Council.

RECOMMENDATION

That Council:

1. **Approves four Mayor's Multicultural Forums each year around the themes:**

   - **Community led concert**
   - **Multicultural business forum**
   - **Cultural engagement**
   - **Summer celebration at Marion Outdoor Pool**

2. **Approves the required additional funding of $3800 per year for 2019/20 to 2022/23 to deliver the forums. Funding will be from savings within existing budgets.**

3. **Receives a report by May 2023 on future options for the Mayor's Multicultural Forums.**

GENERAL ANALYSIS

Three or four Mayor's Multicultural Forums have been held each year since 2015.

The events bring people of different cultural backgrounds together in an informal setting. The aim is to improve understanding between people from different cultural backgrounds and engage them in the Marion community. Additionally, the forums seek to improve understanding of the services and support new arrivals and new citizens need from Council.

Invitees include representatives of cultural groups, new citizens, business operators, and Elected Members.

Events are scheduled at the Mayor's discretion.

The Communications Unit takes the lead in organising the events, with support from relevant work areas.

Each forum has a theme and activity. In previous years forums have included:

- Participation in a basketball competition.
- Panel discussions on running a small business.
- A film night with guest speakers as part of Refugee Week.
- A summer barbecue at the outdoor pool.

Attendances range from about 30 people for panel discussions to about 150 for the event at the outdoor pool.

Other events and activities that support cultural diversity and inclusion in the City of Marion include:

- Marion Celebrates biennial festival, which includes multicultural music and dance performances and is next scheduled for 2021.
- Neighbourhood centre activities, such as "Welcome to Australia", chai and conversation, English classes, and Migrant Women's Group program.
- Marion Library Services stock books, DVDs and other items in languages other than English. Selected flyers are translated into a variety of languages.
- Information about Council services provided at Citizenship Ceremonies.

Liveable: Events will celebrate cultural diversity.

Engaged: Events will bring people together to build strong neighbourhoods.

Prosperous: A business event will support access to education and skills development.

DISCUSSION

Incorporating the Mayor's Multicultural Forums into Council's calendar of events aims to align them with Council services and aid forward planning.

Holding four forums per year with different themes at different venues would create new opportunities for people to attend, depending on their area of interest.

Rather than schedule four events of precisely the same type, time and location each year, a flexible approach is proposed.

This would enable forums to be held at the discretion of the Mayor and relevant work areas to:

- Provide variety for attendees and participants.
- Increase awareness of Council services and facilities.
- Respond to community needs and interests.
- Build on existing programs.
- Improve the connection between the multicultural community and Council.
- Minimise clashes with other events.

In order to better utilise specialist skills across the organisation, it is proposed relevant work areas will take the lead in organising the events with support from the Communications Unit. For example, the Economic Development Unit would lead business events, and the Community Connections Unit cultural events.

The Communications Unit will prepare speeches and invitations.

The recommended format for the Mayor's Multicultural Forums is:

1. Community led concert

- **What:** This will involve a community group, or groups, organising a concert to showcase traditional skills, including music and dance. Performers would be volunteers. Food would be available for purchase from the venue.
- **Audience:** About 200 people from diverse cultural groups.
- **Location:** Council venue, which could include Marion Cultural Centre.
- **Timing:** Evening event for about two hours. The date would be determined to align with Council programs.
- **Staffing:** Two staff members from the Community Connections Unit would lead the organisation of the event, and attend on the day.
- **Cost:** Up to $2000 depending on required infrastructure, such as marquees, signage, equipment and technical support.

Holding the event at the Marion Cultural Centre would allow the theatre and equipment to be used free of charge. In-house technical staff would provide support.

Other venues can also be considered.

If the event was led by an external group, they could potentially apply for a City of Marion Community Event grant for up to $1000 towards infrastructure, including marquees, staging, and toilets. Other grants may also be available.

2. Multicultural business forum

- **What:** This will include a panel discussion with business owners from diverse cultural backgrounds, networking, and a presentation about support services available to local companies. Food and drinks will be provided.
- **Audience:** About 50 local business people from a variety of cultural backgrounds.
- **Location:** Council venue, which could include Edwardstown Soldiers' Memorial Recreation Ground clubrooms or the Cove Civic Centre.
- **Timing:** Evening event for about two hours.
- **Staffing:** One staff member from the Economic Development Unit would lead the organisation of the event. Two staff would attend on the day.
- **Cost:** $2000.

3. Cultural engagement

- **What:** Families from a variety of cultural backgrounds being invited to participate in a Council-led or community activity. This could include an art exhibition, activities at a library or neighbourhood centre, local sport, or environmental program. Light refreshments would be provided for participants.
- **Audience:** About 30 people from diverse cultural groups.
- **Location:** Council or other venue depending on activity.
- **Timing:** About 6.30pm to 8.30pm. The date would be determined to align with Council programs.
- **Staffing:** Two staff members from the Community Connections Unit would lead the organisation of the event, and attend on the day.
- **Cost:** $500.

4. Summer celebration at Marion Outdoor Pool

- **What:** Families from a variety of cultural backgrounds being given free access to the pool and facilities, including use of the water slides, supervised activities in the pool, and backyard games. A barbecue with Halal and vegetarian options.
- **Audience:** About 150 men, women, and children from diverse cultural backgrounds.
- **Location:** Marion Outdoor Pool.
- **Timing:** Friday evening, December.
- **Staffing:** One staff member from the Marion Outdoor Pool would lead the organisation of the event. Additional staff would attend on the day as part of normal operations and support the event.
- **Cost:** $800.

All forums will be free to attend for invited guests.

Scheduling events
Events will be scheduled in liaison with the Mayor to take into account Council programs and activities and community events.

Resource Impact
It takes an estimated 15 to 20 staff hours to organise a forum, including attending the event.

This includes:
- Sourcing guest speakers.
- Venue liaison.
- Designing and distributing invitations.
- Organising catering.
- Set up, running, and packing down the event.

Invitation design and distribution is undertaken in-house.

Budget impact
The current budget for the Mayor's Multicultural Forums is about $1500 per year.

The proposed new format would increase the budget by $3800 per year to $5300 for 2019/20 to 2022/23. This would cover the term of the current Council. Funding would be from savings within existing budgets.

CITY OF MARION

Glenthorne National Park Draft Masterplan - City of Marion Response

Originating Officer	Senior Environmental Planner - Rebecca Neumann
Corporate Manager	Manager Innovation and Strategy - Fiona Harvey
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC191126R14

REPORT OBJECTIVE

To inform Council of the Glenthorne National Park Draft Master Plan (Attachment 1) and seek further input and endorsement for Council's response to this plan (Attachment 2).

EXECUTIVE SUMMARY

The opening up of Glenthorne Farm for public benefit and the opportunities for broader connection of the large parcels of open space through the inner south has long been a priority for City of Marion. The Glenthorne National Park Draft Master Plan (Attachment 1) released by the State Government on 1 November for public comment aligns with many of the aspirations of Council and the broader community for this area.

Council's draft response to the Master Plan (Attachment 2) highlights support for the concept as well as welcoming further collaboration and support from the State Government in the establishment of the broader Glenthorne National Park 'precinct'. This includes connecting Council reserves, streets and trails as well as delivery of BMX and soccer facilities and a destination playground to attract users city-wide.

RECOMMENDATION

That Council:

1. **Provides in principle support for the Glenthorne National Park Draft Master Plan Report (Attachment 1) subject to ongoing engagement with Council in the development of more detailed plans.**
2. **Endorses the submission on Glenthorne National Park Draft Master Plan (Attachment 2).**
3. **Writes to the Minister for Environment and Water to advise of this resolution.**

GENERAL ANALYSIS

Council has held a long-term vision for improved public access and connectivity of the large parcels of open space in the southern part of the Council area. Covering the areas of Glenthorne Farm, Field River Valley, O'Halloran Hill Recreation Park, Hallett Cove Conservation Park, Marino Conservation Park, Marion Coast Park, existing Council reserves and private open space in the western Hills Face Zone, this vision has contained the consistent themes of:

1. Retention of open space character
2. Revegetation and protection of existing biodiversity and waterways
3. Restoration and interpretation of heritage
4. Open community access through trails and recreation
5. Economic development through research, education, innovation and tourism.

In recent years, Council has advocated particularly on community access to Glenthorne Farm broadly in line with the Glenthorne Community Vision established in 2015 through the leadership of the Friends of Glenthorne (GC270916R04 www.friendsofglenthorne.org.au/wp-content/uploads/2015_VisionDayReport.pdf).

Key opportunities that Council has discussed in relation to Glenthorne Farm (EMF210616 and IC060916R7.1) have included:

- Community events and function centre (through restoration of heritage buildings)
- A community farm and NRM education centre
- Farmers' and makers' markets
- Outdoor recreation: walking trails, mountain biking and horse riding, orienteering, camping (connected with surrounding State parks)
- Playgrounds including nature play and birdwatching
- Broadscale greybox woodland restoration
- Heritage interpretation
- Bushcare and heritage volunteering – with frequent access
- Native plant nursery and native turf grass production
- Wildlife recovery centre and refuge / ex situ conservation for threatened species
- Environmentally sensitive renewable energy generation
- Natural burial / cemetery.

In late 2016, the State Liberal Party released an election commitment to create "Glenthorne National Park" www.glenthorne.com.au. This vision also aligned well with Council's vision for Glenthorne Farm and past Council campaigns for the establishment of a "Great Southern Urban Forest" / "Marion Greenbelt".

Following the State Election in March 2018, Council resolved support for Glenthorne National Park and wrote to Minister David Speirs seeking further discussion about Council's ongoing involvement (GC100418R13).

Over the past 18 months, the planning for establishment of Glenthorne National Park has been led by The Department for Environment and Water (DEW). Key features of the approach have included:

- Use of a co-design methodology to engage the local community
- Establishment of the "Glenthorne Partnership" a group of local stakeholders that have met regularly to shape the planning process
- Community Open Days (held April 2019 and October 2019)
- Stakeholder engagement (workshop held in May 2019)
- Specific engagement with the Kaurna Nation as Traditional Owners.

The State Government have also been seeking a transfer of ownership of Glenthorne Farm from the University of Adelaide back to the State Government in line with a deed of agreement and property title encumbrances relating to how the site was to be managed.

The Glenthorne National Park Draft Master Plan Report (Attachment 1) was launched at the Glenthorne Farm community open days on 26th and 27th October 2019. The Draft Plan presents a vision for Glenthorne National Park and a range of guiding principles that will guide its development for the benefit of the community and environment.

DEW sought feedback at the October community open days and then emailed key stakeholders (including Council) on 1 November 2019 seeking feedback via an online survey that closed 8 November 2019.

To allow Council the opportunity to consider a coordinated response to the draft master plan, an extension to the feedback was sought from DEW. It was agreed that Council can submit endorsed feedback following this General Council meeting on 26 November 2019.

A draft response from the City of Marion has been prepared in Attachment 2. A summary of key elements in Council's draft response is provided in the discussion below.

DISCUSSION

Council's draft response to the Glenthorne National Park Draft Master Plan considers:

1. Broad strategic alignment with the Community Vision
2. Goals of Council from our Strategic Plan
3. Project priorities in the our Business Plan
4. Operational considerations involving Council.

The Draft Master Plan is very consistent with many of the elements of the Community Vision and links closely with key strategic priorities of Council in particular:

- Increased the condition and extent of native vegetation across the Council's landscape
- Increased opportunities for the community to engage with nature
- Increased accessibility to world-class recreational pursuits
- Stimulation of lifestyle economy through tourism, visitor experiences and social enterprise
- Respect to Kaurna Nation and protection and interpretation of local heritage
- Support for the delivery of a BMX Facility within O'Halloran Hill Recreation Park
- Support for a nature-based destination playground as a city-wide attraction.

Additional areas suggested for inclusion in the final master plan:

- Specific mention of support for a Soccer Facility within O'Halloran Hill Recreation Park

There are some aspects of the draft Master Plan that clearly relate to delivery of Council projects and services that require further discussion as part of future management planning and include:

- Partnered delivery of a BMX Facility and Soccer Facility in O'Halloran Hill Recreation Park
- Partnered delivery of nature-based destination playground as a city-wide attraction
- Council must be involved in future management planning at both the strategic and operational level to effectively support delivery of the vision
- Further information is needed regarding funding and coordination for linkages of open space and trails involving Council land
- Traffic analysis and management of new access points within parks must involve Council
- Development of a consistent signage strategy across the precinct (including agreements around how this will be funded and maintained).

Other key areas that may be of broad interest to Council for further discussion include:

- The Master Plan could make further commitment to progress outcomes for the community in the Field River.
- There will be a need for careful consideration and consultation by DEW on any changes in names of the existing parks. DEW has already notified Council of the intention to change the name of O'Halloran Hill Recreation Park to Glenthorne National Park.
- Opportunity for data collection and use of the Smart Cities LoRaWaN Gateway to support 'Internet of Things' infrastructure.

Conclusion

Glenthorne National Park will be an iconic open space feature in the southern region. The vision for the park aligns well with aspirations of Council for this region as well as supporting the delivery of several of Councils current strategic priorities.

For the vision of the broader Glenthorne National Park precinct to be fully realised, Council will be a major stakeholder and require funding support and formal collaboration with the State Government, particularly in relation to any upgrades of adjoining open space and connections of recreational trails and infrastructure.

Council's draft submission (Attachment 2) highlights broad support for the plan and welcomes further collaboration with the Department for Environment and Water as part of more detailed management planning in the park.

Attachment

#	Attachment	Type
1	GC191126 Attachment 1 - Glenthorne National Park Draft Master Plan Report	PDF File
2	GC191126 Attachment 2 -City of Marion Draft Submission on the Glenthorne National Park Draft Master Plan	PDF File

Glenthorne National Park

Draft Master Plan Report

Government of South Australia
Department for Environment and Water

October 2019

Department for Environment and Water

ASPECT Studios™ | URPS

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Image Credits

The images used throughout this document have been sourced from DEW, Walking SA, Glenthorne Partnership members and other websites. Full acknowledgement will be made in the final report.

1. Executive Summary

The creation of Glenthorne National Park is a once-in-a-lifetime opportunity to preserve and revitalise a large area of existing open space in the southern suburbs of Adelaide and transform it into a thriving environmental and recreational precinct for the whole community.

Glenthorne National Park will represent a coordinated approach to park planning and management that will cover several important parcels of land including the Glenthorne Property, O'Halloran Hill Recreation Park, Marino Conservation Park, Hallett Cove Conservation Park, Happy Valley Reservoir and areas of the Field River Valley.

The local community have been involved in planning for the area over many years, forming the foundations for creating Glenthorne National Park, and they will continue to play an important role in shaping the park's future.

Glenthorne National Park will include interpretation of natural and cultural heritage, picnic areas and activity precincts, walking and cycling trails, and large tracts of native revegetation creating an urban woodland that will be enjoyed for generations to come, and provide an opportunity for people to connect with nature.

The new park will demonstrate the importance of access to open green space for the health and wellbeing of the community. A universal design approach will be used in the planning of the park so that it can be accessed, appreciated and used to the greatest extent possible by all South Australians.

Glenthorne National Park will also become a base for a southern national park ranger service.

Acknowledgement of Country

We acknowledge and respect the Kaurna Nation as Traditional Custodians whose ancestral lands we live and work upon and we pay our respects to their Elders past, present and emerging. We acknowledge and respect the deep spiritual connection and the relationship that Aboriginal and Torres Strait Islander people have to Country.

We also pay our respects to the cultural authority of Aboriginal and Torres Strait Islander people and their nations in South Australia, as well as those across Australia.

Project credits

This Master Plan was developed by ASPECT Studios, in collaboration with URPS, and in partnership with the Department for Environment & Water. Other key members of the consultant team include Trailscapes & RLB.

The project team would like to thank the organisations, groups, and individuals who generously contributed to the development of this Master Plan.

2. Introduction

Glenthorne National Park will make a significant contribution to Adelaide's green open space and will provide opportunities for recreation, environmental and cultural protection, restoration and interpretation.

The Glenthorne Property, the focal point of a locally driven and long-term campaign to protect 208 hectares of farmland, will become the central 'Hub' of the proposed National Park.

The vision is to create an environmental precinct of national and international significance on Adelaide's doorstep.

2.1. Regional Context

Located in the heart of the southern suburbs approximately 18km from Adelaide's CBD, Glenthorne National Park will incorporate existing well established State managed Parks - Marino Conservation Park, Hallett Cove Conservation Park, O'Halloran Hill Recreation Park as well as Happy Valley Reservoir (managed by SA Water), and the Glenthorne Property.

Areas of open space adjoining and identified as strategically important to the connection between existing State managed parks are integral to establishing the National Park.

Other areas of land important to the establishment of the National Park include Council land, State Government land and privately-owned land such as Linwood Quarry (currently leased to Boral) and areas of the Field River Valley.

The new Glenthorne National Park with Glenthorne Property as its 'Hub' will become a world-class destination that will benefit the environment, protect our shared heritage and become a vitally important asset to surrounding communities.

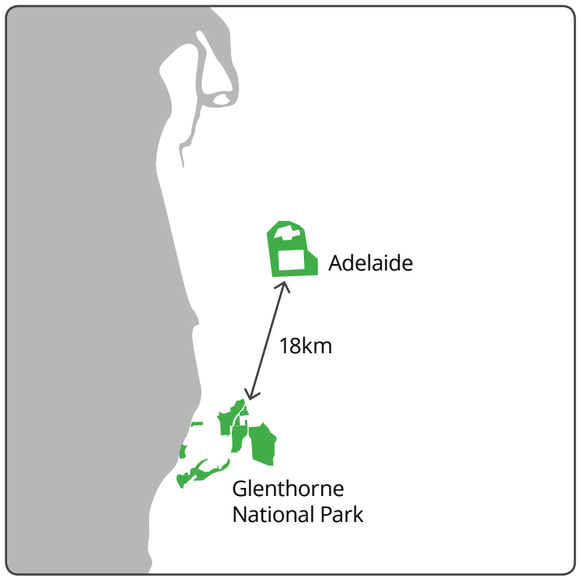


Figure 1: Regional context

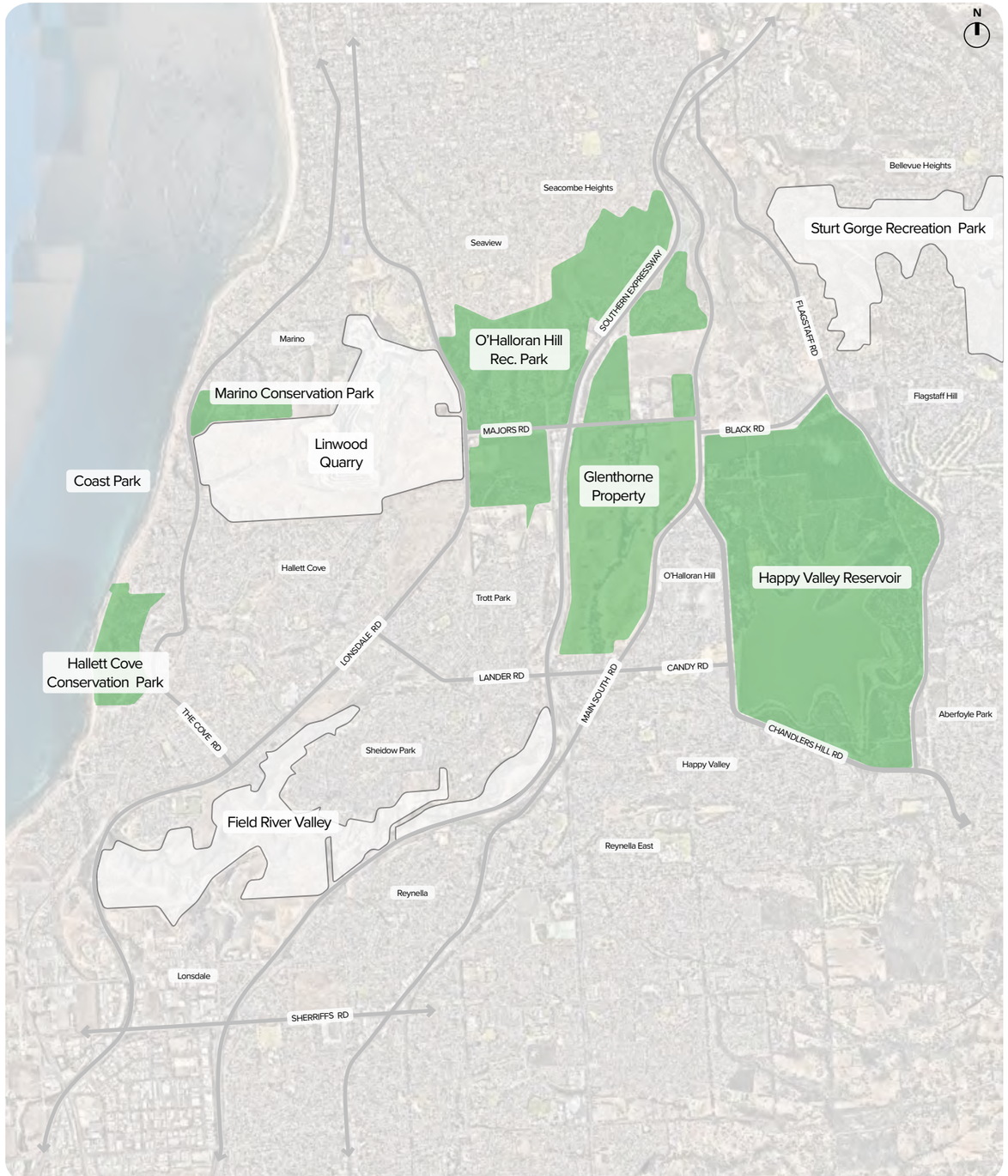


Figure 2: Regional context

2.2. A Celebration of History, a Park for the Future

The timeline below outlines key moments in the history of the Glenthorne Property. The site's history, and that of the wider National Park, is an important element of the cultural and educational values of the park.

Kaurna Country

Aboriginal people have inhabited the Adelaide plains for tens of thousands of years prior to European colonisation. The Kaurna people migrated between seasonal camp sites from the coast to the hills. Migration tracks linked significant ceremonial and spiritual sites, trade centres, and seasonal food and water sources.

Kaurna continue to have a deep spiritual connection and relationship to the land in which the Glenthorne National Park is located.

Lizard Lodge

Colonist 'Major' Thomas O'Halloran bought the plot of land in London prior to clearing of the site and establishment of his pastural farm typical of the period. O'Halloran became Commisioner of Police but maintained his successful farming enterprises.

A number of remnant but deteriorated heritage buildings and trees remain from this era.

Glenthorne

Thomas Porter purchased the property following O'Halloran's death and changed the property's name. He built Glenthorne House, a remarkable three level building inspired by a building of the same name in Devonshire, England. Porter passed away in 1890, and his wife Jane in 1901. In 1903 the property was sold to George Brookman and stud breeding was established at Glenthorne, specializing in sheep and horses.

In 1910 the property was sold to Harold Drew.

No.9 Army Remount Depot

Developing international threats led the Australian Army to become interested in Glenthorne as a remount depot from 1910. The Commonwealth compulsorily acquired the property in 1913. Horses were brought to Glenthorne to be broken, trained, and then supplied to the Light Horse regiments during WW1 & WW2. Tens of thousands of horses from Glenthorne were sent to India and the Middle East between 1911 and 1930.

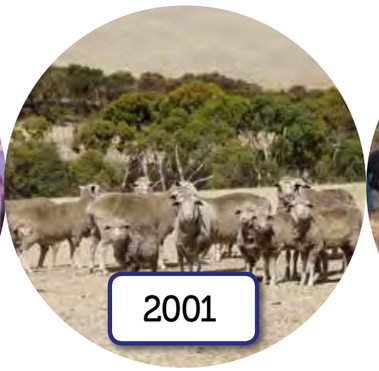
This period altered the landscape signifcantly. In 1932 a fire destroyed Glenthorne House.

CSIRO Field Station

The Council for Scientific and Industrial Research (CSIR) undertook research into sheep nutrition, wool and agricultural production on the property from 1947, establishing many new facilities and maintaining sheep breeding.

In 1979 a physiology laboratory for biochemical and physiological research was completed. Glenthorne became a centre for human nutrition studies using animal models for research into human disease prevention, later replaced by clinical human trials.

CSIRO vacated Glenthorne in 1997.



University of Adelaide

A period of uncertainty surrounding the future of Glenthorne led to the transfer of the property under a deed to The University of Adelaide (UoA). The UoA originally intended to develop the site for viticulture operations, however this was later deemed to be economically unviable. Research into genetically modified (GM) crops were instead undertaken in controlled conditions.

Friends of Glenthorne established in 1997, first gained permission from UoA to start regular working bees in 2005.

Glenthorne National Park

The state Liberal Party announced their plan for Glenthorne National Park in 2016, championed by David Speirs MP. The new National Park was to encompass Glenthorne Farm, O'Halloran Hill Recreation Park, Marino Conservation Park, Hallett Cove Conservation Park and areas of the Field River Valley. When the Party were elected in 2018 and funding secured, the master planning process commenced.

Community open days were held in April 2019, and results showed an overarching appetite for a 'connection' with nature.

The vision for the future of Glenthorne Property is one of community governance, environmental sustainability, life-long education, cultural heritage interpretation and passive recreation.

2.3. Approach

Critical to the success of establishing the Glenthorne National Park is ensuring that the wider community helps shapes its future. Empowering the community to participate in the planning process and creating on-going opportunities to participate in the development of the Park was a key objective of this project.

This ambitious project needs to be sustainable in the true sense of the word. That is, it needs to reflect exemplarary environmental, economic, and social sustainability.

Given its vast size and suburban location, many individuals, groups, and organisations are interested in its development. The genuine process of engagement undertaken by the Department for Environment & Water encouraged participation from a large section of the community.

The consultation process was designed employing a 'co-design' methodology. This proved effective in order to promote and enable a true spirit of collaboration between the broader community, a diverse range of stakeholders, the Department for Environment & Water and the planning team.

Co-design is a well-established approach to the development of new or improved assets, services, programs and products. At its heart, co-design acknowledges the experience and knowledge of the people who will be the end-users and the people who will be involved in delivering the project. Co-design is particularly effective when tackling complex issues and can empower end-users to make a strong contribution in the formulation of plans and solutions. Co-design is a cyclical process that goes beyond consultation and often involves repeated testing and refinement of the design. This ultimately leads to social improvements and innovation.

The co-design process for this Master Plan involved:

- An ongoing consultation forum which brought together the Glenthorne Partnership group (including Kaurna people), the Department for Environment & Water and the planning team through over a year of regular planning workshops. This led, among other things, to the development of the vision and the guiding principles for the Glenthorne National Park.
- A series of Open Days Community Engagement events which gave the opportunity to over 3,500 broader community members to learn about and provide detailed feedback on the proposed Glenthorne National Park project.
- A series of planning workshops with representatives of the Kaurna Nation and a broad group of stakeholders from local and State government, peak bodies, education, industry, interest and community groups. This gave the planning team the opportunity to test, challenge, review and refine the ideas and concepts that underpin the Master Plan.
- Presentations of a draft plan to all stakeholders at the end of the process to confirm alignment with community needs and aspirations, and to further refine the end-product where needed.

2.3.1 The Glenthorne Partnership

The Glenthorne Partnership was created to provide important community insight, ideas and perspectives, and help make decisions to ensure the park meets community needs and expectations.

The group includes community members with connections to surrounding 'Friends of Parks' volunteer groups, the Kaurna community, the City of Marion, the local business association and local R-12 school.

The Glenthorne Partnership have met regularly, participated in workshops, and have played an important role in shaping this Master Plan.

2.3.2 Community Engagement

Open days in April saw 3,500 people tour the site and take part in a huge engagement process to help shape the master plan for the site.

The open days were incredibly successful in establishing support for the Glenthorne National Park, particularly from people that live around the area.

Results showed an overarching appetite of 'connection' with nature and through nature deserved of careful attention. This was summarised in the following statements:

"Nature is the 'canvas' on which connections are drawn"

and:

"The 'power' of nature brings people and community together (taking care of nature and being taken care of by nature) "

This includes connecting with nature (spiritually and physically) and community connections that can come from that (volunteering, school engagement etc).

Additional community open days are being undertaken with the release of this draft Master Plan.

The community were invited to undertake tours of the Glenthorne Property for the first time in its history.

Children of all ages were asked to share their vision for the new park.

2.3.3 Stakeholder Engagement

Nineteen stakeholders attended the Round Table held at The Cove Civic Centre, Hallett Cove on 29 May 2019.

Other consultations were undertaken internally with specialist staff from the Department of Planning, Transport & Infrastructure and the Department for Environment & Water.

Ongoing stakeholder engagement will be undertaken with the release of this draft Master Plan.

2.3.4 Kaurna Engagement

The Kaurna Nation, recognised as the Traditional Owners of the lands and waters of the greater Adelaide region, including the new Glenthorne National Park, were consulted on the 22nd May and 17th October 2019 at the Adelaide and Mount Lofty Ranges Natural Resources Management Board, 205 Greenhill Road, Eastwood.

Additionally, Kaurna were represented in the Partnership Group.

Engagement with Kaurna Nation is on-going through implementation with narratives and land uses further explored that interpret and respect their connection to this place.

Kaurna representatives assisted with the site tours during the open days and shared stories about their culture.

“Community looking after nature and reaping the benefits of being connected with it”

Summary Vision from the engagement process

3. Vision & Guiding Principles

3.1. Vision

Glenthorne National Park's **connected landscapes** provide wildlife habitat, easy access and effective links for people using the park.

The land is Kaurna land and the park celebrates and showcases the Kaurna peoples' connection to the land, **building stronger relationships with Kaurna culture for all people.**

Repairing remaining habitats and complementing this with the creation of new habitat in developed areas, to **improve the value of the area for wildlife and enhance the visitor experience.**

The many stories of these places are expressed through **engaging signage and interpretation**, the use of varied technologies, public art and sculpture installations and the creation of a safe and accessible heritage precinct.

The community is at the heart of Glenthorne National Park. Saved by their sustained activism, the Glenthorne Property becomes a centerpiece of well loved, natural spaces that bring joy, health and well-being to all who visit for conservation, recreation, social connection and personal reconnection.

Nature provides the context for:

- Creative play that builds children's resilience and capability
- Active recreation including walking & cycling
- Research and education
- Activities that support strong social connections including picnics, events and camping

Research and learning continue to be important activities across the park drawing on the geological, natural and cultural attributes of these diverse places.

Built structures rest lightly on the land reflecting their landscape context.

Commercial activities demonstrate positive contributions to connecting people with nature.

Governance structures will reflect the strong contribution made by the communities through Friends Groups and other avenues by **establishing co-management models for collaborative planning, delivery of initiatives and maintenance of the park.**

Formal and informal structures and **partnerships** provide opportunities that support the goal of **life-long learning**.

The park will be built and made by the people who engage with its natural, cultural and built heritage. Their ongoing involvement will be supported to ensure the **Glenthorne National Park is a cherished community place for generations to come.**

3.2. Guiding Principles

The following Guiding Principles have been established for Glenthorne National Park.

- Protect & Restore the Natural Environment
- Stimulate Social & Economic Sustainability
- World-Class Recreation & Accessibility
- Respect Cultural & Natural Heritage
- Activate & Engage Community
- Holistic Education & Research

These Guiding Principles fit into three main themes, or 'lenses', through which the master planning process has interrogated and summarised engagement material, analysed site conditions, and identified opportunities.

These 3 themes are:

- Biodiversity & Conservation
- Heritage & Education
- Recreation & Lifestyle

The success of delivering the Master Plan will be determined by how each of the main themes and Guiding Principles are satisfied.

Ultimately, the Master Plan Recommendations and Implementation Plan has been prepared based on how each Action addresses the Guiding Principles and delivers benefits to the environment and the community.

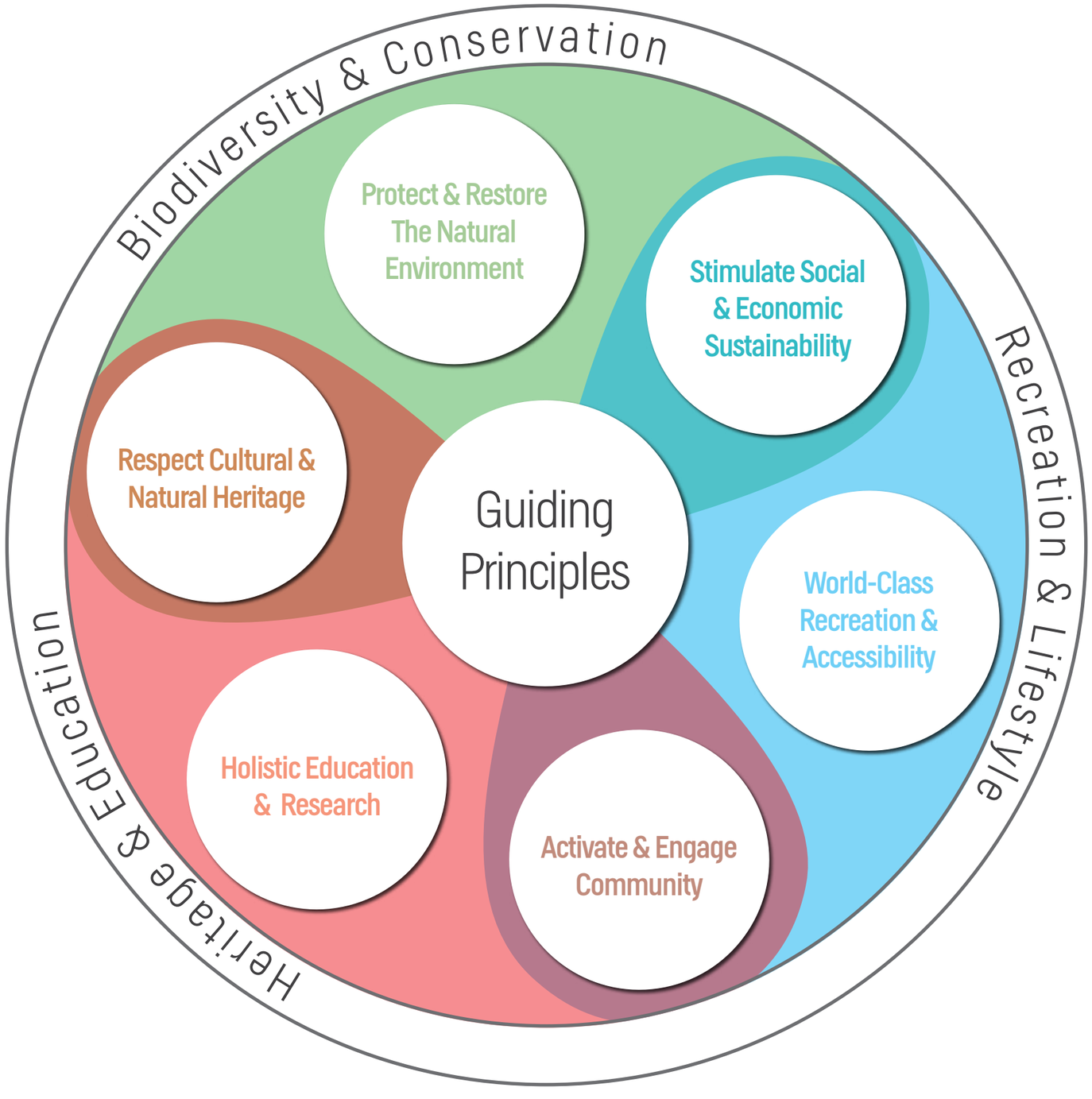


Figure 3: Guiding Principles

1. Protect & Restore The Natural Environment

- **Conservation** of the natural environment, **habitat restoration** and **re-vegetation** is informed by the best available **science**.
- **Adaptive management** practices support **climate resilience**.
- Co-ordinated land management across all tenures contributes to high quality **biodiversity outcomes**.

2. Respect Cultural & Natural Heritage

- The role of the **Kaurna** community as the **traditional owners** of the land is reflected in **collaborative** planning, design and management.
- Geological features are protected and interpreted.
- **Post-settlement cultural heritage** is appropriately **conserved** and **interpreted**.

3. World-Class Recreation & Accessibility

- A 'must visit' **recreational destination** provides **innovative** opportunities to **engage with nature**.
- **Facilities** to support recreation are **sympathetic** to the natural environment, safe, comfortable and of a high quality, robust design for **cost effective maintenance**.
- **Easy access** for people of all ages and abilities informs the location and design of access points, parking, pathways and facilities.

4. Holistic Education & Research

- **Formal and informal structures** and **partnerships** provide opportunities that support the goal of **life-long learning**.
- **Schools** are able to **connect** easily to **creative** educational opportunities and participation in conservation **projects**.
- Schools, **universities** and other **research institutions** are encouraged to work **collaboratively with park managers** to increase **knowledge** and share their learnings.

5. Stimulate Social & Economic Sustainability

- The park supports **appropriate small-scale commercial activities** that enhance people's connection with the natural environment.
- Large scale infrastructure and landscape modifications **are not envisaged**.
- **Activities** and **events** that **add value** to local businesses and the wider community are encouraged.
- Sites for activities that make a **positive economic contribution** to the park could be considered.
- Minimise negative impacts on neighbouring properties and residents, and optimise protection from risk of fire.

6. Activate & Engage Community

- **Ongoing community involvement** is reflected in an **evolving** landscape.
- Partnerships are **established** and **maintained** to deliver additional value for **nature and the community**.

4. Glenthorne National Park Precinct Master Plan

Glenthorne National Park will represent a coordinated approach to park planning and management that covers several important parcels of land including Glenthorne Property, O'Halloran Hill Recreation Park, the Marino Conservation Park, Hallett Cove Conservation Park, and Happy Valley Reservoir.

This Precinct Master Plan identifies the need to retain the distinct natural characters and functions of each Park, while enhancing the interconnectedness between them, utilising existing and new infrastruture, to create an accessible and inclusive network of open space rich in environmental and cultural value and authentically connected to surrounding communities.

The new National Park can be understood as a mosaic of open space, each part unique but together forming a rich tapestry.

The Glenthorne Property is envisioned to be a 'Hub' for the new National Park, and Park operations will be based out of the Property, with the park ranger station located there and the potential for a newly-established volunteer ranger program.

It recognises its unique context between coast and hills, integrated within the southern suburbs and proximity to Adelaide city.

The Precinct Master Plan identifies the value in cohesive and integrated manangement to deliver enhanced benefits for the environment and the broader community.

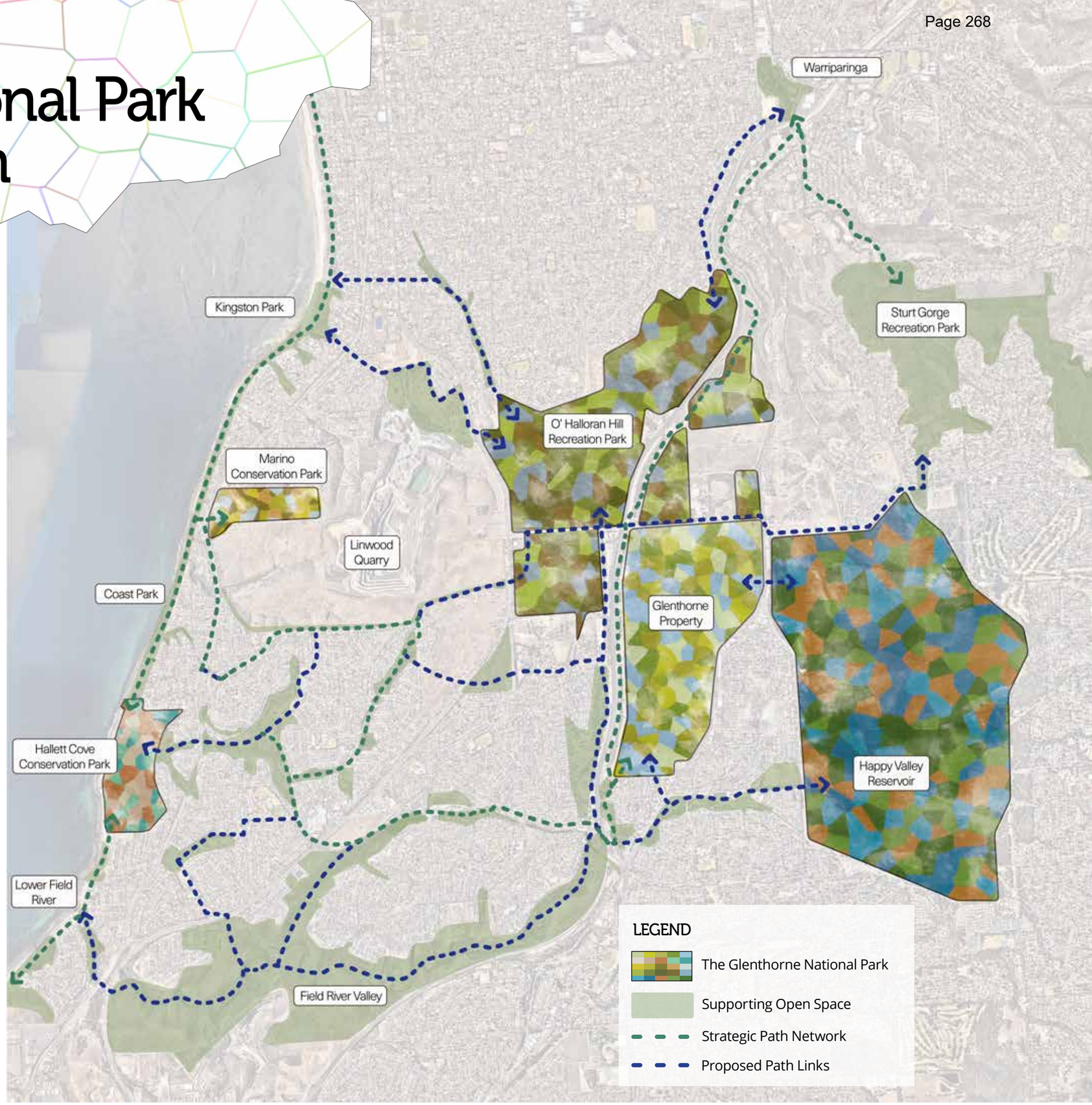


Figure 4: Glenthorne National Park Precinct Master Plan

4.1. An Overarching Management & Governance Plan

The Glenthorne National Park will be an amalgamation of State-managed Parks connected to a network of open space predominantly maintained by Local Government, or with agreements with private landholders.

The Department for Environment and Water and the Adelaide & Mt Lofty Ranges Natural Resource Management Board will undertake consultation to develop an integrated management and operations plan that will consider:

- Weed manangement & pest control
- Fire management
- Water resource manangement
- Governance model
- Revegetation, biodiversity and habitat objectives
- Walking and cycling connectivity
- Ranger employment, training & volunteering

The City of Marion and City of Onkaparinga will be important contributers to the development of the Management Plan. The Plan will need to integrate with existing open space, trail and recreation strategies.

Other organisations and government departments with interests in factors such as access, inclusivity, recreation and biodiversity shall also be consulted.

4.1.1 Indigenous Engagement

The Glenthorne National Park will play an important role in advancing the reconciliation process and resolving issues relating to traditional land ownership. The involvement of Aboriginal people in the management of their traditional lands contributes to improved cultural site protection, maintenance of traditional practices that may have otherwise been excluded, and improved management of parks through the combination of traditional knowledge and contemporary science.

Indigenous engagement will reflect specific natural and cultural aspects of the park and the Aboriginal community, and shall encompass four fundamental principles:

- Continued cultural, spiritual and traditional use of the park by Kaurna Nation
- Continued enjoyment of the park by members of the public
- Preservation and protection of Aboriginal sites, features, objects and structures of spiritual or cultural significance
- Protection of natural resources, wildlife, vegetation and environmental features of the park.

The Kaurna Nation are recognised as have a continuing relationship with the lands that comprise the Glenthorne National Park and have stated a commitment to investing in its establishment through planning, design, development and management. Through access, equity and parity, a partnership of co-governance can be established that recognises and respects cultural heritage.

This includes opportunities in:

- Social enterprise
- Landscape regeneration
- Cultural interpretation
- Education and learning, particularly nature play

Glenthorne National Park will involve:

- Representation of Kaurna people
- Clear decision-making powers
- Adequate resources for Kaurna participation

4.1.2 Dual Name

Community and Stakeholder engagement identified strong support for the adoption of a dual Kaurna name for the new National Park.

Assigning Aboriginal and Dual names is an important way to progress reconciliation between Aboriginal and non-Aboriginal South Australians. Dual naming is regarded as an effective contribution to the broader community's understanding of Aboriginal history and culture in South Australia.

The inclusion of Aboriginal names in the South Australian landscape assists in preserving the language and culture of the first people, and recognises their continued connection to the land.

4.1.3 Privately-Owned Land

The land adjacent Linwood Quarry (leased to Boral for the long-term), is identified as providing an important physical link between Majors Road and the grassy woodland & gullies of south-western Mt Lofty Ranges (O'Halloran Hill Recreation Park, Glenthorne Property & Happy Valley Reservoir) and the coastal heath & cliffs (Marino & Hallett Cove Conservation Parks).

Similarly, privately-owned land within the Field River Valley will play a crucial role in connecting the hills with the coast.

Both areas of land can provide biodiversity links, particularly tree canopy and bird habitat.

Improvements including biodiversity outcomes and recreational links are proposed in these areas of land subject to on-going negotiations with landholders.

The South Australian Government have demonstrated an ambition for Adelaide to become a National Park City. This follows Adelaide hosting the second international forum on National Park Cities, and Minister for the Environment David Speirs MP speaking at the National Park City Summit.

Key to this objective is The Department for Environment & Water working with all private land owners in the Precinct to deliver better environmental, conservation and 'greening' outcomes.

Marino Conservation Park

Hallett Cove Conservation Park

4.2. Retain & Enhance Distinct Park Character

The Precinct Master Plan recognises that each existing Park has a unique natural character determined by its own geographical, climatic, and historical context.

Retaining and enhancing those unique qualities will be vital to the success of the Glenthorne National Park, providing a rich variety of experiences for visitors to choose from, including world-class environmental, cultural and recreational experiences.

4.2.1 Coastal Heath & Cliffs Character

Hallett Cove Conservation Park and Marino Conservation Park are characterised as coastal heaths and cliff environments. Both parks provide important coastal connections with significant geological and environmental interest that could be interpreted in a more engaging and compelling way. Telling the stories of these places is multi-layered and needs to be presented in ways that explain to visitors their significance.

4.2.2 Hallett Cove Conservation Park

Hallett Cove Conservation Park was established in 1976 to protect an area of outstanding geological significance from development. Much of the park's 49.6 hectares has been revegetated. The park contains the popular Coast Park Walking Trail as well as a network of walking trails enabling people to explore the park's geological features. The Friends of Hallett Cove Conservation Park play a significant role in the protection of the park.

The park features an interpretive walking trail that describes the park's cultural and geological heritage and contains the extraordinary glacial striations and evidence of extensive Aboriginal occupation and culture, including the Tjilbruke Dreaming Trail.

Proposed enhancements include:

- Upgrade of boardwalk
- Consistent wayfinding & interpretive signage
- Invasive species management

4.2.3 Marino Conservation Park

Marino Conservation Park has exceptional coastal views and was established in 1989 to protect remnant coastal heath and open woodland communities from development. The Friends of Marino Conservation Park continue to play a significant role in the protection of this 29.9 hectare park.

The Marino Rocks Lighthouse is situated within the conservation park. It is a white, square concrete tower with semicircular lantern.

This operational lighthouse was established in 1962 and is managed by the Australian Maritime Safety Authority.

Proposed enhancements include:

- Consistent wayfinding & interpretive signage
- Invasive species management
- Establish a viewing platform
- Upgrade existing Botanic Trail for better access
- Upgrade carpark
- Water sustainability improvements

O'Halloran Hill Recreation Park

Happy Valley Reservoir

4.2.4 Grassy Woodlands & Gullies Of South Western Mt Lofty Ranges

Inland from the coastal parks are O'Halloran Hill Recreation Park, Glenthorne Property and Happy Valley Reservoir, which are geographically located on the south western spurs of the Mt Lofty Ranges.

4.2.5 O'Halloran Hill Recreation Park

O'Halloran Hill Recreation Park was established 1989 to provide greenspace for the growing southern suburbs. This 290 hectare park has spectacular coastal views and protects remnant grey box woodland, and caters for a range of recreational opportunities such as walking, horse riding and cycling trails.

O'Halloran Hill is recognised as a mountain biking destination. Planning for a state level BMX facility and a regional soccer ground is ongoing.

O'Halloran Hill currently provides horse riding opportunities; however it lacks facilities that support riders such as float parking.

There has been an increase in on-road cyclists, especially on Blacks and Majors Roads. A proposed shared use trail along the Majors Road reserve will provide improved user experience and connectivity between recreational areas.

Proposed enhancements include:

- Consistent wayfinding & interpretive signage
- Invasive species management
- Protect heritage assets
- Upgrade Davenport Tce carpark
- Upgrade Majors Rd carpark extention linked to BMX facility
- Improve horse-riding facilities
- Support the new BMX facility

4.2.6 Happy Valley Reservoir

The 497 hectare Happy Valley Reservoir provides approximately forty percent of Adelaide's domestic water. The reservoir and adjoining bushland areas are managed by SA water. The reservoir currently provides important habitat for many special plants and animals that will continue to be conserved as part of future management of reservoir reserve access.

The opening of Happy Valley Reservoir offers an incredible opportunity to connect up vast areas of recreational and green space for people to use and enjoy.

Happy Valley Reservoir is seen as providing east-west connectivity for residents living in the city of Onkaparinga to other places within the Glenthorne National Park.

Access to the water will enable aquatic activities, eg kayaking, canoeing, stand-up paddleboarding, and sailing as part of expedition-based programs.

Proposed enhancements include:

- Consistent wayfinding & interpretive signage
- Establish recreation facilities
- Improved east-west trail connectivity to the Glenthorne Property and coast.

Glenthorne Property, view looking south

The existing pond area

4.2.7 Glenthorne Property

The historic Glenthorne Property continues to occupy almost the same footprint as the land selected from London by Major O'Halloran in 1835-36. The natural and cultural values of this property have been well documented and provide a foundation for community recreation, interpretation and wildlife refuge.

The Property will be the new heart of a world-class National Park that provides:

- Natural recreation spaces that are rich in environmental interpretation, culture, nature and well-being
- Indigenous cultural experiences
- Accessible and inclusive places, spaces and connections
- An active hub that connects landscapes and communities across the whole of the National Park and the southern Adelaide region
- Climate resilient native vegetation
- Research opportunities
- New kinds of volunteering and citizen engagement
- Outdoor education that involves students of all ages in authentic learning, biodiversity and cultural stewardship
- An integrated learning hub
- A base for the Southern Lofty Rangers

Boral Linwood Quarry, view looking north

The old Worthing Mine in Field River Valley

4.3. Supporting Open Space

An important objective of the Precinct Master Plan is to improve connections to and between existing and future parks. In order to successfully enhance and develop infrastructure to support the Master Plan objectives a coordinated approach to the ongoing management and improvement of this supporting open space needs to be undertaken with a range of key stakeholders, predominantly the Department of Planning, Transport & Infrastructure, the City of Marion and the City of Onkaparinga, and SA Water.

4.3.1 Local Government and State Government Land

Various land parcels, as indicated on the Precinct Master Plan, will form an important network of open space, providing linkages to the core National Park assets.

These land parcels will be identified and scoped in more detail in the Management & Governance Plan that will be developed to guide the implementation of the master plan.

Other parks of note include Sturt Gorge Recreation Park and Coast Park.

Sturt Gorge Recreation Park

The state-mananged Sturt Gorge Recreation Park - while not specifically part of the Glenthorne National Park, it is of great importance to the Kaurna Nation and provides potential for coast to hills linking trails for walking, horse-riding and cycling.

Coast Park

Coast Park provides important native vegetation corridors, a continuous shared use path link along the coast and demonstrates coastal climate change adaptation through interpretation of the restoration of the coastal environment. Accessibility is important as is the potential to continue the trail further to the south. This trail traverses the important Tjilbruke Dreaming Tracks and the lands of Ityamaiitpinna (King Rodney).

4.3.2 Field River Valley

The Field River Valley is a very important women's place in Kaurna culture. In addition, the Master Plan recognises the role of this river valley in stormwater management, biodiversity protection and the importance of managing water quality. The river valley provides an important connection from the Hills to the Coast, shared by both City of Marion and City of Onkaparinga.

The Field River catchment is an important metropolitan catchment that forms an important link between Hallett Cove Conservation Park and the Glenthorne National Park. It is comprised of various land tenures including councils and private lands. The site is connected to a sensitive estuarine environment which is home to many waders and other birds and at least one Aboriginal camp site. It also features the historic Worthing Mine which offers opportunity for interpretation.

4.3.3 Linwood Quarry

The Boral Linwood Quarry comprises of privately owned land located between Marino and Hallett Cove, not far from the shore of the Gulf of St Vincent in Adelaide's southern suburbs. The quarry and surrounding land could provide an important link between Marino Conservation Park. This area is privately owned and will continue to be used as a quarry into the foreseeable future.

4.4. Improve Physical Connections Between Parks & Open Space

The Glenthorne National Park Precinct is dissected by a number of north-south running arterial roads, and is serviced by the Seaford rail line and a number of local bus routes.

While this is considered beneficial to the overall accessibility of the park, numerous issues are evident as follows:

- Major arterials (eg. Main South Road, Southern Expressway & Lonsdale Road) inhibit east-west pedestrian & cycle movement
- Roads present a negative visual and physical appearance in the context of a National Park setting
- Currently there are no bus stops along Majors Road in front of the Glenthorne Property

4.4.1 Integrated Planning & Development

The Master Plan proposes to improve physical connections between important open space areas Including between existing state government-owned land, potential future state and local government-owned land and select privately-owned land (subject to negotiations) to enhance the regional network of open space.

A focus is also given to establishing better physical connections to local schools & community infrastructure.

Key recommendations include:

- Building upon the multiple Council trail network strategies, identify new important strategic trail connections to existing and potential future Parks
- Upgrade the road reserve along Majors Road, including a new shared-use path between Lonsdale Road and Black Road (on southern side), with new tree and understory plantings, signage and upgraded entries (turning lanes) into Glenthorne Property.

4.4.2 Public Transport

Further consultation with transport providers, particularly bus service operators, need to be undertaken to potentially provide improved services to and between the Parks.

As stated above, better public transport infrastructure to the Glenthorne Property, such as providing a service along Majors Road with new bus stops/shelters or providing bus stops closer to the Park entry is an important priority.

Public transport connections to other Parks, such as Happy Valley Reservoir shall be considered.

There is also an opportunity to link local free community buses between Parks, including the relocation of the TINDO bus.

4.4.3 Traffic Planning & Car Parking

A thorough traffic and parking study for all Parks within the Glenthorne National Park should be undertaken to ensure adequate parking is provided including disability parking, bus and trailer parking.

Consideration shall also be given to:

- Traffic management related to the proposed BMX & soccer facilities
- Future road works, particularly relating to DPTI owned Majors Road
- Anticipated increases in traffic quantities
- Access to Happy Valley Reservoir

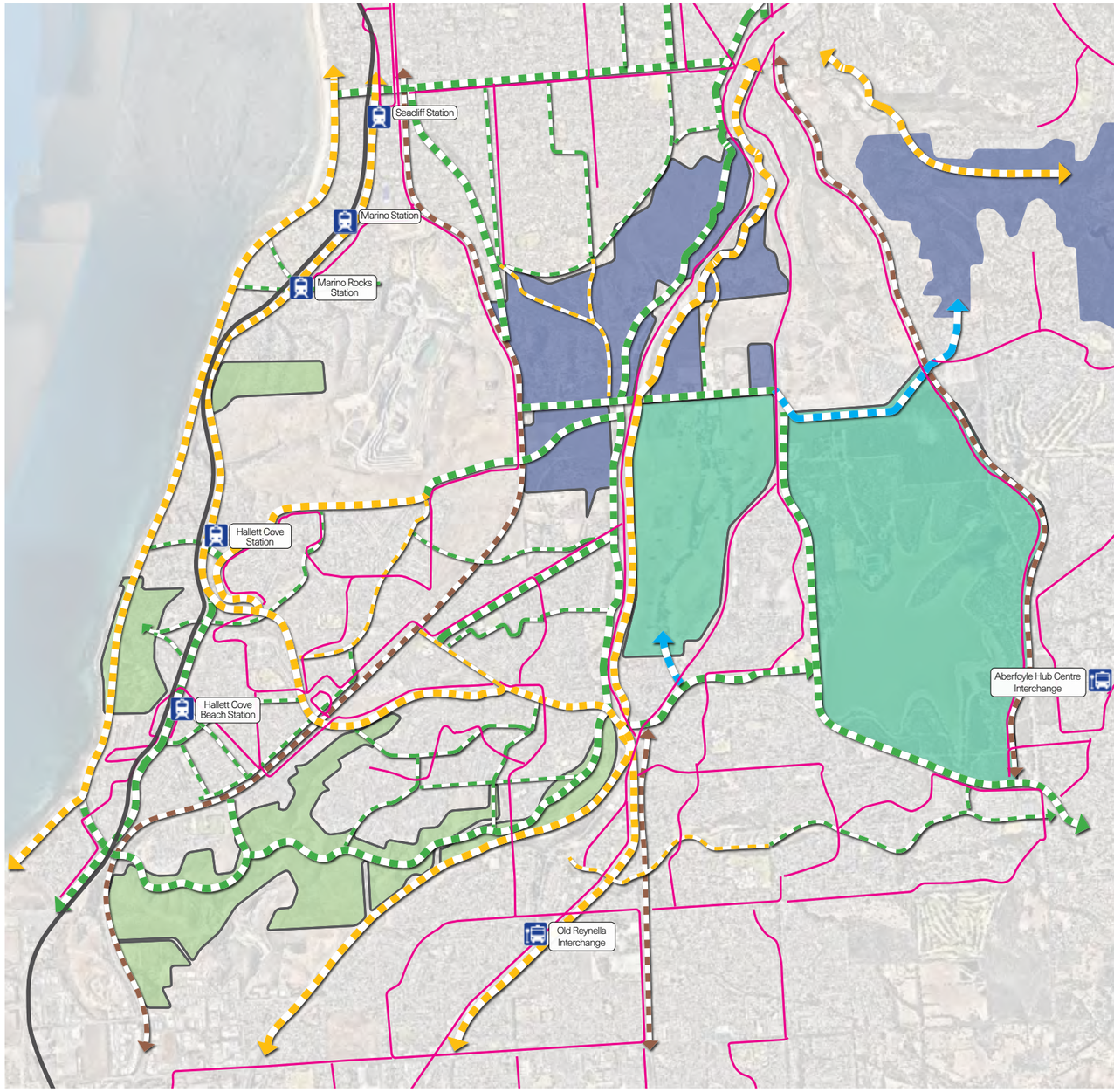


Figure 5: Transport analysis

4.5. A Share-Use Path Network

The Master Plan proposes to establish a series of trail experiences across the National Park that provide educational, interpretive & recreational links to the broader region.

An indicative plan of potential trail experiences is provided in this diagram.

4.5.1 Environmental Trail

An environmental trail may link with remnant vegetation, significant trees, vegetation of cultural or biological significance, demonstration sites, existing botanical trails, and various native vegetation typologies / communities across the region.

4.5.2 Cultural Heritage Trail

A cultural heritage trail could link to landscapes of significance to Kaurna culture, areas of important natural heritage, and post-settlement heritage sites.

4.5.3 Recreational Links

Together, the O'Halloran Hill Recreation Park, Happy Valley Reservoir and Glenthorne Property are developing into a significant recreational precinct. Improving connectivity between Parks including for pedestrians and cyclists is a valuable opportunity.

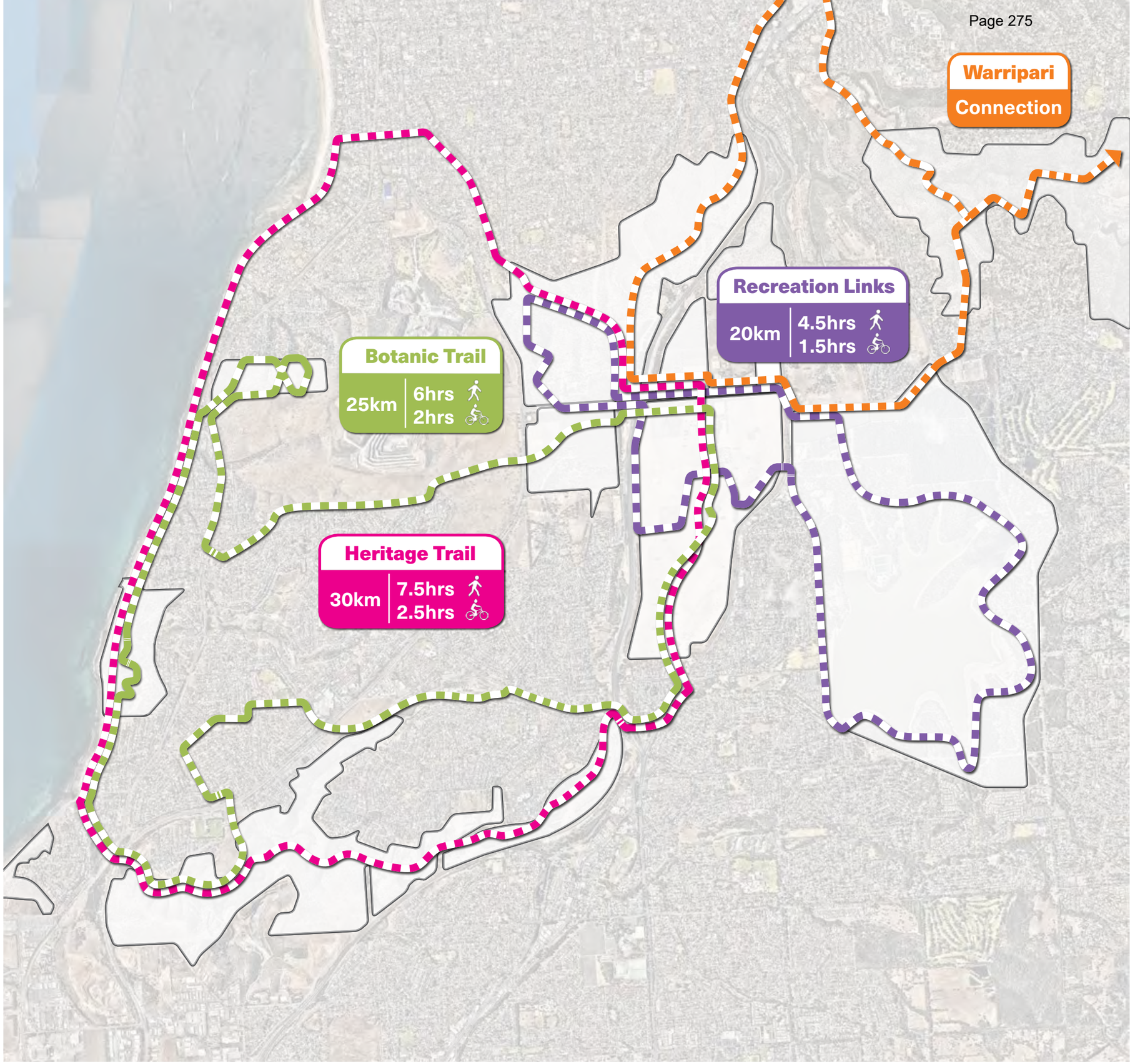


Figure 6: Indicative Trail Network Plan

4.5.4 Signage & Wayfinding

A suite of signage shall be developed based on the D.E.W.'s standard signage suite.

Co-naming will be adopted for all Parks including:

- Current Park name. Eg O'Halloran Hill Recreation Park
- Glenthorne National Park brand name
- Kaurna name (if/as appropriate)

4.5.5 Interpretation

The history of these places and their cultural, natural and built heritage needs to be protected, restored where appropriate and interpreted in multiple formats, including accessible signage, apps for devices including augmented reality and other emerging digital technologies and educational programs that enable life-long learning.

An interpretation strategy and plan shall be developed for the National Park to enable a strategic implementation of stories and themes across the Precinct.

New interpretive elements, whether physical or digital technology, shall seek to be innovative both in terms of their construction, functionality and usability.

An example of a digital platform is PikaPark SA which is a social network encouraging activity in national parks, and the Mt Lofty 'Lofty 360' augmented reality app.

D.E.W. standard interpretation signage (Onkaparinga River National Park)

The DEW standard wayfinding signage (Onkaparinga River National Park)

4.6. Accessibility & Inclusivity

The future developments in the park need to be consistent with the principles of universal design and enable inclusive experiences for all people.

Opportunities exist to develop partnerships in the design of recreational facilities, interpretation materials and accessibility in general.

Councils and Government Departments are required to have Disability Access and Inclusion Plans completed by 2020.

Future development within the new National Park shall consider existing and future mobility devices & technologies, such as electric wheelchairs & accessible bikes.

4.6.1 Universal Access & Design

Universal access means that regardless of ability a person can approach, enter, pass to or from and make use of an area and its facilities without assistance.

Universal design is a way of thinking about environments that meet the needs of all members of the community. Universal design also considers changing needs over the life course.

The Glenthorne National Park strives to utilise best-practice universal design for accessibility and inclusion.

4.6.2 Trailrider & Sherpa program

A Trailrider is an all-terrain wheelchair that allows visitors with limited mobility to explore the natural beauty of Park areas.

Interstate, Sherpa volunteer program provides trained chair operators to assist in pushing/pulling the visitor in the TrailRider chair on many park trails. The additional physical assistance provided by volunteers makes it possible for park visitors to access park trails that would not be possible without the help of several chair operators.

The Conservation Council and DEW have Trailrider equipment to support those with physical mobility impairment and a Sherpa volunteer program should be established at Glenthorne National Park.

Trailrider in action demonstrated by volunteers of the Sherpa program

The Grampions accessible trail identification

Consideration must be given for all users' needs

4.7. Integrated Programs & Community Infrastructure Links

Establishing environmental, educational, and recreational programs and links with existing community infrastructure will ensure on-going engagement with the National Park and empower communities to take ownership and participate in its development.

4.7.1 Community Infrastructure

Numerous community based organisations and facilities operate in vicinity of the proposed Glenthorne National Park.

Key types include:

- Community centres
- Schools / Universities
- Retirement villages
- Health care facilities

The creation of Glenthorne National Park will establish opportunities to link community facilities and operators to activities within the park.

The opportunities will be discussed in the following sections.

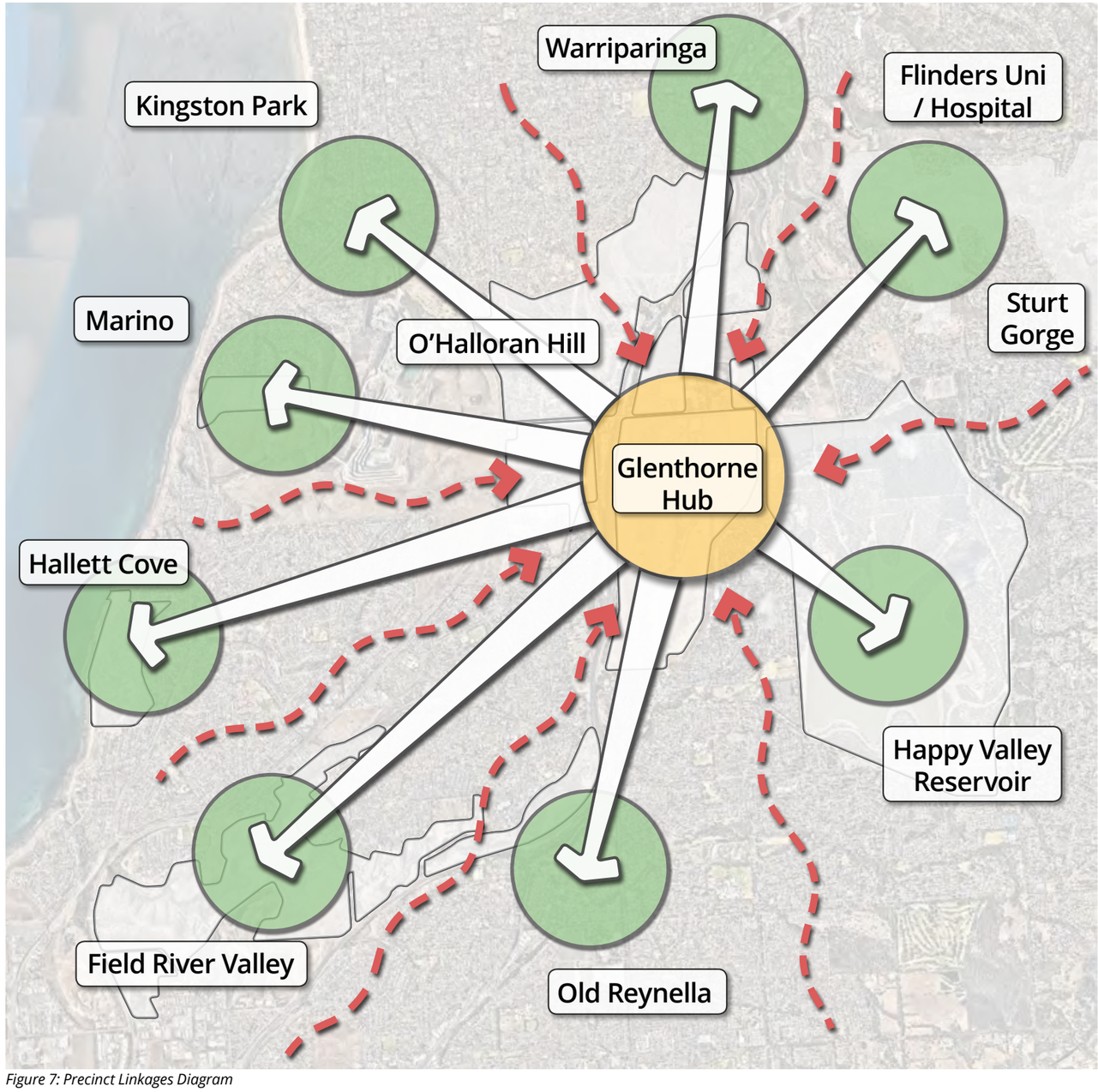


Figure 7: Precinct Linkages Diagram

4.7.2 Environmental Links & Programs

Develop and implement a coordinated biodiversity strategy to retain, protect and enhance existing ecological systems and deliver biodiversity outcomes.

Restoration shall occur in partnership with NGOs and community organisations, and in partnerships with researchers, to ensure that the restoration is adaptive and learning outcomes are achieved. This knowledge can both inform site management in the future, but can also be communicated to the broader community and applied elsewhere.

Management measures that address problematic issues such as changing habitat structure, fuel loads and weeds will need to be resilient and persistent. Maintaining seasonal sheep grazing on the Glenthorne Property is suggested to manage some of these issues.

Key initiatives include:

- Extensive revegetation and habitat restoration across the National Park and supporting open space based on scientific evidence and climate adaptation methodology
- Adequate buffering for remnant vegetation communities and effective management of invasive species.
- Citizen science to provide meaningful opportunities for people of all ages and abilities to connect with nature and each other.
- Long term rehabilitation of industrial sites (Linwood Quarry)

Other initiatives include:

- Woodland recovery
- South Australian Nature Alliance
- Climate Change adaptation work
- Green Australia
- Training volunteer site stewards linked to vocational education requirements
- Sustainable Park Management Partnerships. Local Government has an important role to play given its commitment to the Resilient South Climate Change adaptation processes, Council's Business Plans and specific plans such as the City of Marion's Remnant Vegetation Management Plan 2018-22.
- Connect with local schools and educational institutions to engage students in the establishment of the National Park's environmental objectives

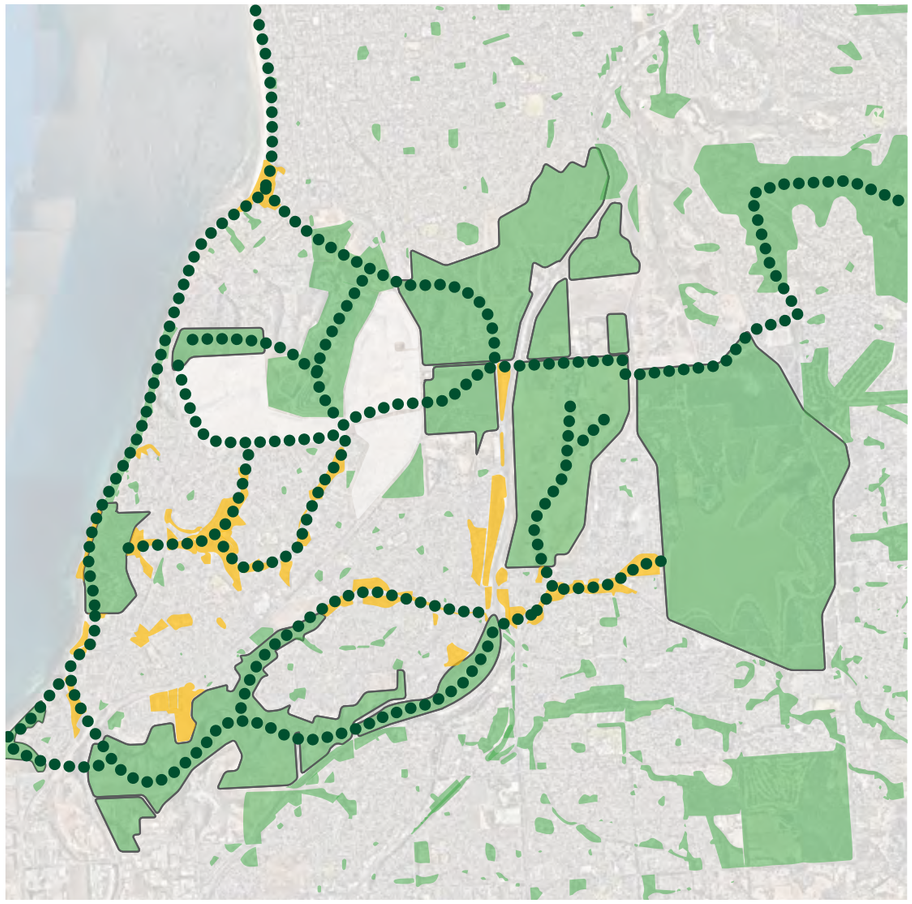


Figure 7: Environmental connections diagram

An example of Grey Box grassy woodland (Custon Parklands)

4.7.3 Cultural Heritage links

The Glenthorne National Park Precinct is rich in natural and cultural heritage. Expressing the multi-layered stories of the historic significance of the area will educate and inspire the community and is a valuable opportunity.

Kaurna Cultural Heritage

The Kaurna people are the Traditional Owners of the lands and waters of the greater Adelaide region, including the new Glenthorne National Park. They maintain a deep relationship with Country, and have done so for tens of thousands of years through their customs and Tjukurpa.

Tjukurpa, which includes cultural stories and lore, is vital to understanding the cultural significance of Southern Adelaide, and will profoundly influence the way the new Glenthorne National Park is managed.

An Aboriginal Cultural Heritage Survey for the entire Glenthorne National Park Precinct is currently being undertaken. This survey will outline the rich layers of Indigenous cultural significance and inform the development of the Master Plan.

Key themes for consideration include:

- The significance of the Tjibruke Dreaming story and its track accross the coast as Tjibruke travelled from Warriparinga to Deep Creek.
- The north-south Aboriginal track stet surveyed by settlers, later becoming known as Main South Road.
- The east-west seasonal movement of Kaurna people along the creeks and waterways. Field River as an important 'women's site', and Sturt Gorge as an important food source and passage between the coast and the foothills of the Adelaide Plains.
- Other significant Kaurna sites particularly around Old Reynella

Key Master Plan initiatives include:

- Continuing engagement with Kaurna Nation to embed Kaurna Aboriginal heritage and culture in the implementation of the Master Plan.

Post-Settlement Heritage

There are numerous post-settlement heritage sites scattered across the Precinct within the southern suburbs.

Recognising and protecting the post-settlement cultural heritage is fundamental to this Master Plan.

Key initiatives include:

- Where possible protect & restore post-settlement heritage
- Link to sites of significance outside of the Parks
- Collaborate with interested individuals and groups
- Recognise the communities, Friend's Groups and individuals who have helped to save conservation areas and heritage sites to enable their long-term protection
- Consider grants available to protect built heritage

Cultural Survey & Protection

It has been recognised that a full inventory of cultural and natural heritage elements be compiled prior to detailed design and planning.

Regular site monitoring shall occur during construction works, as per statutory requirements.

The Tjilbruke Dreaming story is essential to understanding Kaurna culture

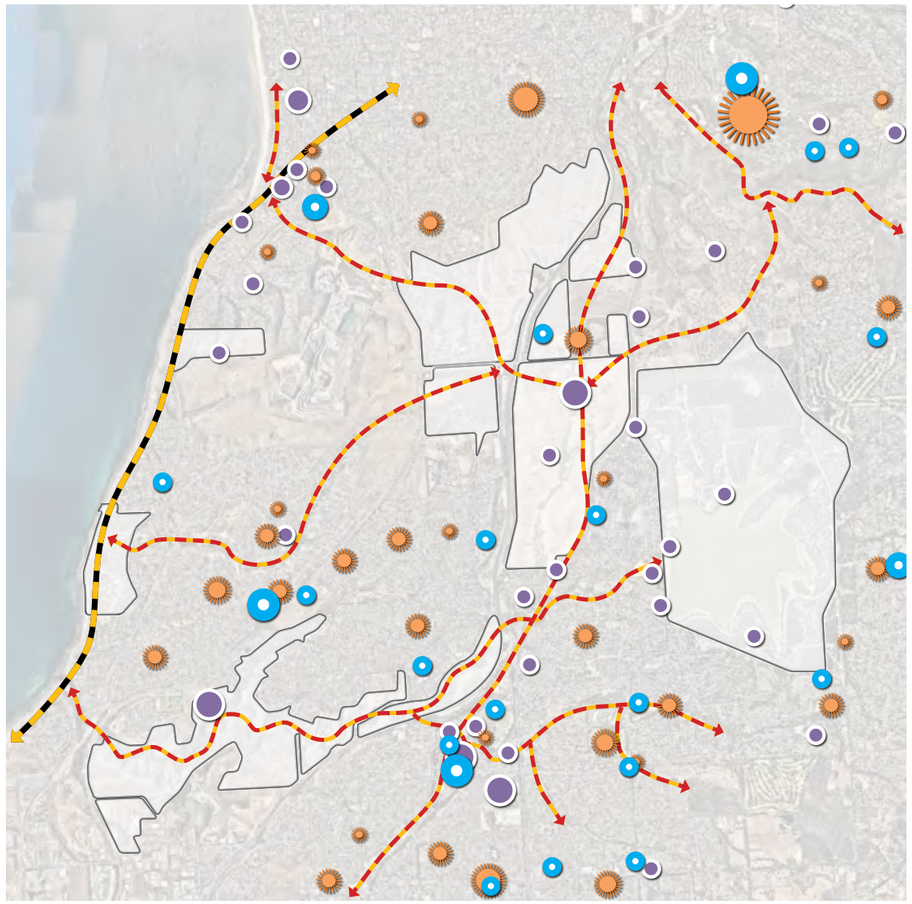


Figure 8: Cultural heritage & community infrastructure analysis diagram

4.7.4 Holistic Education & Research Programs

Numerous education and research institutions and facilities are located around the proposed Glenthorne National Park that offer potential programmatic links.

These include:

- Suburban schools
- Early learning centres
- Primary schools
- High schools
- Colleges including IQRA
- Tertiary education including Flinders University
- Scientific Institutions including those associated with Flinders Hospital
- Adult education centres
- Libraries

Key initiatives include:

- Develop & implement education & research programs & partnerships with education centres and community infrastructure. Programs shall support students of all-ages in authentic life-long learning, & outdoor education and ongoing research. Programs may be in partnership with other community, NGO and government programs that encourage learning and particpation in Glenthorne National Park.
- Develop formal & informal structures and partnerships that provide opportunities that support the goal of life-long learning.

Programs may relate to:

- Kaurna culture & history
- Post-settlement history
- The natural environment
- Nature pedagogy & nature play
- Landscape regeneration practice.
- Outdoor classrooms
- Biodiversity & cultural stewardship
- Natural science
- Agricultural education
- Creative educational opportunities
- Conservation projects
- Encourage collaborations
- Citizen Science

- Age-friendly grants to support participation
- Reef-watching activities
- Greening Marion
- NRM engagement activities
- Duke of Edinburgh Award
- Youth Environment Council (NRM)
- Outdoor and physical education and lifestyle

There are many opportunities to engage school children in educational programs linked to the National Park

The Cove Civic Centre, Hallett Cove, is a great piece of community infrastructure that can connect to the Glenthorne National Park

4.7.5 Recreational Links & Programs

There are a variety of recreation activities that are currently well serviced within the Glenthorne National Park Precinct.

New recreational activities will complement existing facilities, have a low impact on the environment, and be suited to the natural character of the Park in which it is located.

An integrated approach to connecting with existing recreation programs and establishing new programs shall be undertaken.

Existing plans and programs to be considered include:

- City of Onkaparinga – Sport and Active Recreation Plan
- Walking SA – Adelaide 100 Plan
- Regional public health plans

Key initiatives include:

- Research & develop a 'Community Well Being Economic Tool'.
- Programs to enable older people to age well through activity, learning, volunteering and social connections.
- A Nature Play destination that provides a hub for educators
- Encourage multi-day expeditions with camping and programmed activities
- Volunteering initiatives including through Friends groups and Council facilities and programs
- Accredited volunteer program for young people
- Support the proposed BMX facility in O'Halloran Hill Recreation Park
- Enhance 'Riding for the Disabled' facilities
- Promote safe aquatic recreation at Happy Valley Reservoir

O'Halloran Hill Recreation Park is an emerging destination for bike sports, amongst other activities

An early proposition for aquatic recreation within the Happy Valley Reservoir

4.8. Commercial Partnerships

Commercial partnerships may be considered and will be determined based on the value that they can add to both the environment and the community.

Any development proposal shall be reviewed against how successfully the proposal aligns with the Master Plan Guiding Principles.

Natural Earth Burials

There is increasing interest in the concept of natural earth burials and the National Park has been identified as a potential location suited to this land use. At the time of writing this report, insufficient information has been provided to determine potential locations, however it is important that any planning for this future use be informed by and co-ordinated with the important natural and cultural assets of the park.

Tourism Opportunities

Nature-based tourism shall be a focus for generating activity within the new National Park.

Camping within Glenthorne Property has been identified as suitable only for organised activities and events.

The sharing of Kaurna cultural heritage is a potential opportunity for tourism activities and the economic participation of Kaurna people in tourism related hospitality.

Recreation facilities associated with O'Halloran Hill Recreation Park have the opportunity to generate a sustainable market for coffee and food vendors.

Potential for commercial camping operation

5. Glenthorne Property Master Plan

Key

1 Glenthorne Hub

New visitor information centre; Kaurna culture & history interpretive and education hub; adaptive reuse of existing sheds; group accomodation & community facilities; events lawn

2 Property Access

Upgrade existing driveway off Majors Road as the main visitor entry with new low impact, water sensitive car parking. Establish road connection to ranger station and to internal car parks

3 Heritage Precincts

Protect & restore heritage assets incorporating interpretive & educational elements

4 Nature Play & Picnic Areas

An open parkland-setting with passive recreation and picnic areas, shelters and toilet facilities; large open nature play area along creek corridor and embankment; enhanced pond with viewing decks / birdhides; productive orchard & potential community garden / nursery

5 Wetland

Naturalise dams to create a thriving wetland for improved biodiversity and habitat with passive recreational opportunities such as picnic and viewing areas, boardwalks and pontoon

6 Camping

Small bush camping site for organised short-stay groups that can be closed to the general public. Incorporate flat areas for tents with shelter, fire pit and toilets

7 Creek Rehabilitation & Nature Play

A mix of creek revegetation and restoration for erosion control with areas for low impact nature play; seating areas; interpretation

8 Trail Network

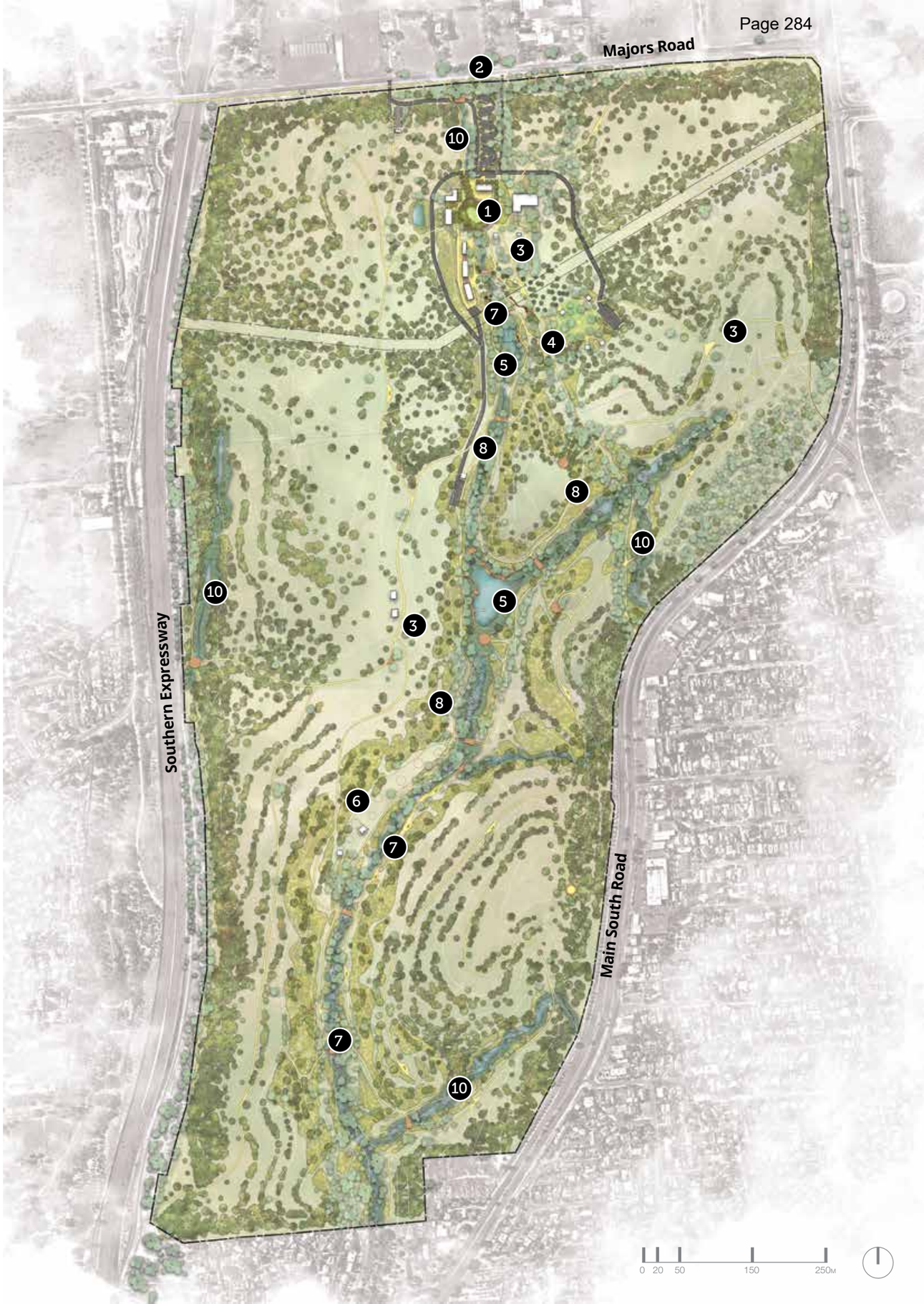
Trail network with a diverse range of experiences, suitable for walking and cycling

9 Revegetation

Creekline riparian, grassy woodland, and buffer planting. To be informed by the biodiversity and revegetation plan

10 Stormwater Swales

Establish natural swales to reduce erosion, provide habitat and improve downstream water quality



5.1. The Glenthorne 'Hub'

The Glenthorne 'Hub' represents the heart of the Glenthorne Property and a gateway to the broader National Park Precinct, with operations happening out of the new park ranger station located there.

The Hub is both a destination for education and learning, but also a social place with community events and enterprises activating the new Visitor Centre and re-imagined sheds, with a high quality public realm area.

5.1.1 An Integrated Multi-Functional Visitor's Centre

A new Visitors Centre building will provide information services that cover environmental, educational and recreational activities.

Integrated cultural interpretion shall take a holistic view of Kaurna cultural heritage and post-colonial settlement, highlighting the ways we can all work together to shape a sustainable future.

The new building can provide community facilities such as multi-functional rooms for training.

There is potential to relocate ranger operations to the new building in the future.

5.1.2 Existing Buildings & 'Adaptive Reuse'

The Glenthorne Property has numerous built and natural assets that add to the rural character of the setting, many of which are foundations upon which the Park can be created.

There is an opportunity to adaptively reuse existing sheds for creative purposes, such as accommodation, hospitality, community markets, education and a whole variety of potential uses and activities.

There shall be an Expression of Interest (EOI) to potential organisations or businesses to establish ventures using the upgraded buildings, including the steel sheds and the Physiology Lab, the latter of which will be challenging given its specific original function.

Buildings deemed not fit for purpose shall be demolished.

5.1.3 Landscaped Public Realm

At the centre of the Glenthorne Hub is a large multi-use landscaped park suitable for community events and public use.

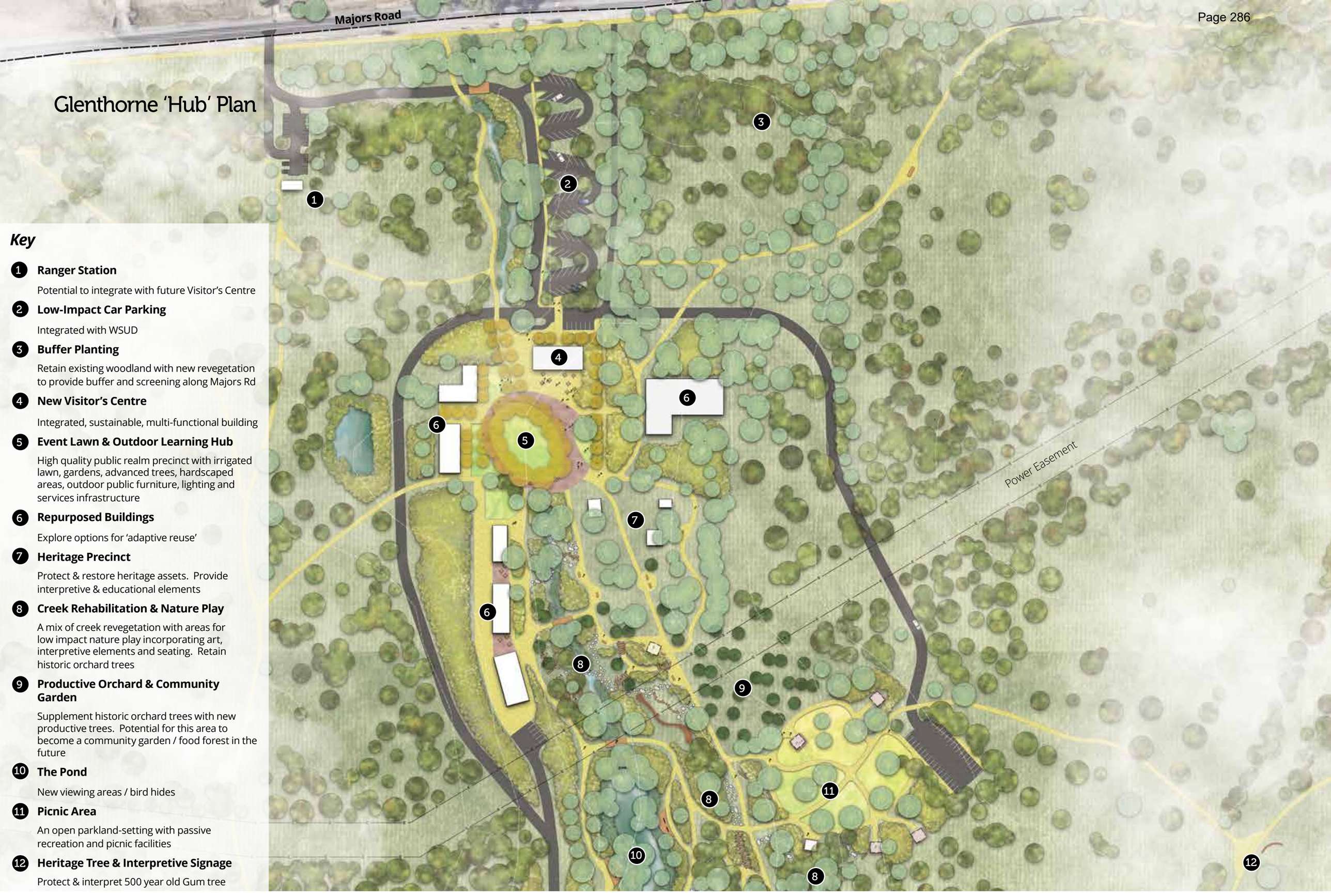
Artist's Impression: Glenthorne 'Hub' & Visitor Information Centre

Irrigated turf areas and large shade trees will provide a comfortable place for picnics, markets, events and performance, outdoor learning, and recreation.

In addition, paved areas around the re-used buildings and new Visitor Centre will provide hardscaped seating areas to activate the edges of the 'Hub' and provide passive surveillance of the area.

In addition, infrastructure services including new lighting will improve community safety and allow for activation of the Hub at night time.

Glenthorne 'Hub' Plan



Key

1. **Ranger Station**

   Potential to integrate with future Visitor's Centre

2. **Low-Impact Car Parking**

   Integrated with WSUD

3. **Buffer Planting**

   Retain existing woodland with new revegetation to provide buffer and screening along Majors Rd

4. **New Visitor's Centre**

   Integrated, sustainable, multi-functional building

5. **Event Lawn & Outdoor Learning Hub**

   High quality public realm precinct with irrigated lawn, gardens, advanced trees, hardscaped areas, outdoor public furniture, lighting and services infrastructure

6. **Repurposed Buildings**

   Explore options for 'adaptive reuse'

7. **Heritage Precinct**

   Protect & restore heritage assets. Provide interpretive & educational elements

8. **Creek Rehabilitation & Nature Play**

   A mix of creek revegetation with areas for low impact nature play incorporating art, interpretive elements and seating. Retain historic orchard trees

9. **Productive Orchard & Community Garden**

   Supplement historic orchard trees with new productive trees. Potential for this area to become a community garden / food forest in the future

10. **The Pond**

    New viewing areas / bird hides

11. **Picnic Area**

    An open parkland-setting with passive recreation and picnic facilities

12. **Heritage Tree & Interpretive Signage**

    Protect & interpret 500 year old Gum tree

0 10 20 30 40 50 100M

Glenthorne 'Hub' Character

'Adaptive re-use': Potential for cafe & dining

Potential for school camps

Potential for creative industries / startup enterprises

An activated landscaped public realm for community events and use

Social enterprise should be encouraged to create community buy-in of the development

Community gardening for education & fun

5.2. Vehicle Access

Vehicle movement has been designed to allow for universal access to a range of destinations within the Property.

5.2.1 Upgrade Majors Road Intersection

Entry into and out of the property will require upgrades to Majors Road, including turning lanes.

The road reserve will be upgraded to provide for a continuous off-road shared-use path between Lonsdale Rd and Blacks Road.

Park entry signage shall be installed.

Future development of the intersection design will need to consider any future road works requiring consultation with DPTI.

Consideration should also be given to reducing the Majors Road speed limit to 60km/h.

5.2.2 Retain & Restore Existing Driveway

The existing driveway is recognised as providing an attractive and historically appropriate entrance to the new Park. Improvements shall be made to create an 'entry statement' into the GNP at Glenthorne Property. This driveway shall be maintained as one-way in only due to its narrow width.

5.2.3 Parking Incorporating WSUD

There are a number of new carparks proposed that will provide universal access to the proposed destinations within the park.

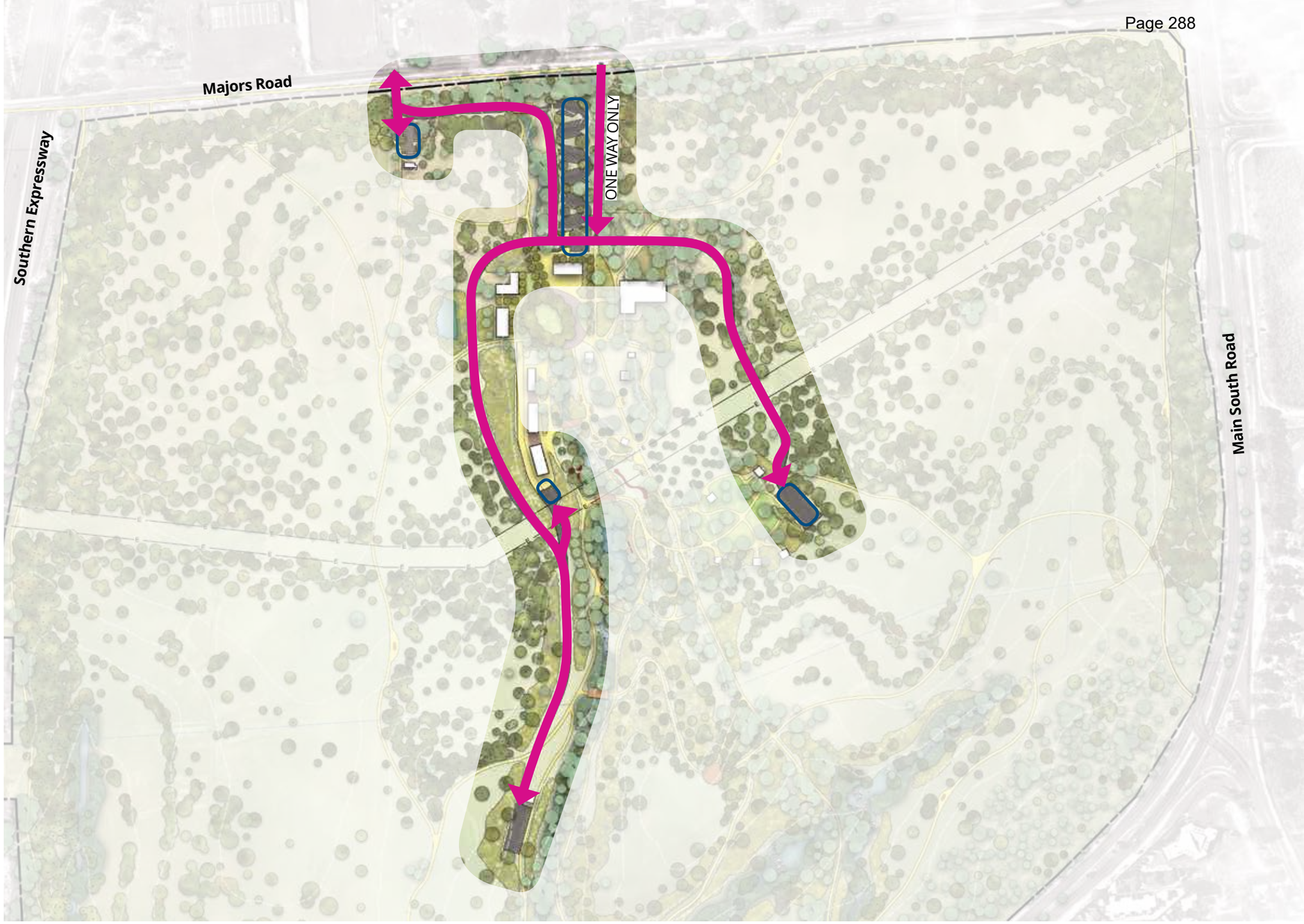
New car parking shall be low-impact, sensitive and incorporate WSUD initiatives such as swales and rain gardens.

Provision shall be provided for bus drop-off areas & parking.

5.2.4 Sealed Roads

New roads will also be low-impact however some will require earthworks including cutting and filling into the existing natural contours.

Some retaining and/or planted batters may be required and will be designed in a way that blends with the natural environment and is aesthetically pleasing.



LEGEND

Proposed Vehicle Access

Proposed Car Parking

5.3. Heritage Precincts

The property contains a number of State heritage-listed structures from the nineteenth century including the stone barn, the carriage house, the cool room or cellar, the underground tank, the stone-lined well, the site of Lizard Lodge and Glenthorne House, the area known as Glenthorne Flat, several nineteenth century trees identified as significant and the site of the original fruit orchard.

Other features included the CSIRO-era glasshouse. The master plan proposes interpretation of this heritage along with protection of and where appropriate, restoration for adaptive re-use.

Additional interpretive nodes shall be created at the Munitions Buildings site, the 500 year old Gum Tree, and other areas for natural / cultural interpretation.

5.3.1 Kaurna Culture & Natural Heritage

Interpretation shall recognise the importance of Kaurna east-west and north-south links across the broader landscape.

Interpretive nodes shall highlight the significance of water, plants, animals etc to Kaurna culture and interpret their connection to country.

5.3.2 Lizard Lodge & Glenthorne House

Nineteenth century heritage shall be protected & restored as well as interpreted. An outdoor 'museum / gallery' with high-quality, sculptural, or digital interpretive elements will be developed across the site.

In addition to the structures, there are a number of existing orchard trees that contribute to the site's heritage. The Master Plan proposes to supplement these trees with new productive trees and a potential community garden to establish strong sustainable connections with the community.

5.3.3 Military Legacy

The master plan proposes to protect, restore and interpret the munition buildings. There is an opportunity to use exterior building roofs as potential graphic wayfinding element.

5.3.4 CSIRO Legacy

The 1950's glass house is the only structure of this era worthy of retention. Although damaged, this glass house is considered worthy of inclusion in the heritage precinct in recognition of the achievements of Dr Riceman. There is potential for the glass house be restored and used for plant propagation.

5.3.5 Recognising Individuals & Groups

There have been individuals and groups who have advocated for many years for the protection of Glenthorne Farm and those people will be recognised through interpretation and exhibition.

Artist's Impression: Restored Munitions Buildings

5.4. Nature Play & Picnic Areas

Nature play forms an important part of the master plan providing a space for multi-generational environmental interpretation, and a place for people to connect with family, friends and nature.

In addition to nature play experiences, picnic facilities are provided to satisfy community needs including enjoying peaceful surroundings, socialising and relaxing.

5.4.1 Picnic Facilities Including BBQ's

A picturesque and accessible recreation area will be developed in the heart of the property with picnic areas & bbq facilities.

5.4.2 Passive Nature Play

Passive nature play is experienced through access to the creek corridor and incidental opportunities for play with areas of revegetated open grassy woodland.

5.4.3 Destination Nature Play

A destination nature play space adopting state of the art play challenges for people of all ages and abilities shall be established.

Natural play shall be defined as rich in environmental and cultural interpretation, be an integrated play environment which supports inter-generational play and builds in different levels of difficulty and mobility while providing materials which can be manipulated by children and adults.

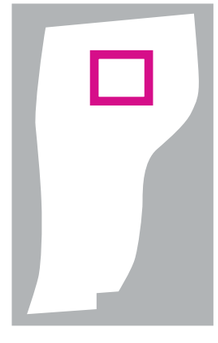
5.4.4 The Pond

The existing Pond which has been revegetated by the Friends Group, shall be enhanced with supplementary revegetation to improve its biodiversity and habitat value. Viewing areas and/or bird hides shall be established for low-impact recreation, education and research.

Key

1. **Creek Restoration**
   Native revegetation & passive nature play
2. **Enhanced Pond**
   Enhanced revegetation & viewing areas / birdhides
3. **Protect & Enhance Orchard**
   Retain historic trees and supplement with new productive trees & potential community garden
4. **Picnic & BBQ Areas**
   Shelter BBQ & picnic settings
5. **Toilets**
   Accessible, sustainable toilet facilities
6. **Integrated Art**
   Engage local artists to design interactive art / sculpture
7. **Passive Nature Play**
   Incidental opportunities for play
8. **Destination Nature Play Area**
   Custom designed play area for all ages & abilities

Key Plan



Nature Play, Pond and Picnic Areas

Artist's Impression: Nature play, pond & picnic areas

Nature Play & Picnic Area Character

Open woodland setting with grassed areas, shelters and picnic facilities

Passive nature play along the creek

Built play structures offer more challenging elements

Unstructured play is encouranged

Integrated art shall be part of the nature play planning and design

Play opportunities for all ages and abilities

5.5. The Wetland

The existing dams provide a permanent body of water for most of the year. Improvements aim to enhance biodiversity and habitat value, improve the natural aesthetic and provide low-impact passive recreation opportunities.

5.5.1 Naturalise Dams

Bulk earthworks and shaping will be required to create a functional wetland environment. Additional planting, rocks, and salvaged logs for habitat shall be installed.

5.5.2 Improve Biodiversity & Habitat

The enhance wetland will provide a thriving habitat for native animals.

5.5.3 Passive Recreation

Passive recreation facilities such as boardwalks, viewing areas and a possible pontoon for water access are proposed at the wetland. Providing this infrastructure will encourage sensitive and appropriate public use of the area to ensure minimal impact on the natural system.

5.5.4 Aquatic Recreation

Aquatic recreation eg. kayaking, canoeing, SUP, etc. is not recommended as it was determined habitat restoration took precedence at this site and these types of activities are encouraged at Hallett Cove Conservation Park marine area and are likely to be provided at Happy Valley Reservoir in the future.

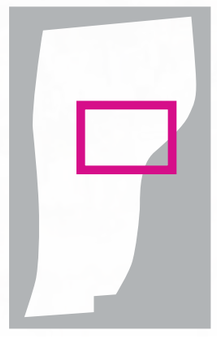
Artist's Impression: Rehabilitated Wetland

The Wetland & Central Area

Key

1. **Carpark with Toilet**
   Internal carpark provides universal access to the wetland and viewing areas
2. **Hill Lookout**
   Expansive southern views with potential Interpretive Node
3. **Possible Interpretive Node**
   Potential to interpret nature education, Kaurna culture, and themes around landscape regeneration and water quality
4. **Boardwalks**
   Structures to provide access around the wetland, seating, shelter and viewing areas
5. **Pontoon**
   Possible pontoon to provide access to the water
6. **Munitions Buildings Interpretive Node**
   Protect, restore and interpret heritage buildings
7. **Viewing Areas**
   With possible Interpretive Node & picnic areas
8. **Naturalise Wetland**
   Re-engineer dams to create an effective and efficient wetland ecosystem
9. **Stormwater Swale / WSUD**
   Naturalise stormwater swales to reduce erosion and improve downstream water quality. Potential leaky weirs based on landscape regenerative principles to slow down water velocity & improve soil biome
10. **Contour Swale Tree Plantings**
    Retain and enhance existing contour swales and establish tree planting for habitat, windbreak and buffer screening to roads

Key Plan



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Interpretive Nodes & Viewing Areas

Artist's Impression: Interpretive nodes & viewing areas

5.6. Camping

Organised camping (no general public access) may be permitted in the lower reaches of the Property in an area of relatively flat ground.

Infrastructure shall be provided to support environmentally sensitive camping, including sustainable toilet facilities, shelter, solar power and fire pit.

Consideration will be given in the management plan to control access to this section of the Park during camping events.

5.6.1 Events

Camping may be organised for special events, such as ceremonial occassions for Kaurna Nation, night sky star-gazing, etc.

5.6.2 Commercial Operation

Commercial operators may be considered for organised camping.

5.7. Creek Rehabilitation & Nature Play

Rehabilitation of the creekline is proposed including understory and tree revegetation and naturalisation of the creek. This aims to provide enhanced biodiversity and habitat for native wildlife.

In additional, incidental and passive nature play is also encouraged within the park and along the creek.

It should be noted that finding a balance between the creek restoration and revegetation works and providing opportunities for nature play is an important priority. This may include 'no-go' habitat areas. These areas shall be clearly defined based on results of the revegetation plan currently being prepared.

Artist's Impression: Creek restoration, nature play and organised camping

5.8. Trail Network

A new trail network will include walking-only trails, as well as shared-use trails around the perimeter of the Park.

A sealed Class 1 DDA compliant trail that loops around the creek corridor will be provided.

Natural surface trails will use low impact materials that reflect the local environmental context.

A heirachy of trails will be established that will vary in width and finish.

5.8.1 Class 1 Loop Trail

A class one DDA compliant trail loop along creek will be provided.

5.8.2 Perimeter Shared-Use Trail

A shared-use trail (pedestrians and cyclists) will be provided around the perimeter of the site and connect to the surrounding shared-use-path network. In addition, cyclists may be permitted along the ridgeline that connects to the Munitions building node.

Signage will instruct users which paths are permitted for cyclists.

5.8.3 Class 2, 3 & 4 Trails

Due to the steep grades of the site, trails will vary in difficulty.

5.8.4 Lookouts, Viewing Areas & Seating

Lookouts and viewing areas will be provided to take advantage of expansive views and vistas. These shall be low-impact structures that touch the earth lightly and fit with the natural character of the Park.

Opportunities for seating along the trails will be provided at regular intervals

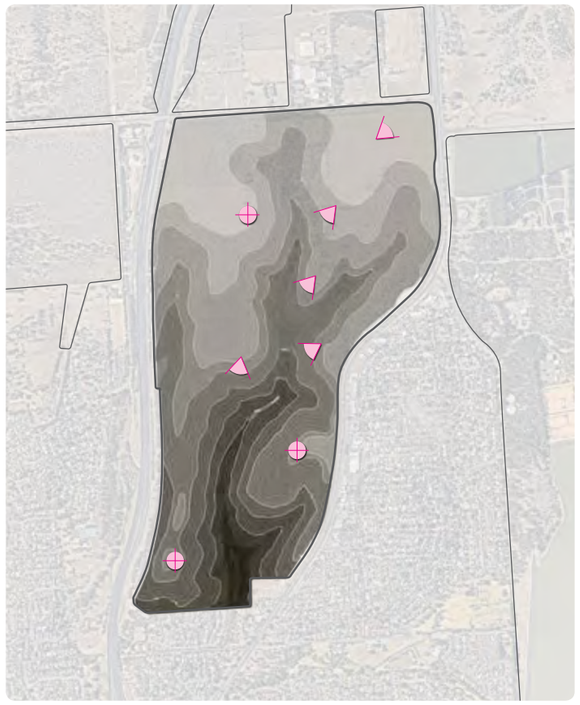
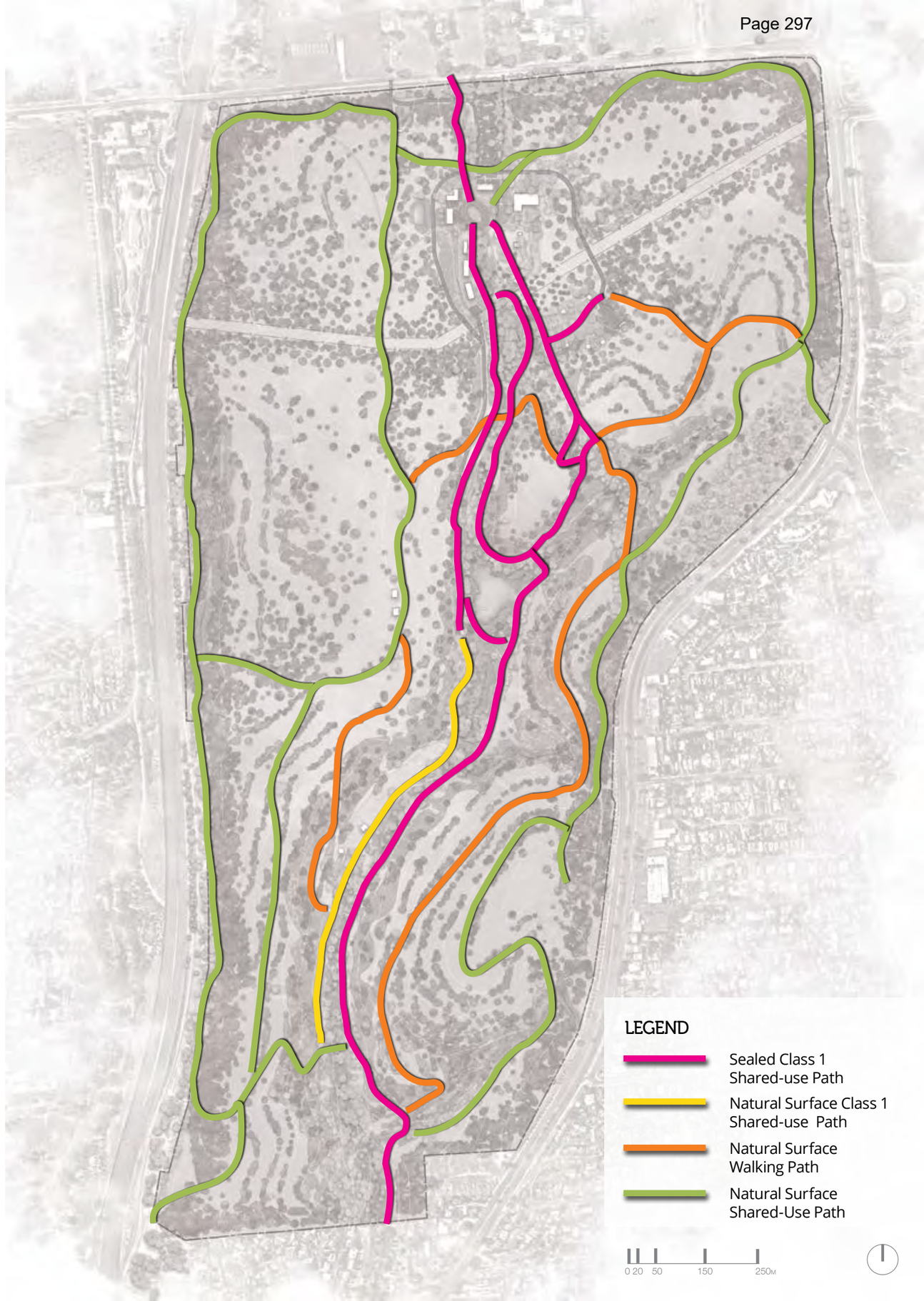


Diagram illustrating existing contours and viewing areas



Trail Network Character

Asphalt shared-use trail

Natural surface trail

Meandering walking trail

Informal rubble path with no edging

Natural stone used as edging where required

Rubble path with timber edging

5.9. Revegetation

Revegetation efforts shall be focussed on the quality and quantity provided through the Precinct, and its ability to be maintained through time, both in the face of climate change and of shorter-term vegetation dynamics and response to risks such as drought and fire.

Revegetation efforts shall be focussed on restoration of the creekline to improve habitat and downstream water quality, and the establishment of grassy woodlands for improved bird habitat.

Seasonal grazing has been suggested as an appropriate way to manage habitat structure maintenance as well as invasive weeds and high grasses with their associated fire risks.

Currently a revegetation planning study is being developed by DEW, and a revegetation staging plan will be developed within the Park Management Plan to guide the revegetation works across the site.

Creekline Riparian Planting

Restore the creekline with a relatively dense understory and tree plantings along the creekline

5.9.1 Grassy Woodland Planting

Open grassy woodlands with minimal understory will dominate much of the site.

5.9.2 Buffer Planting

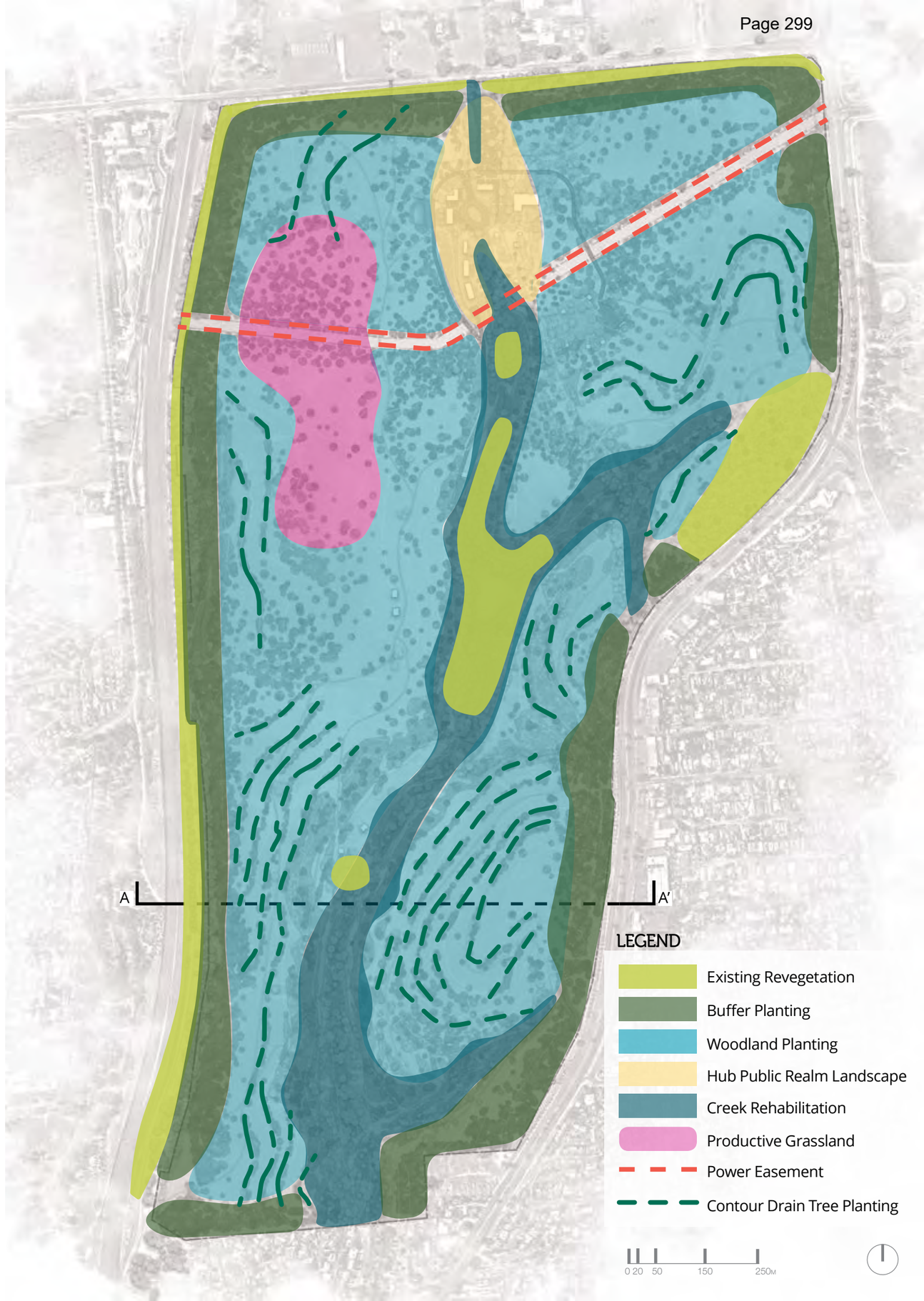
Buffer trees only with no understorey to the boundary of the sitewill be developed in accordance with fire management operations.

5.9.3 Contour Drain Planting

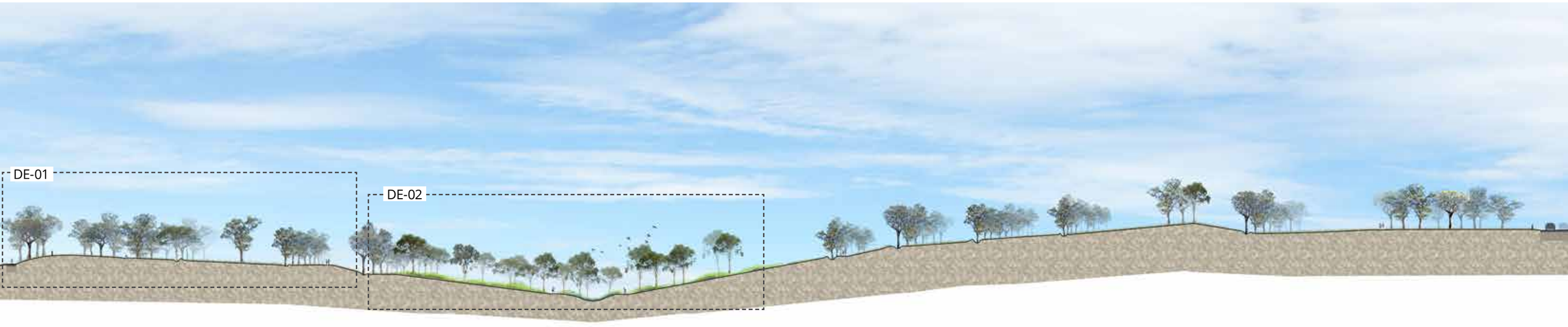
Retain and enhance contour swale planting with new trees to utilise passive irrigation and provide windbreak and visual screening of surrounding roads.

5.9.4 Easements

Consider low, spreading wildflower species and banksia heathland beneath powerlines and along desalination pipeline easements.



Revegetation Typical Landscape Section



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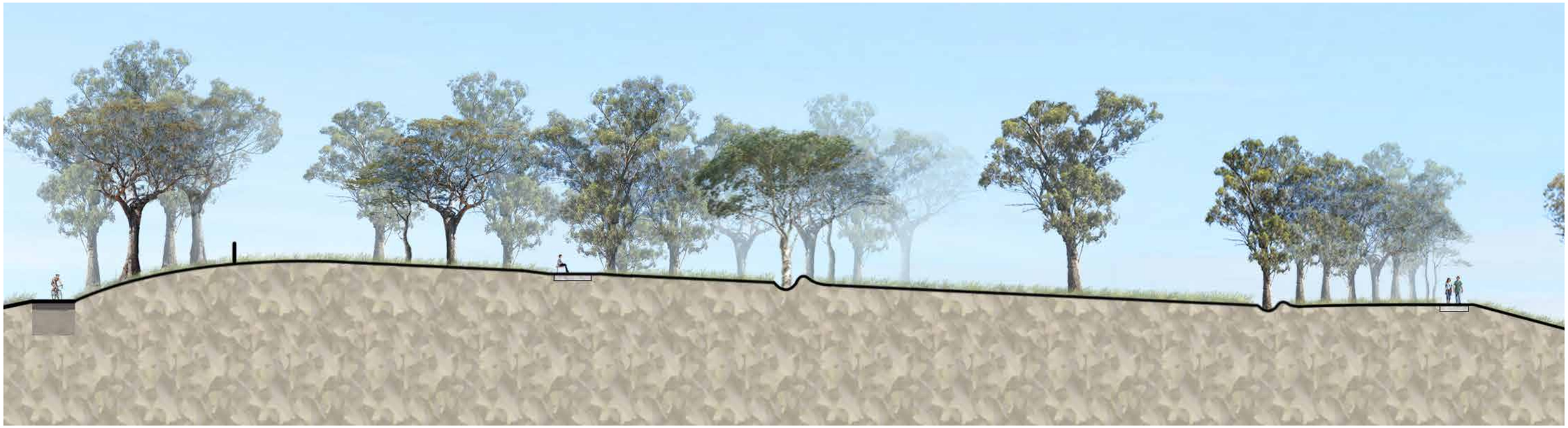


DE01 — Veloway | Existing Revegetation | Buffer Planting | Path | Grassy Woodland Planting | Contour Drain Planting | Path — **DE01**

DE02 — Tree & Understory Revegetation | Path | Riparian Planting | Path | Tree And Understory Revegetation — **DE02**

0 3 5 10 25M

5.10. Water Sensitive Urban Design (WSUD) & Improved Water Quality

There are a number of existing stormwater culverts from adjacent roads providing runoff into the Park.

Some of these stormwater swales are creating erosion and the water is considered to be polluted and contribute to downstream deteriorated water quality.

These swales shall be converted into natural swales with native revegetation, and a series of leaky weirs based on principles of landscape regeneration to slow water velocity and improve soil biome.

Possible educational features highlighting water pollution management in the environment and downstream impacts - i.e. Sea grass degradation, can be provided.

Investigations into the potential for aquifer storage & reuse shall be undertaken.

5.10.1 Stormwater Swales

Majors Road stormwater runoff shall be captured in a vegetated swale adjacent to the new car park. Water will then continue beneath the Hub in existing pipes to the top of the creekline.

Main South Road stormwater shall be captured in new naturalised swales consisting of potential leaky weirs. These are soft engineered 'natural' eco-structures designed to raise the water level of the creek, rehydrate the floodplain and rebuild vital aquatic and riparian habitat.

5.10.2 Water Quality

The Glenthorne National Park straddles two major urban catchments: The Sturt River catchment to the North, and the Field River Catchment to the South.

Water from the Property's creek runs into the Field River Catchment, where sea grass degredation at the mouth of the river has been noted due to nutrient pollution.

Improving the water quality through the process of plant sorption will be achieved through the WSUD initiatives and riparian revegetation program.

Figure 9: WSUD treatment areas

Water Sensitive Urban Design (W.S.U.D.) Typical Landscape Section

B — B'

Grassy Woodland Planting | Path | Detention Swale | Retain Existing Trees With New Understory Planting | Road | Path | Carpark | Retain Existing Trees With New Understory Planting | Drive-Way | Retain Existing Trees With New Understory Planting | Grassy Woodland Planting

0 3 5 10 25M

Landscape Regeneration & Management

Landscape regenarative practices have the potential to restore soil biome

Leaky weirs are soft engineered 'natural' eco-structures

Seasonal sheep grazing can provide effective weed management while revegatation establishes

Rotational grazing can also provide opportunities for agricultural education

Rehabilitated wetland

Revegetation Character

Grey Box grassy open woodland

Riparian planting along the creek corridor

Tree planting along contour lines utilise passive irrigation and provide habitat

Potential for productive native grasslands

City of Marion Submission on the Glenthorne National Park Draft Master Plan

The City of Marion has prepared this submission in response to the Glenthorne National Park Draft Master Plan, released for public comment on 1 November 2019.
This submission was endorsed at the General Council meeting on 26 November 2019.

Contact: Rebecca Neumann, Senior Environmental Planner,
rebecca.neumann@marion.sa.gov.au / (08) 8375 6624.

Overview

The City of Marion welcomes the release of the *Glenthorne National Park Draft Master Plan* (the draft Master Plan) by the State Government and congratulates all involved for progressing this project to the level that it has reached.

The vision presents an exciting opportunity to show case a suburban activated open space, developed with contemporary innovative thinking coupled with tradition and heritage

There are many opportunities for further Council involvement in this vision which have been considered in this submission. This submission considers:

- Broad strategic alignment with the Marion Community Vision
- Goals of Council from the City of Marion 2019 – 2029 Strategic Plan
- Project priorities in the City of Marion 2019 – 2023 Business Plan
- Operational considerations involving Council.

Council strongly supports the vision presented in this draft Master Plan particularly its alignment with Council's past aspirations for this area and how it will deliver on many of the themes of the Marion Community Vision. Key priorities include:

- Increased the condition and extent of native vegetation across the Council's landscape
- Increased opportunities for the community to engage with nature
- Increased accessibility to world-class recreational pursuits
- Stimulation of lifestyle economy through tourism, visitor experiences and social enterprise
- Respect to Kaurna Nation and protection and interpretation of local heritage
- Support for the delivery of a BMX Facility and Soccer Facility in O'Halloran Hill Recreation Park
- Support for a nature-based destination playground as a citywide attraction.
- Support for improve ecological and recreational connectivity across the State Parks through Council land subject to further support from the State Government.

Details on how Council may be involved in the delivery of this vision is not identified in the draft Master Plan and will presumably form part of the more detailed management planning of the Park.

Council requests active involvement in future planning of the precinct to ensure achievement of positive collaborative outcomes for the community.

Further detailed analysis on the draft Master Plan is presented under the headings below.

Background

Council has held a long-term vision for improved public access and connectivity of the large parcels of open space in the southern region. Covering the areas of Glenthorne Farm, Field River Valley, O'Halloran Hill Recreation Park, Hallett Cove Conservation Park, Marino Conservation Park, Marion Coast Park, existing Council reserves and private open space in the western Hills Face Zone. Past campaigns led by Council include the Great Southern Urban Forest" and "Marion Greenbelt". This vision has contained the following consistent themes:

- Retention of open space character
- Revegetation and protection of existing biodiversity and waterways
- Restoration and interpretation of heritage
- Open community access through trails and recreation
- Economic development through, research, education, innovation and tourism.

In recent years, Council has advocated particularly around community access to Glenthorne Farm broadly in line with the “Glenthorne Community Vision” established in 2015 through the leadership of the Friends of Glenthorne.

Overarching Governance and Naming

Council notes that Glenthorne National Park will be a precinct that will include State managed land, Council reserves and private land. An overarching governance framework including key stakeholders as well as detailed management planning with all stakeholders will be a key to bringing this precinct together.

We agree with the need to respect the existing unique local identity of existing open space parcels and recognition of stakeholders that play a key role in management of these areas. In particular, this may include the names of Council reserves and names of the some of the well-known State Parks e.g. Hallett Cove Conservation Park. Council supports the use of a dual Kaurna name for the whole precinct, as long as agreement is reached across all Traditional Owners.

Community governance is mentioned in section 2.2. of the draft Master Plan and has been part of the development of this draft Master Plan through the Glenthorne Partnership. Further information on this model is not elaborated on in the section on governance in 4.1. Whilst community involvement is very strongly supported, existing landholders and service providers need to be part of the planning for this precinct both at the strategic and operational levels.

Zoning of the land is not mentioned in the draft Master Plan, however further consideration may be needed particularly with the current opportunity around the Planning and Design Code. The current zoning of the Glenthorne Farm property is Primary Production, which will transition to ‘Rural Zone’. Although the Rural Zone appears to provide flexibility in the types of uses envisaged, (i.e. shop, tourist accommodation, function centre) the uses are to be associated with primary production uses. The Planning and Design Code’s ‘Conservation Zone’ applies to the other State Park areas in the Master Plan. Further consideration of the zoning to ensure that the vision is reflected in the zone policy and provides a smooth path for any future development applications may be needed.

Funding and timing will need to be a focus for the next stages of management planning. Existing funding in the State Parks of our region has historically been very limited (however we note the recent investments that have been made). Significant investment will be required to bring the vision to reality with Council being a large stakeholder in how the connectivity between the State Parks might be achieved. Whilst there may be opportunities within some

existing planning activities of Council, there will need to be further funding support and coordination from the State Government.

The Glenthorne National Park Precinct

Glenthorne Farm

Key opportunities that Council has discussed in relation to Glenthorne have included:

- Community events and function centre (through restoration of heritage buildings)
- A community farm (like CERES or Collingwood Urban Farm) and NRM education centre
- Farmers' and makers' markets
- Outdoor recreation: walking trails, mountain biking and horse riding, orienteering, camping (connected with surrounding State parks)
- Playgrounds including nature play and birdwatching
- Broadscale greybox woodland restoration
- Heritage interpretation
- Bushcare and heritage volunteering – with frequent access
- Native plant nursery and native turf grass production
- Wildlife recovery centre and refuge / ex situ conservation for threatened species
- Environmentally sensitive renewable energy generation
- Natural burial / cemetery.

These aspirations are all well reflected in the draft Master Plan.

It is noted that many of these initiatives, especially those that include management of animals, are likely to require live-in caretakers. Illegal access and vandalism are already ongoing issues for open space in this area – particularly Field River valley. Ongoing surveillance for community safety will be required.

A destination nature-based playground to attract users citywide has been discussed already with the Department for Environment and Water (DEW), and Council welcomes further collaboration with DEW on this initiative.

There has been some discussion on paid entry to Glenthorne Farm. This might be appropriate for certain areas / activities, however there should also be opportunities for the park to be accessible to all members of the community.

Council has been involved in discussion on the lack of burial space in the southern region and the growing demand for natural earth burial. Council community programs are also facing an increasing need to include conversations about death and dying. Council would welcome further consideration of this need for our community at the Glenthorne site.

The establishment of an urban farm similar to CERES or the Collingwood Urban Farm has been gaining strong support in Adelaide – with Glenthorne seen by many as a key opportunity. Council is seeing an increasing interest in community gardening, urban agriculture, food security and local level sustainability networks. Council is also seeing a strong trend in the emergence of social enterprise. These opportunities are an exciting prospect for this site and capture much of what is presented in the vision. Council may be able to partner and support in this initiative through existing community engagement programs.

O'Halloran Hill Recreation Park

Council is already in discussion regarding collaboration with the State Government to deliver a UCI standard BMX Facility and Southern Soccer Facility within O'Halloran Hill Recreation Park. We will continue to work together to pursue this outcome.

Council recently received a letter from DEW informing us of plans to change the name of O'Halloran Hill Recreation Park to Glenthorne National Park. We are not aware of community feedback on this name change however would want to ensure that key stakeholders such as the Friends of O'Halloran Hill Recreation Park do not have a loss of identity with this name change.

Hallett Cove Conservation Park

Council is in the process of investigating upgrades of the Marion Coastal Walkway and is aware that sections of this asset will need replacement. Given the timing of construction of sections of the walkway inside the Hallett Cove Conservation Park, we welcome the proposed upgrades of the boardwalk and will seek consistency in service standards for connecting trail from Council managed sections to the Parks sections.

Hallett Cove Conservation Park has a unique identity including international recognition of the local geology. The naming of this park forms part of this identity. We seek careful consideration of community and stakeholder views around the potential change in name of this park. Identifying the park as part of the Glenthorne National Park Precinct seems like a better option than changing the park name.

Marino Conservation Park

As with Hallett Cove Conservation Park above upgrading of trails is welcomed. We will also be seeking consistency in service standards between sections connecting into the Council managed Marion Coastal Walkway.

Also as above, we recommend careful consideration of a change in park name – identifying this area as part of the broader precinct might be better for the identity of park.

Field River Valley

Improved management of the Field River Valley has long been a priority for Council. We are aware that the landowners of a large portion of this valley have sought to sell the land in the past. We encourage the State Government to consider purchasing this land for more formal inclusion in Glenthorne National Park and improved management as a State Park.

Council has collaborated with the State Government, particularly AMLR NRM Board and the former Onkaparinga Catchment Water Management Board, in a range of studies into the management of this area.

Key opportunities for further work include

- Public ownership of Field River Valley
- Management of fuel loads and woody weeds
- Better protection, restoration and interpretation of the Worthing Mine / Hallett's Mine heritage
- Interpretation of Howchin's Anticline
- Further review of past water management and harvesting options in light of current priorities (e.g. "Field River Concept Plan")
- Further review of past studies to establish trail connections – including the establishment of the Field River Waterway Linear Park.
- Illegal access of 4WD vehicles and motor bikes

- Further identification of mine adits and natural caves
- Support for volunteer involvement
- Revegetation
- Further consideration of grazing in some areas to prevent ongoing establishment of woody weeds

The draft Master Plan makes minor references to the Field River and does not specifically identify priorities for this land. We encourage the State Government to actively pursue better outcomes for this part of the precinct.

Connecting Council Reserves and Walkways

Much of the interconnection between parks will rely on passage through Council reserves, roads and trails, some of which are already established and some that would require future development.

The principles of universal access are supported, however not all existing Council trails will fit these standards. Council may require further funding assistance to upgrade and maintain trails to a standard above what is already provided.

The trail connections identified fit largely with those also identified through the Marion Walking and Cycling Guidelines 2018-2022. Council encourages DEW to consider this guideline in how connecting trails might be established across the Glenthorne National Park precinct.

Walking and cycling opportunities identified by Council include:

- On and off-road bicycle path along Perry Barr Rd
- Field River Trail (dependent on land ownership) - Advocate to provide off-road shared-use path to link coast with the Expressway
- Majors Road O'Halloran Hill (DPTI) - Advocate with State Government to improve walking and cycling connections
- Southern section of Marion Coastal Walkway connecting Heron Way to Field River
- Council advocating for a shared use path along Londsdale Road.

Council is currently planning redevelopments of Capella Reserve and Nannigai Reserves in Hallett Cove. Council would welcome input from DEW in the final stages of these redevelopments.

The Marion Coastal Walkway is currently undergoing a major review to ensure that it is fit for purpose, and designed and maintained to appropriate standards into the future. Council welcomes further discussion with DEW on future upgrades and how it can fit within the broader precinct.

Further connectivity between Council reserves is possible and Council would welcome further input from DEW to scope possibilities. Key connecting reserves include:

- Reserves in the Waterfall Creek Catchment. In particular Lucretia Way Reserve, Glade Crescent Reserve and connections through to Linear Park Reserve. Management of water run-off, remnant vegetation and revegetation in these reserves is of particular importance.
- Nari Reserve – particularly in relation to revegetation and community involvement
- Barton Drive Reserve - particularly in relation to woody weed control, revegetation and community involvement and the establishment of community involvement in the Field River
- Cormorant Drive Reserve – particularly community involvement, environmental restoration and leadership for community engagement in Field River.

- Hallett Headland Reserve – particularly biodiversity conservation and community involvement.

Connectivity

Recreation

As highlighted above, the Marion Walking and Cycling Guidelines 2018-2022 identifies recreational opportunities. Consistency in service standards and style should be sought over the whole precinct including between Council-managed and State-managed trails. Establishment of agreements around these standards across land tenures will be needed.

Road networks and traffic

Further discussion with Council around new road access points, particularly within the Glenthorne Farm area, is required. Increased visitor access is an opportunity, however will also need consideration for existing residents where changes in traffic might occur.

Ecological

Council's biodiversity management is currently guided by the Marion Remnant Native Vegetation Plan. Key sites for Council with existing planned works include:

- Trott Park Creek line, connection the Field River through to Glenthorne Farm
- Glade Crescent through to Lucrectia Way Reserve (Waterfall Creek)
- Lighthouse Drive
- Hallett Cove headland
- Patpa Drive Cliffs
- Gretel Crescent Reserve
- Manunda Way Reserve
- Old Hallett Bridge Reserve
- Werlinga Reserve

Buffer planting adjacent to Lonsdale Road to the west of O'Halloran Hill Recreation Park are suggested to be undertaken by Boral.

Further connections through the precinct could be considered. Council would welcome the opportunity to consider precinct priorities for ecological restoration as well as supporting community involvement e.g. planting out of areas with new food sources for yellow-tailed black cockatoos, to allow for removal of Aleppo pines in adjacent areas.

Cultural

Council would welcome the opportunity to further engage with the Kaurna Nation and Aboriginal people through Glenthorne National Park.

Council is in the process of developing the Marion Reconciliation Action Plan 2019 – 2023. Further opportunities to collaborate could be considered as part of this plan.

Technology

City of Marion has received federal funding for the implementation of a Smart Cities initiative. A range of technologies are being deployed across the city including the establishment of a LoRaWAN Gateway. The technology allows for real-time capture of a variety of data.

Council would welcome the opportunity to discuss ways of partnering with DEW for the establishment of the Glenthorne National Park Precinct as a 'Smart' National Park.

Opportunities exist particularly in relation to way finding, interpretation and collection of user data.

Branding

Branding of the Glenthorne National Park precinct will assist with establishing the park's identity and wayfinding of users. Agreements with Council on how this signage strategy fits with Council's existing signage will be required. Construction and maintenance of signs on Council land will also need further consideration.

Key Council Documents and References

- Marion's Strategic Directions
- Remnant Native Vegetation Plan
- Marion Walking and Cycling Strategy 2018-2022
- Hallett Cove Foreshore Master Plan
- Southern Adelaide Economic Development Plan
- Marion Heritage Research Centre
- Marion Reconciliation Action Plan

CITY OF MARION

Hamilton Park Reserve Community Court November 2019

Originating Officer	Open Space and Recreation Planner - Rebecca Deans
Corporate Manager	Manager City Activation - Greg Salmon
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC191126R15

REPORT OBJECTIVE

The objective of this report is to recommend the funding and construction of a community court at Hamilton Park Reserve.

EXECUTIVE SUMMARY

At the council meeting in 2017 (GC280217R06), Council adopted a three year works program of prioritised upgrade, renewal and removal of tennis and netball courts.

The proposed works at Hamilton Park Reserve included demolition of club rooms and landscaping.

This work was carried out in August 2019 and landscaping will be complete early October 2019.

Further recommendations for community court provision and maintenance were made through the Infrastructure and Strategy Committee in November 2019.

In 2018, the State Government granted $180,000 to install an automated toilet at the reserve. Extensive community consultation was undertaken to understand how the residents wanted the reserve to be developed in the future to ensure the correct placement of the toilet.

Along with toilet placement at the site of the demolished clubrooms, the consultation results articulated a clear desire for a community tennis court at the site. The community consultation report can be found in Appendix 1.

RECOMMENDATION

That council:

1. **Constructs a community tennis court at Hamilton Park Reserve, with facility for basketball and netball.**

2. **Fund $136,000 for a bitumen community court at Hamilton Park Reserve through the unfunded initiatives program with an operating, maintenance and renewal cost of $14,053 per annum.**

OR

3. **Fund $150,000 for an acrylic community court at Hamilton Park Reserve through the unfunded initiatives program with a operating, maintenance and renewal cost of $15,500 per annum.**

Liveable:	The construction of a community court responds to resident feedback for the development of open space at Hamilton Park Reserve.
Engaged:	The community consultation on Hamilton park Reserve engaged the community.
Innovation:	An innovative design that includes a community tennis court as well as facilities for basketball and netball will be developed.
Timeline	The court will be constructed in this financial year, subject to weather and other guiding factors.
Proposed Future Budget Allocation:	It is proposed that future budget allocation be referred to the unfunded initiatives list.
Whole of Life Costs:	

DISCUSSION

BACKGROUND

This report was first bought to Council on 22 October 2019, where it was referred to the Infrastructure and Strategy Committee with the following motion

1. *The proposed community court at Hamilton Park be deferred to the Infrastructure and Strategy Meeting of 5 November 2019, for placement in the Tennis and Netball Facilities Review Table. The recommendation from Infrastructure and Strategy will then go to General Council of Tuesday 10th December 2019*

The Infrastructure and Strategy Committee recommended to Council that

1. *Council proceeds to install one multi purpose court in Hamilton Park Reserve.*

The tennis court and club room at Hamilton Park Reserve were demolished in August 2019 as part of an endorsed tennis and netball three year work program.

As an outcome of the 2018 State Government election, Council received $180,000 for the construction of a public toilet at Hamilton Park Reserve. The installation of the public toilet coincided with the removal of the tennis court and club house and provided an opportunity to engage with the public on a future reserve upgrade.

The council playground framework identified the playground at Hamilton Park Reserve to be upgraded within the next five years. To ensure the correct placement of the toilet, community feedback was sought to consider the overall development of the site and plan for the future.

Community Consultation was undertaken over a three week period to 12 December 2018. The results of the consultation can be found in Appendix 1.

73.5% of survey respondents had suggestions for other types of activities they would like to see at the reserve, with the highest activity being retention of the tennis court.

A community meeting held on site strongly suggested that retention of a tennis court was wanted by the local residents.

Four courts have now been demolished. Half of this area has been set aside to build a community court and other community sport facilities such as basketball and netball. The other half of the demolition will be irrigated, turfed and seeded.

DISCUSSION

The tennis and netball review found that the courts were in poor condition. A tennis club has relocated and was no longer using the club rooms or courts, the netball club was relocated to an updated facility and there were good quality courts available at Hazelmere Road Reserve.

A review of Open Space across the City of Marion shows that provision of open space in Warradale is low. As provision is low, the open space available should be developed to its best potential.

There are no other community tennis courts available in Warradale. Hazelmere Road Reserve has community courts available, across Oaklands Road. Community court provision mapping has been included in Appendix 3.

Community consultation demonstrated a desire for a public tennis court to be constructed on site.

It is proposed that the community court be built on the footprint of the demolished courts.
There are two options for construction:

Bitumen Court	Lower Cost • Will begin to oxidise from 3 years and require maintenance after 15 years. • As surface begins to crumble makes court slippery • Additional facilities for netball and basketball and line marking.	• Bitumen court $110,000 • Temporary Security Fence $2,000 • Basketball and Netball Post $3,000 • Line Marking $1,000 • Backfill, irrigate, seed $20,000 Approximate Cost $136,000
Acrylic Court	Higher cost • Acrylic surface protects and preserves the surface • Will require new acrylic coat 7 - 10 years • Additional facilities for basketball and netball and line marking. • Visually appealing	• Bitumen Court $110,000 • Acrylic Plexipave $14,000 • Temporary Security Fence $2,000 • Basketball and Netball post $3,000 • Line Marking $1,000 • Backfill, irrigate, seed $20,000 Approximate cost $150,000

A tree root barrier can be installed when constructing a new court. This will provide a barrier to stop tree roots cracking the surface. This will cost an extra $100 per linear metre and a decision for this will be made in partnership with the council arborist.

Differences with bitumen and acrylic surfaces

Bitumen	**Acrylic**
Black surface	Colour of choice

Begins to oxidise after 3 years and can result in a crumbly and slippery surface	Will provide a barrier on bitumen for up to 9 years to stop oxidisation
Requires a pressure clean every 3 years	Requires a pressure clean every 3years
Needs a re-sheet of bitumen after 15 years. Will require taking down fence to fit in equipment. Costs approximately twice as much as applying new acrylic.	Dependent on use, will require new acrylic coat after 7 - 9 years.

Whole of life costs are dependent on use, movement of soil and invasion of tree roots as well as surface treatment. A whole of life cost worksheet can be found in Appendix 4.

It is recommended a stand alone tennis court be provided with facilities for basketball, netball and line marking available on another portion of the site. The existing small basketball ring will be demolished as part of the playground upgrade in the future.

Community Courts
Further recommendations by the Infrastructure and Strategy committee were made:

1. *The Committee encourages Council to put together a plan to manage future community courts and to identify gaps in provision.*
2. *Through the open space, identify gaps in provision where multipurpose courts, taking into account netball courts, can be fulfilled.*

To understand the current condition of community courts, we will undertake an audit of the following courts to ascertain future works that may be needed and consideration of the broader demand and provision across the City of Marion.

- Ballara Park Reserve
- George Street Reserve
- McConnell Avenue Reserve
- Weaver Street Reserve
- Edwardstown memorial Oval
- Aldridge Avenue Reserve
- Mulcra Avenue Reserve
- Rajah Street Reserve
- Sandery Avenue Reserve
- Mitchell Park Oval

The outcomes of the audit will be realised through the Open Space Plan and aligned with the current and forward playground renewal projects where appropriate.

Attachment

#	Attachment	Type
1	Hamilton Park Reserve Engagement Findings Appendix 1	PDF File
2	Community Courts ALL	PDF File
3	Whole of Life Costs Hamilton Community Court Appendix 4	PDF File

Hamilton Park Reserve
Public Toilet and Reserve Upgrade
Community Engagement Findings

December 2018

Introduction

As an outcome of the 2018 State Government Election, Council received $180,000 from Member for Gibson Corey Wingard for the construction of a **public toilet** at **Hamilton Park Reserve, Warradale**. The installation of a new public toilet coincides with the removal of the tennis courts and club house, and provided an opportunity to engage with the public on future reserve upgrades.

Removal of Tennis Courts and Club House

A review of the tennis and netball facilities across the City of Marion was completed in 2017. The review found that the Hamilton Park facilities were in poor condition, did not meet acceptable standards for community sport and were underutilised. The review also stated the ongoing cost of maintaining the courts in good condition would increase due to the impact of nearby trees.

Council endorsed the removal of the tennis courts and club house in February 2017 and to investigate the feasibility of relocating tennis court lighting.

A New Public Toilet

The removal of the club house will includes the existing public toilet. Council has received grant funding from the Minister for Recreation and Sport, Corey Wingard MP for the construction of a new public toilet, to be completed by August 2019.

The preferred location for the toilet is within proximity to the old club rooms where services including water, sewer and electricity exist.

Upgrade of the Playground

Council's playground framework has identified the playground is to be upgraded within the next six years.

The preferred location is to relocate the playground to the tennis court area as there are fewer trees in this area allowing for a greater selection of equipment that will not impact tree roots.

Reserve Upgrade

If funds are available following the removal of the clubhouse and courts and the construction of the toilet, other recreation facilities, elements or activities for the broader reserve may be considered within this process.

Community Consultation

Before progressing the installation of the toilet, community feedback was sought to consider the overall development of the site and plan for the future.

The intention for this consultation was to:

- Determine a location for a new public toilet in the reserve
- Determine the location for a future upgrade to the playground
- Gain resident views on other facilities that could be considered at the reserve in the future; and
- Note the proposed upgrades to the reserve would be delivered in stages.

Community consultation was undertaken over a three week period to 12 December 2018 including:

- A Making Marion online survey
- Postcards delivered to 430 households directing them to the online survey
- Signs installed at Hamilton Park Reserve.
- Social media marketing
- On site meeting held from 4pm on Sunday 2nd December 2018

The following report provides an analysis of the feedback that was received.

Executive Summary

In summary, during the 3 week consultation period Council received:

- 34 completed surveys
- 34 written responses within the survey
- More than 20 visitors to the on-site consultation meeting
- 1 letter of response
- 24 Facebook comments (2 relevant to the engagement)

Of the 34 respondents who completed surveys **88.2% supported the installation of a public toilet at Hamilton Park Reserve**. All residents who supported the installation of a toilet supported the proposed location of the toilet in the vicinity of the current club room building.

24 Respondents (70.6%) preferred to relocate the future playground to the current tennis court location.

73.5% of survey respondents had suggestions for other types of activities they would like to see at the reserve. These activities included:

Amenity	Number of comments
Fencing around playground	2
Shade and seating / BBQ	6
Fitness equipment	3
Community garden	1
Bike track	3
Retain tennis courts	7

The on site consultation was well attended and the following items were raised in response to the question "*What would you like to see at the Reserve"?*

- Native trees
- BMX / Dirt Bike track
- If the fencing is still up around the court – use the space
- Plan as a future reserve for grown ups
- Community Garden
- Keep the shelter
- Footpath around the reserve
- Static fitness equipment
- More trees and lower planting
- Party room hire – use existing club room and renovate

- Have equipment for toddlers
- Dog free park or at least dog on leash park
- Make tennis courts good
- Add activities for 7 – 15 year olds
- Options for older kids
- Lighting on a timer system
- Options for young kids (grandchildren) and older carers
- Tennis court
- Kid proof fence

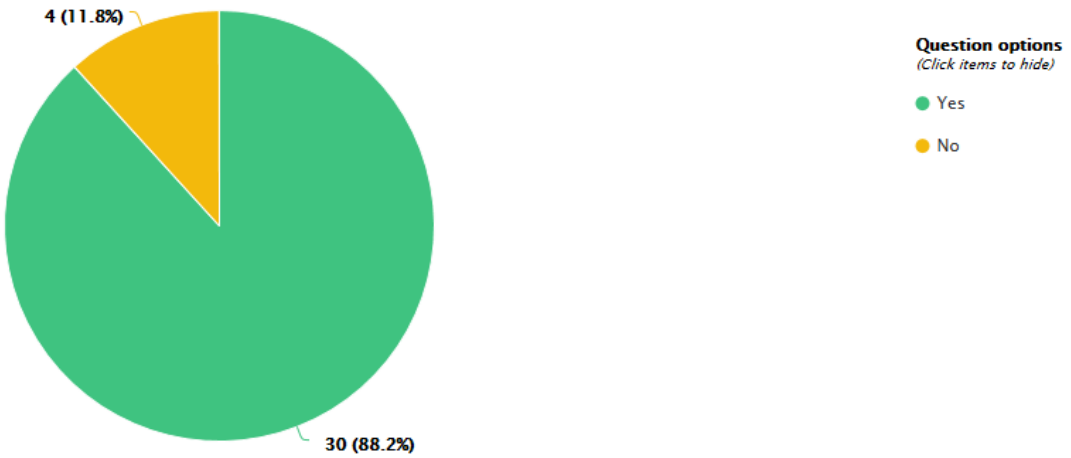
Suggestions were also made to conduct a traffic survey around the site to ensure that parking and ease of movement through the surrounding streets was adequate.

Summary of Consultation Findings

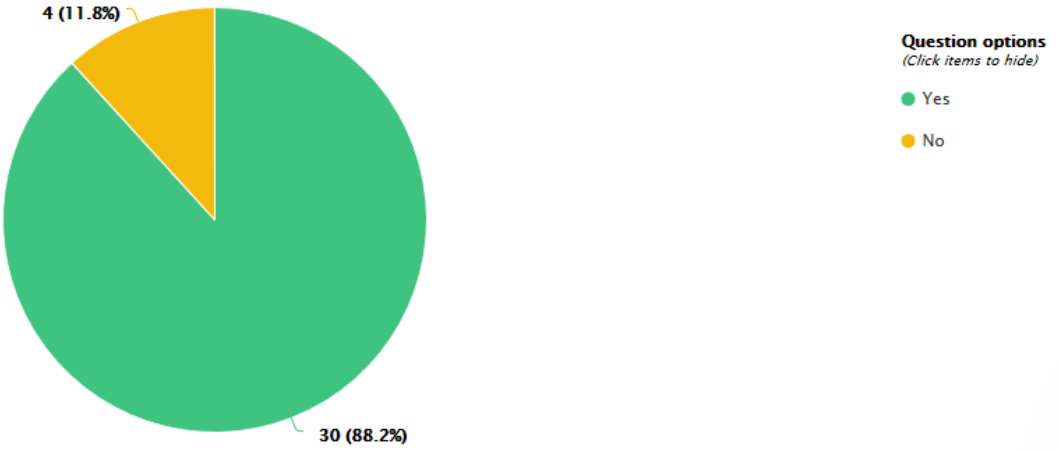
Plan……

Consultation was held over three weeks, closing on the 12 December 2018. Six questions were asked and the findings are consolidated below.

Question 1
Council has received funding for the construction of a new public toilet facility. Do you support the installation?



Question 2.
The reserve upgrade concept plan represents Council's preferred location for the new public toilet facility. Do you support the location?



Question 3.
If no, where is your preferred location / any other comments?

Don't waste your money. Very few use the area and those that do, generally live very close. There are several of these areas near my home and in the last 10 years I cannot remember someone using one. It might sound negative but it only becomes an area for several individuals that will visit very rarely. Try mowing or weeding my council owned front area rather than trying to fine me for parking there.
Don't support public toilet. Hi

Thank you for the opportunity to provide feedback on the Hamilton Park Reserve proposal.

I strongly object to building new public toilet, bike track, fencing off playground, community garden, fitness equipment, tennis courts and walkway/footpath around perimeter of the park. These facilities were mentioned by a single community member at the community consultation on 2 December and I don't think they represent the wider view of the community and are focused on the needs of her 3 children at a very specific age bracket. I think any changes in the park should focused on longer term solutions that enhance this gem of a park with budget/ongoing maintenance costs in mind.

I don't see any value in building the facilities listed above as they are already provided (other than community garden) at Hazelmere Park which is only 200m north of Hamilton Park.

I think adding these facilities will detract from the beautiful natural open feel of the park.

I support upgrading the playground when current playground reaches end of life – as it stands it is a great little playground and does not require an upgrade. I do not support fencing off playgrounds as it detracts from the open space and natural beauty.

I would like to see Hamilton Park Reserve kept as a beautiful open space with established native trees.

I support the removal of existing tennis courts, lights, fencing and clubroom - rationale for this is:
o Tennis court is past its usable life – maintaining or upgrading the court is very expensive.
o No club is currently occupying the space resulting in a lack of maintenance.
o Clubroom and pergola is reaching its end of life.
o Fencing restricts public use.

On the vacated site lay turf and plant new native species to match existing trees – rationale for this:
o Enhance the open space look and feel of the park.
o Increase trees to provide shade and attract birdlife
o Reduce maintenance costs to council.

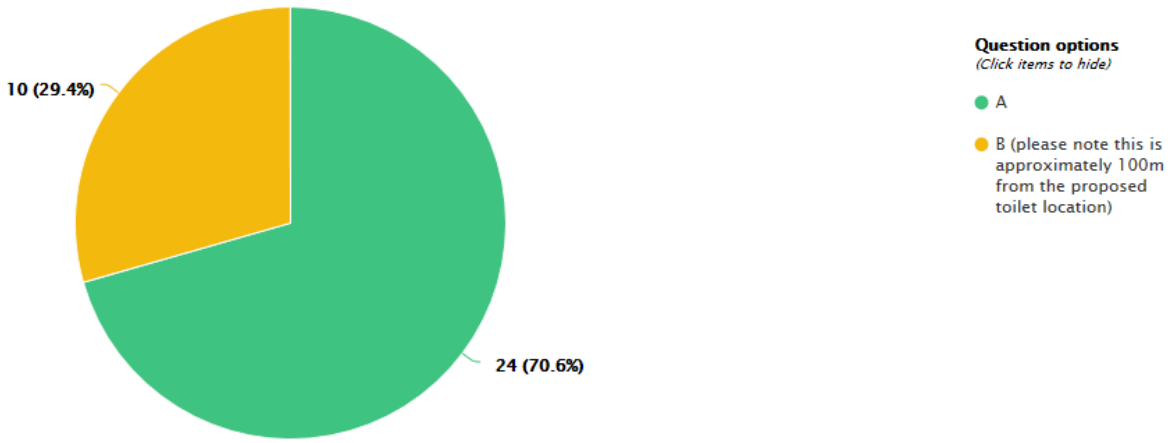
I believe the recommendations above are aligned with Hamilton Park's classification of Neighbourhood Level in accordance with the Marion Playground Policy which states:

Categories Description
Purpose Neighbourhood Level playgrounds will be of a higher quality with a diversity of character in good locations that cater for one or more suburbs. Due to the broader scale of facilities people can use these playgrounds for extended periods of time. They provide similar environmental value as Local Level playgrounds.
User Catchment Distributed within approximately 750m distance to dwellings and work places. Serves surrounding suburbs and is generally within walking or cycling distance, but some may drive.
Types of facilities Sporting and recreation facilities for unstructured sport, park furniture and amenities including at least one seat, pathways for accessibility, diverse opportunities for play for a range of ages, shelter and natural shade with consideration of shade over playground equipment, water sensitive urban design landscaping, limited irrigated grass.

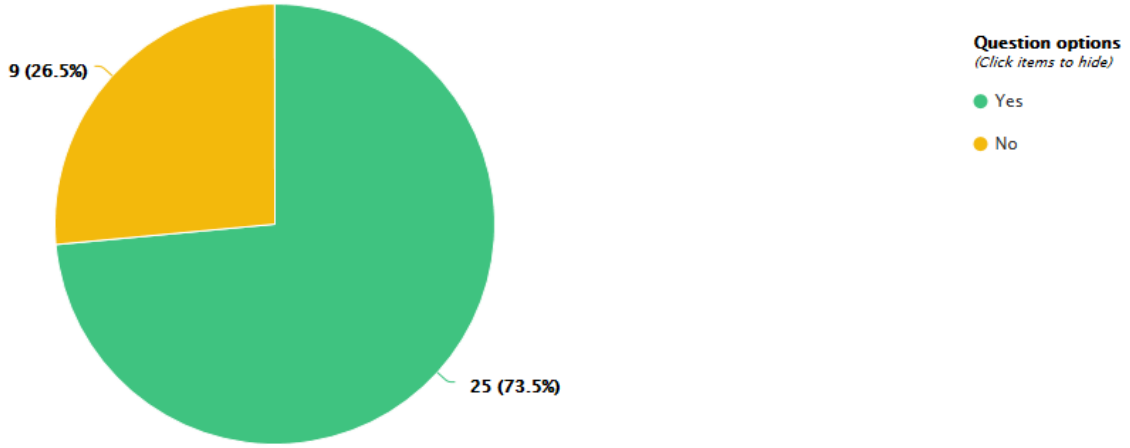
Thanks for the opportunity to provide feedback.

Consideration needs to be given to low mobility visitors and shade for persons waiting for others using the amenities. It is a long walk for a person on a walking frame or other restriction. Grandparents mind children and take them to activities. Workcover persons with low mobility need to be able to access the site. Shade is needed in the vicinity of the amenities.
I do not want a toilet at all !!! Living directly opposite the park I am often woken up by teenagers / young adults drinking and partying in the park at late hours. I believe a toilet block will; 1. encourage people to drink in the park after hours (if there is a toilet facility available). 2. encourage loitering as has been the experience at other public toilets ie Marion wetlands area. 3. Supply a place for drug use. On several occasions I have found used syringes in the park which I have disposed of at the RAH and Queen Elizabeth Hospitals (where I work). This park is quiet and used only by locals who surely don't need a toilet block when their homes are so close. This investment is a waste of money for the few who use the park. Please pay respect to those who live directly opposite the park not the few who live "nearby" who want it for their convenience. It is those who live directly opposite the toilet block who will be affected by the noise, sight, smell and public loitering of a toilet block. My neighbours don't want it either. Use the money for better seating, shelter, trees, play, exercise, sport equipment. This could be implemented now rather than in the proposed 6 year time frame. PLEASE SURVEY the owners directly opposite the park, NOT those living in the surrounding streets / neighbourhood. This proposed block is totally unnecessary when Hazelmere reserve is so close with BBQs/ toilets etc available 100-150 meters away. ABSOLUTELY no toilets on the Western end!! Yes to revegetation throughout, playgrounds and shade (site A)

Question 4.
Please choose a preferred location for the upgraded playground:



Question 5.
Are there any other facilities, elements or activities you would like to see at this reserve?



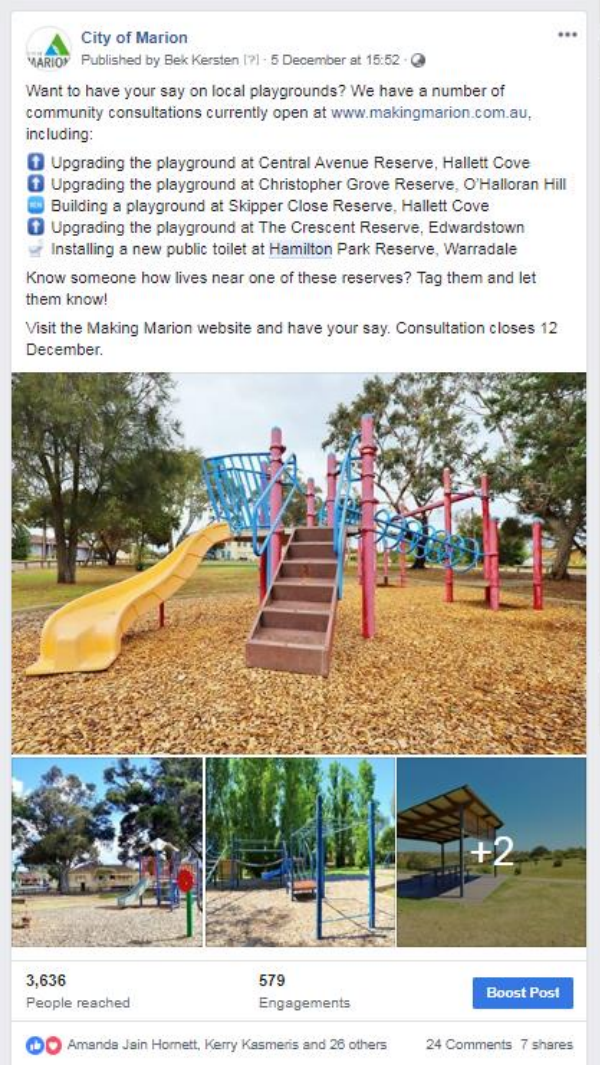
Question 6.
With the limited budget in mind, please choose one activity/facility you would like to see at the site:

As there is no fencing at the reserve, a fence around the new playground would make it safe for children and families.
this park is suited to gym type equipment when budget allows I also believe the cricket practise nets at the dog park on Oaklands Road are unsuited at that site and should be relocated to Hamilton Park. Both to go in area of the former tennis courts
Shade and more seating/tables for barbies. Tap for washing/general purpose
Bike track similar to the one at the new Hendrie st park
A community garden that would make use of part of the enclosure and give people/families who have limited yard space an opportunity to enjoy in order for
Retention of the 2 western tennis courts as they are in the best condition - with open access to the community (currently locked up courts that we cannot use), retention of lights and change to user pay coin operated system. Please!!!
A barbecue similar to the Gully Road playground would encourage groups of friends and their young children to extend their visit.
BBQ, Seating and a few shelters. Bigger playground suitable for all aged children not just preschoolers. Get a new contractor for the loo as I could build a further 4 bedrooms and an extra loo and bathroom for the same money!
Solar lighting in the Park, help with keeping the Park and residents safe. To keep one or two tennis courts, they are sought after, not everyone has small children. We've had a famaily Xmas tennis day every year since moved here, 22 years ago.

Bike path through the park for kids
Pergola with roof next to the bbq facilities. Existing clubhouse location would be ideal. Playground is better where it is. Please make sure both signs advise that reserve is on lead only. Currently the western notice is incorrect
*tennis courts to access whenever
Fence around new playground. As many trees and open green space as practicable.
Hopefully BBQ facilities. It is a great area to hang out in. We would go more often as a family if we could cook a few snags or something.
Natural play equipment (not plastic) - something that fits with the nature of the surrounding area. Play area with water play and sand if possible. Shade area and 1-2 BBQ's around parkland.
large chess set.
Stainlless Steel Water Fountain with dog / bird drinking bowls incorporated,tables and benches / seats. Playground should consider needs of population -disability and ageing-including dementia. Feedback re survey: too limited field .
Somewhere where older children could hang out
tennis courts, so the area is inter- generational - where adults of all ages and children can enjoy the facilities. Tables and chairs to accommodate tennis.
tennis courts where the netball courts are, BMX track for young kids and older teens to use (oklands skatepark isn't the safest or most enjoyable place at times.
Re-lay the tennis court and open it up to the public. It has been a locked court for the whole 20 years that i have lived opposite the park. Keep the lights, convet to a user pays coin system so it can light both tennis courts and playground.
Static bar exercise area for teen and adults. Put powerlines underground
static bar exercise area for adults
two tennis courts in place of the existing four. Specify dogs must be on leads at this park (Oaklands Rd Dog Park to be used for when off lead)
more trees to replace recent losses. Upgrade play equipment / sports and recreation equipment instead of toilet block. Not enough people use the park to warrant $180000 for a toilet block the locals do not want

Social Media

Engagement was undertaken on Facebook to invite community members to have their say via Making Marion.



24 comments were provided to the Facebook posts. Out of the 24 comments only 2 comments were applicable to Hamilton Park Reserve and are included below. The remaining comments related to other City of Marion playgrounds and engagements.

Please please please factor the provision of shade into your costings and design!
Please allow for more fenced in parks!

Community Courts

Tennis courts

- Book a Court Tennis
- Full Court Tennis

- Tennis Court Buffer 500m
- Tennis Court Buffer 1000m

- Reserve boundary
- Neighbouring reserves/open space
- Conservation parks

- Suburbs
- Bikeway sealed path
- Rail routes
- Rail stations

- Wards

Glandore Oval
Aldridge Avenue Reserve
Edwardstown Memorial Oval
Mulcra Avenue Reserve
Kendall Terrace Reserve
Woodforde Family Reserve
Hazelmere Road Reserve
York Avenue Reserve
Rajah Street Reserve
Mitchell Park Oval/Reserve
George Street Reserve
Warradale Park Reserve
Sandery Avenue Reserve
McConnell Avenue Reserve
Nannigai Drive Reserve
Hessing Crescent Reserve
Shamrock Road Reserve

Morphettville Racecourse

GLANDORE
CROSS ROAD
PLYMPTON PARK
SOUTH PLYMPTON
EDWARDSTOWN
WOODLANDS WARD
MORPHETTVILLE
GLENGOWRIE
MULLAWIRRA WARD
PARK HOLME
DAWS ROAD
KLANDS ROAD
CLOVELLY PARK
MITCHELL PARK
TONSLEY
ASCOT PARK
MARION
OAKLANDS PARK
WARRADALE
WARRACOWIE WARD
PARINGA WARD
STURT ROAD
SEACOMBE GARDENS
STURT
DOVER GARDENS
BEDFORD PARK
SEACOMBE HEIGHTS
DARLINGTON
SEAVIEW DOWNS
SEACLIFF PARK
MARINO
MAJORS ROAD
OHALLORAN HILL
SOUTHERN HILLS WARD
COASTAL WARD
HALLETT COVE
TROTT PARK
SHEIDOW PARK
LANDER ROAD
SEACOMBE ROAD

MIKE TURTUR BIKEWAY
RIVER STURT LINEAR PARK
MORPHETT ROAD
DIAGONAL ROAD
MARION ROAD
BRIGHTON ROAD
FIVEASH DRIVE
AYLIFFES ROAD
SHEPHERDS HILL
FLAGSTAFF ROAD
HAPPY VALLEY DRIVE
MAIN SOUTH ROAD
OCEAN BOULEVARD
COAST TO VINES TRAIL
LONSDALE ROAD
SOUTH ROAD

0 2
kilometres

Community Courts

Basketball

- Full Court Basketball
- 3 v 3 Basketball

- Basketball Buffer 500m
- Basketball Buffer 1000m

- Reserve boundary
- Neighbouring reserves/open space
- Conservation parks

- Suburbs
- Bikeway sealed path
- Rail routes
- Rail stations

- Wards

Glandore Community Centre
Glandore Oval
Jervois Street Reserve
Morphettville Racecourse
Aldridge Avenue Reserve
Willoughby Avenue Reserve
Edwardstown Memorial Oval
Mulcra Avenue Reserve
Appleby Road Reserve
Yanyarrie Avenue Reserve
Hendrie Street Reserve
Hazelmere Road Reserve
Oaklands Recreation Plaza
Hamilton Park Reserve
Rajah Street Reserve
Graham Watts Reserve
Ballara Park Reserve
George Street Reserve
Maldon Avenue Reserve
Trowbridge Avenue Reserve
Warradale Park Reserve
Crown Street Reserve
Sandery Avenue Reserve
Brolga Place Reserve
Alpine Road Reserve
Gully Road Reserve North
Bandon Terrace Reserve
McConnell Avenue Reserve
Linear Park Reserve (Slade)
Reserve Street Reserve
Olivier Terrace Reserve
Pavana Reserve
Barton Drive Reserve
Southbank Boulevard Reserve

GLANDORE
CROSS ROAD
PLYMPTON PARK
SOUTH PLYMPTON
WOODLANDS WARD
EDWARDSTOWN
MORPHETTVILLE
GLENGOWRIE
MULLAWIRRA WARD
PARK HOLME
DAWS ROAD
CLOVELLY PARK
MITCHELL PARK
TONSLEY
ASCOT PARK
MARION
WARRADALE
COLPARINGA WARD
WARRAWOWIE WARD
STURT ROAD
SEACOMBE GARDENS
STURT
BEDFORD PARK
DOVER GARDENS
SEACOMBE ROAD
SEACOMBE HEIGHTS
DARLINGTON
SEAGLIFF PARK
SEAVIEW DOWNS
MARINO
MAJORS ROAD
OHALLORAN HILL
SOUTHERN HILLS WARD
COASTAL WARD
HALLETT COVE
TROTT PARK
SHEIDOW PARK
LANDER ROAD
SOUTH ROAD
BRIGHTON ROAD
AYLIFFES ROAD
FIVEASH DRIVE
FLAGSTAFF ROAD
HAPPY VALLEY DRIVE
MAIN SOUTH ROAD
SHEPHERDS HILL
MARION ROAD
DIAGONAL ROAD
OAKLANDS ROAD
MORPHETT ROAD
RIVER STURT LINEAR PARK
COAST TO VINES TRAIL
LONSDALE ROAD
OCEAN BOULEVARD

0 2
kilometres

Community Courts

Netball

- Full Court Netball
- Netball Ring

- Netball Buffer 500m
- Netball Buffer 1000m

- Reserve boundary
- Neighbouring reserves/open space
- Conservation parks

- Suburbs
- Bikeway sealed path
- Rail routes
- Rail stations

- Wards

Glandore Oval
Jervois Street Reserve
Aldridge Avenue Reserve
Edwardstown Memorial Oval
Appleby Road Reserve
Hazelmere Road Reserve
Oaklands Recreation Plaza
York Avenue Reserve
Rajah Street Reserve
Warradale Park Reserve
Crown Street Reserve
Sandery Avenue Reserve
Gully Road Reserve North
Bandon Terrace Reserve
McConnell Avenue Reserve
Southbank Boulevard Reserve
Barton Drive Reserve

MULLAWIRRA WARD
WOODLANDS WARD
WARRIPARINGA WARD
WARRAWOWIE WARD
COASTAL WARD
SOUTHERN HILLS WARD

MIKE TURTUR BIKEWAY
CROSS ROAD
DAWS ROAD
MAJORS ROAD
STURT ROAD
SEACOMBE ROAD
AYLIFFES ROAD
DIAGONAL ROAD
MARION ROAD
MORPHETT ROAD
BRIGHTON ROAD
FIVEASH DRIVE
FLAGSTAFF ROAD
MAIN SOUTH ROAD
HAPPY VALLEY DRIVE
SHEPHERDS HILL
OCEAN BOULEVARD
LONSDALE ROAD
LANDER ROAD
SOUTH ROAD
COAST TO VINES TRAIL
RIVER STURT LINEAR PARK

GLANDORE
PLYMPTON PARK
SOUTH PLYMPTON
EDWARDSTOWN
MORPHETTVILLE
GLENGOWRIE
PARK HOLME
OAKLANDS PARK
WARRADALE
MITCHELL PARK
TONSLEY
ASCOT PARK
CLOVELLY PARK
MARION
SEACOMBE GARDENS
STURT
BEDFORD PARK
DOVER GARDENS
SEACOMBE HEIGHTS
DARLINGTON
SEAVIEW DOWNS
SEACLIFF PARK
MARINO
OHALLORAN HILL
HALLETT COVE
TROTT PARK
SHEIDOW PARK

0
2
kilometres

Multi Use Courts

Multi Use Courts

Full size courts that have markings allowing for multi sports use such as tennis, basketball and netball.

Tennis Court Buffer 500m

Tennis Court Buffer 1000m

Reserve boundary

Neighbouring reserves/open space

Conservation parks

Suburbs

Bikeway sealed path

Rail routes

Rail stations

Wards

Glandore Oval

Aldridge Avenue Reserve

Edwardstown Memorial Oval

Hulcra Avenue Reserve

Kendall Terrace Reserve

Woodforde Family Reserve

Hazelmere Road Reserve

York Avenue Reserve

Rajah Street Reserve

Mitchell Park Oval/Reserve

George Street Reserve

Warradale Park Reserve

Sandery Avenue Reserve

McConnell Avenue Reserve

Nannigai Drive Reserve

Hessing Crescent Reserve

Shamrock Road Reserve

0 2

kilometres

Open Space Classification Hierarchy - Revision Produced by City of Marion, ICT, GIS Specialist - October 2019

Whole of Life Costs Hamilton Community Court Appendix 4

Whole of Life Cost Analysis	Hamilton Park Reserve Community Court - Appendix 4													
Description	Operating/ Capital	Lifecycle Yrs	Acquisition Cost	Contingencies & Professional Fees	Projected Operating Costs pa	Projected Maintenance Costs pa	Total Projected O&M pa	Less Existing O&M pa	Net Increase O&M pa	Projected Depreciation/ Renewal pa	Existing Depreciation/ Renewal pa	Net Increase Depreciation/ Renewal pa	Whole of Life Cost of Proposal	Whole of Life Increase Cost of Proposal
Manual input	*Select from dropdown*	*Manual input*	*Manual input*	*Manual input (if not separated out)*	*2%*	*5%*	*7%*	*Manual input*		*based on useful life*	*Manual input*		*based on capital component with longest life*	*based on capital component with longest life*
Bitumen Court	Capital	30	136,000	61,200	2,720	6,800	9,520	-	9,520	4,533	-	4,533	618,800	618,800
Acrylic Court	Capital	30	150,000	67,500	3,000	7,500	10,500	-	10,500	5,000	-	5,000	682,500	682,500
	Capital	0		-		-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-
	Capital	0	-	-	-	-	-	-	-	-	-	-	-	-

CITY OF MARION

1st Budget Review 2019/20

Originating Officer	Unit Manager - Finance Partnering & Rates - Heath Harding
Corporate Manager	Manager Finance - Ray Barnwell
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC191126R16

REPORT OBJECTIVE

The purpose of this report is to provide the financial results for the 1st Budget Review for 2019/20. The budget review is a revised forecast of the original 2019/20 budget and as such any savings identified during the budget reviews will not be confirmed until the financial statements are prepared and audited at the end of the financial year.

This report also provides details of the 2018/19 identified once off net cash surplus/savings following the completion of the independent audit of the 2018/19 Annual Financial Statements. This surplus, subject to Council approval, will be quarantined in the Asset Sustainability Reserve for future purposes resolved by Council.

EXECUTIVE SUMMARY

The completion of the 1st Budget Review has identified a favourable net cash adjustment of $0.027m. Before adjusting for expenditure allocated through Council Resolutions of $0.198m, the net movement was a favourable cash adjustment of $0.225m.

The budget review Cash reconciliation to the original 2019/20 adopted budget is shown below:

Original Budget Cash Surplus		-
1st Budget Review Adjustments		
Investment Interest Income (favourable)	(105,000)	
Woodlands Ward supplementary election (unfavourable)	50,000	
Other various net adjustments (favourable)	(169,500)	(224,500)
Revised 2019/20 Cash Surplus before Council Resolutions		**(224,500)**
Less Council Resolutions		
Edwardstown Employment Precinct (GC1900723R04)	180,000	
Coastal Management Plan (GC190723R10)	18,000	198,000
Revised 2019/20 Cash (Surplus)/Deficit		**(26,500)**

2018/19 Year End Identified Surplus/Savings

Our independent audit of the financial statements for the year ended 30th June 2019 has been completed and surplus/savings of $3.270m have been identified. This surplus is proposed to be quarantined in the Asset Sustainability Reserve for future purposes as resolved by Council.

RECOMMENDATION

That Council:

1. **Adopt the revised budgeted statements including the Income Statement, Balance Sheet, Statement of Changes in Equity and Statement of Cash Flows (Appendix 2)**

2. **Approves the identified once-off cash surplus/savings following the completion of the 2018/19 audited Annual Financial Statements of $3.270M to be transferred to the Asset Sustainability Reserve**

GENERAL ANALYSIS

BACKGROUND

Council is required to reconsider the approved budget three times during the year in accordance with Section 123 (13) of the Local Government Act 1999 and Section 7 of the Local Government Regulations.

The original 2019/20 budget was developed within the context of a long term framework to achieve a balance between meeting the objectives of the Strategic Plan and attaining financial sustainability in the long term.

FRAMEWORK

This budget review continues the focus on achieving the framework set by Council when developing the 2019/20 budget, this being:

- Support the achievement of the City of Marion's Strategic Directions;
- Address issues arising and opportunities identified from internal audit reviews and business excellence assessments;
- Maintain, on average, a break-even or positive funding (cash) position over the Long Term Financial Plan;
- Continue to improve the maintenance of assets in accordance with Council's Asset Management Plans, with a priority on maintenance before renewal, and renewal before new where it is cost effective to do so;
- Review existing services and assets to ensure they meet prioritised community needs;
- Council only approve new Major Projects where it has the identified funding capacity to do so;
- Maintain Council's position for an average residential rate which remains among the lower rating metropolitan councils

DISCUSSION

Appendix 1 contains the 1st Budget Review analysis including the detailed adjustments made during the 1st Budget Review.

Appendix 2 contains the financial statements following the 1st Budget Review including comparatives to the original adopted budget for 2019/20 as well as comparatives to the actual results from 2018/19.

Appendix 3 contains the Capital Works Carryovers from 2018/19

Attachment

#	Attachment	Type
1	Appendix 1 - 1st Budget Review 2019-20	PDF File
2	Appendix 2 - 1st Budget Review 2019 -20	PDF File
3	Appendix 3 - 1st Budget Review 2019-20	PDF File

APPENDIX 1

1st Budget Review 2019/20

Cash Position

The completion of the 1st Budget Review has identified a favourable net Cash adjustment of **$0.027m** (refer Appendix 2 Budgeted Funding Statement – "Movement in levels of Cash/ Accruals"). Before adjusting for expenditure allocated through Council Resolutions of $0.198m, the net movement was a favourable cash adjustment of $0.225m.

This budget review's favourable adjustments are attributable to the following adjustments to Original Budget from 2019/20:

Cash Statement Reconciliation		**$**
Original Budget Funding (Surplus)/Deficit		-
1st Budget Review Adjustments		
Investment Interest Income (favourable)	(105,000)	
Woodlands Ward supplementary election (unfavourable)	50,000	
Other various net adjustments (favourable)	(169,500)	**(224,500)**
Revised 2019/20 Cash (Surplus)/Deficit before Council Resolutions		**(224,500)**
Less Council Resolutions funded from Rates		
Edwardstown Employment Precinct (GC190723R04)	180,000	
Coastal Management Plan (GC190723R10)	18,000	**198,000**
Revised 2019/20 Cash (Surplus)/Deficit		**(26,500)**

The cash result:

- Identifies the cash difference between total revenues and expenditures of Council after allowing for funding from loans, investments, cash draw-downs and reserves.
- Includes capital expenditures, which are excluded from the operating result.
- Provides information of changes in uncommitted financial resources available to Council.
- Returns a cash surplus where savings arise from the original budget, representing an increase in uncommitted financial resources or returns a cash deficit when costs are greater than the original budget, representing a decrease in available financial resources.

The 1st Budget review is based upon actual results to the end of September 2019 and forecast to June 2020. In accordance with the Local Government (Financial Management) Regulations 1999 a revised budgeted income statement, balance sheet, statement of changes in equity and statement of cash flows are provided in the Attachments to Appendix 2.

APPENDIX 1

Operating Position

The 1st Budget Review forecasts a full year operating budget surplus for 2019/20 of $2.575m, a decrease of $4.706m from the original budget surplus of $7.281m.

This decrease is mainly attributed to operating grants and carryovers from 2018/19 of $3.259m, the reclassification from Capital to Operating expenditure of capital projects of $0.888m and an increase in depreciation of $0.452m following the impact of new asset infrastructure depreciated in full for the first time, including the Edwardstown Soldiers Memorial Recreation Ground building.

The operating surplus has also been impacted by $0.198m to support Council Resolutions noted below.

Operating Statement Reconciliation		**$**
Original Budget Operating (Surplus)/Deficit		(7,280,694)
Adjusted for Operating Carryovers from 2018/19 (including grants)	1,664,977	
Adjusted for Financial Assistance Grants Paid in Advance (carried over from 2018/19)	1,594,313	3,259,290
Adjusted Original Budget Operating (Surplus)/Deficit		**(4,021,404)**
1st Budget Review Adjustments		
Woodlands Ward Supplementary Election expense (unfavourable)	50,000	
Investment Interest Income (favourable)	(105,000)	
Other various net adjustments (favourable)	(36,109)	(91,109)
Non Cash Adjustments		
Depreciation increase (unfavourable)	451,995	
Reclassification from Capital to Operating (unfavourable) *	887,684	1,339,679
Total 1st Budget Review Adjustments		**1,248,570**
Revised 2019/20 Operating (Surplus)/Deficit before Council Resolutions		**(2,772,834)**
Less Operating Council Resolutions		
Edwardstown Employment Precinct (GC190723R04)	180,000	
Coastal Management Plan (GC190723R10)	18,000	**198,000**
Revised 2019/20 Operating (Surplus)/Deficit		**(2,574,834)**

**Relates to accounting classification only, no change in cash requirements*

The 1st Budget Review operating budget surplus of $2.575m (2.7%) currently meets the target set in the Annual Business Plan of $0 - $9.401m (0 – 10%).

APPENDIX 1

Council Resolutions
The following Council Resolutions have been included in the 1st Budget Review for 2019/20:

Council Resolutions included in 1st Budget Review		
GC190723R04	Edwardstown Employee Precinct	180,000
GC190723R10	Coastal Management Plan	18,000
Total Operating Resolutions		**198,000**
Funded from Reserves:		
GC190723R09	Ascot Park Bowls Club Irrigation	18,000
		18,000
Total Council Resolutions included in 1st Budget Review		**216,000**

Capital Budget
The 1st Budget Review forecasts expenditure on capital assets decreasing by $9.752m from $44.328m to $34.576m (Renewal $12.540m, New $22.036m).

Decrease in forecast capital expenditure	$'000
Capital works carry overs	9,034
Mitchell Park Sports Club redevelopment retimed to 2020/21	(14,605)
Tonsley Greenway grant funded project retimed to 2020/21	(1,838)
Capella/Nannigai Reserve development retimed to 2020/21	(1,173)
Marion Outdoor Pool Stage 3 works retimed to 2020/21	(430)
Reclassification of Capital expenditure to Operating	(888)
Other minor capital adjustments	148
	(9,752)

The Capital Budget is linked to one of Council's key financial indicators, the Asset Renewal Funding Ratio, which indicates that Council is not on track to reach its performance indicator target of 95 – 100% in 2019/20.

There are a number of capital works projects, primarily funded from Council Reserves, that remain in the budget for 2019/20 however there is uncertainty on what expenditure will be incurred during 2019/20 as they are dependant upon external influences. It is prudent to retain these works in the 2019/20 budget until such time as it becomes clear on what funding will be required in 2019/20. It is proposed that these budgets be reviewed in detail during the 2nd Budget Review process when more information is known as to the likely requirements for 2019/20.

APPENDIX 1

These projects include the following:

Significant works with potential for retiming to future years	$'000
Regional Football Facility	2,500
BMX Track Development	3,095
Replacement of the Enterprise System	800
Replacement of the Asset Management System	510
Cove Sports Club Female Changerooms	317
Marion Golf Park Clubroom upgrade	300
Grand Central Roundabout	284
	7,806

Borrowings
Due to the revised forecast timing of the Mitchell Park Sports and Community Club Redevelopment to 2020/21, the 1st Budget Review forecasts a decrease of $10m to the level of required loan funding from the original budget which will be retimed to 2020/21.

Council also currently has substantial cash backed reserves and further consideration of the timing of taking out future borrowings will be reviewed as part of the 2020/21 Annual Business Planning process. Interest charged on borrowings is generally higher than that earned through investments. Therefore, it is not prudent to borrow money when Council has cash reserves available to meet immediate and foreseeable funding needs. In everyday terms this could be compared to paying a minimum credit card payment, and incurring large interest charges, while sitting on money in the bank for a rainy day.

Reserves
The 1st Budget Review reports an increase in the use of Reserves of $9.001m. This includes $12.293m from the 2018/19 carryover budgets, offset by the transfer into reserves of retimed works into 2020/21 including the Tonsley Greenway Project ($1.838m), Capella/Nannigai Reserve Development ($1.125m) and Marion Outdoor Pool Stage 3 Works ($0.430m).

Employee Costs
Labour budgets remain constant at $35.905m in the 1st Budget Review which includes an allowance for vacancy management of $971k.

APPENDIX 1

2018/19 Carryovers

As part of the finalisation of the 2018/19 Financial Statements, designated unspent budgets were quarantined to the Grants & Carryovers Reserve for specific use in 2019/20 and future years against the works programs and projects they related to. These budgets were classified as Capital Works, Grant Funded Projects and Other (including Operating).

The total of carryovers and unexpended grants was $14.556m with a breakdown as follows:

Carryover Analysis 2018/19	
Capital	**5,697,537**
LED Lighting Transition	1,284,120
Streetscapes - Railway Terrace, Bray Street, Sturt Road	995,499
Marion Outdoor Pool Stage 2	859,441
Playspace Upgrade Program	390,747
Grand Central Roundabout	284,000
IT System Upgrades & Hardware	201,000
Marion Outdoor Pool Car Park	185,532
Capella Reserve Toilet	175,000
Other Capital Works	1,322,198
Grants - Capital Works	**4,775,399**
Tonsley Greenway	1,797,760
BMX Track Development	1,345,446
Cove Sports Club Female Changerooms	317,173
Franklin Berrima Shared Path	205,940
Morphettville Park Sports Club Redevelopment	500,578
Hamilton Avenue Reserve Toilet	145,758
Other Capital Grants	462,744
Grants - Operating	**3,291,817**
Grants commission received in advance	1,594,313
Grants Commission Supplementary Roads Funding received in advance	962,844
Smart Cities	157,177
Move It Marion	141,124
ACE Program funding received in advance	128,000
Other Operating Grants	308,359
Other Carryovers - Operating	**791,215**
ICT Projects	109,005
Property Building Condition Audit	200,000
Other	482,210
Total Carryovers	**14,555,968**

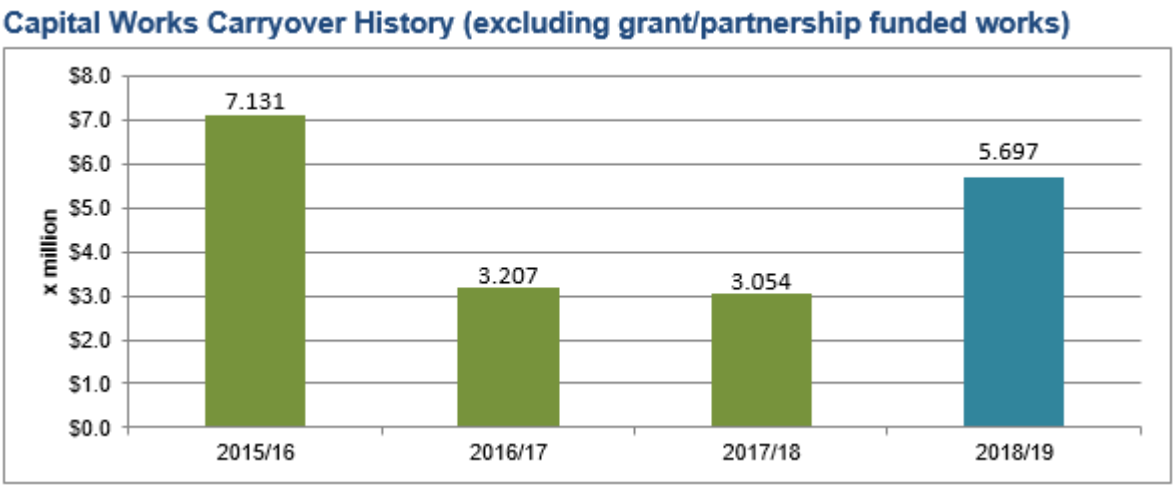
APPENDIX 1

The current status of capital works budgets carried over from 2018/19 ($5.697m) as at the 13th November 2019 is provided below:

	Carry Over Budget	Completed	Retimed to 2020/21	Budget Remaining
Infrastructure	$ 2,620,809	$ 1,018,029	$ 40,510	$ 1,562,270
Land & Property	$ 1,571,515	$ 1,125,516	$ -	$ 445,999
Open Space Planning	$ 986,743	$ 539,171	$ 175,000	$ 272,572
Other	$ 518,470	$ 340,094	$ -	$ 178,376
Total	**$ 5,697,537**	**$ 3,022,810**	**$ 215,510**	**$ 2,459,217**

These works are expected to be completed by the 30th June 2020.

A detailed listing of capital carryover works is included in Appendix 3 with a previous year comparative below.



2018/19 Year End Identified Cash Surplus/Savings

Section 7 (2) of the Local Government (Financial Management) Regulations requires that the first reconsideration of a budget in a particular financial year must include a review which takes account of the financial outcomes of the council, council subsidiary or regional subsidiary for the previous financial year.

Our independent audit of the financial statements for the year ended 30th June 2019 has now been completed and surplus/savings of $3.270m has been identified over and above those embedded in the original 2018/19 budget.

Council in adopting the 2018/19 Annual Budget in June 2018 embedded forecast efficiency and effectiveness savings across the organisation resulting in a forecast operating surplus of $4.394m. A commitment was given to making a concerted effort and having a strong focus throughout the year on achieving these savings, without impacting on service delivery outcomes. Additional cash surplus of $3.270m has now been realised and delivered to the community with the completion and adoption of the audited 2018/19 Annual Financial Statements.

APPENDIX 1

2018/19 Year End Identified Cash Surplus/Savings

	$'000s	Commentary
Operating Revenue		
Rates	2	
Statutory Charges	156	Extra revenue from Parking Fines ($86k), Dog Registrations & Fines ($62k)
User Charges	293	Increase in Marion Outdoor Pool income ($128k)
Investment Income	465	Extra income based on a favourable cash position throughout the year including higher interest rate received than budgeted (2.58% v 2.47%)
Reimbursements & Other Revenue	(67)	
Total Operating Income Savings	**849**	
Operating Expenses		
Employee Costs	35	
Materials,Contractual Services & Other	946	$107k ICT maintenance agreements, $135k Footpath repair, $354k in building maintenance, $240k in waste contract
Total Operating Expenditure Savings	**981**	
Net Operating Savings	**1,830**	
Capital Expenditure	1,440	Savings of $750k from Fleet Replacement program realignment, $239k Drainage Works, $198k Proactive Footpath Construction, $61k Traffic Control Devices, $22k Road Reseals
Total Identified Savings	**3,270**	

APPENDIX 2

Budgeted Funding Statement

The following report details the proposed budget changes for the 1st Budget Review.

	CITY OF MARION Budgeted Funding Statement	Budget Original $000's	Carryovers $000's	2019/20 1st Review $000's	Revised Budget $000's
	OPERATING REVENUE				
	Rates				
	General	77,293	-	3	77,296
	Other - NRM	1,972	-	-	1,972
	Statutory Charges	2,203	-	13	2,216
	User Charges	2,210	-	94	2,304
	Operating Grants and Subsidies	7,180	(1,594)	485	6,071
	Investment Income	708	-	105	813
	Reimbursements	530	-	34	564
	Other Revenues	1,361	-	141	1,502
	Share of Profit - Equity Accounted Investments	1,278	-	-	1,278
		94,734	**(1,594)**	**875**	**94,016**
	OPERATING EXPENSES				
	Employee Costs	35,905	-	-	35,905
	Contractual Services	23,812	1,589	1,791	27,192
	Materials	5,021	42	94	5,157
	Finance Charges	397	-	-	397
	Depreciation	15,056	-	452	15,508
	Other	7,263	34	(16)	7,281
		87,453	**1,665**	**2,321**	**91,440**
	Operating Surplus/(Deficit) before Capital rev's	**7,281**	**(3,259)**	**(1,446)**	**2,576**
Add					
(a)	**Capital Revenue**				
	Capital Grants and Contributions	5,000	-	(4,509)	491
	Physical Resources received free of charge	-	-	-	-
	Asset disposal and fair value adjustments	-	-	-	-
Equals	**Net Surplus/(Deficit) resulting from operations**	**12,281**	**(3,259)**	**(5,955)**	**3,067**
Add	Depreciation	15,056	-	452	15,508
	(Gain)/Loss on disposal of assets	-	-	-	-
	Share of Profit SRWRA	(1,278)	-	-	(1,278)
Equals	**Funding available for Capital Investment exp**	**26,059**	**(3,259)**	**(5,503)**	**17,297**
	Capital				
Less	Capital Expenditure - Renewal	12,009	1,286	(917)	12,378
Less	Capital Expenditure - New	32,319	7,748	(17,905)	22,162
Less	Capital - contributed assets	-	-	-	-
Equals	**Net Overall funding Surplus/(Deficit)**	**(18,269)**	**(12,293)**	**13,319**	**(17,244)**

APPENDIX 2

	CITY OF MARION Budgeted Funding Statement	Budget Original $000's	Carryovers $000's	2019/20 1st Review $000's	Revised Budget $000's
Funding transactions associated with accomodating the above net overall funding deficit (or applying the net overall funding surplus) are as follows:					
	LOANS				
	Loan Principal Receipts (Net)	10,000	-	(10,000)	-
	Loan Receipts from Sporting Clubs (Net)	-	-	-	-
Less	Loan Principal Payments	1,170	-	-	1,170
	Loan funding (Net)	**8,830**	**-**	**(10,000)**	**(1,170)**
	Movement in level of cash & accruals				
(b)	Cash Surplus/(Deficit) funding requirements	-	-	27	27
	Reserves Net (transfer to/(transfer from)	(9,440)	(12,293)	3,292	(18,441)
	Cash/Investments/Accruals Funding	**(9,440)**	**(12,293)**	**3,319**	**(18,414)**
Equals	**Funding Transactions**	**18,269**	**12,293**	**(13,319)**	**17,244**

(a) Capital Revenue excludes book gains/loss on sale of assets
(b) Relates to use of cash to fund major projects

Analysis of Budgeted Funding Statement

This section of the 1st Budget Review provides an analysis of the movements in the Budgeted Funding Statement (revenues, expenditures, capital, loans and reserves).

The 1st Budget Review reports a cash surplus of $0.027m.

APPENDIX 2

Financial Indicators

To assist Council in meeting its objective of financial sustainability a series of financial indicators endorsed by the Local Government Association are provided. Where a Council target has not been adopted, the recommended Local Government Association (LGA) target has been provided. The following table provides a matrix of indicators of the 1st Budget Review 2019/2020 and whether the target has been achieved.

Key Financial Indicator	Target	Forecast 2019/20
Operating Surplus/(Deficit)	$0 - $9.401m	$2.576m
Operating Surplus Ratio	0 - 10%	2.74%
Net Financial Liabilities Ratio	0 - 50%	-19.38%
Debt Servicing Ratio	0 - 5%	1.65%
Asset Renewal Funding Ratio *(formerly Asset Sustainability Ratio)*	95 - 100%	80%
Asset Consumption Ratio	80 - 100%	79.80%

In most instances the 1st Budget Review 2019/20 is meeting or exceeding the required targets or is within range of Council meeting its objective of financial sustainability.

Further detail is provided below which explains the basis of each indicator:

Operating surplus – being the operating surplus (deficit) before capital amounts

Operating Surplus Ratio – This ratio expresses the operating surplus (deficit) as a percentage of total operating revenue

Net Financial Liabilities Ratio – indicates the extent to which net financial liabilities of Council can be met by Council's total operating revenue

Debt Servicing Ratio – indicates the extent to which Council's borrowing expenses (principal and interest) are met by total operating revenues excluding investment income

Asset Renewal Funding Ratio – *(formerly Asset Sustainability Ratio)* indicates whether Council is renewing or replacing existing assets at the rate of consumption.

Asset Consumption Ratio – indicates the remaining useful life of Council's assets or the asset stock at a point in time.

APPENDIX 2

Attachments to Appendix 2

Attachment 1 – Budgeted Income Statement
Attachment 2 – Budgeted Statement of Financial Position
Attachment 3 – Budgeted Statement of Changes in Equity
Attachment 4 – Budgeted Statement of Cash Flows
Attachment 5 – Consultants

APPENDIX 2

ATTACHMENT 1

CITY OF MARION Budgeted Income Statement	Actual 2019 $000's	1st Review 2020 $000's
OPERATING REVENUE		
Rates		
General	75,242	77,296
Other	1,933	1,972
Statutory Charges	2,277	2,216
User Charges	2,468	2,304
Operating Grants and Subsidies	10,917	6,071
Investment Income	1,214	813
Reimbursements	641	563
Other Revenue	732	1,503
Net Gain - Equity Accounted Council Businesses	213	1,278
TOTAL OPERATING REVENUE	**95,637**	**94,016**
OPERATING EXPENSES		
Employee Costs	34,861	35,905
Contractual Services	19,887	27,192
Materials	5,144	5,157
Finance Charges	467	397
Depreciation	15,018	15,508
Other Expenses	8,126	7,281
Net Loss - Equity Accounted Council Business	-	-
TOTAL OPERATING EXPENSES	**83,503**	**91,440**
Operating Surplus/(Deficit) before Capital Revenues	**12,134**	**2,576**
CAPITAL REVENUES		
Capital Grants, Subsidies and Monetary Contributions	4,639	491
Physical resources received free of charge	5,320	-
Asset disposal and fair value adjustments	(2,149)	-
Net Surplus/(Deficit) resulting from Operations	**19,944**	**3,067**

APPENDIX 2

ATTACHMENT 2

CITY OF MARION Budgeted Statement of Financial Position	Actual 2019 $000's	1st Review 2020 $000's
CURRENT ASSETS		
Cash & Cash Equivalents	46,584	28,171
Receivables	8,312	8,312
Inventory	243	243
TOTAL CURRENT ASSETS	**55,139**	**36,726**
CURRENT LIABILITIES		
Creditors	6,248	6,248
Provisions	5,765	5,765
Borrowings	1,170	1,245
TOTAL CURRENT LIABILITIES	**13,183**	**13,258**
Net Current Assets/(Liabilities)	**41,956**	**23,468**
NON-CURRENT ASSETS		
Investment in SRWRA & Council Solutions	6,028	7,306
Infrastructure, Property, Plant & Equipment	1,151,845	1,170,877
Other Non-Current Assets	4,290	4,290
TOTAL NON-CURRENT ASSETS	1,162,163	1,182,473
NON-CURRENT LIABILITIES		
Provisions	614	614
Borrowings	5,635	4,390
TOTAL NON-CURRENT LIABILITIES	**6,249**	**5,004**
NET ASSETS	**1,197,870**	**1,200,937**
EQUITY		
Accumulated surplus	397,167	418,675
Asset Revaluation Reserves	762,292	762,292
Other Reserves	38,411	19,970
TOTAL EQUITY	**1,197,870**	**1,200,937**

APPENDIX 2

ATTACHMENT 3

CITY OF MARION Budgeted Statement of Changes in Equity	Actual 2019 $000's	1st Review 2020 $000's
ACCUMULATED SURPLUS		
Balance at beginning of period	380,504	397,167
Net Surplus/(Deficit)	19,944	3,067
Transfers from Reserves	0	19,389
Transfers to Reserves	(3,281)	(948)
Balance at end of period	**397,167**	**418,675**
ASSET REVALUATION RESERVE		
Balance at beginning of period	760,237	762,292
Net change this year	2,055	-
Balance at end of period	**762,292**	**762,292**
OTHER RESERVES		
Balance at beginning of period	35,130	38,411
Net change this year	3,281	(18,441)
Balance at end of period	**38,411**	**19,970**
Total Reserves	800,703	782,262
TOTAL EQUITY	**1,197,870**	**1,200,937**

APPENDIX 2

ATTACHMENT 4

CITY OF MARION Budgeted Statement of Cash Flows	Actual 2019 $000's	1st Review 2020 $000's
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts	99,015	92,738
Payments	(75,300)	(75,932)
NET CASH PROVIDED BY OPERATING ACTIVITIES	**23,715**	**16,806**
CASH FLOWS FROM FINANCING ACTIVITIES		
Receipts		
Loans Received	-	-
Proceeds from Bonds & Deposits	-	-
Payments		
Principal	(1,100)	(1,170)
Repayment of Bonds & Deposits	-	-
NET CASH (USED IN) FINANCING ACTIVITIES	**(1,100)**	**(1,170)**
CASH FLOWS FROM INVESTING ACTIVITIES		
Receipts		
Capital Grants/Subsidies & Contributions/Investments	4,639	491
Sale of surplus assets	132	-
Sale of replaced assets	2,233	-
Distributions from Equity Accounted Investments	-	-
Payments		
Purchase of IPP&E	(39,344)	(34,540)
NET CASH (USED IN) INVESTING ACTIVITIES	**(32,340)**	**(34,049)**
NET INCREASE/(DECREASE) IN CASH HELD	(9,725)	(18,413)
CASH AT BEGINNING OF REPORTING PERIOD	56,309	46,584
CASH AT END OF REPORTING PERIOD	**46,584**	**28,171**

APPENDIX 2

ATTACHMENT 5

CONSULTANTS

Consultants are defined as an expert called on to provide professional or technical advice not currently available within the organisation. An analysis of Council's accounts reveals the following information of actual year to date (to 14th November 2019) expenditure versus full year actuals for 2018/19 relating to expenditure on Consultants of an operating nature:

Legal Consultants *(As at 14th November 2019 1st Budget Review)*	**Full Year Actual 2018/19**	**Actual YTD 2019/20**
Human Resources *(Employment advice)*	122,039	626
Environmental Health	3,551	511
General Inspection *(Dog/Cat & Parking Control)*	14,733	10,997
Governance	14,065	5,897
Financial Services	0	194
City Activation	4,518	0
Asset & Property Management	25,520	6,665
Development Assessment	55,628	32,159
Infrastructure Management (Engineering)	5,413	0
Open Space Services	882	0
Community Development	4,268	0
Communications & Public Relations	1,234	0
Information Management & Technology	624	0
Process Improvement	28,078	0
Cultural Development	163	0
	280,716	**57,049**
Full Year Budget		**301,987**

APPENDIX 2

Other Consultants (excluding legal) *(As at 14th November 2019 1st Budget Review)*		**Full Year Actual 2018/19**		**Actual YTD 2019/20**
Strategic Development	**(a)**	61,932	**(a)**	1,600
Human Resources		37,928		23,231
Community Facilities Development		37,976		54,169
Information Mgt & Technology		58,754		1,300
Governance		32,209		14,162
City Activation		11,909		5,274
Asset & Property Management		3,750		38,784
Strategy, Performance & Innovation		26,000		22,320
Development Assessment	**(b)**	94,993	**(b)**	34,108
Infrastructure Management (Engineering)		21,523		23,460
Civil Services		35,595		30,854
Open Space Services	**(c)**	77,899	**(c)**	33,985
Process Improvement	**(d)**	96,649	**(d)**	16,754
Communications & Public Relations		38,125		10,250
Recruitment		79,174		44,328
Total Consultants		**714,416**		**354,579**
Full Year Budget				**1,300,677**
Hallett Cove Sea Pool Feasibility	**(a)**	35,832		0
Coastal Management Plan Phase 3		17,500		0
Other Expenses		8,600		1,600
		61,932		**1,600**
Urban Planning Policy	**(b)**	20,370		7,821
CAP Meetings		16,500		7,800
Other Expenses		58,123		18,487
		94,993		**34,108**
Open Space Reporting & Project Management	**(c)**	41,442		15,895
Level 3 Playground Audits		19,060		0
Other Expenses		17,397		18,090
		77,899		**33,985**
Optimisation Review	**(d)**	72,811		12,959
Other Expenses		23,838		3,795
		96,649		**16,754**

APPENDIX 3

2018/19 Capital Carry Over Listing			
Project	**Carry Over**	**Status**	**Comments**
62739 - Streetscape Railway Tce- Edwardstown to Sixth	$639,300	WIP	Works in progress at 30th June, works scheduled for completion in November 2019
62740 - Streetscape Birch Crescent	$40,510	2020/21	Deferred pending works on the Flinders Link and Darlington Upgrade projects
62751 - Streetscape Bray Street - Plympton Park	$328,935	WIP	Works in progress at 30th June, works scheduled for completion in January 2020
62992 - Streetscape Sturt - Bradley to Marion	$27,264	Complete	Works in progress at 30th June, works completed September 2019
62744 - Grand Central Shamrock Hallett Cove	$284,000	Not started	Additional extensive consultation was required to be undertaken to determine appropriate options
80985 - LED Lighting Transition **(Reserve Funded)**	$1,294,120	WIP	Delays encountered with SA Power Networks. Works expected to be completed November 2019
62752 - Stephens Place Bridge/Sturt River - Morphettville	$6,680	Complete	Works in progress at 30th June, delays encountered as a result of service authority negotiations. Works completed September 2019
68682 - Marion Outdoor Pool Car Park	$185,532	Complete	Works in progress at 30th June, completed in August
68694 - Marion Outdoor Pool M/Plan Capital Works Stage 2 **(Reserve Funded)**	$859,441	Complete	Works in progress at 30th June, multi year project with works scheduled to be completed between the pool seasons. Works completed in September 2019
68798 - Wi-Fi Solution - Marion Outdoor Pool	$80,000	Complete	Works scheduled to be completed while pool was closed, works completed September 2019
68710 - Air Conditioner - Administration Building	$247,500	Not started	Works to be scheduled once detailed scope of administration building requirements is undertaken
68776 - Parkholme Library Security Cameras	$24,000	Not started	Works were rescheduled pending further review of additional requirements at other Council buildings. Works scheduled for February 2020
68760 - Cove Civic Centre Wind Break Screen	$51,698	WIP	Work in progress at 30th June, scheduled to be completed November 2019
68724 - Coach House Rehabilitation	$24,996	WIP	Works in progress at 30th June, multi year project with funding to be utilised in conjunction with grant funding
68733 - DDA - FitzJames Building	$37,009	Complete	Works in progress at 30th June, works completed July 2019
68717 - Court Upgrade - Glandore Oval	$10,000	Complete	Courts completed but delay in obtaining SAPN approval for demolition
62689 - Tennis Club - Marion **(Reserve Funded)**	$45,000	WIP	Works retimed to 2019/20 to be completed in conjunction with the Marion Sports Pitch LED Light Tower project. Scheduled to completed December 2019
68775 - Marion Sports Pitch 2 LED Light Towers **(Reserve Funded)**	$25,000	WIP	Works retimed to 2019/20 to be completed in conjunction with the Marion Tennis Club project. Scheduled to be completed December 2019
68699 - Morphettville Park Sports Club Redevelopment **(Reserve Funded)**	$82,772	Complete	Work in progress at 30th June, multi year major project with works scheduled to be completed in 2019/20
68534 - Hendrie Street Inclusive Playspace	$21,898	Complete	Balance of project budget for minor maintenance works remaining to be completed
68591 - Heron Way Reserve Stage 4 - Playspace	$113,484	WIP	Work in progress at 30th June, completion of the works delayed due to Civil drainage works required to be completed prior. Work to commence in July and be completed November 2019
68738 - First Avenue Reserve Playspace	$4,248	Complete	Balance of project budget for minor works remaining to be completed
68739 - Mitchell Park Oval Playspace	$174,953	WIP	Work in progress at 30th June, works scheduled for completion November 2019
68592 - Capella Reserve Development	$48,380	2020/21	Works to be completed as part of the Capella/Nannigai Reserve Redevelopment works
68688 - Capella Reserve Toilet	$175,000	2020/21	Works to be completed as part of the Capella/Nannigai Reserve Redevelopment works
68737 - Shamrock Road Reserve Playspace	$211,546	WIP	Work in progress at 30th June. Works scheduled for completion November 2019
68689 - Shamrock Reserve Toilet	$44,129	WIP	Toilet installed by 30th June, servicing and artwork scheduled to be completed by November 2019
60126 - Oaklands Estate Reserve	$23,819	Complete	Majority of works completed in 2018/19, balance of funds for maintenance and minor works following community feedback
68681 - Shade Solutions for Reserves	$32,266	Complete	Works in progress at 30th June. Works completed August 2019
68741 - Shade Sails for Reserves	$130,000	WIP	Works delayed due to Reserve Upgrade projects not being completed by 30th June
68690 - Hazelmere Dog Park	$25,528	Complete	Work in progress at 30th June, works completed September 2019
68800 - Dumbarton Reserve Dog Park	$13,758	Complete	Work in progress at 30th June, works completed September 2019
68554 - Coastal Walking Trail Renewal	$80,771	Complete	Works in progress at 30th June 2019. Significant works still required on the Coastal Walking Trail over future years
04810 - Vehicle Replacement	$103,000	WIP	Purchase of Sign Truck that was ordered but not delivered by 30th June 2019. Scheduled for delivery at the end of November 2019
05150 - Information Management	$201,000	WIP	Includes Chamber AV Upgrade that experienced delays with Contractor engagement, to be completed November 2019. Other upgrades delayed until 2019/20
TOTAL CAPITAL CARRYOVERS	**$5,697,537**		

CITY OF MARION

CORPORATE REPORTS FOR INFORMATION/NOTING

Review of Hire Charges of Council Operated Facilities

Originating Officer	Unit Manager Libraries - Damian Garcia
Corporate Manager	Manager Community Connections - Liz Byrne
General Manager	General Manager City Services - Tony Lines
Report Reference	GC191126R17

REPORT OBJECTIVE

To provide Council with a review of changes to the hire charges of Council operated facilities, which included a 50% reduction in hire fees for residents and local business'.

EXECUTIVE SUMMARY

In October 2018, Council approved a recommendation (GC181009R08) that from 1 January 2019, a 50% discount would be offered to residents and business' registered within the City of Marion on the hire of eight Council operated facilities located at:

- Cooinda Community Centre
- Glandore Community Centre
- Mitchell Park Community Centre
- Trott Park Community Centre
- Cove Civic Centre (CCC)
- Living Kaurna Cultural Centre (LKCC)
- Marion Cultural Centre (MCC) - Domain Theatre, Sturt and Green Rooms
- Perry Barr Farm - Castrol Shed

A Facility Hire Procedure has been developed and implemented to ensure consistency across Council operated facilities.

A promotional flyer was also developed and sent out with rates notices in April, along with an advertisement in the City Limits magazine and social media posts to advise the community of the changes.

A review of the hiring activity for each of the facilities has been conducted from 1 January 2019 to 30 June 2019 in comparison to the same period last year.

RECOMMENDATION

That Council:

1. **Notes the report.**

GENERAL ANALYSIS

A review of the hire activity at eight sites has been conducted for the period of 1 January 2019 to 30 June 2019 compared to the same period in 2018.

Each of the spaces are unique in their service offering, age of the building, technology infrastructure, staff support on site, and their primary purpose for existence.

The total number of hours each site has been hired, and the subsequent revenue generated by this activity, has been assessed for the eight sites.

It can be observed that the utilisation across some of our facilities has increased, while a reduction of revenue has also been realised due to the discounted fees for Marion residents and business.

Liveable: We will make our services, facilities and open spaces more accessible.

Engaged: We will ensure our community is well informed about the services we provide.

Connected: We will provide a variety of options for social interactions.

DISCUSSION

A review of the impact of the 50% discount of hiring Council operated facilities was conducted in August 2019. Each site was reviewed against the same period last year (2018) to determine the effect of the reduction in fees.

Not all sites are currently using the same booking system, which means it is not easily possible to determine the separation of data between City of Marion hirers and external hirers.

Below is a summary of each site.

Cove Civic Centre

The Cove Civic Centre is a high end facility with access to up-to-date technology and equipment, and near new furniture and facilities. The building was designed to allow for independent after hours usage with no requirement for staff to be on site. The facility exists to provide a space that may be used by small business operators, library customers, community groups, and larger organisations. There are 6 flexible spaces available for hire, ranging from a small meeting room which caters for 6 people, up to the hall which can accommodate 200 people.

Year	Utilisation in hours	Total Income
2018	1995	$27,378
2019	3100	$22,841
Variance	+1105	-$4,537

Of the 3,100 hours utilised during the January to June period in 2019, a total of 714 hours were directly used by the community. Of the 714 hours, 441 were from City of Marion residents at the reduced rate. There have also been a number of corporate bookings during this period, with a total of 493 hours used by Corporate entities. Of the 493 hours, 236 of those were by City of Marion business at the reduced rate.

There have been a number of initiatives that have helped to increase the overall utilisation of Cove Civic Centre. An increase in casual once off hirers, longer term business hirers of the spaces, as well as an increase in library programs for the community, have all helped to increase the utilisation at CCC in the last 12 months. Feedback from the community has been positive, and an increase of repeat hirers has also been experienced.

Marion Cultural Centre (MCC)

The MCC houses a premier performing arts space being the Domain Theatre, as well as a Green Room and separate meeting room, Library, Gallery and Café. While there is a strong community focus in the building, there is also an intention to be financially sustainable and competitive in its offerings for the Theatre.

For the purposes of this review, only the Domain Theatre, Green Room and Sturt Room were included. The other functions of the building do not include hireable spaces for the public.

Year	Utilisation in hours	Income
2018	2379	$60,150
2019	4563	$38,782
Variance	+2184	-$23,368

The 2019 numbers have been influenced by a very successful 2019 Fringe season which saw approximately 14,000 people attend various events during the festival. While it does appear that income has significantly reduced, some of the reduction can be accounted for by the cessation of internal charges for Council hire of spaces from the beginning of the 2018/19 financial year (the cessation of internal charges also affects other venues but to a much lesser degree).

Neighbourhood Centres

The City of Marion has four dedicated neighbourhood/community centres at Cooinda, Glandore, Mitchell Park and Trott Park. These centres are locally based multifunctional services that rely on a small core of paid staff and many volunteers. They function as a focal point for the local community, providing a meeting place and offer a range of activities, programs and events to assist individuals in community education, volunteering, health and wellbeing, social inclusion and life-skills. Neighbourhood/community centres are heavily reliant on external funding, which is provided for the community through funding agreements. Each agreement is different, however there are requirements to deliver specific key deliverables in each centre. As such, community centres are heavily used for program delivery for the community and not so much for adhoc hirers or for independent hirer groups.

The Glandore Community Centre has a number of leased buildings which are managed through the Land and Property business unit.

Cooinda

Year	Utilisation in hours	Income
2018	4680	$12,400
2019	5625	$9,996
Variance	+945	-$2,404

Mitchell Park

Year	Utilisation in hours	Income
2018	1116	$2,640
2019	1171	$2,760
Variance	+55	+$120

Trott Park

Year	Utilisation in hours	Income
2018	1283	$6,920
2019	1257	$5,081

Variance	-26	-$1,839

Glandore

Year	Utilisation in hours	Income
2018	3704	$55,797
2019	3902	$51,877
Variance	+198	-$3,920

While there has been no significant changes to the utilisation of the Neighbourhood Centres, they were already highly used venues prior to the changes, averaging between 64% and 88% capacity. Income has reduced as expected, but this is evidence of local community groups benefiting from the reduced fees for residents.

Perry Barr Farm - Castrol Shed

Perry Barr Farm comprises of several buildings, some of which are individually leased to the Hallett Cove Lions Club and Scouts group. The Castrol Shed is one of the buildings located on the property and is managed by Council. This review has taken into account the hiring of Castrol Shed only.

The Castrol Shed is a smaller building, however there are roof support poles in the main function room which does limit the usage of the space. At present, there are two regular hirers of the space. There is a dance group that use the space for rehearsals during school terms, and a Senior Citizens Group that meet weekly on Saturdays.

Year	Utilisation in hours	Income
2018	190	$3,420
2019	190	$1,900
Variance	0	-$1,520

There have been no additional hirers of these spaces to date, with only one regular hirer and no additional one off hirers. The local groups who do hire the venue have benefited from the reduced hire rates.

Living Kaurna Cultural Centre (LKCC)

The LKCC comprises the LKCC building itself and the adjacent Fairford House. While both of these spaces are open to the general public to hire, there is consideration given to the types of events and usage that relate to the cultural significance of the site.

An important function of LKCC is to develop business opportunities and skills (for both commercial and social/cultural outcomes) for Kaurna and other Aboriginal people. This is achieved through cultural tours, arts and cultural workshops, art gallery, retail shop, venue hire bookings, tourism, education and other programs and events.

Year	Utilisation in hours	Income
2018	216	$8,067
2019	357	$9,622
Variance	+141	+$1,555

To date, there have been no residents take advantage of the reduced rates at LKCC or Fairford House. However, there are a few businesses showing interest to make future bookings in the near future.

Summary table

Year	Utilisation in hours	Income
2018	15563	$176,772
2019	20165	$142,859
Total variance for all venues	+4602	-$35,913

Conclusion

Not all sites are currently using the same booking system, which means it is not easily possible to determine the separation of data between City of Marion hirers and external hirers. It does appear evident by the increase in overall utilisation, as well as the corresponding reduced income, that the Marion community is taking advantage of the reduced hire fees.

A promotional flyer was developed and sent out with the April 2019 rates notice to inform residents of the reduced fees, as well as a number of social media posts. Cove Civic Centre has seen the highest increase in utilisation, which has been a combination of resident bookings and an increase in community and business programming.

Attachment

#	Attachment	Type
1	Facility Hire Procedure - June 2019	PDF File

Facility Hire Procedure

1. RATIONALE

The City of Marion will provide consistent, fair and equitable processes for the external use, allocation, pricing and management of Council operated meeting rooms and multi-purpose facilities. These processes are in line with the City of Marion's Equity, Access and Social Inclusion Policy and the Fees and Charges Policy.

This procedure is intended to provide guidance to council staff regarding the principles, pricing and general conditions that relate to the use of meeting and multi-purpose facilities directly under the management and control of the City of Marion.

The City of Marion will continue to provide facilities that:

- Facilitate and increase access and participation in social, cultural, recreational, educational, health, economic to support informed, strong, and connected communities
- Cater for a wide range of cultural, social and recreational activities
- Meet the changing needs of the community through flexible and responsive arrangements.

2. PROCEDURE SCOPE

This policy applies to meeting and multi-purpose facilities under the management and control of the City of Marion and applies to the following venues and rooms.

Venue	Room	Venue	Room
Cove Civic Centre Library	Hall Meeting Rooms IT Training Suite	Cooinda Community Centre	Hall
Living Kaurna Cultural Centre	Meeting Room Fairford Hose	Trott Park Neighbourhood Centre	Hall Play/Seminar
Marion Cultural Centre	Domain Theatre Sturt Room Green Room Plaza Foyer	Glandore Community Centre	Clark Opal Slade Rugby
Perry Barr Farm	Castrol Shed	Mitchell Park Neighbourhood Centre	Hall

3. DEFINITIONS

Commercial (users) – are profit based organisations or individuals hiring venues for the sole benefit of that organisation or individual and/or as part of their normal operations.

Community (users) – are "not for profit groups or individuals who are providing activities, programs or events that are provided free (or at minimal cost) for the participation of the broader community.

Resident of Marion (businesses and individuals) – business or residential address must be within the City of Marion local government area.

4. PROCEDURE

BOOKINGS

All room hirers will enter into an agreement with the City of Marion using a booking form and/or other venue booking mechanism. It is at the discretion of management as to whether applications are accepted based on suitability of the proposed usage, alignment with Council policy and the availability of the space at time of application.

Priority of use will be given to regular and ongoing Council initiated programs and activities. Bookings will be managed to ensure that eligible commercial and community organisations are not discriminated.

Booking requests will be managed to ensure that no commercial, community or not-for-profit organisation has exclusive use of meeting or multi-purpose rooms, and the facility is equitably available for all.

All hirers must comply with the relevant terms and conditions of the venue.

INSURANCE and BONDS

The hirer must be the holder of a current public liability insurance policy for a sum insured of not less than 10 million dollars and be underwritten by an insurer authorised to conduct insurance business in Australia.

A copy of a "certificate of currency" must be provided with all venue hire applications.

The venue accepts no responsibility for the theft of, or damage to any Hirer's equipment, property, or other items whatsoever including the personal property of persons in the venue

and as such the Hirer is to insure against fire, theft, burglary and all relevant risks, all goods and equipment belonging to the Hirer that is brought to the venue.

Refundable security bonds and key deposits may apply.

FEE AND PRICING STRUCTURE

Council fees for meeting and multi-purpose rooms are determined using a baseline fee derived from commercial benchmarks for similar types of venues wherever possible. Fees and charges for council operated facility hire are reviewed bi-annually.

A fee structure is adopted that applies a graduated discount model to achieve Council's objectives for accessibility and inclusivity of community use. The model assumes the following structure and discounts for the various uses:

- Commercial Use
- Commercial Use with business registered within the City of Marion (50% discount of commercial use fee)
- Community Use
- Community Use for residents of Marion (50% discount of community use fee)
-

COUNCIL APPROVAL

Council reserves the right to refuse permission to hire Council venues for purposes, which are incompatible with Council policy.

The hirer must not use the booked venue for any other purposes than that described in the booking application.

RELEASE AND INDEMINTY

Release:

The hirer uses and occupies the venue at its own risk and releases the City of Marion from all claims resulting from any damage, loss, death or injury in connection with the venue and any items or equipment stored on site except to the extent that the City of Marion is negligent or in default of its obligations

Indemnity:

The hirer must indemnify and hold harmless the City of Marion against all claims resulting from any damage, loss, death or injury in connection with the facility and the use and occupation of the venue by the hirer except to the extent that the City of Marion is negligent or in default of its obligations.

Failure to comply with the policy and terms and conditions applicable to the venue or any other act or consequence arising for the hire may result in revocation of future hiring rights and the imposition of penalties by the City of Marion.

Hirers will be required to reimburse Council the cost of any restoration or repairs, which are required as a result of the use of the venue.

5. REVIEW AND EVALUATION

This policy will be reviewed whenever changes have occurred that impact on this procedure.

CITY OF MARION

Minutes of the LGA Annual General Meeting held on 31 October 2019

Originating Officer	Unit Manager Governance and Records - Jaimie Thwaites
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC191126R18

REPORT OBJECTIVE

The purpose of this report is to provide the Council with a copy of the minutes from the recent Local Government Association (LGA) Annual General Meeting held on 31 October 2019.

A copy of the minutes are attached in **Appendix 1.**

EXECUTIVE SUMMARY

The LGA General Meeting was held at the Adelaide Oval on Thursday, 31 October 2019. The Mayor and the Unit Manager Governance and Council Support were in attendance.

A list of items discussed is as follows:

1. President's Address

- Annual rating increasing trending down
- Sector is operating at a high level of efficiency
- We must continue to listen to our communities
- Working with Government on Local Government Reform
- Also working with the Government on the Local Government Productivity Enquiry. Final report due next month
- Solid waste levy impact on councils. Local Government should have more access to this money for waste solutions
- Sustainable contracts program launched
- State wide Planning system (only 8 weeks given for feedback)
- 12 months of LGA CEO's group
- Acknowledge LGA Finance and Risk Committee
- LGA Procurement saved $14million in electricity alone
- SAPN ruling, established that over charges occurred and will now be recovered

6. LGA Business

6.1 LGA Annual Report 2018-2019
6.2 Financial Statements 2018-2019
6.3 Annual Reports of LGA Committees
6.4 LGASA Mutual Annual Report 2018-2019
6.5 LGA Procurement Annual Report 2018-2019
6.6 LGA 2019 Value Proposition and Pricing Methodology
6.7 LGA Advocacy Update
6.8 LGASA Commercial Update
6.9 Local Government Research & Development Scheme
6.10 Local Government Financial Indicators 2019
6.11 Amendments to LGA Constitution and Ancillary Documents
6.12 LGA Board and Committee Member Allowances and Expenses
6.13 LGA Audit and Risk Committee - Remuneration

7. Recommendation Reports from the SAROC Committee

7.1 Crown Lands as Economic Drivers

8. Recommendation Reports from the GAROC Committee

8.1 Corflute Election Signs (Campbelltown)
8.2 State of Climate Emergency (Gawler)
8.3 Electric Vehicles (Gawler)
8.4 Fairer Allocation of Open Space Funding (Campbelltown)
8.5 Contributory Items (Gawler)
8.6 Review of the Impacts of Infill Development (GAROC)
8.7 Reform in the aged care sector (Gawler)

RECOMMENDATION

That the minutes of the LGA AGM held on 31 October 2019 be noted.

Attachment

#	Attachment	Type
1	Appendix 1 - LGA AGM Draft Minutes - 31 October 2019	PDF File

Local Government Association of South Australia

The voice of local government.

Draft

Draft Minutes of the LGA Annual General Meeting held on 31 October 2019 at 11am in The William Magarey Room, Adelaide Oval, War Memorial Drive, North Adelaide.

1. Open & Welcome

The President opened the meeting at 11:00am and welcomed members and staff.

Present:

President	Mayor Sam Telfer
Chief Executive Officer	Matt Pinnegar
Executive Director Public Affairs	Lisa Teburea
Executive Assistant to the CEO & President (E-voting)	Ashlea Lyall
Human Resources and Administration Coordinator (E-voting)	Sarah Ryan
Administration Coordinator – Governance (Minutes)	Astrid Crago

Member Councils (voting delegates):

City of Adelaide	Coorong District Council
Adelaide Hills Council	Copper Coast Council
Adelaide Plains Council	District Council of Elliston
Alexandrina Council	The Flinders Ranges Council
The Barossa Council	District Council of Franklin Harbour
Barunga West Council	Town of Gawler
Berri Barmera Council	Regional Council of Goyder
City of Burnside	District Council of Grant
Campbelltown City Council	City of Holdfast Bay
District Council of Ceduna	Kangaroo Island Council
City of Charles Sturt	District Council of Karoonda East Murray
Clare & Gilbert Valleys Council	District Council of Kimba
District Council of Cleve	Kingston District Council

Draft

Light Regional Council
District Council of Lower Eyre Peninsula
District Council of Loxton Waikerie
City of Marion
Mid Murray Council
City of Mitcham
Mount Barker District Council
City of Mount Gambier
District Council of Mount Remarkable
Naracoorte Lucindale Council
Northern Areas Council
City of Norwood Payneham & St Peters
City of Onkaparinga
District Council of Orroroo/Carrieton
City of Playford
City of Port Adelaide Enfield
Port Augusta City Council
City of Port Lincoln
Port Pirie Regional Council
City of Prospect
Renmark Paringa Council
District Council of Robe
City of Salisbury
Southern Mallee District Council
District Council of Streaky Bay
Tatiara District Council
City of Tea Tree Gully
District Council of Tumby Bay
City of Unley
City of Victor Harbor
Wakefield Regional Council
Town of Walkerville
Wattle Range Council
City of West Torrens
City of Whyalla
Wudinna District Council
Yorke Peninsula Council

2. Apologies

District Council of Coober Pedy
Rural City of Murray Bridge
District Council of Peterborough
Municipal Council of Roxby Downs
District Council of Yankalilla

3. Notices & Arrangements

The Executive Director Public Affairs outlined the notices and arrangements for the meeting.

4. President's Address

The President provided a verbal report. Copy of the report is attached to these minutes.

5. Minutes of Previous Meeting

5.1 Minutes of the Ordinary General Meeting held on 12 April 2019

Berri Barmera advised that they had attended the 2019 OGM but were listed in both the Present and Apologies lists of the minutes.

Moved West Torrens Seconded Berri Barmera that the Annual General Meeting confirms the minutes of the Ordinary General Meeting held on 12 April 2019, with amendment noted, as a true and accurate record of the proceedings held.

Carried

5.2 Resolutions and Actions from Previous Meetings

Moved Mid-Murray Seconded Naracoorte Lucindale that the Annual General Meeting notes progress with resolutions resulting from the Ordinary General Meeting of 12 April 2019 and outstanding resolutions from earlier general meetings.

Carried

6. LGA Business

6.1 LGA Annual Report 2018-2019

Moved West Torrens Seconded Gawler that the Annual General Meeting receives and adopts the Local Government Association of South Australia's Annual Report for the year 2018-2019.

Carried

6.2 Financial Statements 2018-2019

Moved Northern Areas Seconded Goyder that the Annual General Meeting receives and adopts the LGA of SA and controlled entities Financial Statements for the year 2018-2019.

Carried

6.3 Annual Reports of LGA Committees

Chair of the GAROC Committee, Mayor Karen Redman presented the GAROC Annual Report to members.

Chair of the SAROC Committee, Mayor Erika Vickery presented the SAROC Annual Report to members.

Draft

Moved Gawler Seconded Renmark Paringa that the Annual General Meeting notes the Annual Reports for the year 2018-2019 of the following Committees established under the LGA Constitution:

a. Greater Adelaide Region Organisation of Councils (GAROC)
b. South Australian Region Organisation of Councils (SAROC)
c. CEO Advisory Group
d. Audit and Risk Committee

Carried

6.4 LGASA Mutual Annual Report 2018-2019

Chair of LGASA Mutual, Mr David Holston presented the Annual Chair's Report to members.

Moved Naracoorte Lucindale Seconded Northern Areas that the Annual General Meeting receives and notes the LGASA Mutual Annual Report for the year 2018-2019.

Carried

6.5 LGA Procurement Annual Report 2018-2019

On behalf of the Chair of LGA Procurement, Mayor David O'Loughlin, CEO of LGA Procurement Mr Andrew Haste presented the Annual Chair's Report to members.

Moved West Torrens Seconded Barunga West that the Annual General Meeting receives and notes the LGA Procurement Annual Report for the year 2018-2019.

Carried

6.6 LGA 2019 Value Proposition and Pricing Methodology

Moved West Torrens Seconded Gawler that the Annual General Meeting notes the report.

Carried

6.7 LGA Advocacy Update

Moved Salisbury Seconded Mount Barker that the Annual General Meeting notes the report.

Carried

6.8 LGASA Commercial Update

Moved Alexandrina Seconded Franklin Harbour that the Annual General Meeting notes the report on LGASA Commercial activities.

Carried

Draft

6.9 Local Government Research & Development Scheme

Moved Tea Tree Gully Seconded Kingston that the Annual General Meeting notes the report.

Carried

6.10 Local Government Financial Indicators 2019

Moved Wattle Range Seconded Tumby Bay that the Annual General Meeting notes the report.

Carried

6.11 Amendments to LGA Constitution and Ancillary Documents

Moved Salisbury Seconded Adelaide Plains that the Annual General Meeting adopts amendments, as presented, to the:

a. LGA Constitution
b. GAROC Terms of Reference
c. SAROC Terms of Reference
d. LGA Meeting Procedures

with the amendments to the LGA Meeting Procedures to take effect upon conclusion of the Annual General Meeting and

with the amendments to the LGA Constitution, GAROC Terms of Reference and SAROC Terms of Reference to take effect upon approval by the Minister.

Carried

6.12 LGA Board and Committee Member Allowances and Expenses

Moved West Torrens Seconded Campbelltown that the Annual General Meeting adopts LGA policy GP02 Board and Committee Member Allowance and Expenses.

Carried

6.13 LGA Audit and Risk Committee - Remuneration

Moved Clare & Gilbert Valleys Seconded Wattle Range that the Annual General Meeting endorses the LGA Board's decision that the LGA Audit and Risk Committee remuneration remains unchanged from their current levels for the next 12 months.

Carried

7. Recommendation Reports from the SAROC Committee

7.1 Crown Lands as Economic Drivers

Moved Wattle Range Seconded Mount Gambier that the Annual General Meeting requests that the LGA write to the Minister for Environment and Water requesting the State Government work in partnership with local

Draft

government to undertake a comprehensive review of all Crown Lands with the aim of identifying areas of under-utilised Crown Land which could be made available to help stimulate economic development in regional areas.

Carried

8. Recommendation Reports from the GAROC Committee

8.1 Corflute Election Signs (Campbelltown)

Moved Campbelltown Seconded Salisbury that the Annual General Meeting requests the LGA to advocate to the State Government for stronger regulation of corflute election signs, ideally with consideration of their complete ban (except for signage at polling booths), or alternatively additional measures to restrict use.

Carried

8.2 State of Climate Emergency (Gawler)

Moved Gawler Seconded Burnside that the Annual General Meeting:

1. notes the October 2018 Special Report of the Intergovernmental Panel on Climate Change (IPCC) and the Federal Government's latest emissions data showing increased carbon emissions;
2. strengthens the LGA's 'Managing the Risks of Climate Change' Policy Statement to acknowledge that climate change poses a serious risk to local communities and ecosystems, and that all levels of government are urged to take action that will help address the effects of climate change in local communities; and
3. continues to lobby the State and Federal Government to prioritise climate change action, in particular advocate for greater State and Federal funding in initiatives that will assist local governments and their communities to mitigate and adapt to the effects of climate change.

Carried

8.3 Electric Vehicles (Gawler)

Moved Gawler Seconded Mitcham that the Annual General Meeting:

1. requests the LGA to develop a policy for the issues and opportunities associated with predicted increased use of electric vehicles in the Local Government sector and the general community; and
2. to satisfy the item of business, requests that the LGA Policy Manual be amended to include the following draft Policy Statement on Electric Vehicles:

   Local government recognises that electric vehicles provide for potential zero emission transport and reduce negative impacts such

Draft

as toxic emissions, engine noise and greenhouse gas emissions and that councils, because of their roles and responsibilities as road authorities, infrastructure providers, fleet managers and representatives of their local communities, can support and encourage the use of electric vehicles through their planning, policies, investment and procurement activities.

Carried

8.4 Fairer Allocation of Open Space Funding (Campbelltown)

Moved Campbelltown Seconded Gawler that the Annual General Meeting requests the LGA advocate to the Minister for Planning requesting that the Minister, in conjunction with local government, undertake a review of the Planning and Development Fund to investigate a financial model that is more equitable and appropriate for councils that are experiencing higher volumes of infill development, including multi storey development especially in relation to the subdivision of land under 20 allotments.

Carried

8.5 Contributory Items (Gawler)

Moved Gawler Seconded Norwood Payneham St Peters that the Annual General Meeting requests the LGA write to the Minister of Planning to:

a. reinforce local government's position that all existing Heritage and Historic Conservation Zones and Contributory Items should be transitioned into the first generation of the Planning and Design Code; and

b. outline the following concerns local government has with the State Government's proposed approach to transitioning Contributory Items to Local Heritage Places where appropriate:

   I. the requirement to use the 'Heritage in Transition – Practitioner Guide' dated August 2019, which is considered to be flawed, contrary to the Burra Charter, undermines the legislative criteria and will have the effect of greatly limiting the number of places which meet the criteria;

   II. the requirement for all statutory consultation associated with Local Heritage Development Plan Amendments to have been completed 30 June 2020; and

   III. the costly heritage assessment, investigations and preparation of the DPA needing to be finalised by December 2020.

Carried

Draft

8.6 Review of the Impacts of Infill Development

Moved West Torrens Seconded Salisbury that the Annual General Meeting requests the LGA:

1. write to the Minister of Planning to seek, in conjunction with local government, a comprehensive review of the cumulative impacts of infill development in South Australia to inform evidence-based decision making about the capacity of identified infill areas to sustain further growth and development;
2. request the preparation of a new State Planning Policy for Infill Development under the Planning, Development and Infrastructure Act 2016; and
3. advocate to and work with the State Planning Commission to ensure that South Australia's planning system reflects leading practice and that the Planning and Design Code and associated instruments deliver quality planning and design outcomes that improve the amenity, liveability and sustainability of communities.

12.52 Norwood Payneham St Peters left the meeting.

Carried

8.7 Reform in the aged care sector (Gawler)

Moved Gawler Seconded Salisbury that the Annual General Meeting requests the LGA to assist councils to navigate the changes to the Aged Care sector through information provision and advocacy.

Carried

9. Recommendation Reports from the LGA Board of Directors

Nil.

10. Late Reports

Nil.

11. Other Business

Mayor Keith Parkes (Alexandrina) spoke about the newly created SA Coastal Councils Alliance.

Draft

12. Next Meeting

An Ordinary General meeting will be held on Friday 3 April 2020 at Adelaide Entertainment Centre, 98 Port Road, Hindmarsh.

13. Close

The meeting was declared closed at 1.13pm.

Minutes confirmed

…….

Chairperson

Date ……

2019 LGA President's Annual General Meeting Report

It's my pleasure to present the President's Report to the 2019 LGA Annual General Meeting.

As we enter the final months of this decade, our sector is in a good place.

Annual rates increases have been trending down, and this year many councils had their lowest rates rises in years.

The Productivity Commission's draft report confirmed that we are already operating at a high level of efficiency, with the opportunity for even further positive improvement.

Our communities are asking us to stand up for them, and we're out there meeting this challenge every day.

Over the past year I've seen councils fighting to protect our heritage and preserve the look and feel of our towns and suburbs for future generations.

I've seen councils supporting their communities as they go through tough times dealing with drought conditions.

Some councils are even addressing market failures in the health sector by sourcing their own doctors and running medical facilities.

Where there's a local need to be met, it is usually local government that is first in line to offer a solution.

We are delivering positive outcomes but we can't be complacent – we must continue to listen to our communities to adapt and improve the quality and efficiency of the services we provide.

Local government reform is an opportunity for us to continue to improve on the value we deliver to ratepayers.

The LGA has been working towards this unique opportunity where we have a Government and a Parliament that support reform, and want to work with us on sensible changes.

In recent months we have been strongly involved in the Government's local government reform program, which has resulted in a discussion paper outlining 72 potential local government reforms.

Many of the proposed reforms have been suggested by the LGA and councils and have our support.

Others have required careful consideration and discussion, and we'll provide the Government with our position on these ideas in the next few days.

Thank you to everyone who attended one of our consultation sessions and provided us with a copy of your council's submission.

When our advocacy is reflective of member feedback, the outcomes we deliver are most effective.

What we need to consider with any proposed changes is whether they will improve efficiency and transparency, without adding additional costs onto the sector.

There is certainly value in increased transparency, but every new reporting requirement that is put onto councils comes with a cost that is ultimately borne by our ratepayers.

We've also been closely involved in the SA Productivity Commission's Inquiry into Local Government Costs and Efficiency, which has run concurrently with the Government's Local Government Reform Program.

The LGA has welcomed this inquiry, because we believe it's important that an evidence-based approach is taken to local government reform.

We have spent a lot of time with the Commission over the past few months helping them to understand the cost pressures faced by different councils.

I appreciate the Commission's efforts to engage extensively with the LGA and councils throughout their process.

The Commission's final report is expected to be presented to the Government next month.

Their draft report – released in August – included a recommendation for sector-wide benchmarking, which the LGA has been asking the Government to support and fund for several years.

A comprehensive, performance measurement and reporting system would further increase transparency in our sector and give our communities useful and up to date information about their local council.

It would also support continuous improvement, allowing similar councils to compare their performance, and understand the different pressures and opportunities within individual communities.

But we need to ensure any such framework is helpful, useful and not onerous.

Our strong view is this is something that should be developed by the sector, for the sector.

The LGA will be looking closely at how it can deliver this service for members.

It was also encouraging to see the Productivity Commission's draft report recognize the impact of State Government decisions on council budgets.

The 40% Solid Waste Levy increase included in this year's State Budget is a prime example.

Announced just days before councils were set to adopt their budgets, many had no choice but to pass this tax on to their ratepayers.

This year South Australian councils will pay around $42.5 million through the Solid Waste Levy, and be eligible to share in just $2.5 million in funding.

More of the money collected through this Levy must be made available to councils for waste and recycling projects to drive downward pressure on rates.

The collapse of SKM just months ago highlighted the precarious state of waste and recycling in our country.

There are so many challenges for our sector in waste and resource management that are putting cost pressures onto councils.

The good news for our communities is that we're not waiting for another sphere of government to fix this mess – we're getting on with the job ourselves.

I was thrilled to see the Cities of Port Adelaide Enfield and Charles Sturt announce in August that they are partnering to build a Material Recovery Facility, that is expected to be operational by 2021.

The tremendous success of NAWMA – a subsidiary of Gawler, Playford and Salisbury councils – has shown what we can achieve when we take increased control of the waste and recycling process.

We can also make a difference by using our buying power to support the development of new markets for products made from recycled materials.

Last month I launched a new sustainable procurement pilot project, where nine councils committed to prioritizing the purchase of recycled content through their procurement processes.

Most also adopted a rolling target for the purchase of recycled plastic products, working towards eventually buying back recycled materials equivalent to half the weight of plastics collected in their council area.

We want to send a clear message to the market about the types of products we want to buy, as part of our commitment to improving our sustainability, and our local environment.

Like the Solid Waste Levy, the NRM Levy is another State Government tax that impacts on council budgets.

The money councils receive for collecting the Levy for the Government doesn't cover their true costs or the reputational cost to councils, and we are left to cover any outstanding debts.

Our members have asked us to push for legislative change that would remove the requirement for councils to collect this State Government tax.

The Landscape South Australia Bill which is currently progressing through Parliament is an opportunity for us to secure this change.

I would like to once again thank SA-Best, the Greens and Labor for passing amendments to this Bill in the Upper House that would make the State responsible for collecting its own Levy.

Importantly, these amendments leave the door open for the Government to negotiate with councils and regions to collect the levy on fair terms, rather than forcing us to through legislation.

At this stage, the Government hasn't accepted these amendments, claiming that a range of additional new costs would be incurred if the State had to take responsibility for collecting its own tax.

The flaw in this argument is the assumption that these administrative and debt recovery costs do not exist under the current arrangements.

They do exist – and they are unfairly being funded by ratepayers.

The hidden levy collection costs that cannot be recovered under the current system belong on the balance sheet of the State Government, not on the balance sheet of councils.

Councils are accountable to their communities for every single dollar they raise, and all levels of Government should be held to this same standard.

Planning has also been a key focus for the LGA and councils as the Government moves closer to the implementation of a new state-wide planning system in 2020.

Last month the draft Planning and Design Code was released for public consultation, with smaller regional councils given only eight weeks to provide feedback.

Given the significance of these reforms, we believe all councils and communities should have the same opportunity to review the draft code and provide their feedback.

We'll be providing submissions on the draft code, but our position has always been that it must deliver better design outcomes and provide scope for sensible local variations that will preserve the character of our neighbourhoods and open up economic opportunities in the right areas.

We're now coming up on the end of the first twelve months of the LGA's CEO Advisory Group, which was established through the new LGA Constitution.

I would like to acknowledge the advice they have provided to the LGA Board on a range of issues including local government reform, industrial relations reform, the continued improvement of LGA Procurement, and enhancing the value of the sector.

I'd also like to thank the LGA's Audit and Risk Committee, who over the past year have monitored the development of our Risk Management Policy and Framework, undertaken an assessment of internal financial controls, and assisted with our new external auditors.

The audit committee also reviewed a range of policies covering governance, code of conduct, and finance.

The LGA has continued to carefully roll out new services for members through LGASA Commercial.

One of these new offerings has been executive recruitment, and several councils have used this service to recruit new CEOs and senior executives.

So far around three quarters of councils and regional LGA's have engaged with LGASA Commercial, resulting in estimated sector savings of around $710k.

Councils are also benefitting from the downward pressure on pricing from other providers, particularly in the recruitment field, which has seen price reductions of up to 50%.

LGA Procurement also continues to deliver fantastic value for councils.

Three new electricity supply contracts negotiated by LGA Procurement this year will save participating councils $14 million over the next three years, which is a saving of around 22%. All three contracts will commence in January.

Under these contracts, our electricity won't just be cheaper, it will also be greener, with a large amount of it sourced from windfarms at Lake Bonney.

One of the biggest wins we've had in 2019 was securing a determination from the Australian Energy Regulator that confirms SAPN overcharged public lighting customers between 2010 and 2015.

This will require SAPN to repay councils and DPTI $13 million, with payment due shortly.

We've been waiting for this outcome for a long time, and this determination is the outcome of a fresh legal process initiated by the LGA three years ago.

It's been a long and often challenging process, but the outcome is testament to our sector working together and sticking to its principles.

This is money that should never have been charged to councils, and we are pleased that we've been able to recover it for South Australian ratepayers.

Now that we've secured this refund, we can focus on negotiating the best possible deal for councils as they transition to LED streetlighting.

The coming six months will include the final consultation on the Government's local government reform agenda, including the introduction of a Bill into the Parliament.

I look forward to working with the Government, Parliament and councils to make sure we get these reforms right, and a framework that will support even greater efficiency and productivity in our sector.

Thank you.

CITY OF MARION

Acquisition of Land

Originating Officer	Land Asset Officer/Registered Conveyancer - Heather Carthew
Corporate Manager	N/A
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC191126R19

REPORT OBJECTIVE

The purpose of this report is to inform Council on the proposal for the revised delegated authority for the acquisition of land by the CEO.

EXECUTIVE SUMMARY

The current level of delegation the Administration has to acquire land is $50,000. Whilst this provides some efficiency of operation for the City of Marion, it limits the ability for Council to act on potential land acquisitions that would provide operational and strategic benefits to the Council in a timely manner. The current median house price in the City of Marion is $515,000.

This report has been considered by the Infrastructure and Strategy Committee and outlines the use and benefits of Council's delegated and sub-delegated power for the acquisition of land.

RECOMMENDATION

That Council:

1. **Approves the CEO having delegated authority for strategic land acquisitions, using the approved procedure, up to $1,000,000.**
2. **Endorses the revised governance framework 'Acquisition of Land Process Under Delegation' (Appendix 1).**

GENERAL ANALYSIS

At the 11 June 2019 General Council Meeting, the following question on notice was raised -

1. That a report be bought to Council outlining the risks and benefits of a council resolution to allow the CEO to purchase properties to a certain value and to set a criteria regarding how this would be used.
2. Include the strategic intent and value.
3. Governance framework of how to apply and the strategic priorities, together with I&S Committee consultation.

Section 190 of the Local Government Act 1999 (The Act) states “A council may acquire land by agreement.”

Council has the ability to delegate many of its decision-making powers and functions under the Act and a number of other Acts.

As a matter of best practice it is usual for delegations to be made by the Council to the Chief Executive Officer (or equivalent), who may then sub-delegate the powers and functions to relevant Council officers (or such other bodies as are allowable, such as committees).

The power to acquire land by agreement is currently delegated to the Chief Executive Officer who has sub-delegated this power to the Manager City Property.

Organisational Excellence: Acquisition of land signed by Council's sub-delegate streamlines the process for both Council and the property owner.

Risk Management: A Governance Framework would provide guidance on what decisions can be made by the Chief Executive Officer and Council.

DISCUSSION

The majority of land acquisitions by Council are for small areas of land. Generally, the purpose of these acquisitions is to widen the verge to enable Council to install items such as kerb ramps and to correct encroachments.

These acquisitions are by agreement with the property owners for a monetary payment that reflects the value of the land. Where the land is owned by the State Government, the land is generally gifted to Council. The amount of the monetary payments made by Council in the last 18 months ranges from $795 to $20,000. The value of the land is generally based on a rate per square metre. Where appropriate, an independent Valuer has been engaged to determine the market value of the land.

These acquisitions of land are of an operational nature to assist Council in delivering services to the community.

All documents for acquisitions of an operational nature have previously been signed under delegation which streamlines the process for Council and the property owner.

The Financial Delegation for the General Manager City Development is $50,000. It is not proposed to increase this sub-delegation.

Where potential acquisitions of larger areas of land with a considerable monetary value have been identified, the potential use and acquisition of the property is considered by the Executive and Senior Leadership teams before reports are prepared for Council’s consideration. Legally binding contracts have not been signed by the Chief Executive Officer on behalf of Council until such time that a resolution has been passed authorising the acquisition - this can inadvertently cause delay.

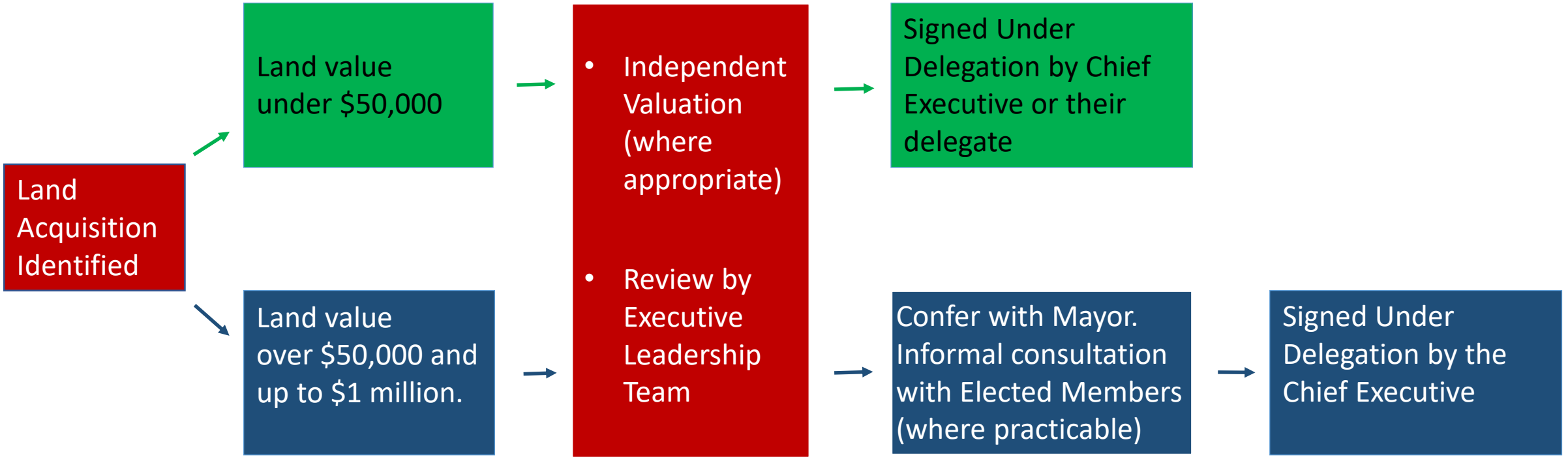
A Governance Framework would provide guidance on what decisions can be made by the Chief Executive Officer and Council. - See Appendix 1

Attachment

#	Attachment	Type
1	Appendix 1 - Proposed Acquisition of Land Process Under Delegation	PDF File

Appendix 1

Proposed - Acquisition of Land Process Under Delegation



CITY OF MARION

Leases and Licences Update

Originating Officer	Unit Manager Land & Property - Clare Benn
Corporate Manager	Acting Manager City Property - Clare Benn
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC191126R20

REPORT OBJECTIVE

To provide Council with a report on the current status of the implementation of the Leasing and Licensing Policy.

EXECUTIVE SUMMARY

Council adopted a new Leasing and Licensing Policy in March 2017 to manage Council's 84 leases. To assist in the implementation of this Policy, new 'standard' Lease and License documentation was finalised by Solicitors in early 2019 and a review of 'Schedule B' (the maintenance obligations under the Lease/License) was also undertaken. Since preparation of the new documentation, progress in issuing new Lease/License documentation to tenants that have been holding over on existing agreements is progressing.

RECOMMENDATION

That Council:

1. **Notes the progress of the implementation of Council's Leasing and Licensing of Council Owned Facilities Policy**
2. **Notes the current status of all leases / licenses**

DISCUSSION

Background

Leasing and Licensing Policy
Leases or licenses are provided to a diverse range of organisations ranging from small community groups, sporting clubs, state government agencies and commercial entities.

In 2017 Council looked to implement a new Policy (Leasing and Licensing of Council Owned Facilities), with the aim of the policy to make council land and building facilities available to groups or organisations on a fair and equitable basis to meet community needs and support the optimal use of Council facilities (Appendix 1).

The Policy provides guiding principles and statements that form the minimum negotiating position of Council as new leases are entered into for all organisations who occupy council owned facilities. It aims to ensure an equitable and consistent approach to leases and licenses with not-for-profit organisations being eligible for up to 93% discount based on meeting the criteria for good governance, facility utilisation, social inclusion, volunteer management and environmental initiatives (Appendix 2).

Following initial consultation with all Head Lessees, the policy was adopted at the March 2017 General Council meeting and Head Lessees were formally advised of the change in Policy in May 2017, with the Policy to be rolled out as leases expire.

Standard Lease / License Documentation
Unfortunately there was a significant delay in finalising the 'standard' Lease and License documentation, which was finalised in May 2019 (Appendix 3).

A revision of 'Schedule B' which sets out the maintenance responsibilities of both Council and tenants, has also been undertaken to provide clear concise language delineating both parties maintenance responsibilities (Appendix 3).

Resources

Recently, an additional Property Management Officer has been employed on a full-time 2 year contract, to assist in the implementation of the Leasing and Licensing Policy. The two Property Management Officers are focussed on the renewal of all outstanding lease and licence agreements, implementation of governance requirements and undertaking quarterly property inspections (as per council resolution GC190326F02).

Current Status

The Land and Property team currently manages 84 leases. Of these, 26 agreements are commercial agreements, with the commercial revenue agreements not eligible for the 'up to 93% subsidy' permitted under the Leasing and Licensing Policy.

The table below summarised the current Lease status. A detailed table of all leases is provided in Appendix 4:

Existing Lease/License Agreement in Place	32
Expired Lease / License - Tenant in holding over	20
Expired Lease / License - letter of Offer issued	21
Letter of offer signed - Draft Lease Issued	5
Draft lease signed and returned	6

Tenant Response

The Land and Property team has been meeting with tenants to discuss the new Leasing and Licensing Policy, standard documents and maintenance schedule. These meetings have provided a valuable opportunity to discuss the detailed lease documentation and respond to questions and concerns of lessees.

Most tenants have not had any real issues with the proposed documentation. Where issues have arisen they are worked through on a case by case basis with the lessees. An example of this is Cosgrove Hall, with the Management Committee raising a number of concerns on the draft lease which are being worked through.

Next Steps

Now that the standard Lease/License documentation is in place, this together with an additional resource for the Land and Property Team, is assisting in issuing letters of offer and draft lease agreements to tenants that are currently 'holding over'. These are being issued on a priority basis.

Attachment

#	Attachment	Type
1	Appendix 1 - Leasing and Licencing Policy of Council Owned Facilities (005)	PDF File
2	Appendix 2 - Annual Subsidy Criteria	PDF File
3	Appendix 3 - Lease Agreement Template	PDF File
4	Appendix 4 - Lease & License Status report	PDF File

Leasing and Licensing of Council Owned Facilities Policy

1. POLICY STATEMENT

City of Marion may lease or license Council owned or managed land to meet Council's strategic plans based on community priorities. The aim of the policy is to make land and building facilities available to groups or organisations on a fair and equitable basis to meet community needs and support the optimal use of facilities.

2. CONTEXT

Council provides an extensive range of facilities from multipurpose sites with playing fields, halls, community gardens, commercial, tennis and netball clubs, kindergartens etc. Leases or licenses are provided to a diverse range of organisations ranging from small community groups, sporting clubs, state government agencies to commercial entities.

The Policy provides guiding principles and statements that will form the minimum negotiating position of Council as new leases are entered into for all organisations who occupy council owned facilities.

The aim of the Policy is to ensure an equitable and consistent approach to leases and licenses which encourages high utilisation rates, diversity of use and supports organisations occupying Council facilities to be sustainable.

3. VISION

Council will ensure facilities are fit for purpose and the term and conditions of leases are equitable, consistent, support good governance, accountability and optimise the use of Council facilities.

4. PRINCIPLES

The following principles guide the provision and management of Council owned facilities:

Community Benefit & Social Inclusion:

- Ensure Council-owned facilities are used to meet demonstrated community needs consistent with Council's policies and the Community Vision
- Optimise use of Council's community facilities and provides equitable and inclusive access by the City of Marion community
- Support and encourage diversity of programs and activities offered from Council facilities
- Assist not-for-profit and volunteer-based organisations that offer activities and services in the City of Marion;
- Encourage active and healthy lifestyles

Good Governance & Accountability:

- Ensure a transparent and equitable process of granting new leases or licences and renewals by having clear assessment criteria
- Ensure lessees pay fair and reasonable rentals based on established eligibility criteria and calculation methodologies

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- Facilitate a shared approach between Council and lessee as to the cost of management and maintenance of Council-owned facilities;
- Ensure lessees are accountable for meeting operational responsibilities for venue management and meeting agreed targets
- Ensure sound financial management and effective administration of community facility leasing and licensing.
- Ensure that Council-owned facilities are appropriately maintained as Council assets

Environmental Sustainability:

- Ensure Council facilities maximise the use of solar, energy and water efficiency initiatives to reduce the environmental impact
- Encourage and support Lessees to implement environmental initiatives

5. SCOPE

This Policy applies to the leasing or licensing of Council owned or managed land and facilities.

6. ELIGIBILITY FOR LEASE OR LICENCE

6.1 Council will enter into a lease or licence agreement with a *not for profit organisation*, once the organisation can demonstrate

- It is a not for profit organisation under Australian tax office definitions
- It is an incorporated/legitimate body under the auspice of an incorporated body or under the auspice of an incorporated body
- It has an Australian Business Number (ABN)
- It is financially viable by providing 3 years of annual financial statements to Council
- It complies with relevant legislation and regulations governing its activities
- It is able to demonstrate it will meet a community need
- It has good governance capability

6.2 Council will consider a lease or licence agreement, for a commercial organisation once the organisation demonstrates:

- It is able to demonstrate it will meet a community need
- It provides a financial benefit or return to Council
- It has the professional capacity and experience
- It does not generate income from gambling (including poker machines)
- It provides an economic benefit to the City of Marion

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6.3 Council will consider a lease or licence agreement with a *school* or *kindergarten* where:

- The use does not impact on the broader community needs or result in a facility being used beyond its capacity
- Consideration is given to a contribution to the maintenance of the facilities used by the school, the level of contribution reflecting the level of use
- Fees are consistent with community fees, although a reduction could be considered to reflect the school's socio economic status
- A school, DECD or other education body have appropriately contributed to the capital development of the facility they will be provided with exclusive use
- The school or kindergarten has adequate insurance

7. ANNUAL FEE

Rent will be based on the market rate supplied by an external valuer appointed by Council. The fee will be provided to the organisation at the time of entering into a new lease or renewing the lease. Rent will increase annually by CPI and the market rate will be reviewed every 5 years.

Not for profit organisations will be eligible for up to 93% discount based on meeting the criteria for good governance, facility utilisation, social inclusion, volunteer management and environmental initiatives (refer Appendix 1).

Where a building is acquired by or gifted to Council consideration will be given to the terms of this arrangement when determining the annual fee. In this situation a contribution to the ongoing repairs, maintenance and renewal costs will be considered when determining the annual fee to ensure alignment with the market rate and subsidy.

A minimum fee of $300.00 (excluding GST) per annum shall be payable should the market rate and subsidy be calculated at less than $300.00.

The minimum fee of $300 (excluding GST) per annum shall be payable by Community Gardens.

8. TERM OF AGREEMENT

Terms of agreement will not be greater than 5 years unless Council resolves to grant a longer term lease. In these circumstances consideration will be given to developing a management plan in partnership with the organisation which seeks to develop the facility long term.

Where a lease or licence is to be granted for greater than 5 years and is located on Community Land community consultation will be undertaken in line with the Local Government Act 1999.

Where the term of the lease or licence is to be less than 5 years, and Section 20B of the Retail and Commercial Leases Act 1995 applies, the Lessees or Licensee shall be required to provide Council with a certificated exclusionary certificate duly signed by the Lessee's or Licensee's solicitor waiving the minimum statutory term of five years in the form required by the Act.

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This certificate must be provided to the Council prior to the Lessee or Licensee taking possession of the premises.

9. MAINTENANCE, REPAIRS AND REPLACEMENTS

A comprehensive list of building items will be provided to organisations when providing a Letter of Offer which will clearly set out responsibilities. Council will take responsibility for structural items in buildings this will include items relating to footings, floor (not including coverings), walls (not including applied finishes), roof members and cladding and provision of services to the external walls.

10. UTILITIES, OUTGOINGS AND WASTE DISPOSAL

Organisations will be responsible for the cost of all utilities, outgoings and waste disposal associated with their operations.

Council will work with organisations to assist them to implement environmental initiatives such as waste reduction, recycling and energy efficient practices.

11. WATER USAGE

11.1 Buildings

Where the lease or licence refers only to a building and there is no open space attached to the leased or licensed area then the Lessee/Licensee shall be responsible for the payment of all water and sewer charges levied against the leased area.

11.2 Open Space

Where there is an associated playing field that is accessible to the general community the lessee/licensee will be responsible for 10% of the cost of the water used. Where the facility is fenced or not accessible to the community the lessee / licensee shall be responsible for the payment of all water and sewer charges levied.

Council encourages water conservation techniques and when considered appropriate shall place a cap on the amount contributed by Council. The amount of the cap shall be determined at the time of negotiating a lease or licence by Council. Access to stormwater reuse will be encouraged.

Where there are shared meters on the site consideration will be taken on community access to the site and the proportion will be negotiated with the organisation to ensure it is in line with like facilities.

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12. SPORTING GROUNDS AND COURTS

Council maintains playing fields that are open to the public for passive recreational activities.

There are some circumstances where Council may negotiate with a Club to take on the responsibility of maintaining sporting grounds which are specialist in nature such as bowling greens.

Council will work in partnership with tennis and netball clubs, peak bodies and other funding organisations when courts are required to be resurfaced. Clubs will be expected to contribute funds either through a combination of club funds, external grants or a loan from Council. In determining the club contribution consideration will be given where courts are made available for community use.

13. FLOOD LIGHTING

Council will be responsible for the regular inspecting of light poles and ensuring they are maintained; lessee and licensees will be responsible for the replacement of lamps.

Should a lessee/licensee seek to install new lights, they will be expected to make a financial contribution. Council will work in partnership with the lessee to seek external funding and/or negotiate a Council loan.

14. SUB-LETTING OR HIRING OUT OF LEASED FACILITIES

It will be a condition of the lease that all sub-letting arrangements will be in line with this Policy and that lessees must seek Council approval to the terms and conditions prior to sub-letting.

Where an organisation enters into a sub-licence for part or all of the premises to another club or a commercial activity, Council reserves the right to assist the sub-tenant in negotiating a sub-licence fee based on the nature and quantum of the sub-licence

Clubs are encouraged to hire out facilities to maximise the use of the facilities and to generate income to support them to be sustainable. It is expected that these rates do not exclude the community from being able to access them due to the cost

15. HARDSHIP

Where a Lessee/ Licensee is able to produce evidence that the fee will cause undue hardship (after subsidies are applied) then the Lessee or Licensee can make an application to Council seeking deferment or reduction of payment.

The City of Marion is under no obligation to accept such a request and will make its decision based on the financial position of the lessee or licensee at the time of making the application.

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16. GAMING MACHINES

Council does not support the introduction or increase of gaming machines in premises on Council owned land for any new Lessee or Licensee.

17. POLITICAL SIGNS

Advertising of political parties, Member of Parliament, Elected Members and candidates for Parliament/Council be prohibited on Council owned premises.

18. DEFINITIONS

Community Buildings – Buildings primarily available to facilitate community activities in line with Council's corporate strategies and community land management plans.

Community Club or Organisations – Organisations that are incorporated for the benefit of the community and any profit is distributed back into the facility and does not restrict its services to its members and provides one or more

Incorporated Body – Any Committee or Organisation that is incorporated under the Associations Incorporation Act 1985

Lease – Such agreements shall be used where the occupier has full and exclusive use of the premises.

License – Such agreements shall be used where the occupier does not have full and exclusive use of the premises

Maintenance – Means that facilities are maintained; in good repair and condition; conform to relevant legislation and codes; are free of graffiti and other acts of vandalism; and includes preventative maintenance approaches.

Non-community organisations – Organisations that are specifically a 'business' and are in business for the purpose of making a profit or which are so constituted that the assets may be distributed amongst the members of the organisations.

Open space – is leased outdoor facilities which is available for community use outside formal sporting use excluding sport related facilities such as clubrooms, storage sheds

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19. RELATED DOCUMENTS

The following key City of Marion policies and plans relate to leased and licensed facilities:

- City of Marion Community Vision – Towards 2040
- City of Marion 10-Year Strategic Plan (under revision)
- City of Marion Community Facilities Strategy – (under development)
- City of Marion 3-Year Business Plan 2016-2019
- City of Marion Development Plan
- City of Marion Long Term Financial Plan
- Asset Management Plans
- Community Land Management Plans
- Irrigation Management Plan
- Asset Management Policy
- Disposal of Land and Assets Policy
- Community Consultation and Engagement Policy
- Liquor Licensing Policy

20. REFERENCES

- Local Government Act 1999
- Real Property Act 1886
- Law of Property Act 1936
- Retail and Commercial Leases Act 1995
- Associations Incorporation Act 1985
- Disability and Discrimination Act
- Gaming Machine Act
- Liquor Licensing Act
- Development Act 1993

Policy Name and version no.	Leasing and Licensing of Council Owned Facilities Policy – V2.0
Last update	2017
Last Council review (report reference)	GC280317R02
Next review due	2020
Responsibility	Manager, City Property

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Annual Fee - Subsidy Criteria for Sporting and Community Organisations

Annual lease/licence fee will be calculated at up to 93% of the market rental rate of the leased area/s. Council will offer the following subsidies on the annual fee for not for profit organisations.

Subsidy Criteria	%
Good Governance The organisation can demonstrate; • Compliance with conditions of current or previous lease/licence agreements with Council • Provision of Annual General Meeting reports and minutes including financial reports (to be audited upon request) • Financial viability, have not incurred a debt with Council and have repaid any loans to Council in line with the loan agreement • Quality Management is integrated into operations - capacity building, good governance and planning etc., evidenced through provision of an annual business plan, current constitution, policies and procedures etc.	33%
Facility Utilisation The organisation is able to; • Provide evidence of membership/user/participant numbers and hours of use on an annual basis. • Provide evidence of activities and initiatives undertaken to increase the utilisation of the facility • Initiatives planned to increase use or participant numbers • Evidence of shared use of the facility by the community and other community clubs and organisation to ensure optimal use of the facility	30%
Social Inclusion The organisation can demonstrate; • The activity or service they provide is non-discriminatory and is open to all residents who meet stated criteria for participation. • The use of the facility will increase social inclusion, increase community participation and/or will promote health and well-being in the community • Activities support wider social inclusion targets	20%
Volunteer Management The organisation can demonstrate that it promotes, supports and develops volunteers	5%
Environmental Initiatives The organisation can demonstrate that is promotes and implements environmental initiatives e.g. waste reduction, recycling, energy efficient practices including investments e.g. solar panels	5%
Maximum subsidy available	**93%**

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Leasing and Licensing of Council Owned Facilities Policy

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Good Governance The organisation can demonstrate; • Compliance with conditions of current or previous lease/licence agreements with Council • Provision of Annual General Meeting reports and minutes including financial reports (to be audited upon request) • Financial viability, have not incurred a debt with Council and have repaid any loans to Council in line with the loan agreement • Quality Management is integrated into operations - capacity building, good governance and planning etc., evidenced through provision of an annual business plan, current constitution, policies and procedures etc.	33%
Facility Utilisation The organisation is able to; • Provide evidence of membership/user/participant numbers and hours of use on an annual basis. • Provide evidence of activities and initiatives undertaken to increase the utilisation of the facility • Initiatives planned to increase use or participant numbers • Evidence of shared use of the facility by the community and other community clubs and organisation to ensure optimal use of the facility	30%
Social Inclusion The organisation can demonstrate; • The activity or service they provide is non-discriminatory and is open to all residents who meet stated criteria for participation. • The use of the facility will increase social inclusion, increase community participation and/or will promote health and well-being in the community • Activities support wider social inclusion targets	20%
Volunteer Management The organisation can demonstrate that it promotes, supports and develops volunteers	5%
Environmental Initiatives The organisation can demonstrate that is promotes and implements environmental initiatives e.g. waste reduction, recycling, energy efficient practices including investments e.g. solar panels	5%
Maximum subsidy available	**93%**

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LEASE AGREEMENT

[INSERT ADDRESS]

The Corporation of the City of Marion

[Insert name of Lessee]

Norman Waterhouse
LAWYERS

Level 15, 45 Pirie Street
Adelaide SA 5000
Telephone + 61 8 8210 1200
Fax + 61 8 8210 1234
www.normans.com.au

DATE

PARTIES

THE CORPORATION OF THE CITY OF MARION of 245 Sturt Road, Sturt SA 5047 (**Council**)

[INSERT] (**Lessee**)

BACKGROUND

A. The Council is the registered proprietor, or has the care, control and management, of the Land.

B. The Lessee has requested a lease to use the Premises for the Permitted Use.

C. The Council has agreed to grant the Lessee a lease of the Premises.

D. The Council and Lessee wish to record the terms of their agreement.

AGREED TERMS

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this lease:

Act means the *Retail and Commercial Leases Act 1995* (SA).

Actuaries Institute means the Actuaries Institute being the peak body for Actuaries in Australia.

Agreed Consideration means the Rent, Outgoings and all other consideration (whether in money or otherwise) to be paid or provided by the Lessee for any supply or use of the Premises and any goods, services or other things provided by the Council under this lease (other than tax payable under clause 24).

Business Day means a day which is not a Saturday, Sunday or public holiday in Adelaide.

Commencement Date means the commencement date described in Item 3 of Schedule 1.

Common Areas means all areas of the Land which are not leased or tenanted and which are for common use by tenants and lessees of the Land and their invitees and customers including driveways, car parks, walkways, washrooms, toilets and stairways.

Council means the party described as 'Council' in this lease and where the context permits includes the employees, contractors, agents and other invitees of the Council.

Council's Equipment means all fixtures and fittings, plant, equipment, services, chattels and other goods installed or situated in or on the Premises and available for use by the Lessee.

CPI means the consumer price index published by the Australian Bureau of Statistics for All Groups (Adelaide) or the index which replaces it under clause 5.3.

Current Market Rent means the best rent that can be obtained for the Premises in an open market by a willing but not anxious lessor with or without vacant possession and on the following conditions:

(a) on the terms of this lease for the whole of the Term (and not just the balance of the Term);

(b) on the basis that the Lessee has complied with all its obligations under this lease;

(c) not taking into account any damage or destruction to the Council's Improvements and Equipment or the Premises and not taking into account any resulting suspension or abatement of the Rent;

(d) not taking into account any disturbance or nuisance to the Lessee's use of the Premises caused by any act or neglect of the Council or any adjoining owner or occupier;

(e) taking into account any improvements or fixtures erected or installed at the Lessee's expense, unless the Council has required in writing the Lessee to remove any improvements or fixtures at the end of the lease;

(f) taking into account any increase in value of the Premises arising from any permanent improvements on the Land at the expense of either the Lessee or the Council and which the Council has not required the Lessee in writing to remove at the end of the lease;

(g) not taking into account any goodwill attributable to the Premises by reason of any trade, business or actions carried on by the Lessee; and

(h) not taking into account any cash, premium, payment, abatement, allowance or other incentive paid, offered or allowed in respect of this lease or being offered or given in respect of comparable premises to induce lease to take a lease of or remain in such comparable premises.

Default Rate means the rate which is two per centum (2%) per annum greater than the published annual rate of interest charged from time to time by Westpac Banking Corporation on overdraft facilities of more than $100,000.00 and if there is more than one rate published the highest of those rates.

Fees and Charges Schedule means the Fees and Charges Schedule as amended from time to time available on the Council's website.

Gaming Machine means a gaming machine as defined by the *Gaming Machines Act 1992* (SA).

GST has the meaning given to that term in the GST Legislation.

GST Legislation means the *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* and any ancillary or similar legislation.

GST Rate means 10% or the rate of GST imposed from time to time under the GST Legislation.

Improvements means the interior and exterior of all present and future improvements on the Land and includes all Services and Common Areas and all other conveniences, services, amenities and appurtenances of in or to the Improvements.

Institute means the South Australian Division of the Australian Property Institute.

Initial Term means the initial term of this lease commencing on the Commencement Date and described in Item 3 of Schedule 1.

Land means the land described in Item 2 of Schedule 1 and includes any part of the Land.

Legislation includes any relevant Act of Parliament (whether State or Federal) and any regulation or by-law including by-laws issued by any local government body or authority.

Lessee means the party described as 'Lessee' in this lease and where the context permits includes the employees, contractors, agents, customers and other invitees of the Lessee.

Lessee's Equipment means any and all fixtures and fittings and other equipment installed in or brought on to or kept in the Premises by the Lessee.

Lessee's Share means the proportion the lettable area of the Premises bears from time to time to the total lettable area of the Land as measured in accordance with the method of measurement recommended for such Premises by the Institute's guidelines current as at the Commencement Date or such other Institute method of measurement as the Council notifies the Lessee.

Liquor Act means the *Liquor Licensing Act 1997 (SA).*

Liquor Licence Applications Policy means Council's policy which provides a framework for the exercise of the Council's powers pursuant to the Liquor Act as amended from time to time.

Market Review means a review of Rent to Current Market Rent as set out in clause 5.5.

Outgoings means the outgoings described in Item 7 of Schedule 1.

Payment Date means the Commencement Date and each anniversary of the Commencement Date during the Term unless otherwise agreed between the parties.

Permitted Use means the use described in Item 8 of Schedule 1.

Premises means the premises described in Item 1 of Schedule 1 including all Improvements thereon and the Council's Equipment.

Rates and Taxes means all present and future rates, charges, levies, assessments, duty and charges of any Statutory Authority, department or authority having the power to raise or levy any such amounts in respect of the use, ownership or occupation of the Land or Premises and includes water and sewer charges, council rates, emergency services levy and, subject to the Act, land tax (on a single holding basis).

Renewal Term means the term (if any) of renewal or extension granted under this lease.

Rent means the amount described in Item 4 of Schedule 1.

Rent Subsidy Criteria means the list of considerations to be assessed by the Council in granting a rent subsidy under this lease as listed in Schedule 2.

Rent Subsidy Percentage means the percentage reduction of Rent granted to the Lessee for compliance with the Rent Subsidy Criteria as listed in Schedule 2.

Rent Subsidy Criteria Questionnaire means the questionnaire provided to the Lessee which contains questions and requires the provision of information relevant to the Lessee satisfying the Council that it has satisfied each of the Rent Subsidy Criteria.

Review Date means each date described in Item 6 of Schedule 1.

Review Method means the relevant method of rent review in Item 6 of Schedule 1 for any Review Date.

Services includes all services (including gas, electricity, water, sewerage, lifts, escalators, communications, fire control, air-conditioning, plumbing and telephone and all plant, equipment, pipes, wires and cables in connection with them) to or of the Improvements or any premises in or on the Land supplied by any authority, the Council or any person the Council authorises.

Special Conditions means the special conditions in Schedule 3.

Statutory Authorities means any government or authorities created by or under any relevant Legislation (including the Council in its separate capacity as local government authority).

Statutory Requirements means all relevant Legislation and all lawful conditions, requirements, notices and directives issued or applicable under any such Legislation or by any Statutory Authorities.

Term means the Initial Term and any period during which the Lessee holds over or remains in occupation of the Premises.

Valuer means a qualified valuer appointed to make a determination under this lease:

(i) who is appointed by agreement of the Council and the Lessee or, failing agreement within fourteen (14) days of either notifying the other of the requirement for such appointment, at the request of either the Council or the Lessee, by the President or acting President of the Institute;

(j) who has practised as a valuer with a minimum of five years relevant experience; and

(k) who acts as an expert and not as an arbitrator.

Yearly Amounts means the aggregate of the Rent, Outgoings and any other moneys payable by the Lessee during the Term.

1.2 **Interpretation**

In this lease, unless the context otherwise requires:

1.2.1 headings do not affect interpretation;

1.2.2 singular includes plural and plural includes singular;

1.2.3 words of one gender include any gender;

1.2.4 a reference to a party includes its executors, administrators, successors and permitted assigns;

1.2.5 a reference to a person includes a partnership, corporation, association, government body and any other entity;

1.2.6 a reference to this lease includes any schedules and annexures to this lease;

1.2.7 a reference to any document (including this lease) is to that document as varied, novated, ratified or replaced from time to time;

1.2.8 an agreement, representation, warranty or indemnity by two or more parties (including where two or more persons are included in the same defined term) binds them jointly and severally;

1.2.9 an agreement, representation, warranty or indemnity in favour of two or more parties (including where two or more persons are included in the same defined term) is for the benefit of them jointly and severally;

1.2.10 a reference to legislation includes any amendment to it, any legislation substituted for it, and any subordinate legislation made under it;

1.2.11 a provision is not construed against a party only because that party drafted it;

1.2.12 an unenforceable provision or part of a provision may be severed, and the remainder of this lease continues in force;

1.2.13 the meaning of general words is not limited by specific examples introduced by 'including', 'for example' or similar expressions; and

1.2.14 an expression defined in the *Corporations Act 2001* (Cth) has the meaning given by that act at the date of this lease.

1.3 **Retail and Commercial Leases Act**

If the Act applies to this lease:

1.3.1 this lease must be interpreted subject to the Act;

1.3.2 any right, power or remedy of the Council or obligation or liability of the Lessee that is affected by the Act is unenforceable or void but only to the extent that it is expressly made unenforceable or void by the Act.

1.4 **Background**

The Background forms part of this lease and is correct.

2. **GRANT OF LEASE**

The Council grants and the Lessee accepts a lease of the Premises for the Term as set out in this lease.

3. **RENT**

3.1 **Payment of Rent**

The Lessee must pay the Rent by equal instalments in advance on each Payment Date.

3.2 **Instalment**

If a rent instalment period is less than any one quarter of a financial year, then the instalment for that period is calculated at a daily rate based on the number of days in the quarter in which that period begins and the quarterly instalment which would have been payable for a full quarter.

3.3 **Rent Subsidy**

3.3.1 The parties acknowledge that the Rent includes a discount equivalent to the Rent Subsidy Percentage for each Rent Subsidy Criteria which the parties acknowledge the Lessee complies with in Schedule 2.

3.3.2 Prior to 30 November in each year of the Term the Lessee must complete and return a completed Rent Subsidy Criteria Questionnaire with copies of documentation supporting the Lessee's responses to the Rent Subsidy Criteria Questionnaire to Council.

3.3.3 The Lessee's failure to provide a completed Rent Subsidy Criteria Questionnaire to the Council by 30 November in each year of the Term will constitute a failure by the Lessee to evidence compliance with the Rent Subsidy Criteria in Schedule 2.

3.3.4 If applicable, after the Rent has been reviewed to Current Market Rent in accordance a Market Review, a rental discount equivalent to the Rent Subsidy Percentage for each Rent Subsidy Criteria will be applied to the Rent as determined by the Market Review.

3.3.5 A failure by the Lessee to comply with any Rent Subsidy Criteria in relation to which a discount has been applied during the Term will be a breach of an essential term of the lease.

3.3.6 The Council may review the Rent Subsidy Criteria on an annual basis.

3.3.7 The Council must notify the Lessee in writing of any changes to the Rent Subsidy Criteria within a reasonable time after the Council has made any such changes to the Rent Subsidy Criteria.

4. TERM LESS THAN FIVE YEARS

4.1 This clause only has effect where:

4.1.1 the Act applies to this lease; and

4.1.2 the Term is less than five (5) years.

4.2 The Council and the Lessee acknowledge and agree that:

4.2.1 the Term is less than five (5) years; and

4.2.2 section 20B of the Act does not apply to this lease for the Term (including any holding over period which exceeds six (6) months).

4.3 The Lessee acknowledges that:

4.3.1 the Lessee has received independent legal advice explaining the effect of section 20B of the Act and how it would apply if this lease did not contain this clause;

4.3.2 the Lessee was not acting under coercion or undue influence in requesting or consenting to this clause; and

4.3.3 the Lessee has given assurances to the Lessee's lawyer that the Lessee was not acting under coercion or undue influence in requesting or consenting to this clause.

5. RENT REVIEWS

5.1 Rent to be reviewed

The Rent will be reviewed on each Review Date during the Term by the relevant Review Method for the Review Date in accordance with clause 5.

5.2 CPI review

5.2.1 In this clause:

5.2.1.1 **Current CPI** means for a CPI Review Date, the CPI number for the quarter ending immediately before that Review Date; and

5.2.1.2 **Previous CPI** means, for a CPI Review Date, the CPI number for the quarter ending immediately before the last Review Date (or if there has not been a review, the Commencement Date).

5.2.2 Where the Review Method for any Review Date is CPI, the Rent on and from that Review Date is calculated as follows:

$$R_2 = R_1 \text{ x } \frac{\text{Current CPI}}{\text{Previous CPI}}$$

Where:

R_2 is the Rent on and from the Review Date; and

R_1 is the Rent immediately before the Review Date (disregarding any abatements incentives or reductions).

5.3 Change to CPI

If the CPI is no longer published, either party may ask the President of the Actuaries Institute to nominate an index which reflects the rate of price change in the area and group for the CPI and 'CPI' then means that index. Each party must pay one half of the President's costs for nominating an index.

5.4 Market Review

Where the Review Method for any Review Date is a Market Review, then the Rent must be reviewed to the Current Market Rent.

5.5 Current Market Rent

5.5.1 The Council will appoint an independent valuer to assess the Current Market Rent for the Premises (**Council's Rent Assessment**).

5.5.2 The Council may at any time give the Lessee written notice stating the Council's Rent Assessment.

5.5.3 The Rent from and including the relevant Review Date is the amount stated in the Council's notice under clause 5.5.2 unless the Lessee gives the Council written notice disagreeing with that amount (**Objection**) within fourteen (14) days after the Council's notice.

5.5.4 If the Lessee gives the Council an Objection, then the Rent must be determined by a Valuer.

5.5.5 The Valuer must determine the Current Market Rent under this clause.

5.5.6 The Council and the Lessee may make written submissions to the Valuer within fourteen (14) days after the Valuer is appointed.

5.5.7 Each party must forward to the other a copy of all written material provided to the Valuer when it is provided to the Valuer.

5.5.8 Within fourteen (14) days after receiving those written materials, a party may give written comments to the Valuer on the other party's written submissions.

5.5.9 The Valuer must make the determination in writing within sixty (60) days after appointment, giving detailed reasons and specifying the matters required to be taken into account under this lease. The determination is final and binding.

5.5.10 If the Valuer's determination is more than the Council's assessment of the Current Market Rent, the Lessee must pay all the costs of the valuation. In all other cases, the costs of the valuation must be shared equally between the Council and Lessee.

5.6 **Rent pending determination**

5.6.1 The Rent may be reviewed at any time from a Review Date even if the review is initiated after that Review Date.

5.6.2 If the Rent to apply on and from a Review Date is not agreed or determined by that Review Date, the Lessee must continue to pay instalments of Rent at the rate that applied before the relevant Review Date until the Rent is determined.

5.7 **Adjustment once Rent determined**

Once the Rent to apply on and from a Review Date is agreed or determined, the Lessee must pay any shortfall and the Council must allow any adjustment for overpayment at the next Payment Date.

5.8 **No decrease in Rent**

Subject to the Act, the Rent will not decrease on a Review Date.

5.9 **Other review**

Subject to the Act, the Council and Lessee may negotiate and agree a Rent to apply from a Review Date without following this clause.

6. RATES AND TAXES AND OUTGOINGS

6.1 Liability for Rates and Taxes

The Lessee shall be required to pay or reimburse the Council any Rates and Taxes levied, assessed or charged in respect of the Premises or upon the owner or occupier of the Premises.

6.2 Payment of Outgoings

The Lessee must pay or reimburse the Council all Outgoings levied, assessed or charged in respect of the Premises or upon the owner or occupier of the Premises within thirty (30) days upon demand by the Council.

6.3 Lessee's Share

If any Rates and Taxes or Outgoings are not separately assessed or charged in respect of the Premises, then the Lessee must pay the Lessee's Share of any such Rates and Taxes or Outgoings assessed or charged in respect of the Land.

6.4 Power and other utilities

6.4.1 The Lessee must pay, when due, all costs for the use of telephone, light and other facilities and the consumption of electricity, gas, and any and all other services and utilities supplied to or used from the Premises.

6.4.2 If there is no separate meter for a service or utility used on or from the Premises and if the Council so requires, then the Lessee will install the meter at its own cost.

6.4.3 The Lessee shall be responsible for all electrical tagging and testing as required of the Lessee's Equipment at the Premises.

6.4.4 Without limiting this subclause, the Lessee must comply with the *Electricity (General) Regulations 2012* (SA) and any other applicable electricity laws.

6.5 Separate air-conditioning plant

6.5.1 If the Premises are served by separate air-conditioning plant or equipment the Lessee must, at its own cost, ensure that the air-conditioning plant or equipment is properly and regularly serviced and maintained. If the Council gives any instructions or directions with regard to the service and maintenance of that air-conditioning plant or equipment, the Lessee must, at its own cost, ensure that the air-conditioning plant and equipment is serviced and maintained in accordance with those instructions or directions.

6.5.2 If the Council chooses to arrange for the service, maintenance and repair of the air-conditioning plant or equipment (and notifies the Lessee accordingly) then the Lessee must permit the Council, and any person authorised by it for that purpose, to enter the Premises and

carry out such service, maintenance and repair at all reasonable times. The Lessee must pay or reimburse to the Council all costs incurred in that regard which the Council may recover from the Lessee as a debt due and payable on demand.

6.5.3 The Lessee must pay or reimburse to the Council the cost of all power consumed by such air-conditioning plant or equipment and the Council may recover any such amounts as a debt due.

7. WATER

7.1 Mains water

The Lessee must pay when due, all costs and outgoings in relation to water usage and water rates of all mains located on the Premises.

7.2 Water efficiency

The Lessee must use its best endeavours to ensure that, at all times, water is used and consumed at the Premises in an efficient and responsible manner.

7.3 Recycled water and bore water access

The Lessee shall be responsible for all costs and outgoings in relation to water usage and rates associated with the use of bore water or recycled water on the Premises and the Council may enter into a separate agreement with the Lessee regarding the costs of bore water and recycled water.

8. USE OF PREMISES

8.1 Permitted Use

The Lessee may use the Premises only for the Permitted Use and must not use or allow the Premises to be used for any other use without the Council's consent.

8.2 Offensive, illegal and restricted activities

The Lessee must:

8.2.1 not carry on any offensive, dangerous or illegal activities on or from the Premises;

8.2.2 not create a nuisance or disturbance for the Council or for the owners or occupiers of any adjoining property;

8.2.3 ensure at all times that activities conducted on or from the Premises do not discredit the Council;

8.2.4 not permit or allow persons to sleep or reside on the Premises; and

8.2.5 not keep animals on the Premises.

8.3 **Use of facilities**

8.3.1 The Lessee must ensure that the Services are used carefully and responsibly and in accordance with any directions given by the Council from time to time.

8.3.2 The Lessee must repair or correct any damage or malfunction which results from any misuse or abuse of the Services by the Lessee.

8.4 **Statutory Requirements**

The Lessee must comply with all Statutory Requirements (including the *Work Health and Safety Act 2012* (SA)) relating to:

8.4.1 the Lessee's use and occupation of the Premises;

8.4.2 the Permitted Use.

8.5 **Signs**

8.5.1 The Lessee must not place any sign or advertisement on the outside or inside (if they can be seen from outside) of the Premises, except a sign or advertisement which:

8.5.1.1 is approved by the Council; and

8.5.1.2 complies with any relevant Statutory Requirements.

8.5.2 Council reserves the right to require the Lessee to place any sign or advertisement on the outside or inside of the Premises in accordance with Council's policy at the time.

8.5.3 The Lessee is prohibited from placing any political sign or advertisement on the outside or the inside of the Premises.

8.6 **Dangerous equipment and installations**

The Lessee may only install or use within the Premises equipment and facilities which are reasonably necessary for and normally used in connection with the Permitted Use and must not install or bring onto the Premises:

8.6.1 any electrical, gas powered or other machinery or equipment that may pose a danger, risk or hazard;

8.6.2 any chemicals or other dangerous substances that may pose a danger, risk or hazard; or

8.6.3 any heavy equipment or items that may damage the Premises or Improvements.

8.7 **Fire precautions**

The Lessee must comply with all Statutory Requirements relating to fire safety and procedures including any structural works or modifications or other building

works which are required as a consequence of the Lessee's use of the Premises.

8.8 **Security**

The Lessee must keep the Premises securely locked at all times when the Premises are not occupied and must provide a key to the Premises to the Council (or if the Council has engaged a manager, then to the manager) to be used only in emergencies.

8.9 **No warranty**

The Council makes no warranty or representation regarding the suitability of the Premises (structural or otherwise) for the Permitted Use or any other purpose.

9. **LIQUOR LICENCE**

9.1 **Service of alcohol**

The Lessee must not:

9.1.1 serve, sell or provide to persons; or

9.1.2 consume or allow persons to consume;

alcoholic beverages on the Premises except in accordance with a Liquor Licence obtained pursuant to clause 9.2 and otherwise in accordance with this clause.

9.2 **Obtaining Liquor Licence**

9.2.1 The Lessee is responsible for and will take all steps necessary in order to obtain all necessary licences (**Liquor Licence**) under the Liquor Act.

9.2.2 In addition to the requirements of clause 9.2.1, the Lessee must take all steps necessary in order to comply with Council's Liquor Licence Applications Policy.

9.2.3 In addition to the requirements of clause 9.2.1, the Lessee must obtain all other approvals, licences, consents and renewals as may be necessary to serve or sell alcoholic beverages on the Premises.

9.2.4 The Lessee must obtain the Council's consent which may be withheld at the Council's discretion prior to seeking to obtain a Liquor Licence for the Premises and prior to agreeing to any conditions of the Liquor Licence.

9.3 **Maintenance of Liquor Licence**

9.3.1 The Lessee must not do anything or allow anything to be done that would result in the Liquor Licence or any other licence, approval or

consent issued under the Liquor Act relating to the Premises or any business conducted from the Premises:

9.3.1.1 not being renewed or being suspended or forfeited or removed from the Premises;

9.3.1.2 which results in more onerous conditions being imposed on or in respect of such Liquor Licence;

9.3.1.3 which has or may have any prejudicial effect on any such Liquor Licence; or

9.3.1.4 which may constitute or result in the commission of any offence under the Liquor Act.

9.3.2 Without limiting clause 9.3.1, the Lessee must not without the Council's prior written consent apply under the Liquor Act or to any other Statutory Authority to decrease or restrict the hours of trading permitted under the Liquor Licence or the Liquor Act in respect of the Premises.

9.3.3 The Lessee must at its own cost and expense in all things, comply with and observe, and carry out and perform all of the requirements of the Liquor Licence and the Liquor Act and all directions and requirements relating to the Premises and the business conducted on the Premises which may be issued under the Liquor Act or by any person or authority with lawful jurisdiction.

9.3.4 Where the Lessee is required pursuant to the terms of the Liquor Licence or under the Liquor Act or in pursuance of any direction or requirement issued under that Act or by any other person or authority with lawful jurisdiction, to carry out works, then such works must be carried out in a good manner which is consistent with that of one skilled in the works carried out, within the timeframe required and to the satisfaction of the person or authority who required the work to be completed.

9.3.5 The Lessee must renew the Liquor Licence and keep it current at all times during the Term.

9.3.6 On request by the Council, the Lessee must supply the Council with copies of all statutory declarations and other forms, letters, applications and material supplied by the Lessee to the Liquor and Gambling Commissioner and/or any other authorities under the Liquor Act.

9.3.7 If the Lessee or any manager, licensee or employee of the Lessee receives or is served with any summons, complaint or other legal process or any notice, requirement or further communication from any person or authority acting under the Liquor Act or otherwise relating to the Liquor Licence, then the Lessee must immediately inform the Council in writing of the same and provide all particulars requested by the Council.

9.4 **Transfer of Liquor Licence after termination**

Upon the expiration or sooner termination of this lease, the Lessee will, if so requested by the Council, use its best endeavours to transfer to the Council or its nominee, the Liquor Licence and all other licences, approvals and consents at no cost to the Council or its nominee.

10. GAMING MACHINES

10.1 **No new machines**

10.1.1 Subject to clause 10.2, on and from the Commencement Date and for the duration of this lease, the Lessee must not bring onto the Premises or operate any Gaming Machine.

10.1.2 With the Council's consent, the Lessee may retain and operate any pre-existing Gaming Machine that was operated by the Lessee on the Premises prior to the commencement of this lease.

10.2 **Council's consent**

The Council may refuse to provide its consent under 10.1.2 in its absolute discretion.

11. INSURANCE

11.1 **Lessee must insure**

The Lessee must keep current during the Term:

11.1.1 public liability insurance for at least the amount in Item 9 of Schedule 1 (or any other amount the Council reasonably requires) for each claim;

11.1.2 all insurance in respect of the Lessee's Equipment for its full replacement value; and

11.1.3 other insurances required by any Statutory Requirement or which the Council reasonably requires.

11.2 **Requirements for policies**

Each policy must:

11.2.1 be with an insurer and on terms reasonably approved by the Council;

11.2.2 be in the name of the Lessee and note the interest of the Council and any other person the Council requires;

11.2.3 cover events occurring during the policy's currency regardless of when claims are made; and

11.2.4 note that despite any similar policies of the Council, the Lessee's policies will be primary policies.

11.3 **Evidence of insurance**

The Lessee must give the Council certificates evidencing the currency of each policy. During the Term the Lessee must:

11.3.1 pay each premium before it is due for payment;

11.3.2 give the Council certificates of currency each year when the policies are renewed and at other times the Council requests;

11.3.3 not vary, allow to lapse or cancel any insurance policy without the Council's consent;

11.3.4 notify the Council in writing immediately if a policy is cancelled or if an event occurs which could prejudice or give rise to a claim under a policy;

11.4 **Insurance affected**

11.4.1 The Lessee must not do anything which may:

11.4.1.1 prejudice any insurance of the Premises or the Improvements; or

11.4.1.2 increase the premium for that insurance.

11.5 **Council's insurance obligations**

The Council must keep current during the Term insurance in respect of the Improvements and the Land.

12. **REPAIR AND MAINTENANCE**

12.1 **Repair**

12.1.1 The Lessee must keep and maintain the Premises, the Lessee's Equipment and any Services situated within the Premises and which exclusively service the Premises in good repair and condition.

12.1.2 The Lessee is responsible for all the day to day repairs and maintenance at the Premises including the repair and maintenance of:

12.1.2.1 all items required to ensure compliance with all Statutory Requirements in relation to emergency and fire and safety procedures including operable hose reels, fire hydrants, fire extinguishers, fire blankets, alarms and emergency and exit lighting;

12.1.2.2 all interior fittings including but not limited to light globes, washers, taps and carpets;

12.1.2.3 signage; and

12.1.2.4 internal paint works.

12.1.3 The Lessee is responsible for the removal of waste at the Premises including the removal of:

12.1.3.1 internal graffiti;

12.1.3.2 weeds; and

12.1.3.3 rubbish.

12.1.4 The Lessee must promptly repair any damage to the Improvements or the Land caused or contributed to by the act, omission, negligence or default of the Lessee and in any event must repair any such damage to the Improvements or the Land within fourteen (14) days of the Lessee being given notice to repair the damage by the Council.

12.1.5 Without limiting the general obligations of the Lessee under this clause, the Lessee must ensure that it keeps and maintains the Premises, the Lessee's Equipment and any Services situated within the Premises so as to comply with its obligations under the Council's guidelines for maintenance, repair and building upgrades for Council owned land in Annexure B of this lease.

12.2 **Maintain and replace**

The Lessee must maintain items in or attached to the Premises, and, if damaged or worn, repair them or replace them with items of quality similar to those in use at the Commencement Date, or, if previously replaced with the Council's approval, when last replaced. Notwithstanding this clause, applications for capital works are to be made by Lessee in accordance with the relevant Council policy at the time.

12.3 **Alterations by Lessee**

12.3.1 The Lessee must not carry out any alterations or additions to the Premises without the Council's prior written consent.

12.3.2 The Lessee must provide full details of the proposed alterations and additions to the Council.

12.3.3 The Council may impose any conditions it considers necessary if it gives its approval, including requiring the Lessee to obtain the Council's consent to any agreements that the Lessee enters into in relation to the alterations or additions.

12.3.4 The Lessee must carry out any approved alterations and additions:

12.3.4.1 in a proper manner which is consistent with that of one skilled in the works carried out;

12.3.4.2 in accordance with the conditions imposed by the Council and with the approvals made by Council in its capacity as lessor under this lease;

12.3.4.3 in accordance with all Statutory Requirements; and

12.3.4.4 in a way to minimise disturbance to others.

12.3.5 Unless otherwise agreed in writing between the parties, all alterations and additions to the Land or the Premises made pursuant to this clause become the property of the Council.

12.3.6 The Lessee must pay all of the Council's costs (including consultant's costs and legal costs) as a result of the Lessee's alterations and additions.

13. CLEANING

The Lessee must:

13.1 keep the Premises clean and tidy;

13.2 keep the Premises free of vermin, insects and other pests;

13.3 promptly remove any internal graffiti on the Premises; and

13.4 not cause the Common Areas to be left untidy or in an unclean state or condition.

14. ASSIGNMENT, SUBLETTING AND CHARGING

14.1 Assignment

14.1.1 The Lessee may assign its interest in this lease provided that the Lessee must first obtain the consent in writing of the Council.

14.1.2 Subject to the Act, the Council may withhold consent to an assignment of the lease if:

14.1.2.1 the proposed assignee proposes to change the Permitted Use;

14.1.2.2 the proposed assignee is unable to meet the financial obligations under this lease;

14.1.2.3 the Council reasonably considers that the assignee's business skills are inferior to those of the assignor;

14.1.2.4 the Lessee makes a profit on the assignment of the lease; or

14.1.2.5 the Lessee has not complied with the Council's procedural requirements for obtaining the Council's consent.

14.2 Subletting

14.2.1 The Lessee must not sublet or license any part of the Premises without the Council's prior written consent and provided that the Lessee does not make a profit as a result of subletting the Premises or any part of the Premises.

14.2.2 The Council may, in considering whether or not to provide its consent under clause 14.2.1, request copies of the terms and conditions on which the Lessee proposes to grant a right of occupancy to a proposed sublessee or licensee.

14.3 **Hiring out Premises**

Subject to clauses 14.4 and 14.5, the Lessee may hire out or otherwise part with possession of the Premises without the Council's consent provided that hiring the Premises is consistent with the Permitted Use.

14.4 **Public access**

The Lessee acknowledges and agrees that the Premises are for and are to be made available for use by the public at any time provided that:

14.4.1 the relevant member of the public has previously booked a time with the Lessee for use of the Premises; and

14.4.2 the booking does not substantially interfere with any competitive or organised use of the Premises by the Lessee notified to the Council.

14.5 **Sublease or hire charges**

14.5.1 Subject to Clause 14.5.2, the Lessee acknowledges and agrees that any rate charged for use of Premises will be no more than the rates stated in the Council's Fees and Charges Schedule.

14.5.2 The Lessee may request the Council's consent to charge rates for use of the Premises in excess of the rates stated in the Council's Fees and Charges Schedule.

14.5.3 The Council may refuse its consent to a request under clause 14.5.2 in its absolute discretion

15. LESSEE GOVERNANCE

15.1 On or before the Commencement Date the Lessee must provide to the Council a copy of the Lessee's constitution and any other documents that regulate its governance and operations.

15.2 The Lessee must provide to the Council any information reasonably required by Council in relation to the Lessee's use and occupation of the Premises, the governance and operations of the Lessee including but not limited to annual general meeting reports and minutes of meeting and finances including but not limited to audited financial statements.

16. COUNCIL'S OBLIGATIONS AND RIGHTS

16.1 **Quiet enjoyment**

Subject to the Council's rights and to the Lessee complying with the Lessee's obligations under this lease, the Lessee may occupy the Premises during the Term without interference from the Council.

16.2 **Right to enter**

The Council may (except in an emergency when no notice is required) enter the Premises after giving the Lessee reasonable notice:

16.2.1 to assess the Lessee's compliance with the terms of this lease;

16.2.2 to do any repairs or maintenance as deemed necessary by the Council to the Premises or the Improvements or other works which cannot reasonably be done unless the Council enters the Premises;

16.2.3 to do anything the Council must or may do under this lease or must do under any Legislation or to satisfy the requirements of any Statutory Authority; and

16.2.4 to show prospective lessees through the Premises.

16.3 **Emergencies**

In an emergency the Council may:

16.3.1 close the Premises or Improvements; and

16.3.2 prevent the Lessee from entering the Premises or Improvements.

16.4 **Works and restrictions**

16.4.1 Upon giving reasonable notice to the Lessee, the Council may:

16.4.1.1 install, use, maintain, repair, alter, and interrupt Services;

16.4.1.2 carry out works on the Improvements (including extensions, renovations and refurbishment); and

16.4.1.3 close (temporarily or permanently) and restrict access to the Common Areas.

16.4.2 The Council must (except in an emergency) take reasonable steps to minimise interference with the Lessee's use and occupation of the Premises.

16.5 **Right to rectify**

The Council may at the Lessee's cost do anything which the Lessee should have done under this lease but which the Lessee has not done or which the Council reasonably considers the Lessee has not done properly.

16.6 **Maintenance**

Without limiting the general obligations of the Council under this lease, the Council must ensure that it complies with its obligations under the guidelines for maintenance, repair and building upgrades for Council owned land contained in Annexure B of this lease.

17. DAMAGE OR DESTRUCTION

17.1 Termination for destruction or damage

17.1.1 If the Premises are destroyed or are damaged so that they are unfit for the Lessee's use then, within three (3) months after the damage or destruction occurs, the Council must give the Lessee either:

17.1.1.1 a notice terminating this lease (on a date at least one (1) month after the Council gives notice); or

17.1.1.2 a notice advising the Lessee that the Council intends to repair the Premises and/or the Improvements so that the Premises are accessible and the Lessee can occupy and use the Premises (**Intention to Repair Notice**).

17.1.2 If the Council gives an Intention to Repair Notice but does not carry out the repairs within a reasonable time, the Lessee may give notice to the Council that the Lessee intends to end this lease if the Council does not make the Premises accessible and fit for use and occupation by the Lessee within a reasonable time (having regard to the nature of the required work) (**Intention to Terminate Notice**).

17.1.3 If the Council does not give a notice under this subclause or does not take the action specified in the Intention to Terminate Notice, the Lessee may end this lease by giving the Council not less than one (1) month's notice.

17.2 Reduction or abatement of Rent

17.2.1 While the Premises are unfit or inaccessible, the Yearly Amounts are reduced unless:

17.2.1.1 the Premises are unfit or inaccessible; or

17.2.1.2 an insurer refuses to pay a claim;

as a result of a deliberate or negligent act or omission of the Lessee.

17.2.2 The level of the reduction (if any) depends on the nature and extent of the damage.

17.2.3 If the level of the reduction (if any) cannot be agreed it must be determined by a Valuer.

18. REDEVELOPMENT AND DEMOLITION

If as part of any redevelopment or other project conducted by the Council that includes the Premises (**Redevelopment**), or for any other reason, the Council wishes to demolish or acquire vacant possession of the Premises or any part of the Premises, then the Council may:

18.1 **Redevelopment and termination**

terminate this lease subject to the following provisions:

18.1.1 at any time after providing the Lessee with those details, the Council may give the Lessee a written notice of termination of this lease (**Termination Notice**) specifying the date on which this lease is to come to an end being a date not less than twelve months after the Termination Notice is given. Unless terminated earlier by the Lessee under clause 18.1.2, this lease comes to an end at midnight on the day specified in the Termination Notice;

18.1.2 at any time after receiving a Termination Notice, the Lessee may terminate this lease by giving not less than seven days' written notice to the Council; and

18.1.3 when either party terminates this lease under this clause, the rights and obligations of the Council and the Lessee under this lease (except with regard to an existing breach) come to an end.

18.2 **Relocation**

propose that the Lessee, upon reasonable notice, vacate the Premises and to occupy an alternative site owned by the Council subject to the following conditions:

18.2.1 the Council may at any time after providing the Lessee with those details, give the Lessee a written notice of relocation of this lease (**Relocation Notice**) specifying the date on which the Lessee must relocate being a date not less than six (6) months after the Relocation Notice is given;

18.2.2 where the Lessee agrees to be relocated, the Lessee must relocate to the alternative site on the date stipulated in the Relocation Notice and must give to the Council all assistance and cooperation necessary to give effect to this clause and to the relocation including the execution of any documents or instruments which the Council reasonably requires;

18.2.3 the alternative site must, in the reasonable opinion of the Council, be of comparable quality and utility to the Premises;

18.2.4 any reasonable costs incurred in relocating the Lessee must be borne by the Council; and

18.2.5 the Lessee's occupation of the alternative site is on the terms in this lease (changed as necessary); or

18.2.6 if the Lessee does not agree to be relocated, the Lessee may terminate the lease.

18.3 **Conditions**

The Council may only exercise its rights under this clause if it has provided the Lessee with details of the proposed Redevelopment sufficient to indicate a genuine proposal to carry out that Redevelopment within a reasonably practicable time after this lease is to be terminated.

19. RENEWAL

19.1 If a right of renewal or first right of renewal is specified in Item 5 of Schedule 1 and the Lessee wishes to exercise that right of renewal, then the Lessee must give a written notice to the Council not less than six (6) months and not more than twelve (12) months before the expiry of the Initial Term stating it wishes to renew this lease for the period specified in Item 5 of Schedule 1. If such notice is given, the Council must renew this lease for the first Renewal Term on the terms in this lease (except this subclause) commencing immediately after the Initial Term expires.

19.2 If a second right of renewal is specified in Item 5 of Schedule 1 and the Lessee wishes to exercise that right of renewal, then the Lessee must give a written notice to the Council not less than six (6) months and not more than twelve (12) months before the expiry of the Renewal Term stating it wishes to renew this lease for the period specified in Item 5 of Schedule 1. If such notice is given, the Council must renew this lease for the second Renewal Term on the terms in this lease (except this subclause and the previous subclause) commencing immediately after the first Renewal Term expires.

19.3 The Lessee is not entitled to renew this lease if:

19.3.1 the Lessee has been in breach of this lease at any time before giving notice of exercise of the right of renewal;

19.3.2 the Lessee is in breach of this lease at the time of giving that notice; or

19.3.3 the Lessee is in breach or commits a breach of this lease after giving that notice but before commencement of the Renewal Term.

20. RIGHTS AND OBLIGATIONS ON EXPIRY

20.1 **Expiry**

This lease comes to an end at midnight on the last day of the Term unless it is terminated earlier by the Council or the Lessee under this lease.

20.2 **Handover of possession**

Before this lease comes to an end, the Lessee must:

20.2.1 if required by Council, remove all of the Lessee's Equipment and repair any damage caused by such removal;

20.2.2 if required by Council, remove and reinstate any alterations or additions made to the Premises by the Lessee; and

20.2.3 complete any repairs which the Lessee is obliged to carry out under this lease.

20.3 **Abandoned goods**

If, when this lease comes to an end, the Lessee leaves any goods or equipment at the Premises, then the Council may deal with and dispose of those goods in accordance with the Act.

20.4 **Holding over**

If, with the Council's consent, the Lessee continues to occupy the Premises after the end of this lease, the Lessee does so under a monthly lease which:

20.4.1 either party may terminate on one month's notice given at any time; and

20.4.2 is on the same terms as this lease.

21. BREAK CLAUSE

21.1 The Lessee may terminate this lease by giving at least three (3) months prior written notice to the Council of its intention to terminate the lease.

21.2 If the Lessee terminates this lease pursuant to this clause, the rights and obligations of Council and the Lessee under this lease (except with regard to an existing breach) come to an end on and from, but not before, the date termination of this lease takes effect pursuant to clause 21.1.

21.3 For the avoidance of doubt the provisions of clause 20 apply to a termination of the lease under this clause.

22. BREACH

22.1 **Payment obligations**

22.1.1 The Lessee must make payments due under this lease:

22.1.1.1 without demand (unless otherwise provided);

22.1.1.2 without set-off, counter-claim, withholding or deduction;

22.1.1.3 to the Council or as the Council directs; and

22.1.1.4 by means directed by the Council.

22.1.2 If a Payment Date does not exist, the Lessee must make any payment due on that Payment Date on demand.

22.2 **Set off**

The Council may, by notice to the Lessee, set off any amount due by the Lessee to the Council under this lease or any other agreement or otherwise against any amount due by the Council to the Lessee under this lease.

22.3 **Council's rights on breach**

22.3.1 The Council may come onto the Premises and remedy a breach of this lease without notice:

22.3.1.1 in an emergency; or

22.3.1.2 if the Lessee breaches any provision of this lease and fails to remedy the breach within fourteen (14) days after receiving notice requiring it to do so.

22.3.2 The Lessee must pay or reimburse the Council on demand for all costs of remedying the breach.

22.4 **Breach and re-entry**

Subject to clause 29, if:

22.4.1 the Lessee fails to pay a sum of money when due and fails to remedy that failure within seven (7) days after receiving notice requiring it to do so;

22.4.2 the Lessee breaches any other provision of this lease and fails to remedy the breach within fourteen (14) days after receiving notice requiring it to do so;

22.4.3 the Lessee ceases to be able to pay its debts as they become due;

22.4.4 any step is taken by a mortgagee to take possession or dispose of the whole or any part of the Lessee's assets, operations or business;

22.4.5 any step is taken to enter into any arrangement between the Lessee and its creditors;

22.4.6 any step is taken to appoint a receiver, a receiver and manager, a trustee in bankruptcy, a liquidator, a provisional liquidator, an administrator or other like person of the whole or any part of the Lessee's assets or business;

22.4.7 the Lessee is deregistered or dissolved or any step is taken by any person towards that;

22.4.8 the Lessee is a natural person and commits an act of bankruptcy;

22.4.9 the Lessee is convicted of an indictable offence (other than a traffic offence);

22.4.10 execution is levied against the Lessee and not discharged within fourteen (14) days; or

22.4.11 the Premises are unoccupied for one month or more without the Council's consent;

then despite any other clause of this lease, the Council:

22.4.12 may re-enter and repossess the Premises, without prejudice to its other rights; and

22.4.13 is discharged from any claim by or obligation to the Lessee under this lease.

22.5 **Rights of Council not limited**

A power or right of the Council under this lease or at law resulting from a breach or repudiation of this lease by the Lessee, or the exercise of such power or right, does not limit the Council's powers or rights.

22.6 **Repudiation and damages**

22.6.1 The following provisions are essential terms of this lease:

22.6.1.1 the obligation to pay the Rent;

22.6.1.2 the obligation to comply with the Rent Subsidy Criteria;

22.6.1.3 the obligation to pay Rates and Taxes or Outgoings;

22.6.1.4 the provisions about use of the Premises;

22.6.1.5 the provisions about the repair and maintenance of the Premises;

22.6.1.6 the provisions about additions and alterations to the Premises; and

22.6.1.7 the obligations set out in clause 14.

22.6.2 The Council does not waive the essential nature of an essential term by accepting late payment of Rent or other money or by failing to exercise its rights or by delay in doing so.

22.6.3 Any breach of an essential term by the Lessee is a repudiation of this lease. The Council may at any time accept that repudiation, rescinding this lease.

22.6.4 If:

22.6.4.1 the Council terminates this lease because of a breach of an essential term by the Lessee; or

22.6.4.2 the Lessee repudiates this lease and the Council accepts that repudiation, rescinding this lease;

the Lessee must pay compensation to the Council including the Rent and other money which the Council would otherwise have received under this lease for the balance of the Term. The Council must take reasonable steps to mitigate its losses and to endeavour to lease the Premises at a reasonable fee and on reasonable terms.

22.7 **Interest on overdue amounts**

The Lessee must pay to the Council interest on any overdue amount on demand from when the amount becomes due until it is paid in full. Interest is calculated on outstanding daily balances at the Default Rate.

22.8 **Landlord and Tenant Act**

A notice under section 10 of the *Landlord and Tenant Act 1936* (SA) must allow fourteen (14) days for the Lessee to remedy a breach of this lease if it is capable of remedy and to make reasonable compensation in money to the satisfaction of the Council. No period of notice is required in respect of non-payment of the Rent.

23. INDEMNITY AND RELEASE

23.1 **Risk**

The Lessee occupies and uses the Premises at the Lessee's risk.

23.2 **Indemnity**

The Lessee is liable for and must indemnify the Council against all actions, liabilities, costs, penalties, claims or demands for any loss, damage, injury or death incurred or suffered directly or indirectly including in connection with:

23.2.1 any act or omission of the Lessee;

23.2.2 the overflow or leakage of water or any other harmful agent into or from the Premises;

23.2.3 any fire on or from the Premises;

23.2.4 loss or damage to property or injury or death to any person caused by the Lessee, the use of the Premises by the Lessee or otherwise relating to the Premises;

23.2.5 a breach of this lease by the Lessee; or

23.2.6 the Lessee's use or occupation of the Premises;

except to the extent that they are caused by the Council's negligence.

23.3 **Release**

The Lessee releases the Council from all actions, liabilities, penalties, claims or demands for any damage, loss, injury or death occurring in the Premises or the Improvements except to the extent that they are caused by the Council's negligence.

23.4 **Indemnities are independent**

Each indemnity is independent from the Lessee's other obligations and continues during this lease and after this lease ends.

24. GOODS AND SERVICES TAX

24.1 If the Council is liable to pay GST in connection with a supply under this lease then:

24.1.1 the Agreed Consideration for that supply is exclusive of GST;

24.1.2 the Council may increase the Agreed Consideration or the relevant part of the Agreed Consideration by the GST Rate; and

24.1.3 the Lessee must pay the increased Agreed Consideration on the due date for payment by the Lessee of the Agreed Consideration.

24.2 Where the Agreed Consideration is increased under this clause, the Council must, on or before the date on which the Agreed Consideration is payable, issue a tax invoice to the Lessee.

24.3 If the Lessee breaches this clause and as a result the Council becomes liable for penalties or interest for late payment of GST, then the Lessee must pay the Council on demand an amount equal to the penalties and interest.

25. RESUMPTION

25.1 The Council may terminate this lease by giving at least three (3) months' written notice to the Lessee if the Council receives notice of resumption or acquisition of the Premises or the Improvements or Land (or any part of the Improvements or Land affecting the Premises) from or by any Statutory Authority governmental or semi-governmental body.

25.2 The Council may terminate this lease immediately by giving written notice to the Lessee if the Premises or the Improvements or Land (or any part of the Improvements or Land affecting the Premises) is Crown land dedicated to a particular purpose and:

25.2.1 it is withdrawn from the Council's care control and management;

25.2.2 the purpose for which it has been dedicated is altered under section 18 of the *Crown Land Management Act 2009* (SA); or

25.2.3 the dedication is revoked under section 19 of the *Crown Land Management Act 2009* (SA) or other legislation.

25.3 Termination of this lease under this clause releases each party from further liability under this lease, but does not affect a party's rights or liabilities for a prior breach.

26. MISCELLANEOUS

26.1 Approvals and consents

Unless otherwise provided, where Council's consent (as lessor) is required under this lease:

26.1.1 the consent will be provided in writing; and

26.1.2 the Council may in its discretion give (conditionally or unconditionally) or withhold any approval or consent.

26.2 **Entire agreement**

This lease:

26.2.1 constitutes the entire agreement between the parties about the Premises;

26.2.2 supersedes any prior understanding, agreement, condition, warranty, indemnity or representation about the Premises.

26.3 **Waiver**

If the Council accepts or waives any breach by the Lessee, that acceptance or waiver cannot be taken as an acceptance or waiver of any future breach of the same obligation or of any other obligation under this lease.

26.4 **Exercise of power**

26.4.1 The failure, delay, relaxation or indulgence by a party in exercising a power or right under this lease is not a waiver of that power or right.

26.4.2 An exercise of a power or right under this lease does not preclude a further exercise of it or the exercise of another right or power.

26.5 **Special conditions**

Any Special Conditions will apply to this lease and in the event of any inconsistency with the terms and conditions in the body of this lease, then those Special Conditions will prevail.

27. **NOTICE**

27.1 A notice, demand, consent, approval or communication under this lease (**Notice**) must be in writing, in English and signed by a person authorised by the sender.

27.2 Without excluding any other method, Notice is sufficiently given:

27.2.1 to the Lessee, if left at the Premises or if emailed to the last known email address or posted by pre-paid post to the last known post address of the Lessee;

27.2.2 to the Council, if posted by pre-paid post to the Council at its principal place of business in South Australia (which is taken to be the address stated in this lease unless the Lessee is or ought reasonably be aware that that is not the Council's principal place of business at the relevant time).

27.3 Notice given by pre-paid post is deemed to have been given three (3) Business Days after posting.

27.4 If two or more people comprise a party, notice to one is effective Notice to all.

28. COSTS

Subject to the Act, on request the Lessee must pay or reimburse to the Council:

28.1 all stamp duty (if any) payable on this lease;

28.2 all of the legal costs (determined on a solicitor and client basis) incurred by the Council in connection with any extension of this lease; and

28.3 all legal and other costs incurred by the Council in consequence of any actual or threatened breach by the Lessee under this lease or in exercising or enforcing (or attempting to do so) any rights or remedies of the Council under this lease or at law or otherwise arising in consequence of any actual or threatened breach by the Lessee.

29. DISPUTE RESOLUTION

29.1 A party must not terminate this lease (except, in the case of the Council, for a breach of an essential term by the Lessee) or commence arbitration or court proceedings (except for urgent equitable or injunctive relief) in respect of a dispute under this lease, unless it first complies with this clause. If one party to the dispute fails to comply with this clause, any other party to the dispute need not comply with this clause.

29.2 If there is a dispute between the parties, the aggrieved party must serve a notice on the other party setting out the nature of the dispute and designating its representative with authority to settle the dispute (**Complaint Notice**). The other party must promptly give written notice to the aggrieved party designating its representative with authority to settle the dispute. The parties must then make every effort to resolve the dispute by negotiation.

29.3 The representatives must attempt to resolve the dispute within thirty (30) Business Days of service of the Complaint Notice.

29.4 If the dispute is not resolved within that period (or any further period the representatives agree), any party which has complied with this clause may in writing terminate the dispute resolution process under this clause and exercise their rights under the lease and terminate the lease and/or commence arbitration or court proceedings in respect of the dispute.

29.5 The sole purpose of any exchange of documents and other information or any offer of settlement under this clause is to attempt to settle the dispute. No party may use any documents or information obtained through the dispute resolution process under this clause for any purpose other than a bona fide attempt to settle the dispute.

29.6 Nothing in this clause is intended to oust the jurisdiction of any court of competent jurisdiction.

Schedule 1

Item 1 Premises	The portion of the land comprised in Certificate of Title Volume [insert] Folio [insert] being the area(s) delineated on the plan in Annexure A	
Items 2 Land	The whole of the land comprised in Certificate of Title Volume [insert] Folio [insert]	
Item 3 Initial Term	insert] years commencing on [insert] (**Commencement Date**) and expiring at midnight on [insert]	
Item 4 Rent	Based on the market rent rate of $XXXXXX (less up to 93 % subsidy) the rental rate of $XXXXXXX per annum plus GST will be payable annually and in advance (subsidy reviewed annually)	
Item 5 Renewals	[insert] of renewal each for a further term of [insert] years commencing on [insert] and [insert] respectively	
Item 6 Review Dates and Review Methods	**Review Date**	**Review Method**
	Each anniversary of the Commencement Date except where Rent is reviewed to Current Market Rent [insert dates for market reviews]	CPI Review (pursuant to clause 5.2) Current Market Rent (pursuant to clause 5.5)
Item 7 Outgoings	**Outgoings** means the total of all amounts paid or payable by the Council in connection with the ownership, management, administration and operation of the Land and/or Improvements including: 1. all costs of the Council in connection with the operation, supply, maintenance, repair, replacement and renovation of Services and all other facilities within the Common Areas or elsewhere in the Improvements that are provided from time to time; and 2. a proportion of the costs of the Council in connection with providing utilities to the Premises including gas, electricity, and water for the buildings on the Premises as agreed by the parties.	
Item 8 Permitted Use	[Insert permitted use. Please be as descriptive as you can so as to accurately record the permitted use]	
Item 9 Public Liability Insurance	$20,000,000.00	

Schedule 2

Rent Subsidy Criteria	***Rent Subsidy Percentage***
Good Governance *The organisation can demonstrate;* • *Compliance with conditions of current or previous lease/licence agreements with Council* • *Provision of Annual General Meeting reports and minutes including financial reports (to be audited upon request)* • *Financial viability, have not incurred a debt with Council and have repaid any loans to Council in line with the loan agreement* • *Quality Management is integrated into operations - capacity building, good governance and planning etc., evidenced through provision of an annual business plan, current constitution, policies and procedures etc.*	*33%*
Facility Utilisation *The organisation is able to;* • *Provide evidence of membership/user/participant numbers and hours of use on an annual basis.* • *Provide evidence of activities and initiatives undertaken to increase the utilisation of the facility* • *Provide evidence of initiatives planned to increase use or participant numbers* • *Provide evidence of shared use of the facility by the community and other community clubs and organisation to ensure optimal use of the facility*	*30%*
Social Inclusion *The organisation can demonstrate;* • *The activity or service they provide is non-discriminatory and is open to all residents who meet stated criteria for participation.* • *The use of the facility will increase social inclusion, increase community participation and/or will promote health and well-being in the community* • *Activities support wider social inclusion targets*	*20%*
Volunteer Management *The organisation can demonstrate that it promotes, supports and develops volunteers*	*5%*
Environmental Initiatives *The organisation can demonstrate that is promotes and implements environmental initiatives e.g. waste reduction, recycling, energy efficient practices including investments e.g. solar panels*	*5%*
Maximum subsidy available	***93%***

Schedule 3
Special Conditions

EXECUTED as an agreement

Signed for **The Corporation of the City of Marion** by its authorised delegate in the presence of:

.....	.....
Signature of witness	Signature of authorised delegate
.....	.....
Name of witness (print)	Name of authorised delegate (print)
	.....
	Position of authorised delegate

Signed for **[Lessee]** by its authorised delegate in the presence of:

.....	.....
Signature of witness	Signature of authorised delegate
.....	.....
Name of witness (print)	Name of authorised delegate (print)
	.....
	Position of authorised delegate

Annexure A Plan

ANNEXURE B Guidelines for maintenance, repair and building upgrades for Council owned Land

The following list of maintenance responsibilities are a guide only and must be read in accordance with the relevant provisions of the licence to the extent of any ambiguity or conflict.

Building

Description	Council	Lessee	Additional Information
Automatic Doors including keypad	Install/Replace	Repair/Maintain	Lessee to keep clean and unobstructed and service regularly
Bore Systems including sheds	Install/Replace/Repair	Maintain	Lessee to maintain pump
Ceiling Fans	Nil Responsibility	Total Responsibility	Landlord Approval Required
Ceilings	Install/Replace/Repair	Maintain	Lessee to keep clean and free from cobwebs Repair damage from activities
Cleaning - Internal and within 3 metres of the exterior of the building	Nil Responsibility	Total responsibility	
Curtains and Blinds	Install/Replace	Repair/Maintain	
Doors and Doorways	Install/Replace	Repair/Maintain	Lessee to make minor adjustments to make operable. Keep doors operational – repair (broken door hinges, handles locks, coverings)
Electrical Supply / Meter Board	Total Responsibility	Nil Responsibility	
Electrical Switches & Power Points	Nil Responsibility	Total Responsibility	Landlord Approval Required
Electrical Testing and Tagging	Nil Responsibility	Total Responsibility	
Emergency Light(s)	Nil Responsibility	Total Responsibility	
Exhaust/Extraction Fan(s)	Nil Responsibility	Total Responsibility	Lessee to clean and maintain

Description	Council	Lessee	Additional Information
Fire Blanket(s)	Nil Responsibility	Total Responsibility	Maintain in accordance with the Building Code of Aust.
Fire Exit Door(s)	Install/Replace	Repair/Maintain	Maintain in accordance with the Building Code of Aust.
Fire Extinguisher(s)	Nil Responsibility	Total Responsibility	Maintain in accordance with the Building Code of Aust.
Fire Hose Reel(s)	Install/Repair/Replace	Maintain	Lessee to keep clean and unobstructed
Fire Sprinkler System	Total Responsibility	Nil Responsibility	
Fixed RCD's	Total Responsibility	Nil Responsibility	
Floors – Carpet / Vinyl / Tiles	Install/Replace	Repair/Maintain	Lessee to clean and repair to appropriate finish
Floors – Timber / Concrete	Install/Replace	Repair/Maintain	Lessee to clean, polish and repair to appropriate finish
Gas Supply / Pipes	Total Responsibility	Nil Responsibility	
Graffiti – External	Total Responsibility	Nil Responsibility	Unless specific to the user
Graffiti - Internal	Nil Responsibility	Total Responsibility	
Grease Traps	Nil Responsibility	Total Responsibility	
Gutters and Downpipes	Total Responsibility	Nil Responsibility	
Hand Drying Facilities – Electric / Paper	Nil Responsibility	Total Responsibility	Lessee to undertake Electrical Testing and Tagging
Heating & Cooling Systems	Install/Replace	Repair/Maintain	Lessee to clean, service regularly, change filters etc
Hot Water System	Install/Replace	Repair/Maintain	
Illuminated Exit Light(s)	Install/Replace	Repair/Maintain	

Description	Council	Lessee	Additional Information
Kitchen & Bar – Pipes and Taps (Plumbing only)	Install/Replace	Repair/Maintain	Lessee to keep clean
Kitchen & Bar – Surfaces & Structure	Install/Replace	Repair/Maintain	
Lifts	Total Responsibility	Nil Responsibility	Lessee to keep clean and unobstructed
Lighting – Exterior (including Sensors and Timers)	Install/Replace	Repair/Maintain	Lessee to replace globes, keep clean and free from cobwebs
Lighting – Interior	Nil Responsibility	Total Responsibility	
Locks and Keys – Council Code System	Install/Replace/Repair	Maintain	Lessee to replace lost keys/security fobs at own cost
Locks and Keys – Non Council Code System	Install/Replace	Repair/Maintain	Lessee to replace lost keys at own cost
Loose Furniture and Electrical Appliances	Nil Responsibility	Total Responsibility	
Mirrors	Nil Responsibility	Total Responsibility	
Paintwork - External	Total Responsibility	Nil Responsibility	
Paintwork – Internal	Nil Responsibility	Total Responsibility	Repaint every 7 years and end of lease
Pest Control (Licensed Premises)	Nil Responsibility	Total Responsibility	
Pipes - External	Total responsibility	Nil responsibility	
Ramps/Hand Rails	Install/Replace/Repair	Maintain	Keep clear and unobstructed
Roller Doors	Nil Responsibility	Total Responsibility	Landlord Approval Required
Roof	Total responsibility	Nil responsibility	
Security Alarm System	Nil Responsibility	Total Responsibility	

Description	Council	Lessee	Additional Information
Security Screen Doors	Install/Replace	Repair/Maintain	
Sewer Drain	Install/Replace/Repair	Maintain	Lessee to keep free from blockages and repair damage caused by use
Showers	Install/Replace	Repair/Maintain	Lessee to clean and descale shower head on a regular basis to keep free from bacteria
Signs - External	Nil Responsibility	Total Responsibility	Landlord Approval Required
Signs – Internal	Nil Responsibility	Total Responsibility	
Smoke Alarms/Detectors	Install/Replace	Repair/Maintain	Lessee to test/service regularly and replace batteries if not hardwired
Soap Dispensers	Nil Responsibility	Total Responsibility	
Solar Panels and System	Nil responsibility	Total Responsibility	
Special Equipment (Community Installed)	Nil responsibility	Total Responsibility	Landlord Approval Required
Staircase	Install/Replace/Repair	Maintain	Lessee to and keep free of debris. Keep access egress areas clear
Tapware	Install/Replace	Repair/Maintain	
Telecommunications	Nil Responsibility	Total Responsibility	
Toilets – Cisterns and Bowls	Install/Replace/Repair	Maintain	
Toilets – Seats	Nil Responsibility	Total Responsibility	
Verandah - Posts	Install/Replace/Repair	Maintain	Lessee to repaint
Walls - External	Install/Replace/Repair	Maintain	Lessee to keep clean and free from cobwebs

Description	Council	Lessee	Additional Information
Walls – Internal	Replace structural walls only	Repair/Maintain	Clean and keep free of mould/ grime and cobwebs. Repair damage caused by use. Repaint
Water Supply / Pipes / Systems	Install/Replace	Repair/Maintain	
Windows – Frames and Mechanisms	Install/Replace/Repair	Maintain	
Windows – Glass	Install/Replace/Repair	Maintain	Lessee to keep glazing clean (Internal and External) Replace glazing if damage caused by use

Building Grounds

Description	Council	Lessee	Additional Information
Boundary Fencing & Gates	Total responsibility	Nil responsibility	
Carpark Line Marking	Total responsibility	Nil responsibility	
Carpark Surfaces	Install/Replace/Repair	Maintain	Lessee to keep clean and unobstructed
Garden Areas	Nil Responsibility	Total Responsibility	Lessee to plant, irrigate and keep free from weeds
Internal Roads	Install/Replace/Repair	Maintain	Lessee to keep clean and unobstructed
Internal Roads Line Marking	Total responsibility	Nil responsibility	
Irrigation (Reticulation) System	*Install/Replace	Repair/Maintain	*Replacement in partnership
Pathways	Install/Replace/Repair	Maintain	Lessee to keep clean and unobstructed
Play Equipment – Council Installed	Total responsibility	Nil responsibility	
Play Equipment – Non Council Installed	Nil responsibility	Total responsibility	

Public Toilets	Total responsibility	Nil responsibility	
Seating – Public Benches	Total responsibility	Nil responsibility	
Sheds	Nil responsibility	Total responsibility	Landlord Approval Required
Unimproved Surfaces	Install/Replace/Repair	Maintain	Lessee to keep clean and unobstructed
Water Tanks	Replace/Repair	Maintain	

Sporting Facilities

Description	Council	Lessee	Additional Information
Basketball Floor/Surface	*Nil Responsibility	*Total Responsibility	*Replacement in partnership Lessee to clean, repair to appropriate finish, sand and polish every 5 years and undertake line marking
Basketball– Backboards, nets, rings	Nil Responsibility	Total Responsibility	
Basketball – scoreboard/fixed furniture	Install/Replace	Repair/Maintain	
Bowling Greens	Nil Responsibility	Total Responsibility	
Cricket Nets and Turf Pitches	Nil Responsibility	Total Responsibility	
Goal Posts - All	Total Responsibility	Nil Responsibility	
Hard wickets	Total Responsibility	Nil Responsibility	
Hard wickets – Covering/Uncovering	Total Responsibility	Nil Responsibility	
Improvements, coaches boxes, etc.	Nil Responsibility	Total Responsibility	Landlord Approval Required
Lights and Lighting Towers - Sporting Grounds	*Install/Replace	Repair/Maintain/ Replace globes	*Replacement in partnership

Line Marking - Ovals	Nil Responsibility	Total Responsibility	
Netball Courts	*Nil Responsibility	*Total Responsibility	*Replacement in partnership
Oval Grounds Maintenance	Install/Replace/Repair	Maintain	Keep clean and unobstructed
Scoreboards	Nil Responsibility	Total Responsibility	Landlord Approval Required
Tennis Courts	*Nil Responsibility	*Total Responsibility	*Replacement in partnership Lessee to clean and keep free from debris and clear drains
Tennis/Netball fences, nets, posts and line marking	*Total Responsibility	*Nil Responsibility	* Lessee responsible for line marking and nets

Emergency contact details:
City of Marion After Hours Number 8375 6666

Lease License Status Report

Lessee/Licencee	Property	Physical Address	Lease/Licence	Awaiting application	Letter of Offer	Lease Issued	Lease Signed	Expired	Existing	Right of Renewal	% of annual subsidy
	Todays Date:	3/10/2019									
Active Elders Association	Active Elders Clubrooms & Sheds	27A Charles St (Cnr Albert St) Ascot Park	Licence				1			NIL	93%
Lions Club		27A Charles St (Cnr Albert St) Ascot Park	License	1							
Adelaide Wildcats Netball Club Inc	Clovelly Park Memorial Community Centre	16 York Avenue Clovelly Park	Licence				1			NIL	93%
Altus Traffic Pty Ltd	Car Park City Services	935 Marion Road Mitchell Park	Licence					1		NIL	
A.R.T Employment	Fairford House	9 Laffer Drive, Bedford Park	Licence						1		
Boatshed Café (H & C Bound)	ex Hallett Cove Community Centre	Herron Way Hallett Cove	Lease						1	1x7 Years	Agreed Rent
Boral	Land	Marion Golf Course	Lease						1		
City of Marion lease from Minister of Water Resource	Majors Road (Sheidow Park) - O'Halloran Hill Tank Site	Cnr Majors Road and Lonsdale Highway	Licence						1		
City of Onkaparinga	Portion of Southern Depot	Adams Road, Sheidow Park	Licence					1		9x1 Years	Agreed Rent
Clovelly Park Memorial Community Centre Committee of Management Inc.	Clovelly Park Community Centre	16 York Avenue Clovelly Park	Licence						1	NIL	93%
Cosgrove Hall Committee of Management Inc	Cosgrove Hall, Clovelly Park	40-50 York Ave, Clovelly Park	Lease		1					NIL	93%
Cove BMX	Cove Sports and Community Club	Oval Road Hallett Cove	Licence		1					NIL	Agreed Rent
Cove Netball (Cove Tigers)	Cove Sports and Community Club	Oval Road Hallett Cove	Licence		1					NIL	Agreed Rent
Hallett Cove Netball	Cove Sports and Community Club	Oval Road Hallett Cove	Licence		1						Agreed Rent
Cove FC (Soccer)	Cove Sports and Community Club	Oval Road Hallett Cove	Licence		1					NIL	Agreed Rent
Cove Football	Cove Sports and Community Club	Oval Road Hallett Cove	Licence		1						Agreed Rent
Cove Cricket	Cove Sports and Community Club	Oval Road Hallett Cove	Licence		1						Agreed Rent
Culinary Escapades Pty Ltd	Marion Cultural Centre	287 Diagonal Road, Oaklands Park	Lease						1	1x2	Market Rent
DECS	Ascot Park Kindy	630 Marion Road, Park Holme	Lease					1		NIL	Agreed Rent
DECS	Ballara Park Kindy	9B Ormonde Ave	Lease					1		NIL	Agreed Rent
DECS	Oaklands Estate Kindy	16 Pethick Tce	Lease					1		NIL	
DECS	Seacombe Gardens Kindergarten - Darlington - Land only	Ramsay Avenue	Lease					1		NIL	
DECS	Seaview Downs Kindy	5A Hume St	Lease					1		NIL	
DECS	Plympton South Kindergarten previously known as Vermont Kindergarten	13 Yapinga Street	Lease					1		NIL	
DECS	Warradale Kindergarten	2 Wyndham St	Lease					1		NIL	
DECS	Woodend Childrens' Centre, Sheidow Park - crossover	Bathbank Crescent, Sheidow Park	Lease					1		NIL	Agreed Rent
Dover Gardens Kennel & Obedience Dog Club	Portion of Mitchell Park Sports and Community Club	Moreland Avenue, Mitchell Park (PO Box 91 Parkholme)	Licence						1		
Gallery M	Marion Cultural Centre	287 Diagonal Road, Oaklands Park	Licence						1		
GYM SA	Marion Leisure & Fitness Centre	Oaklands Road, Morphettville	Lease						1	2x 5 Years	Market Rent
Koorana Gym	Marion Leisure & Fitness Centre	Oaklands Road, Morphettville	Lease						1		Market Rent
Marino Hall Committee of Management Inc.	Marino Community Hall	44 Newland Ave, Marino	Lease			1				NIL	93%
Marion Basketball Club	Marion Sports & Community Club	262 Sturt Road, Sturt	Lease				1			NIL	93%
Marion Croquet Club	Marion Sports & Community Club	262 Sturt Road, Sturt	Licence					1			
Marion Sports & Community Club Inc	Marion Sports & Community Club	262A, 262B, 262C Sturt Road, Marion	Lease						1	NIL	93%
Marion Sub Branch of the RSL Inc	Marion RSL	31-39 Norfolk Avenue, Marion	Lease			1				NIL	
Marion Tennis Club	Marion Sports & Community Club	262 Sturt Road, Sturt	Lease	1					1		
Marion Vineyards (G Patritti and Co Pty Ltd)	Oaklands Road and Western Avenue		Contract			1					
Mitchell Park Sports & Community Club Inc	Mitchell Park Sports Club & Oval	Moreland Avenue, Mitchell Park	Lease		1					NIL	93%
Park Holme Community Hall Committee of Management	Park Holme Community Hall	638 Marion Road, Park Holme	Lease		1					NIL	93%
Plympton Sporting & Recreation Club Inc	Plympton Oval Clubrooms	Park Terrace, Plympton Park 5038	Lease		1					NIL	
The Cove FC Inc	Capella Reserve	Capella Road, Sheidow Park	Licence		1					NIL	93%
YMCA South Australia Inc.	Glengowrie YMCA Hall	39A Maxwell Terrace, Glengowrie	Licence				1			NIL	93%
YMCA South Australia Inc.	Marion Leisure & Fitness Centre	Oaklands Road, Morphettville	Lease						1	NIL	Agreed Rent
YMCA South Australia Inc.	Marion Leisure & Fitness Centre	Oaklands Road, Morphettville	Licence				1			NIL	93%
YMCA South Australia Inc.	Marion Leisure & Fitness Centre	Oaklands Road, Morphettville	Licence		1					NIL	93%
YMCA Aquatic Events & Services Victoria Inc	Swimming Pool Residence	1 Western Avenue, Park Holme	License		1						
Minister for Adminstrative Services	Marion Administration Centre Land		Lease						1		
Ascot Park Bowling Club	Ascot Park Bowling Club,	Davidson Avenue, Park Holme	Lease		1					NIL	93%
Belair Turf Management Pty Ltd	Marion Golf Course Land/Pro Shop	Clubhouse Road, Seacliff Park	Lease						1	NIL	Turnover Rent
Combined Cars Club	Glandore Building - Glandore Community Centre	Cnr Clark Cres and 25 Naldera Street, Glandore	Licence						1	NIL	93%
Community Centres SA Inc	Gundy House - Glandore Community Centre	Cnr Clark Cres and Naldera Street, Glandore	Lease						1	NIL	Agreed Rent
Crown Castle Australia (assigned from Vodafone)	Marion Golf Park	Ocean Boulevarde	Licence						1		
Hallett Cove Beach Tennis Club Inc	Hallett Cove Beach Tennis Club	Shamrock Reserve, Shamrock Rd, Hallett Cove	Licence				1			NIL	93%
Huntingtons SA & NT Inc	Fitz James Building - Glandore Community Centre	25 Naldera Street, Glandore	Licence						1	4x 1 Year	93%
Kiwanis Bus Service	Marion Community House	175 Oaklands Rd, Warradale	Licence						1		Agreed Rent
Lutheran Community Care	Marion Community House	175 Oaklands Road, Warradale	Licence						1	NIL	93%
Marino Community Garden Inc	Marino Community Garden	25 Newland Avenue, Marino	Licence					1		NIL	
Marion City Band	Edwardstown Senior Citizens Hall	48 Dumbarton Ave, Edwardstown	Lease			1				NIL	93%
Marion Park Golf Club Inc	Marion Golf Club - Clubhouse	Brighton Road, Seacliff Park SA 5049	Licence					1			

Lease License Status Report

Lessee/Licencee	Property	Physical Address	Lease/Licence	Awaiting application	Letter of Offer	Lease Issued	Lease Signed	Expired	Existing	Right of Renewal	% of annual subsidy
	Todays Date:	3/10/2019									
Meals on Wheels Inc (Edwardston)	Meals On Wheels -	1 Aberfeldy Avenue	Lease		1					1x 5 Years	Minimum Fee
Meals on Wheels SA Inc (Warradale)	Marion Community House	175 Oaklands Rd	Lease						1	NIL	Peppercorn
Meals On Wheels SA Inc (Hallet Cove)	Hallett Cove Meals on Wheels	Zwerner Drive Hallett Cove	Lease						1	NIL	Peppercorn
Morphettville Park Sporting Club Inc	Morphettville Park Sports Clubrooms & Oval	Denham Avenue, Morphettville	Licence					1			93%
Morphettville Park Tennis Club Inc	Morphettville Park Tennis Club	Kendall Terrace, Morphettville	Licence						1	NIL	93%
Rotary Club of Edwardstown	Harcourt Gardens bldg - formerly Kindy	29 Aberfeldy Ave, Edwardstown	Lease						1	NIL	93%
Scout Association of SA	Perry Barr Implement Shed	Quailo Avenue Hallett Cove	Lease						1	NIL	Agreed Rent
Morphettville Park Netball Club	Woodforde Family Reserve Clubrooms	Sandison Avenue, Park Holme	Licence			1				NIL	93%
Southbank Tennis Club	Hessing Crescent Reserve, Trott Park	Hessing Crescent Trott Park	Lease		1					NIL	93%
Southern and Western Community Broadcasters (Coast FM)	Portion of Naldera Building - Glandore Community Centre	Cnr Clark Cres and Naldera Street, Glandore	Lease						1	NIL	Market Rent
Stanley Street Tennis Club Inc	Stanley Street Reserve - Tennis Club	Stanley Street, Glengowrie	Licence		1					NIL	Minimum Fee
Stella Maris Parish School	Ramsay Ave Reserve	1 Syme Ave Seacombe Gardens	Licence					1		NIL	Agreed Rent
Telstra	Marion Golf Park (telephone tower New)	Ocean Boulevarde	Licence						1		
Telstra	Kellett Reserve, Morphettville	Denham Avenue, Morphettville	Licence						1		
The Abbeyfield Society	Abbeyfield House -	5 St Lawrence Ave, Edwardstown	Lease		1					NIL	
The Glandore Recreation Centre Board of Management Inc.	Glandore Oval	716-766 South Road Glandore	Lease		1					NIL	Agreed Rent
The Lions Club of Hallett Cove	Perry Barr Farm, Shearing Shed & The Barn	Quailo Avenue Hallett Cove	Lease						1	NIL	93%
Trott Park Community Garden Inc	Rear of Trott Park Neighbourhood Centre	Trott Pk Neighbourhood Centre Hessing Cres Trott Park	Licence					1		NIL	Minimum Fee
Warradale Park Tennis Club Inc	Warradale Park Tennis Club	Cnr Gardiner and Cairns Avenue, Warradale	Lease		1					NIL	93%
Wesley Netball Club Inc	Portion of Hazelmere Reserve (netball Courts)	Hazelmere Road, Glengowrie	Licence						1	4x 1 Year	93%
Weaver Street Clubrooms	Weaver Street Clubrooms	Weaver Street, Edwardstown	License					1			
Seaview-Seacombe Tennis Club	Seaview-Seacombe Tennis Club	401R Tarnham Road, Seacombe Heights	License					1			
Minister for Transport and Infrastructure	Car Park Hallett Cove Beach Train Station	Shamrock Reserve, Shamrock Rd, Hallett Cove						1			
Alrow Nominees Pty Ltd	Marion Caravan Park	323 Sturt Road, Bedford Park						1			
Dancers by Donna	Castrol Shed, Perry Barr Farm	Quailo Avenue Hallett Cove	Hire Agreement						1		Hirer Fee
Edwardstown Memorial Sports and Community Club	Edwardstown Soldiers Memorial Ground	Raglan Avenue, South Plympton	Licence		1					NIL	93%
					21	5	6	20	32		

Existing	32
Expired	20
Letter of Offer	21
Lease Issued	5
Lease Signed	6
Total	84

CITY OF MARION

Corporate Risk Quarterly Report

Originating Officer	Risk Coordinator - Karen Peake
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC191126R21

REPORT OBJECTIVE

The purpose of this report is to provide Council with assurance that the City of Marion is committed to managing its corporate risks and provide information on those risks currently rated outside Council's risk tolerance through the provision of the Corporate Risk Quarterly Report.

EXECUTIVE SUMMARY

Council last considered the Corporate Risk Quarterly Report along with the Annual Corporate Risk profile, at its meeting on 27 August 2019 (GC190827R14).

The quarterly corporate risk review shows a continuing maturity of risk management across the organisation through a reduction in risks rated outside Council's risk tolerance. A summary of the outcomes of the Corporate Risk Register reviews over the past twelve months is provided in **Appendix 1** and demonstrates the reduction in the number of risks currently rated high and medium.

RECOMMENDATION

That Council:

1. **Notes the report including the reduction of risk and the mitigation strategies of high rated risks.**

DISCUSSION

During the July to September 2019 quarter, two medium rated risks were removed as they were no longer considered risks within the current context. This resulted in a new total of 109 risks identified in the Corporate Risk Register with current risk ratings as follows; 8 high, 81 medium and 20 low.

One previously high rated risk, Damage to the Local Government sector reputation impeding on CoM's successful delivery of services to the community, was re-rated to medium, due to work undertaken on issue and crisis management planning around individual Council initiatives and decisions of Council, as well as participation in the LGA promotion/marketing working group.

The 8 corporate risks rated as high which are detailed in an extract from the Corporate Risk Register (**Appendix 2**) and relate to; asset management, WHS management, environmental management, governance, business continuity & community and ICT infrastructure/cyber security. These risks are managed on a day to day basis across the organisation at Senior Leadership level as the Risk Owners, with the Executive Leadership Team undertaking a review each quarter in line with the Risk Management Team monitoring and reporting to the Risk Working Group.

CONCLUSION

The ongoing quarterly reporting provides Council with the assurance that the City of Marion is working to manage and mitigate its high rated risks. This will benefit the business and provide a greater level of assurance for Council and all key stakeholders.

Attachment

#	Attachment	Type
1	Appendix 1 Corporate Risk Quarterly Summary Sept 2019	PDF File
2	Appendix 2 Corporate High Risk Sept 2019	PDF File

Table of Corporate Risk Register Review Quarterly Outcomes **APPENDIX 1**

Period:	Qtr 2: Oct to Dec 2018			Qtr 3: Jan to Mar 2019			Qtr 4: Apr to Jun 2019			Qtr 1: Jul to Sept 2019			Current Risk Impact
Corporate Risk	I	C	F	I	C	F	I	C	F	I	C	F	
Extreme	16	0	0	17	0	0	20	0	0	20	0	0	↔
High	75	8	0	74	9	0	74	9	0	71	8	0	↓
Medium	16	80	64	16	79	64	17	84	68	18	81	67	↓
Low	0	19	43	0	19	43	0	18	43	0	20	42	↑
Total	107	107	107	107	107	107	111	111	111	109	109	109	

Risk Tolerance

Current High Risk %	7%	8%	8%	7%

** Key: I = Inherent, C = Current, F = Forecast*

Corporate Risk Register - extract showing current HIGH risks (Sept 2019)

ELT Risk Owner	SLT Risk Owner	Strategic Link	Ref	Risk Description	Risk Causes /Sources	Potential Consequences	INHERENT Level of Risk			Current Controls in Place	CURRENT Level of Risk			Further Actions	Due Date	Action Owner	FORECAST Level of Risk		
							Likeli-hood	Conse-quence	Risk Rating		Likeli-hood	Conse-quence	Risk Rating				Likeli-hood	Conse-quence	Risk Rating
City Development	Innovation & Strategy	Liveable	ASY02	**Property & Infrastructure** Failure to appropriately manage assets and associated funding, including planning, acquisition, renewal , maintenance, management and disposal.	- Lack of lifecycle and whole of life controls utilised in corporate decision making. - Poor asset related data - Ineffective asset management systems - Ineffective asset management planning - Lack of clarity regarding service standards/levels - Change in strategic priorities - Increased workload/ inadequate staffing ~~levels~~/specialised skills - Inadequate funds allocated for asset management ~~of assets~~ - Increased quality expectations from the community, Australian standards and legislation - Climate change	1.Death or critical injury (contractor mgt) 2.Reputational damage 3.Asset deterioration/ failure 4.Financial burden - short & long term 5.Poor staff morale 6.Non compliance with legislation, regulations and industry standards 7.Dissatisfied community 8.Service level cuts	Likely	Severe	EXTREME	1. Strategic Plan 2. Asset Management Plans (x7) 3. Long Term Financial Plan (LTFP) 4. Annual Budget Planning process 5. Valuation program 6. Asset Management Governance 7. Annual Asset Management Maturity Assessments 8. Asset Inspection & Audit Program 9. Asset Management Policies/Procedures/Processes 10. Asset induction & training program 11. Community Satisfaction Survey 12. Professional memberships 13. Annual Audit of Financial Statements 14. Annual Internal Control Audit 15. Monitoring of Complaints via CES	Unlikely	Severe	HIGH	1. Update Asset Management Plans (x 7) - will incorporate reference to Climate Change & SMART Cities 2. Review asset condition inspection regime 3. Finalise 'single point of truth' for all asset data 4. Finalise review and setting of asset service levels 5. Development of the City Property Strategic Asset Management Plan 6. Undertake activity level process mapping 7. Develop & implement ICT Asset Management Information System (AMIS) 8. Implement Asset Mgt Improvement Program (AMIP 2.0) 9. Adopt an Asset Management Strategy 10. Implement a Key Performance Indicator (KPI) program	1.31/12/20 2.30/06/20 3.31/03/20 4.31/12/20 5.30/06/20 6.30/06/20 7.30/06/21 8.30/06/21 9.31/10/19 10.30/06/21	1.UM AS 2.UM AS 3.UM AS 4.UM AS 5.Mgr CP 6.UM AS 7.Mgr ICT 8.UM AS 9.UM AS 10.UM AS	Rare	Severe	MEDIUM
Corporate Services	Finance & Contracts	Council of Excellence	CON03	**WHS Management** Failure to manage contractors appropriately to ensure that contractual obligations are met	- Inadequate awareness for the procurement and contracting process - Inconsistent approach for the procure-to-pay process - Lack of knowledge regarding corporate requirements for contract management - Lack of training regarding contractor management	1.Death or critical injury to Workers, Contractors or member of Public 2. Weak internal controls and process assurance 3.Ineffective financial monitoring of contracts/budgets 4.Inappropriate contractor management 5.Inability to engage quality contractors 6.Non-performance of contractors 7.Ineffective use of staff resources 8.Lack of integrity in the process, frequent 'work arounds' 9.Disruption to works impacting CoM & team 10.Disruption to works impacting local community 11.CoM exposure to liability 12.Reputation damaged through adverse media coverage	Likely	Severe	EXTREME	1.Procurement and Contractor Management policy & procedures 2.Staff training provided in procurement & contractor management 3.Business Partnering approach 4.Internal customer satisfaction surveys (every project) 5.Annual procurement planning (aligned to projects etc) 6.Contracting centralised through the Contracts Team 7.Existing Procurement and Contractor Management Policies and Procedures (including tender evaluation, contractor induction, site inspections);Tender Board process for contracts greater than $200,000 8. Skilled Contracts staff 9. Sharepoint used to manage records 10. Staff trained in Contract Management Oct/Nov 2016 11. Contract Management Internal Audit undertaken 12. Contractor Audit program outlined in HSE Plan 13. Pilot contractor surveillance & monitoring to SkyTrust	Unlikely	Severe	HIGH	1.Contract Management Internal Audit recommendations	1.30/06/19	1.UM Contracts	Rare	Severe	MEDIUM
City Development	Innovation & Strategy	Valuing Nature	ESU03	**Environmental Management /Climate** Failure to understand, plan and act to respond to the projected impacts of climate change.	- Lack of climate change awareness / understanding - Lack of recognition for climate risk mapping in urban planning (PDI Act) - Planning application approvals in unsuitable areas - Poor decision making - Poor project management - Inadequate communication - Poor inter-departmental working	1.Catastrophic damage during extreme weather (e.g. flooding) 2.Cost of remedial works 3.Cost of mitigation works 4. Dissatisfied community 5. Damage to coastal zone from storm surge 6. Reduced rates revenue as property values go down 7. Increased difficulty in obtaining insurance cover 8. Increased difficulty in obtaining loans if financial institutions require evidence of responses to climate change impacts 9. Infrastructure damage	Likely	Severe	EXTREME	1. Valuing Nature CoM Community Vision 2. CoM Climate Change Policy 3. Resilient South regional Climate Change Adaptation Plan 4. Resilient South Local Government Regional Implementation plan 5. CoM Climate Risk & Governance gap analysis 6. Coastal Climate Change Adaptation Plan being developed including baseline monitoring to detect early changes to risk. 7. Professionally qualified staff 8. Education via events, networking, workshops etc. 9. Building community resilience through partnership & education	Possible	Severe	HIGH	1. Review of climate change projections/observations & use of pathways approaches in adaptation planning. 2. Evaluating the progress of the Regional Implementation Plan with program partners 3. Develop & implement a Climate Risk Governance program 4. Implement findings of Coastal Climate Adaption Plan 5. Elected Member engagement & education 6. Undertake a skills/capability audit & document training gaps in the TNA 7. Provide training & capability building opportunities with identified staff	1.31/12/19 2.31/12/19 3.30/06/20 4.30/06/20 5.30/06/20 6.31/12/19 7.31/12/20	1.UM ES 2.UM ES 3.UM ES 4.UM ES 5.UM ES 6.UM ES 7.UM ES	Rare	Severe	MEDIUM
Corporate Services	Corporate Governance	Council of Excellence	GOV02	**Governance Risk** Break down of Council Administration and Elected Members working relationship, impacting on sound and effective decision making process for the delivery of aligned and strategic business outcomes.	- Poor strategic level decision making - Administration managing requests from Council without due consideration and adequate time - Council and Administration failing to communicate with each other, resulting in unfunded, unplanned initiatives gaining Council endorsement - New initiatives going straight to Council without following procedures through due diligence (eg Asset Management, Finance, Governance, Risk, Environmental Sustainability, Contracts, Strategic Management etc), - Some Councillors have differing perspectives of their role on Council, decisions being made that are Ward based, rather than whole of - Council perspective - State Government Elections- Local Government Elections	1. Unsustainable initiatives 2. Strategic plan misalignment 3. Process Errors 4. Lack of funding and negative financial implications 5. Lack of or misuse of resources 6. impact on the delivery of other project/initiatives 7. Staff stress 8. Low staff morale	Likely	Moderate	HIGH	1. Process of unfunded initiatives 2. Staff provide frank and fearless advice 3. Annual workshop for Council & Finance & Audit Committee 4. Council Meeting Procedures training during induction 5. Committee's bi-annual self evaluation effectiveness survey 6.GM's induction on governance processes 7. CEO and Mayor relationship 8. Due diligence and prudential report to Council. 9. Elected Member Code of Conduct (Mandatory) and Elected Member Code of Code Procedure for Investigating Complaints 10. Caretaker Policy reviewed and adopted by Council 11. Caretaker training delivered to EM's and Staff 12. Elected Member Planning Day (19/01/19) 13. CEO/Mayor weekly meetings 14. Manager CG & Mayor fortnightly meetings 15. Good Governance training Program implemented (inc.'How to Work Effectively with Elected Members'). 16. Post Election (Nov18) Policy review completed 17. EM Training - re Council Induction & LG Act mandatory requirements	Likely	Moderate	HIGH	1. Supplementary election	1.09/12/19	1.Mgr CG	Unlikely	Moderate	MEDIUM
Corporate Services	Corporate Governance	Council of Excellence	GOV06	**WHS Management** Failure of COMs officers to discharge Due Diligence obligations under the WHS Act	- Failure to advise and train staff of WHS obligations - Officers' having low levels of WHS knowledge & awareness - Ineffective training - Inadequate WHS Management System	1. Criminal Charges 2. Incarceration 3. Financial Penalty 4. Reputation Risk	Likely	Severe	EXTREME	1.Skilled and experienced WHS Staff 2.TSLW WHS Management system (SkyTrust) 3.Specialist WHS Coordinator 4.Due diligence training 5.Ongoing consultation, training and advice to staff across CoM 6.ELT Support and briefings on emerging risk issues 7.WHS induction new staff 8.Monthly reporting to Council, ELT and SLT regarding hazard and incident management 9.Annual WHS KPI Action Plans 10.Internal WHS Audits undertaken 11.Implementation of Work Area Inspections 12.WHS training with Elected Members	Unlikely	Severe	HIGH	1.Implementation of Contractor Mgt/ Skytrust S3 (Pilot undertaken but awaiting Contract team to identify system) 2.Review all SWMs, SOPs, related policy & procedures 3.WHS KPI Action Plan 2019	1.30/09/19 2.31/10/19 3.31/10/19	1.Contracts Leader 2.UM Risk 3.UM Risk	Rare	Major	MEDIUM

Corporate Risk Register - extract showing current HIGH risks (Sept 2019)

ELT Risk Owner	SLT Risk Owner	Strategic Link	Ref	Risk Description	Risk Causes /Sources	Potential Consequences	INHERENT Level of Risk			Current Controls in Place	CURRENT Level of Risk			Further Actions	Due Date	Action Owner	FORECAST Level of Risk		
							Likeli -hood	Conse -quence	Risk Rating		Likeli-hood	Conse-quence	Risk Rating				Likeli-hood	Conse-quence	Risk Rating
Corporate Services	Corporate Governance	Council of Excellence	GOV10	**Business Continuity & Community Safety** Failure in Council's ability to prevent, prepare, respond to and promote resilience in the community in the event of an emergency ie earthquake, flood, extreme heat, bushfire and terrorism	- Absent, outdated or inadequate Community Emergency Plan, - Failure to undertake risk assessment and undertake mitigation activities for known hazards	1. Death or critical injury to Workers, Contractors or member of Public 2. Disruption to works impacting CoM 3. Disruption to works impacting local community 4. CoM exposure to liability 5. Officers' exposure to criminal litigation 6. Reputation damaged through adverse media coverage	Possible	Severe	HIGH	1. Flood prevention activities 2. Fire prevention activities 3. Planning/Building Fire Committee 4. Community education / development 5. Community Emergency Management Plan 6. Workplace Emergency Management Plans 7. Business Continuity Plan 8. Training Needs Analysis and conduct of required training 9. Response personnel 10.Events Mgt (CSC) - implementation of Crowded Place Risk Assessment and Notification Processes issued by SAPOL 11.Monitoring and management of Emergency Management work program actions (via EPC/BCWG/ZEMC) 12.Generator installed and commissioned to provide ICT backup/select power for IMT/EOC activities at Admin Building 13.ZEMC Recovery Exercise - increased understanding of Council's roles & responsibilities (Exercise RUMBLE 4/9/18) 14.Key staff trained in iResponda and Swift Water rescue (as per TNA)	Unlikely	Severe	HIGH	1.Finalise/distribute Corporate Emergency Management Risk Assessment 2.LGFSG training of officers 3.BCP Exercise - Extreme Heat 4.Drafting LGA Council Ready Action Plan	1.31/10/19 2.31/12/19 3.31/10/19 4.31/12/19	1.UM Risk 2.UM Risk 3.UM Risk 4.UM Risk	Rare	Severe	MEDIUM
Corporate Services	ICT	Council of Excellence	ICT02	**ICT Infrastructure/ Cybersecurity** Poor data quality and governance not supporting informed decision making	- Strategic awareness/oversight of corporate data and processes unknown - Lack of standardised Data Quality Assurance processes in place - Lack of awareness that there is a Data Governance Framework - Lack of organisational resource and capacity to oversee the Data Governance Framework and embedd the principles - Poor capture of data due to inconsistent processes - Lack of specialised skills across work units to capture quality data - Reluctance to use Corporate System databases versus personal spreadsheets due to systems not supporting business needs - Inadequate funds allocated in internal budgets for system improvements and ICT computer skills development for staff - Lack of ICT training for staff (no corporate ICT Trainer role) - Lack of mobility tools for outdoor staff - Ineffective use of end user reporting and query tools	1.Non compliance with related regulations/ legislation 2.Poor decision making 3.Failure to deliver identified business outcomes 4.Failure to address business issues. 5.Inability to provide innovation and improve efficiencies 6. Lack of data integrity 7. Failure to measure data value	Likely	Severe	EXTREME	1. ICT Steering Committee meets quarterly to discuss major initiatives and priorities 2. ICT working in line with the Strategic Management Framework, ICT Strategic Themes and Work Area Plan 3. Core application systems user groups in place with ICT business unit account manager roles (engagement partners / project co-ordinators) 4. Vendor management Reviews of required software enhancements and faults 5.Clarified roles and responsibilities of software ownership (org wide versus departmental) 6.Regularly reviewed policies, procedures & processes 7.ICT Digital Transformation Plan 2017-2022 and ICT Roadmap embedded into annual business plan and budget process, and updates provided to Council ISC committee 8.Business Systems "Fitness" Review completed & distributed to senior management with findings Dec 2018. 9. Development of the Information Technology Application Strategy 2019	Possible	Severe	HIGH	1.New business intelligence / data analytics reporting toolset (Microsoft PowerBI) to be deployed organisation-wide in 2019 2. Implementation of the Information Technology Application Strategy (ITAS) plan in 2019 3. Implementation of the ICT Service Review recommendations 4. Embed the Data Governance Framework accross the organisation 5. Seek endoresement of Data Governance/Database Administrator to implement and oversee the Data Governance Framework	1.31/12/19 2.30/06/20 3.30/06/20 4.30/06/20	1.Mgr ICT 2.Mgr ICT 3.Mgr ICT 4.Mgr ICT	Unlikely	Major	MEDIUM
Corporate Services	ICT	Council of Excellence	ICT04	**ICT Infrastructure/ Cybersecurity** Failure to deliver key corporate initatives/projects as identified by the business	- Lack of consistent organisation wide project management framework - Lack of appropriate business and ICT resource for project delivery - Excessive number of projects - Strategic Plan and Annual Business Plan projects don't consider ICT resource implications - Business as usual work committments under estimated resource-wise - System failure and data breaches - Lack of detailed project planning including project brief/scope, budget, resourcing, risks and quality assurance	1.Reputational risk of not delivery and utilising council funds effectively 2.Legislative requirements not being able to be met 3.Productivity loss due to system failures 4.Service Delivery impacts may lead to industrial action	Likely	Major	HIGH	1.Project Management Leader recruited 2.Use of ICT project management methodology and templates 2. Full scoping of project to create accurate/relevant project initiation document (PID) 3. Clearly identified roles & responsibilities within project team 4. Regular team/partnership meetings 5. Regular monitoring and review 6.Regularly reviewed ICT policies, procedures & processes 7.Regular project status reporting, monitoring and reviews (ELT Project Control Group and Project Steering Committees) 8.Part of the annual business planning process, ensure Work Area Plans are resourced and achievable 9.Project Management software solution implemented 10.CoM Project Management Office (PMO) framework 11. Cyber Security Awareness Program 12. Corporate Cyber Security Audit and CQR Program M78+M78	Possible	Major	HIGH	1.Implement the ICT Service Review outcomes	1.30/06/20	1.Mgr ICT	Rare	Major	MEDIUM

CITY OF MARION

Work Health & Safety - Monthly Performance Report - September / October 2019

Originating Officer	Unit Manager Risk - Sherie Walczak
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC191126R22

REPORT OBJECTIVE

The objective of this monthly report is to provide Council with assurance that the City of Marion has effective strategies in place to meet its legal obligations as outlined in the Work Health and Safety Act (SA) 2012 and to monitor Council's core target of a 10% reduction of the Lost Time Injury Frequency Rate (LTIFR) from the previous year.

RECOMMENDATION

That Council:

1. **Notes the report and statistical data contained therein.**

DISCUSSION

Targets and performance indicators have been established in order to measure the continual improvement of the program. Performance against these targets are measured in two ways:

- positive performance indicators (PPI's); and
- lag performance indicators (LPI's) both of which are outlined in **Appendix 1.**

Council KPI is the achievement of a 10% reduction on last year's LTIFR of 11.0, to reach 9.9 or less in 2019/20 (it should be noted that, due to an undetermined 2018/19 claim being accepted during September 2019, the LTIFR for the 2018/19 period has been revised since our last report).

The rolling LTIFR, based on internal incident reports, is 11.0 with 7 lost time injuries being recorded over the last twelve months.

The current LTIFR, based on LGAWCS (Schemes) claims data, is 0.0 with no lost time injury claims being accepted so far this financial year (as outlined in **Appendix 1**). The LTIFR is the same when compared to last year's results and is currently below the industry comparison LTIFR rate of 3.9.

Key initiatives implemented aimed at the reduction of the LTIFR include:

- Implementation of a four year HSE 2019-23 Strategic Plan
- Review of the monthly SLT report to align with the new HSE Plan
- Recognition of and rewarding our Safety Champions
- Delivering visible safety leadership initiatives
- Delivery of further training to front-line leaders via Lead in the Field
- Review of the light duties register

- Program of hazardous manual task training and risk assessments
- Comprehensive review of Safe Work guidance documents
- Comprehensive review of Confined Space, Plan and Chemical Risk Assessments
- Improvement of hazard identification and control through mentoring of workplace inspectors
- Enhanced focus from Executive whilst LTIFR is trending upwards
- Further maturing of SkyTrust WHS Management System.
- Promotion of the Safety Observation program where front-line staff are observed by people leaders.
- Implementation of the internal WHS Audit and Contractor Surveillance program.
- Positive fit-for-work and well-being programs

CONCLUSION

The significant reduction in Lost Time Injuries of 62% from 28.8 in 2015-16 to 11.0 in 2018-19 has been a commendable achievement for the City of Marion as it continues in its commitment to place the community and safety at the forefront of everything we do in line with our corporate values. In the 2019-20 reporting period, we aim to further build on the good work already implemented in the aim to achieve Council's KPI of 10% or greater reduction in LTIFR compared to the end of 2018-19 reporting period.

Attachment

#	Attachment	Type
1	GC191126R - WHS Monthly Performance Report – October 2019	PDF File

APPENDIX 1 – WHS Monthly Performance Report – October 2019

City of Marion's HSE Vision is that **'We can all make a difference towards achieving zero harm, to people and the environment'.** We are specifically focused on further developing our leadership styles, organisational culture and systems committing to:

- Developing our people to lead the change across the City of Marion
- Embedding a culture of safety and wellbeing as a part of normal business practice
- Continually improving our WHS Management System (WHSMS) and Environmental Management System (EMS) to achieve best practice

Hazard and Near Miss Reports (Internal WHS SkyTrust reporting data)

Historical statistics inform us that when there is a healthy culture of Hazard/Near Miss Reporting, there is a consequential reduction in injuries to Workers. Hazards and Near Misses are reported to date for this financial year and are outlined in Table 1 and can be compared against those reported last financial year which are outlined in Table 2.

Table 1: Hazard and Near Miss Reports - Financial Year 2019-20

Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Total	Ave
14	13	10	9									**37**	**11.5**

Table 2: Hazard and Near Miss Reports - Financial Year 2018-19

Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Total	Ave
17	9	13	12	3	10	6	8	9	1	11	15	**114**	**9.5**

Lost Time Injuries Reported (Internal WHS SkyTrust reporting data)

Lost Time Injuries (LTI's) are those injuries where a whole work day or more has been lost due to a workplace injury. LTI's reported to date for this financial year are outlined in Table 3 and can be compared against those reported last financial year which are outlined in Table 4.

Table 3: Number of LTI's per month - Financial Year 2019-20

Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Total
0	1	0	0									**1**

Table 4: Number of LTIs per month - Financial Year 2018-19

Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Total
1	0	0	0	0	0	0	1	1	0	3	1	**7**

Table 5: Outline of LTIs reported - Financial Year 2019-20

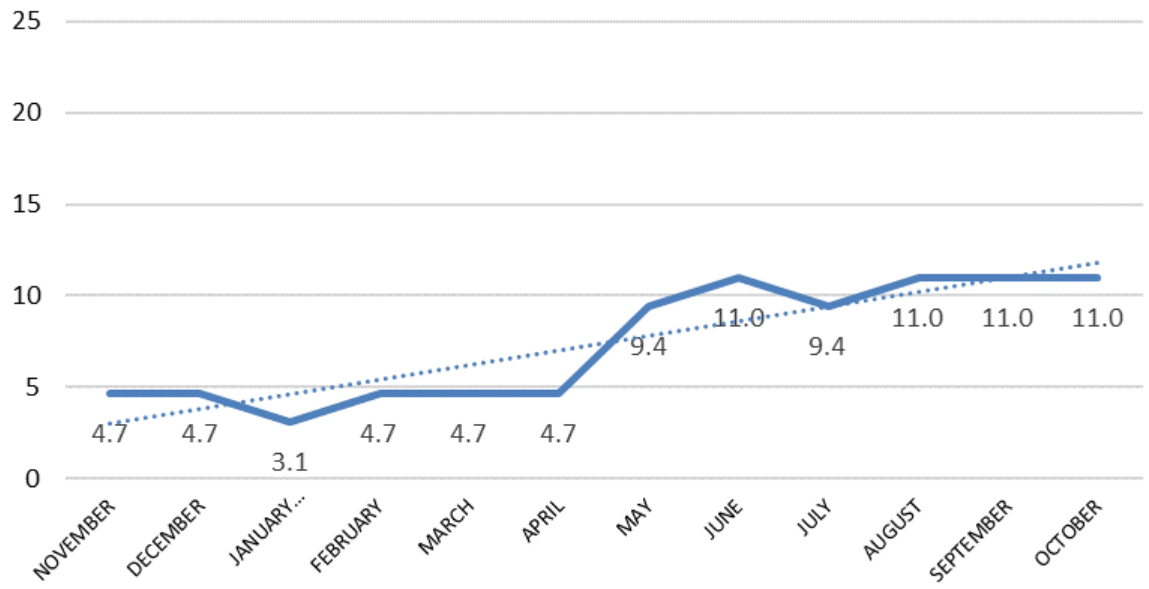
No.	Description of Incident	Mechanism of Injury	Injury Description
1	Slipped on wet floor of hard rubbish truck	Slip and fall on same level	Lower back strain

Rolling Lost Time Injury Frequency Rate (Internal WHS SkyTrust reporting data)
Rolling injury frequency rate over a 12 month or greater period is a common monitoring for performance of WHS and Return to Work performance. It continues over financial and calendar years rather than starting from zero so that longer term trends can be observed and appropriate action taken to address upward trends and/or seasonal spikes in injuries..

The rolling LTIFR, outlined with a solid blue line in Figure 1 from internal incident report data, provides analysis of the average LTIFR over the last 12 months. The dotted blue 'median' line tracks the trend.

Figure 1: Rolling LTIFR over 12 months

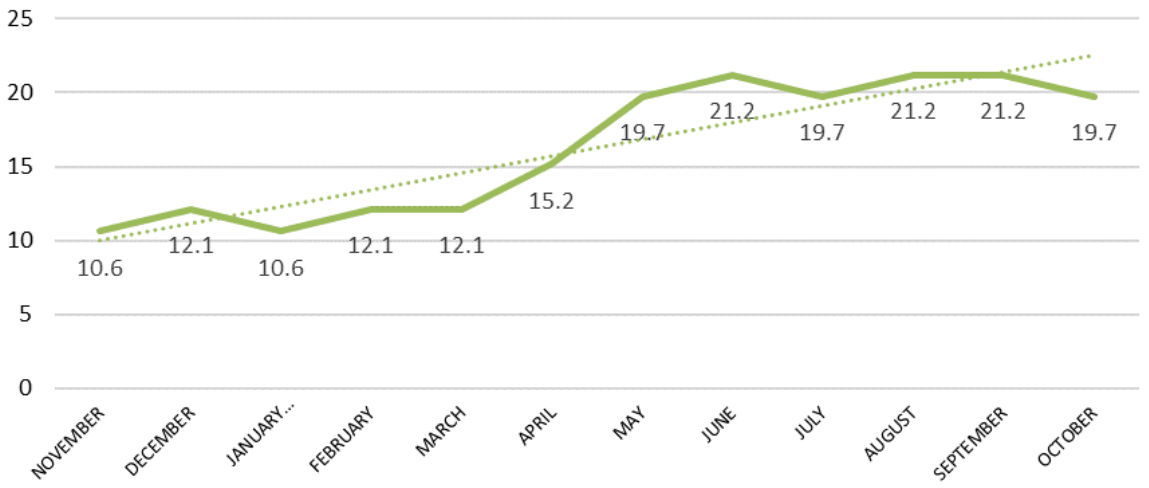
The current rolling LTIFR for the City of Marion is **11.0**, which represents a **134%** increase.



Rolling Total Recordable Incident Frequency Rate (Internal WHS SkyTrust reporting data)
Total Recordable Incidents include fatalities, LTI's and incidents resulting in the employee receiving medical treatment and/or is certified as only fit to undertake suitable duties. The Rolling Total Recordable Incident Frequency Rate (TRIFR), outlined with a solid green line in Figure 2 from internal incident report data, provides analysis of the average TRIFR over the last 12 months. The dotted green 'median' line tracks the trend.

Figure 2: Rolling TRIFR over 12 months

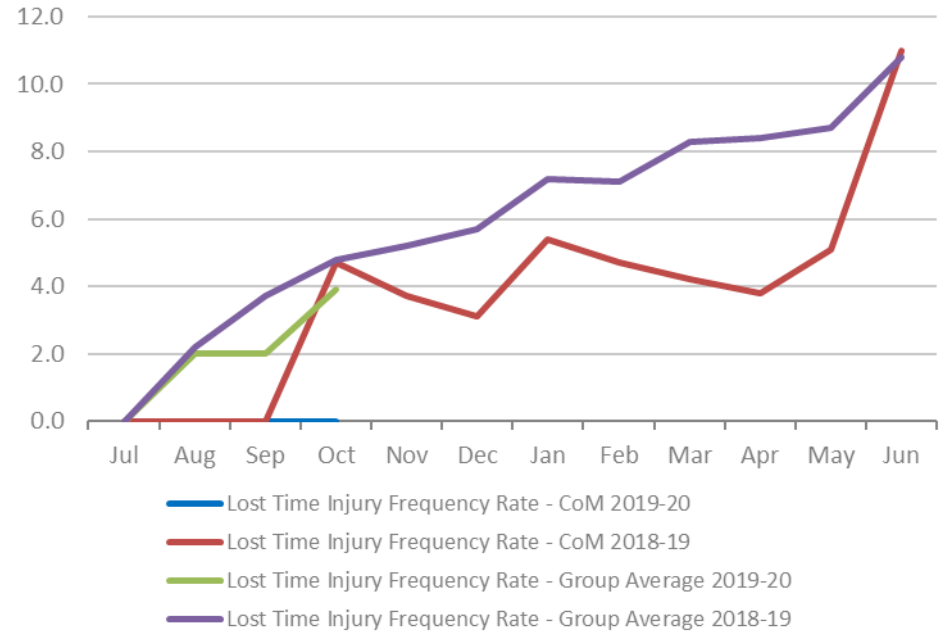
The current rolling TRIFR for the City of Marion is **19.7** which represents a **86%** increase.



Lost Time Injury Frequency Rate (LGAWCS Claims Data)

Lost Time Injury Frequency Rate (LTIFR), is an industry standard tool for measuring LTI's within a given reporting period which enables comparison to other organisations. Council's LTIFR is outlined in Figure 3, from the LGA's Member Portal data once claims have been determined and can be measured and monitored against our industry counterparts being the Group A Councils ([1]GaC).

Figure 3: LTIFR compared against Group A Councils

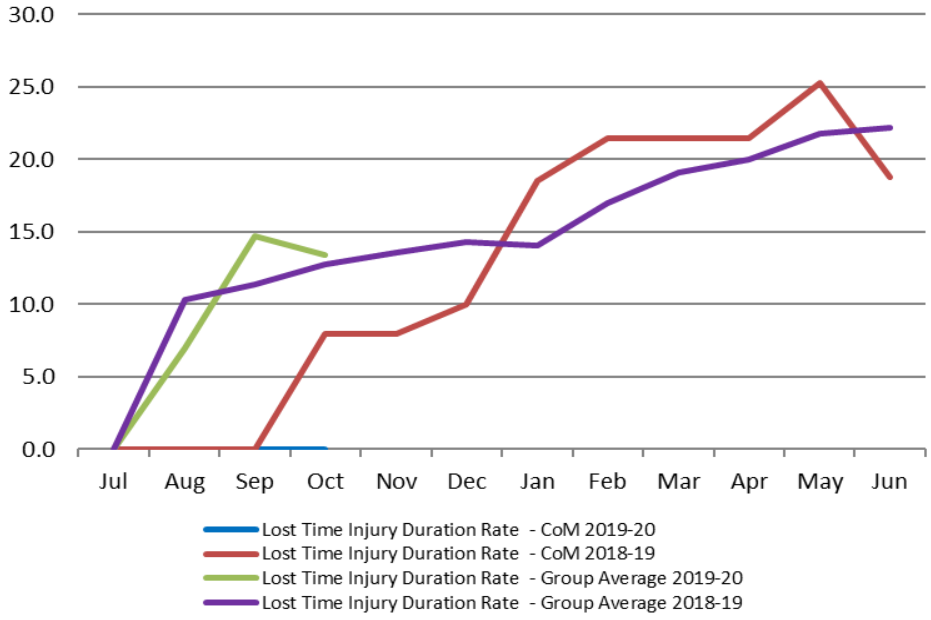


The current LTIFR for the City of Marion (represented in blue) is **0.0**, compared to GaCs recording **3.9**, with zero LTI claims being accepted. It should be noted there is one LTI claim still to be determined.

Lost Time Injury Duration Rate (LGAWCS Claims Data)

The Lost Time Injury Duration Rate (LTIDR), is an industry standard tool for measuring the average days lost from LTI's within a reporting period to enable comparison to other organisations. Council's LTIDR is outlined in Figure 4, data is sourced from the LGA's Member Portal once claims have been determined and can be measured and monitored against our industry counterparts being the GaC.

Figure 4: LTIDR compared against Group A Councils



The current LTIDR for the City of Marion (represented in blue) is **0.0**, compared to GaCs recording **13.4**, with zero LTI claims being accepted. It should be noted there is one LTI claim still to be determined.

1 GaC are metropolitan councils with more than 300 staff (Marion, Adelaide, Charles Sturt, Onkaparinga, Playford, Port Adelaide Enfield, Salisbury and Tee Tree Gully).

CITY OF MARION

Urban Activation Project - Data Update

Originating Officer	Unit Manager Economic Development - Donna Griffiths
Corporate Manager	Manager City Activation - Greg Salmon
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC191126R23

REPORT OBJECTIVE

To provide Council with an overview of the twelve months of data on the Urban Activation Project.

EXECUTIVE SUMMARY

The $250,000 Urban Activation Project (FY18/19) supported five lifestyle precincts in the City of Marion to:

- Create destinations for visitors and local residents
- Help small businesses to thrive
- Encourage evening and night-time economy
- Improve physical conditions and safety
- Increase employment opportunities
- Build community capacity to activate the public realm
- Support opportunity for community and commissioned public artworks
- Support the health of local residents who can walk and cycle to accessible cafes, shops and services
- Improve the environment
- Deliver Smart City solutions

During the 2017-19 financial years the following outlets received funding to support the activation of public realm:

1. Lampshade Coffee Lounge
2. Once and Again Book Café
3. SA Aquatic and Leisure Centre
4. Next Chapter Gourmet Café
5. Little Bici Bakery.

Data has been obtained from each site via a Kepler Analytics tool and is provided in the attached report (Attachment One).

Data collection will continue at all sites (except Little Bici Bakery) until August 2020. During this time an independent review of the whole urban activation project will be undertaken to review the approach and assess its value.

RECOMMENDATION

That Council:

1. **Notes the first year report for the Urban Activation Project.**
2. **Notes the Urban Activation Project has been successful at two of the five sites.**
3. **Considers the Urban Activation Project finalised without future monitoring or review.**

Attachment

#	Attachment	Type
1	Urban Activation Project - One Year of Data	PDF File

URBAN ACTIVATION PROJECT TREND DATA - SEPTEMBER 2019

EXECUTIVE SUMMARY

- Five outlets received funding through the Urban Activation Project to support the activation of the public realm within the City of Marion. In August 2019, the project reached the 12-month post-intervention milestone and provides an opportunity to commence analysing data for one period compared to the same period the previous year, in addition to the monthly change data currently captured.
- Data captured by Kepler Retail Analytics demonstrates in two cases, positive business growth and community uptake outcomes whilst other projects have made little impact. For example, 'The Next Chapter Café' where the data clearly shows that customer conversion is low. On this occasion, an assumption could be made that the Marion Cultural Centre Plaza is a pedestrian thoroughfare to access nearby locations rather than a location for people to linger longer.
- Qualitative feedback highlights the positive feedback that the Urban Activation Project has created a sense of community providing destinations for visitors and local residents to meet.

URBAN ACTIVATION PROJECT OVERVIEW

The $250,000 Urban Activation Project supported five lifestyle precincts in the City of Marion to generate the following outcomes:

- Create destinations for visitors and local residents
- Help small businesses to thrive
- Encourage evening and night-time economy
- Improve physical conditions and safety
- Increase employment opportunities
- Build community capacity to activate the public realm
- Support opportunity for community and commissioned public artworks
- Support the health of local residents who can walk and cycle to accessible cafes, shops and services
- Improve the environment
- Deliver Smart City solutions, and are
- Innovative by nature.

During the 2017-19 financial years the following outlets received funding to support the activation of public realm, within the City of Marion:

1. Lampshade Coffee Lounge
2. Once and Again Book Café
3. SA Aquatic and Leisure Centre
4. Next Chapter Gourmet Café
5. Little Bici Bakery.

The projects and trend data will be monitored from August 2018 to July 2020 via a Kepler Retail Analytics tool. Unfortunately, Little Bici Bakery ceased trading in January 2019, therefore, no further data will be provided.

Key Urban Activation Project Statistics:

Budget

Lampshade Coffee Lounge	$82,335
Once & Again Book Café	$17,957
SA Aquatic and Leisure Centre	$36,850
Next Chapter Gourmet Café	$10,000
Little Bici Bakery	$44,000
Kepler Retail Analytics (2 year contract)	$10,000
Actual Total	$201,142

Average dwell time 12 minutes

Average return visit 11%

5 Businesses participated in the Southern Adelaide Business Advisory Session
And
4 Businesses undertook a Digital Growth Consultation

2 New jobs

Qualitative Feedback

- *The one-on-one business advisory session and digital growth consultations provided knowledge to grow our business.*
- *Two of the businesses are excited to have hosted South Australian Living Artists Festivals.*
- *The activations have created a place for the community to meet.*

Data Analysis

Kepler Retail Analytics tools have been installed at each site to capture data for each location to measure outside visitation, converted customers (visitors to the site with a smart device who linger for longer than three minutes), average dwell time and return visitors.

The data below shows the visitation before the intervention and monthly average post-intervention, noting that this is month on month trend data and does not take into account seasonality. In August 2019, the project reached the 12-month post-intervention milestone and provides an opportunity to commence analysing seasonality trends comparing one period to the same period the previous year.

The data demonstrates that some outlets have achieved an increase in customer conversion (highlighted green) whilst in the main the conversion rate is similar to visitation before the start of the intervention. Over the next 12-months, we will be able to measure the seasonal fluctuation trends of comparable monthly changes and long term patterns.

To capture data from each project, Kepler Data Analytics tool has been installed at each site. The data captured includes: number of visitors to the site, average dwell time and return visits. Business owners have also been asked to provide data at key intervals as per their reporting requirements.

	Lampshade Café Lounge		Once and Again Book Café		SA Aquatic and Leisure Centre		Next Chapter Gourmet Café	
	Before intervention	12-month post intervention	Before intervention	12-month post intervention	Before intervention	12-month post intervention	Before intervention	12-month post intervention
Number of people outside location (with a smart device)	1,408	2,007	1,716	1,483	142,458	91,012	39,905	74,545
Customer conversion	891	1,298	1,189	881	64,371	36,932	1,770	4,152
Customer conversion	63%	65%	69%	59%	45%	41%	4%	6%

LAMPSHADE COFFEE LOUNGE

Before **After**

Summary

- Lampshade Coffee Lounge has received positive feedback from the local community who are enjoying the outside dining area and produce from the community herb garden.
- The Coffee Lounge has seen an influx of new customers demonstrated by the increase in converted customers. A seasonal comparison of data shows an increase of 2%, 1298 converted customers in August 2019 compared to 891 in the same month in 2018.
- To cater for the increase in customers Lampshade Coffee Lounge has hired two new team members.
- The Urban Activation has been successful on this site.

Project Overview

The Urban Activation Project has created a vibrant, generous space outside the café that enhances the streetscape and encourages community interaction.

The activation consists of a parklet, micro-community garden, lighting, public art and pergola. The outside space can accommodate small gatherings that engage the community, enhance interaction between neighbours and encourage visitors.

Average dwell time: 14 minutes

Total number between 1 August 2018 and 31 August 2019 of:

People outside (with a smart device): 24,104

To capture data from each project, Kepler Data Analytics tool has been installed at each site. The data captured includes: number of visitors to the site, average dwell time and return visits. Business owners have also been asked to provide data at key intervals as per their reporting requirements.

Converted customers: 14,322 or 59%

Return customers: 1,894 or 13%

Facebook likes before activation – 350 and current likes - 650

Qualitative Feedback

- *'Lived here 30 years never seen someone care about the street' -resident*
- *The new outdoor space is being used by customers with dogs and young children in prams.*
- *It is joyful to see people of all ages hop along the footpath and kids stop to play hopscotch.*
- *Chilli, basil and rocket are being collected from the community herb garden by local residents an the pizza shop next door.*
- *The Post Office has been in the precinct for 30 years while the coffee shop has only been around for a year. Take the Parklet away, decide what to do and then bring it back. It is hard to get customers to come back.*

Activations hosted by Lampshade:

South Australian Living Artists Festival

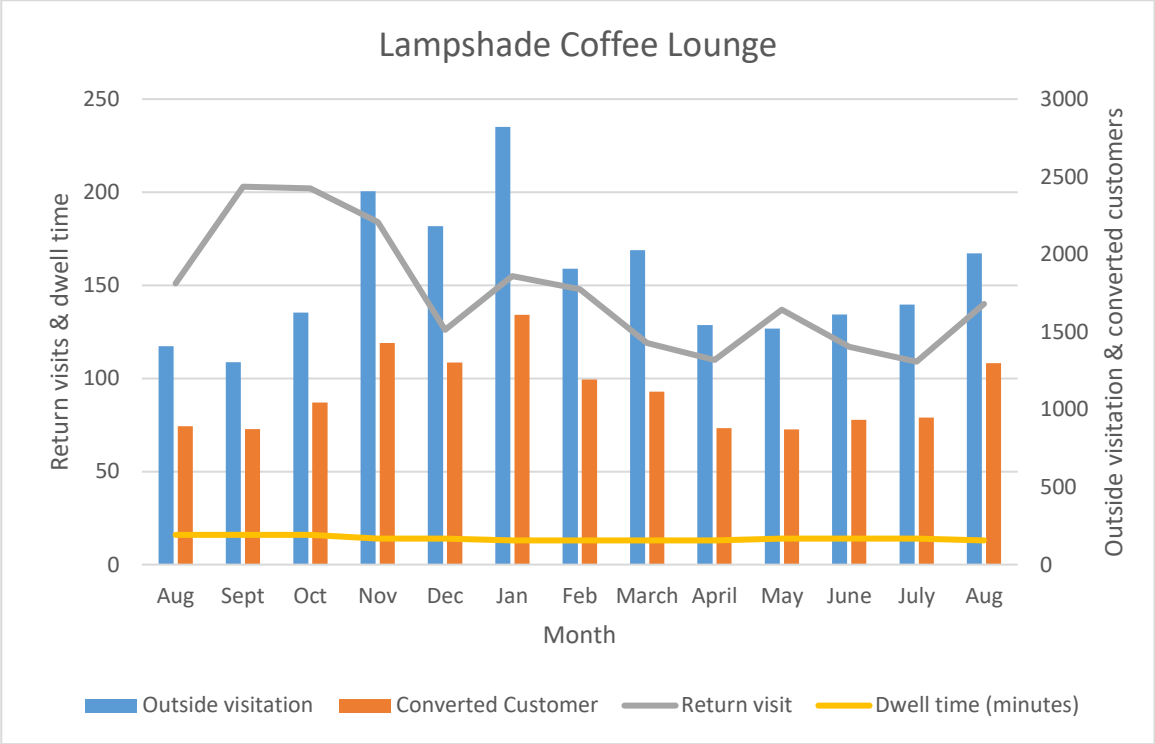
Lucinda PENN (LCND)
1-31 August 2019
Lucinda illustrates her perspectives on the people around her and the world in which we live in through the means of portraiture and symbolism.

Data Analysis

Trend data for Lampshade Coffee Lounge demonstrates consistent increases in outside visitation and converted customers compared to data captured before the intervention commenced. The average monthly outside visitation is 1866 and 1116 converted customers compared with outside visitation of 1408 and 891 converted customers in August 2018.

The number of return visitors is consistently high and not a direct correlation of outside visitation and converted customers. The dwell time is consistent, ranging between 13 and 16 minutes.

To capture data from each project, Kepler Data Analytics tool has been installed at each site. The data captured includes: number of visitors to the site, average dwell time and return visits. Business owners have also been asked to provide data at key intervals as per their reporting requirements.



Key Milestones

Part 1

Budget: $38,335	
2018	**2019**
- Project identified as an Urban Activation Project	January – 2 new employees engaged
June – Contract signed	March – Artwork finalised
August - Before intervention	Feb – Create wall and footpath mural
August – Kepler data analysis tool installed	May – Install planter boxes and micro community garden
October – Contract completion date	August – Pergola installed
October – Add street furniture	August – SALA event
	September – Bike rack installed
	September – Add crochet to stobie poles
	September – Planter pockets still to be completed
	September – project still to be completed

Part 2

Budget: $44,000	
2018	**2019**
- Project identified as an Urban Activation Project	March – Contract completion date
September - Contract signed	June – Contract completed
August – Before intervention	
August – Kepler data analysis tool installed	

To capture data from each project, Kepler Data Analytics tool has been installed at each site. The data captured includes: number of visitors to the site, average dwell time and return visits. Business owners have also been asked to provide data at key intervals as per their reporting requirements.

October - Parklet installed	

ONCE & AGAIN BOOK CAFÉ

Before **After**

Summary

- In August 2019, Once & Again Book Café hosted their first South Australian Living Artists Festival event.
- Once & Again Book Café are active users of social media demonstrated by a high increase in Facebook followers and are active on Instagram with 1321 followers.
- Post-activation,. people linger longer and purchase additional items from the menu.

Project Overview

The Urban Activation Project has created a community destination and supports local artists, musicians, authors, local producers and businesses through the creation of a community hub where local residents can feel a sense of place. The project has upgraded the street frontage and created an outdoor dining area for locals to attend community activities including mini-markets, Adelaide Fringe and SALA events.

Average dwell time: 11 minutes

Total number between 1 August 2018 and 31 August 2019 of:

People outside (with a smart device): 18,942

Converted customers (within range for +3 minutes): 11,946 or 63%

Return customers: 1549 or 13%

Facebook likes before activation – 2600 and current likes – 3417
Instagram likes currently - 1321

To capture data from each project, Kepler Data Analytics tool has been installed at each site. The data captured includes: number of visitors to the site, average dwell time and return visits. Business owners have also been asked to provide data at key intervals as per their reporting requirements.

Qualitative Feedback

- *The activation has created a place for the community to meet.*
- *People linger longer, and purchase additional items from the menu.*
- *We can see you from the road clearly now.*
- *How long have you been here, are you new?*
- *When it's done it will look like a Hyde Park cafe in Plympton Park.*

Hosted by Once & Again Book Café:

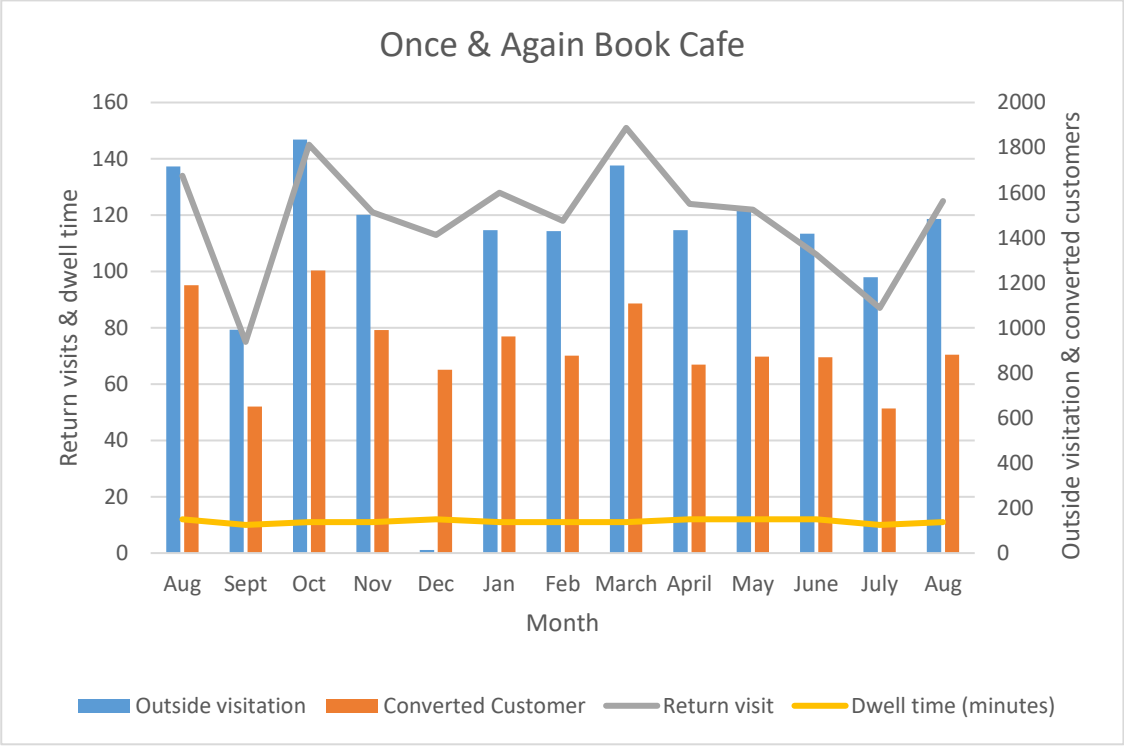
South Australian Living Artists Festival

Andres Bischoff
1-31 August 2019
Reflections of Tea: A visual feast of teapots, cups, forks and knives

Data Analysis

Post-intervention the number of converted customers has dipped slightly however it will be interesting to see if the Once & Again Book Café follow the seasonal trend over the coming months.

The number of return visitors is consistently high and is a direct correlation of outside visitation and converted customers. The dwell time is consistent, ranging between 10 and 12 minutes.



To capture data from each project, Kepler Data Analytics tool has been installed at each site. The data captured includes: number of visitors to the site, average dwell time and return visits. Business owners have also been asked to provide data at key intervals as per their reporting requirements.

Key Milestones

Budget: $16,325	
2018	**2019**
- Project identified as an Urban Activation Project	January and March – Painting of external building and verandah
June – Contract signed	November – Install outdoor street furniture
August - Before intervention	April – Green wall solution
August – Kepler data analysis tool installed	April – Greenery and vine over veranda
November – Install outdoor street furniture	May – Coffee cart
November – Painting of external building and verandah	June - Interactive public art mural
December – Contract completion date	***August – Contract completed***
	August – SALA event

SA AQUATIC AND LEISURE CENTRE

After

Summary

- The volume of outside visitation compared to converted customers suggests that the area outside of SA Aquatic and Leisure Centre is utilised as a pedestrian thoroughfare to access nearby locations.
- The average dwell time of 8 minutes is low compared to other Urban Activation Projects.

Project Overview

The Urban Activation project aims to achieve more foot-traffic in the plaza which will benefit the local café and increase recreational sport and swimming. Two art bench spaces and were installed within the Marion Central Plaza along with public Wi-Fi access encouraging people to linger longer.

Average dwell time: 8 minutes

Total number between 1 August 2018 and 31 August 2019 of:

People outside (with a smart device): 1,441,734

To capture data from each project, Kepler Data Analytics tool has been installed at each site. The data captured includes: number of visitors to the site, average dwell time and return visits. Business owners have also been asked to provide data at key intervals as per their reporting requirements.

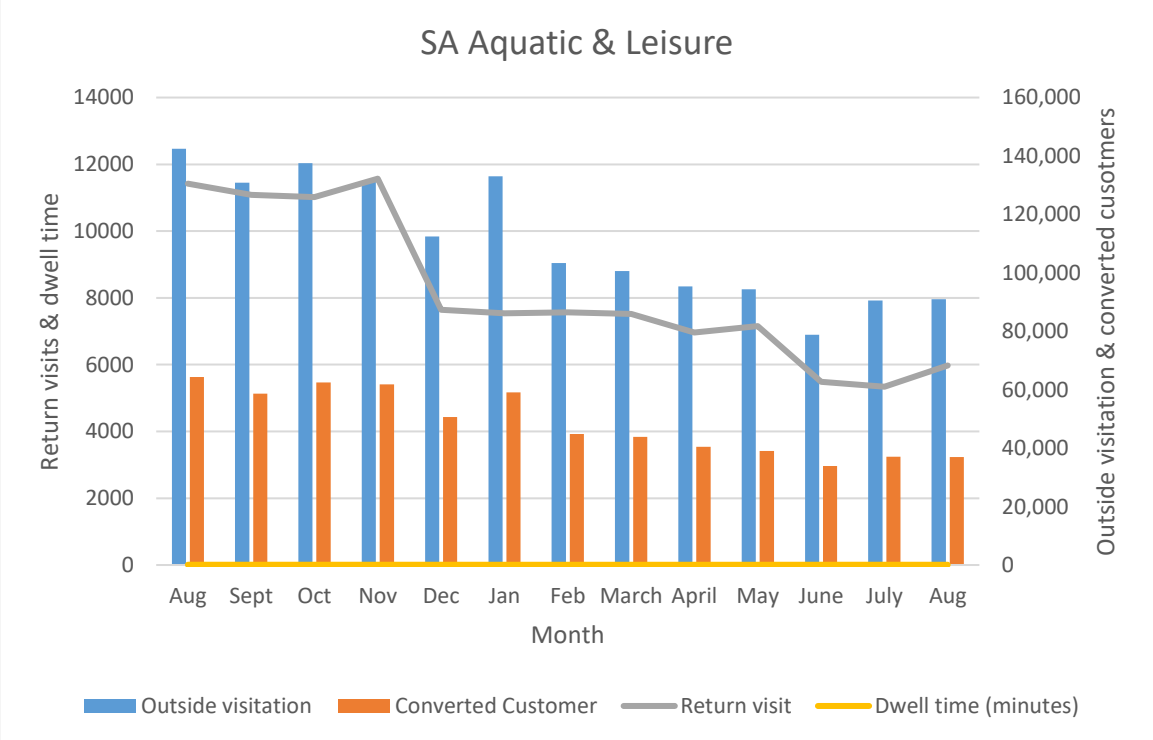
Converted customers: 633,039 or 44%

Return customers: 106,294 or 17%

Facebook likes before activation – 2600 and current likes – 10,427
Instagram likes currently – 11,016

Data Analysis

The volume of outside visitation compared to converted customers suggests that the area outside of SA Aquatic and Leisure Centre is utilised as a pedestrian thoroughfare to access nearby locations. Converted customers and return customers are highest between the months of August and January which correlates with the peak seasonal events period for the Aquatic Centre.



Key Milestones

Budget: $36,850	
2018	**2019**
May – Contract signed	***June – Contract completion***
May – Benches installed	
June – WiFi installed	

To capture data from each project, Kepler Data Analytics tool has been installed at each site. The data captured includes: number of visitors to the site, average dwell time and return visits. Business owners have also been asked to provide data at key intervals as per their reporting requirements.

June – Wayfinder signage installed	
August - Before intervention	
August – Kepler data analysis tool installed	
November - Contract completion date	

THE NEXT CHAPTER CAFÉ (MCC)

Before After

Summary

- The volume of outside visitation compared to converted customers suggests that the area outside The Next Chapter Café is utilised as a pedestrian thoroughfare to access nearby locations.
- There is a 5% monthly average increase in visitation post-intervention however this could be attributed to customers entering either The Next Chapter Café and/or the Multicultural Centre.

Project Overview

The Urban Activation project aims to establish a 'lighter, quicker, cheaper, approach to the Marion Cultural Centre Plaza and Next Chapter Café to improve the public amenity in front of the café.

Benching that frames the outdoor dining area, tables and chairs and planter boxes were installed. The planter boxes have since been replaced by grass.

Average dwell time: 15 minutes

People outside (with a smart device): 573,541

Converted customers: 30,916

Return customers: 3,560

Current Facebook likes - 88

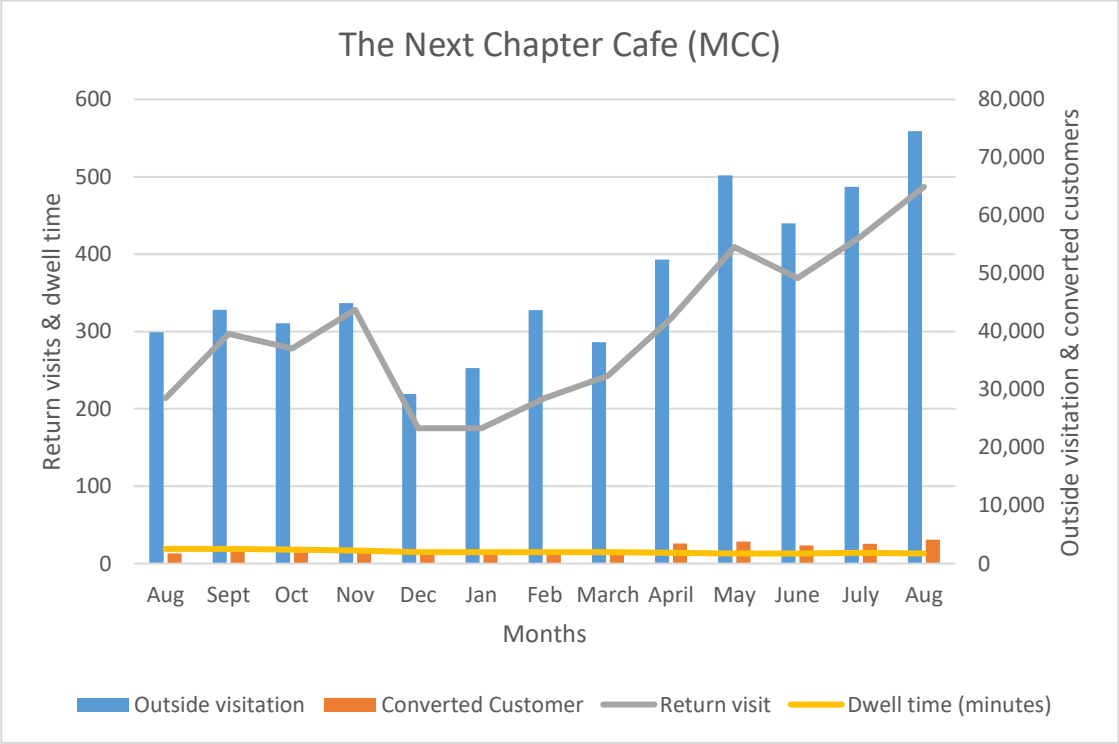
To capture data from each project, Kepler Data Analytics tool has been installed at each site. The data captured includes: number of visitors to the site, average dwell time and return visits. Business owners have also been asked to provide data at key intervals as per their reporting requirements.

Data Analysis

The volume of outside visitation compared to converted customers suggests that the area outside The Next Chapter Café is utilised as a pedestrian thoroughfare to access nearby locations.

There has been a 5% monthly average increase in visitation post-intervention however this could be attributed to customers entering either The Next Chapter Café and/or the Multicultural Centre.

Return visitors could be attributed to events at the Multicultural Centre.



Key Milestones

Budget: $10,000
2018
August - Before intervention
August – Kepler data analysis tool installed
November – Benches, tables and chairs, and planter boxes installed
November – Contract completion

To capture data from each project, Kepler Data Analytics tool has been installed at each site. The data captured includes: number of visitors to the site, average dwell time and return visits. Business owners have also been asked to provide data at key intervals as per their reporting requirements.

LITTLE BICI BAKERY

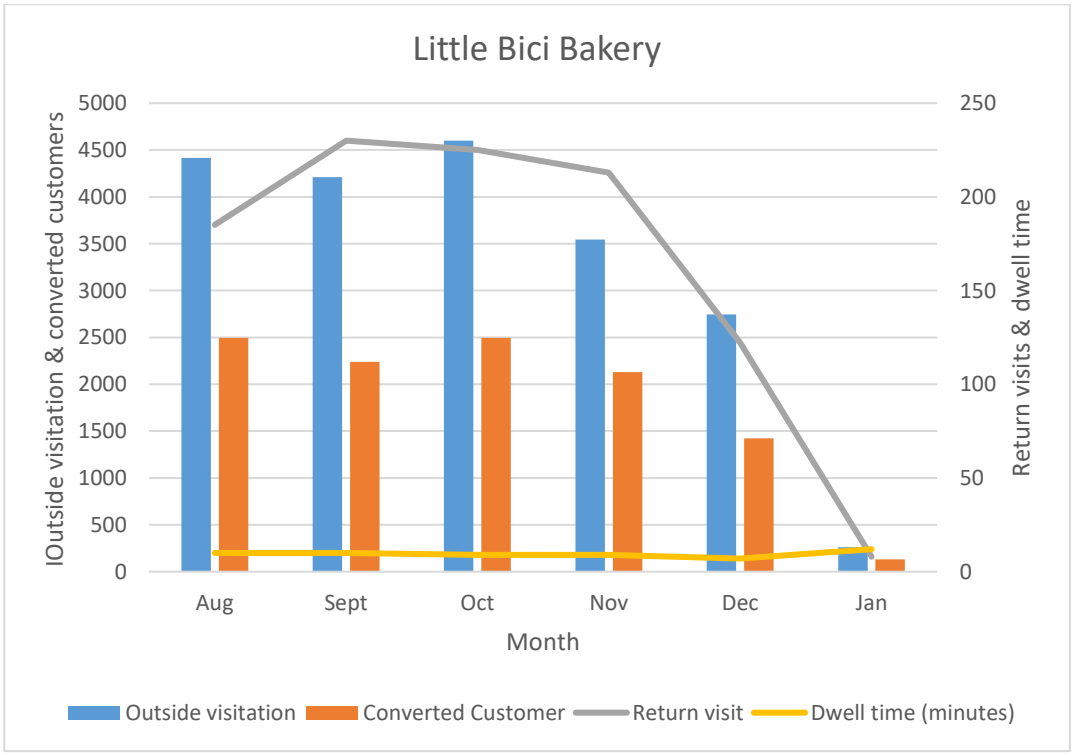
Summary

- Little Bici Bakery ceased trading in January 2019. The former Little Bicki tenancy is currently available for lease.

Project Overview

The purpose of the Little Bici Bakery Urban Activation project was to revitalise the tenancies and surrounding area in Trott Park Local Shopping Precinct to create a safe, attractive and place of convenience for local residents. Elements of the project included creating an ambient outdoor decking area, installing bike racks and bike pump/tools station, remodelling the gardens and repairing and remodelling the car park.

Data Analysis



To capture data from each project, Kepler Data Analytics tool has been installed at each site. The data captured includes: number of visitors to the site, average dwell time and return visits. Business owners have also been asked to provide data at key intervals as per their reporting requirements.

Key Milestones

Budget: $44,000
2018
August - Before intervention
August – Kepler data analysis tool installed
October – Bike park, deck, parklet seating and planters installed
October – Contract completion

RECOMMENDATIONS

- Note this report

ATTACHMENTS

- Appendix A – Urban Activation Project: Trend Data August 2018 – August 2019

To capture data from each project, Kepler Data Analytics tool has been installed at each site. The data captured includes: number of visitors to the site, average dwell time and return visits. Business owners have also been asked to provide data at key intervals as per their reporting requirements.

CITY OF MARION

Finance Report - September 2019

Originating Officer	Assistant Financial Accountant - Melissa Virgin
Corporate Manager	Manager Finance - Ray Barnwell
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC191126R24

REPORT OBJECTIVE

This report provides Council with information relating to the management of financial resources under its control as at September 2019.This report is one of a series of reports designed to assist Council in achieving and maintaining a financially sustainable position. Other reports assisting in this process include the Quarterly Budget Reviews and the LongTerm Financial Plan.

It is considered appropriate that financial information regarding Major Projects be presented on a monthly basis in this report. The principles used for assessment of reportable projects are according to the following criteria:

- Council has agreed to proceed with the project and approved a Section 48 Prudential Report.
- The Whole-of-Life Cost is greater than $4 million dollars (including grant assisted projects).

RECOMMENDATION

That Council:

1. **Receives the report "Finance Report – September 2019"**

GENERAL ANALYSIS

BACKGROUND

This report is presented on a monthly basis to provide Elected Members with key financial information to assist in monitoring Council's financial performance against budget.

APPENDICES

Appendix 1: Monthly Financial Reporting
Appendix 2: Capital Works Reporting including Major Projects
Appendix 3: Debtors Reports for Sundry Debtors & Rates Debtors

Attachment

#	Attachment	Type
1	Finance Report_ September Appendix 1 pts 1 2 3 4	PDF File
2	Finance Report_ September Appendix 2 pts 1 2	PDF File
3	Finance Report_ September Appendix 3 pts 1 2	PDF File

APPENDIX 1

Funding Statement – Actual versus Budget

The Funding Statement provides a view of Council's financial performance against the approved budget and is consistent with the information provided at budget reviews. It provides a review against all of the elements contained within the Statement of Comprehensive Income and the Statement of Financial Position that are adopted as part of the Annual Budget Report. It details Council's:

Statement of Comprehensive Income -

The operating result is recognised as one of Council's key financial indicators. The budget framework includes a commitment to its ongoing Financial Sustainability maintaining an Operating Surplus Ratio of between 0% and 10%, on average over each five-year period, which for 2019/20 means a targeted operating surplus of between $0 and $9.314m.

Comment: Council currently has a net operating surplus result of $3.474m before capital revenues, against a year to date forecast budget of $1.867m surplus. This position is detailed in the attached Funding Statement and variation notes.

Capital Budget - The Capital Budget is linked to Council's key financial indicator – "Asset Sustainability Ratio" and an actual to budget comparison reflects Council's progress in achieving its Capital program.

Comment: The actual to budget position reveals that 80.30% of the year to date Capital Renewal Budget has been spent.

Loans - The loans component of the Funding Statement identifies any new proposed loan receipts or principal payments. Council's borrowings are included in Council's key financial indicator – "Net Financial Liabilities" which reflects Council's total indebtedness.

Comment: $10.000m in new borrowings are included in the 2019/20 budget and principal repayments of $1.171m mean that the overall loan liability balance is forecast to increase by $8.829m to $15.635m at 30 June 2020.

Reserves & Cash - Various fund movements such as surplus budget review results, unspent grants and carryover projects at year end are reflected as transfers to reserves, whilst utilisation of reserve funds are recognised as transfers from reserves.

Cash may be utilised to fund expenditure within the context of Treasury Management to ensure loans are not drawn down where temporary cash holdings are available.

Comment: Councils Reserves are detailed in the below table. Transfer to Reserves of $0.520m and Transfers from Reserves of $22.252m are forecast to occur in 2019/20, and after accounting for amounts quarantined for specific projects or works, there is $7.439m available.

Reserves ($000s)	Asset Sustainability Reserve						Water Reserve - Oaklands Wetland	Open Space Reserve	Grants & Carryover Reserve	TOTAL ALL RESERVES
	Major Infrastructure Failure	General	Other	Major New Projects	CFPP	TOTAL ASR				
Opening Balance	**2,000**	**8,118**	**600**	**1,525**	**6,015**	**18,258**	**531**	**2,187**	**17,436**	**38,412**
Budgeted transfers to reserve	0	0	240	0	181	**421**	80	19	0	**520**
Budgeted transfers from reserve	0	(5,382)	0	(1,500)	(4,083)	**(10,965)**	0	0	(11,287)	**(22,252)**
Current Budgeted Closing Balance	**2,000**	**2,736**	**840**	**25**	**2,113**	**7,714**	**611**	**2,206**	**6,149**	**16,680**
Quarantined Funds	(2,000)	(392)	0	0	(539)	**(2,931)**	(161)	0	(6,149)	**(9,241)**
Projected Available Balance	**0**	**2,344**	**840**	**25**	**1,574**	**4,783**	**450**	**2,206**	**0**	**7,439**

The 2019/20 budget forecasts a net cash surplus of $0.000m.

*CFPP: Community Facilities Partnership Program
*Other includes Walking & Cycling and Energy Efficiency.

Funding Statement
as at 30 September 2019

Original Adopted Budget	Carryovers		YTD Actual	YTD Budget	YTD Variance		Annual Budget	
$'000	$'000		$'000	$'000	$'000		$'000	Note
		Operating Revenue						
79,265	-	**Rates**	19,885	19,877	8	F	79,265	
2,203	-	**Statutory Charges**	413	431	(18)	U	2,203	
2,210	-	**User Charges**	446	373	73	F	2,210	
7,180	(1,594)	**Operating Grants & Subsidies**	1,293	853	440	F	5,586	**A**
708	-	**Investment Income**	65	65	-	-	708	
530	-	**Reimbursements**	160	123	37	F	530	
1,361	-	**Other Revenues**	208	228	(20)	U	1,361	
1,278	-	**Net gain - Equity Accounted Investments**	-	-	-	-	1,278	
94,735	**(1,594)**		**22,470**	**21,950**	**520**	**F**	**93,141**	
		Operating Expenses						
35,905	-	**Employee Costs**	7,149	7,782	633	F	35,905	**B**
23,812	1,590	**Contractual Services**	4,741	5,155	414	F	25,402	**C**
5,021	42	**Materials**	1,204	1,297	93	F	5,063	
397	-	**Finance Charges**	-	-	-	-	397	
15,056	-	**Depreciation**	3,764	3,764	-	-	15,056	
7,263	33	**Other Expenses**	2,138	2,085	(53)	U	7,296	
87,454	**1,665**		**18,996**	**20,083**	**1,087**	**F**	**89,119**	
7,281	**(3,259)**	**Operating Surplus/(Deficit) before Capital Revenues**	**3,474**	**1,867**	**1,607**	**F**	**4,022**	
		Capital Revenue						
5,000	-	**Capital Grants & Subsidies**	18	-	18	F	5,000	
-	-	**Contributed Assets**	-	-	-	-	-	
-	-	**Asset Disposal and Fair Value Adjustment**	(702)	-	(702)	F	-	
5,000	**-**		**(684)**	**-**	**(684)**	**U**	**5,000**	
12,281	**(3,259)**	**Net Surplus/(Deficit) resulting from operations**	**2,790**	**1,867**	**923**	**F**	**9,022**	
15,056	-	***add*** **Depreciation**	3,764	3,764	-		15,056	
	-	***add*** **(Gain)/Loss on Asset Disposal**	702	-	702		-	
(1,278)	-	***less*** **Share of Profit Equity Accounted Investments**	-	-	-		(1,278)	
26,059	**(3,259)**	**Funding available for Capital Investment**	**7,256**	**5,631**	**1,625**	**F**	**22,800**	
		Capital						
12,063	1,614	***less*** **Capital Expenditure - Renewal**	807	1,005	198	F	13,677	**D**
32,265	7,420	***less*** **Capital Expenditure - New**	2,204	3,022	818	F	39,685	**E**
-	-	***less*** **Capital - contributed assets**	-	-	-	-	-	
-	-	***add*** **Proceeds from Sale of Surplus Assets**	-	-	-	-	-	
(18,269)	**(12,293)**	**Net funding increase/(decrease)**	**4,245**	**1,604**	**2,641**	**F**	**(30,562)**	

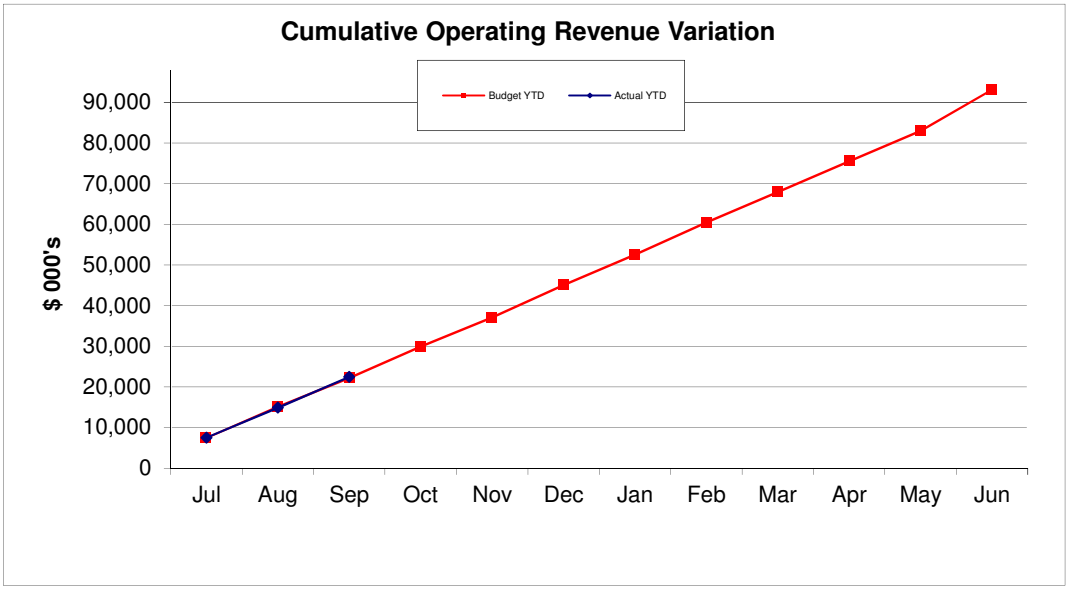
Original Adopted Budget $'000	Carryovers $'000		YTD Actual $'000	YTD Budget $'000	YTD Variance $'000		Annual Budget $'000	Note
		Funded by						
		Loans						
10,000		**Loan Principal Receipts (Net)**	-	-	-		10,000	
		Loan Receipts/(Payments) from Sporting Clubs (Net)	-	-	-		-	
(1,171)		**Loan Principal Repayments**	-	-	-		(1,171)	
8,829	**-**	**Loan Funding (Net)**	**-**	**-**	**-**		**8,829**	
		Movement in level of cash, investments and accruals						
-		**Cash Surplus/(Deficit) funding requirements**	13,685	11,044	2,641		-	
(9,440)	(12,293)	**Reserves Net - Transfer to/(Transfer from)**	(9,440)	(9,440)	-		(21,733)	
(9,440)	**(12,293)**	**Cash/Investments/Accruals Funding**	**4,245**	**1,604**	**2,641**		**(21,733)**	
18,269	**12,293**	Funding Transactions	**(4,245)**	**(1,604)**	**(2,641)**	**F**	**30,562**	**F**

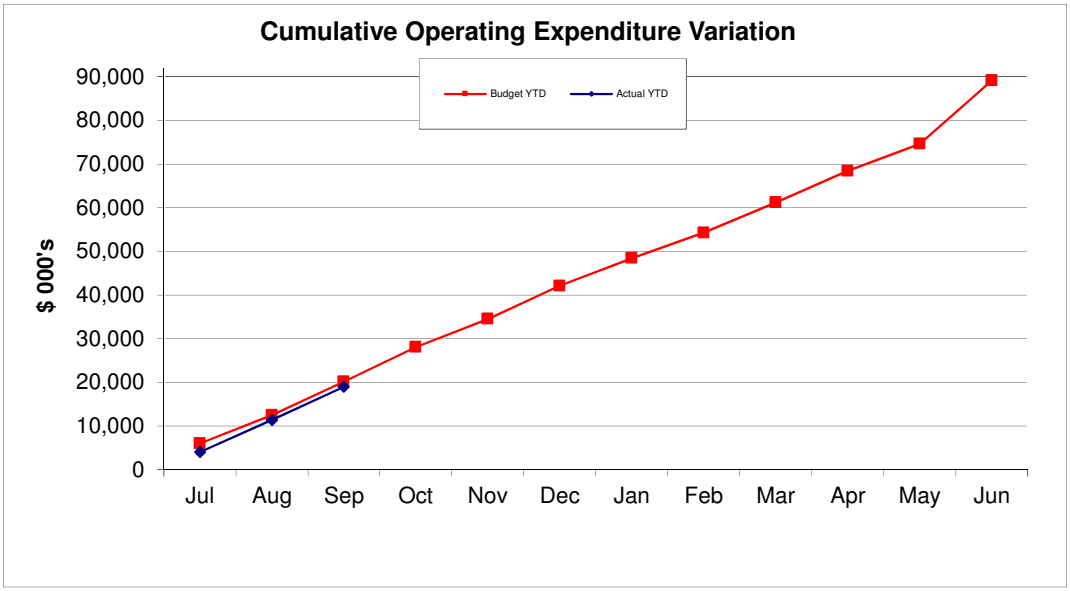
Variation Notes

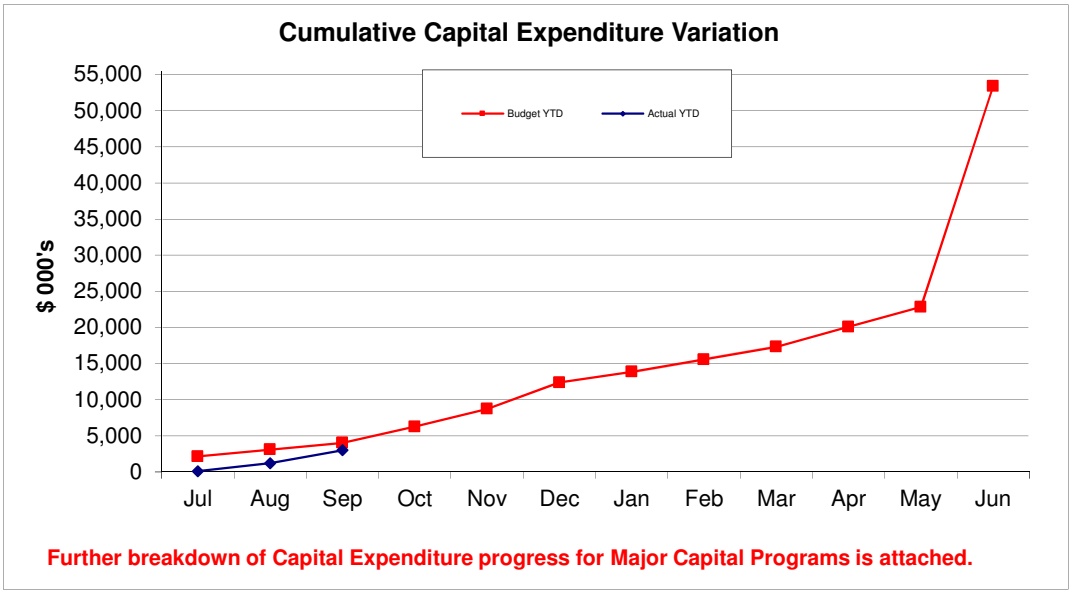
A	**Operating Grants & Subsidies**	**Favourable $440k**	Predominately reflects unbudgeted variances with regards to the receipt of a grants relating to the Hallett Cove R-12 Car Park ($200k), Move it Marion ($112k) and a number of other variances, which are individually insignificant.
B	**Employee Costs**	**Favourable $633k**	Predominantly reflects budget-timing variances in addition to savings from temporarily vacant positions.
C	**Contractors**	**Favourable $414k**	Predominately reflects budget-timing variances with regards to Smart Cities and Suburbs program (150k), Tree management framework ($150k), Cleaning ($98k) and a number of other variances, which are individually insignificant.
D	**Capital Expenditure (Renewal)**	**Favourable $198k**	Predominately reflects budget-timing variances with regards to Fleet Replacement ($100k) and Proactive Footpath Repair Program ($148k).
E	**Capital Expenditure (New)**	**Favourable $818k**	Predominately reflects budget-timing variances with regards to Streetscape Development.
F	**Funding Transactions**	**Favourable $2,641k**	This variance is the sum total of all variances and reflects an increase against council's expected YTD cash position.

The above comments referring to budget timing variations are where some monthly budget estimates are not reflective of the actual expenditure patterns as at the reporting date.

Funding Statement Cumulative Position - 2019/20



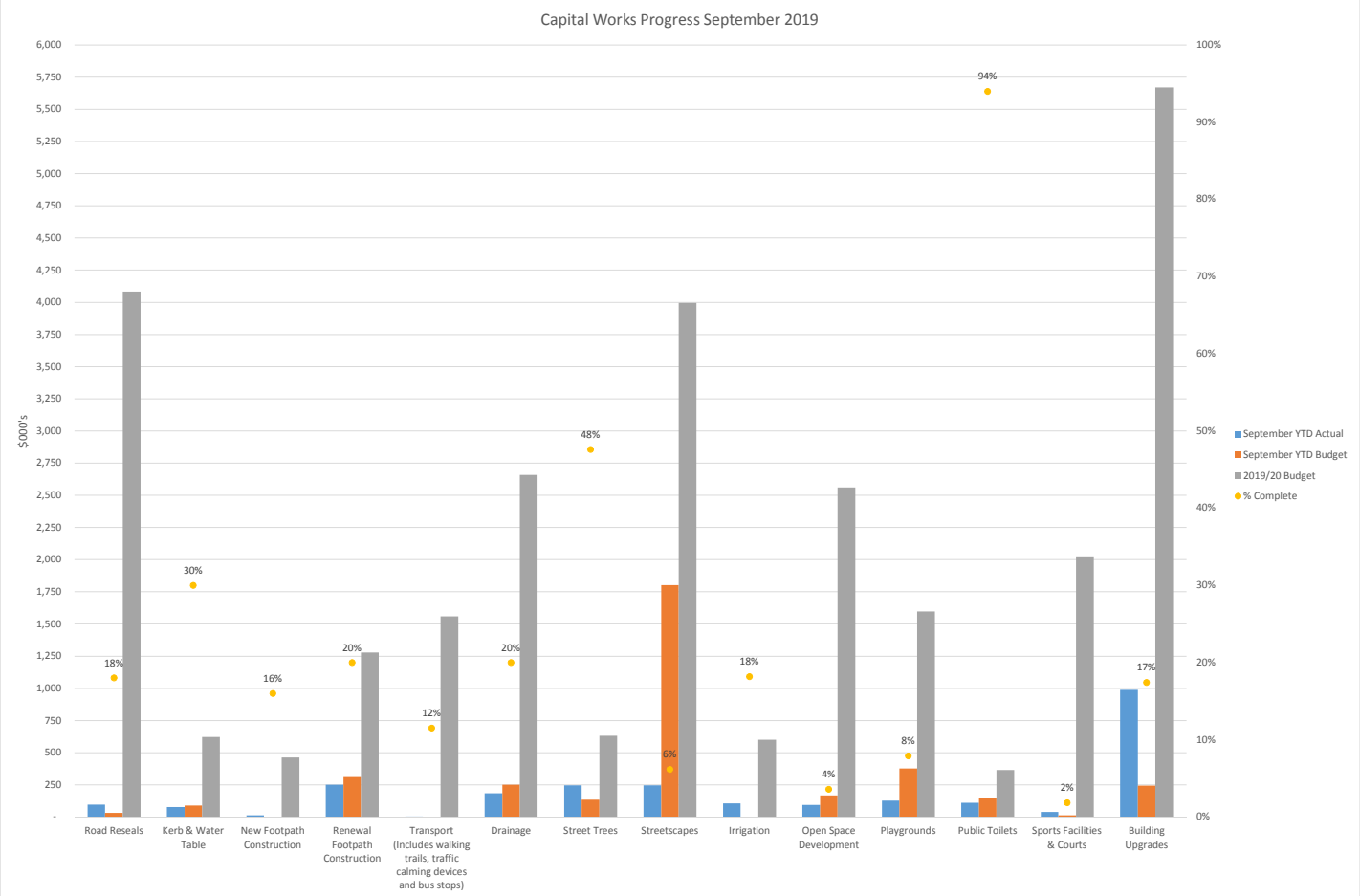




Further breakdown of Capital Expenditure progress for Major Capital Programs is attached.

* Major Projects timed for June include Mitchell Park Sports Club Redevelopment ($14.8m), Sam Willoughby International BMX Facility ($2.1m) and Southern Soccer Facility ($2.5m).

Appendix 2



Program	% complete	Comment
Road Reseals	18%	Program commenced - 18% complete, invoicing for August and September works received in October.
Kerb & Water Table	30%	Program commenced - 30% complete. Early completion is anticipated for this program.
New Footpath Construction	16%	Program commenced - 16% complete.
Renewal Footpath Construction	20%	Program commenced - 20% complete.
Transport (Includes walking trails, traffic calming devices and bus	12%	Design and planning commenced. Installation of bus stops is in progress.
Drainage	20%	Designs complete for Mercedes Ave, Shaftesbury Tce and Coolah Tce. Construction in progress for Alison Ave.
Street Trees	48%	Program commenced - 48% complete.
Streetscapes	6%	Railway Terrace - construction has commenced and due to be completed in Oct 2019. Birch Crescent - discussions with DPTI and their design consultant approached for fee proposal to design the short section of path immediately north of Sturt Road. Bray Street - construction commenced. Sturt Road - Design in progress. Quick Road - Survey and Design commenced.
Irrigation	18%	Program progressing well with Cross-Council Irrigation team.
Open Space Development	4%	Dwyer Road Reserve - consultant engaged for detailed design Hazelmere Dog Park - complete
Playgrounds	8%	First Avenue Reserve - Construction complete Shamrock Road Reserve, Mitchell Park Sports - Construction in progress Skipper Close - Final design commenced Central Avenue, The Crescent - Final design and documentation to commence
Public Toilets	94%	Hamilton Park Reserve and Shamrock Road Reserve Toilets have been installed.
Sports Facilities & Courts	2%	Planning commenced - works in progress.
Building Upgrades	17%	Marion Outdoor Pool Carpark complete - tree planting in progress. Stage 2 of Marion Outdoor Pool building works are complete.

Major Projects

Mitchell Park Sports and Community Club Development

	2019/20 Actual YTD 30/09/2019	2019/20 Budget	Project Cost At Completion
Income			
Federal Grant Contribution	-	5,000,000	5,000,000
Total Income	**-**	**5,000,000**	**5,000,000**
Expenditure			
Operating	-	-	-
Capital Construction	-	(15,000,000)	(15,000,000)
Total Expenditure	**-**	**(15,000,000)**	**(15,000,000)**
Project Result Surplus/(Deficit)	**-**	**(10,000,000)**	**(10,000,000)**

The net deficit forecast will be funded in the following manner:

Funded By : (Over Project Life)	**$**
Proposed Borrowings	10,000,000
	10,000,000

The Mitchell Park Sports and Community Club Development is subject to the approval of a prudential section 48 report.

Sam Willoughby International BMX Facility

	2019/20 Actual YTD 30/09/2019	2019/20 Budget	Project Cost At Completion
Income			
City of Onkaparinga Contribution	-	750,000	750,000
State Budget Grant Contribution		-	3,300,000
Total Income	**-**	**750,000**	**4,050,000**
Expenditure			
Operating	-	-	-
Capital Construction	(7)	(2,050,000)	(5,800,000)
Total Expenditure	**(7)**	**(2,050,000)**	**(5,800,000)**
Project Result Surplus/(Deficit)	**(7)**	**(1,300,000)**	**(1,750,000)**

The net deficit forecast will be funded in the following manner:

Funded By : (Over Project Life)	**$**
Reserve Transfer	1,750,000
- Asset Sustainability Reserve	
	1,750,000

The Sam Willoughby International BMX Facility is subject to the approval of a prudential section 48 report and the State Government funding the traffic management solution for Majors Road.

Council have received the State Governments $3.3m contribution to this project. This money is currently quarantined in council's reserves.

Appendix 3

Sundry Debtors Report - Aging report as at 30 September 2019

Debtor	Total Balance	Current	30 Days	60 Days	90 Days	90+ Days	Percentage of total 90+ day balance	Comments for 90+ Day balances
Employee Total	**3,920.10**	**.00**	**.00**	**3,920.10**	**.00**	**.00**	0%	
General Total	**4,107.70**	**2,375.20**	**.00**	**.00**	**1,732.50**	**.00**	0%	
Neighbourhood Centres Total	**32,378.25**	**27,963.25**	**500.00**	**90.00**	**410.00**	**3,415.00**	1%	Made up of 1 out of 11 debtors. This debtor is on a payment plan through the debt collector.
Regulatory Services Land Clearing Total	**3,591.42**	**.00**	**.00**	**.00**	**867.15**	**2,724.27**	1%	Made up of 3 out of 4 debtors, with one account totalling $1,725.35.
City Property Facilities Total	**58,818.34**	**12,824.60**	**28,330.88**	**.00**	**10,332.05**	**7,330.81**	2%	Made up of 4 out of 23 debtors, with one account totalling $4,107.39.
Civil Services Private Works Total	**48,829.00**	**12,210.00**	**9,420.00**	**3,060.00**	**350.00**	**23,789.00**	5%	Made up of 18 out of 36 debtors in this category, with seven of these totalling $7,839.00 relating to works not commenced, awaiting payment, one of the remaining accounts totals $3,190.00. Six accounts totalling $8,760.00 are on payment plans, payments of $195.00 have subsequently been received in October. One other account totalling $350.00 has subsequently been settled in October.
Swim Centre Debtors Total	**618.00**	**.00**	**.00**	**.00**	**.00**	**618.00**	0%	Made up of 1 debtor.
Grants & Subsidies Total	**659,269.40**	**259,269.40**	**.00**	**.00**	**.00**	**400,000.00**	88%	Made up of 1 out of 3 debtors. This account relates to the final progress claim for Edwardstown Soldiers Memorial Recreation Ground from the State Government. Payment of this invoice will occur following the assessment of the submission of final audit and acquittal, which is in progress.
Environmental Health Inspections Total	**12,155.60**	**2,869.10**	**1,240.00**	**121.00**	**242.00**	**7,683.50**	2%	Made up of 45 out of 77 debtors, with none individually significant. Two accounts totalling $242.00 have subsequently been settled in October.
Regulatory Services Other Total	**19,768.00**	**3,465.00**	**.00**	**2,730.00**	**2,850.00**	**10,723.00**	2%	Made up of 54 out of 88 debtors in this category, with none individually significant.
Living Kaurna Cultural Centre Total	**9,346.40**	**8,493.80**	**852.60**	**.00**	**.00**	**.00**	0%	
Local Government Total	**7,644.63**	**7,644.63**	**.00**	**.00**	**.00**	**.00**	0%	
Marion Cultural Centre Total	**5,878.50**	**2,831.00**	**3,047.50**	**.00**	**.00**	**.00**	0%	
Total	**866,325.34**	**339,945.98**	**43,390.98**	**9,921.10**	**16,783.70**	**456,283.58**		
Total Aging Profile		**39%**	**5%**	**1%**	**2%**	**53%**		

Category	Description
Employees	Anything that relates to CoM employees.
General	Anything that does not fit into one of the below categories.
Neighbourhood Centres	For hire of rooms in Neighbourhood Centres, etc. - usually charged out at an hourly rate. Also includes cultural workshops and tours.
Regulatory Services Land Clearing	When council has had to clear land due to non-compliance of owner.
Sporting Clubs & Other Leases	Rent, electricity, water, maintenance, etc. charged out to lessees.
Civil Services Private Works	Repairs or modifications to infrastructure (footpaths, kerbs, driveway inverts). Can be at resident request.
Swim Centre Debtors	Outdoor Swimming Centre - used for lane hire, school visits, etc.
Grants & Subsidies	Government grants and subsidies.
Environmental Health Inspections	Food Inspection fees.
Regulatory Services Other	Vehicle Impoundment fees and other regulatory services.
Supplier Refunds	Where a supplier owes the City of Marion funds. This category is used to keep track to ensure we have received payment for credits.
Development Services	Includes contribution from residents and/or developers for the removal and/or replacement of Council Street Trees and significant trees.
Living Kaurna Cultural Centre	Relates to programs run through the LKCC.
Environmental Health Testing	Environmental testing fees.
Local Government	Transactions with other Local Government corporations.
Communications	Anything related to communications.
Economic Development	Events, etc. relating to economic development within the City of Marion.
Marion Cultural Centre	Hiring of the Marion Cultural Centre.

*any category that does not have any outstanding invoices will not be displayed.

Rates Report - Collection of Rates to 30 September 2019

ANALYSIS OF OUTSTANDING RATES AS AT 30 SEPTEMBER 2019

	Note			% of Total Annual Rates
CURRENT	1	$	52,383,387	66.1%
OVERDUE	2	$	990,544	1.2%
ARREARS	3	$	2,164,505	2.7%
INTEREST	4	$	88,036	0.1%
POSTPONED	5	$	203,486	0.3%
LEGALS	6	$	23,750	0.0%
		$	**55,853,708**	70.5%
TOTAL ANNUAL RATES FOR 2019/20		**$**	**79,264,817**	

Note 1: Current
Current rates represent the total amount of rates levied in the current financial year that are not yet due for payment. For example at 1st January this represents Quarter 3 & Quarter 4 rates unpaid.

Note 2: Overdue
Overdue rates represent rates levied in the current financial year that remain unpaid past their due payment date. For example on 1st January, this represents rates from Quarter 1 and Quarter 2 that remain unpaid.

Note 3: Arrears
Rates in arrears represent rates and charges levied in previous financial years that remain unpaid .

Note 4: Interest
Interest represent the fines and interest applied to overdue rates and rates in arrears.

Note 5: Postponed
Postponed rates represent any rates amount due by seniors that have been granted a deferral, until the eventual sale of their property, as allowable under the Local Government Act. Interest is charged on these deferred rates and is recoverable when the property is sold.

Note 6: Legals
Legals represent any legal fees, court costs that have been incurred by Council in the collection of rates in the current financial year. These amounts represent costs that have been on-charged to the defaulting ratepayers and are currently outstanding.

CITY OF MARION

Finance Report - October 2019

Originating Officer	Assistant Financial Accountant - Melissa Virgin
Corporate Manager	Manager Finance - Ray Barnwell
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC191126R25

REPORT OBJECTIVE

This report provides Council with information relating to the management of financial resources under its control as at October 2019.This report is one of a series of reports designed to assist Council in achieving and maintaining a financially sustainable position. Other reports assisting in this process include the Quarterly Budget Reviews and the LongTerm Financial Plan.

It is considered appropriate that financial information regarding Major Projects be presented on a monthly basis in this report. The principles used for assessment of reportable projects are according to the following criteria:

- Council has agreed to proceed with the project and approved a Section 48 Prudential Report.
- The Whole-of-Life Cost is greater than $4 million dollars (including grant assisted projects).

RECOMMENDATION

That Council:

1. **Receives the report "Finance Report – October 2019"**

GENERAL ANALYSIS

BACKGROUND

This report is presented on a monthly basis to provide Elected Members with key financial information to assist in monitoring Council's financial performance against budget.

APPENDICES

Appendix 1: Monthly Financial Reporting
Appendix 2: Capital Works Reporting including Major Projects
Appendix 3: Debtors Reports for Sundry Debtors & Rates Debtors

Attachment

#	Attachment	Type
1	Finance Report_October Appendix 1 pts 1 2 3 4	PDF File
2	Finance Report_October Appendix 2 pt 1 2	PDF File
3	Finance Report_October Appendix 3 pt 1 2	PDF File

APPENDIX 1

Funding Statement – Actual versus Budget

The Funding Statement provides a view of Council's financial performance against the approved budget and is consistent with the information provided at budget reviews. It provides a review against all of the elements contained within the Statement of Comprehensive Income and the Statement of Financial Position that are adopted as part of the Annual Budget Report. It details Council's:

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The operating result is recognised as one of Council's key financial indicators. The budget framework includes a commitment to its ongoing Financial Sustainability maintaining an Operating Surplus Ratio of between 0% and 10%, on average over each five-year period, which for 2019/20 means a targeted operating surplus of between $0 and $9.314m.

Comment: Council currently has a net operating surplus result of $4.172m before capital revenues, against a year to date forecast budget of $1.667m surplus. This position is detailed in the attached Funding Statement and variation notes.

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Comment: The actual to budget position reveals that 75.86% of the year to date Capital Renewal Budget has been spent.

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Comment: $10.000m in new borrowings are included in the 2019/20 budget and principal repayments of $1.171m mean that the overall loan liability balance is forecast to increase by $8.829m to $15.635m at 30 June 2020.

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Cash may be utilised to fund expenditure within the context of Treasury Management to ensure loans are not drawn down where temporary cash holdings are available.

Comment: Councils Reserves are detailed in the below table. Transfer to Reserves of $0.520m and Transfers from Reserves of $22.252m are forecast to occur in 2019/20, and after accounting for amounts quarantined for specific projects or works, there is $7.439m available.

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Budgeted transfers to reserve	0	0	240	0	181	**421**	80	19	0	**520**
Budgeted transfers from reserve	0	(5,382)	0	(1,500)	(4,083)	**(10,965)**	0	0	(11,287)	**(22,252)**
Current Budgeted Closing Balance	**2,000**	**2,736**	**840**	**25**	**2,113**	**7,714**	**611**	**2,206**	**6,149**	**16,680**
Quarantined Funds	(2,000)	(392)	0	0	(539)	**(2,931)**	(161)	0	(6,149)	**(9,241)**
Projected Available Balance	**0**	**2,344**	**840**	**25**	**1,574**	**4,783**	**450**	**2,206**	**0**	**7,439**

The 2019/20 budget forecasts a net cash surplus of $0.000m.

*CFPP: Community Facilities Partnership Program
*Other includes Walking & Cycling and Energy Efficiency.

Funding Statement
as at 31 October 2019

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$'000	$'000		$'000	$'000	$'000		$'000	Note
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7,180	(1,594)	**Operating Grants & Subsidies**	2,180	1,453	727	F	5,586	**B**
708	-	**Investment Income**	272	177	95	F	708	
530	-	**Reimbursements**	211	158	53	F	530	
1,361	-	**Other Revenues**	307	198	109	F	1,361	**C**
1,278	-	**Net gain - Equity Accounted Investments**	-	-	-	-	1,278	
94,735	**(1,594)**		**31,005**	**29,888**	**1,117**	**F**	**93,141**	
		Operating Expenses						
35,905	-	**Employee Costs**	10,621	11,626	1,005	F	35,905	**D**
23,812	1,590	**Contractual Services**	6,918	7,296	378	F	25,402	**E**
5,021	42	**Materials**	1,555	1,653	98	F	5,063	
397	-	**Finance Charges**	-	-	-	-	397	
15,056	-	**Depreciation**	5,158	5,019	(139)	U	15,056	**F**
7,263	33	**Other Expenses**	2,581	2,627	46	F	7,296	
87,454	**1,665**		**26,833**	**28,221**	**1,388**	**F**	**89,119**	
7,281	**(3,259)**	**Operating Surplus/(Deficit) before Capital Revenues**	**4,172**	**1,667**	**2,505**	**F**	**4,022**	
		Capital Revenue						
5,000	-	**Capital Grants & Subsidies**	18	-	18	F	5,000	
-	-	**Contributed Assets**	-	-	-	-	-	
-	-	**Asset Disposal and Fair Value Adjustment**	(703)	-	(703)	F	-	
5,000	**-**		**(685)**	**-**	**(685)**	**U**	**5,000**	
12,281	**(3,259)**	**Net Surplus/(Deficit) resulting from operations**	**3,487**	**1,667**	**1,820**	**F**	**9,022**	
15,056	-	***add*** **Depreciation**	5,158	5,019	139		15,056	
	-	***add*** **(Gain)/Loss on Asset Disposal**	703	-	703		-	
(1,278)	-	***less*** **Share of Profit Equity Accounted Investments**	-	-	-		(1,278)	
26,059	**(3,259)**	**Funding available for Capital Investment**	**9,348**	**6,686**	**2,662**	**F**	**22,800**	
		Capital						
12,063	1,614	***less*** **Capital Expenditure - Renewal**	1,750	2,307	557	F	13,677	**G**
32,265	7,420	***less*** **Capital Expenditure - New**	3,860	3,958	98	F	39,685	
-	-	***less*** **Capital - Contributed assets**	-	-	-	-	-	
-	-	***add*** **Proceeds from Sale of Surplus Assets**	-	-	-	-	-	
(18,269)	**(12,293)**	**Net funding increase/(decrease)**	**3,738**	**421**	**3,317**	**F**	**(30,562)**	

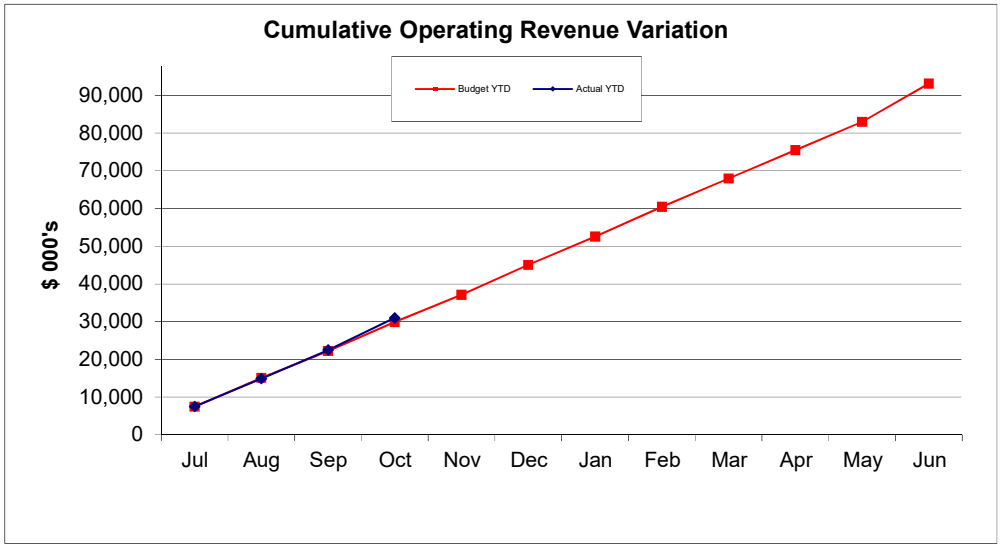
Original Adopted Budget $'000	Carryovers $'000		YTD Actual $'000	YTD Budget $'000	YTD Variance $'000		Annual Budget $'000	Note
		Funded by						
		Loans						
10,000		**Loan Principal Receipts (Net)**	-	-	-		10,000	
		Loan Receipts/(Payments) from Sporting Clubs (Net)	-	-	-		-	
(1,171)		**Loan Principal Repayments**	-	-	-		(1,171)	
8,829	**-**	**Loan Funding (Net)**	**-**	**-**	**-**		**8,829**	
		Movement in level of cash, investments and accruals						
-		**Cash Surplus/(Deficit) funding requirements**	25,471	22,154	3,317		-	
(9,440)	(12,293)	**Reserves Net - Transfer to/(Transfer from)**	(21,733)	(21,733)	-		(21,733)	
(9,440)	**(12,293)**	**Cash/Investments/Accruals Funding**	**3,738**	**421**	**3,317**		**(21,733)**	
18,269	**12,293**	Funding Transactions	**(3,738)**	**(421)**	**(3,317)**	**F**	**30,562**	**H**

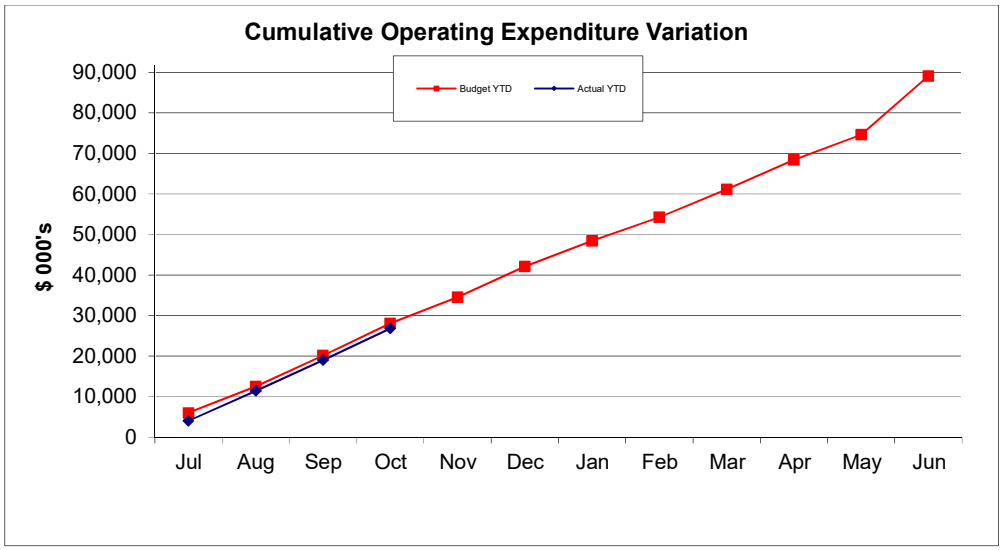
Variation Notes

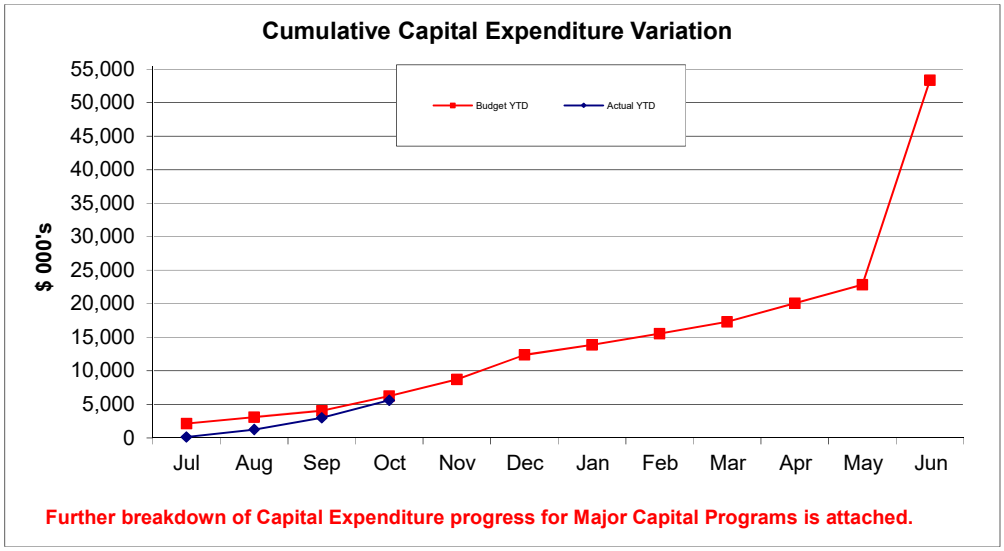
A	**User Charges**	**Favourable $147k**	Reflects a budget-timing variance with regards to Marion Cultural Centre Programs ($46k), an unbudgeted variance with regards to sales income for Cove Sports and Community Club ($37k) and a number of other variances which are individually insignificant.
B	**Operating Grants & Subsidies**	**Favourable $727k**	Reflects budget-timing variances with regards to the receipt of State Government operating grant ($278k), an unbudgeted grant for Hallett Cove R-12 Car Park ($200k) and a number of other variances which are individually insignificant.
C	**Other Revenue**	**Favourable $109k**	Predominately reflects unbudgeted variances with regards to Southern Business Mentoring Program ($50k), Waste management education programs ($41k) and a number of other variances which are individually insignificant.
D	**Employee Costs**	**Favourable $1,005k**	Predominantly reflects budget-timing variances in addition to savings from temporarily vacant positions.
E	**Contractors**	**Favourable $378k**	Predominately reflects budget-timing variances with regards to Tree management framework ($313k) and Cleaning ($106k).
F	**Depreciation**	**Unfavourable $139k**	Predominately reflects depreciation charges for new assets created or gifted in 2018/19 being depreciated for the first time. Budget timing to be adjusted in the first budget review.
G	**Capital Expenditure (Renewal)**	**Favourable $557k**	Predominately reflects budget-timing variances with regards to Fleet Replacement ($212k), Proactive Footpath Repair Program ($205k) and Road Reseals ($118k).
H	**Funding Transactions**	**Favourable $3,317k**	This variance is the sum total of all variances and reflects an increase against council's expected YTD cash position.

The above comments referring to budget timing variations are where some monthly budget estimates are not reflective of the actual expenditure patterns as at the reporting date.

Funding Statement Cumulative Position - 2019/20

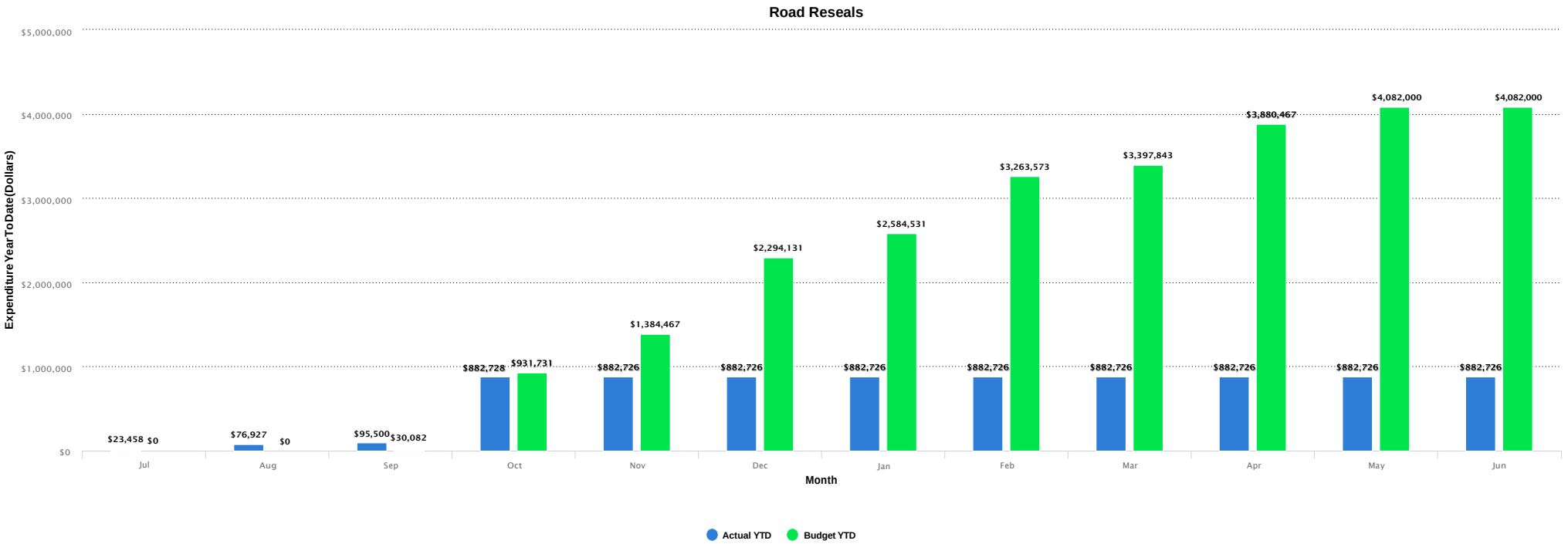






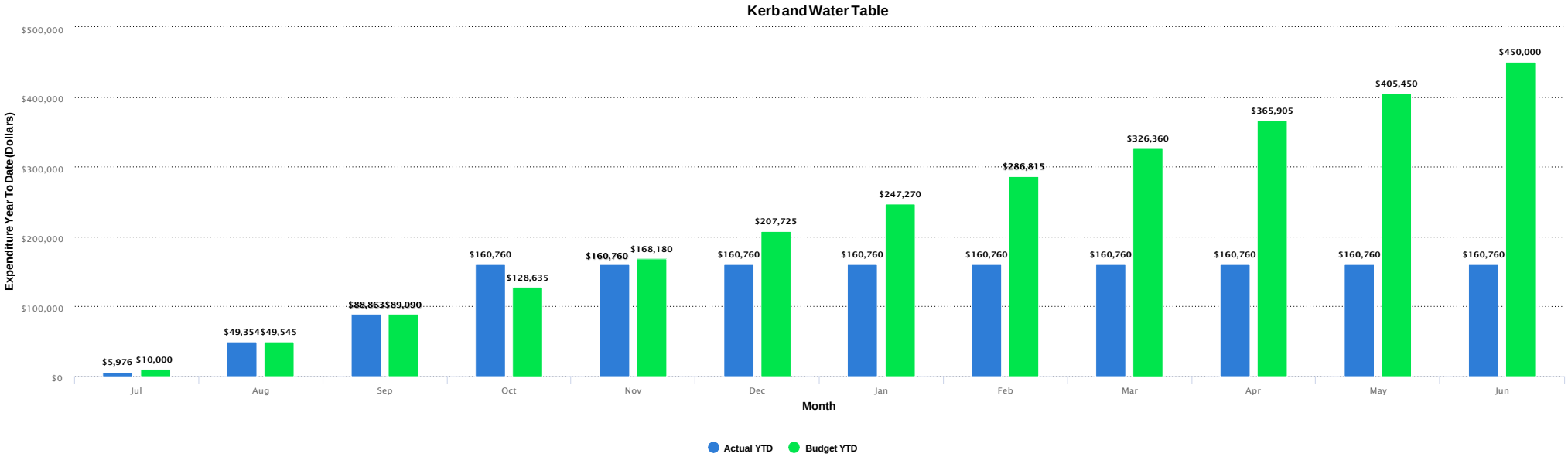
Further breakdown of Capital Expenditure progress for Major Capital Programs is attached.

* Major Projects timed for June include Mitchell Park Sports Club Redevelopment ($14.8m), Sam Willoughby International BMX Facility ($2.1m) and Southern Soccer Facility ($2.5m).



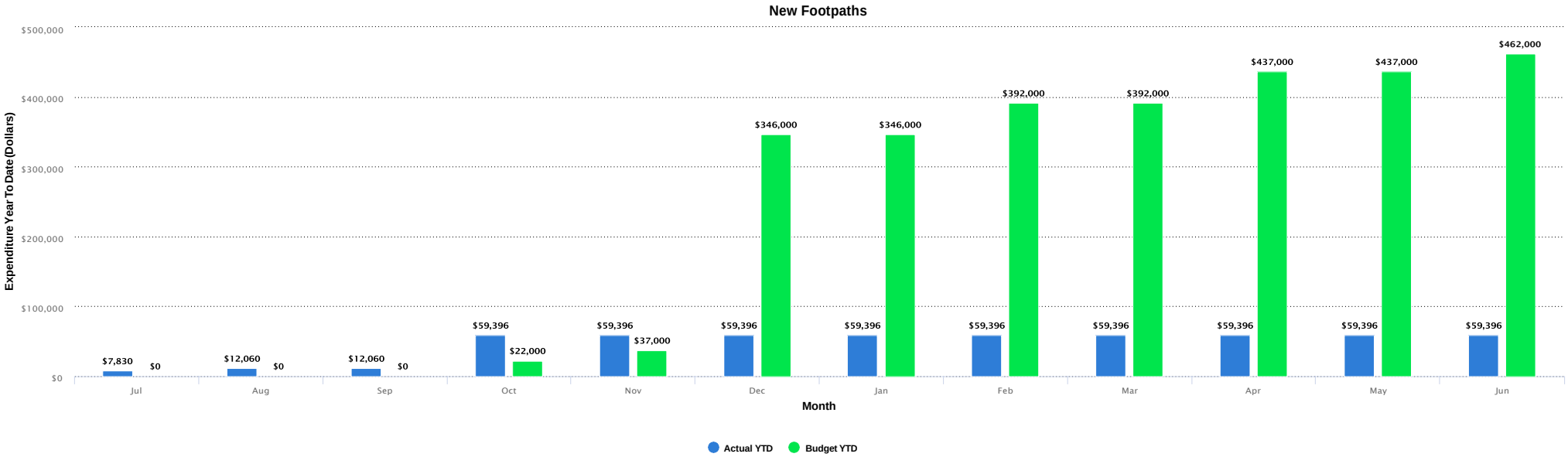
2019/20 Road Reseal Program – 39% Complete

This program is on-track to be completed by end of financial year.



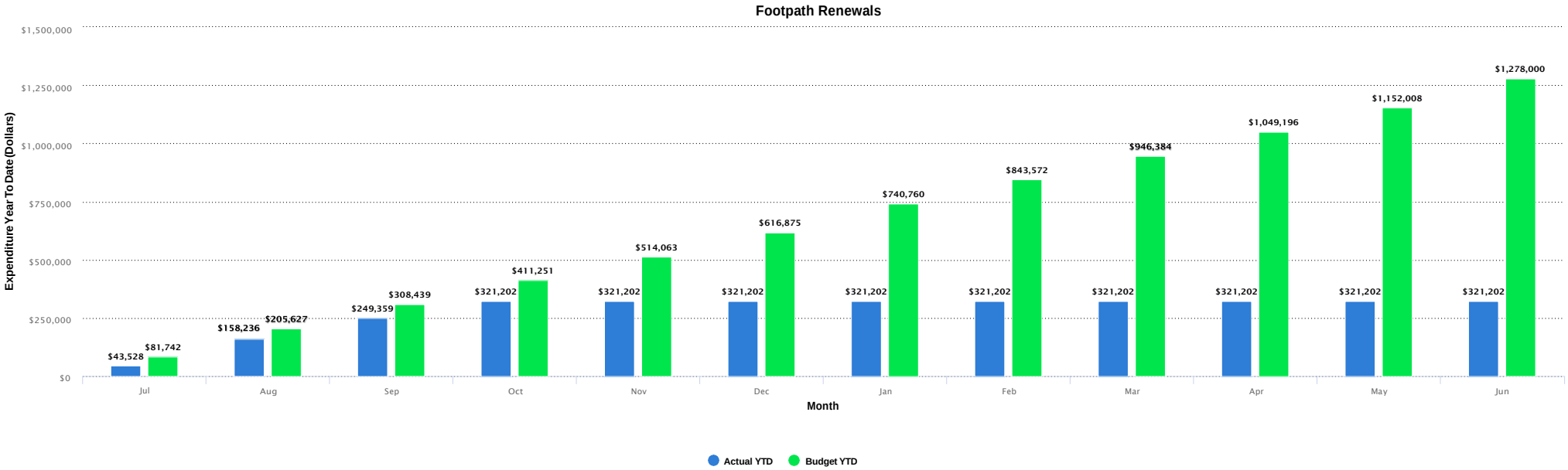
2019/20 Kerb & Water Table – 47% complete

Program in progress with 900 linear meters (lm) complete and 200lm in progress out of a 2000lm program. This program is on-track to be completed by end of financial year with the exception of Miller Street which will be retimed to 2020/21.



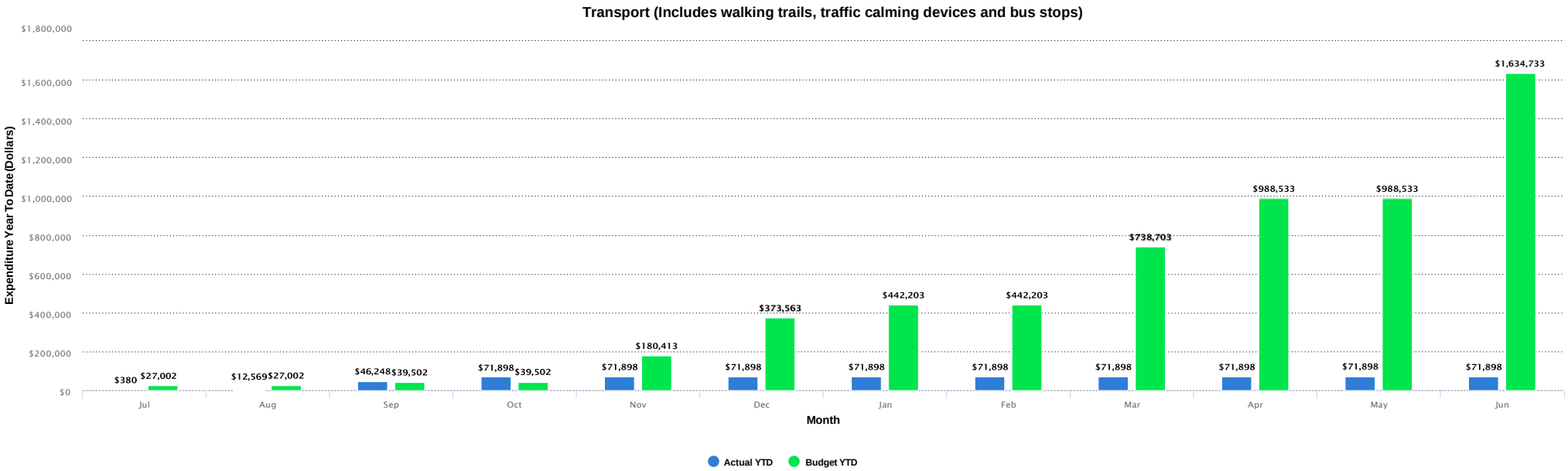
2019/20 New Footpath Construction – 27% complete

Program in progress with works on Kurnabinna Avenue, Geneva Court, Ella Crescent and Adams Road complete. This program is on-track to be completed by end of financial.

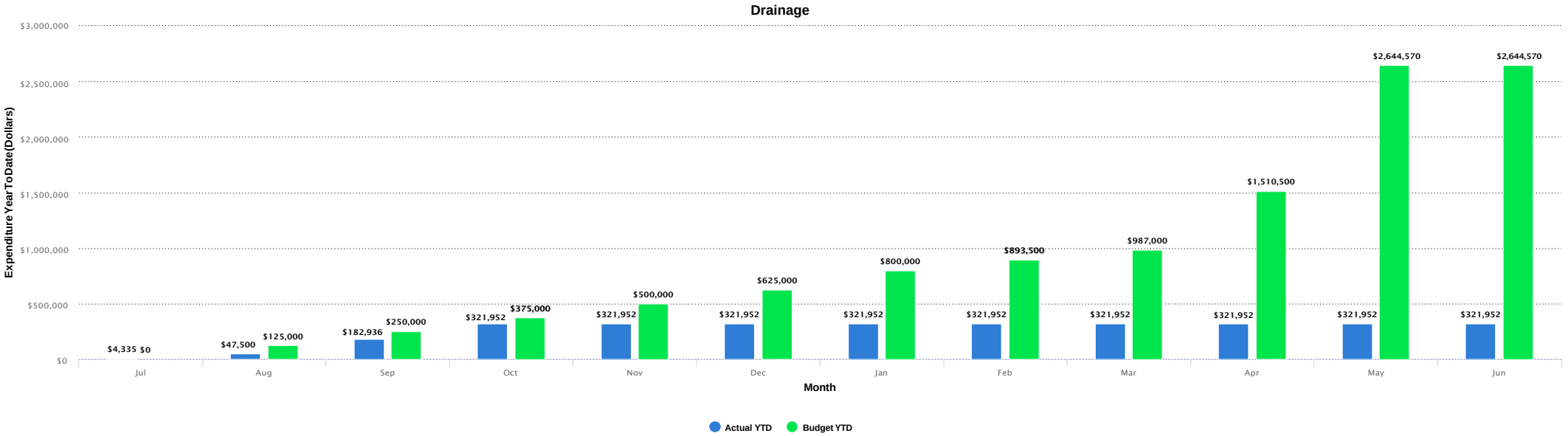


2019/20 Proactive Footpath Construction – 28% complete

Program in progress with 966lm out of 3500lm completed. This program is on-track to be completed by end of financial year.

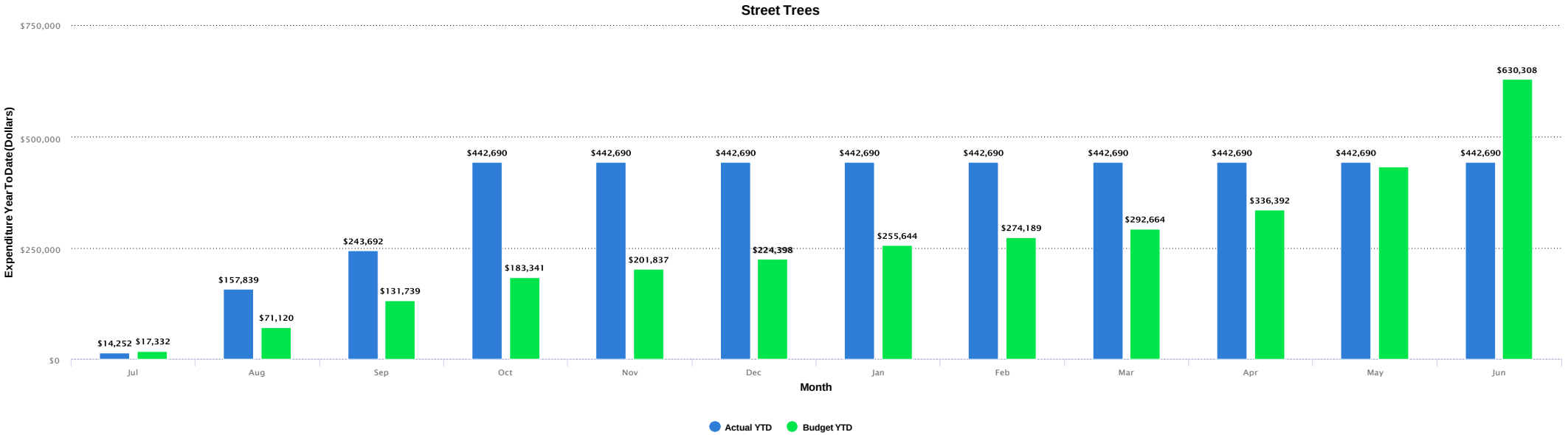


2019/20 Transport Construction – 18% complete
Program in progress with Edward Beck and Adams Road Kiss and Go zones and parking complete. Designs for Lighthouse Drive and Addison Road are in progress, Duncan and Western Avenue designs are being modified due to close proximity to trees. Exmoor has been removed from the program due to issues regarding significant trees. Franklin/Berrima Shared Path is anticipated to be complete in November.



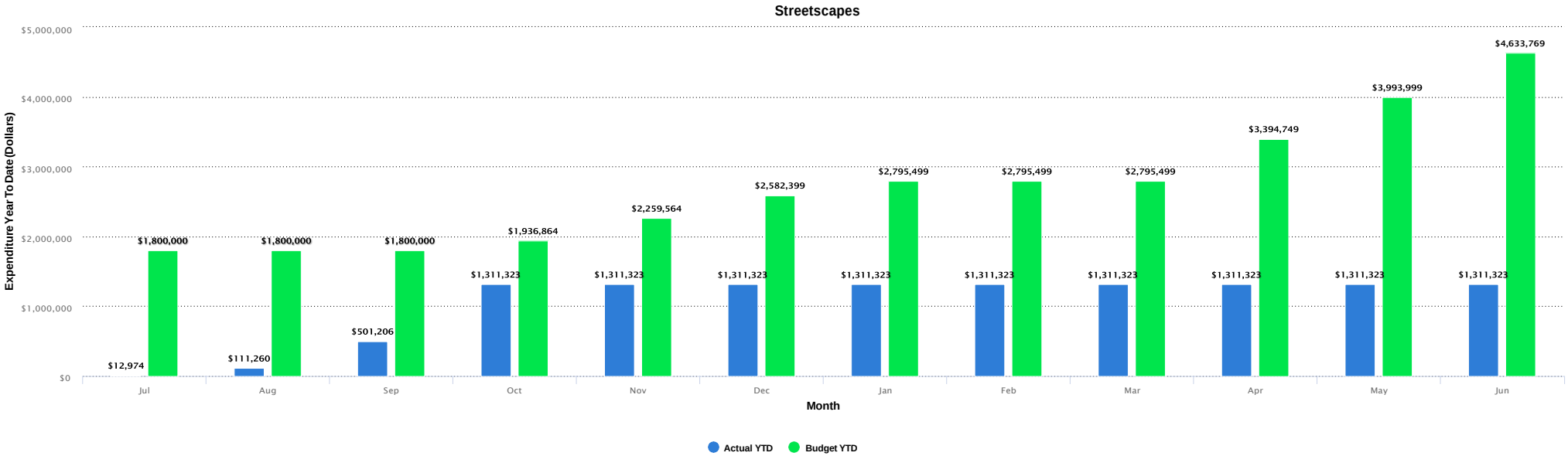
2019/20 Drainage – 30% complete

Program in progress with Alison Avenue due to be complete in November. Designs for Coolah Terrace and Shetland Avenue are due to be completed by end of November, the budgets for these two projects will be reduced in the first budget review. Construction for Mercedes Avenue and Shaftesbury Terrace are anticipated to commence early 2020. Lucretia Way concept designs are currently with the community for consultation, a report will be brought to council in December to determine the preferred option.



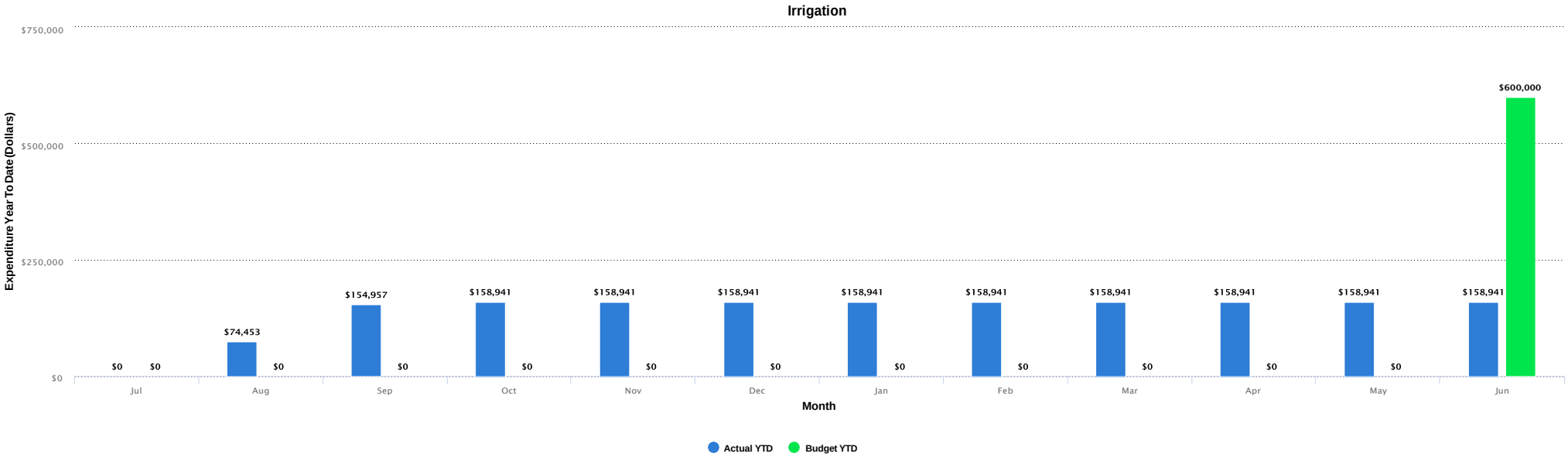
2019/20 Treescaping and Street Tree Planting – 67% complete

Program in progress with 2,280 street trees planted against a target of 3,400. Planting has ceased for the summer, preparation works have occurred for planting to recommence in April/May. This program is on-track to be completed by end of financial year.



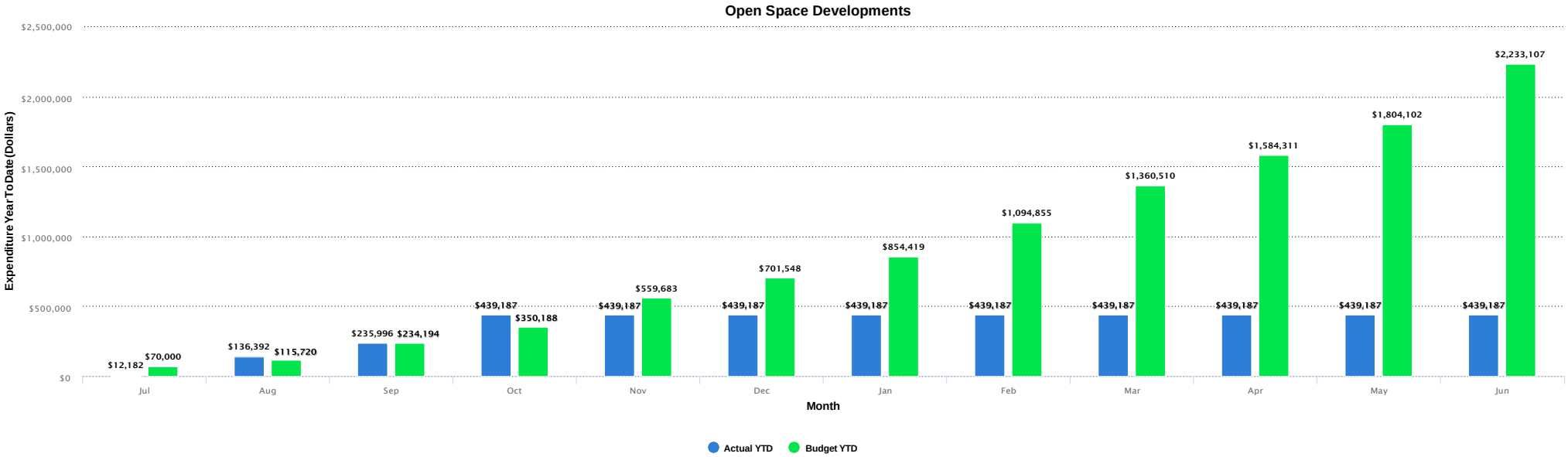
2019/20 Streetscape Program – 28% complete

Program in progress with construction on Railway Terrace and Bray Street anticipated to be complete by end of November and January, respectively. Designs for Quick Road are in progress, Alawoona Avenue design to commence in February. Works at Birch Crescent have been placed on hold due to DPTI works in the area, to commence on design in January.



2019/20 Irrigation Delivery – 18% complete

Program in progress with Warraparinga & Roslyn Reserve Complete. Glandore has been removed from the program as this site is subject to a playground upgrade. Budget timing to be adjusted in first budget review.

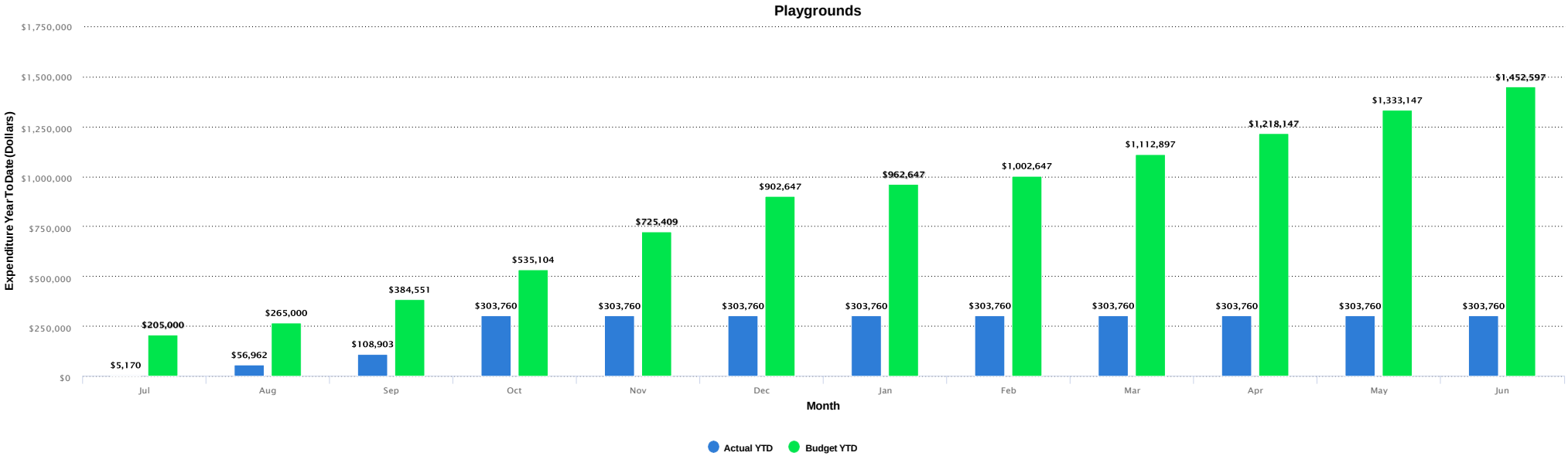


2019/20 Open Space Developments – 20% complete

Program in progress with Bandon Terrace, Crown Reserve Basketball Court and Dumbarton Road Dog Park complete. Hazelmere Dog Park is nearing completion with signage still to be installed.

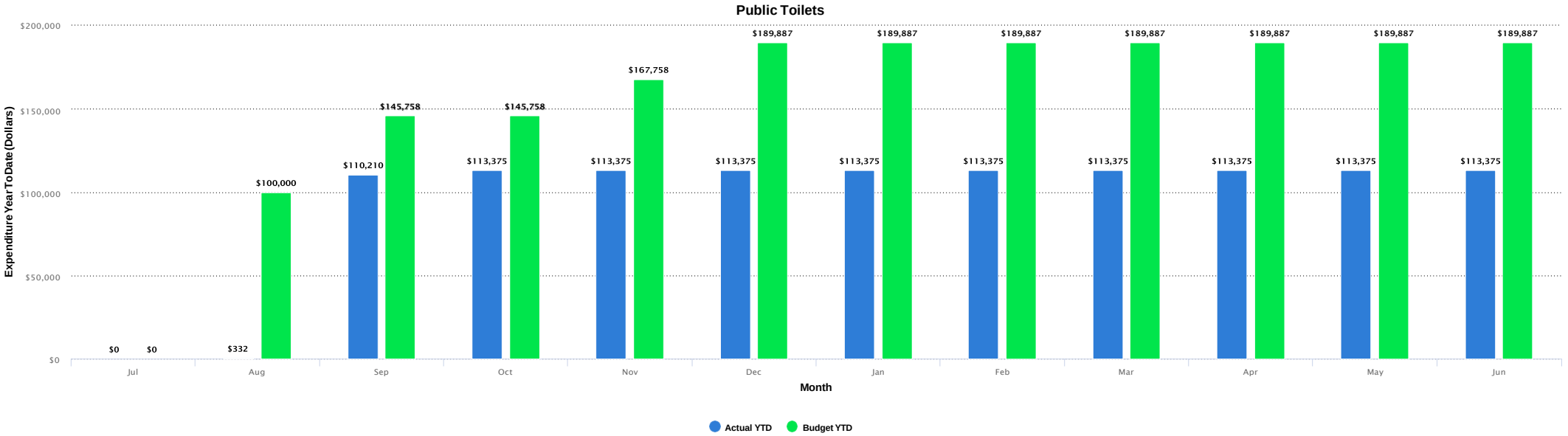
Shade structures are being planned. Designs for stage 6 of Heron Way are currently being reviewed to determine scope of works.

Community engagement is open for stage 1 of Capella and Nannigai Drive Reserve. Consultation results for the Coastal Walkway Heron Way and Field River connection will be presented to the Coastal Ward Members through a Ward Briefing.



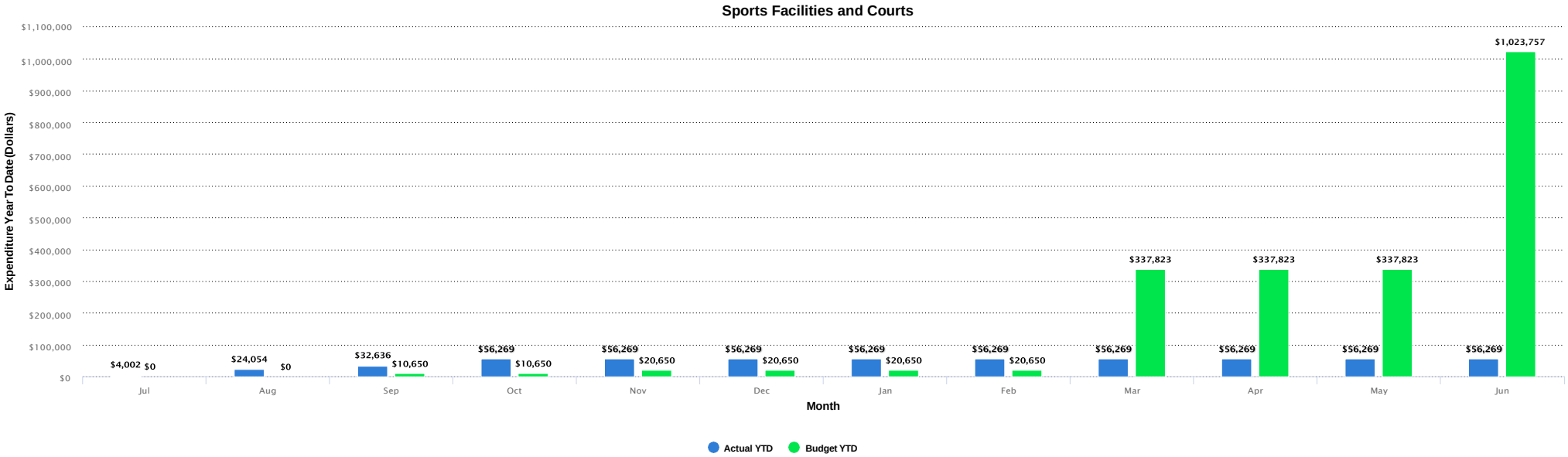
2019/20 Playground delivery – 21% complete

Program in progress with First Avenue Reserve and Mitchell Park Sports and Community Facility playgrounds complete. Construction has commenced on Shamrock Road Reserve.
Detailed design is in progress for Alpine Road Reserve, Christopher Grove Reserve, The Crescent Reserve and Skipper Close Reserve.
Community consultation for the Marion Outdoor Pool will commence on in January.

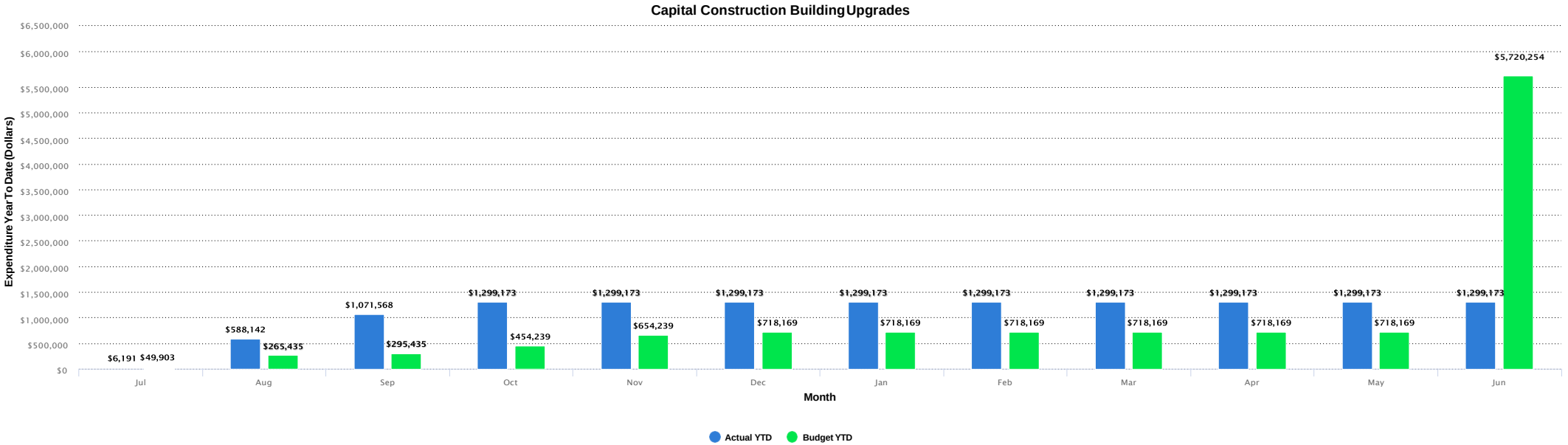


2019/20 Public Toilets – 95% complete

Shamrock Road Reserve toilet is completed, Hamilton Park Reserve Toilet is in progress and will be open to the public in November.



2019/20 Sports Facilities and Courts – 5% complete
Program in progress with Cove Sports Club Kitchen Refit and AFL Goal posts completed
Marion Bowling Club Kitchen will be undertaken over the Christmas period. Cove Sports Female Change Room and Marion Tennis Club are scheduled to commence in the second half of the year. An expression of interest is occurring on the Marion Golf Club.



2019/20 Building Upgrades –

Program in progress with Cove Civic Centre Wind Break Screen, Vietnam Veterans RSL Clubhouse, Marion cultural Centre LED Sign, Marion Outdoor Carpark and Stage 2 of Pool Redevelopment complete

Quotes are currently being obtained for Parkholme Library Security Cameras, LKCC Coach House, Edwardstown Soldiers Memorial Recreation Grounds Perimeter fence and Bowling shelters and internal alterations.

This budget contains $1.8m for projects that will be identified in councils building condition audit, upon completion of the audit, a complete program of works will be finalised. Budget timing to be adjusted in the first budget review.

Major Projects

Mitchell Park Sports and Community Club Development

	2019/20 Actual YTD 31/10/2019	2019/20 Budget	Project Cost At Completion
Income			
Federal Grant Contribution	-	5,000,000	5,000,000
Total Income	**-**	**5,000,000**	**5,000,000**
Expenditure			
Operating	-	-	-
Capital Construction	-	(15,000,000)	(15,000,000)
Total Expenditure	**-**	**(15,000,000)**	**(15,000,000)**
Project Result Surplus/(Deficit)	**-**	**(10,000,000)**	**(10,000,000)**

The net deficit forecast will be funded in the following manner:

Funded By : (Over Project Life)	**$**
Proposed Borrowings	10,000,000
	10,000,000

The Mitchell Park Sports and Community Club Development is subject to the approval of a prudential section 48 report.

Sam Willoughby International BMX Facility

	2019/20 Actual YTD 31/10/2019	2019/20 Budget	Project Cost At Completion
Income			
City of Onkaparinga Contribution	-	750,000	750,000
State Budget Grant Contribution		-	3,300,000
Total Income	**-**	**750,000**	**4,050,000**
Expenditure			
Operating	-	-	-
Capital Construction	(13)	(2,050,000)	(5,800,000)
Total Expenditure	**(13)**	**(2,050,000)**	**(5,800,000)**
Project Result Surplus/(Deficit)	**(13)**	**(1,300,000)**	**(1,750,000)**

The net deficit forecast will be funded in the following manner:

Funded By : (Over Project Life)	**$**
Reserve Transfer	1,750,000
- Asset Sustainability Reserve	
	1,750,000

The Sam Willoughby International BMX Facility is subject to the approval of a prudential section 48 report and the State Government funding the traffic management solution for Majors Road.

Council have received the State Governments $3.3m contribution to this project. This money is currently quarantined in council's reserves.

Rates Report - Collection of Rates to 31 October 2019

ANALYSIS OF OUTSTANDING RATES AS AT 31 OCTOBER 2019

	Note			% of Total Annual Rates
CURRENT	1	$	50,678,618	63.9%
OVERDUE	2	$	734,875	0.9%
ARREARS	3	$	1,997,639	2.5%
INTEREST	4	$	91,652	0.1%
POSTPONED	5	$	204,220	0.3%
LEGALS	6	$	21,167	0.0%
		$	**53,728,171**	**67.8%**
TOTAL ANNUAL RATES FOR 2019/20		**$**	**79,264,817**	

Note 1: Current
Current rates represent the total amount of rates levied in the current financial year that are not yet due for payment. For example at 1st January this represents Quarter 3 & Quarter 4 rates unpaid.

Note 2: Overdue
Overdue rates represent rates levied in the current financial year that remain unpaid past their due payment date. For example on 1st January, this represents rates from Quarter 1 and Quarter 2 that remain unpaid.

Note 3: Arrears
Rates in arrears represent rates and charges levied in previous financial years that remain unpaid .

Note 4: Interest
Interest represent the fines and interest applied to overdue rates and rates in arrears.

Note 5: Postponed
Postponed rates represent any rates amount due by seniors that have been granted a deferral, until the eventual sale of their property, as allowable under the Local Government Act. Interest is charged on these deferred rates and is recoverable when the property is sold.

Note 6: Legals
Legals represent any legal fees, court costs that have been incurred by Council in the collection of rates in the current financial year. These amounts represent costs that have been on-charged to the defaulting ratepayers and are currently outstanding.

Sundry Debtors Report - Aging report as at 31 October 2019

Debtor	Total Balance	Current	30 Days	60 Days	90 Days	90+ Days	Percentage of total 90+ day balance	Comments for 90+ Day balances
General Total	**18,448.17**	**11,235.97**	**1,559.60**	**.00**	**3,920.10**	**1,732.50**	0%	Made up of 1 out of 5 debtors. We are currently working with this debtor to resolve queries.
Neighbourhood Centres Total	**7,986.70**	**2,406.70**	**1,270.00**	**395.00**	**90.00**	**3,825.00**	1%	Made up of 2 out of 12 debtors. One debtor is on a payment plan through the debt collector, payments of $1,315.00 have subsequently been received. One other account totalling $410.00 has subsequently been settled in November.
Regulatory Services Land Clearing Total	**3,591.42**	**.00**	**.00**	**.00**	**.00**	**3,591.42**	1%	Made up of 4 debtors, with one account totalling $1,725.35.
City Property Facilities Total	**55,398.64**	**11,002.07**	**9,296.01**	**20,973.44**	**.00**	**14,127.12**	3%	Made up of 7 out of 22 debtors. One account totalling $4,799.91 is on a payment plan, two accounts totalling $4,603.79 have subsequently been settled in November.
Civil Services Private Works Total	**63,194.00**	**27,860.00**	**2,490.00**	**8,050.00**	**2,170.00**	**22,624.00**	5%	Made up of 17 out of 35 debtors in this category, with six of these totalling $7,489.00 relating to works not commenced, awaiting payment, one of the remaining accounts totals $3,190.00. Seven accounts totalling $8,945.00 are on payment plans, payments of $770.00 have subsequently been received in November.
Swim Centre Debtors Total	**618.00**	**.00**	**.00**	**.00**	**.00**	**618.00**	0%	Made up of 1 debtor. This account has subsequently been settled in November.
Grants & Subsidies Total	**428,651.21**	**28,651.21**	**.00**	**.00**	**.00**	**400,000.00**	86%	Made up of 1 out of 4 debtors. This account relates to the final progress claim for Edwardstown Soldiers Memorial Recreation Ground from the State Government. Payment of this invoice will occur following the assessment of the submission of final audit and acquittal, which is in progress.
Environmental Health Inspections Total	**10,741.27**	**1,726.77**	**844.00**	**605.00**	**121.00**	**7,444.50**	2%	Made up of 42 out of 67 debtors, with none individually significant. Four accounts totalling $645.00 have subsequently been settled in November.
Regulatory Services Other Total	**18,728.00**	**.00**	**2,805.00**	**.00**	**2,380.00**	**13,543.00**	3%	Made up of 63 out of 83 debtors in this category, with none individually significant. One account totalling $500.00 has subsequently been settled in November.
Living Kaurna Cultural Centre Total	**7,795.70**	**4,437.20**	**2,606.50**	**752.00**	**.00**	**.00**	0%	
Economic Development Total	**67,901.02**	**67,901.02**	**.00**	**.00**	**.00**	**.00**	0%	
Marion Cultural Centre Total	**8,607.00**	**6,973.50**	**388.50**	**1,245.00**	**.00**	**.00**	0%	
Total	**691,661.13**	**162,194.44**	**21,259.61**	**32,020.44**	**8,681.10**	**467,505.54**		
Total Aging Profile		**23%**	**3%**	**5%**	**1%**	**68%**		

Category	Description
Employees	Anything that relates to CoM employees.
General	Anything that does not fit into one of the below categories.
Neighbourhood Centres	For hire of rooms in Neighbourhood Centres, etc. - usually charged out at an hourly rate. Also includes cultural workshops and tours.
Regulatory Services Land Clearing	When council has had to clear land due to non-compliance of owner.
Sporting Clubs & Other Leases	Rent, electricity, water, maintenance, etc. charged out to lessees.
Civil Services Private Works	Repairs or modifications to infrastructure (footpaths, kerbs, driveway inverts). Can be at resident request.
Swim Centre Debtors	Outdoor Swimming Centre - used for lane hire, school visits, etc.
Grants & Subsidies	Government grants and subsidies.
Environmental Health Inspections	Food Inspection fees.
Regulatory Services Other	Vehicle Impoundment fees and other regulatory services.
Supplier Refunds	Where a supplier owes the City of Marion funds. This category is used to keep track to ensure we have received payment for credits.
Development Services	Includes contribution from residents and/or developers for the removal and/or replacement of Council Street Trees and significant trees.
Living Kaurna Cultural Centre	Relates to programs run through the LKCC.
Environmental Health Testing	Environmental testing fees.
Local Government	Transactions with other Local Government corporations.
Communications	Anything related to communications.
Economic Development	Events, etc. relating to economic development within the City of Marion.
Marion Cultural Centre	Hiring of the Marion Cultural Centre.

*any category that does not have any outstanding invoices will not be displayed.

CITY OF MARION

Investment Performance 2018/19

Originating Officer Treasury Accountant - John Stewart

Corporate Manager Manager Finance - Ray Barnwell

General Manager General Manager Corporate Services - Sorana Dinmore

Report Reference GC191126R26

REPORT OBJECTIVE

Section 140 of the Local Government Act requires Council to review the performance of its investments on an annual basis. This Finance and Audit Committee reviewed and noted the 'Investment Performance' report at their meeting on Tuesday 8 October 2019, and were satisfied with the performance results.

A summary of the 2018/19 Investment Performance is provided at Appendix 1 for the Council's information, showing that Council recorded a favourable result against the benchmark indicator. A favourable result has been experienced each Financial Year since 2007/08.

RECOMMENDATION

That Council:

1.Note Investment Performance Report 2018/19.

Legal / Legislative / Policy: In compliance with Section 140 Local Government Act.

DISCUSSION

Decision making regarding investments are carried out under the guidance and limitations set within Council's Treasury Management Policy.

Compliance with Treasury Management Policy (Investments)

Council has complied with all elements of the Treasury Management Policy. Compliance has been achieved against the following major policy requirements:

Policy Requirement	Review
Council funds available for investment will be lodged 'at call' or having regard to differences in interest rates for fixed term investments of varying maturity dates, may be invested for a fixed term.	Investments in Fixed Term Deposits were made between a range of 30-363 days with an average maturity of 86 days and an average return of 2.65%. The average 'at call' rate of return was 1.72%. No Fixed Term Deposits were required to be broken during the year.
In the case of Fixed Term Investments, the term should not exceed a point in time where the funds could otherwise be applied to cost-effectively defer the need to raise a new borrowing or reduce the level of Council's variable interest rate borrowing facility.	The variable interest rate borrowing facility was not required to be accessed.

Council will select the investment type which delivers the best value, having regard to investment returns, transaction costs and other relevant and objectively quantifiable factors.	The Council supports the Local Government Finance Authority of South Australia (LGFA) for the placement of investment funds. The LGFA is a statutory authority established for the benefit of Councils in South Australia. Utilising the services of the LGFA provides an efficient means of investing surplus funds and a source of highly competitive interest rates. All deposits made with the LGFA are also guaranteed by the Treasurer of South Australia. To ensure Council continues to receive competitive rates for investments, quotations are regularly obtained from authorised institutions on investments of $1,000,000 or more where the period of investment exceeds 30 days. During 2018/19 all surplus funds were invested with the LGFA, who, on all occasions offered the most competitive interest rates.
Investments fixed for a period greater than 12 months to be approved by Council.	No Investments were placed for a period greater than 12 months.
The Policy indicates where surplus funds can be invested and that if they are invested in choices outside of the Policy, Council approval is required.	All surplus funds invested during the 2018/19 financial year were invested with the LGFA which is an allowable option under the Policy.
The Policy indicates investment activities that Council would not participate such as shares in private/public companies, listed or unlisted property trusts and derivatives.	No investments were placed in such options.

Performance against Benchmarks

Reserve Bank Cash Rate

Council earned $1,213,615 of interest on its investments in 2018/19 at an average rate of return of 2.52%, a favourable outcome compared to the benchmark indicator (average Reserve Bank cash rate) of 1.49%.

Bank Bill Swap Rate (BBSW)

The Finance and Audit Committee commented, when reviewing the 2014/15 Investment Report, that it would also be useful to benchmark against commercial rates being offered.

The BBSW is the rate at which banks will lend to each other. It is a short term swap rate, and reflects a compilation and average of market rates supplied by domestic banks regarding specific maturities of bank bills. The BBSW is published daily and therefore an annual average index can be readily calculated for comparative purposes.

The most common index applied is the 90 Day BBSW which also closely aligns with Council's average maturity of 86 days. For the 2018/19 financial year, the 90 Day BBSW was 1.86%. Council's annual rate of return of 2.52% is also favourable compared to the BBSW indicator, the fourth consecutive year that this has been achieved.

Interest on Investments Budget Performance

The performance of Interest on Investments is also monitored and managed against the Budgeted forecast. The actual value of investment interest of $1,213,615 was a 4.16% favourable variance against a final revised budget forecast of $1,165,178.

Conclusion

The investment performance for 2018/19 was satisfactory when compared to relevant benchmark indicators. Investments were placed exercising due care and diligence and in strict accordance with Council's Treasury Management Policy.

Attachment

#	Attachment	Type
1	GC191022R Investment Performance 2018-19 Appendix 1	PDF File

Appendix 1

Investment Performance 2018/19

Interest on Investments

Interest on investments for 2018/19 was $1,213,615. Recent interest on investment history reveals the following:

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Total Interest (including LGFA Bonus)	$793k	$888k	$696k	$929k	$1,111k	$1,214k
LGFA Bonus	$87k	$86k	$109k	$90k	$132k	$168k

The increase of interest on investments in 2018/19 can be mainly attributed to the increase in the average amount invested per day, increasing from $46.8m in 2017/18 to $48.2m in 18/19. This would indicate that funds were able to be kept on deposit for longer periods in 2018/19, prior to being required to meet payment obligations for creditors, payroll and progress payments for major capital projects.

The breakdown by Institution of the above total interest of $1,214k for 2018/19 was as follows;

Term Deposits		
LGFA	$1,201k	Annual Average Rate of Return 2.58% which includes the annual LGFA bonus distribution. Best rate was 2.75% over 240 Days (includes LGFA bonus) – last experienced October 2018.
Other Institutions	$Nil	
Sub-Total	$1,201k	
Operating Account		
BankSA	$13k	Annual Average Rate of Return 0.81%
Total	**$1,214k**	

Competitive quotes were sourced during the financial year and all investments were placed with the LGFA who provided the best competitive rates in all instances.

Peak Value of Investments

Investments peaked in December 2018 at $53,323,629. The peak value of investments history reveals the following:

2013/14	*2014/15*	*2015/16*	*2016/17*	*2017/18*	*2018/19*
$30.9m	$34.9m	$30.1m	$47.1m	$52.6m	$53.3m
Jun 2014	Sep 2014	Mar 2016	Jun 2017	Mar 2018	Dec 2018

Traditionally investments reach their peak in the first half of the financial year due to a portion of ratepayers paying their rates in full rather than paying quarterly. Large grant revenue receipts and the timing of significant Capital Expenditure projects also have an impact on investment balances.

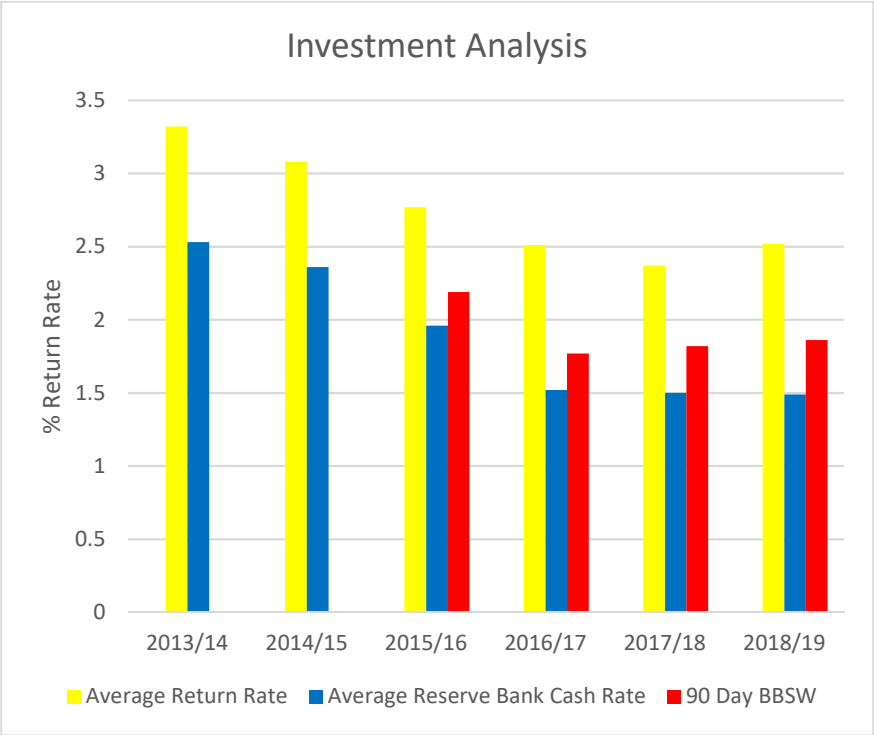
Annual Rate of Return on Investments

Council's Investment performance is measured against a recommended benchmark and submitted for consideration by Council on an annual basis. This is in accordance with guidelines contained in the "Investment Policy & Review of Investments" document published by the South Australian Local Government Financial Management Group.

The benchmark indicator referred to above that measures our investment performance, is the average annual Reserve Bank cash rate. The cash rate remained at 1.50% for the majority of the financial year, with a 0.25% negative adjustment implemented on 5 June 2019.

The annual rate of return on investment for the City of Marion in 2018/19 was 2.52% compared to the annual average bench mark rate of 1.49%, providing reassurance that funds invested by City of Marion were well managed. The following table and graph summarises Council's history of annual rate of return on investments.

	2013/14	*2014/15*	*2015/16*	*2016/17*	*2017/18*	*2018/19*
Annual Rate of Return	3.32%	3.08%	2.77%	2.51%	2.37%	2.52%
Average Reserve Bank Cash Rate	2.53%	2.36%	1.96%	1.52%	1.50%	1.49%
Benchmark Variation	**+0.79%**	**+0.72%**	**+0.81%**	**+0.99%**	**+0.87%**	**+1.03%**



The Council's annual rate of return includes the annual bonus paid by Council's principal investment financial institution – LGFA. The bonus amount paid to Councils by LGFA is based on a combination of Council's investment and borrowing activity for the prior year.

The table indicates a positive variation in each financial year against the average Reserve Bank Cash Rate. The 2018/19 result is the twelfth consecutive year of a favourable outcome against this benchmark. In addition, the 2018/19 annual rate of return of 2.52% also marks the fourth consecutive year that Council's investments outperformed the BBSW indicator.

Council's General Bank Account earned an average rate of 0.81% in 2018/19, which is factored into the benchmark result. The inclusion of the General Bank Account earnings in the overall investment performance does make it more challenging to achieve a positive benchmark performance. As a result, it is important that the Treasury Management function monitors and minimises any potential negative impact.

CITY OF MARION

Corporate and CEO KPI Report Quarter One 2019/20

Originating Officer	Governance Officer - Victoria Moritz
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager Corporate Services - Sorana Dinmore
	Chief Executive Officer - Adrian Skull
Report Reference	GC191126R27

REPORT OBJECTIVE

To advise Council of the results of the CEO and Corporate KPIs for quarter one 2019/20.

RECOMMENDATION

That Council

1. **Note this report**

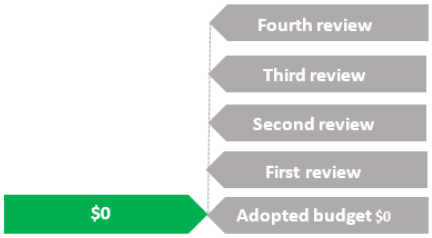
Attachment

#	Attachment	Type
1	Corporate and CEO KPI Report Quarter One 2019-20 - Appendix 1	PDF File
2	Corporate and CEO KPI Report Quarter One 2019-20 - Appendix 1a - Supporting Information	PDF File
3	Corporate and CEO KPI Report Quarter One 2019-20 - Appendix 2	PDF File
4	Corporate and CEO KPI Report Quarter One 2019-20 - Appendix 3	PDF File
5	Corporate and CEO KPI Report Quarter One 2019-20 - Appendix 4	PDF File

CHIEF EXECUTIVE OFFICER and CORPORATE KEY PERFORMANCE INDICATORS 2019/20
QUARTER ONE: JULY – SEPTEMBER 19 - APPENDIX 1

1 Financial Sustainability

Core target: Council maintains a break even or positive cash funding position in delivering its annual budget
Measure: This target compares funding cash position at the relevant budget review with the adopted budget figure. Adopted Budget $0
Achieved: Adopted Budget $0. Target is forecast to be met.



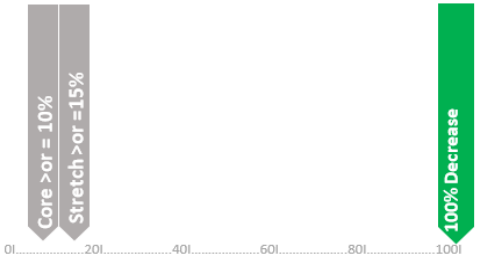
2 Delivery of agreed projects identified in ABP and 4 year Plan (33 projects)

Core target: Greater than or equal to 95%
Measure: Monthly data as at 30 September 2019
Achieved: 94% (31 projects) on-track and 6% (2 projects) are off-track. The Core Target has not been met.

Note: Refer to Appendix 1a for further details

3 Lost Time Injury Frequency Rate.

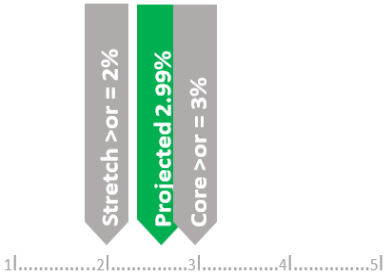
Core target: Greater than or equal to 10% reduction from 2018/19 (11) = 9.9
Stretch target: Greater than or equal to 15% reduction from 2018/19 (11) = 9.35
Measure: The LTIFR for Q1 2019/20 is 0
Achieved: 100% decrease – Core and Stretch targets have been met



Note: As reported to Council (GC191022R20), there is one LTI claim submitted to the LGAWCS which is yet to be determined. If accepted, this would result in the LTIFR being 6.3 resulting in a current 42% reduction and core and stretch targets being met.

4 Total Employee Costs

Core target: Less than or equal to 3% increase in actual employee costs (including agency staff) against prior year's actual costs
Stretch target: Less than or equal to 2% increase in actual employee costs (including agency staff) against prior year's actual costs
Measure: The 2018/19 Actual audited figure = $34,861k.
Achieved: The 2019/20 estimated result per Adopted Budget = $35,905k
Projected: 2.99% - Core Target is forecast to be met.

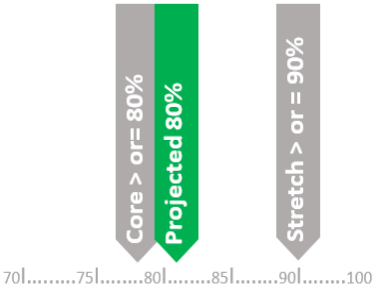


5 Overall Satisfaction with Council's performance

Core target: Greater than or equal to 75% rated as satisfied or above.
Stretch target: Greater than or equal to 85% rated as satisfied or above.
Measure: Community Survey
Achieved: 83.6% for the previous Q4 results.
Note: This is an annual measure with a survey being conducted at the end of the reporting year.

6 Asset Sustainability

Core target: Asset Renewal Funding Ratio greater than or equal to 80%
Stretch target: Asset Renewal Funding Ratio greater than or equal to 90%
Achieved: Projected 80% per Adopted Budget. Core Target is forecast to be met.



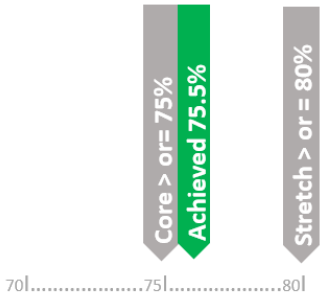
The *Asset Renewal Funding Ratio* indicates whether Council is renewing or replacing existing assets at the rate of consumption.

7 Delivery of Council's capital works program

Core target: Greater than or equal to 80% delivery of Council's planned capital works program (adjusted for extraordinary items)
Stretch target: Greater than or equal to 90% delivery of Council's planned capital works program (adjusted for extraordinary items)
Achieved: This is an annual measure.

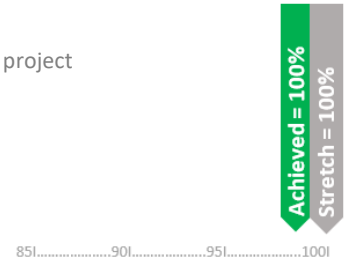
8 Staff Engagement

Core target: Achievement of an overall employee pulse survey result of 75%, based on 9 metrics
Stretch target: Achievement of an overall employee pulse survey result of 80%
Measure: Staff quarterly Pulse survey results.
Achieved: 75.5%. The Core Target has been met.



9 Community engagement / communications

Core target: Project specific communications to the public should be timely and accurate
Stretch target: 100%
Measure: Based on feedback received on project specific distributed communications.
Achieved: 100%



As at 30 September 2019 94% (31 projects) are on-track and 6% (2 projects) are off-track.

The supporting information for the off-track projects are below in Table 1.

It is also noted that the Marion Golf club while on-track at end of September is currently off-track in October with supporting information shown in table 2.

Table 1:

Project Name	Start Date	Completion Date	Q1	Q1 Supporting Comments
City Property Strategic Asset Management Plan	01/07/2019	30/06/2020	Off-track	Is off-track - working to have this back on-track by end of Q2.
Seaview High School Detailed Design and Construction	01/07/2019	30/06/2021	Off-track	Seaview High-School pulled out of project we are awaiting formal confirmation from the School in the form of a letter. We are now investigating 4 courts at Tarnham road this will need to be brought to Council for endorsement.

Table 2:

Project Name	Start Date	Completion Date	Q1	Q1 Supporting Comments
Marion Golf Club	01/07/2019	30/06/2020	On-track	Was on-track as of September 30 - As of October is now off-track EOI due to delay in getting EOI out.

Corporate and CEO KPI Report Quarter One 2019/20 – APPENDIX 2

KPI	Details	Target	Stretch Target	Qtr 1	Qtr 2	Qtr 3	Qtr 4
1	Financial sustainability.	Council maintains a break even or positive cash funding position in delivering its annual budget	-	$0	-	-	-
				Comment: Adopted budget $0. Target is forecast to be met.			
2	Delivery of agreed projects identified in the *Annual Business Plan* and the four-year plan.	Greater than or equal to 95%	-	91%	-	-	-
				Comment: 94% (31 projects) on-track and 6% (2 projects) are off-track. The Core Target has not been met.			
3	Lost Time Injury Frequency Rate.	Greater than or equal to 10% reduction from the previous year's result 2018/19 (11) = 9.9	Greater than or equal to 15% reduction from the previous year's result 2018/19 (11) = 9.35	100%	-	-	-
				Comment: The LTIFR for Q1 is 0. Achieved 100% decrease. Core and Stretch Targets have been met. **Note:** There is 1 claim submitted to the LGAWCS which is yet to be determined. If accepted, this would result in the LTIFR being 6.3 resulting in a current 42% reduction.			
4	Total employee costs (inc agency).	Less than or equal to 3% increase in actual employee costs (including agency staff) against prior year's actual costs	Less than or equal to 2% increase in actual employee costs (including agency staff) against prior year's actual costs	2.99% (Projected)	-	-	-
				Comment: The 2018/19 Actual Audited figure = $34,861k. **Achieved:** The 2019/20 estimated result per Adopted Budget = $35,905k. The Core Target is forecast to be met.			
5	Overall Satisfaction with Council's performance	Grater than or equal to 75% rated as satisfied or above	Greater than or equal to 85% rated as satisfied or above	NA	-	-	-
				Comment: This is an annual measure. Achieved 83.6 for the previous Q4 results.			
6	Asset sustainability.	Asset Renewal Funding Ratio greater than or equal to 80%	Asset Renewal Funding Ratio greater than or equal to 90%	80% (Projected)	-	-	-
				Comment: Projected 80% per Adopted Budget. Core Target is forecast to be met.			
7	Delivery of Council's capital works.	Greater than or equal to 80% of Council's planned capital works program (adjusted for extraordinary items)	Greater than or equal to 90% of Council's planned capital works program (adjusted for extraordinary items)	N/A	-	-	-
				Comment: This is an annual measure.			
8	Staff Engagement	Achievement of an overall employee pulse survey result of 75% based on 9 metrics	Achievement of an overall employee pulse survey result of 80%	75.5%	-	-	-
				Comment: Measured by the staff quarterly Pulse survey results. **Achieved:** 75.5%. The Core Target has been met.			
9	Community engagement / communications	Project specific communication to the public should be timely and accurate	100%	100%	-	-	-
				Comment: Based on feedback received on project specific distributed communications. **Achieved:** 100%			

FULLTIME EQUIVALENT (FTE) Employee and Agency APPENDIX 3

The number of FTE employees (staff and agency) employed across the organisation as at 30 September 2019.

359.90
Adopted budget 19/20 FTE Total

363.99
Staff net numbers as at 30 September 2019

33.02
Agency

330.97
Employee

363.99
Total staff numbers as at 30 September 2019

There are currently 13.4 temporary vacant positions excluding those backfilled by temporary labor hire and internal resourcing.

The following tables provide comparative FTE data with the Gap Year Team Members, Pool Staff, Grant Funded positions and staff on Income Protection and Work Cover being excluded.

336.36
Adjusted budget 19/20 FTE Total

324.38
Adjusted staff net numbers as at 30 September 2019

28.51
Agency

295.87
Employee

324.38
Total adjusted staff numbers as at 30 September 2019

Appendix 4

Labour and FTE Movement Summary

	2019/20 $000's	2018/19 $000's	2017/18 $000's	2016/17 $000's	2015/16 $000's	2014/15 $000's	2013/14 $000's	2012/13 $000's
Total Employee Costs (including Agency) % Movement on Prior Year	**35,905**	**34,861**	**33,274**	**32,221**	**31,783**	**31,757**	**31,532**	**30,239**
	2.99%	**4.77%**	**3.27%**	**1.40%**	**0.10%**	**0.70%**	**4.30%**	
Total Number of Employees (FTE at 30 June) % Movement on Prior Year	**363.99**	**365**	**360**	**344**	**342**	**348**	**351**	**359**
	-0.27%	**1.38%**	**4.80%**	**0.60%**	**-1.70%**	**-0.90%**	**-2.20%**	

CITY OF MARION

Questions Taken on Notice Register

Originating Officer	Governance Officer - Angela Porter
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC191126R28

REPORT OBJECTIVE

The 'Code of Practice – Procedures At Council Meetings 2017/18' states that:

4.7 Questions without Notice that were not answered at the same meeting will be entered into a register. This register will be tabled as an information report at the following meeting.

Under Regulation 9 of the Local Government (Procedures at Meetings) Regulations 2013 (the regulations):

(3) A member may ask a question without notice at a meeting.

(4) The presiding member may allow the reply to a question without notice to be given at the next meeting.

(5) A question without notice and the reply will not be entered in the minutes of the relevant meeting unless the members present at the meeting resolve that an entry should be made.

RECOMMENDATION

That Council:

1. **Notes the report "Questions Taken on Notice Register"**

Attachment

#	Attachment	Type
1	GC191022 - QON Register	PDF File

Appendix 1

Questions Taken on Notice Register

Report Reference	Meeting Date	Councillor	Responsible Officer	Question taken on notice during the meeting	Response
Annual Financial Statements for the year ended 30 June 2019 GC191022R09	**22 October 2019**	**Councillor Bruce Hull**	**Victoria Moritz Kate McKenzie**	Why are the agendas and minutes not publicly available? Are they required to comply with the LG meeting regulations?	SRWRA is established pursuant to section 43 of the Local Government Act 1999. In accordance with the Act the Charter of a subsidiary must be in accordance with Parts 2 and 3 of Schedule 2. In line with Schedule 2 of the Act, the Charter states: *All documents presented to, received at or derived from a Board Meeting, including but not limited to:* *(a) minutes of a Board Meeting;* *(b) reports to the Board received at a meeting of the Board; and* *(c) recommendations presented to the Board in writing and adopted by resolution of the Board.* *will remain confidential and not available for public inspection unless the Board otherwise resolves.*
Marion Culture Centre Heritage Listing GC191022R13	**22 October 2019**	**Councillor Ian Crossland**	**Clare Benn Ilia Houridis**	Can we investigate why the applicants name is redacted and Council can know who the applicant is? If refused, can the information be sought through FOI?	SA Heritage policy states that the identity of the nominee will not be released. This is to ensure that neither party can be harassed or intimidated. SA Heritage have advised that without such a policy there is concern that the public will not feel safe to nominate places. We have confirmed with SA Heritage staff that this is in perpetuity and not an interim measure during the provisional listing. Council is entitled to submit an FOI request. The cost is $36.75. However a reason for the request would need to be provided. It is most likely however, that the request would be exempted under Clause 6 of the FOI Act 1991 as the Heritage Council do not wish to establish a precedent by disclosing the identity of the nominee.

WORKSHOP / PRESENTATION ITEMS - Nil

MOTIONS WITH NOTICE

Marion Road/Tramway Crossing Planning Study

Elected Member Councillor Bruce Hull

Report Reference: GC191126M01

Motion:

That given the Marion Road/Tram Crossing Study is now complete. Council now seeks to collaborate with the City of West Torrens to establish with Government what the possible treatments are and to actively seek dialogue in terms of design, community engagement and funding advocacy for this project leading up to the next State and Federal elections.

Response Received From: Unit Manager Engineering Services - Mark Griffin

Corporate Manager Manager Engineering and Field Services - Mathew Allen

General Manager General Manager City Services - Tony Lines

Staff Comments:

Marion Road Planning Study

The Australian Government announced the Marion Road Planning Study during the Federal Election held in July 2016.

In April 2018, the Department of Planning, Transport and Infrastructure (DPTI) invited the City of Marion to be involved in the Study, as per the following details:

- Marion Road Planning Study extended to be from South Terrace to Mooringe Avenue (City of West Torrens);
- Investigated issues such as road safety, the capacity of the road (especially during the peak hours), delays, accessibility/connectivity, the movement of pedestrians and cyclists and the existing and proposed developments in the area; and
- Focused on the Anzac Highway intersection, the Cross Road intersection and the tram crossings on both Marion Road and Cross Road.

Recently DPTI indicated that the Study had been completed, however they were unable to specify the preferred treatment as the project is currently with the State Government.

If Council supports the motion, contact can be made with the City of West Torrens about the projects and what opportunities may exist from a communications and engagement perspective to lobby the State and/or Federal Governments in the lead-up to their respective elections.

Gaming Machine Bank Note Acceptors

Elected Member Councillor Bruce Hull

Report Reference: GC191126M02

Motion:

1. Notes that 21-27 October was Gambling Harm Awareness Week which aims to encourage community discussions about why gambling harm matters; and

2. make a submission to the South Australian government poker machine reform objecting to allowing bank note acceptors to be fitted to gaming machines on the grounds of the negative social effect that it would cause to our community.

Supporting Information:

The State Government has been undertaking a review of South Australia's gambling laws and a series of proposed amendments have been introduced to the State Parliament including allowing bank note acceptors to be fitted to gaming machines. Such devices provide the user the facility to feed bank notes in addition to coins into poker machines.

"Poker machines are the most harmful form of gambling, making up $11 billion of Australia's total gambling losses in clubs and pubs alone.

Australians spend more money gambling than on other activities that can be addictive and dangerous including alcohol, tobacco and all illegal drugs. It is a major driver of household debt, and family and personal dysfunction.

The Australian gambling industry pocketed $24 billion dollars in 2017, largely from Australians who can least afford it. A complacent attitude to the gambling industry has resulted in few marketing, planning or technology constraints." Alliance for Gambling Reform

Harm from gambling is not only about loosing money. It may affect self-esteem, relationships, physical & mental health, work performance & social life. It may harm not only the person who gambles but also family, friends, workplaces & communities.

The State Government's proposal to introduce bank note acceptor devices for poker machines would contribute to problem gambling and poverty in the City of Marion.

This motion would see Marion joining Holdfast Bay, City of Adelaide, Uniting Communities and the Alliance for Gambling Reform in opposing the introduction of bank note acceptors in SA.

When it comes to problem gamblers bank note acceptors will only add to the destructive nature of these machines and this development would have the added impact of adding a "refresher" element to the product lifecycle of the sector; renewing interest and potentially luring new customers.
I acknowledge Cr Philip Chabrel of the City of Holdfast Bay for his assistance in the development of this motion.

Response Received From: Manager Community Connections - Liz Byrne

Corporate Manager Manager Community Connections - Liz Byrne

General Manager General Manager City Services - Tony Lines

Staff Comments:

Should Council support this motion then a letter will be drafted and sent to the South Australian Government noting Council's objection to gaming machines being fitted with bank note acceptors.

Appendix 1 includes a draft letter for Council's consideration as a response to the motion on notice.

ATTACHMENTS:

#	Attachment	Type
1	Appendix 1 - Draft_Letter_Gaming Machine Bank Note Acceptors_November 2019	PDF File

CITY OF MARION

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600
F (08) 8375 6699
E council@marion.sa.gov.au

26 November 2019

Minister Vickie Chapman MP
Deputy Premier – Attorney General
GPO Box 464
ADELAIDE SA 5001

Dear Attorney General Chapman

Re: Gaming Machine Bank Notes Acceptors

The City of Marion recently considered a Motion on Notice about the fitting of bank note acceptors onto gaming machines at their 26 November 2019 General Council meeting.

Council would like the State Government to note its objection and opposition to the proposed gambling reform of allowing bank note acceptors to be fitted to gaming machines in South Australia.

Council believes that such devices, allowing the user the ability to feed bank notes into poker machines, will further contribute to problem gambling and poverty within the City of Marion and the wider community.

Yours sincerely

Adrian Skull
Chief Executive Officer

DRAFT

CITY OF MARION

Driveway Link - Delaine Ave, Edwardstown

Elected Member Councillor Joseph Masika

Report Reference: GC191126M03

Motion:

That:

1. **The Council implement the request from residents to remove the Driveway Link installed on Delaine Avenue Edwardstown in 1997.**

2. **The Driveway Link on Delaine Avenue, Edwardstown be removed as soon as possible, ensuring the work is completed by March 2020.**

Supporting Information:

The motion is to remove the traffic chicane from De Laine Avenue Edwardstown as it is not effective, dangerous, highly disruptive and causing negative health related problems to the residents.

The residents living on the 100 metres left and 100 metres on the right of the traffic device on De Laine Avenue Edwardstown have lodge the petition to the City of Marion requesting the Driveway Link installed on De Laine Avenue Edwardstown in 1997 to be removed because of crashes at the device and negative health related problems to the residents.

The traffic Chicane 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). The City of Marion has used this delegation previously to remove unwanted road safety devices on Railway Terrace Ascot Park as requested by residents.

The traffic Chicane on De Laine Avenue Edwardstown was installed in 1997 to reduce speed from 60 to 50 kilometres per hour. In 2005, Speed limits on streets were set by South Australia state statutes by lowering the speed limit from 60 to 50 kilometres per hour. This resulted vehicles to follow the state statute. The state statute made the chicane unneeded. There is no any data showing that the Chicane abated crashes on De Laine Avenue Edwardstown.

There is evidence that the device is not maintaining public safety but has caused incidences such as:

1. A car on test drive crashing into a bollard
2. A taxi ending up in the middle of the verge
3. Bollards being hit frequently
4. Post at the Eastern end of the chicane being hit, flying through the air and landing on the front lawns and nature strips and footpath

There has been an increase in deceleration of heavy vehicles and trucks at the Chicane resulting in noise impacts to the surrounding residents. The residents have claimed that due to excessive noise levels over a long period of time have damaged their hearing. There is overwhelming research evidences that exposure to constant and excessive noise can cause other health problems including headache, fatigue and irritability.

Response Received From: Unit Manager Engineering Services - Mark Griffin

Corporate Manager Manager Engineering and Field Services - Mathew Allen

General Manager General Manager City Services - Tony Lines

Staff Comments:

The driveway link was installed in 1997 as part of a Local Area Traffic Management study and was supported by the majority of residents. It was designed in accordance with the Australian Standards AS 1742 and Manual of Legal Responsibilities and Technical Requirements for Traffic Control Devices, utilising a combination of landscaping, kerbs and a raised contrasting pavement area to produce a visual impact and to lower vehicle speeds.

The objective of the installation (in-combination with the provision of the roundabout at the intersection of Delaine Avenue and Harris Street) was to divide the road into three segments to control traffic movements and speed. The aim would have been to discourage motorists from utilising the road as an alternative route to the arterial road network, in other words as a 'cut through or rat-run'.

Performance of the driveway link

The available traffic data indicates that the driveway link is operating well, as detailed below:

- Since the installation of the driveway link vehicle speeds have significantly reduced to an average speed of 36 km/h;
- A review of available crash data for the period from 2014 to 2018, has revealed that only one collision has been reported in the vicinity of the driveway link (near Macklin Street). The details of this accident are:
    - A property damage only crash (PDO) occurring on Wednesday 17 August 2016 – estimated cost $5,000.
    - It involved a westbound vehicle leaving the road and hitting a fixed object (classified as a single vehicle accident) – it should be noted that the driveway link was not mentioned.
    - Apparent error –inattention.

Noise Level

In relation to noise levels, noise from vehicles (other than vehicles operating within, entering or leaving a business) is not considered to constitute a nuisance under the Local Nuisance and Litter Control Act. This Act is utilised by Council's Customer Safety Inspectors when undertaking an assessment of a noise complaint.

It should be noted that Council has many traffic devices that result in a change in road level, including a dozen driveway links.

Recent Meeting with residents – dated 20 February 2019

This meeting discussed the performance, condition and noise levels associated with the driveway link and involved the residents, Councillor Joseph Masika, CEO Adrian Skull and Engineering Manager Mark Griffin. At the time it was related to the residents that the driveway link was a road safety device and could not be removed based on noise levels.

However, the following actions were agreed:

- Undertake a further traffic investigation to determine the effectiveness of the driveway link and ascertain if additional treatment was required. This engineering investigation concluded that the device was operating well and additional treatment or modifying the device was not required or feasible.
- The landscaping of the device would be reviewed. This resulted in Mr Brett Jaggard (Unit Manager Open Space) visiting the residents to ascertain their concerns and determine what they wanted in regards to landscaping.

Accordingly:

- Additional planting occurred;
- Various trees have been trimmed;
- Inappropriate plants were removed.

On-going maintenance of landscaping occurs on a regularly basis.

Potential risk and/or concerns with removal

- The aim of this type of device is to influence behaviour with an objective to reduce traffic volumes and speeds within the local road network to improve safety and liveability.
- This is predominantly a residential area and any increase in traffic speeds would potentially increase accidents and/or their severity. Consequently, it would be detrimental to community safety to remove the device.
- As Delaine Avenue is one of only two road crossings over the rail corridor in this area, the removal of the driveway link would make utilisation of the road more attractive, resulting in a transfer of traffic from Angus Avenue (immediately to the south) onto Delaine Avenue. At present the traffic volumes are reasonably balanced over the two roads, that is, in 2017 Delaine Avenue catered for 1,437 vehicles while Angus Avenue carried 1,281 per day (on average).
- Removal of the device would appear to be contrary to National Road Safety Strategy, which advocates that speed reduction is fundamental to improving the safety of the road transport system.
- Noise reduction (amenity) should not take priority over safety (such an occurrence would set a precedent).
- The removal would require a Traffic Impact Statement which must address the safety issues and the effects on all road users. This would mean that these increases in vehicle volumes, speeds and accident potential would be listed within a public document.

Conclusion

The Delaine Avenue driveway link is a standard traffic control device, design and installed to Australian Standards and Manual of Legal Responsibilities and Technical Requirements for Traffic Control Devices. It is considered to be operating well, reducing speed and the potential occurrence of accidents and their severity.

Nevertheless, if Council wishes to proceed with the removal, the following resolutions are suggested.

That:

1. **The driveway link in Delaine Avenue be removed, as per the request of residents.**
2. **The work to be undertaken (as soon as possible) within the 2020/21 financial year as part of the Capital Works Program.**
3. **That $47,000 be allocated with the 2020/21 Annual Business Plan (Transport).**

QUESTIONS WITH NOTICE - Nil

MOTIONS WITHOUT NOTICE

QUESTIONS WITHOUT NOTICE

OTHER BUSINESS

MEETING CLOSURE

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