

His Worship the Mayor
Councillors
CITY OF MARION

NOTICE OF GENERAL COUNCIL MEETING

Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

Tuesday, 10 March 2020 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



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OPEN MEETING

KAURNA ACKNOWLEDGEMENT

We acknowledge the Kurna 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 25 February 2020

Originating Officer Governance Officer - Angela Porter

Corporate Manager Manager Corporate Governance - Kate McKenzie

Report Reference: GC200310R01

RECOMMENDATION:

That the minutes of the General Council Meeting held on 25 February 2020 be taken as read and confirmed.

ATTACHMENTS:

#	Attachment	Type
1	GC200225 - Final Minutes	PDF File

MINUTES OF THE GC200225 - GENERAL COUNCIL MEETING - 25 February 2020

Tuesday, 25 February 2020 at 06:30 PM

Council Administration Centre, 245 Sturt Road, Sturt



*Minutes of the General Council Meeting held Tuesday 25 February 2020***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 - Kendra Clancy, Councillor - Maggie Duncan, Councillor - Matthew Shilling, Councillor - Sasha Mason

DATE :

Tuesday, 25 February, 2020 | Time 6:30 PM

VENUE :

Council Chamber

In Attendance

Chief Executive Officer - Adrian Skull	General Manager City Development - Ilia Houridis
General Manager Corporate Services - Sorana Dinmore	General Manager City Services - Tony Lines
Manager Corporate Governance - Kate McKenzie	Governance Officer - Victoria Moritz

Minutes of the General Council Meeting held Tuesday 25 February 2020

OPEN MEETING

The Mayor opened the meeting at 06:30 PM

KAURNA ACKNOWLEDGEMENT

We acknowledge the Kurna 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

COMMUNICATIONS

Moved Councillor - Raelene Telfer

Seconded Councillor - Matthew Shilling

That the following Communication items be moved en bloc:

- Mayoral Communication Report GC200225R01
- CEO and Executive Communication Report GC200225R02
- Elected Member Verbal Communications GC200225R03

Carried Unanimously

*Minutes of the General Council Meeting held Tuesday 25 February 2020***Mayoral Communication Report****Name of Elected Member**

Mayor - Kris Hanna

Report Reference

GC200225R01

Date	Event	Comments
23/1/20	Edwardstown Sports Clubs Meeting	
26/1/20	Citizenship ceremony and Hallett Cove Lions Club BBQ Breakfast	
26/1/20	City of Marion Australia Day Awards/ Citizenship Ceremony at Marion RSL	
27/1/20	South Coast Cycling Club Australia Day Track Carnival	
29/1/20	Active Elders Australia Day Lunch	
2/2/20	Marilyn Monroe Gathering World Record Attempt	Official witness
5/2/20	Water Sensitive SA Community Workshop	Opened event
6/2/20	Roundtable discussion with Jayne Stinson and Tony Piccolo re Planning and Design Code	
8/2/20	Citizenship ceremonies (3)	
8/2/20	Gymnastics SA 2019 Awards	
9/2/20	Palestinian Cultural Day	
13/2/20	5049 Community Association Volunteer Thank You Dinner	
14/2/20	Once And Again Book Cafe Fringe Festival Opening Event	Gave speech

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

1. That the Mayoral Communication Report be received.

Carried Unanimously

Minutes of the General Council Meeting held Tuesday 25 February 2020

CEO and Executive Communications Report

Date of Council Meeting 25 February 2020

Report Reference GC200225R02

Date	Activity	Attended By
29 January 2020	Australia Day Lunch with Active Elders Seniors	Adrian Skull Ilia Houridis
30 January 2020	Incident Management Team (IMT) Commander Training	Tony Lines Ilia Houridis Sorana Dinmore
30 January 2020	Meeting Adrian Skull, Mat Kesting and Gail Kovatseff	Adrian Skull
30 January 2020	Meeting Cross Council Initiatives with CEO's from Port Adelaide Enfield, City of Charles Sturt and City of Marion	Adrian Skull
30 January 2020	Meeting Adrian Skull and Ian Tanner (DEW)	Adrian Skull
31 January 2020	Annual CEO Institute Summit	Adrian Skull
3 February 2020	KPMG Strategic Level Business Impact Assessment	Tony Lines Ilia Houridis
3 February 2020	Meeting Adrian Skull, Michael Cornish and Peter Chapple (SAPN)	Adrian Skull
3 February 2020	SRWRA Board Meeting	Adrian Skull
5 February 2020	Meeting Cross Council Quarterly Executives from City of Port Adelaide Enfield, City of Charles Sturt and City of Marion	Adrian Skull Ilia Houridis Sorana Dinmore
6 February 2020	Meeting Minister Piccolo and Minister Stinson re Planning & Design Code	Ilia Houridis
6 February 2020	Teleconference Adrian Skull, Colin Heath (City of Marion) and Andrew Johnston (Visy)	Adrian Skull
6 February 2020	Review Meeting KPMG Strategic Level Business Impact Assessment	Sorana Dinmore

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7 February 2020	Meeting Adrian Skull, Warwick Deller-Coombs (City of Marion), Roberto Bria, Pam Jackson (City of Holdfast), Andrew Brazzale, David Tonellato (Seacliff JV Group) and Michael Visintin (Design IQ)	Adrian Skull
7 February 2020	Meeting Adrian Skull and David Speirs MP	Adrian Skull
8 February 2020	MC 3 Citizenship Ceremonies	Ilia Houridis
10 February 2020	Teleconference Adrian Skull, Tony Lines and Sam McInnes (Marion Hotel)	Adrian Skull Tony Lines
11 February 2020	Meeting Collaborative ICT Project Delivery with Cities of Marion, Charles Sturt and Pt Adelaide Enfield	Sorana Dinmore
11 February 2020	Meeting Adrian Skull, Ray Barnwell (City of Marion), Davin Lambert and Robert Hardy (LGFA)	Adrian Skull
12 February 2020	Meeting Cities of Marion, Pt Adelaide Enfield and Charles Sturt Cross Council ICT Program Board	Sorana Dinmore
12 February 2020	Meeting Cities of Marion, Onkaparinga, Holdfast Bay, Mitcham re RSPCA Animal Pound	Ilia Houridis
13 February 2020	LGA Delegations Briefing Session	Adrian Skull Ilia Houridis
14 February 2020	Meeting Clubs SA	Ilia Houridis
19 February 2020	Meeting Cross Council Collaboration with Cities of Marion, Pt Adelaide Enfield and Charles Sturt CRM	Sorana Dinmore
19 February 2020	Meeting re SAEDB Indigenous Tourism Trail	Tony Lines
19 February 2020	Council Solutions Final Board meeting	Adrian Skull
20 February 2020	Meeting CEO's from City of Marion, City of Charles Sturt and City of Port Adelaide Enfield	Adrian Skull
20 February 2020	Meeting Tonsley Project Control Group	Tony Lines Ilia Houridis

Minutes of the General Council Meeting held Tuesday 25 February 2020

24 February 2020	Meeting KPMG Internal Audit, IT Governance	Sorana Dinmore
25 February 2020	Review Meeting KPMG Strategic Level Business Impact Assessment	Tony Lines

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

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

Carried Unanimously

ELECTED MEMBER COMMUNICATIONS

Date of Council Meeting: 25 February 2020

Elected Member Details: Councillor - Raelene Telfer

Date	Event	Comments
30 January 2020	Darlington/Flinders Link Community Liaison	Meeting with Gateway and DPTI
4 February 2020	MPSCC upgrade	Briefing with staff
4 February 2020	MPSCC upgrade	Stakeholders workshop
5 February 2020	Water sensitive design and State Planning Code	Community Workshop
6 February 2020	Citizenship ceremonies	New citizens at 9.30, 1. 4
9 February 2020	Marion RSL	Committee meeting on car park
11 February 2020	<u>Warriparinga Ward</u>	Footprint for MPSCC
12 February 2020	Seaview High Governing Council	Traffic issues
14 February 2020	Vietnam Vets	Monthly BBQ and verandah extension talk
14 February 2020	Marion Bowling Club	Opening of new kitchen and country carnival
14 February 2020	Gallery M	Textile launch
18 February 2020	Development Services	Planning Code SA Portal submissions
18 February 2020	Sturt Road Streetscape	Site tour
19 February 2020	Environment Department	Meeting re responses to motions
23 February 2020	Rugby SA Cultural Day	Mitchell <u>Pk</u> Sports and Community

Minutes of the General Council Meeting held Tuesday 25 February 2020

ELECTED MEMBER VERBAL COMMUNICATIONS

Elected Member Verbal Communications Report

Report Reference GC200225R03

Moved Councillor - Raelene Telfer

Seconded Councillor - Matthew Shilling

That Council:

1. Notes the verbal communications provided by Elected Members during this period.

Carried Unanimously

CONFIRMATION OF MINUTES

Confirmation of the minutes for the General Council Meeting held on 11 February 2020

Report Reference: GC200225R04

Moved Councillor - Matthew Shilling

Seconded Councillor - Maggie Duncan

1. That the minutes of the General Council Meeting held on 11 February 2020 be taken as read and confirmed.

Carried Unanimously

DEPUTATIONS

Deputation - Mitchell Park Sports and Community Grounds

Report Reference: GC200225D01

Kylie Weekley - President of the Mitchell Park Netball Club, gave a five minute deputation regarding the redevelopment of the Mitchell Park Recreation Reserve.

ORDER OF AGENDA ITEMS

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

That Council:

Consider the item *Second Multi-use Court for Mitchell Park Sports and Community Grounds* next on the agenda.

Carried

Second Multi-Use Court for Mitchell Park Sports and Community Grounds

Report Reference: GC200225M05

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

1. That the item *Second Multi-use Court for Mitchell Park Sports and Community Grounds* be deferred to the General Council Meeting to be held on 10 March 2020.

Carried

Deputation - Climate Change Emergency Declaration**Report Reference:** GC200225D02

Sharon Lindley gave a five minute deputation to Council regarding the climate Change Emergency Declaration.

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

1. That the following two climate change motions be brought forward and considered next on the agenda.

- Climate Change Emergency Declaration GC200225M03
- Climate Change Motion GC200225M07

Carried**Climate Change Emergency Declaration****Report Reference:** GC200225M03**Moved Councillor - Bruce Hull****Seconded****Councillor - Raelene Telfer**

1. That Council recognises the World is in a state of climate emergency and that all levels of Government have a responsibility to act.
2. That the development of the Environmental Strategy initiative of the 2020/21 Business Plan, include the goal for the City of Marion to progressively embed becoming a Carbon Neutral, Sustainable City, enshrining "Environmental Responsibility" (as defined in the attached background), by 2030, including the financial and resource implications.
3. That the draft Environmental Strategy be provided to Council for its consideration by April 2020.

Lost

Climate Motion**Report Reference:** GC200225M07**Moved Councillor - Jason Veliskou****Seconded Councillor - Tim Gard**

That Council:

1. Recognises the accelerating impact of climate change is reaching a critical point and that action urgently needs to be taken to prevent further environmental crises.
2. Continue building on the work it is doing in climate change mitigation, adaption and prevention.
3. Further, that council provides a report into:
 - Options for carbon neutrality by 2030 (for council's operations) and the potential timeframes, impacts and costs.
 - Options to build productive partnerships within all levels of government and in business that will reduce carbon emissions.
 - The provision of regular reporting on progress on climate issues and how it can be easily available to the public.
 - The potential options and incentives that can encourage members of the community, and local businesses, to reduce their own carbon footprint.

Carried Unanimously**PETITIONS - Nil****COMMITTEE RECOMMENDATIONS****Confirmation of Minutes of the Infrastructure and Strategy Committee Meeting held on 4 February 2020****Report Reference** GC200211R05**Moved****Councillor - Matthew Shilling****Seconded****Councillor - Raelene Telfer**

That Council:

1. Receives and notes the minutes of the Infrastructure and Strategy Committee meeting held on 4 February 2020.
2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Infrastructure and Strategy Committee.

Carried Unanimously**CONFIDENTIAL ITEMS - Nil**

CORPORATE REPORTS FOR DECISION**Marion Vineyards Signage****Report Reference** GC200225R06**MEETING SUSPENSION****Moved** Councillor - Jason Veliskou**Seconded** Councillor - Matthew Shilling

That formal meeting procedures be suspended in order to allow discussion on the item.

Carried Unanimously

7.23pm formal meeting procedures were suspended

7.29pm formal meeting procedures were resumed

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

That Council

1. Notes this report.
2. Endorses option 1 as the design to appropriately recognise the significance of the Marion Vineyards.
3. Allocates up to \$3,980 + GST from within the 2019/2020 Land and Property budget to undertake the required works.

Carried

Cats (Confinement) Variation By-law**Report Reference** GC200225R07**Moved** Councillor - Ian Crossland**Seconded****Councillor - Bruce Hull**

That:

1. Pursuant to Section 246 of the *Local Government Act 1999*:

1.2 having considered the:

- *Cats (Confinement) Variation By-law 2020*; (the By-law)

(reproduced at Attachment 1 to Item # on the agenda for the meeting of Council held on 25 February 2020) in light of the National Competition Policy and the Report prepared on the National Competition Policy with respect to the By-law (reproduced at Attachment 1 to Item # on the agenda for the meeting of Council held on 25 February 2020); and

1.3. having considered the public submissions made on the By-law and the recommendations made by the Dog and Cat Management Board,

Council makes the By-law in exercise of the powers contained in the *Acts Interpretation Act 1915*, the *Dog and Cat Management Act 1995* and the *Local Government Act 1999*.

2. The Chief Executive Officer be authorised to sign the By-law as made by Council.
3. The Chief Executive Officer be authorised to publish notice of the making of the By-law in The Advertiser newspaper.
4. The Chief Executive Officer be authorised to arrange for the By-law to be published in the Government Gazette.
5. The report to the Legislative Review Committee on the By-law (reproduced at Attachment 5 to Item # on the agenda for the meeting of Council held on 25 February 2020), be adopted and be signed by the Chief Executive Officer on Council's behalf.
6. The Chief Executive Officer be authorised to arrange for the By-law and all other necessary documentation to be provided to the Legislative Review Committee.
7. Endorse the establishment of a curfew time where wandering is not permitted between the hours of 9.00pm to 7.00am.
8. Endorse budget of \$2,150 to initially procure microchip readers and cat cages and provide recurrent funding for ongoing maintenance and replacement of microchip readers and cat cages through Council's annual recurrent budget process.
9. Endorse budget of up to \$5,000 for a communications strategy including the development of promotional and advisory material and paid advertising.

Minutes of the General Council Meeting held Tuesday 25 February 2020

Councillor Hull with the consent of Councillor Crossland sought and was granted leave of the meeting to vary the motion as follows:

That (as varied):

1. Pursuant to Section 246 of the *Local Government Act 1999*:

1.2 having considered the:

- *Cats (Confinement) Variation By-law 2020*; (the By-law)

(reproduced at Attachment 1 to Item # on the agenda for the meeting of Council held on 25 February 2020) in light of the National Competition Policy and the Report prepared on the National Competition Policy with respect to the By-law (reproduced at Attachment 1 to Item # on the agenda for the meeting of Council held on 25 February 2020); and

1.3. having considered the public submissions made on the By-law and the recommendations made by the Dog and Cat Management Board,

Council makes the By-law in exercise of the powers contained in the *Acts Interpretation Act 1915*, the *Dog and Cat Management Act 1995* and the *Local Government Act 1999*.

2. The Chief Executive Officer be authorised to sign the By-law as made by Council.
3. The Chief Executive Officer be authorised to publish notice of the making of the By-law in The Advertiser newspaper.
4. The Chief Executive Officer be authorised to arrange for the By-law to be published in the Government Gazette.
5. The report to the Legislative Review Committee on the By-law (reproduced at Attachment 5 to Item # on the agenda for the meeting of Council held on 25 February 2020), be adopted and be signed by the Chief Executive Officer on Council's behalf.
6. The Chief Executive Officer be authorised to arrange for the By-law and all other necessary documentation to be provided to the Legislative Review Committee.
7. Endorse the establishment of a curfew time where wandering is not permitted between the hours of 9.00pm to 7.00am and then 10.00pm to 6.00am during the daylight savings period.
8. Endorse budget of \$2,150 to initially procure microchip readers and cat cages and provide recurrent funding for ongoing maintenance and replacement of microchip readers and cat cages through Council's annual recurrent budget process.
9. Endorse budget of up to \$5,000 for a communications strategy including the development of promotional and advisory material and paid advertising.
10. A report be brought back to council after six months of operation providing a review of the By-law.

Minutes of the General Council Meeting held Tuesday 25 February 2020

The Motion as varied was Carried

(vote 8 for and vote 2 against passed 2/3 majority vote required)

Division called by Councillor - Matthew Shilling

Voting For: Councillor - Ian Crossland, Councillor - Tim Gard, Councillor - Jason Veliskou, Councillor - Bruce Hull, Councillor - Nathan Prior, Councillor - Raelene Telfer, Councillor - Kendra Clancy, Councillor - Sasha Mason

Voting Against: Councillor - Maggie Duncan, Councillor - Matthew Shilling

Carried

Club Liquor Licence Application - Hallett Cove Lions - The Barn, Perry Barr Farm

Report Reference GC200225R08

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

That Council:

1. Endorse the submission (Appendix 4) which recommends that Council advise the Liquor and Gambling Commissioner that it supports the liquor licence for the following operating hours:
- Monday to Sunday 12.00pm to 11.30pm.
2. Provide the Liquor and Gambling Commissioner with a summary of the concerns residents have raised during the Council public notification process.

Carried Unanimously

2nd Budget Review 2019/20

Report Reference GC200225R09

Moved Councillor - Raelene Telfer **Seconded** Councillor - Maggie Duncan

1. That Council adopt the revised budgeted statements including the Income Statement, Balance Sheet, Statement of Changes in Equity and Statement of Cash Flows .

Carried Unanimously

CEO Performance and Remuneration Review Timeline and Approach 2019-2020**Report Reference** GC200225R10**Moved** Councillor - Kendra Clancy**Seconded** Councillor - Matthew Shilling

That Council:

1. Adopts the proposed approach and timeline for the CEO's performance and remuneration review as outlined in Appendix 1.

Carried Unanimously**Finance & Audit Committee Terms of Reference and Elected Member Representative****Report Reference** GC200225R11**Moved** Councillor - Matthew Shilling**Seconded** Councillor - Maggie Duncan

That Council:

1. Adopts the City of Marion Finance and Audit Committee Terms of Reference, as set out in Appendix 1 of this report with the following amendment:
 - Section 3.1 the Finance and Audit Committee comprise of 5 members:
 - (i) Two Elected Members and any number of Nominated Proxy Members
 - (ii) Three external expert members
2. Appoints Councillor Crossland to the Finance and Audit Committee for a term commencing on 25 February 2020 and concluding on 30 November 2020.
3. Appoints Councillors Telfer, Clancy and Prior as Nominated Proxy Members to the Finance and Audit Committee for a term commencing on 25 February 2020 and concluding on 30 November 2020.

Carried Unanimously

*Minutes of the General Council Meeting held Tuesday 25 February 2020***PROCEDURAL MOTION**

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

That the order of agenda items be amended with the following reports being considered next on the agenda and that these items be moved en bloc:

- Risk Management Policy and Framework Review - GC200225R12
- Southern Region Waste Resource Authority - Board Committee Chair - GC200225R14
- Finance Report - January 2020 - GC200225R15
- Work Health and Safety Monthly Performance Report 2020 - GC200225R16

Carried Unanimously

Risk Management Policy and Framework Review

Report Reference GC200225R12

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

That Council:

1. Adopts the Risk Management Policy (Appendix 1) & Risk Management Framework (Appendix 2) as set out in this report of 25 February 2020.

Carried Unanimously

CORPORATE REPORTS FOR INFORMATION/NOTING**Southern Region Waste Resource Authority - Board Committee Chair****Report Reference** GC200225R14**Moved** Councillor - Raelene Telfer **Seconded** Councillor - Matthew Shilling

1. That Council notes the re-appointment of Mr Mark Booth as the SRWRA Independent Chair for the period 15 September 2020 to 14 September 2023.

Carried Unanimously**Finance Report - January 2020****Report Reference** GC200225R15**Moved** Councillor - Raelene Telfer **Seconded** Councillor - Matthew Shilling

That Council:

1. Receives the report "Finance Report – January 2020"

Carried Unanimously

Work Health & Safety - Monthly Performance Report - January 2020**Report Reference** GC200225R16**Moved** Councillor - Raelene Telfer **Seconded** Councillor - Matthew Shilling

That Council:

1. Notes the report and statistical data contained therein.

Carried Unanimously**Shopping Trolley Amenity By-Law Community Consultation****Report Reference** GC200225R13**Moved** Councillor - Bruce Hull **Seconded** Councillor - Jason Veliskou

That Council:

1. Endorses Administration to progress the By-law as originally drafted and put to the community, noting the comments raised by the community and key stakeholders in the consultation report (Attachment 2)

Councillor Veliskou with the consent of Councillor Hull sought and was granted leave of the meeting to vary the motion as follows:

That **(as varied)** Council:

1. Endorses Administration to progress the By-law as originally drafted and put to the community, noting the comments raised by the community and key stakeholders in the consultation report (Attachment 1) with the following amendment:

Section 5.2.1 be amended by replacing "48 hours" with "72 hours."

The motion as varied was Carried

Corporate and CEO KPI Report Quarter Two 2019/20**Report Reference** GC200225R17**Moved** Councillor - Raelene Telfer**Seconded**

Councillor - Ian Crossland

That Council:

1. Notes the report *Corporate and CEO KPI Report - Quarter Two 2019/20*.

Carried Unanimously**WORKSHOP / PRESENTATION ITEMS - Nil****MOTIONS WITH NOTICE****Rescission Motion - Spinnaker Circuit Reserve East****Report Reference:** GC200225M01**MEETING SUSPENSION****Moved** Councillor - Maggie Duncan**Seconded**

Councillor - Matthew Shilling

That formal meeting procedures be suspended in order to allow discussion on the item.

Carried Unanimously

8.58pm formal meeting procedures were suspended

9.07pm formal meeting procedures were resumed

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

That Council:

1. Rescinds Motion GC191210R03:

1. *Notes the report.*
2. *Acknowledges that Community Consultation regarding leasing the portion of land adjacent to Berrima Road of Spinnaker Circuit Reserve East to the St Martin de Porres School for a period of five years is not required.*
3. *Authorises the Chief Executive Officer to negotiate and enter into a lease of the portion of land adjacent to Berrima Road of Spinnaker Circuit Reserve East at an amount that reflects a market rent from January 2020 for a five year term.*

2. Notes the report GC191210R03.

3. Notes that the retention of the land known as Spinnaker Circuit Reserve East at Allotment 88 in Filed Plan 17901 comprised in Certificate of Title Volume 5546 Folio 484 does not contribute to Council's strategic objectives and is surplus to Council's requirements.

4. Authorises Administration to commence the revocation process including the preparation of a report under Section 194(2)(a) and undertake public consultation under Section 194(2)(b) of the Local Government Act 1999 for the potential disposal of the whole of land known as Spinnaker Circuit Reserve East, Allotment 88 in Filed Plan 17901 comprised in Certificate of Title Volume 5546 Folio 484.

5. Notes that Administration will bring a report to Council for consideration of the public consultation under Section 194(2)(b) of the Local Government Act 1999 for the potential disposal of the whole of the land known as Spinnaker Circuit Reserve East, Allotment 88 in Filed Plan 17901 comprised in Certificate of Title Volume 5546 Folio 484.

6. Authorises the Chief Executive Officer to sell the Reserve in such a way so as to:

- a. Maximise the community benefit in terms of parking and easing traffic congestion
- b. Provide pedestrian and cycling access between Berrima Road and Spinnaker Circuit
- c. Maximise the financial outcome to Council
- d. Comply with Council's Disposal of Land and Assets Policy and incorporate professional engineering and planning advice.

7. Notes that achievement of the above objectives through selling the Reserve is likely to include

- a. Selling the portion of the Reserve shown as Option D (Appendix 1) in GC191210R03 (or similar to it) to St Martin de Porres School at the Community Land Value
- b. Subdividing the remaining land to create new residential blocks for sale.

Minutes of the General Council Meeting held Tuesday 25 February 2020

8. Authorises the Chief Executive Officer to negotiate and enter into a lease of the portion of the Reserve shown as Option D in GC191210R03 (or similar to it) at an amount that reflects a market rent from February 2020 for a twelve month term (to align with any community land revocation process), noting that a Licenced Valuer will not be engaged to determine the market rent (consistent with Council's Leasing and Licensing of Council Owned Facilities Policy).

PROCEDURAL MOTION

Moved Councillor - Nathan Prior

Seconded

Councillor - Kendra Clancy

That the item be deferred until the next General Council Meeting to be held on 10 March 2020.

Lost

EXTENSION OF TIME

Moved Councillor - Ian Crossland

Seconded

Councillor - Jason Veliskou

That the meeting be extended until the conclusion of the item *Rescission Motion - Spinnaker Circuit Reserve East*.

Carried

9.23pm Meeting Extended

AMENDMENT (PART 1)

Moved Councillor - Ian Crossland

Seconded

Councillor - Sasha Mason

That Council:

1. Rescinds Motion GC191210R03:

1. *Notes the report.*
2. *Acknowledges that Community Consultation regarding leasing the portion of land adjacent to Berrima Road of Spinnaker Circuit Reserve East to the St Martin de Porres School for a period of five years is not required.*
3. *Authorises the Chief Executive Officer to negotiate and enter into a lease of the portion of land adjacent to Berrima Road of Spinnaker Circuit Reserve East at an amount that reflects a market rent from January 2020 for a five year term.*

2. Notes the report GC191210R03.

3. Notes that the retention of the land known as Spinnaker Circuit Reserve East at Allotment 88 in Filed Plan 17901 comprised in Certificate of Title Volume 5546 Folio 484 does not contribute to Council's strategic objectives and is surplus to Council's requirements.

4. Authorises Administration to commence the revocation process including the preparation of a report under Section 194(2)(a) and undertake public consultation under Section 194(2)(b) of the Local Government Act 1999 for the potential disposal of the whole of land known as Spinnaker Circuit Reserve East, Allotment 88 in Filed Plan 17901 comprised in Certificate of Title Volume 5546 Folio 484.

Minutes of the General Council Meeting held Tuesday 25 February 2020

5. Notes that Administration will bring a report to Council for consideration of the public consultation under Section 194(2)(b) of the Local Government Act 1999 for the potential disposal of the whole of the land known as Spinnaker Circuit Reserve East, Allotment 88 in Filed Plan 17901 comprised in Certificate of Title Volume 5546 Folio 484.

6. Authorises the Chief Executive Officer to sell the Reserve in such a way so as to:

- a. Maximise the financial outcome to Council
- b. Comply with Council's Disposal of Land and Assets Policy and incorporate professional engineering and planning advice.

The amendment to become the motion was **Carried**

AMENDMENT (PART 2)

Moved Councillor - Ian Crossland

Seconded Councillor - Bruce Hull

7. Notes that achievement of the above objectives through selling the Reserve is likely to include:

- a. Selling the portion of the Reserve shown as Option D (Appendix 1) in GC191210R03 (or similar to it) to St Martin de Porres School.
- b. Subdividing the remaining land to create new residential blocks for sale.

8. Authorises the Chief Executive Officer to negotiate and enter into a lease of the portion of the Reserve shown as Option D in GC191210R03 (or similar to it) at an amount that reflects a market rent from February 2020 for a twelve month term (to align with any community land revocation process), noting that a Licenced Valuer will not be engaged to determine the market rent (consistent with Council's Leasing and Licensing of Council Owned Facilities Policy).

The amendment to become the motion was **Carried**

The Motion (Part 1 and 2) as Amended was **Carried**

Minutes of the General Council Meeting held Tuesday 25 February 2020

ITEMS NOT CONSIDERED

The following items were not considered:

- Streetscape Initiative - Council Funded Crossovers - GC200225M02
- Crossover Funding Incentive - GC200225M04
- Australia Day Council Membership - GC200225M06

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.

Meeting Declared Closed at 09:36 PM

CONFIRMED THIS 10TH DAY OF MARCH 2020

.....
CHAIRPERSON

ADJOURNED ITEMS

Adjourned Item - Second Multi-use Court for Mitchell Park Sports and Community Grounds

Originating Officer	Community Facilities Planner - Sean O'Brien
Corporate Manager	Manager City Activation - Greg Salmon
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC200310R02

REPORT OBJECTIVE

This report provides further information to inform discussions relating to the provision of courts at Mitchell Park Sports and Community Grounds, in the context of the adjourned Motion with Notice (GC200225M05).

EXECUTIVE SUMMARY

'Second Multi-use Court for Mitchell Park Sports and Community Grounds', GC200225M05 (Attachment 1) was adjourned at the 25 February 2020 General Council meeting. In accordance with the *Local Government (Procedures at Meetings) Regulations*, the debate on an adjourned item will resume and continue at the point it was adjourned. The motion for this item is yet to be Moved or Seconded.

The current endorsed scope for the \$15 million redevelopment of the Mitchell Park Sports and Community Grounds project includes:

- Two indoor multi-purpose courts;
- The new Mitchell Park Neighbourhood Centre, including community rooms and facilities;
- Area to accommodate the Dover Gardens Kennel and Obedience Club;
- Food and beverage areas including bar, food preparation area and an indoor/outdoor kiosk;
- Internal and external viewing areas to existing outdoor activities (football and cricket);
- Six change rooms; four external and two internal; and
- Car parking.

The location of the new building requires the removal of the existing courts at Mitchell Park.

The site concept design currently in development reflects the endorsed scope. Furthermore, the site plan outlines the location and footprint of the building as well as options for where other outdoor sport and recreation infrastructure may be located once the project is completed.

Any costs associated with the delivery of outdoor courts, cricket nets and other open space recreation infrastructure is not included in the above budget or scope.

One (1) community court with lighting is provided for in the draft Open Space Plan for 2021/22. The plan reviews the distribution of courts and shows there will be a gap in provision if a court is not located in the Mitchell Park area. This plan will yet to be considered by Council.

The closest available netball courts in Marion are located at Woodforde Reserve and Clovelly Park Community Centre which are currently used to capacity. The Mitchell Park Netball Club currently hire courts for training on Monday evenings at Morphet Vale. The Mitchell Park Tennis Club currently hire courts at Marion Sports and Community Club.

A review of potential use and access to the indoor courts to be developed at Mitchell Park shows that the proposed indoor courts have available capacity to meet the use sought by Netball, Volleyball, Basketball and a range of other activities. A review of potential indoor court use is provided as attachment 2.

The provision of an additional court will require additional funding or the removal of other items currently in scope if it were to be delivered within existing resources.

RECOMMENDATION

That Council:

1. **Notes the report**
2. **Decide on the motion moved by Councillor Telfer:**

'That Council endorses the inclusion of a second multiuse exterior court with lights at Mitchell Park Sports and Community grounds as part of the upgrade design. The court will be constructed in the 2021/22 financial year, for an additional cost of approximately \$175,000 in the Open Space budget or from the Asset Sustainability Reserve'.

DISCUSSION

Background

A revised Section 48 Mitchell Park Sports and Community Centre report was presented to Council in October 2019 (ref GC191022R12). The report confirmed a total budget of \$15 million and the following scope:

- Two indoor multi-purpose courts
- Internal and external viewing areas to support the existing outdoor activities (mainly football and cricket)
- Food and beverage areas including bar, food preparation area and an indoor/outdoor kiosk
- Six changerooms; four external and two internal
- Area to accommodate the Dover Gardens Kennel and Obedience Club
- Car parking
- Provision for community rooms and facilities that can be used as the new Mitchell Park Neighbourhood Centre.

Outdoor courts do not currently form part of the endorsed scope for the redevelopment project.

The current Mitchell Park Sports and Community Centre concept has the building shifting more westerly on the site to reduce glare for spectators viewing the external sports. This is a direct result of the feedback provided by the user groups.

On site car parking of approximately 140 spaces, accessed off Moreland Avenue and Bradley Grove have been calculated to meet the expected use for the site.

The current design accommodates a new court to the east adjacent Bradley Grove. This is proposed for funding through separate program funds (Open Space funding) and not through the Mitchell Park redevelopment budget.

To accommodate a second court adjacent to the above court would require a reduction in the number of on site car parks. An assessment will need to be undertaken to see if the resultant loss of car park space could be met through the informal parking area off Moreland Avenue and if further car park space could be found within budget on the site. (Attachment 3)

Demand and potential use of courts



To identify actual demand for the indoor courts an Expression of Interest (EOI) process was open for submissions from 30 October 2017 to 1 December 2017. Submissions were received through the City of Marion 'Making Marion' website, seeking interest from groups as long term users on a regular basis.

Responses were received from 8 organisations (Attachment 4). Mitchell Park Netball and Mitchell Park Tennis Clubs did not submit interest at that time.

Since the EOI South Adelaide Volleyball Club advised that they will be using alternative facilities and Austral Volleyball Club who currently use Cosgrove Hall have indicated their interest for the Mitchell Park project.

A number of stakeholder and community consultations have been progressively carried out through the master plan phase in 2013 and the previous concept design phase from 2016-2017. The Mitchell Park Netball Club indicated through these phases of a need to access courts and the Mitchell Park Tennis Club has indicated its preference to return to the site if courts are available.

Since the Section 48 Report in October of 2019 the design team and Council staff have been meeting with a stakeholder Reference Group to discuss design proposals and understand the need for courts.

The current site proposal does provide sufficient space and access to meet the needs of the users who have expressed interest. This is outlined in Attachment 2.

Through early consultation for the project the Mitchell Park Netball club indicated they would like access to courts for training at the site but were not specific on the number of courts either indoors or outdoors. The Club has since indicated a need for at least two (2) outdoor netball courts to conduct training, storage space to enable storage of equipment, a trophy cabinet (for premiership trophies) and honour board.

The Netball Club has 40 players and competes in the Southern United Netball Association (Morphett Vale) Seniors competition on Wednesday nights. They are aiming to expand the club to compete in the SAUCNA (SA Uniting Church Netball Assoc) on Saturday afternoons. The club currently has 3 teams.

The Motion does not consider the additional spatial needs sought by Netball for storage, a trophy cabinet and an honour board.

Mitchell Park Netball Club currently train on Monday evenings and compete in the Southern United Netball Association Seniors competition at the regional venue located at Wilfred Taylor Reserve (Morphett Vale) on Wednesday nights.

Monday evenings are likely to be most suitable night for netball competition/training. The current concept design would allow for netball to access two indoor courts and one outdoor court.

The Netball Australia National Facilities Policy discusses the requirements for developing outdoor courts but does not address indoor facilities. Elite netball competition is currently played indoors and outdoors. Multi-lined courts are common and do not impact on the sport.

The Mitchell Park Tennis Club has approximately 20 members. The club would like to grow their membership however it's likely they would require access to at least four courts to achieve this.

Whilst Tennis players prefer to play on courts only marked with tennis lines there is no requirement from Tennis SA that prevents clubs from using multi-lined courts.

Sunday use of the indoor courts remains available for other sports/activities at this early stage in the project.



Monday to Friday from 8am to 4 pm the courts will provide opportunities for the Neighbourhood Centres Activities, Community Hire Groups, Schools, Ready Steady Go Kids (children's sports), casual hire and other activities.

Existing Court Use at Surrounding Sites

The closest available netball courts in Marion are located at Woodforde Reserve and Clovelly Park Community Centre.

Morphettville Netball Club currently hold a licence agreement for the use of Woodforde Reserve. The club use the courts on Monday nights. (Summer Season). They are currently in the planning process for the winter season and can't confirm what nights the courts will be available through the winter months. They are discussing their court use times for winter season at an upcoming committee meeting.

Adelaide Wildcats hold a licence for the use of the courts at Clovelly Park. The club has indicated the courts are used to the capacity of their licence agreement. The lights at this venue cannot be used on Thursdays and Friday due to a Development Approval condition only permitting evening use 5pm to 9pm on Monday, Tuesday and Wednesday.

Mitchell Park Tennis Club currently hire courts from Marion Tennis Club on Norfolk Road.

Tennis and Netball Review

The Tennis and Netball Capital Works Program endorsed in February 2017 (GC280217R06) indicated the overall number of Netball courts will likely need to increase from 17 to 28 courts for the City of Marion. In addressing this demand the tennis and netball review included 2 multi-purpose courts for the Mitchell Park area. In February 2017 it was assumed two courts would be developed at Mitchell Park as per the endorsed site concept plan (Ref: GC280616R07) that was current at the time.

Warraparinga Ward currently has:

- No netball courts
- 7 tennis courts at Marion and George Street

The Ward also has had 10 courts closed due to poor condition at Tarnham Rd & Mitchell Park and 2 courts recently converted to a car park. It should be noted that the courts at Clovelly Park are in Woodlands Ward.

A table listing courts in each ward is provided as Attachment 5.

Open Space Planning Community Court Review

A review of Community Court provision has been undertaken by Open Space and Recreation Planning with all community access courts independently audited. The Mitchell Park site currently provides courts for community use but all courts are in poor condition.

The review also considers the spatial distribution of courts. This mapping highlights there will be a gap in supply of community courts if a court is not located in the Mitchell Park area.

A budget for one (1) community court with lighting will be included in the draft Open Space Plan for 21/22. This plan is yet to be considered by Council.

The court will need to provide multi use to ensure the court has provision for multiple court sports.

Attachment

#	Attachment	Type
1	Attachment 1 - GC200225M05 Second Multi-Use Court for Mitchell Park Sports and Community Grounds	PDF File
2	Attachment 2 - Mitchell Park Potential Court Use	PDF File
3	Attachment 3 - Site concept with parking and extra court	PDF File
4	Attachment 4 - Mitchell Park Potential Indoor Court Use	PDF File
5	Attachment 5 - Summary of tennis and netball courts.	PDF File

Second Multi-Use Court for Mitchell Park Sports and Community Grounds

Elected Member Councillor Raelene Telfer

Report Reference: GC200225M05

Motion:

Amended Motion: That Council Endorses the inclusion of a second multiuse exterior court with lights at Mitchell Park Sports and Community grounds as part of the upgrade design. The court will be constructed in the 2021/22 financial year, for an additional cost of approximately \$175,000 in the Open Space budget or from the Asset Sustainability Reserve.

Supporting Information:

Recommendation:

The 2 east and 2 west courts at Mitchell Park Sports and Community Centre were so deteriorated and cracked that the Mitchell Park Netball Club and Mitchell Park Tennis Club had ceased using them by 2009.

After community consultation, the Hames Sharley Mitchell Park Sports and Community Masterplan Report recommended 6 lit exterior courts in 2013.

The later application to the National Stronger Regions Fund included 4 indoor multiuse courts but still included the intention of the Mitchell Park Netball and Mitchell Park Tennis Clubs to be on this site on exterior courts by 2016.

The then Secretary of Mitchell Park Netball Club responded to the Community Survey adamant that new exterior lit courts were needed in 2018, so that the Club could return from Reynella. The Mitchell Park Tennis Club has never lost sight of returning during its wandering to temporary venues of the Hamilton Courts, Glenelg and Marion.

The Mitchell Park Sports Club and its sports of cricket, football, tennis and netball have all voiced the need for 2 exterior compliant courts for the return of the Mitchell Park Netball club and Mitchell Park Tennis Club, above the two committed interior courts, which may be heavily booked by Basketball South and Phoenix, at the workshops with stakeholders in December 2019 to February 2020.

Marion Council staff and the designer NINE have produced plans within their scope of works which has one exterior lit court only, and assure us that the upgrade works presented to Elected Members on 18th February 2020 will use up all of the 15 million dollars of committed funds. The footprint space exists for 2 lit multiuse courts on this site, though this will limit the number of car parks on site. The Clovelly Park multiuse courts are not available as these are heavily used by Wildcats and Colonel Light Gardens Netball clubs.

In responding to 11 years of waiting from the Mitchell Park Netball Club and Mitchell Park Tennis Club, the current design, with a commitment of \$175,000 from the Open Space budget or Asset Sustainability Reserve in the 2021/22 financial year, needs to include an additional, exterior, lit, multiuse court.

Response Received From: Manager City Activation - Greg Salmon

Corporate Manager Manager City Activation - Greg Salmon

General Manager General Manager City Development - Ilia Houridis

Staff Comments:

The proposed extra court can fit on the proposed concept design for the project. Car parking numbers will remain within recommended numbers after some redesign and inclusion of the car parking area located across Moreland Avenue.



The proposed budget is sufficient to construct the extra court.

If endorsed, it is recommended that both courts remain open for community use outside of any club use times.

Mitchell Park Potential Court Use

Monday				Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday		
	8am -3pm	3pm - 6pm	6pm-11pm	8am -3pm	3pm - 6pm	6pm-11pm	8am -3pm	3pm - 6pm	6pm-11pm	8am -3pm	3pm - 6pm	6pm-11pm	8am -3pm	3pm - 6pm	6pm-11pm	8am -3pm	3pm - 6pm	6pm-11pm	8am -3pm	3pm - 6pm	6pm-11pm
Crt 1	School Hire	Junior netball	Netball	School Hire	Spike Zone Volleyball	Volleyball	School Hire	Jnr Domestic	Social Basketball	School Hire	Spike Zone	Volleyball	School Hire	Jnr Domestic	NBL 1 Central	District Basketball	Jnr Domestic Basketball	Hire	Basketball Training Hire	Hire	Hire
Crt 2		Ready Steady Go Kids	Hire		Spike Zone Volleyball	Volleyball		Jnr Domestic	Social Basketball		Spike Zone	Volleyball		Jnr Domestic	District Basketball	District Basketball	Jnr Domestic Basketball	Hire	Basketball Training Hire	Hire	Hire



-  Additional tennis/netball court
-  Informal car parking off Moreland Ave

EOI

The EOI was open for submissions from 30 October 2017 to 1 December 2017.

Submissions were received through the City of Marion 'Making Marion' website from groups who may wish to book available space in the facility as long term users on a regular basis.

Organisation/Club Name:	Indoor Court
Step into Life Mitchell Park	I would welcome the use of the indoor courts during inclement weather and would love to take school groups if the opportunity arose.
South Adelaide Basketball Club Inc	4 courts, Full details provided previously.
Korfball South Australia	We would like to use 1-4 courts at a time. Depending on the activity and number of participant we could foresee needing all 4 at times.
Alpha Gymnastics	No response to question
Ready Steady Go Kids - Marion	We generally use area of half to full basketball court for our programs
Sacred Heart College	Daytime use of courts for Basketball, Netball, Badminton and Volleyball
South Adelaide Volleyball Club	We would look to use all available indoor courts for trainings, clinics and the possibility of social competitions
Arista Marion Korfball Club	Indoor courts are 20m x 40m divided in half with a korf (3.5 meter post with a basket at the top) placed 2/3rds from the centre of the court. There is 1 korf in each half.

Summary of Courts

Site	Club	Ward	97 Courts			Courts				Access
			February 2017			December 2019			Comment	
			Tennis	Netball	Multiuse	Tennis	Netball	Multiuse	Total	
McConnell Reserve	NA	Coastal	2		1	2		1	3	Open Community Court
Nanningai Drive Reserve	NA	Coastal	2			2			2	Open Community Court
Shamrock Road Reserve	Hallet Cove Beach TC	Coastal	6			6			6	Leased - 2 courts open for community use *
Cove Sports Centre	Tigers & Cove Netball	Southern Hills		4			4		4	Leased – No community access Planned expansion to 6 courts
Roy Lander Reserve	NA	Southern Hills	1						0	Court removed
Trott Park Tennis Courts	Southbank TC	Southern Hills	6			6			6	Leased - 2 courts open for community use *
Aldridge Avenue Reserve	NA	Mullawirra			2			2	2	Open Community Court
Hazelemere Road Reserve	Netball Club/community	Mullawirra	2	2		1	2	1	4	Leased + open courts for community use
Kendall Terrace Reserve	Morphettville TC	Mullawirra	4			4			4	Leased + book a court
Mulcra Avenue Reserve	Community	Mullawirra	1		1	1		1	2	Open Community Court
Stanley Street Reserve	Social TC	Mullawirra	2			2			2	Leased by social tennis club – No community access
Woodforde Family Reserve	Shared by Morphettville Netball and Ascot Pk TC	Mullawirra	6					4	4	Leased + book a court
Ballara Park Tennis Club	NA	Warracowie	2			2			2	No access. Courts are in poor condition and will be removed
Hamilton Park Reserve	NA	Warracowie	2		2				0	Courts removed – new courts to be developed
Rajah Street Reserve	NA	Warracowie			2			2	2	Open Community Court
Sandery Avenue Reserve	NA	Warracowie	1		1	1		1	2	Open Community Court
Warradale Park Reserve	Warradale TC	Warracowie	6			6			6	Leased + book a court
Seaview Heights	Dover Sq TC	Warraparinga	8			8			8	Courts closed due to poor condition – proposed 8 courts to be replaced by 4 multiuse courts
George Street Reserve	NA	Warraparinga	1			1			1	Open Community Court
Marion Sports and Community Club	Marion TC	Warraparinga	6			6			6	Leased – No community access *
Mitchell Park Sports and Community Club		Warraparinga	4			4			4	No access due to condition – to be reduced to 1crt Mitchell Park Tennis Club are currently using an alternative courts due to courts condition
Clovelly Park Community Centre	Adelaide Wildcats Netball Club	Woodlands	5	1	1		5	1	6	Leased – No community access
Edwardstown Oval	NA	Woodlands	1		1	1		1	2	Open Community Court
Glandore Oval	NA	Woodlands	4	2			2	2	4	Open Community Courts
Weaver Street Reserve	Ascot Park TC (relocating)	Woodlands	4			4			4	Leased – No community access Planned reduction to 2 community courts
Yanyarrie Avenue Reserve	NA	Woodlands	1					1	1	Open Community Court – Planned removal
Total Courts			77	9	11	43	13	17	73	

* Planned Book a Court

** Figure's in red text have not been included in totals as they are not accessible for use by clubs or community

12 Courts are available on Council Boundary at Kauri Parade (Holdfast Bay and Coastal Ward)

DEPUTATIONS - Nil**PETITIONS - Nil****WORKSHOP / PRESENTATION ITEMS - Nil****COMMITTEE RECOMMENDATIONS****Confirmation of Minutes of the Urban Planning Committee meeting held on 3 March 2020**

Originating Officer	Governance Officer - Angela Porter
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC200310R03

REPORT OBJECTIVE

The purpose of this report is to facilitate the receiving and noting of the minutes from the Urban Planning Committee meeting held on 3 March 2020.

EXECUTIVE SUMMARY

A summary of items considered by Committee Members are noted below.

Reports for Discussion

- Urban Planning Committee Terms of Reference Review

Workshop / Presentation Items

- Verbal Update on Edwardstown Employment Precinct Project

RECOMMENDATION

That Council:

1. **Receives and notes the minutes of the Urban Planning Committee meeting held on 3 March 2020.**
2. **Notes that separate reports will be brought to Council for consideration of any recommendations from the Urban Planning Committee.**

Attachment

#	Attachment	Type
1	UPC200303 - Final Minutes	PDF File



MINUTES OF THE UPC200303-URBAN PLANNING COMMITTEE MEETING

Tuesday, 03 March 2020 at 06:30 PM

Committee Room 1



ATTENDANCE

Committee Members

Councillor – Ian Crossland (Presiding Member)

Mayor – Kris Hanna

Councillor – Nathan Prior

Councillor – Maggie Duncan

Other Elected Members

Nil

Other Attendees

General Manager City Development – Ilia Houridis

Manager Corporate Governance: Kate McKenzie

Manager Development and Regulatory Services: Warwick Deller-Coombs

Senior Policy Planner: David Melhuish

Team Leader – Planning: Alex Wright

Development Officer - Planning: Kristen Sheffield

Unit Manager Economic Development: Donna Griffiths

OPEN MEETING

Councillor Crossland 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.

ELECTED MEMBERS DECLARATION (if any)

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

No declarations were made.

CONFIRMATION OF MINUTES

Confirmation of the minutes for the Special Urban Planning Committee Meeting held on 4 February 2020

Report Reference: UPC200303R01

Moved Mayor Hanna, Seconded Councillor Prior

That the minutes of the Special Urban Planning Committee Meeting held on 4 February 2020 be taken as read and confirmed.

Carried Unanimously

Moved Councillor Crossland, Seconded Councillor Prior

The Chair sought and was granted leave of the meeting to amend the order of agenda items and consider the item 'Verbal Update on Edwardstown Employment Precinct Project' next on the agenda.

WORKSHOP / PRESENTATION ITEMS

Verbal update on Edwardstown Employment Precinct Project

Report Reference: UPC200303R03

The Unit Manager Economic Development provided a verbal update on the Edwardstown Employment Precinct Project.

The Urban Planning Committee sought clarification on some of the items listed in the Action Plan (as attached).

The Committee asked a question to Administration surrounding governance of the Consultative Committee for North-South Road Corridor' and the involvement of former Councillor Pfeiffer. Administration responded that a resolution will be brought back to Council to clarify the appointment of an Elected Member to that Committee.

The Committee continued discussions in relation to this item.

The Committee asked about further updates on this project and noted that the next update is scheduled for the May Elected Member forum.

7.25PM- Donna Griffiths left the meeting.

BUSINESS ARISING - Nil

CONFIDENTIAL ITEMS – Nil

REPORTS FOR DISCUSSION

**Urban Planning Committee Terms of Reference Review
Report Reference: UPC200303R02**

7.27PM – Alex Wright left the meeting

The Committee held discussions in relation to this item.

Moved Mayor Hanna, Seconded Councillor Prior

It is recommended that the Urban Planning Committee notes this report and recommends that the future of the Urban Planning Committee be discussed at an Elected Member Forum, with consideration of a new committee focused on topics such as sustainability, economic development and environment.

Carried Unanimously

REPORTS FOR NOTING - Nil

OTHER BUSINESS

The Committee held discussions in relation to Council's submission regarding the draft Planning and Design Code.

MEETING CLOSURE

Meeting Declared Closed at 08.15 PM

CONFIRMED THIS xx DAY OF xx

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CHAIRPERSON

Confirmation of Minutes of the Finance and Audit Committee Meeting held on 25 February 2020

Originating Officer	Governance Officer - Angela Porter
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC200310R04

REPORT OBJECTIVE

The purpose of this report is to facilitate the receiving and noting of the minutes from the Finance and Audit Committee meeting held on 25 February 2020.

EXECUTIVE SUMMARY

A summary of items considered by Committee Members are noted below.

Confidential Items

- Disclosure Incident

Reports for Discussion

- Elected Member Report
- SWBMX Facility - Prudential Report
- Southern Football Facility - Prudential Report
- Draft Annual Business Plan 2020/21
- Internal Audit Program 2020/21 - Payroll Internal Audit

Reports for Noting

- Corporate Risk Quarterly Report
- Service Review Program and Recommendations - Progress Update
- Internal Audit Program - Implementation of Recommendations

RECOMMENDATION

That Council:

1. **Receives and notes the minutes of the Finance and Audit Committee meeting held on 25 February 2020.**
2. **Notes that separate reports will be brought to Council for consideration of any recommendations from the Finance and Audit Committee.**

Attachment

#	Attachment	Type
1	FAC200225 - Minutes	PDF File



FAC200225 - FINANCE AND AUDIT COMMITTEE MEETING

Tuesday, 25 February 2020 at 02:00 PM

Council Administration Centre, 245 Sturt Road, Sturt



IN ATTENDANCE**Mrs Emma Hinchey (Chair), Ms Natalie Johnston, Mr David Papa and Councillor Tim Gard****In Attendance**

Mr Adrian Skull	Chief Executive Officer
Ms Sorana Dinmore	General Manager, Corporate Services
Ms Illa Houridis	General Manager City Development
Mr Ray Barnwell	Manager Finance
Ms Kate McKenzie	Manager Corporate Governance
Mr Akos Szonyi	Manager Digital Transformation and Information Technology
Mr Phil Mattingly	Service Delivery and Infrastructure, Unit Manager ICT
Mr Greg Salmon	Manager City Activation
Ms Carla Zubb	Project Manager Strategic Projects
Mr Andrew Doyle	Unit Manager Statutory Finance & Payroll
Mr David Harman	Unit Manager Statutory Finance & Payroll
Ms Sherie Walzcak	Unit Manager Risk
Ms Karen Peake	Risk Coordinator
Ms Jaimie Thwaites	Unit Manager Governance & Council Support
Mr Eric Beere	KPMG
Ms Heather Martens	KPMG
Mr Andrew Noble	BRM
Mr Michael Richardson	BRM

OPEN MEETING

The Chair opened the meeting at 02:00 PM

KAURNA ACKNOWLEDGEMENT

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

COMMITTEE MEMBERS DECLARATION (if any)

Ms Johnston declared a perceived conflict of interest in the item Disclosure Incident (FAC200225F01) as she is employed by Ernst and Young.

CONFIRMATION OF MINUTES**Confirmation of the minutes for the Finance and Audit Committee Meeting held on 10 December 2019****Report Reference:** FAC200225R01**Moved Councillor Gard, Seconded Ms Johnston**

That the minutes arising from the Finance and Audit Committee Meeting held on 10 December 2019 be taken as read and confirmed with the following amendments:

- Page 2 (*Open Meeting* item) - the Chair opened the meeting
- Page 4 (*Elected Member Report* item) - third line of the first paragraph insert "a sector of" before "the community"
- Page 4 (*Cross Council Service Review – Report – Utilities Management* item) – second paragraph remove the apostrophe from the word "Council's".

Carried Unanimously**BUSINESS ARISING****Business Arising Statement****Report Reference:** FAC200225R02

The Manager Finance provided a verbal update on the overdue Rates debtors and advised that the annual report on Rates and Other Debtors will be provided in the October meeting.

The Committee noted the Business Arising Statement and actions completed.

Action: The 'Secondment management roles and responsibilities' document relating to sharing human resources across Councils be reported to the next Committee meeting.

CONFIDENTIAL ITEMS**Disclosure Incident****Report Reference:** FAC200225F01

Ms Johnston declared a perceived conflict of interest in the item as she is employed by Ernst and Young. The investigation work was carried out by the Sydney office and she had no involvement in the matter. She declared that she would remain for the item.

Moved Councillor Gard, Seconded Ms Johnston

That Pursuant to Section 90(2) and (3)(h) of the Local Government Act 1999, the Finance and Audit Committee orders that all persons present, with the exception of the following persons: Adrian Skull, Sorana Dinmore, Tony Lines, Ilia Houridis, Kate McKenzie, Phil Mattingly, Akos Szonyi and Jaimie Thwaites, be excluded from the meeting as the Committee receives and considers legal advice relating to a 'disclosure incident' 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.

Carried Unanimously

2.09pm the meeting went into confidence

Moved Mr Papa, Seconded Councillor Gard

That the Finance and Audit Committee:

1. In accordance with Section 91(7) and (9) of the Local Government Act 1999, the Committee orders that this report (Disclosure Incident), the Appendix, and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(h) 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. This confidentiality order will be reviewed at the General Council Meeting in December 2020.

Carried Unanimously

2.38pm the meeting came out of confidence

REPORTS FOR DISCUSSION

Elected Member Report

Report Reference: FAC200225R03

The Committee noted the report.

The Committee queried whether there were lessons to be learned from the process of reviewing the financial accounts of Council Leaseholders and Partners however Management advised that the Edwardstown Soldiers Memorial Community Club had not been operational for 12 months and therefore Council had never before reviewed their financial statements. Councillor Gard noted that the Edwardstown Soldiers Memorial Community Club item had highlighted that the management model was academically sound but that it was not an exact science.

SWBMX Facility - Prudential Report

Report Reference: FAC200225R04

The Committee noted the following comments in relation to the SWBMX Facility – Prudential Report:

- City of Onkaparinga has a Council resolution to support the project and to contribute 50% of the ongoing maintenance funding.
- Various sites were investigated in Cities of Onkaparinga and Marion. The Majors Road site was considered the preferred location.
- A funding deed is currently in the processes of being drafted between the Cities of Marion and Onkaparinga for the capital and ongoing share of maintenance funding.
- Recommend that the term of the lease with the Department of Environment and Water (DEW) for the land is in line with the life of the asset (i.e. 25 years)

- Development approval could take about 9 weeks
- It was confirmed that Council does have adequate resources to deliver the SWBMX Facility and Southern Football Facility at the same time. It would be project managed like a precinct development.
- There are procurement advantages from delivering the two projects at once.
- Although this is a significant investment into a specific sport, Council does have a broad investment strategy covering different aspects of sports, arts and community facilities. The delivery of this particular project is not happening at the exclusion of other sports.
- Current variables include the shortfall in funding, no current signed lease and subject to development approval.
- It will be important for it to be clear who owns and manages the risks once the site goes live.

Action: that the future operational risks that have been identified are captured in some way to ensure that they are not lost after construction of the project.

Moved Councillor Gard, Seconded Ms Johnston

That the Finance and Audit Committee:

1. Notes that the Section 48 Prudential Report addresses requirements under the *Local Government Act 1999*.
2. Endorses the draft Section 48 Prudential Report with any supporting advice or commentary for consideration and adoption by General Council.

Carried Unanimously

Southern Football Facility - Prudential Report

Report Reference: FAC200225R05

The Committee noted the following comments in relation to the Southern Football Facility – Prudential Report:

- Could the water costs be negotiated as part of the lease
- Encourage efficiencies between the two projects being delivered as one project (Southern Football Facility and SWBMX Facility)

Moved Councillor Gard, Seconded Mr Papa

That the Finance and Audit Committee:

1. Notes that the Section 48 Prudential Report addresses the requirements under the *Local Government Act 1999*.
2. Endorses the draft Section 48 Prudential Report with any supporting advice or commentary for consideration and adoption by General Council.

Carried Unanimously

Draft Annual Business Plan 2020/21 and Long Term Financial Plan**Report Reference:** FAC200225R06

The Manager Finance introduced the item. He highlighted the following key points:

- Of particular note is a forecast increase in ongoing expenditure of over \$1.05m from 2021-22 – primarily due to an increased service level in relation to Streetscapes and Treescaping and 10 year program of pram ramp DDA compliant upgrades at \$630k pa from 2021-22.
- There is a net increase in funding required for new initiatives in 2020-21 of \$5.425m, \$3.78m of which is funded through reserves with the balance funded through rates and grants.
- In developing the LTFP we are looking at 1.6% throughout the 10 years of LTFP down from \$1.8% in previously adopted option.
- Council has a desire to further reduce rates from 1.6% down to 1% with 0.1 steps over 7 years. With increased ongoing funding of over \$1.05m being introduced to the LTFP and ongoing operational, maintenance and renewal costs for new major projects (Soccer & BMX) a combined impact of over \$567m p.a., this is making this option unsustainable in the longer term.
- The aim is to still progress reduced rates and look for savings opportunities in future (e.g. utilities optimisation project and other initiatives) but we may not get down to 1%. Council needs to be cautious about reducing rates too low while maintaining or increasing service levels and new projects.
- Reserve funding of greater than \$17m is being used in 2019-20 and 2020-21, with a further \$2.3m beyond that committed to the Coastal Walking Trail.
- Key projects include BMX and Soccer, along with another major project (Mitchell Park) which are outlined on page 125 of the agenda.
- The Capital program for 2020-21 will be over \$32m excluding BMX and Soccer which will be allocated when the timing of the program works are clarified.

The Committee provided the following feedback in relation to the item:

- Financial stress for Australians has increased in the past 6 months.
- The management team has done well with the cross council collaboration projects
- Council needs to be mindful of the flow-on effect of the increase in the Superannuation Guarantee which may impact operational costs going forward.
- The key assumptions and forecast 1.6% rate seem reasonable for 2020/21.
- It would be useful to see the cash and reserve balances presented with the information on page 128.

Moved Mr Papa, Seconded Councillor Gard

That the Finance and Audit Committee:

1. Notes the development of the Draft ABP 2020/21 and LTFP (Attachment 2), including the proposed use of Council's Accounting Reserves to offset the funding requirements of new initiatives incorporated into the Draft 2020/21 Budget and LTFP
2. Supports the rating approach of 1.6% for 2020/21 (as per the rate modelling contained in this report), in the context of Council's LTFP and on- going financial sustainability.

Carried Unanimously

Adjournment

The Chair sought and was granted leave of the meeting for an adjournment for a period of 5 minutes.

3.31pm meeting adjourned

3.36pm meeting resumed

Internal Audit Program 2020/21 - Payroll Internal Audit
Report Reference: FAC200225R07

Mr Eric Beere and Ms Heather Martens from KPMG entered the meeting and introduced the item. It was highlighted that this was the first collaborative internal audit project between the Cities of Charles Sturt and Marion. It produced some good tangible outcomes along with some learning regarding the process. The collaborative behaviour from staff at both Council was evident.

The format of the audit was to go through the end to end process through the eyes of the customer. Looking for quick wins gaining efficiencies and also larger bodies of work for improvements. Overall the key findings were that the controls generally operated well, however there are a lot of manual processes.

The Committee provided the following feedback in relation to the item:

- At Charles Sturt Payroll aligns to HR compared to at Marion it aligns with Finance. Either works provided there is communication between HR and Finance.
- Even though Charles Sturt's systems are more advanced, similar issues were experienced by both Councils.
- The internal audit function needs to ensure it is testing the control environment. Although the advisory and value add services are useful, the Audits still need to provide assurance that the controls are adequate.
- It would be ideal to undertake further testing of the award and what staff are being paid to ensure compliance and that management interpretation of the award is correct.
- The report could have benefited from an improvement plan regarding the LEAN initiatives.
- The collaborative model is of interest interstate, it is considered to be a role model for others.
- The issues experienced by City of Charles Sturt, despite their more advanced systems, should be used as a learning tool when implementing new payroll systems at City of Marion.

Action: Internal Audit Program for 2020/21 be presented at the May 2020 meeting.

Moved Councillor Mr Papa, Seconded Ms Johnston

That the Finance and Audit Committee:

1. Notes the progress of the Internal Audit Plan 2019/20.

2. Endorses the Collaborative Payroll Internal Audit Report (Appendix 1)

Carried Unanimously**REPORTS FOR NOTING****Corporate Risk Quarterly Report****Report Reference: FAC200225R08**

The Risk Coordinator joined the meeting and explained the process behind the item. It was explained that the Executive Management Group discuss WHS and Risk fortnightly, with a focus on issues management. The Risk Working Group meets quarterly and considers the Councils high risk and mitigation actions and any changes to the Corporate Risk Register. The reports provided publically to Council and the Committee are high level to ensure that they can be considered in public as the level of detail provided in the register will impact on the level of confidentiality required.

Action: The consequence ratings are reviewed prior to the next report.

Moved Councillor Ms Johnston, Seconded Councillor Gard

That the Finance and Audit Committee:

1. Notes the Corporate Risk Quarterly Report

Carried Unanimously**Order of the Agenda**

The Chair sought and was granted leave of the meeting to vary the order of items and bring forward the item 'Internal Audit Program - Implementation of Recommendations' (Report Reference FAC200225R10).

Internal Audit Program - Implementation of Recommendations**Report Reference: FAC200225R10**

The Committee noted the report and provided the following feedback:

- When setting scopes ensure the core assurance and internal controls are being addressed
- There should be a drive for validation of internal controls
- Look for better ways to summarise the reports.

Service Review Program and Recommendations - Progress Update**Report Reference: FAC200225R09**

The Committee requested an organisation total be included in the table.

The Committee noted the item and the proposed steps to complete the overdue Records Management Service Review recommendations.

WORKSHOP / PRESENTATION ITEMS - Nil

OTHER BUSINESS - Nil

MEETING CLOSURE

Meeting Declared Closed at 4.42pm

CONFIRMED THIS 19 DAY OF MAY 2020

.....

CHAIRPERSON

CONFIDENTIAL ITEMS**Cover Report - Confirmation of Confidential Minutes of the Finance and Audit Committee Meeting held on 25 February 2020**

Originating Officer	Governance Officer - Angela Porter
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC200310F01

RECOMMENDATION

That Pursuant to Section 90(2) and (3)(h) of the Local Government Act 1999, Council orders that all persons present, with the exception of the following persons: Adrian Skull, Sorana Dinmore, Tony Lines, Ilia Houridis, Kate McKenzie, Phil Mattingly, Akos Szonyi and Victoria Moritz, be excluded from the meeting as Council receives and considers legal advice relating to a 'disclosure incident' 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.

Confirmation of Confidential Minutes of the Finance and Audit Committee Meeting held on 25 February 2020

CONFIDENTIAL

Reason For Passing This Resolution:

Local Government Act (SA) 1999 S 90 (2) 3(h): legal advice.

Cover Report - Edwardstown Memorial Sports and Community Club

Originating Officer	Acting Manager City Property - James O'Hanlon
Corporate Manager	N/A
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC200310F02

RECOMMENDATION

That pursuant to Section 90(2) 3(b) (i) and (ii) and 3(d) (i) and (ii) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Adrian Skull, Tony Lines, Ilia Houridis, Sorana Dinmore, Kate McKenzie, Craig Clarke, James O'Hanlon, Victoria Moritz and Corrine Grant (UHY Haines Norton – Chartered Accountants), be excluded from the meeting as the Council receives and considers information relating to Edwardstown Soldiers Memorial Community Club, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information, the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party and would on balance be contrary to the public interest.

Edwardstown Memorial Sports and Community Club

CONFIDENTIAL

Reason For Passing This Resolution:

Local Government Act (SA) 1999 S 90 (2) 3(d) (i) and (ii) : commercial information of a confidential nature (not being a trade secret) the disclosure of which (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and (ii) would, on balance, be contrary to the public interest.

Local Government Act (SA) 1999 S 90 (2) 3(b) (i) and (ii): information the disclosure of which (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and (ii) would, on balance, be contrary to the public interest.

CORPORATE REPORTS FOR DECISION

Southern Football Facility - Prudential Report

Originating Officer	Project Manager Strategic Projects - Carla Zub
Corporate Manager	Manager City Activation - Greg Salmon
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC200310R05

REPORT OBJECTIVE

To provide a Section 48 Prudential Report for the development of a Southern Football (Soccer) Facility to General Council.

EXECUTIVE SUMMARY

Over the last two years, the City of Marion (CoM) has continued to work with Football South Australia (FSA) to deliver the Southern Football (soccer) facility on Majors Road, O'Halloran Hill. The new facility is to become the home of The Cove Football (soccer) Club (the Club).

Due to the complexity of the project and potential operating benefits to the Club, Council resolved to lead the delivery of the Southern Football Facility and will own the asset at completion with a long term lease over the land. The Club will lease the facility from Council in accordance with its leasing and licensing policy.

The \$7 million jointly funded project between Council (\$4.5 million) and the State Government (\$2.5 million) will deliver a new facility comprising of three natural turf pitches, clubroom, pitch lighting, associated infrastructure, and on site car parking for over 250 vehicles.

The Prudential Report, prepared by BRM Advisory is in accordance with Section 48 of the Local Government Act 1999 (the Act) and addresses:

- the project's compatibility with relevant strategic plans;
- potential impact on the local economy;
- consultation that has been undertaken with the Clubs and surrounding community;
- financial implications, viability and sustainability of the project both in short and long term; and
- potential risks arising from the project and the proposed strategies to manage those risks.

On 25 February 2020, the Finance and Audit Committee (FAC) endorsed the report, noting that it was comprehensive and meets the requirements under Section 48 of the Act. The FAC highlighted that delivery of the SWBMX and Southern Football Facilities under one construction contractor presents the opportunity for potential savings through the economies of scale (refer to the FAC meeting minutes - Attachment 3 of this report).

The next step for the project is to proceed to detailed design and documentation phase in consultation with stakeholders and report back to Council to seek approval to call tenders for construction later this year.

RECOMMENDATION

That Council:

1. **Endorses the Section 48 Prudential Report.**
2. **Endorses Administration to proceed to detailed design of the Southern Football Facility.**



3. **Note that Staff will seek Council approval to proceed to call tenders for construction later in 2020.**

GENERAL ANALYSIS

BACKGROUND

Since the State Government's commitment to the development of a football facility in Southern Adelaide, the City of Marion (CoM) has worked with FSA to develop the project, with the facility to become the home of Cove Football (Soccer) Club.

The site for the facility was identified as the parcel of land on the corner of Majors and Adams Roads, O'Halloran Hill (Crown Land under the custodian of the Minister for Environment and Water) and to comprise of a clubroom, two artificial pitches, car parking and lighting.

The initial funding commitment was \$2.5 million from the State Government, through the FSA, with the CoM to match the \$2.5 million, bringing the total project budget to \$5 million.

At the General Council meeting on 23 April 2019, Council considered the progress of the Southern Football Facility and the potential funding pressures on the project budget and future operating model should FSA deliver two artificial pitches at the proposed Majors Road site.

Value management options were explored following this meeting. This included delivery of natural grass turf pitches based on engineering advice that natural grass pitches would be less problematic than synthetic pitches given the reactive soil conditions at Majors Road. A three pitch (natural grass) turf facility would cater for the Club's participation base (capacity of natural grass pitches is far less than synthetic surfaces). The initial cost estimate for natural turf pitches determined that the facility would cost approximately \$7 million exclusive of GST.

From the commencement of the project, the intent had been for the FSA to deliver and operate the Southern Football Facility, with CoM to be a funding partner and act as a conduit between the Club and the FSA. This model has been used by the FSA at other Council sites across Adelaide. Due to lengthy delays, the complexity of the site, and the proposed FSA operating model, the CoM at its Special Council meeting on 25 November 2019, resolved to take the lead role in bringing the facility to fruition. FSA will take an active role as a member on the Project Control Group to ensure the facility meets the requirements of the peak body. Council also resolved to contribute an additional \$2 million (increasing its contribution to \$4.5 million) bringing the total project budget to \$7 million.

The CoM will lease the land from the Minister for Environment and Water with the facility to be subleased to the Club. This enables the Club to operate the facility in accordance with Council's Leasing and Licensing Policy; making it a viable financial model for the Club.

DISCUSSION

The \$7 million Southern Football Facility will include (Attachment 2 site layout) the following elements:

- Three natural turf pitches (provision for future fourth pitch) and associated infrastructure.
- Pitch lighting and fencing
- Four change rooms with associated amenities with direct access to two pitches
- Referee amenities
- Bar, Canteen and Kitchen facilities including cool room and dry store
- Function/meeting room of approx. 110sqm
- First aid, massage room, officials room
- Public amenities including DDA compliant amenities
- Security, PA system and ICT infrastructure
- Provision of bicycle racks
- Environmentally sustainable initiatives including solar panels
- Car parking for over 250 vehicles.

The Report finds that the operating and capital renewal costs can be afforded by Council. There is no current provision in the current Long Term Financial Plan (LTFP) and these costs will need to be provided for in the next version of the LTFP.

On 31 January 2020, the FSA committed to working with the State Government for the transfer of the remaining balance of the \$2,500,000 (being \$2,392,380) to the CoM. The money expended to date by the FSA has been for design and documentation that can be used by Council. CoM has secured the commitment from the FSA to transfer the grant and has progressed the preparation of new funding deed with the Office for Recreation, Sport and Racing (ORSR). CoM will commence reporting to ORSR on the project's progress on execution of the new deed.

The CoM will lead delivery of the project. Subject to Council approval to proceed to detailed design and construction, the CoM will also be the contracting party for engaging the contractor to build the Southern Football Facility.

As the SWBMX and the Southern Football facilities will be delivered in similar time frames, there are opportunities to design and construct under one contract. This has the potential to offer better value for money for Council through a reduction in the preliminaries and efficiencies of scale (i.e. one civil contractor moving reactive soils across both sites).

The Report has assessed the demonstration of good governance and prudential management practice. It provides transparency in Council's activities and specific responsibilities, benefits and risks and whole of life costs associated with the Southern Football project. The report addresses the prudential issues in detail relating to the proposed Council capital contribution of \$4,500,000 as well as the required ongoing contribution of operational, maintenance and renewal expenditure.

SECTION 48 PRUDENTIAL MANAGEMENT REPORT

Section 48 of the *Local Government Act 1999* (the 'Act') requires Council to consider a report for any project where the expected capital cost is likely to exceed \$4,000,000 over the ensuing 5 years and addresses a number of key prudential issues. The Report considers the requirements under the Act, in particular the financial viability and sustainability of the project.

Section 2 - Relationship with relevant strategic management plans

No issues identified.

Section 3 - Objectives of the Development Plan

The Southern Football Facility has not yet received Development Approval under the Marion Council Development Plan. The site is located within the Hills Face Zone and an application will be lodged seeking approval once the final scope of the project is determined. Department of Environment and Water, as custodian of the land, will provide a letter of support for the development.

Section 4 - Economic Development

The Project will advance economic development in the Marion area, and more broadly in Southern Adelaide, and provide wider economic impacts for the economy, delivering tangible economic benefits to the community.

The project is estimated to generate 46 jobs during construction and a total economic impact of \$24.2 million. Following completion of construction, the new facility is expected to have a positive impact on local businesses both within Hallett Cove and O'Halloran Hill.

As there isn't a similar facility within the area and an existing club is relocating to new premises, there will be no adverse effects of new competition within the local area.

Section 5 - Community Consultation

The Project has been the subject of involvement, consultation and commitment of the FSA and the Club. Consultation for the project has been undertaken consistent with the CoM Community Consultation Policy.

As the project location is within the O'Halloran Hill Recreation Park and the greater area of Glenthorne Park, the DEW has been a member on the project control group. This has enabled the project scope to be developed to achieve the sustainability and environment targets sought by the department.

Section 6 - Financial Assessment

This section discusses the business needs analysis, the project's intention to produce revenue, revenue projections and potential financial risks. It also considers the recurrent and whole of life costs and financial viability.

The Cove Football Club will lease the new facility from the CoM in accordance with Council's Leasing and Licensing policy. It is envisaged that Council will maintain the structural components of the asset at completion with the club to pay operating costs such as utilities, cleaning and maintain the specialised infrastructure.

The annualised cash costs are estimated to be \$98,200 comprising \$44,200 in maintenance, and \$49,500 in grounds water cost and \$4,500 in other operating costs. This includes increased maintenance costs for the turf pitches with the Club only required to pay 10% of the total water consumption costs.

Depreciation, and thus a reasonable allowance for capital renewal, is calculated in accordance with Australian Accounting Standards, with the estimate depreciation/ renewal forecast in the order of \$280,000 per annum.

Section 7 - Project Risk and Mitigation Strategies

A risk register has been prepared on the project. Strategies have been identified to mitigate or manage the risks identified. Risks will be actively managed throughout the project and will be formally reviewed by the Project Control Group on a monthly basis.

The risk assessment demonstrates that the project's inherent risks are within expected limits of a project of this scale. CoM has outlined appropriate mitigation strategies to lower the inherent risks and these are detailed in the risk register. Section 7 of the Section 48 Report discusses project risk.

A significant risk that needs to be resolved, is the transfer of the State Government funding to the CoM. Whilst FSA Board's has committed to the transfer, it is subject to the approval of the Minister for Recreation, Sport and Racing and a new agreement being reached between ORSR and CoM. This work has been triggered and given both parties have extensive experience in negotiating agreements, it is anticipated that it will be resolved as a matter of urgency.

An immediate risk is the project delivery costs exceeding the \$7 million budget. CoM has engaged cost manager's Rider Levett Bucknall to oversee the cost management of the project. CoM and the consultancy team will work through value management options should cost pressures arise. With Council resolving to increase the budget and deliver natural turf pitches, it is anticipated that the costs associated with addressing the reactive soils will reduce.

Section 8 - Project Delivery

The project delivery approach was deemed appropriate for the proposed outcomes with the proposed schedule outlined below:

PROJECT SCHEDULE

Phase 1: Review Concept Design	January 2020
Phase 2: Design Development and Development Planning Consent	March - May 2020
Phase 3: Detailed Design and Documentation, Building Rules Consent	April - July 2020
Procure Superintendent	May 2020
Phase 4: Tender	July - September 2020
Phase 5: Construction	November 2020 - June 2020
Phase 6: Defects Liability Period	June 2020 – June 2021

FINANCE AND AUDIT COMMITTEE FEEDBACK

The Committee considered that the project is a good investment for the Community with Council to consider the following:

Finance and Audit Committee Advice	Council Staff Response
Delivery of both SWBMX and Southern Football Facilities under one construction contract to recognise better value for money for Council.	To date, Council has engaged the same design team across both sites to enable both projects to be designed and documented for tender as one construction contract
Could the water costs be negotiated as part of lease	State Government does not currently receive any reduction in water costs from SA Water. Under the terms and conditions of the lease, Council will be required to make payment of all costs associated with water supply and consumption.

CONCLUSION

The Section 48 Report demonstrates that the City of Marion has capacity to deliver the Southern Football facility on Majors Road, O'Halloran Hill with the key management strategies for the future operation of the facility.

Risks for the project have been identified and strategies to mitigate, minimise and monitor risks have been developed.

The key finding by the FAC on the Report being the opportunity for the delivery of the SWBMX facility and Southern Football Facility under one construction contract to provide Council with better value for money.

Attachment



#	Attachment	Type
1	Attachment 1 - Southern Football (Soccer) Facility Prudential Report Final	PDF File
2	Attachment 2 - Southern Football (Soccer) Layout	PDF File
3	Attachment 3 - FAC200225 Minutes Extract - Southern Football Facility Prudential Report	PDF File



City of Marion

Section 48 Prudential Report

Southern Soccer Facility

February 2020
Final



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EXECUTIVE SUMMARY

Purpose

The following report has been prepared in accordance with the requirements of the City of Marion Prudential Management Policy and Section 48 of the Local Government Act 1999 which requires a Council to consider a report addressing the prudential issues set out in Section 48 subsection 2 of the Act before engaging in a major project. The purpose of a Prudential Report is to ensure the Elected Members have the necessary information to enable an informed decision whether or not to proceed with a project.

The Project

The Project is the development of a soccer facility at Majors Road, O'Halloran Hill which will be comprised of three natural turf soccer pitches, with capacity to add one additional natural turf soccer pitch, a clubroom, grandstand, car parking, lighting and utilities.

The upfront capital cost of the Project is estimated to be \$7.0 million. Ongoing annual operating costs of \$98,200k (indexed and excluding capital renewal of \$280,000) are estimated. The facility will be co-funded by the State Government and the City of Marion.

Prudential Review Issues and Findings

In our view, the CoM has acted with due care, diligence and foresight in planning the Project and, to date, Council has been provided with sufficient information to satisfy the requirements of Council's Prudential Management Policy and Section 48 of the Local Government Act. We specifically note the following.

- There is strong alignment between CoM's key strategic planning documents and the Project which is specifically identified within these as a key project to progress.
- Development approval for the proposed O'Halloran Hill site will be required before construction commences. While the Majors Road site falls within the Adelaide Hills Face Zone, we do not believe that the proposed design contravenes the intentions of the Hills Face Zone restrictions.
- The CoM is working with estimators Rider Levett Bucknall to finalise capital costs for the facility currently estimated to be \$7.0 million.
- The economic impact analysis conducted has identified that there would be economic benefits arising from the construction of the soccer facility that would outweigh the upfront capital investment costs.
- Community consultation has commenced with key stakeholders, and with persons and communities located within the proximity of the proposed location. Among the persons and communities consulted there is support for the Project.
- The whole-of-life costing shows that the facility can be operated and maintained within the CoM's current funding availability, as identified in the CoM Long Term Financial Plan 2019-2029.
- A risk register has been compiled with mitigating actions identified to reduce the risk rating of all risks to a 'Medium' rating.



1. INTRODUCTION

1.1 Background

- 1.1.1 The City of Marion (CoM) provides sport and recreation facilities that support an active and connected community. There is a need to ensure that the large number of sport and recreation facilities are planned to respond to the future needs of the community.
- 1.1.2 In 2017, the State Government announced \$10 million funding towards Football South Australia (FSA) delivering of 6 football (soccer) facilities across Adelaide including \$2.5 million for a new southern facility to be developed on the Crown land, owned by the Department of Environment and Water (DEW) at Majors Road, O'Halloran Hill.
- 1.1.3 The CoM provided in principle support to develop a soccer facility with a funding commitment of \$2.5 million made at the 24th May 2016 General Council meeting.
- 1.1.4 Since the 2017 announcement the CoM has worked with the FSA for the delivery of a new football facility within Southern Adelaide with the facility to become the home of Cove Football (Soccer) Club (the Club).
- 1.1.5 At the General Council meeting on 23 April 2019 (GC190423F01), Council considered the progress of the southern soccer facility and the potential funding pressures on the project budget and future operating model should the Football Federation deliver two artificial pitches at the proposed Majors Road site.
- 1.1.6 Following this meeting, value management options for the delivery of soccer on Majors Road were explored. This included delivery of natural grass turf pitches based on engineering advice that natural grass pitches would be less problematic on the poor soil conditions at Majors Road. A three pitch (natural grass turf) facility would cater for the Club's participation base (capacity of natural grass pitches is far less than synthetic surfaces).
- 1.1.7 From the commencement of the southern soccer facility project, the intent was for the FSA to deliver and own the southern facility with the CoM to be a funding partner and act as a conduit between the Club and the FSA. However, due to the complexity of the Majors Road site and future operating model, the CoM determined to take ownership of the asset and the lead role in bringing the facility to fruition, with the FSA taking an active role as a member on the Project Control Group to ensure the facility meets the requirements of the peak body.
- 1.1.8 Due to delays in the delivery of the project, at the Special General Council Meeting held on 25th November 2019 (SGC191125F01), Council resolved to invest in the delivery of three turf football pitches and supporting clubroom facility at the Majors Road site at O'Halloran Hill. Specifically, the Council resolution included:

"Endorse Administration to take the lead in the project delivery of the Southern Soccer facility at Majors Road and negotiate this transfer of lead with the Football Federation South Australia and the State Government.

Endorse Administration to proceed with the delivery of Southern Soccer facility at Majors Road with:



- a. *three natural turf soccer pitches at a cost of \$7,000,000 GST exclusive;*
- b. *development of the site to allow capacity for future development of one additional natural turf soccer pitches;*
- c. *commit additional funding of \$2,000,000 from Council's reserve towards the Southern Soccer Project increasing Council's funding contribution from \$2,500,000 to \$4,500,000 subject to the transfer of the Football Federation of South Australia's funding of \$2,500,000 to the City of Marion.*
- d. *Council writes to the Cove Football Club (soccer) seeking their interest as a future lease holder of the proposed new facility at Majors Road. (Noting that the Cove Football Clubs new licence agreement at the Cove Community and Sports Club could include provision for termination once the new southern soccer facility is complete if required).*

Endorse Council and the State Government entering into a funding Deed for the delivery of the project at Majors Road.

Note that the forecast operating expenditure for three pitches is \$382,171 per annum (\$102,171 operating and maintenance; \$280,000 depreciation)."

- 1.1.9 The funding deed is currently being resolved between Office for Recreation, Sport and Racing and is anticipated that it will state that construction is to commence no later than 31 December 2020 and be completed by 31 December 2021.

1.2 The Project

- 1.2.1 The Project is the \$7.0 million development of a soccer facility at Majors Road, O'Halloran Hill which will be comprised of three natural turf soccer pitches, with capacity to add one additional natural turf soccer pitch, a clubroom, car parking, lighting and utilities.

1.3 Rationale for the Project

- 1.3.1 The CoM is committed to providing sport and recreation facilities that support an active and connected community. Working with the State government, the CoM has identified the need for a major soccer facility in the southern suburbs.
- 1.3.2 This will support the growth in soccer participation rates in the area and enable the existing Cove FC, which currently has junior and senior teams based at separate locations in Hallett Cove, to consolidate their activities and operate from one site with opportunity for further growth.

1.4 Legal Framework and Prudential Issues

- 1.4.1 The Local Government Act 1999 (Act) Section 48 states that:

"a council must develop and maintain prudential management policies, practices and procedures for the assessment of projects to ensure that the council —



- (a) acts with due care, diligence and foresight; and*
 - (b) identifies and manages risks associated with a project; and*
 - (c) makes informed decisions; and*
 - (d) is accountable for the use of council and other public resources.”*
- 1.4.2 The CoM has adopted a Prudential Management Policy which satisfies the requirements of the Act. Under the Policy, the preparation of a Prudential Report is the highest level and most thorough type of due diligence report required for the purposes of the Policy.
- 1.4.3 The Prudential Management Policy and the Act 1999 require Council to consider a report addressing the prudential issues set out in subsection 2 of Section 48 when a project meets certain criteria, specified in (1) (b), namely where a council:
 - (b) engages in any project (whether commercial or otherwise and including through a subsidiary or participation in a joint venture, trust, partnership or other similar body)—*
 - (i) where the expected operating expenses calculated on an accrual basis of the council over the ensuing five years is likely to exceed 20 per cent of the council's average annual operating expenses over the previous five financial years (as shown in the council's financial statements); or*
 - (ii) where the expected capital cost of the project over the ensuing five years is likely to exceed \$4 000 000 (indexed); or.*
 - (iii) where the council considers that it is necessary or appropriate.*
- 1.4.4 The prudential issues set out Section 48 of the Act are reproduced in full in Attachment One.
- 1.4.5 We note that the indexed value of the \$4.00 million threshold identified in Section 48 (1) (b) (ii) is \$4.888 million as at the date of this report.
- 1.4.6 As the Project has a capital value greater than \$4.888 million, we have been engaged to prepare a report to satisfy the requirements of Section 48 of the Act and the Prudential Management Policy.
- 1.4.7 Following consideration of this Prudential Report by Council, the CoM should ensure that the Report is made available to members of the public in accordance with the Act.



2. **RELATIONSHIP WITH STRATEGIC MANAGEMENT PLANS**

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

(a) the relationship between the project and relevant strategic management plans;

2.1 **Relevant Strategic Management Plans**

2.1.1 Section 122 of the Act requires a Council to develop and adopt strategic management plans; these are required to incorporate the extent to which a Council's objectives are related to regional, state and national objectives.

2.1.2 For the purposes of this report the relationship between the Project and the following plans are considered relevant.

2.1.2.1 City of Marion

- Community Vision - Towards 2040;
- Strategic Plan 2019-2029;
- City of Marion Business Plan 2019-2023;
- Annual Business Plan and Budget 2019-2020;
- Long Term Financial Plan 2019-2029; and
- Asset Management Plans.

2.1.2.2 Regional

- No relevant regional plans were noted.

2.1.2.3 South Australian State Government

- 30 Year Plan for Greater Adelaide;
- Office for Recreation, Sport and Racing Strategic Plan 2017 to 2021;
- Department for Environment and Water People and Parks Strategy; and
- 20-Year State Infrastructure Strategy (currently in development).

2.1.2.4 National

- Sport 2030.



2.1 City of Marion Plans

2.1.1 City of Marion Community Vision – Towards 2040

2.1.1.1 The City of Marion Community Vision - Towards 2040 was endorsed by Council in December 2013 to shape the future of the Marion community for 25 years.

2.1.1.2 The CoM's stated vision is as follows.

"A community that is Liveable, Valuing Nature, Engaged, Prosperous, Innovative and Connected".

2.1.1.3 The Project will provide enhanced lifestyle opportunities for the community through increased recreational space and therefore aligns with the Liveable goal of the Vision.

2.1.2 City of Marion Strategic Plan 2019-2029

2.1.2.1 To ensure Council's activities contribute to the Community Vision – Towards 2040, the Council adopted the Strategic Plan 2019-2029 which provides a 10 year roadmap of the CoM's Purpose, Vision, Values, Goals, Challenges and Opportunities, Objectives and Strategies.

2.1.2.2 The CoM Community Vision - Towards 2040 has six themes that are to be progressed in the Strategic Plan 2019–2029 through the following 10 year goals.

- Goal 1 – Liveable – Attractive neighbourhoods with diverse urban development, vibrant community hubs, excellent sporting facilities, open spaces and playgrounds.
- Goal 2 – Valuing Nature – Improve stormwater management, increase energy efficiency, promote biodiversity and improve opportunities for people to play in open spaces and interact with nature.
- Goal 3 – Engaged – Community will feel engaged and empowered to influence the improvement in their own neighbourhood.
- Goal 4 – Innovate – Constantly ready to adapt to technological advances and be better and quicker at sharing relevant information.
- Goal 5 – Prosperous – Realisation of the full potential of the Tonsley Precinct and other key commercial – industrial – retail zones.
- Goal 6 – Connected - Easier and safer to move around the city which will have accessible services and plenty of walking and cycling paths. New technology and community facilities to better connect the community.



- 2.1.2.3 The Liveable goal contains two specific strategies that are considered strongly aligned to the Project:

"L1 We will make our services, facilities and open spaces more accessible.

L2 We will create more opportunities for residents to enjoy recreation and social interaction in our neighbourhood centres, libraries, sports facilities and other Council facilities."

2.1.3 City of Marion Business Plan 2019-2023

- 2.1.3.1 The CoM Business Plan explains the projects and programs Council will deliver over a four year period to develop a city in line with community's wishes.
- 2.1.3.2 The Liveable goal in the Business Plan is "Communities that are safe and inclusive, embracing active living, and healthy lifestyles".
- 2.1.3.3 The alignment of the Project is demonstrated by the inclusion of "Deliver a Southern Soccer Facility" in the 19/20 and 20/21 Projects within the Business Plan.

2.1.4 Annual Business Plan

- 2.1.4.1 The Annual Business Plan outlines how Council plans to allocate its budget and what services and projects will be developed in the forthcoming financial year, so that CoM can progress the community's aspirations in the City of Marion Community Vision - 'Towards 2040' and the goals in the 10-year Strategic Plan 2019-2029.
- 2.1.4.2 The Annual Business Plan links the overarching long term Strategic Plan with the budget, service delivery and rate levels for the current financial year.
- 2.1.4.3 The Project is specifically identified as a strategic priority in the Annual Business Plan 2019-20, further evidencing the strong alignment of the Project with CoM strategic management plans.

2.1.5 Long-Term Financial Plan

- 2.1.5.1 The CoM Long Term Financial Plan 2019-2029 (LTFP) is a tool to assist in determining Council's long-term financial sustainability by projecting the financial impact of any known decisions and to provide guidance on the parameters to use when developing future budgets.
- 2.1.5.2 The Project is identified as a key outcome in the LTFP.



- 2.1.5.3 The current LTFP includes the provision of \$2.5 million in capital costs (with \$2.5 million of external funding). Council has resolved and has capacity to provide for an additional \$2.0 million in Project funding in the 2020-2030 LTFP and will also need to provide for the ongoing Project operating costs and capital renewal.

2.1.6 Asset Management Plans

- 2.1.6.1 The CoM owns and manages a diverse portfolio of assets, valued in excess of \$1 billion. These assets exist in order to provide services to the community.
- 2.1.6.2 The CoM undertakes a comprehensive asset management planning process to ensure the delivery of services from infrastructure is provided in a financially sustainable manner. This is reflected in detailed asset management plans, which are maintained for various asset classes.
- 2.1.6.3 Provisions are included in the CoM Asset Management Plan for the existing Cove FC senior and junior playing fields, which will need to be reviewed once a decision is taken on the future use of the respective sites. For the purposes of this Project, the future use of The Cove FC existing playing fields has not been considered.
- 2.1.6.4 The assets created through the Project will impact the Asset Management Plans for Buildings and Open Space. Future versions of these Plans will need to be updated to reflect the Project.

2.2 Regional Objectives

- 2.2.1 There are no relevant regional objectives.

2.3 South Australian State Objectives

The South Australian State objectives with respect to sport and recreation are articulated in a number of plans and by various agencies, the alignment of the Project with these plans is detailed below.

2.3.1 30 Year Plan for Greater Adelaide

- 2.3.1.1 The State Government's broad vision for sustainable land use and the built development of the state is outlined in the Planning Strategy. The relevant volume of the Planning Strategy is the 30-Year Plan for Greater Adelaide (2017 Update).
- 2.3.1.2 The 30 Year Plan (2017 Update) focuses on six key pillars, these are:
 - (a) Containing our Urban Footprint;
 - (b) More Ways to Get Around;
 - (c) Getting Active;



- (d) Walkable Neighbourhoods;
 - (e) A Green Liveable City; and
 - (f) Greater Housing Choices.
- 2.3.1.3 The Project is aligned to the Getting Active and A Green Liveable City pillars of the 30 Year Plan.
- 2.3.1.4 One of the targets in the Green Liveable City pillar includes ensuring that Adelaide provides its residents with a diverse range of quality open spaces and places and notes that 'participating in sports and clubs also provides a valuable vehicle for social support and cohesion in our community'.
- 2.3.1.5 The Project supports the growth of the sport in the region and provides a vehicle for CoM residents to engage with community activities and sports which help encourage active lifestyles.
- 2.3.1.6 The proposed investment in the Project is aligned with the 30 Year Plan for Greater Adelaide.
- 2.3.2 Office for Recreation, Sport and Racing 2017-2021 Strategic Plan
 - 2.3.2.1 The State Government Office for Recreation, Sport and Racing Strategic Plan 2017 – 2021, articulates a vision of "an active State" where sport and recreation activities develop stronger, healthier and happier communities.
 - 2.3.2.2 The Project will provide increased and enhanced opportunities to progress the Office for Recreation, Sport and Racing's vision.
 - 2.3.2.3 The following strategies in the Strategic Plan will be advanced by the Project.
 - (a) Plan and develop local, state, national and international standard sport and recreation infrastructure to meet government and community outcomes;
 - (b) Collaborate across government to develop and co-invest in local and regional facilities that meet the needs of sport, recreation and the community.
 - (c) Invest in people, projects and initiatives that increase access and opportunities to participate in sport and recreation.
 - 2.3.2.4 The Project is considered to be closely aligned to the strategic priorities identified in the State Government Office for Recreation, Sport and Racing Strategic Plan 2017-2021.



2.3.3 Department for Environment and Water People and Parks Strategy

2.3.3.1 The State Government's objective for People and Parks is 'the encouragement of public use and enjoyment of reserves and education in, and proper understanding and recognition of, their purpose and significance'. The goals are:

- (a) Enriching our lives;
- (b) Enhancing parks;
- (c) Shared stewardship for parks; and
- (d) Growing community benefits and prosperity.

2.3.3.2 The Project supports all of these goals, by providing a facility that supports healthy living, enhances the facilities of the O'Halloran Hill Recreation Park, involves community groups in the operation of the Park and generates benefits for the wider community.

2.3.4 The 20-Year State Infrastructure Strategy is currently in development by Infrastructure SA and is expected to be available in early 2020.

2.4 National Objectives

2.4.1 Sport 2030 is the Australian Government's vision and the plan for sport and physical activity in Australia over the next 12 years to be delivered in partnership with Australia's sporting, physical activity, technology, education and corporate community.

2.4.2 Sport 2030 is Australia's first national sport plan and articulates the following strategic priorities:

- 2.4.2.1 Build a more active Australia — More Australians, more active, more often;
- 2.4.2.2 Achieving sporting excellence — National pride, inspiration and motivation through international sporting success;
- 2.4.2.3 Safeguarding the integrity of sport — A fair, safe and strong sport sector free from corruption; and
- 2.4.2.4 Strengthening Australia's sport industry — A thriving Australian sport and recreation industry.

2.4.3 The Department of Health, which administers the Australian Sports Commission Act 1989 is committed to, amongst other things, encouraging increased participation by Australians in sport and providing resources, and facilities to enable Australians to pursue sport whilst also furthering their educational and vocational skills and other aspects of their personal development.



- 2.4.4 In June 2011, Commonwealth, State and Territory Sport Ministers agreed to establish the first National Sport and Active Recreation Policy Framework (the Framework) to help guide the development of sports policy across Australia. The Framework provides a mechanism for the achievement of national goals for sport and active recreation and sets out the agreed roles and responsibilities of governments and their expectations of sport and active recreation partners.
- 2.4.5 The Framework outlines Commonwealth, State and Territory Government Expectations of Other Stakeholders including Regional and Local Government, as follows:
 - 2.4.5.1 Facilitating a strategic approach to the provision of sporting and active recreation infrastructure including open space, and other needs.
 - 2.4.5.2 Establishing local management and access policies to sport and recreation facilities.
 - 2.4.5.3 Supporting and coordinating local and regional service providers (venues and programs).
 - 2.4.5.4 Liaising and partnering with state and territory governments on targeted program delivery.
 - 2.4.5.5 Supporting and partnering with non-government organisations that enable sport and active recreation participation.
 - 2.4.5.6 Incorporating sport and recreation development and participation opportunities in Council plans.
 - 2.4.5.7 Collaborating, engaging and partnering across government departments on shared Policy agendas.
 - 2.4.5.8 Investment in sport and active recreation infrastructure.
- 2.4.6 The Project supports Sport 2030, the objectives of the Act and is consistent with the Framework through improved and increased sports and recreation facilities.



3. OBJECTIVES OF THE DEVELOPMENT PLAN

Local Government Act, Section 48 (2) the following are prudential issues for the purposes of subsection (1):

(b) the objectives of the Development Plan in the area where the project is to occur;

3.1 Development Approval

- 3.1.1 Development in CoM is governed by the Development Plan – Marion Council, pursuant to Section 33 of the Development Act 1993 and the associated Development Regulations 2008. The current version of the Development plan is dated as consolidated on 15 August 2019.
- 3.1.2 The Development Plan outlines what sort of developments and land use are and are not envisaged for particular zones and various objectives, principles and policies controlling the nature of proposed developments. As such, the Development Plan covers matters including zoning issues, building appearance and neighbourhood character, land division, building siting and setbacks and environmental guidelines.
- 3.1.3 The proposed site for the Project, bounded by the Majors Road to the North and Adams Road to the East, is located within the O'Halloran Hill Recreation Park, which is Crown Land under the care and control of the Department of Environment and Water (DEW).
- 3.1.4 To develop on the proposed site, the CoM will require the approval of the Minister for Environment and Water.
- 3.1.5 The Project involves works which are defined as "development" under the Development Act 1993.
- 3.1.6 Development approval has yet to be obtained by Council, and is a prerequisite for the Project to proceed.
- 3.1.7 The CoM intends to seek Development approval once Council has resolved to implement the Project.

3.2 Development Zone

- 3.2.1 The proposed location for the Project is within the Hills Face Zone, which is a zone in which the natural character is preserved and enhanced or re-established in order to:
 - 3.2.1.1 provide a natural backdrop to the Adelaide Plain and a contrast to the urban area;
 - 3.2.1.2 preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide;
 - 3.2.1.3 provide for passive recreation in an area of natural character close to the metropolitan area;



- 3.2.1.4 provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges; and
 - 3.2.1.5 ensure that the community is not required to bear the cost of providing services to and within the zone.
- 3.2.2 Within the Hills Face Zone, structures must be designed in such a way as to:
 - 3.2.2.1 preserve and enhance the natural character or assist in the re-establishment of a natural character in the zone;
 - 3.2.2.2 limit the visual intrusion of development in the zone, particularly when viewed from roads within the zone or from the Adelaide Plain;
 - 3.2.2.3 not create, either in themselves, or in association with other developments, a potential demand for the provision of services at a cost to the community; and
 - 3.2.2.4 prevent the loss of life and property resulting from bushfires.
- 3.2.3 The proposed Project is not inconsistent with the objectives of the Hills Face Zone. The playing fields will provide a natural backdrop to the Adelaide Plain and the car park and building structures will not be significant compared to other structures within a reasonable proximity to the proposed site. Included within a short distance of the proposed site is:
 - 3.2.3.1 the O'Halloran Hill Recreation Park;
 - 3.2.3.2 a shooting and archery club;
 - 3.2.3.3 the seven-lane Southern Expressway;
 - 3.2.3.4 an equestrian facility, comprising a very large industrial building;
 - 3.2.3.5 a rural property;
 - 3.2.3.6 a school located at the former TAFE complex consisting of several large buildings;
 - 3.2.3.7 a former drive-in movie site with a large disused screen;
 - 3.2.3.8 a golf driving range; and
 - 3.2.3.9 the proposed Sam Willoughby BMX Track.



3.3 Approving Authority

- 3.3.1 The City of Marion acts as a planning authority under the Development Act. This role is different from the Council's role of governing the community under the Local Government Act.
- 3.3.2 For most applications, the Council has delegated its power as the planning authority to staff in the Development Services Division (i.e. staff will assess and make decisions on most Development Applications). Development Applications that are not dealt with by staff under delegated authority are determined by the Council Assessment Panel (CAP). The CAP is made up of a combination of Elected Members and independent professionals appointed by the Council.
- 3.3.3 The CoM will be required to lodge a Development Application with the City of Marion and the following process will occur.
 - 3.3.3.1 Lodgement of all applicable plans and documentation and submission of a 'Statement of Support'.
 - 3.3.3.2 Once CoM staff resolve to process the application, a Statement of Effect must be produced by the applicant, which following receipt, will progress the application to Category 3 public notification and referral to applicable government agencies.
 - 3.3.3.3 Following the close of the public notification process, a planning assessment will be undertaken with any outstanding matters being sought to be resolved prior to the application being presented to the CoM CAP for determination.
 - 3.3.3.4 Assuming support is forthcoming from the CAP, the application will be referred to the State Planning Assessment Commission (SPAC) who must grant 'concurrence' for the application to be granted Development Plan Consent (by the Council following written receipt of the SPAC's concurrence).
 - 3.3.3.5 Any person who lodged a representation regarding the proposal during the public notification period will have a right to appeal against that decision, if aggrieved, and must do so within 15 business days of the grant of Development Plan Consent.



4. ECONOMIC DEVELOPMENT

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

- (c) *the expected contribution of the project to the economic development of the local area, the impact that the project may have on businesses carried on in the proximity and, if appropriate, how the project should be established in a way that ensures fair competition in the market place;*

4.1 Contribution to Economic Development

- 4.1.1 Economic development can be defined as efforts that seek to improve the economic well-being and quality of life for a community by creating and/or retaining jobs and supporting or growing incomes and the tax base.
- 4.1.2 The contribution to economic development from the Project will primarily come from two sources:
 - 4.1.2.1 construction activity in the area including the purchase of local goods and services; and
 - 4.1.2.2 activities in the area through the ongoing operation of the Project.
- 4.1.3 To quantify the economic benefits of the Project, CoM produced an Input-Output (I-O) report from the economic modelling tool 'REMPPLAN'.

4.2 Economic Impact Analysis

- 4.2.1 The REMPLAN I-O analysis to determine the output, employment and value-added impact of a \$7.000 million investment in the Southern Adelaide region is based on data sourced from the Australian Bureau of Statistics (ABS), most of which relates to the 2016, 2011, 2006 and 2001 Censuses.
- 4.2.2 Construction benefits
 - 4.2.2.1 Total output from the Project including all direct, industrial and consumption effects is estimated to increase output by up to \$15.435 million. This represents a Type 2 Output multiplier of 2.205 and is comprised of the following:
 - (a) a \$7.000 million direct increase in output;
 - (b) a rise of \$6.252 million in the demand for intermediate goods and services, including the flow on effects as demand for local goods and services increases; and
 - (c) the consumption effects from the creation of jobs in the economy arising from the increases in direct and indirect output which are estimated to be \$2.182 million.



- 4.2.2.2 An increase in output of \$15.435 million from the Project should result in an increase of up to 46 jobs during the construction phase, from a Type 2 employment multiplier of 2.556, as detailed below:
- (a) the direct effect is estimated to create up to 18 jobs;
 - (b) the indirect or flow on effect is estimated to result in the gain of a further 19 jobs; and
 - (c) the consumption effect is estimated to boost employment by 9 jobs.
- 4.2.2.3 The estimated impact of the Project on wages and salaries is by up to \$2.977 million, representing a Type 2 multiplier of 2.664, the components are:
- (a) the increase from the direct effect is estimated at \$1.117 million;
 - (b) the indirect or flow on effect is estimated at \$1.331 million, which represents a Type 1 Wages and Salaries multiplier of 2.192; and
 - (c) the consumption effects under this scenario are expected to further boost employment in sectors such as retail therefore further increasing wages and salaries by an estimated \$0.528 million.
- 4.2.2.4 The impact of the Project on value added is estimated to increase by up to \$5.785 million, this represents a Type 2 value-added multiplier of 2.658 and is comprised of:
- (a) a direct impact of \$2.177 million;
 - (b) an indirect or flow-on effect in terms of local purchases of goods and services are anticipated of \$2.376 million, this represents a Type 1 value-added multiplier of 2.091; and
 - (c) A consumption effect of \$1.233 million, as a proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy.

4.2.2.5 Table 1 summarises the construction impact of the Project.

Table 1 – Construction Impact Summary (REMPAN)

Impact Summary \$ millions	Direct Effect	Supply-Chain Effect	Consumption Effect	Total Effect
Output	7.000	6.252	2.182	15.435
Employment (Jobs)	18	19	9	46
Wages and Salaries	1.117	1.331	0.528	2.977
Value-added	2.177	2.376	1.233	5.785



4.3 Impact on Business in the Proximity

- 4.3.1 Given the location of the facility, we would not expect there to be any significant negative impacts for businesses in the proximity as a result of the construction phase of the Project.
- 4.3.2 Post-construction, the direct impact on local business is expected to be generally positive. The higher visitation to the area should result in greater spend on food, beverage and retail businesses within the surrounding areas including in Hallett Cove and O'Halloran Hill.

4.4 Fair Competition

- 4.4.1 There is not a facility in the area that is equivalent to the proposed Project.
- 4.4.2 The nearby grounds at Hallett Cove, home to The Cove FC (the Club) (two separate senior and junior locations), are of a lower standard and are unable to meet the needs of the growing club, with the proposed facility to become the new home of the Club.
- 4.4.3 The proposed Project will not constitute a significant business activity, as defined by national competition principles and therefore the principles of fair competition are not relevant in this instance.



5. COMMUNITY CONSULTATION

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

(d) the level of consultation with the local community, including contact with persons who may be affected by the project and the representations that have been made by them, and the means by which the community can influence or contribute to the project or its outcomes;

5.1 Level of Consultation

5.1.1 The CoM Community Engagement Policy (2016), pursuant to Section 50 of the Local Government Act 1999, sets out the steps that Council intends to take to deliver effective community consultation, whilst fulfilling Council's requirements under the Act.

5.1.2 The principles of the Community Engagement Policy are as follows.

"4.1 Elected Members are acknowledged as the representatives of community and empowered to make decisions. The role of staff is to present to the Elected Members all facts (which may include community perspectives) relevant to Council decisions, and subsequently to implement the decisions of Council.

4.2 We communicate openly and honestly about the degree of influence communities are able to exercise in any engagement activity or key decision.

4.3 We value the diversity of our communities and will utilise inclusive, representative and accessible approaches.

4.4 We commit to evaluation and continuous improvement in our community engagement.

4.5 The City of Marion will commit to appropriate levels of community engagement before making significant decisions taking into account the number of people affected and the likely degree of impact of the decision."

5.1.3 According to the Policy, the CoM is to consider the following methods of including the community, which are consistent with the International Association of Public Participation's (IAP2) Core Values:

5.1.3.1 Inform - communicating balanced and objective information to help the community understand the decision.

5.1.3.2 Consult - providing information, ideally presenting a number of options, to allow the community to express their preferences regarding the decision.

5.1.3.3 Involve - working directly with the community throughout a project to ensure that concerns and aspirations are consistently understood and considered as the project evolves through to completion.



- 5.1.3.4 Collaborate - working in partnership with the community, with a shared sense of responsibility for the work and the outcome.
- 5.1.3.5 Empower – Places the decision-making about specific projects in the hands of the community. The community takes responsibility and is accountable for the outcomes of decisions made.

We note that the Policy is not prescriptive under which circumstances these methods are to be applied.

- 5.1.4 The CoM has prepared and implemented a Community Engagement Plan for the Project consistent with the Policy. This Plan includes community consultation throughout the pre-construction, construction and pre-opening and operational phases of the Project. The objectives of the Plan are to:
 - 5.1.4.1 Identify current and future stakeholders including general community and key stakeholders who are directly affected.
 - 5.1.4.2 Inform all stakeholders of opportunities to participate in engagement activities.
 - 5.1.4.3 Consult with key stakeholders to:
 - (a) Identify vision and objectives of the concept design;
 - (b) understand the current and future needs and identify solutions; and
 - (c) develop potential and preferred management options.
 - 5.1.4.4 Conduct consultation with broader community on final design.
 - 5.1.4.5 Inform communities of how their participation influenced the final concept design.
- 5.1.5 The community consultation objectives for the pre-construction phase have been achieved through the following activities.
 - 5.1.5.1 Engagement with The Cove FC and FSA to ensure that the proposed facility will meet the needs of the southern Adelaide soccer community, which will be handed over to the Club for the operational management of the facility on completion.
 - 5.1.5.2 In conjunction with DEW, the identification and consultation with landowners and lessors within proximity to the proposed location to understand their requirements and any potential impacts on them.
 - 5.1.5.3 Consultation meetings held with the key stakeholders in March 2017, prior to which announcements were circulated to allow the opportunity for considered responses.



- 5.1.6 Broader community engagement activities have been focused primarily on direct contact and engagement with sports and community bodies that will be affected by the proposed facility.
- 5.1.7 The Project was identified in the 2019-23 CoM 4 Year Business Plan, which was made available to the broader Community for consultation.
- 5.1.8 The proposed development is on a greenfield location that is isolated from residential properties, as a result consultation has been appropriately limited to stakeholders at sites along Majors Road, including:
 - 5.1.8.1 Southern Archers;
 - 5.1.8.2 Sturt Pistol & Shooting Club;
 - 5.1.8.3 Friends of O'Halloran Hill; and
 - 5.1.8.4 Holdfast Model Aero Club.
- 5.1.9 The CoM has applied the principles of the Community Engagement Policy in the community consultation on the Project. The community consultation will need to be maintained throughout the construction and pre-opening and operational phases to achieve the Plan objectives.

5.2 Community Influence and Contribution

- 5.2.1 The stakeholders consulted are supportive of the proposed Project.
- 5.2.2 Southern Archers, Sturt Pistol & Shooting Club and Friends of O'Halloran Hill advised their preference for the Project to be located on the southern side of Majors Road, which is the proposed site.
- 5.2.3 Holdfast Model Aero Club's preference is for the proposed site to be as close as possible to Adams Road. They have provided the outer boundary that can be utilised for the site, so that there is a low risk of radio controlled aircraft entering the area. The proposed site reflects this guidance.
- 5.2.4 There is ongoing consultation with DEW and the Glenthorne Partnership to inform the requirements for any revegetation of the site and management of the stormwater retention within the park.
- 5.2.5 Through the community engagement process the CoM has provided the opportunity for the community to influence the Project.



6. FINANCIAL ASSESSMENT

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

- (e) if the project is intended to produce revenue, revenue projections and potential financial risks;*
- (f) the recurrent and whole-of-life costs associated with the project including any costs arising out of proposed financial arrangements;*
- (g) the financial viability of the project, and the short and longer term estimated net effect of the project on the financial position of the council;*

6.1 Revenue Production, Revenue Projections and Potential Financial Risks

6.1.1 Revenue Production

6.1.1.1 The Project is not intended to produce material revenues.

6.1.1.2 However, the entity which will manage the facility will be required to enter into a lease consistent with the CoM's Leasing and Licensing of Council Owned Facilities Policy.

6.1.1.3 Under the Policy, the CoM intends to set an annual licence fee based on an independent market rental valuation, with a 93% discount applied. The discount is based on a build-up of the subsidies available to community organisations for the use of Council-owned facilities. The subsidy criteria to a maximum 93% discount are:

(a) Good Governance	33%
(b) Facility Utilisation	30%
(c) Social Inclusion	20%
(d) Volunteer Management	5%
(e) Environmental Initiatives	5%

Our preliminary assessment of the criteria above, which are further detailed in the Policy, is that each subsidy criteria is likely to be met and therefore a 93% discount will be applied to the market rental rate.

6.1.1.4 The CoM will seek an independent market valuation of the land closer to the practical completion of the Project in order to determine the market rental rate.

6.1.1.5 The CoM will need to undertake a final review of the subsidy criteria once the policies, procedures and governance of the Managing Entity have been formalised to confirm the extent of the subsidy.



- 6.1.1.6 There are no existing plans for commercial facilities to be operated at the site to produce revenue that could financially benefit CoM or the Managing Entity.

6.1.2 Potential Financial Risks

The most significant financial risks relating to the Project are as follows.

- 6.1.2.1 Failure to secure sufficient funding for the Project;
- 6.1.2.2 The CoM does not yet have a detailed breakdown to substantiate the \$7.0 million estimated capital cost. Overruns in the cost of construction could also result in higher future capital renewal costs; and
- 6.1.2.3 Whole-of-life project costs that may exceed current provisions in the Long Term Financial Plan.

6.2 Recurrent and Whole of Life Costs, Financial Arrangements

6.2.1 Recurrent Costs

6.2.1.1 Maintenance

- (a) Under the Council's current Leasing and Licensing of Council Owned Facilities Policy, Council is responsible for the maintenance, repairs and replacement of structural items in Council owned buildings and flood lighting, while the lessee is responsible for utilities (with water costs shared with CoM, as per the further detail below), outgoings and waste disposal associated with their operations.
- (b) Annualised repairs and maintenance to the facility are estimated to be \$44,200 per annum which will be incurred by the CoM.
- (c) Recurrent costs, such as utilities and DEW head lease fees will be passed through to the Managing Entity.
- (d) Water cost relating to the playing fields will be 90% funded by the CoM (estimated by the CoM to be \$49,500 per annum), with the Club being responsible for remaining 10% cost.

6.2.1.2 Depreciation

Depreciation for up-front capital costs of the Project and an approximate allowance for capital renewal is estimated to be \$280,000 per annum, calculated in accordance with Generally Accepted Accounting Principles based on the CoM's estimates of the useful lives of the various asset classes being constructed. Once capital costs are finalised, the CoM intends to update the depreciation provisions to be reflective of the relevant asset components and their lifecycles.



6.2.1.3 Other Expenses

- (a) Council has resolved (SGC191125) to fund the Project capital costs from available cash reserves. While there will not be direct funding costs for the Project, the reduction in cash reserves will have an indirect funding impact of approximately \$160,000 per annum based on the current Cash Advance Debenture rate, which should be considered as part of the Project costs.
- (b) There is no specialised insurance policy required for the Project and the Project assets will be covered within CoM's existing insurance coverage, this is unlikely to materially affect the insurance premium being paid by CoM.

6.2.2 Whole of Life Costs

- 6.2.2.1 Whole-of-life costing has been prepared based on the capital expenditure, maintenance and depreciation costings provided by the CoM. The forecast lease revenue has not been included in the calculation given its nominal value.
- 6.2.2.2 Table 2 below provides a summary of the CoM's \$7.0 million cost estimate. This is based on a \$5.6 million estimate provided by FSA, which the CoM has adjusted to include the cost of a building and lowered civil costs as a result of installing natural rather than artificial turf pitches. The CoM is currently working with estimators Rider Levett Bucknall (RLB) to develop a detailed cost estimate to support this \$7.0 million capital cost.

Table 2 – Capital cost estimate summary

Component	Cost \$
Preliminaries & Margins	200,000
Civil	2,800,000
Car park & Building	2,295,000
Building	1,000,000
Estimated net cost	6,295,000
Allowance for construction contingency 4.5%	300,000
Allowance for professional fees 5.8%	382,340
Total estimated costs	6,977,340

- 6.2.2.3 shows the CoM's total estimated annualised operating costs of \$378,200, including capital renewal provisions of \$280,000, which will need to be funded by the CoM. Further detail is provided in Attachment Two.


Table 3 – CoM Estimated Annual Operating Costs

	\$'000
Operating Costs	
Maintenance (incl. car park works every 5 years)	44.2
Water (90% funded by CoM)	49.5
Other Operating Costs	4.5
Total Operating Costs	98.2
Depreciation / capital renewal	280.0
Total Operating Costs	378.2

6.2.2.4 The annualised cash costs are estimated to be \$98,200, comprising \$44,200 in maintenance, and \$49,500 in grounds water cost and \$4,500 in other operating costs. Building-related water costs and electricity costs will be passed through to the Managing Entity.

6.2.2.5 Over a 25-year period, the operating costs adjusted for inflation are estimated to be \$12.9 million. This includes capital renewal of \$9.6 million and cash costs of \$3.4 million.

6.2.3 Financial Arrangements

6.2.3.1 The funding arrangements for the Project are detailed in Table 4.

Table 4 – Up-front Capital Funding Arrangement

Funding sources	Amount \$ millions
State Government	2.5
City of Marion	4.5
Total Funding	7.0

6.2.3.2 The CoM is currently working with the State Government and FSA to achieve the transfer of the \$2.5 million funding allocated towards the Project.



6.3 Financial Viability

- 6.3.1 In the context of the Project financial viability can be defined as the ability to generate sufficient income to meet operating expenses and financial obligations.
- 6.3.2 The Project is being undertaken to provide community infrastructure that is not expected to produce revenue at a level which would make the asset financially viable in its own right. Therefore the CoM will need to subsidise the construction and ongoing management of the facility.
- 6.3.3 The CoM has adopted a number of key indicators to assess the financial viability of its operations, these target are shown below in Table 5.

Table 5 - LTFP Key Financial Indicators

Key Financial Indicator	Target
Average Operating Surplus / (Deficit) Ratio	0% and 10% (average over a 5-year period)
Net Financial Liability Ratio	0% to 50%
Asset Sustainability Ratio	95% to 100%

- 6.3.4 As a result of the Project, there will be a minor decrease in the Operating Surplus Ratio and an increase in the Net Financial Liability Ratio that has does not have a material impact. Table 6 below shows the ratios in the adopted LTFP together with the impact of the Project on the ratio. As a new investment, there is no impact on the Asset Sustainability Ratio over the LTFP period and therefore this has not been included in the Table below.

Table 6 - Impact on Financial Indicators

	Operating Surplus Ratio		Net Financial Liability Ratio	
	Adopted LTFP	Project Impact	Adopted LTFP	Project Impact
FY2021	7.8%	7.4%	2.7%	5.0%
FY2022	7.5%	7.1%	1.4%	3.7%
FY2023	7.8%	7.4%	0.1%	2.5%
FY2024	8.9%	8.5%	-2.4%	0.0%
FY2025	9.1%	8.7%	-7.0%	-4.5%
FY2026	9.1%	8.7%	-11.8%	-9.3%
FY2027	8.8%	8.4%	-16.5%	-13.9%
FY2028	8.8%	8.4%	-21.8%	-19.2%
FY2029	8.9%	8.5%	-27.2%	-24.6%



7. PROJECT RISK AND MITIGATION STRATEGIES

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

- (h) *any risks associated with the project, and the steps that can be taken to manage, reduce or eliminate those risks (including by the provision of periodic reports to the chief executive officer and to the council);*

7.1 Risk Management

- 7.1.1 This report assesses the risk management actions taken or being considered by CoM for the Project. It is not the purpose of the report to prepare a comprehensive risk management plan, however a level of assessment has been undertaken on the identified risks and the mitigations that have been developed.
- 7.1.2 The CoM has established a Risk Management Policy, which has the following objectives:
- 7.1.2.1 Introduce and embed a risk culture and high level of risk awareness throughout all levels of CoM to support achievements aligned to our vision, strategies, services and actions.
 - 7.1.2.2 Implement consistent risk management processes to manage risk and opportunities throughout CoM's organisational systems and functions including planning, resource allocation priorities, internal audit and control processes, in line with risk management standards including AS/NZS ISO 31000:2009 Risk Management – Principles and Guidelines.
 - 7.1.2.3 To clarify the responsibilities within the risk management framework to enable the consistent and systematic application of our risk management approach within all Council operations.
 - 7.1.2.4 To guide a risk management approach to strategic, operational and project decision making to ensure proactive management strategies are implemented to mitigate against events occurring and ensure robust contingency plans to lessen the impact of events if they were to materialise.
 - 7.1.2.5 To strengthen the risk management program by implementing a Business Continuity Management (BCM) Framework to minimise the impact of business disruptions on the Council's critical community services.
 - 7.1.2.6 To protect public funds, assets and the integrity, security and reputation of the CoM by implementing a Fraud Policy which will prevent, identify, minimise and control fraudulent and/or corrupt activity.
 - 7.1.2.7 To provide adequate response to emergencies on behalf of the CoM residents and the community by implementing a Community Emergency Response Policy outlining our commitment to our community.



- 7.1.2.8 To continually align the risk management program with the Business Excellence Framework.
- 7.1.3 In accordance with the Risk Management Policy, an assessment of the risks associated with the Project, along with mitigation strategies have been undertaken by the CoM and identified in a Risk Register.
- 7.1.4 The ongoing management of the Project should include the review and regular updating of the Risk Register, with appropriate changes incorporated to reflect the various Project phases.
- 7.1.5 The number of risks identified by Category and risk-rating is identified in Table 7 below.

Table 7 - Risk Register Summary

Category	Risk Rating		
	High	Medium	Total
Financial sustainability	3	6	9
Stakeholder relations	5	2	7
Environmental & natural resource management	1	3	4
Liability	1	3	4
Legal & regulatory compliance	-	4	4
Strategy	1	2	3
Contracts & procurement	-	2	2
Execution, delivery & process management	1	2	3
Total	12	24	36

- 7.1.6 Table 7 shows that there were a total of 36 risks identified, of which 12 were rated as 'High' risk prior to the application of mitigating controls and activities.



- 7.1.7 The 12 key risks, which have a 'High' rating, have been identified in Table 8 below. All key risks have been reassessed and rated as 'Medium'-level risk, based on the proposed mitigation strategies.

Table 8- High-level risks and adjusted risk rating

Risk Description
1. Community dissatisfaction with Council spending significant additional funds (to what was originally budgeted & publicised) on specific sporting project
2. Risk of the State Government funding of \$2.5m not being transferred to the City of Marion and new agreement established
3. Traffic generated by new facilities have an impact on the present form of Majors Road resulting in DPTI requiring changes to occur as part of the project
4. The effect of the swell-shrink and cracking of the highly expansive clays have a negative impact on the playing field surface and longevity
5. The cost of the facility as designed exceeds the budget
6. Cove Football Club not relocating to or taking up the sublease of the new site
7. Project governance (including communication between and within funding parties) results in a final project agreement of a low budget project which will have a higher whole of life costs borne by the CoM
8. Project delivery needs to be staged due to costs exceeding budget, with the cost of the subsequent staged items borne by CoM
9. Operational and maintenance cost of the facility are borne by CoM
10. Further costs to Council as the WHS responsibilities will be the Clubs, which are totally volunteer based
11. Facility location has a negative impact on the functionality of the MFS station opposite
12. Failure to obtain development approval as a result of the Project being subject to the building restrictions of the Hills Face Zone.

7.2 Risk Mitigation

- 7.2.1 The completeness of the risk assessment demonstrates the Project Lead has an appropriate appreciation of the relevant Project risks which in itself helps to mitigate the risk of the Project. For each for the 36 risks identified, the Risk Register:
- 7.2.1.1 determines the risk rating, based on the likelihood and the consequence of an event occurring;
 - 7.2.1.2 identifies the current controls that are in place and whether those controls are effective;
 - 7.2.1.3 provides a treatment plan for further mitigation of the risk; and
 - 7.2.1.4 identifies a revised risk rating based on the likelihood and consequence of the risk with regard to the mitigating activities and controls.



- 7.2.2 One of the key identified risk mitigation strategies is the ongoing monitoring of risks through the use of the Executive Project Steering Group (PSG). The PSG is expected to provide oversight and direct the development of the Project. The PSG currently includes the following members:
- 7.2.2.1 CEO - Adrian Skull
 - 7.2.2.2 General Manager City Development – Ilia Houridis
 - 7.2.2.3 General Manager Corporate Services - Sorana Dinmore
 - 7.2.2.4 General Manager City Services - Tony Lines
 - 7.2.2.5 Project Management Leader - Annmarie Mabarrack
 - 7.2.2.6 Manager City Activation - Greg Salmon
 - 7.2.2.7 Manager Engineering and Field Services - Matt Allen
 - 7.2.2.8 Strategic projects staff as required
- 7.2.3 The delivery of the Project within budget and timeframes will be strongly linked to the effectiveness of the PSG and its ability to provide high level oversight and drive strong project governance.
- 7.2.4 We acknowledge that quality risk assessment and mitigation is an iterative process. A detailed risk assessment has been performed however, good risk management involves constantly monitoring and assessing risk and regularly updating the risk assessment to reflect changes in risk as the Project progresses. The Project Lead is responsible for ensuring this occurs.



8. PROJECT DELIVERY

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

(i) the most appropriate mechanisms or arrangements for carrying out the project.

8.1 Delivery Mechanism

8.1.1 The Project design procurement, design phases, funding and stakeholder engagement will be managed by a CoM appointed internal Project Manager.

8.1.2 It is envisioned that a Superintendent will be procured for the construction tender, construction and defects liability stages of the Project.

8.1.3 The detailed Project Management Plan (PMP) prepared by CoM provides detail on the:

8.1.3.1 Project Scope;

8.1.3.2 Project Cost Estimate;

8.1.3.3 Project Team and Structure;

8.1.3.4 Project Procurement;

8.1.3.5 Subcontractor Management;

8.1.3.6 Project Reviews; and

8.1.3.7 Audit Controls.

8.1.4 Reporting for the Project should follow the reporting framework for significant capital projects, established by Council, this includes:

8.1.4.1 monthly management report from Manager Finance to Council;

8.1.4.2 monthly Strategic Projects reporting from Manager City Activation to Project Control Group, which includes the Executive Leadership Team; and

8.1.4.3 fortnightly reporting from Manager City Activation to General Manager City Development.

8.1.5 The CoM has established a Project Control Group (PCG) to represent representatives from the funding partners and the land owner. The PCG is composed of representatives from:

8.1.5.1 ORSR;

8.1.5.2 DEW;

8.1.5.3 Football South Australia; and



8.1.5.4 City of Marion.

8.1.6 Given the scale of the Project, the delivery mechanism put forward by the CoM is appropriate for achieving the proposed outcomes.

8.2 Procurement implications

8.2.1 The CoM Procurement and Contractor Management Policy applies to all Council staff and personnel engaged by Council to undertake procurement activities on its behalf, and it relates to all procurement activities associated with the acquisition of goods, works or services of any value by CoM.

8.2.2 The Policy prescribes that the procurement method for obtaining goods, works and services will be determined according to the estimated cost across the total life of the project; the nature of the procurement and the risk profile of the project.

8.2.3 In accordance with Council's Procurement Policy and associated Operating Guidelines, the CoM has prepared a Procurement Strategy for the Project.

8.2.4 The procurement strategy has been developed in-line with the CoM's ten Procurement Principles:

8.2.4.1 Intent to Contract;

8.2.4.2 Value for Money;

8.2.4.3 Open and Effective Communication;

8.2.4.4 Risk Management;

8.2.4.5 Confidentiality;

8.2.4.6 Probity, Accountability and Transparency;

8.2.4.7 Efficient Procurement Practices;

8.2.4.8 Work Health and Safety;

8.2.4.9 Environmental Management; and

8.2.4.10 Use of Local Contractors and Sustainable Procurement.

8.2.5 Procurement of the construction works can be either through the two stage process of an open call for expressions of interest (EOI) followed by a select tender process, or by the single stage process of an open tender call. EOI and Tender submissions would be assessed by selected representatives from CoM and DEW.

8.2.6 The Procurement Strategy for the Project, is consistent with the CoM's Procurement and Contractor Management Policy.



9. **SALE AND OR DISPOSITION OF LAND**

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

i) if the project involves the sale or disposition of land, the valuation of the land by a qualified valuer under the Land Valuers Act 1994.

9.1 **Valuation of Land**

The Project does not involve the sale or disposition of land and hence the requirements of Section 48 (2) (j) are not relevant to the project.



10. CONCLUSION

- 10.1 This report has been prepared to meet the requirements of the CoM's Prudential Management Policy and Section 48 of the Local Government Act, to provide Council with a comprehensive understanding of the prudential issues relating to the \$7.0 million Project. The Project is the development of a soccer facility at Majors Road, O'Halloran Hill that will become the home of The Cove FC.
- 10.2 The Project has a high degree of alignment with National, South Australian and CoM strategic management plans. The Project is specifically identified as a Key Outcome in the CoM LTFP 2019-2029 and supports the CoM Strategic Plan 2019-2029. The Project also assists to advance the objectives of the State Government expressed in the 30 Year Plan for Greater Adelaide and Commonwealth Department of Health objectives to encourage increased participation in sporting activities.
- 10.3 The proposed location for the Project is within the Adelaide Hills Face Zone, which has defined development restrictions that are not consistent with building the proposed facility. However, given the design of the facility and the presence of large-sale structures within close proximity of the proposed location, in our view the site does not contravene the intention of the Hills Face Zone restrictions.
- 10.4 Economic analysis indicates that during the construction phase, there is an estimated \$15m increase in output and an additional 46 jobs.
- 10.5 Community consultation and engagement on the proposed Project has been undertaken consistent with the CoM Policy. This has included consultation with stakeholders that will use and operate the facility and with organisations within close proximity to the proposed location. According to the consultation, there is support for the proposed facility amongst the persons and community groups consulted.
- 10.6 Financial provisions for the expected capital and ongoing operational costs of the Project will need to be made in the 2020-2030 Long Term Financial Plan. Based on our modelling of the impact of the Project, the CoM is forecast to remain within their targeted Key Financial Indicators.
- 10.7 A thorough risk assessment has been performed and mitigating actions have been identified. After the implementation of mitigating controls, all identified risks have a 'Medium' risk rating.
- 10.8 The design procurement, design, funding and stakeholder engagement will be managed by CoM's internal Project Manager, with an external Superintendent engaged to manage the construction tender, construction and defects liability stages of the Project.
- 10.9 The Project does not involve the sale or disposition of land.
- 10.10 We are of the view that Council has been provided with sufficient information to satisfy the requirements of Council's Prudential Management Policy and Section 48 of the Local Government Act.



ATTACHMENT ONE - LOCAL GOVERNMENT ACT, 1999 – SECTION 48

Section 48 – Prudential requirements for certain activities

- (aa1) A council must develop and maintain prudential management policies, practices and procedures for the assessment of projects to ensure that the council—
- (a) acts with due care, diligence and foresight; and
 - (b) identifies and manages risks associated with a project; and
 - (c) makes informed decisions; and
 - (d) is accountable for the use of council and other public resources.
- (a1) The prudential management policies, practices and procedures developed by the council for the purposes of subsection (aa1) must be consistent with any regulations made for the purposes of this section.
- (1) Without limiting subsection (aa1), a council must obtain and consider a report that addresses the prudential issues set out in subsection (2) before the council—
- (b) engages in any project (whether commercial or otherwise and including through a subsidiary or participation in a joint venture, trust, partnership or other similar body)—
 - (i) where the expected operating expenses calculated on an accrual basis of the council over the ensuing five years is likely to exceed 20 per cent of the council's average annual operating expenses over the previous five financial years (as shown in the council's financial statements); or
 - (ii) where the expected capital cost of the project over the ensuing five years is likely to exceed \$4 000 000 (indexed); or
 - (iii) where the council considers that it is necessary or appropriate.
- (2) The following are prudential issues for the purposes of subsection (1):
- (a) the relationship between the project and relevant strategic management plans;
 - (b) the objectives of the Development Plan in the area where the project is to occur;
 - (c) the expected contribution of the project to the economic development of the local area, the impact that the project may have on businesses carried on in the proximity and, if appropriate, how the project should be established in a way that ensures fair competition in the market place;
 - (d) the level of consultation with the local community, including contact with persons who may be affected by the project and the representations that have been made by them, and the means by which the community can influence or contribute to the project or its outcomes;
 - (e) if the project is intended to produce revenue, revenue projections and potential financial risks;
 - (f) the recurrent and whole-of-life costs associated with the project including any costs arising out of proposed financial arrangements;
 - (g) the financial viability of the project, and the short and longer term estimated net effect of the project on the financial position of the council;
 - (h) any risks associated with the project, and the steps that can be taken to manage, reduce or eliminate those risks (including by the provision of periodic reports to the chief executive officer and to the council);
 - (i) the most appropriate mechanisms or arrangements for carrying out the project;
 - (j) if the project involves the sale or disposition of land, the valuation of the land by a qualified valuer under the Land Valuers Act 1994.
- (3) A report is not required under subsection (1) in relation to—
- (a) road construction or maintenance; or
 - (b) drainage works.
- (4) A report under subsection (1) must be prepared by a person whom the council reasonably believes to be qualified to address the prudential issues set out in subsection (2).



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- (4a) A report under subsection (1) must not be prepared by a person who has an interest in the relevant project (but may be prepared by a person who is an employee of the council).
- (4b) A council must give reasonable consideration to a report under subsection (1) (and must not delegate the requirement to do so under this subsection).
- (5) A report under subsection (1) must be available for public inspection at the principal office of the council once the council has made a decision on the relevant project (and may be available at an earlier time unless the council orders that the report be kept confidential until that time).
- (6) However, a council may take steps to prevent the disclosure of specific information in order to protect its commercial value or to avoid disclosing the financial affairs of a person (other than the council).
- (6a) For the purposes of subsection (4a), a person has an interest in a project if the person, or a person with whom the person is closely associated, would receive or have a reasonable expectation of receiving a direct or indirect pecuniary benefit or a non-pecuniary benefit or suffer or have a reasonable expectation of suffering a direct or indirect detriment or a non-pecuniary detriment if the project were to proceed.
- (6b) A person is closely associated with another person (the relevant person)—
- (a) if that person is a body corporate of which the relevant person is a director or a member of the governing body; or
 - (b) if that person is a proprietary company in which the relevant person is a shareholder; or
 - (c) if that person is a beneficiary under a trust or an object of a discretionary trust of which the relevant person is a trustee; or
 - (d) if that person is a partner of the relevant person; or
 - (e) if that person is the employer or an employee of the relevant person; or
 - (f) if that person is a person from whom the relevant person has received or might reasonably be expected to receive a fee, commission or other reward for providing professional or other services; or
 - (g) if that person is a relative of the relevant person.
- (6c) However, a person, or a person closely associated with another person, will not be regarded as having an interest in a matter—
- (a) by virtue only of the fact that the person—
 - (i) is a ratepayer, elector or resident in the area of the council; or
 - (ii) is a member of a non-profit association, other than where the person is a member of the governing body of the association or organisation; or
 - (b) in a prescribed circumstance.
- (6d) In this section, \$4 000 000 (indexed) means that that amount is to be adjusted for the purposes of this section on 1 January of each year, starting on 1 January 2011, by multiplying the amount by a proportion obtained by dividing the CPI for the September quarter of the immediately preceding year by the CPI for the September quarter, 2009.
- (6e) In this section—
- employee** of a council includes a person working for the council on a temporary basis;
- non-profit association** means a body (whether corporate or incorporated)—
- (a) that does not have as its principal object or 1 of its principal objects the carrying on of a trade or the making of a profit; and
 - (b) that is so constituted that its profits (if any) must be applied towards the purposes for which it is established and may not be distributed to its members.
- (7) The provisions of this section extend to subsidiaries as if a subsidiary were a council subject to any modifications, exclusions or additions prescribed by the regulations.

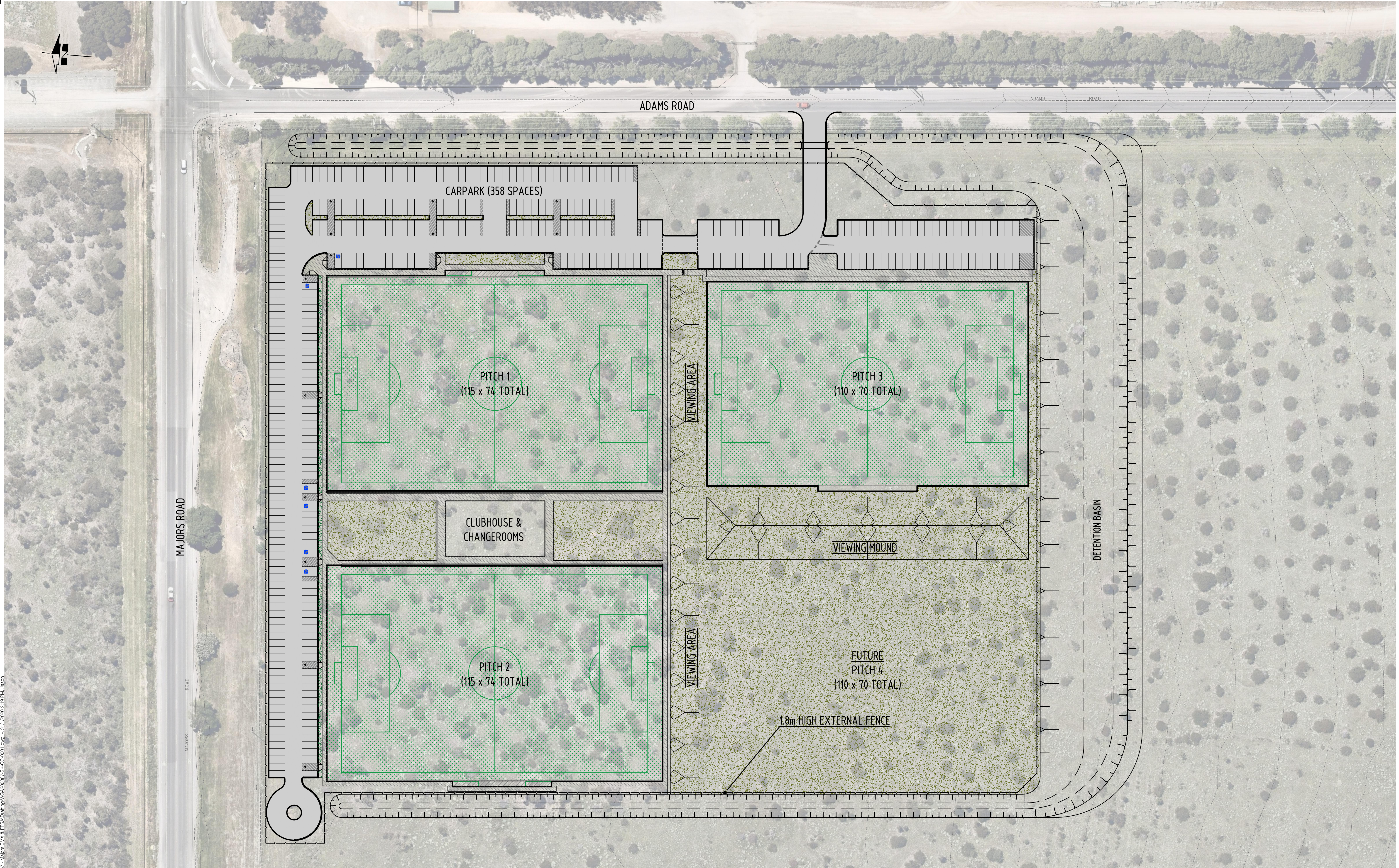


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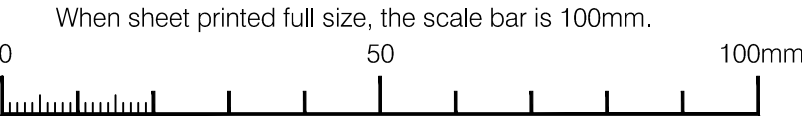
ATTACHMENT TWO - 10 YEAR OPERATING COSTS

\$'000	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
Operating Costs										
R & M Various (excl. pitches)	(15)	(15)	(16)	(16)	(17)	(17)	(17)	(18)	(18)	(19)
Turf Maintenance	(28.2)	(29)	(30)	(30)	(31)	(32)	(33)	(33)	(34)	(35)
Car park re-seal	-	-	-	(5)	-	-	-	-	(6)	-
Total maintenance	(43)	(44)	(45)	(52)	(48)	(49)	(50)	(51)	(59)	(54)
Water (grounds)	(55)	(56)	(58)	(59)	(61)	(62)	(64)	(65)	(67)	(69)
Insurance	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(6)
Total Operating costs (excl. depreciation / renewal)	(103)	(105)	(108)	(116)	(113)	(116)	(119)	(122)	(131)	(128)
Cost Contribution										
City of Marion	97	100	102	110	107	110	113	116	124	121
The Cove FC	6	6	6	6	6	6	6	7	7	7
Total Cost Contribution	103	105	108	116	113	116	119	122	131	128
Depreciation / Capital Renewal	(280)	(287)	(294)	(302)	(309)	(317)	(325)	(333)	(341)	(350)

An inflation rate of 2.50% has been applied throughout the forecasts, consistent with the rate used by the CoM.



V:\2020\200067 - Majors BMK & FFSA\Drawings\WGA200067-SK-CC-0001.dwg - 3/11/2020 2:19 PM, Jason



REV.	DATE	DESCRIPTION	DRAFT	ENG.	CHKD

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PUBLIC CONSULTATION SKETCH

A1

DOCUMENT NUMBER
Project Number
Sheet No.
Rev.

Design
WS

Drawn
ASF

WGA200067-SK- CC-0001 -

- Development approval could take about 9 weeks
- It was confirmed that Council does have adequate resources to deliver the SWBMX Facility and Southern Football Facility at the same time. It would be project managed like a precinct development.
- There are procurement advantages from delivering the two projects at once.
- Although this is a significant investment into a specific sport, Council does have a broad investment strategy covering different aspects of sports, arts and community facilities. The delivery of this particular project is not happening at the exclusion of other sports.
- Current variables include the shortfall in funding, no current signed lease and subject to development approval.
- It will be important for it to be clear who owns and manages the risks once the site goes live.

Action: that the future operational risks that have been identified are captured in some way to ensure that they are not lost after construction of the project.

Moved Councillor Gard, Seconded Ms Johnston

That the Finance and Audit Committee:

1. Notes that the Section 48 Prudential Report addresses requirements under the *Local Government Act 1999*.
2. Endorses the draft Section 48 Prudential Report with any supporting advice or commentary for consideration and adoption by General Council.

Carried Unanimously

Southern Football Facility - Prudential Report

Report Reference: FAC200225R05

The Committee noted the following comments in relation to the Southern Football Facility – Prudential Report:

- Could the water costs be negotiated as part of the lease
- Encourage efficiencies between the two projects being delivered as one project (Southern Football Facility and SWBMX Facility)

Moved Councillor Gard, Seconded Mr Papa

That the Finance and Audit Committee:

1. Notes that the Section 48 Prudential Report addresses the requirements under the *Local Government Act 1999*.
2. Endorses the draft Section 48 Prudential Report with any supporting advice or commentary for consideration and adoption by General Council.

Carried Unanimously

SWBMX Facility - Prudential Report

Originating Officer	Project Manager Strategic Projects - Carla Zub
Corporate Manager	Manager City Activation - Greg Salmon
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC200310R06

REPORT OBJECTIVE

To provide Section 48 Prudential Report regarding the Sam Willoughby International BMX Track to the General Council for review.

EXECUTIVE SUMMARY

Since the State Government's funding announcement in 2016 for the delivery of a BMX Facility in Southern Adelaide, the City of Marion (CoM) has diligently worked to identify a suitable location for an international facility. Extensive site analysis has concluded that the preferred site is Majors Road, O'Halloran Hill. With budget and site issues now resolved, a Prudential Report has been prepared to enable the project to proceed to design and delivery.

The State Government and the Cities of Marion and Onkaparinga have committed funding towards the development for the UCI BMX facility, which is to be located on Majors Road, O'Halloran Hill. The vision for the facility is to provide a BMX track for the existing competition and training needs of The Cove BMX Club and Happy Valley BMX Club and other state and regional communities. The high-level facility will have the capacity to host national and international competitions and training at the UCI standard.

The Prudential Report has been prepared in accordance with the Section 48 of the Local Government Act 1999. As required, the Section 48 report examines the project against a number of key issues including its relationship with strategic management plans, economic development, community consultation, financial assessment and project risk and mitigation strategies.

On 25 February 2020, the Finance and Audit Committee(FAC) confirmed that the report (refer to the FAC meeting minutes Attachment 2) was comprehensive and meets the requirements under Section 48 of the Act. The committee highlighted that:

- the delivery of the SWBMX and Southern Football Facilities under one construction contractor presents the opportunity for better value for money and savings through economies of scale and reduced preliminaries;
- the risk of the 8m start ramp to be added to Council's Risk Register at practical completion of the facility; and
- Administration to address the \$200,000 budget shortfall.

The next step for the project is to proceed to detailed design and documentation phase in consultation with the stakeholders and report back to Council to seek approval to call tenders for construction later this year.

RECOMMENDATION

That Council:

1. **Endorses the Section 48 Prudential Report.**
2. **Endorses Administration to proceed to detailed design phase of the SWBMX Facility.**
3. **Note that Staff will seek Council approval to proceed to call tenders for construction later in 2020 to engage the preferred contractor.**

GENERAL ANALYSIS

BACKGROUND

In June 2016, the State Government committed funding for the development of a UCI BMX facility in Southern Adelaide. The facility was named the Sam Willoughby International BMX Track (SWBMX) by the former Minister for Recreation and Sport. The SWBMX is being project managed and delivered by the City of Marion (CoM) with the strong and committed support and involvement of the Office for Recreation, Sport and Racing (ORSR), the City of Onkaparinga (CoO) and the Department for Environment and Water (DEW).

The initial project funding of \$3.5 million, comprised of \$2,000,000 from State Government through the Office of Recreation, Sport and Racing (ORSR), \$750,000 from the City of Onkaparinga and \$750,000 from the City of Marion. The State Government has since committed a further \$1,300,000 to the development, conditional on the track being delivered on State Government owned land, taking the initial total investment to \$4.8 million.

At a Special Council Meeting of 12 July 2016, Council resolved, amongst other matters regarding BMX – Deed for Funding (SGC120716R03) that Council:

“Note a prudential management review for the project detailing the capital cost, whole of life costs and ongoing management roles and responsibilities will be developed for Council’s consideration.”

At the Finance and Audit Committee (FAC) meeting on 12 December 2017, the Committee considered the draft Prudential Report to provide feedback about the project. At that time, the project was over budget and alternative sites were being considered. Administration has since explored various site options, including:

1. Majors Road in the O’Halloran Hill Recreation Park,
2. Southern Sporting Facility in Noarlunga (City of Onkaparinga) and
3. Corner of South and Marion Roads, Bedford Park (known as Darlington).

The site on the corner of South and Marion Roads, Bedford Park was identified as an option and is owned by the City of Marion. This site was discounted due to its cultural sensitivity, whilst, the Southern Sporting Facility was not supported by CoO as a location for the new facility. As such, Council committed to investing an additional \$1,000,000 to increase the project’s overall budget to \$5,800,000 and enable the project to be delivered on Majors Road.

The additional funding was conditional on a resolution with the State Government to provide access to the site, which has since been agreed between Council and the Department for Planning, Transport and Infrastructure (DPTI).

DISCUSSION

The BMX Facility will include the following elements:

- UCI standard BMX track;
- Event facilities (timing equipment, starting hills and gates) and the capacity for additional facilities to be ‘bumped in’ for larger scale events;
- Clubroom facilities and toilets;
- Car parking area;
- Landscaping and site entry treatment and signage;
- Modification to Majors Road to allow safe access to and from the BMX site.

Council’s contribution of \$1,750,000 towards the project has been funded through the 2019/20 Annual Budget.



The Facility planning, design and construction has been estimated by Rider Levett Bucknall at a cost of \$5,974,000. Whilst 2.99% (\$174,000) over the project budget, through detailed design, this estimated budget cost pressure can be managed. It is also within an acceptable range to proceed to tender for construction to test the market conditions.

The CoM is the contracting party for all consultants and, subject to Council approval to proceed to detailed design and construction, the CoM will also be the contracting party for engaging the contractor to build the SWBMX.

Council's administration has worked with BMX Specialist, Dirtz, to review the ongoing operation of the facility and assessed that an allowance of an additional \$176,000 (plus any indexation) per annum to cover the increased operational, maintenance and capital renewal costs. This may be offset by any contributions by the clubs through the lease arrangement and the CoO's annual funding contribution. The State Government has confirmed that it will not contribute towards the annual operating costs associated with the facility.

The proposed site of the SWBMX facility is owned by DEW who have undertaken to prepare a lease in favour of the City of Marion to enable the development to proceed.

The Prudential report has been prepared to demonstrate good governance and prudential management practice and to ensure transparency in Council's activities and specific responsibilities, benefits and risks and whole of life costs associated with the BMX project. The report addresses the prudential issues in detail relating to the proposed Council contribution of \$1,750,000 capital expenditure and the required ongoing contribution of operational, maintenance and renewal expenditure.

SECTION 48 PRUDENTIAL MANAGEMENT REPORT

Section 48 of the *Local Government Act 1999* (the 'Act') requires Council to consider a report for any project where the expected capital cost is likely to exceed \$4,000,000 over the ensuing 5 years and addresses a number of key prudential issues. The report attached considers the requirements under the Act, in particular the financial viability and sustainability of the project.

Section 2 Relationship with strategic management plans

No identified issues.

Section 3 Objectives of the Development Plan

The SWBMX has not yet received Development Approval under the Marion Council Development Plan. The site is located within the Hills Face Zone and an application will be lodged seeking approval once the final scope of the project is determined. DEW, as custodian of the land, will provide a letter of support for the development.

Section 4 Economic Development

The Project will advance economic development in Marion and Southern Adelaide, delivering tangible economic benefits to the community.

The project is estimated to generate an economic impact of \$19.7 million, create 39 jobs during construction and 15 ongoing jobs in the CoM. Following construction, the new facility is expected to have a positive impact on local businesses. This is due to the increased number of visitors to the CoM particularly during larger scale events such as State and Nationals.

Section 5 Community Consultation

Consultation for the project has been undertaken consistent with the CoM Community Consultation Policy and has included extensive consultation and commitment of The Cove BMX Club, Happy Valley BMX Club, BMX Australia (BMX A) and BMX South Australia (BMX SA).

As the project is located within the O'Halloran Hill Recreation Park and Glenthorne Park, the Department of Environment and Water has been a member on the project control group. This has enabled the project scope to be developed to achieve the sustainability and environment targets sought by DEW. The Glenthorne Partners have also been briefed on the project.

Section 6 Financial Assessment

This section considers the business needs analysis, revenue and revenue projections and potential financial risks. It also considers the recurrent and whole of life costs and financial viability.

Given that the project will benefit clubs from the Cities of Marion and Onkaparinga, consideration of net benefit has been assessed in terms of the benefit to Southern Adelaide from the combined contributions of the two councils. These contributions comprise capital contributions of \$1,750,000 from the City of Marion and \$750,000 from the City of Onkaparinga and ongoing contribution to operating, maintenance and renewal costs of 50% per annum, which for the purpose of this report is fully attributed to the proposed lease holder, the City of Marion.

The 2019-2029 Long Term Financial Plan (LTFP) includes provision for the estimated costs of the SWBMX project. The Prudential Report has determined that the CoM has the existing financial resources and capacity to fund its share of the ongoing operations.

Section 7 Project Risk and Mitigation Strategies

A risk register has been prepared on the project. Strategies have been identified to mitigate or manage the risks identified. Risks will be actively managed throughout the project and will be formally reviewed by the Project Control Group on a monthly basis.

The risk assessment demonstrates that the project's inherent risks are within expected limits of a project of this scale. The City of Marion has outlined appropriate mitigation strategies to lower the inherent risks and these are detailed in the risk register.

A significant risk is the conditions relating to the funding commitments of the other partners. The ORSR contribution is for construction costs only, with priority for the UCI compliant track component. In addition the City of Onkaparinga contribution is conditional on the Happy Valley Club formally agreeing to vacate its existing site and to move to the new facility which is yet to occur.

A longer term but significant risk remains the resolution of ongoing operational responsibilities. The new facility will require new partnerships to be formed by the existing clubs (operated by volunteers) and the sport's peak bodies. This not only applies to the normal operation of the facility for Club events but also the event management, revenue distribution and underwriting arrangements that would apply to major national and international events that may be attracted to the facility. This report assumes there will be no financial impact from such events on the City of Marion.

Section 8 Project Delivery

The report supports the methodology proposed, with the schedule outlines below:

PROJECT SCHEDULE

Phase 1: Review Concept Design	January 2020
Phase 2: Design Development and Development Planning Consent	March - May 2020
Phase 3: Detailed Design and Documentation, Building Rules Consent	April - July 2020

Procure Superintendent	May 2020
Phase 4: Tender	July - September 2020
Phase 5: Construction	November 2020 - June 2020
Phase 6: Defects Liability Period	June 2020 – June 2021

FINANCE AND AUDIT COMMITTEE FEEDBACK

The Committee considered that the project is a good investment for the Community with Council to consider the following:

Finance and Audit Committee Advice	Council Staff Response
Delivery of both SWBMX and Southern Football Facilities under one construction contract to recognise better value for money for Council.	To date, Council has engaged the same design team across both sites to enable both projects to be designed and documented for tender as one construction contract
Length of tenure for the lease term with the Department for Environment and Water (DEW)	Administration is seeking a 25 year lease with DEW to align with the life expectancy of the new facility.
Risk of the 8m start ramp to be added to Council's risk register at completion of the facility	Administration will include the risk of the 8m start ramp in Council's risk register
Address the \$200,000 shortfall in funding to bring in line with the budget	Administration to work with the design team to identify value management opportunities and to seek contribution from funding partners.
Potential for CoO to provide additional funding to the shortfall in funding	CoO has advised no additional capital funding will be provided for the project
Security of CoO 50% funding contribution to future operating expenses	Administration is progressing the funding agreement with CoO with the commitment to the contribution to align with the life of the asset and occupancy of the site by the Happy Valley BMX Club.

CONCLUSION

The Section 48 Report demonstrates that the City of Marion has capacity to deliver the project and the key management strategies for the future operation of the facility.

Risks for the project have been identified and strategies to mitigate risks have been developed.

Feedback and comment was sought from the Finance and Audit Committee on the prudential report prepared in accordance with the requirements of the Local Government Act 1999, key items being the opportunity for the delivery of the SWBMX facility and Southern Football Facility under one construction contract to provide Council with better value for money; addition of the 8m start ramp to Council's risk register; and to bring the project in line with the budget.

Attachment



#	Attachment	Type
1	Attachment 1 - SWBMX Section 48 Prudential Report Final	PDF File
2	Attachment 2 - FAC200225 Minutes Extract - SWBMX Facility Prudential Report	PDF File



City of Marion

Section 48 Prudential Report

Sam Willoughby International
BMX Track

January 2019
FINAL REPORT



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EXECUTIVE SUMMARY

Purpose

The following report has been prepared in accordance with the requirements of the City of Marion Prudential Management Policy and Section 48 of the Local Government Act 1999 which requires a Council to consider a report addressing the prudential issues set out in Section 48 subsection 2 of the Act before engaging in a major project. The purpose of a Prudential Report is to ensure the Elected Members have the necessary information to enable an informed decision whether or not to proceed with a project.

The Project

The State Government, the City of Marion (CoM) and City of Onkaparinga (CoO) have announced funding for a Union Cycliste International (UCI) grade BMX facility, which is proposed to be located on Majors Road in O'Halloran Hill. The facility is intended to provide for the existing competition needs of The Cove BMX Club and Happy Valley BMX Club (BMX Clubs) and other state and regional communities. The proposal is to develop a high-level venue that has the capability to host national and international competitions, at the UCI standard.

The capital cost of the Project is estimated to be \$6.0 million, which includes major road works of \$0.3 million. Annual operating costs of \$40,000 (indexed and excluding capital renewal of \$175,900) are estimated per annum. The facility will be co-funded by the State Government, City of Marion, City of Onkaparinga and the BMX clubs.

Prudential Review Issues and Findings

In our view, the CoM has acted with due care, diligence and foresight in planning the Project and, to date, Council has been provided with sufficient information to satisfy the requirements of Council's Prudential Management Policy and Section 48 of the Local Government Act. We specifically note the following:

- There is strong alignment between CoM's key strategic planning documents and the Project is specifically identified within these as a key project to progress.
- Development approval for the proposed O'Halloran Hill site will be required before construction commences. The Majors Road site falls within the Adelaide Hills Face Zone, however we do not believe that the proposed design contravenes the intentions of the Hills Face Zone restrictions.
- The economic impact analysis conducted has identified that there would be economic benefits arising from the construction and operation of the BMX facility that would outweigh the upfront capital investment costs and the ongoing operational costs. An agreement will be established to formalise the CoO Council's resolution to fund 50% of operating costs, excluding capital renewal and depreciation costs. A lease agreement with the managing entity will need to be prepared.
- Community consultation has commenced with key stakeholders, and with persons and communities located within the proximity to the proposed location. Among the persons and communities consulted there is support for the Project.
- There is a \$0.2 million funding shortfall (3% of the Project) which will need to be managed through the development phase. The whole-of-life costing shows that the facility can be operated and maintained within the CoM's current operating surplus, as identified in the CoM Long Term Financial Plan 2019-2029.
- A risk register has been compiled with mitigating actions identified to reduce the risk rating of all but one risk to a 'Medium' rating. The highest risk with the proposed Project is the injury to inexperienced riders on the five and eight-metre ramps. This risk can be managed through perimeter fencing, signage, supervision and an appropriate level of insurance.



1. INTRODUCTION

1.1 Background

- 1.1.1 The City of Marion (CoM) provides sport and recreation facilities that support an active and connected community. There is a need to ensure that the large number of sport and recreation facilities are planned to respond to the future needs of the community.
- 1.1.2 In 2015, Council resolved to investigate opportunities for the development and funding of a BMX track in Adelaide's South. Since that time, Council has engaged with the Hallett Cove BMX Club, Happy Valley BMX Club, BMX Australia and BMX SA.
- 1.1.3 The State Government Office of Recreation, Sport and Racing (ORSR), the CoM, the City of Onkaparinga (CoO) and BMX SA have since funded a feasibility study to investigate the development of high-level, UCI-compliant (Union Cycliste Internationale) competition and training venue for BMX in South Australia. The study considered a range of matters, including:
 - 1.1.3.1 Desired project outcomes;
 - 1.1.3.2 Project requirements;
 - 1.1.3.3 Strategic context;
 - 1.1.3.4 Demographic analysis;
 - 1.1.3.5 Trend and participation analysis;
 - 1.1.3.6 Supply and demand;
 - 1.1.3.7 Benefits of BMX;
 - 1.1.3.8 Key issues and opportunities;
 - 1.1.3.9 State facility planning;
 - 1.1.3.10 Benchmarks;
 - 1.1.3.11 Functional requirements;
 - 1.1.3.12 Site options analysis; and
 - 1.1.3.13 Initial concept design.
- 1.1.4 The feasibility study indicated that there is demand for a UCI-standard BMX track in metropolitan Adelaide that that it would be a benefit to the Community and the State.
- 1.1.5 In June 2016, the State Government committed to contribute \$2,000,000 toward the project and in July 2016, CoM resolved to fund \$750,000, with \$750,000 of funding to come from CoO.



- 1.1.6 In February 2018 the State Government, through ORSR committed to contribute a further \$1,300,000 toward the Project, for a total \$3,300,000.
- 1.1.7 In January 2019, Council approved a further \$1,000,000 toward the Project, for total CoM funding of \$1,750,000.
- 1.1.8 Therefore the total committed funding from all parties is now \$5,800,000.
- 1.1.9 The SWBMX Project is proposed to be developed on Crown Land, however CoM has confirmed with the State Government that the development is not required to be referred to the Public Works Committee.
- 1.1.10 To advance the Project to date, the CoM has:
 - 1.1.10.1 Established a Project Advisory Group (PAG) comprising of a Chairperson and representatives from The Cove BMX Club, Happy Valley BMX Club, BMX Australia, BMX SA, ORSR, Department of Environment and Water (DEW) and staff from the CoM and CoO;
 - 1.1.10.2 Established of a Project Steering Group (PSG) comprising staff from ORSR, DEWNR and from the CoM and CoO;
 - 1.1.10.3 Engaged a geotechnical engineering specialist to investigate the soil conditions and provide development recommendations;
 - 1.1.10.4 Engaged a specialist track designer and builder to assist with the design of the facility / site;
 - 1.1.10.5 Held a design workshop with key stakeholders to consider the design of the BMX facility to inform the development of consultancy briefs;
 - 1.1.10.6 Engaged of a land surveyor to determine site contours, service locations and related matters; and
 - 1.1.10.7 Called for tenders for the appointment of a Design Consultant (comprising architects, engineers, design engineers and landscape architects) and Cost Consultant.
- 1.1.11 If the Project proceeds, the facility will be leased to and managed by an entity to be jointly formed and run by the Cove and Happy Valley BMX Clubs, which will manage daily operations. The legal status of the entity is yet to be determined, this will need to be resolved prior to CoM entering into any formal agreements with the entity. CoM and CoO will share the track maintenance expenditure with the Clubs, but CoM will be responsible for any capital replacement and improvement.
- 1.1.12 The CoM and the CoO have agreed to fund any on-going operational deficits on the basis that CoM and CoO will contribute 50% of the operating costs each (excluding capital renewal and depreciation).
- 1.1.13 In line with the CoM's leasing policy, CoM will seek an initial five year lease from DEW with a further three rights for renewal of five years each, for a total lease term of 20



years. DEW has indicated that a favourable lease rate will be arranged, due to the facility meeting the Department's community use parameters.

1.2 The Project

- 1.2.1 The ORSR, the CoM, the CoO and BMX SA are collectively undertaking the development of a UCI-compliant (competition and training venue for BMX in South Australia), which is to have the capacity to host national and potentially international competitions. The facility has been named the Sam Willoughby BMX Track (SWBMX), by the former Minister for Recreation and Sport (SWBMX Project).
- 1.2.2 The SWBMX is to be located at Majors Road, O'Halloran Hill and will provide for the existing competition needs of The Cove BMX Club, Happy Valley BMX Club and other state and regional communities. Existing BMX tracks in Hallett Cove and Happy Valley have reached a point that constraints are preventing further growth, access and improvement of facilities.
- 1.2.3 The capital cost of the SWBMX Project has been estimated by independent cost management consultants, Rider Levett Bucknall (RLB), at \$5.640 million. The cost of major works on the intersection to the site is estimated at an additional \$0.333 million.

1.3 Rationale for the Project

- 1.3.1 The purpose of the SWBMX is to develop a high-level competition and training venue for BMX in South Australia, with the capacity to host national and international competitions.
- 1.3.2 The facility's desired outcomes, which have been established by the PAG, are to:
 - 1.3.2.1 provide new quality BMX facilities to support participation and enjoyment of South Australians;
 - 1.3.2.2 meet the BMX training and competition needs of The Cove BMX Club, Happy Valley BMX Club; as well as state and regional communities;
 - 1.3.2.3 provide facilities which comply with current BMX Australia and UCI BMX Guidelines and requirements and have the flexibility and capacity to meet future changes to these requirements where feasible;
 - 1.3.2.4 support the training and development of competition BMX riders and officials (including specific arrangements for elite athletes);
 - 1.3.2.5 make positive contribution to the civic interests of the wider region from both a social, economic and health perspective;
 - 1.3.2.6 provide riding opportunities for youth at risk of disengaging from society;
 - 1.3.2.7 contribute towards the SA Tourism Plan 2020 objectives;
 - 1.3.2.8 attract interstate riders to the state and assist in raising the level of competition and rider participation in SA;



- 1.3.2.9 attract interstate riders to all BMX Clubs in SA via combined club race meeting strategies;
- 1.3.2.10 provide a venue that assists in promoting increased community physical activity;
- 1.3.2.11 maximise community access to and use of any proposed BMX facility;
- 1.3.2.12 provide a multipurpose sporting and recreation hub that will provide events and attract tourists to the region;
- 1.3.2.13 enhance the O'Halloran Hill Recreation Park and the experiences it can provide; and
- 1.3.2.14 support the development of the Adelaide Mount Lofty Ranges as an international mountain bike and cycling destination.

1.4 Legal Framework and Prudential Issues

- 1.4.1 The Local Government Act 1999 (Act) Section 48 states that:

"a council must develop and maintain prudential management policies, practices and procedures for the assessment of projects to ensure that the council —

- (a) acts with due care, diligence and foresight; and*
- (b) identifies and manages risks associated with a project; and*
- (c) makes informed decisions; and*
- (d) is accountable for the use of council and other public resources."*

- 1.4.2 The CoM has adopted a Prudential Management Policy which satisfies the requirements of the Act. Under the Policy, the preparation of a Prudential Report is the highest level and most thorough type of due diligence report required for the purposes of the Policy.

- 1.4.3 The Prudential Management Policy and the Act 1999 require Council to consider a report addressing the prudential issues set out in subsection 2 of Section 48 when a project meets certain criteria, specified in (1) (b), namely where a council:

- (b) engages in any project (whether commercial or otherwise and including through a subsidiary or participation in a joint venture, trust, partnership or other similar body)—*
 - (i) where the expected operating expenses calculated on an accrual basis of the council over the ensuing five years is likely to exceed 20 per cent of the council's average annual operating expenses over the previous five financial years (as shown in the council's financial statements); or*
 - (ii) where the expected capital cost of the project over the ensuing five years is likely to exceed \$4 000 000 (indexed); or,*



(iii) where the council considers that it is necessary or appropriate.

- 1.4.4 The prudential issues set out Section 48 of the Act are reproduced in full in Attachment One.
- 1.4.5 We note that the indexed value of the \$4.00 million threshold identified in Section 48 (1) (b) (ii) is \$4.888 million as at the date of this report.
- 1.4.6 As the Project has a capital value greater than \$4.888 million, we have been engaged to prepare a report to satisfy the requirements of Section 48 of the Act and the Prudential Management Policy.



2. **RELATIONSHIP WITH STRATEGIC MANAGEMENT PLANS**

Local Government Act, Section 48 (2) the following are prudential issues for the purposes of subsection (1):

(a) the relationship between the project and relevant strategic management plans;

2.1 **Relevant Strategic Management Plans**

2.1.1 Section 122 of the Act requires a Council to develop and adopt strategic management plans; these are required to incorporate the extent to which a Council's objectives are related to regional, state and national objectives.

2.1.2 For the purposes of this report the relationship between the Project and the following plans are considered relevant.

2.1.2.1 City of Marion

- Community Vision - Towards 2040;
- Strategic Plan 2019-2029;
- City of Marion Business Plan 2019-2023;
- Annual Business Plan and Budget 2019-2020;
- Long Term Financial Plan 2019-2029; and
- Asset Management Plans.

2.1.2.2 Regional

- No relevant regional plans were noted.

2.1.2.3 South Australian State Government

- 30 Year Plan for Greater Adelaide;
- Office for Recreation, Sport and Racing Strategic Plan 2017 to 2021;
- Department for Environment and Water People and Parks Strategy; and
- 20-Year State Infrastructure Strategy (currently in development).

2.1.2.4 National

- National Sport and Active Recreation Policy Framework.



2.2 City of Marion Plans

2.2.1 City of Marion Community Vision – Towards 2040

2.2.1.1 The City of Marion Community Vision - Towards 2040 was endorsed by Council in December 2013 to shape the future of the Marion community for 25 years.

2.2.1.2 The CoM's stated vision is as follows.

"A community that is Liveable, Valuing Nature, Engaged, Prosperous, Innovative and Connected".

2.2.1.3 The Project will provide enhanced lifestyle opportunities for the community and therefore aligns with the Liveable goal of the Vision.

2.2.2 City of Marion Strategic Plan 2019-2029

2.2.2.1 To ensure Council's activities contribute to the Community Vision – Towards 2040, the Council adopted the Strategic Plan 2019-2029 which provides a 10 year roadmap of the CoM's Purpose, Vision, Values, Goals, Challenges and Opportunities, Objectives and Strategies.

2.2.2.2 The CoM Community Vision - Towards 2040 has six themes are to be progressed in the Strategic Plan 2019–2029 through the following 10 year goals.

- Goal 1 – Liveable – Attractive neighbourhoods with diverse urban development, vibrant community hubs, excellent sporting facilities, open spaces and playgrounds.
- Goal 2 – Valuing Nature – Improve stormwater management, increase energy efficiency, promote biodiversity and improve opportunities for people to play in open spaces and interact with nature.
- Goal 3 – Engaged – Community will feel engaged and empowered to influence the improvement in their own neighbourhood.
- Goal 4 – Innovate – Constantly ready to adapt to technological advances and be better and quicker at sharing relevant information.
- Goal 5 – Prosperous – Realisation of the full potential of the Tonsley Precinct and other key commercial – industrial – retail zones
- Goal 6 – Connected - Easier and safer to move around the city which will have accessible services and plenty of walking and cycling paths. New technology and community facilities to better connect the community.

2.2.2.3 The Liveable goal contains two specific strategies that are considered strongly aligned to the Project:



"L1 We will make our services, facilities and open spaces more accessible.

L2 We will create more opportunities for residents to enjoy recreation and social interaction in our neighbourhood centres, libraries, sports facilities and other Council facilities."

2.2.3 City of Marion Business Plan 2019-2023

- 2.2.3.1 The CoM Business Plan explains the projects and programs Council will deliver over as three year period to develop a city in line with community's wishes.
- 2.2.3.2 The Liveable goal in the Business Plan is "Communities that are safe and inclusive, embracing active living, and healthy lifestyles".
- 2.2.3.3 The alignment of the Project is demonstrated by the inclusion of delivering "a UCI standard BMX facility in partnership with State Government and the City of Onkaparinga" in the 19/20 and 20/21 Projects within the Business Plan.

2.2.4 Annual Business Plan

- 2.2.4.1 The Annual Business Plan outlines how Council plans to allocate its budget and what services and projects will be developed in the forthcoming financial year, so that CoM can progress the community's aspirations in the City of Marion Community Vision - 'Towards 2040' and the goals in the 10-year Strategic Plan 2019-2029.
- 2.2.4.2 The Annual Business Plan links the overarching long term Strategic Plan with the budget, service delivery and rate levels for the current financial year.
- 2.2.4.3 The SWBMX Project is specifically identified as a strategic priority in the Annual Business Plan 2019-20 further evidencing the strong alignment of the Project with CoM strategic management plans.

2.2.5 Long-Term Financial Plan

- 2.2.5.1 The CoM Long Term Financial Plan 2019-2029 (LTFP) is a tool to assist in determining Council's long-term financial sustainability by projecting the financial impact of any known decisions and to provide guidance on the parameters to use when developing future budgets.
- 2.2.5.2 The SWBMX Project is identified as a key outcome in the LTFP.
- 2.2.5.3 The current LTFP includes the provision of \$565,000 in annual operating costs (including capital renewal of \$221,000) for the SWBMX Project. This amount conservatively reflects a 100% share of the on-going operating costs and, at this level, CoM maintains a cash surplus and exceeds the identified Key Financial Indicator targets.



2.2.5.4 The initial costs were developed based on a high-level percentage of the estimated capital costs. Since these costs were developed, CoM has engaged with DirtzTrack, who design and build BMX tracks, to review the ongoing operating costs. The result is a downward revision to \$217,000 in annualised operating costs (including capital renewal of \$176,000). The CoM will fund 50% of the operating costs and 100% of the capital renewal costs, which is a total annualised cost of \$189,000.

2.2.5.5 The CoM and CoO will need to enter into a formal agreement to share future operating costs. The CoO Council resolved on 19 November 2019 to fund 50% of the operating costs of the SWBMX Project, excluding future capital renewal and depreciation costs.

2.2.6 Asset Management Plans

2.2.6.1 The CoM owns and manages a diverse portfolio of assets, valued in excess of \$1 billion. These assets exist in order to provide services to the community.

2.2.6.2 The CoM undertakes a comprehensive asset management planning process to ensure the delivery of services from infrastructure is provided in a financially sustainable manner. This is reflected in detailed asset management plans which are maintained for various asset classes.

2.2.6.3 Provisions are included in the CoM Asset Management Plan for the existing Cove BMX track, these will need to be reviewed once a decision is taken on the future use of the site. For the purposes of this SWBMX Project, cost associated with the future use of the existing Cove BMX track have not been considered.

2.2.6.4 The SWBMX Project will impact the Asset Management Plans for Buildings and Open Space. Future versions of these Plans will need to be updated to reflect the new SWBMX Project.

2.3 Regional Objectives

2.3.1 There are no relevant regional objectives.

2.4 South Australian State Objectives

The South Australian State objectives with respect to sport and recreation are articulated in a number of plans and by various agencies, the alignment of the Project with these plans is detailed below.

2.4.1 30 Year Plan for Greater Adelaide

2.4.1.1 The State Government's broad vision for sustainable land use and the built development of the state is outlined in the Planning Strategy. The relevant volume of the Planning Strategy is the 30-Year Plan for Greater Adelaide (2017 Update).



2.4.1.2 The 30 Year Plan (2017 Update) focuses on six key pillars, these are:

- (a) Containing our Urban Footprint;
- (b) More Ways to Get Around;
- (c) Getting Active;
- (d) Walkable Neighbourhoods;
- (e) A Green Liveable City; and
- (f) Greater Housing Choices.

2.4.1.3 The Project is aligned to the Getting Active and A Green Liveable City pillars of the 30 Year Plan.

2.4.1.4 One of the targets in the Green Liveable City pillar includes ensuring that Adelaide provides its residents with a diverse range of quality open spaces and places and notes that 'participating in sports and clubs also provides a valuable vehicle for social support and cohesion in our community'.

2.4.1.5 The SWBMX Project supports the growth of the sport in the region and provides a vehicle for CoM residents to engage with community activities and sports which help encourage active lifestyles.

2.4.1.6 The proposed investment in the SWBMX Project is strongly aligned with the 30 Year Plan for Greater Adelaide.

2.4.2 Office for Recreation, Sport and Racing 2017-2021 Strategic Plan

2.4.2.1 The State Government Office for Recreation, Sport and Racing Strategic Plan 2017 – 2021, articulates a vision of "an active State" where sport and recreation activities develop stronger, healthier and happier communities.

2.4.2.2 The Project will provide increased and enhanced opportunities to progress the Office for Recreation, Sport and Racing's vision.

2.4.2.3 The following strategies in the Strategic Plan will be advanced by the Project.

- (a) Plan and develop local, state, national and international standard sport and recreation infrastructure to meet government and community outcomes;
- (b) Collaborate across government to develop and co-invest in local and regional facilities that meet the needs of sport, recreation and the community.
- (c) Invest in people, projects and initiatives that increase access and opportunities to participate in sport and recreation.



2.4.2.4 The Project is considered to be closely aligned to the strategic priorities identified in the State Government Office for Recreation, Sport and Racing Strategic Plan 2017-2021.

2.4.3 Department for Environment and Water People and Parks Strategy

2.4.3.1 The State Government's objective for People and Parks is 'the encouragement of public use and enjoyment of reserves and education in, and proper understanding and recognition of, their purpose and significance'. The goals are:

- (a) Enriching our lives;
- (b) Enhancing parks;
- (c) Shared stewardship for parks; and
- (d) Growing community benefits and prosperity.

2.4.3.2 The proposed SWBMX supports all of these goals, by providing a facility that supports healthy living, enhances the facilities of the O'Halloran Hill Recreation Park, involves community groups in the operation of the Park and generates benefits for the wider community.

2.4.4 The 20-Year State Infrastructure Strategy is currently in development by Infrastructure SA.

2.5 National Objectives

2.5.1 The Australian Government, through the Department of Health, which administers the Australian Sports Commission Act 1989 is committed to, amongst other things, encouraging increased participation by Australians in sport and providing resources, and facilities to enable Australians to pursue sport whilst also furthering their educational and vocational skills and other aspects of their personal development.

2.5.2 In June 2011, Commonwealth, State and Territory Sport Ministers agreed to establish the first National Sport and Active Recreation Policy Framework (the Framework) to help guide the development of sports policy across Australia. The Framework provides a mechanism for the achievement of national goals for sport and active recreation and sets out the agreed roles and responsibilities of governments and their expectations of sport and active recreation partners.

2.5.3 The Framework outlines Commonwealth, State and Territory Government Expectations of Other Stakeholders including Regional and Local Government, as follows:

- 2.5.3.1 Facilitating a strategic approach to the provision of sporting and active recreation infrastructure including open space, and other needs.
- 2.5.3.2 Establishing local management and access policies to sport and recreation facilities.



- 2.5.3.3 Supporting and coordinating local and regional service providers (venues and programs).
- 2.5.3.4 Liaising and partnering with state and territory governments on targeted program delivery.
- 2.5.3.5 Supporting and partnering with non-government organisations that enable sport and active recreation participation.
- 2.5.3.6 Incorporating sport and recreation development and participation opportunities in Council plans.
- 2.5.3.7 Collaborating, engaging and partnering across government departments on shared Policy agendas.
- 2.5.3.8 Investment in sport and active recreation infrastructure.
- 2.5.4 The SWBMX Project could be considered to support the objectives of the Act through improved and increased sports and recreation facilities and is consistent with the Framework agreed by the Commonwealth and state governments.



3. OBJECTIVES OF THE DEVELOPMENT PLAN

Local Government Act, Section 48 (2) the following are prudential issues for the purposes of subsection (1):

(b) the objectives of the Development Plan in the area where the project is to occur;

3.1 Development Approval

- 3.1.1 Development in CoM is governed by the Development Plan – Marion Council, pursuant to Section 33 of the Development Act 1993 and the associated Development Regulations 2008. The current version of the Development plan is dated as consolidated on 15 August 2019.
- 3.1.2 The Development Plan outlines what sort of developments and land use are and are not envisaged for particular zones and various objectives, principles and policies controlling the nature of proposed developments. As such, the Development Plan covers matters including zoning issues, building appearance and neighbourhood character, land division, building siting and setbacks and environmental guidelines.
- 3.1.3 The proposed site for the SWBMX Project, bounded by the Southern Expressway to the East and Majors Road to the South, is located within the O'Halloran Hill Recreation Park, which is Crown Land under the care and control of the Department of Environment and Water (DEW).
- 3.1.4 To develop on the proposed site, the CoM will require the approval of the Minister for Environment and Water.
- 3.1.5 The Project involves works which are defined as "development" under the Development Act 1993.
- 3.1.6 The CoM intends to seek Development approval once the Prudential Report has been approved.
- 3.1.7 Development approval has yet to be obtained by Council, and is a prerequisite for the Project to proceed.

3.2 Development Zone

- 3.2.1 The proposed location for the Project is within the Hills Face Zone, which is a zone in which the natural character is preserved and enhanced or re-established in order to:
 - 3.2.1.1 provide a natural backdrop to the Adelaide Plain and a contrast to the urban area;
 - 3.2.1.2 preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide;
 - 3.2.1.3 provide for passive recreation in an area of natural character close to the metropolitan area;



- 3.2.1.4 provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges; and
- 3.2.1.5 ensure that the community is not required to bear the cost of providing services to and within the zone.
- 3.2.2 Within the Hills Face Zone, structures must be designed in such a way as to:
 - 3.2.2.1 preserve and enhance the natural character or assist in the re-establishment of a natural character in the zone;
 - 3.2.2.2 limit the visual intrusion of development in the zone, particularly when viewed from roads within the zone or from the Adelaide Plain;
 - 3.2.2.3 not create, either in themselves, or in association with other developments, a potential demand for the provision of services at a cost to the community; and
 - 3.2.2.4 prevent the loss of life and property resulting from bushfires.
- 3.2.3 The proposed SWBMX Project does not appear to satisfy the Hills Face Zone objectives. Specifically, the Project requires fill to be deposited at heights greater than 1.5 metres, which contravenes the Hills Face Zone land use limitations. In addition, the proposed facility will produce an undulating track with jumps, hill starts and spectator embankments, which will not enhance or assist in re-establishing the natural character in the Zone.
- 3.2.4 However, upon review of the land and types of uses within reasonable proximity to the proposed SWBMX site, the area is not typical of the character that would be expected within such a zone. Included within a short distance of the proposed site is:
 - 3.2.4.1 the O'Halloran Hill Recreation Park;
 - 3.2.4.2 a shooting and archery club;
 - 3.2.4.3 the seven-lane Southern Expressway;
 - 3.2.4.4 an equestrian facility, comprising a very large industrial building;
 - 3.2.4.5 a rural property;
 - 3.2.4.6 a former TAFE complex consisting of several large buildings;
 - 3.2.4.7 a former drive-in movie site with a large disused screen; and
 - 3.2.4.8 a golf driving range.
- 3.2.5 Despite being located near a ridgeline, the proposed site is obscured from the Adelaide Plains by the undulating topography, vegetation within the O'Halloran Hill Recreation Park and densely-planted native trees on the eastern side. The most



visually dominant aspects of the Project will be the mounding and embankments associated with the tracks and car parking areas, which have a more natural form than the large-scale buildings already present within reasonable proximity of the proposed site. In addition, the proposed wind-break will be a vegetated mound on the western side of the site, which will further screen the facility from the road and general locality.

- 3.2.6 Given these considerations, the proposed site would be appropriate and in keeping with the surroundings, despite being within the Hills Face Zone.

3.3 Approving Authority

- 3.3.1 As the SWBMX Project is a joint project with the CoM and DEW as the landowner, either party can lodge the Development Application. Since the site is Crown Land DEW is currently considering whether the project qualifies for Development Act consideration as a Section 49 Crown Development with DEW as the applicant.
- 3.3.2 If DEW is the applicant, the application will be lodged with the State Planning Commission (SPC) and the following process will occur:
- 3.3.2.1 Lodgement of all applicable plans and documentation (Dependent upon the cost of the development, the application may progress to public notification).
 - 3.3.2.2 Referral to applicable government agencies and Marion Council for comment (maximum 8 weeks to provide comment).
 - 3.3.2.3 The CoM staff will prepare a report for the Council Assessment Panel to provide comments to the SPC.
 - 3.3.2.4 Following the close of the public notification process (if applicable) and receipt of government agency and Council comments, a planning assessment will be undertaken by SPC staff with any outstanding matters being sought to be resolved prior to the application being presented to the State Planning Assessment Commission (SPAC) for determination.
- 3.3.3 If the CoM is the applicant, the application will be lodged with City of Marion and the following process will occur:
- 3.3.3.1 Lodgement of all applicable plans and documentation and submission of a 'Statement of Support'.
 - 3.3.3.2 Once CoM staff resolve to process the application, a Statement of Effect must be produced by the applicant, which following receipt, will progress the application to Category 3 public notification and referral to applicable government agencies.
 - 3.3.3.3 Following the close of the public notification process, a planning assessment will be undertaken with any outstanding matters being sought to be resolved prior to the application being presented to the CoM Assessment Panel for determination.



- 3.3.3.4 Assuming support is forthcoming from the Panel, the application will be referred to the State Planning Assessment Commission (SPAC) who must grant 'concurrence' for the application to be granted Development Plan Consent (by the Council following written receipt of the SPAC's concurrence).
- 3.3.3.5 Any person who lodged a representation regarding the proposal during the public notification period will have a right to appeal against that decision, if aggrieved, and must do so within 15 business days of the grant of Development Plan Consent.



4. ECONOMIC DEVELOPMENT

Local Government Act, Section 48 (2) the following are prudential issues for the purposes of subsection (1):

- (c) *the expected contribution of the project to the economic development of the local area, the impact that the project may have on businesses carried on in the proximity and, if appropriate, how the project should be established in a way that ensures fair competition in the market place;*

4.1 Contribution to Economic Development

- 4.1.1 Economic development can be defined as efforts that seek to improve the economic well-being and quality of life for a community by creating and/or retaining jobs and supporting or growing incomes and the tax base.
- 4.1.2 The contribution to economic development from the SWBMX Project will primarily come from two sources:
 - 4.1.2.1 construction activity in the area including the purchase of local goods and services; and
 - 4.1.2.2 activities in the area through the ongoing operation of the SWBMX Project.
- 4.1.3 To quantify the economic benefits of the SWBMX Project, CoM produced an Input-Output (I-O) report from the economic modelling tool 'REMPPLAN'.

4.2 Economic Impact Analysis

- 4.2.1 The REMPLAN I-O analysis to determine the output, employment and value-added impact of a \$5.817 million investment in the Southern Adelaide region is based on data sourced from the Australian Bureau of Statistics (ABS), most of which relates to the 2016, 2011, 2006 and 2001 Censuses.
- 4.2.2 Construction benefits
 - 4.2.2.1 Total output from the SWBMX Project including all direct, industrial and consumption effects is estimated to increase output by up to \$12.562 million. This represents a Type 2 Output multiplier of 2.227 and is comprised of the following:
 - (a) a \$5.641 million direct increase in output;
 - (b) a rise of \$5.103 million in the demand for intermediate goods and services, including the flow on effects as demand for local goods and services increases; and
 - (c) the consumption effects from the creation of jobs in the economy arising from the increases in direct and indirect output which are estimated to be \$1.818 million.



- 4.2.2.2 An increase in output of \$12.562 million from the SWBMX Project should result in an increase of up to 39 jobs during the construction phase, from a Type 2 employment multiplier of 2.600, as detailed below:
- (a) the direct effect is estimated to create up to 15 jobs;
 - (b) the indirect or flow on effect is estimated to result in the gain of a further 16 jobs; and
 - (c) the consumption effect is estimated to boost employment by 8 jobs.
- 4.2.2.3 The estimated impact of the SWBMX Project on wages and salaries is by up to \$2.446 million, representing a Type 2 multiplier of 2.694, the components are:
- (a) the increase from the direct effect is estimated at \$0.908 million;
 - (b) the indirect or flow on effect is estimated at \$1.089 million, which represents a Type 1 Wages and Salaries multiplier of 2.200; and
 - (c) the consumption effects under this scenario are expected to further boost employment in sectors such as retail therefore further increasing wages and salaries by an estimated \$0.449 million.
- 4.2.2.4 The impact of the SWBMX Project on value added is estimated to increase by up to \$4.662 million, this represents a Type 2 value-added multiplier of 2.692 and is comprised of:
- (a) a direct impact of \$1.732 million;
 - (b) an indirect or flow-on effect in terms of local purchases of goods and services are anticipated of \$1.882 million, this represents a Type 1 value-added multiplier of 2.087; and
 - (c) A consumption effect of \$1.048 million, as a proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy.

4.2.2.5 Table 1 summarises the construction impact of the Project.

Table 1 – Construction Impact Summary (REMPAN)

Impact Summary \$ millions	Direct Effect	Supply-Chain Effect	Consumption Effect	Total Effect
Output	\$5.641	\$5.103	\$1.818	\$12.562
Employment (Jobs)	15	16	8	39
Wages and Salaries	\$0.908	\$1.089	\$0.449	\$2.446
Value-added	\$1.732	\$1.882	e048	\$4.662



4.2.3 Ongoing operational benefits

- 4.2.3.1 Following completion of the SWBMX Project, the facility will allow for a substantial increase in the number of BMX and cycling-related events and activities hosted in the region. The site will also have the capability to host the UCI World BMX Championships.
- 4.2.3.2 There is an expectation that the quality of the track and facilities will result in greater participation and membership in the Hallett Cove and Happy Valley BMX Clubs. In addition to the potential growth in membership and participation in local clubs, the facility has the potential to also host the Oceania Championships every five years and the BMX Supercross World Cup every ten years.
- 4.2.3.3 The CoM has developed estimates of the uplift in visitation that is expected to occur from the upgraded facility, both from increased demand and from holding new events. Table 2 summarises the CoM estimates.

Table 2 – CoM estimated growth in annual visitation and expenditure

Activity	Annual Visits	Estimated Additional Visitors	
The Cove BMX Club	21,200	+ 2,120	+ 10%
Happy Valley BMX Club	20,800	+ 2,520	+ 12%
The Cove BMX Club Training	10,000	+ 1,000	+ 10%
Happy Valley BMX Training	10,000	+ 1,000	+ 10%
Average Club Hire	5,000	+ 0	(no change)
State Championships	2,100	+ 0	(no change)
Total existing events	69,100	+ 6,640	
National Championship Series		+ 4,500	
Elite Training		+ 2,000	
Oceania Championship (every 10 years)		+ 1,220	
BMX Supercross World Cup (every 10 years)		+ 250	
Estimated future visitation through new events		+ 7,970	
Total estimated visitation with current and new events		+ 14,610	
Estimated expenditure per visitor		\$106	
Estimated expenditure of new visitors		1,548,660	

- 4.2.3.4 The estimated expenditure per visitor of \$106 is based on domestic day visitors to the Southern Adelaide region, provided in a REPLAN Tourist Impact Report.
- 4.2.3.5 Based on \$1.549 million of additional annual economic activity from new visitors, total output from the SWBMX Project including all direct, industrial and consumption effects is estimated to increase output by up to \$2.725



million. This represents a Type 2 Output multiplier of 1.759 and is comprised of the following.

- (a) A \$1.549 million direct increase in output;
- (b) A rise of \$0.619 million in the demand for intermediate goods and services, including the flow on effects as demand for local goods and services increases; and
- (c) The consumption effects from the creation of jobs in the economy arising from the increases in direct and indirect output which are estimated to be \$0.557 million.

4.2.3.6 An increase in output of \$2.725 million from the SWBMX Project should result in an increase of up to 15 jobs from a Type 2 employment multiplier of 1.466, as detailed below.

- (a) The direct effect is estimated to create up to 10 jobs;
- (b) The indirect or flow on effect is estimated to result in the gain of a further 2 jobs; and
- (c) The consumption effect is estimated to boost employment by 2 jobs.

4.2.3.7 The estimated impact of the SWBMX Project on wages and salaries is by up to 0.749 million, representing a Type 2 multiplier of 1.637, the components are detailed below.

- (a) The increase from the direct effect is estimated at \$0.458 million;
- (b) The indirect or flow on effect is estimated at \$0.154 million, which represents a Type 1 Wages and Salaries multiplier of 1.337; and
- (c) The consumption effects under this scenario are expected to further boost employment in sectors such as retail therefore further increasing wages and salaries by an estimated \$0.138 million.

4.2.3.8 The impact of the SWBMX Project on value added is estimated to increase by up to \$1.323 million, this represents a Type 2 value-added multiplier of 1.827 and is comprised of the following.

- (a) A direct impact of \$0.724 million;
- (b) An indirect or flow-on effect in terms of local purchases of goods and services are anticipated of \$0.278 million, this represents a Type 1 value-added multiplier of 1.383; and
- (c) A consumption effect of \$0.321 million, as a proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy.



Table 3 – Operational impact summary (REMPAN)

Impact Summary \$ millions	Direct Effect	Industrial Effect	Consumption Effect	Total Effect
Output	1.549	0.619	0.557	2.725
Employment (Jobs)	10	2	2	15
Wages and Salaries	0.458	0.154	0.138	0.749
Value-added	0.724	0.278	0.321	1.323

4.3 Impact on Business in the Proximity

- 4.3.1 Given the location of the SWBMX facility, we would not expect there to be any significant negative impacts for businesses in the proximity as a result of the construction phase of the SWBMX Project.
- 4.3.2 Post-construction, the direct impact on local business is expected to be generally positive. The higher visitation to the area should result in greater spend on accommodation, food, beverage and retail businesses within the surrounding areas including in Hallett Cove and O'Halloran Hill.

4.4 Fair Competition

- 4.4.1 There is not a BMX facility in the area that is equivalent to the proposed SWBMX Project. The nearby BMX tracks at Hallett Cove and Happy Valley are of a lower standard and the proposed SWBMX will be utilised by the respective clubs.
- 4.4.2 The proposed SWBMX Project will not constitute a significant business activity, as defined by national competition principles and therefore the principles of fair competition are not relevant in this instance.



5. COMMUNITY CONSULTATION

Local Government Act, Section 48 (2) the following are prudential issues for the purposes of subsection (1):

- (d) *the level of consultation with the local community, including contact with persons who may be affected by the project and the representations that have been made by them, and the means by which the community can influence or contribute to the project or its outcomes;*

5.1 Level of Consultation

- 5.1.1 The CoM Community Engagement Policy (2016), pursuant to Section 50 of the Local Government Act 1999, sets out the steps that Council intends to take to deliver effective community consultation, whilst fulfilling Council's requirements under the Act.
- 5.1.2 The principles of the Community Engagement Policy are as follows.
 - 5.1.2.1 Elected Members are acknowledged as the representatives of community and empowered to make decisions. The role of staff is to present to the Elected Members all facts (which may include community perspectives) relevant to Council decisions, and subsequently to implement the decisions of Council.
 - 5.1.2.2 We communicate openly and honestly about the degree of influence communities are able to exercise in any engagement activity or key decision.
 - 5.1.2.3 We value the diversity of our communities and will utilise inclusive, representative and accessible approaches.
 - 5.1.2.4 We commit to evaluation and continuous improvement in our community engagement.
 - 5.1.2.5 The CoM will commit to appropriate levels of community engagement before making significant decisions taking into account the number of people affected and the likely degree of impact of the decision.
- 5.1.3 According to the Policy, the CoM is to consider the following methods of including the community, which are consistent with the International Association of Public Participation's (IAP2) Core Values:
 - 5.1.3.1 Inform - communicating balanced and objective information to help the community understand the decision.
 - 5.1.3.2 Consult - providing information, ideally presenting a number of options, to allow the community to express their preferences regarding the decision.



- 5.1.3.3 Involve - working directly with the community throughout a project to ensure that concerns and aspirations are consistently understood and considered as the project evolves through to completion.
- 5.1.3.4 Collaborate - working in partnership with the community, with a shared sense of responsibility for the work and the outcome.
- 5.1.3.5 Empower – Places the decision-making about specific projects in the hands of the community. The community takes responsibility and is accountable for the outcomes of decisions made.

We note that the Policy is not prescriptive under which circumstances these methods are to be applied.

- 5.1.4 The CoM has prepared and implemented a Community Engagement Plan for the Project consistent with the Policy. This Plan includes community consultation throughout the pre-construction, construction and pre-opening and operational phases of the Project. The objectives of the Plan are to:
 - 5.1.4.1 Identify current and future stakeholders including general community and key stakeholders who are directly affected.
 - 5.1.4.2 Inform all stakeholders of opportunities to participate in engagement activities.
 - 5.1.4.3 Consult with key stakeholders to:
 - (a) Identify vision and objectives of the concept design;
 - (b) understand the current and future needs and identify solutions; and
 - (c) develop potential and preferred management options.
 - 5.1.4.4 Conduct consultation with broader community on final design.
 - 5.1.4.5 Inform communities of how their participation influenced the final concept design.
- 5.1.5 The community consultation objectives for the pre-construction phase have been achieved through the following activities.
 - 5.1.5.1 Engagement with the BMX clubs to ensure that the proposed facility will meet the needs of the southern Adelaide BMX community, which will be handed over to the clubs for the operational management of the facility on completion.
 - 5.1.5.2 In conjunction with DEW, the identification and consultation with landowners and lessors within proximity to the proposed location to understand their requirements and any potential impacts on them.



- 5.1.5.3 Consultation meetings held with the key stakeholders in March 2017, prior to which announcements were circulated to allow the opportunity for considered responses.
- 5.1.6 Broader community engagement activities have been focused primarily on direct contact and engagement with sports and community bodies that will be affected by the proposed facility.
- 5.1.7 The SWBMX Project was identified in the 2019/23 CoM Annual Business Plan, which was made available to the broader Community for consultation.
- 5.1.8 The proposed development is on a greenfield location that is isolated from residential properties, as a result consultation has been appropriately limited to stakeholders at sites along Majors Road, including:
 - 5.1.8.1 Southern Archers;
 - 5.1.8.2 Sturt Pistol & Shooting Club;
 - 5.1.8.3 Friends of O'Halloran Hill; and
 - 5.1.8.4 Holdfast Model Aero Club.
- 5.1.9 The CoM has applied the principles of the Community Engagement Policy in the community consultation on the SWBMX Project. The community consultation will need to be maintained throughout the construction and pre-opening and operational phases to achieve the Plan objectives.

5.2 Community Influence and Contribution

- 5.2.1 The stakeholders consulted are supportive of the proposed SWBMX Project.
- 5.2.2 The Southern Archers and Sturt Pistol & Shooting Club identified the requirement for enhanced perimeter fencing to ensure that there is no risk of members of the public wandering into live fire areas.
- 5.2.3 The CoM has noted that the O'Halloran Hill Recreation Park is currently frequented by mountain bike riders and other users, and existing fencing has been sufficient. However, due to the height of the starting ramps, the SWBMX track will be fenced and unavailable to the public outside of events organised by the BMX clubs. Any improvement to the perimeter fencing of the Southern Archers and Sturt Pistol & Shooting Club should be managed by them in conjunction with DEW.
- 5.2.4 Through the community engagement process the CoM has provided the opportunity for the community to influence the Project.



6. FINANCIAL ASSESSMENT

Local Government Act, Section 48 (2) the following are prudential issues for the purposes of subsection (1):

- (e) if the project is intended to produce revenue, revenue projections and potential financial risks;*
- (f) the recurrent and whole-of-life costs associated with the project including any costs arising out of proposed financial arrangements;*
- (g) the financial viability of the project, and the short and longer term estimated net effect of the project on the financial position of the council;*

6.1 Revenue Production, Revenue Projections and Potential Financial Risks

6.1.1 Revenue Production

6.1.1.1 The SWBMX Project is not intended to produce material revenues.

6.1.1.2 However, the entity which will manage the facility will be required to enter into a lease consistent with the CoM's Leasing and Licensing of Council Owned Facilities Policy.

6.1.1.3 Under the Policy, the CoM intends to set an annual licence fee based on an independent market rental valuation, with a 93% discount applied. The discount is based on a build-up of the subsidies available to community organisations for the use of Council-owned facilities. The subsidy criteria to a maximum 93% discount are:

(a)	Good Governance	33%
(b)	Facility Utilisation	30%
(c)	Social Inclusion	20%
(d)	Volunteer Management	5%
(e)	Environmental Initiatives	5%

Our preliminary assessment of the criteria above, which are further detailed in the Policy, is that each subsidy criteria is likely to be met and therefore a 93% discount will be applied to the market rental rate. Final review of the subsidy criteria will need to be performed once the policies, procedures and governance of the Managing Entity have been formalised.

6.1.1.4 The CoM has engaged JLL to prepare a market rental valuation, which produced a market valuation of \$37,500. Applying Council's Policy would result in a license fee of \$2,625 after a 93% discount. Given this has yet to be agreed with the BMX clubs, no rental income has been included in the financial modelling.



- 6.1.1.5 There are no existing plans for commercial facilities to be operated at the site to produce revenue that could financially benefit CoM or the managing entity.

6.1.2 Potential Financial Risks

The most significant financial risks relating to the SWBMX Project are as follows.

- 6.1.2.1 Failure to secure sufficient funding for the Project. There is currently a \$0.2 million funding shortfall (3% of the project). CoM has advised that as shortfall is within 10% of the project budget, it is in line with industry standard to progress the project through the design and development. The shortfall will be managed through cost-saving efforts identified during the development phase. Construction costs will have to be actively managed to ensure that potential cost overruns do not compound the funding shortfall and place the Project completion at risk;
- 6.1.2.2 Overruns in the cost of construction which could also result in higher future capital renewal costs; and
- 6.1.2.3 Whole-of-life project costs that may exceed current provisions in the Long Term Financial Plan.

6.2 Recurrent and Whole of Life Costs, Financial Arrangements

6.2.1 Recurrent Costs

6.2.1.1 Maintenance

- (a) Under the Council's current Leasing and Licensing of Council Owned Facilities Policy, Council is responsible for the maintenance, repairs and replacement of structural items in Council owned buildings and flood lighting, while the lessee is responsible for utilities, outgoings and waste disposal associated with their operations.
- (b) Given the specialist requirements of the BMX track itself, Council is intending to negotiate with the clubs to take on the responsibility of its maintenance, which is estimated to be \$16,000 per annum of in-kind support. In the financial analysis it has been conservatively assumed that the BMX clubs will cover only \$1,000 per annum of the estimated track maintenance costs, which will largely be in-kind support from the BMX clubs.
- (c) Repairs and maintenance to the facility, excluding the BMX track itself, are estimated to be \$28,000 per annum which will be shared evenly by the CoM and CoO.
- (d) Recurrent costs, such as utilities and DEW head lease fees will be passed through to the managing entity.



6.2.1.2 Depreciation

Depreciation for up-front capital costs and an approximate allowance for capital renewal is estimated at \$176,000 per annum, calculated in accordance with Generally Accepted Accounting Principles based on the CoM's estimates of the useful life of the asset classes being constructed.

6.2.1.3 Other Expenses

- (a) The CoM will fund the SWBMX Project capital costs from available cash reserves. While there will not be direct funding costs for the SWBMX Project, the reduction in cash reserves will have an indirect funding impact of approximately \$60,000 p.a. based on the current CAD rate, which should be considered.
- (b) There is no specialised insurance policy required for the SWBMX Project. It will be covered within CoM's existing insurance coverage.

6.2.2 Whole of Life Costs

6.2.2.1 Whole-of-life costing has been prepared based on the capital expenditure, maintenance and depreciation costings provided. The forecast lease revenue has not been included in the calculation. If realised, it will amount to \$91,906 over the life of the asset (25 years).

6.2.2.2 The estimated capital costs of the Project, produced by independent cost estimates Rider Levett Bucknall (RLB), are shown in Table 4.

Table 4 – Capital cost estimate summary

Component	Cost \$
UCI race track	1,284,180
UCI race track preparation earthworks due to reactive soil	1,243,284
100 lux track lighting	157,200
5 and 8M start ramp	892,200
Pump track (provided for in site infrastructure)	n/a
120-car carpark	487,796
Design clubhouse to budget	235,500
Public facilities (provided for in site infrastructure)	n/a
Site infrastructure	583,375
Estimated net cost	4,883,535
Allowance for construction contingency 7.5%	366,265
Allowance for professional fees 8.0%	390,683
Project Subtotal excluding major intersection works	5,640,483



Component	Cost \$
Major intersection works	333,065
Total Estimated Cost	5,973,548

6.2.2.3 Table 5 shows the total estimated annualised operating costs of \$217,000, including capital renewal provisions of \$176,000, along with the contributions being made by each party towards these costs. Further detail is provided in Attachment Two.

Table 5 - Annual Operating Costs

	\$'000
Operating Costs	
Maintenance (incl. car park works every 5 years)	28.0
Other Operating Costs	13.2
Total Operating Costs	41.2
Depreciation / capital renewal	175.9
Total Operating Costs	217.1
Funding – operating costs	
CoM	13.0
City of Onkaparinga	13.0
BMX Clubs	15.2
Total Funding	41.2

6.2.2.4 The cash costs are estimated to be \$41,000, comprising \$27,000 in maintenance, \$7,500 in electricity, \$1,200 in water and \$4,500 in other operating costs. Water and electricity costs will be passed through to the managing entity.

6.2.2.5 Over a 25-year period, the costs adjusted for inflation are estimated to be \$7.4 million. This includes capital renewal of \$6.0 million and cash costs of \$1.4 million.

6.2.3 Financial Arrangements

6.2.3.1 The funding arrangements for the SWBMX Project are detailed in Table 6.

Table 6 – Up-front Capital Funding Arrangement (excl. major intersection works)

Funding sources	Amount \$ millions
State Government	\$3.30
City of Marion	\$1.75
City of Onkaparinga	\$0.75



Funding sources	Amount \$ millions
Total Funding	\$5.80

- 6.2.3.2 Funding commitments from the State Government has been confirmed in writing from ORSR and the City of Onkaparinga has approved and made provision for funding in its Long Term Financial Plan.
- 6.2.3.3 Based on the estimated \$6.0 million total Project capital costs (including major roadworks), there is currently a \$0.2 million funding shortfall (3% of the total Project cost). CoM have advised that this will be managed through cost management efforts in the project development phase.
- 6.2.3.4 In the event that State Government funding was not made available, the CoM has advised that they and the CoO would work together to develop a lower-grade regional BMX track in the same location that could be developed over time into a UCI-grade facility.

6.3 Financial Viability

- 6.3.1 Financial viability can be defined as the ability to generate sufficient income to meet operating expenses, financial obligations and to provide for future growth.
- 6.3.2 The SWBMX Project is being undertaken to provide community infrastructure that is not expected to produce revenue at a level which would make the asset financially viable in its own right. Therefore the CoM, in conjunction with the CoO, will need to subsidise the construction and ongoing management of the SWBMX.
- 6.3.3 The CoM has adopted a number of key indicators to assess the financial viability of its operations the target are shown below in Table 7.

Table 7 - LTFP Key Financial Indicators

Key Financial Indicator	Target
Average Operating Surplus / (Deficit) Ratio	0% and 5% (average over a 5-year period)
Net Financial Liability Ratio	0% to 50%
Asset Sustainability Ratio	95% to 100%

- 6.3.4 The 2019-2029 LTFP included a provision for the estimated costs of the SWBMX Project. Through revisions and ongoing SWBMX Project scoping work, these costs have been reduced to a level which is below the previous estimates in the LTFP.
- 6.3.5 As a result of the downward revision of costs, there is a forecast improvement to the LTFP Key Financial Indicators, as shown below in Table 8. As a new investment, there is no impact on the Asset Sustainability ratio over the LTFP period and therefore this has not been included below.



Table 8 – Operating impact on LTFP (2019-2029)

\$ millions	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
Funding Surplus									
Adopted LTFP	(0.9)	(0.8)	(1.0)	-	2.7	3.2	3.5	3.9	4.6
Project Impact	0.3	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
Adjusted LTFP	(0.6)	(0.5)	(0.6)	0.4	3.0	3.6	3.9	4.3	5.0
Operating Surplus / (Deficit)									
Adopted LTFP	7.5	7.3	7.8	9.2	9.6	10.0	9.9	10.1	10.5
Project Impact	0.4	0.4	0.4	0.4	0.4	0.5	0.5	0.5	0.5
Adjusted LTFP	7.9	7.7	8.3	9.6	10.0	10.4	10.4	10.6	11.0
Operating revenue									
Adopted LTFP	95.7	97.6	100.3	103.1	106.0	109.1	112.3	114.5	117.7
Project Impact	-	-	-	-	-	-	-	-	-
Adjusted LTFP	95.7	97.6	100.3	103.1	106.0	109.1	112.3	114.5	117.7
Operating Surplus Ratio									
Adopted LTFP	7.8%	7.5%	7.8%	8.9%	9.1%	9.1%	8.8%	8.8%	8.9%
Adjusted LTFP	8.3%	7.9%	8.2%	9.3%	9.5%	9.5%	9.2%	9.3%	9.4%
Net Financial Liability Ratio									
Adopted LTFP	2.7%	1.4%	0.1%	-2.4%	-7.0%	-11.8%	-16.5%	-21.8%	-27.2%
Adjusted LTFP	2.4%	0.6%	-0.9%	-3.8%	-8.7%	-13.8%	-18.8%	-24.4%	-30.1%

- 6.3.6 The CoM has the existing financial resources to fund its share of the SWBMX Project construction and has demonstrated through its LTFP that it has the financial capacity to fund its share of the ongoing operations.



7. PROJECT RISK AND MITIGATION STRATEGIES

Local Government Act, Section 48 (2) the following are prudential issues for the purposes of subsection (1):

- (h) *any risks associated with the project, and the steps that can be taken to manage, reduce or eliminate those risks (including by the provision of periodic reports to the chief executive officer and to the council);*

7.1 Risk Management

- 7.1.1 This report assesses the risk management actions taken or being considered by CoM for the Project. It is not the purpose of the report to prepare a comprehensive risk management plan, however a level of assessment has been undertaken on the identified risks and the mitigations that have been developed.
- 7.1.2 The CoM has established a Risk Management Policy, which has the following objectives:
- 7.1.2.1 Introduce and embed a risk culture and high level of risk awareness throughout all levels of CoM to support achievements aligned to our vision, strategies, services and actions.
 - 7.1.2.2 Implement consistent risk management processes to manage risk and opportunities throughout CoM's organisational systems and functions including planning, resource allocation priorities, internal audit and control processes, in line with risk management standards including AS/NZS ISO 31000:2009 Risk Management – Principles and Guidelines.
 - 7.1.2.3 To clarify the responsibilities within the risk management framework to enable the consistent and systematic application of our risk management approach within all Council operations.
 - 7.1.2.4 To guide a risk management approach to strategic, operational and project decision making to ensure proactive management strategies are implemented to mitigate against events occurring and ensure robust contingency plans to lessen the impact of events if they were to materialise.
 - 7.1.2.5 To strengthen the risk management program by implementing a Business Continuity Management (BCM) Framework to minimise the impact of business disruptions on the Council's critical community services.
 - 7.1.2.6 To protect public funds, assets and the integrity, security and reputation of the CoM by implementing a Fraud Policy which will prevent, identify, minimise and control fraudulent and/or corrupt activity.
 - 7.1.2.7 To provide adequate response to emergencies on behalf of the CoM residents and the community by implementing a Community Emergency Response Policy outlining our commitment to our community.



7.1.2.8 To continually align the risk management program with the Business Excellence Framework.

7.1.3 In accordance with the Risk Management Policy, an assessment of the risks associated with the SWBMX Project, along with mitigation strategies have been undertaken by the CoM and identified in a Risk Register.

7.1.4 The ongoing management of the SWBMX Project should include the review and regular updating of the Risk Register, with appropriate changes incorporated to reflect the various Project phases.

7.1.5 The number of risks identified by Category and risk-rating is identified in Table 9 below.

Table 9 - Risk Register Summary

Category	Risk Rating		
	High	Medium	Total
Financial sustainability	3	6	9
Stakeholder relations	5	1	6
Liability	1	4	5
Environmental & natural resource management	1	3	4
Legal & regulatory compliance	-	4	4
Strategy	1	2	3
Contracts & procurement	-	2	2
Execution, delivery & process management	-	2	2
Public safety	1	-	1
Total	12	24	36

7.1.6 Table 9 shows that there were a total of 36 risks identified, of which 12 were rated as 'High' risk prior to the application of mitigating controls and activities.

7.1.7 The 12 key risks, which have a 'High' rating, have been identified in Table 10 below. With the exception of one risk, all key risks have been reassessed as 'Medium'-level risk, based on the proposed mitigation strategies.



Table 10 - High-level risks, mitigation strategy and adjusted risk rating

Risk Description	Adjusted risk rating
1. Five and eight metre ramps - injury to inexperienced riders, injury to public	High
2. Community dissatisfaction with Council spending significant additional funds (to what was originally budgeted & publicised) on specific sporting project	Medium
3. If the project scope and agreement are unable to be finalised with work commencing prior to May 2020 project funding is at risk of being withdrawn	Medium
4. Traffic generated by BMX facility, and any other new facilities, have an impact on the present form of Majors Road resulting in DPTI requiring changes to occur as part of the project	Medium
5. The effect of the swell-shrink and cracking of the highly expansive clays have a negative impact on the track surface and longevity	Medium
6. The cost of the facility as designed exceeds the budget	Medium
7. Clubs not relocating to or taking up the sublease of the new site	Medium
8. Project governance (including communication between and within funding parties) results in a final project agreement of a low budget project which will have a higher whole of life costs borne by the CoM	Medium
9. Project delivery needs to be staged due to costs exceeding budget, with the cost of the subsequent staged items borne by CoM	Medium
10. Operational and maintenance cost of the facility are borne by CoM	Medium
11. Further costs to Council as the WHS responsibilities will be the Clubs, which are totally volunteer based	Medium
12. Facility location has a negative impact on the functionality of the MFS station opposite	Medium

7.1.8 The highest risk identified for the SWBMX Project is the risk of injury to inexperienced riders and injury to the public, which has a 'Severe' consequence and a 'Possible' likelihood. This risk sits with the Clubs, however there is reputational risk to the CoM. Through the following risk mitigation controls, the likelihood of occurrence has been reassessed to 'Unlikely', but still maintains an overall High risk rating:

7.1.8.1 Perimeter fencing;

7.1.8.2 Bottom of ramp closed-off with gates;

7.1.8.3 Training and supervision of inexperienced riders by the participating clubs;

7.1.8.4 Appropriate club-level insurance coverage;

7.1.8.5 Presence of qualified first-aid personnel during events;

7.1.8.6 Consideration of an intruder detection system



- 7.1.8.7 Warning signage;
- 7.1.8.8 Monitor of the effectiveness of access controls; and
- 7.1.8.9 Seek professional advice on insurance and liability.
- 7.1.9 The completeness of the risk assessment demonstrates the Project Lead has an appropriate appreciation of the relevant Project risks which in itself helps to mitigate the risk of the SWBMX Project.

7.2 Risk Mitigation

- 7.2.1 The CoM has prepared a Risk Register that identifies the mitigation strategies that need to be implemented to reduce the forecast risks to acceptable levels. For each for the 36 risks identified risk assessment, the Risk Register:
 - 7.2.1.1 determines the risk rating, based on the likelihood and the consequence of an event occurring;
 - 7.2.1.2 identifies the current controls that are in place and whether those controls are effective;
 - 7.2.1.3 provides a treatment plan for further mitigation of the risk; and
 - 7.2.1.4 identifies a revised risk rating based on the likelihood and consequence of the risk with regard to the mitigating activities and controls.
- 7.2.2 One of the key identified risk mitigation strategies is the ongoing monitoring of risks. This will be managed through the use of a Project Steering Group (PSG). The PSG is expected to provide oversight and direct the development of the SWBMX Project and to advise the three funding bodies and the landowner of the development of the project.
- 7.2.3 The PSG currently includes the following members:
 - 7.2.3.1 Greg Salmon (Chair) | CoM
 - 7.2.3.2 Carla Zub | CoM
 - 7.2.3.3 Sean O'Brien | CoM
 - 7.2.3.4 James O'Hanlon | CoM
 - 7.2.3.5 Geoff Norris | CoO
 - 7.2.3.6 Phil Freeman | ORSR
 - 7.2.3.7 Nicholas Tallarida | ORSR
 - 7.2.3.8 John O'Malley | DEW
 - 7.2.3.9 Peter Stokes | DEW



- 7.2.4 The delivery of the SWBMX Project within budget and timeframes will be strongly linked to the effectiveness of the PCG and its ability to provide high level oversight and drive strong project governance.
- 7.2.5 Consistent with good risk management practices, project reporting occurs:
 - 7.2.5.1 fortnightly from Manager City Activation to General Manager City Development;
 - 7.2.5.2 monthly from Manager Finance to Council; and
 - 7.2.5.3 monthly Strategic Projects reporting from Manager City Activation to Project Control Group, which includes the Executive Leadership Team.
- 7.2.6 We acknowledge that quality risk assessment and mitigation is an iterative process. While the risk assessment has been performed to a high standard to date, good risk management involves constantly monitoring and assessing risk and regularly updating the risk assessment to reflect changes in risk as the SWBMX Project progresses. The Project Lead is responsible for ensuring this occurs.
- 7.2.7 Overall the CoM risks management oversight is through the Finance & Audit Committee, which meets quarterly to review the Risk Profile and monitor the risk exposure of Council. We recommend that the SWBMX Project risk rated as 'high' - risk to inexperienced riders and members of the public - be tracked and regularly reported to the Committee.



8. PROJECT DELIVERY

Local Government Act, Section 48 (2) the following are prudential issues for the purposes of subsection (1):

(i) *the most appropriate mechanisms or arrangements for carrying out the project.*

8.1 Delivery Mechanism

- 8.1.1 The SWBMX Project design procurement, design phases, funding and stakeholder engagement will be managed by a CoM appointed internal Project Manager.
- 8.1.2 The external project management will be managed by the Design Consultant, in close liaison with the CoM Project Manager.
- 8.1.3 It is envisioned that an external Project Manager / Superintendent will be procured for the construction tender, construction and defects liability stages of the SWBMX Project.
- 8.1.4 The detailed Project Management Plan (PMP) prepared by CoM provides detail on the:
 - 8.1.4.1 Project Scope;
 - 8.1.4.2 Project Cost Estimate;
 - 8.1.4.3 Project Team and Structure;
 - 8.1.4.4 Project Procurement;
 - 8.1.4.5 Subcontractor Management;
 - 8.1.4.6 Project Reviews; and
 - 8.1.4.7 Audit Controls.
- 8.1.5 Reporting for the SWBMX Project should follow the reporting framework for significant capital projects, established by Council. This includes:
 - 8.1.5.1 monthly management report from Manager Finance to Council;
 - 8.1.5.2 monthly Strategic Projects reporting from Manager City Activation to Project Control Group, which includes the Executive Leadership Team; and
 - 8.1.5.3 fortnightly reporting from Manager City Activation to General Manager City Development.
- 8.1.6 The CoM has established a Project Advisory Group (PAG) to represent all key stakeholder organisations within the project, with the objectives to:
 - 8.1.6.1 Collaborate to provide advice and input to review, monitor and guide the development of the SWBMX facility.



- 8.1.6.2 Represent and ensure each stakeholder organisations needs within the project are considered.
- 8.1.6.3 Provide advice on technical aspects of BMX track design, events and expectations.
- 8.1.6.4 Provide feedback to the Project Steering Group and project consultants.
- 8.1.7 The PAG is composed of representatives from:
 - 8.1.7.1 BMX Australia;
 - 8.1.7.2 BMX SA;
 - 8.1.7.3 Happy Valley BMX Club;
 - 8.1.7.4 Hallett Cove BMX Club;
 - 8.1.7.5 City of Marion; and
 - 8.1.7.6 City of Onkaparinga.
- 8.1.8 A PAG stakeholder workshop was held in November 2016, prior to issuing the design and cost consultancy tenders, and several workshops have been since held between the design team, stakeholders and funding partners to ensure that the design and layouts would be effective and meet the required outcomes.
- 8.1.9 Given the scale of the SWBMX Project, the delivery mechanism put forward by the CoM is appropriate for achieving the proposed outcomes.

8.2 Procurement implications

- 8.2.1 The CoM Procurement and Contractor Management Policy applies to all Council staff and personnel engaged by Council to undertake procurement activities on its behalf, and it relates to all procurement activities associated with the acquisition of goods, works or services of any value by CoM.
- 8.2.2 The Policy prescribes that the procurement method for obtaining goods, works and services will be determined according to the estimated cost across the total life of the project; the nature of the procurement and the risk profile of the project.
- 8.2.3 In accordance with Council's Procurement Policy and associated Operating Guidelines, the CoM has prepared a Procurement Strategy for the SWBMX Project.
- 8.2.4 The procurement strategy has been developed in-line with the CoM's ten Procurement Principles:
 - 8.2.4.1 Intent to Contract;
 - 8.2.4.2 Value for Money;
 - 8.2.4.3 Open and Effective Communication;



- 8.2.4.4 Risk Management;
 - 8.2.4.5 Confidentiality;
 - 8.2.4.6 Probity, Accountability and Transparency;
 - 8.2.4.7 Efficient Procurement Practices;
 - 8.2.4.8 Work Health and Safety;
 - 8.2.4.9 Environmental Management; and
 - 8.2.4.10 Use of Local Contractors and Sustainable Procurement.
- 8.2.5 The CoM has determined that a Traditional Method of procurement is appropriate for this Project. Due to the specialist nature of a UCI-grade BMX track close involvement of the BMX stakeholders throughout the design process, is important in achieving the objectives of the SWBMX. Thus a Traditional Method of procurement is preferred over a Design and Construct approach, as it provides CoM with greater control over the whole design of the SWBMX.
- 8.2.6 Delivery risks with a Traditional Method of procurement are accepted and well understood, including scope management, latent conditions, design errors and statutory requirements change. The risk profile is provided for, through the contingency funds within the project budget.
- 8.2.7 Procurement of the construction works can be either through the two stage process of an open call for expressions of interest (EOI) followed by a select tender process, or by the single stage process of an open tender call. It is likely that the full scope of construction works would be included, although the clubhouse could be procured separately as it is thought that this could attract better pricing from small building contractors than from the civil contractors who are likely to tender for the otherwise predominantly civil related works. EOI and Tender submissions would be assessed by selected representatives from CoM, CoO and Office for Recreation, Sport and Racing.
- 8.2.8 The specialist construction of the track itself, mounding, shaping, riding needs to be carried out by an experienced specialist contractor. This specialist can be listed as a nominated subcontractor in the construction tender documentation, or could be engaged separately. The advantages, disadvantages and risks of how the specialist BMX contractor is engaged will need to be considered before a decision is made.
- 8.2.9 The Procurement Strategy for the SWBMX Project, is consistent with the CoM's Procurement and Contractor Management Policy.



9. **SALE AND OR DISPOSITION OF LAND**

Local Government Act, Section 48 (2) the following are prudential issues for the purposes of subsection (1):

i) if the project involves the sale or disposition of land, the valuation of the land by a qualified valuer under the Land Valuers Act 1994.

9.1 **Valuation of Land**

The SWBMX Project does not involve the sale of disposition of land and hence the requirements of Section 48 (2) (j) are not relevant to the project.



10. CONCLUSION

- 10.1 This report has been prepared to meet the requirements of the CoM's Prudential Management Policy and Section 48 of the Local Government Act, to provide Council with a comprehensive understanding of the prudential issues relating to the \$6.0 million SWBMX Project (including major roadworks of \$0.3 million). The Project is the development at Majors Road, O'Halloran Hill of a UCI-compliant competition and training venue for BMX in South Australia, which is to have the capacity to host national and potentially international competitions. The facility has been named the Sam Willoughby BMX Track by the Minister for Recreation and Sport.
- 10.2 The SWBMX Project has a high degree of alignment with National, South Australian, regional and CoM strategic management plans. The proposed SWBMX Project:
- 10.2.1 is identified as a Key Outcome in the CoM LTFP 2019-2029 and supports the CoM Strategic Plan 2019-2029 goal to have "Attractive neighbourhoods with diverse urban development, vibrant community hubs, excellent sporting facilities, open spaces and playgrounds."
 - 10.2.2 supports the State Government 30 Year Plan for Greater Adelaide through encouraging people to engage in active lifestyles and to have access to a diverse range of quality open spaces and sporting activities.
 - 10.2.3 is specifically identified in the State Government Office for Recreation, Sport and Racing Strategic Plan 2017-2021 to meet the goals of having international-standard sporting infrastructure, cross-governmental collaboration and investment in initiatives that promote participation in sporting activities.
 - 10.2.4 supports the national Department of Health objectives to encourage increased participation in sporting activities.
- 10.3 The proposed location for the SWBMX Project is within the Adelaide Hills Face Zone, which has defined development restrictions that are not consistent with building the proposed facility. However, given the design of the facility, the natural form of the track and the presence of large-sale structures within close proximity of the proposed location, in our view the site does not contravene the intention of the Hills Face Zone restrictions.
- 10.4 Economic analysis indicates that during the construction phase, there is an estimated \$13m increase in output and an additional 39 jobs. During the operational phase of the SWBMX Project, there is an estimated \$3m increase in output and an additional 15 jobs.
- 10.5 Community consultation and engagement on the proposed SWBMX Project has been undertaken consistent with the CoM Policy. This has included consultation with stakeholders that will use and operate the facility and with organisations within close proximity to the proposed location. According to the consultation, there is strong support for the proposed facility amongst the persons and community groups consulted.
- 10.6 Based on current Project cost estimates, there is a \$0.2 million capital cost funding shortfall (representing 3% of the Project cost). The CoM have advised that this shortfall will be managed through cost-saving efforts in the development phase. The costs must be actively managed to ensure that potential cost overruns do not place the Project completion at risk. There are adequate financial provisions in the 2019-20 Annual Business Plan and the Long



Term Financial Plan to meet the estimated ongoing operational costs while remaining within the targeted Key Financial Indicators set by the CoM.

- 10.7 A formal agreement will need to be put in place that confirms the CoO Council's resolution (19 November 2019) to fund 50% of the SWBMX Project operating costs, excluding capital renewal and depreciation costs.
- 10.8 A thorough risk assessment has been performed and mitigating actions have been identified. All of the identified risks except one have a Medium risk rating after the implementation of mitigating controls. The highest risk identified with the proposed SWBMX Project is the risk of injury to inexperienced riders using the five and eight metre ramps. This risk will be managed through proper signage around the proposed facility and ensuring that advice on the appropriate level of insurance cover is obtained.
- 10.9 The design procurement, design, funding and stakeholder engagement will be managed by CoM's internal Project Manager, with an external Project Manager / Supervisor engaged to manage the construction tender, construction and defects liability stages of the project.
- 10.10 The SWBMX Project does not involve the sale or disposition of land.
- 10.11 We are of the view that Council has been provided with sufficient information to satisfy the requirements of Council's Prudential Management Policy and Section 48 of the Local Government Act.



ATTACHMENT ONE - LOCAL GOVERNMENT ACT, 1999 – SECTION 48

Section 48 – Prudential requirements for certain activities

- (aa1) A council must develop and maintain prudential management policies, practices and procedures for the assessment of projects to ensure that the council—
 - (a) acts with due care, diligence and foresight; and
 - (b) identifies and manages risks associated with a project; and
 - (c) makes informed decisions; and
 - (d) is accountable for the use of council and other public resources.
- (a1) The prudential management policies, practices and procedures developed by the council for the purposes of subsection (aa1) must be consistent with any regulations made for the purposes of this section.
- (1) Without limiting subsection (aa1), a council must obtain and consider a report that addresses the prudential issues set out in subsection (2) before the council—
 - (b) engages in any project (whether commercial or otherwise and including through a subsidiary or participation in a joint venture, trust, partnership or other similar body)—
 - (i) where the expected operating expenses calculated on an accrual basis of the council over the ensuing five years is likely to exceed 20 per cent of the council's average annual operating expenses over the previous five financial years (as shown in the council's financial statements); or
 - (ii) where the expected capital cost of the project over the ensuing five years is likely to exceed \$4 000 000 (indexed); or
 - (iii) where the council considers that it is necessary or appropriate.
- (2) The following are prudential issues for the purposes of subsection (1):
 - (a) the relationship between the project and relevant strategic management plans;
 - (b) the objectives of the Development Plan in the area where the project is to occur;
 - (c) the expected contribution of the project to the economic development of the local area, the impact that the project may have on businesses carried on in the proximity and, if appropriate, how the project should be established in a way that ensures fair competition in the market place;
 - (d) the level of consultation with the local community, including contact with persons who may be affected by the project and the representations that have been made by them, and the means by which the community can influence or contribute to the project or its outcomes;
 - (e) if the project is intended to produce revenue, revenue projections and potential financial risks;
 - (f) the recurrent and whole-of-life costs associated with the project including any costs arising out of proposed financial arrangements;
 - (g) the financial viability of the project, and the short and longer term estimated net effect of the project on the financial position of the council;
 - (h) any risks associated with the project, and the steps that can be taken to manage, reduce or eliminate those risks (including by the provision of periodic reports to the chief executive officer and to the council);
 - (i) the most appropriate mechanisms or arrangements for carrying out the project;
 - (j) if the project involves the sale or disposition of land, the valuation of the land by a qualified valuer under the Land Valuers Act 1994.
- (3) A report is not required under subsection (1) in relation to—
 - (a) road construction or maintenance; or
 - (b) drainage works.
- (4) A report under subsection (1) must be prepared by a person whom the council reasonably believes to be qualified to address the prudential issues set out in subsection (2).



City of Marion
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- (4a) A report under subsection (1) must not be prepared by a person who has an interest in the relevant project (but may be prepared by a person who is an employee of the council).
- (4b) A council must give reasonable consideration to a report under subsection (1) (and must not delegate the requirement to do so under this subsection).
- (5) A report under subsection (1) must be available for public inspection at the principal office of the council once the council has made a decision on the relevant project (and may be available at an earlier time unless the council orders that the report be kept confidential until that time).
- (6) However, a council may take steps to prevent the disclosure of specific information in order to protect its commercial value or to avoid disclosing the financial affairs of a person (other than the council).
- (6a) For the purposes of subsection (4a), a person has an interest in a project if the person, or a person with whom the person is closely associated, would receive or have a reasonable expectation of receiving a direct or indirect pecuniary benefit or a non-pecuniary benefit or suffer or have a reasonable expectation of suffering a direct or indirect detriment or a non-pecuniary detriment if the project were to proceed.
- (6b) A person is closely associated with another person (the relevant person)—
 - (a) if that person is a body corporate of which the relevant person is a director or a member of the governing body; or
 - (b) if that person is a proprietary company in which the relevant person is a shareholder; or
 - (c) if that person is a beneficiary under a trust or an object of a discretionary trust of which the relevant person is a trustee; or
 - (d) if that person is a partner of the relevant person; or
 - (e) if that person is the employer or an employee of the relevant person; or
 - (f) if that person is a person from whom the relevant person has received or might reasonably be expected to receive a fee, commission or other reward for providing professional or other services; or
 - (g) if that person is a relative of the relevant person.
- (6c) However, a person, or a person closely associated with another person, will not be regarded as having an interest in a matter—
 - (a) by virtue only of the fact that the person—
 - (i) is a ratepayer, elector or resident in the area of the council; or
 - (ii) is a member of a non-profit association, other than where the person is a member of the governing body of the association or organisation; or
 - (b) in a prescribed circumstance.
- (6d) In this section, \$4 000 000 (indexed) means that that amount is to be adjusted for the purposes of this section on 1 January of each year, starting on 1 January 2011, by multiplying the amount by a proportion obtained by dividing the CPI for the September quarter of the immediately preceding year by the CPI for the September quarter, 2009.
- (6e) In this section—

employee of a council includes a person working for the council on a temporary basis;

non-profit association means a body (whether corporate or incorporated)—

 - (a) that does not have as its principal object or 1 of its principal objects the carrying on of a trade or the making of a profit; and
 - (b) that is so constituted that its profits (if any) must be applied towards the purposes for which it is established and may not be distributed to its members.
- (7) The provisions of this section extend to subsidiaries as if a subsidiary were a council subject to any modifications, exclusions or additions prescribed by the regulations.



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ATTACHMENT TWO - 10 YEAR OPERATING COSTS

\$'000	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
Operating Costs										
Track Primer	(1.0)	(1.0)	(1.1)	(1.1)	(1.1)	(1.1)	(1.2)	(1.2)	(1.2)	(1.2)
Surface material / track maintenance	(15.0)	(15.4)	(15.8)	(16.2)	(16.6)	(17.0)	(17.4)	(17.8)	(18.3)	(18.7)
Other maintenance	(5.0)	(5.1)	(5.3)	(5.4)	(5.5)	(5.7)	(5.8)	(5.9)	(6.1)	(6.2)
Clubrooms	(5.0)	(5.1)	(5.3)	(5.4)	(5.5)	(5.7)	(5.8)	(5.9)	(6.1)	(6.2)
LED lights	(0.5)	(0.5)	(0.5)	(0.5)	(0.6)	(0.6)	(0.6)	(0.6)	(0.6)	(0.6)
Start Gates	(0.5)	(0.5)	(0.5)	(0.5)	(0.6)	(0.6)	(0.6)	(0.6)	(0.6)	(0.6)
Car park re-seal	-	-	-	(5.4)	-	-	-	-	(6.1)	-
Total maintenance	(27.0)	(27.7)	(28.4)	(34.5)	(29.8)	(30.5)	(31.3)	(32.1)	(39.0)	(33.7)
Clubrooms	(4.5)	(4.6)	(4.7)	(4.8)	(5.0)	(5.1)	(5.2)	(5.3)	(5.5)	(5.6)
Electricity	(7.5)	(7.7)	(7.9)	(8.1)	(8.3)	(8.5)	(8.7)	(8.9)	(9.1)	(9.4)
Water	(1.2)	(1.2)	(1.3)	(1.3)	(1.3)	(1.4)	(1.4)	(1.4)	(1.5)	(1.5)
Total Operating costs (excl. depreciation / renewal)	(40.2)	(41.2)	(42.2)	(48.7)	(44.4)	(45.5)	(46.6)	(47.8)	(55.1)	(50.2)
Cost Contribution										
City of Marion	12.5	12.8	13.1	16.2	13.8	14.1	14.5	14.9	18.3	12.5
City of Onkaparinga	12.5	12.8	13.1	16.2	13.8	14.1	14.5	14.9	18.3	12.5
State Government	-	-	-	-	-	-	-	-	-	-
BMX Clubs	15.2	15.6	16.0	16.4	16.8	17.2	17.6	18.1	18.5	15.2
Total Cost Contribution	40.2	41.2	42.2	48.7	44.4	45.5	46.6	47.8	55.1	50.2
Depreciation / Capital Renewal	(175.9)	(180.3)	(184.8)	(189.4)	(194.2)	(199.0)	(204.0)	(209.1)	(214.3)	(219.7)

An inflation rate of 2.50% has been applied throughout the forecasts, consistent with the rate used by the CoM.

by the need to keep consideration of the matter confidential.

Carried Unanimously

2.09pm the meeting went into confidence

Moved Mr Papa, Seconded Councillor Gard

That the Finance and Audit Committee:

1. In accordance with Section 91(7) and (9) of the Local Government Act 1999, the Committee orders that this report (Disclosure Incident), the Appendix, and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(h) 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. This confidentiality order will be reviewed at the General Council Meeting in December 2020.

Carried Unanimously

2.38pm the meeting came out of confidence

REPORTS FOR DISCUSSION

Elected Member Report

Report Reference: FAC200225R03

The Committee noted the report.

The Committee queried whether there were lessons to be learned from the process of reviewing the financial accounts of Council Leaseholders and Partners however Management advised that the Edwardstown Soldiers Memorial Community Club had not been operational for 12 months and therefore Council had never before reviewed their financial statements. Councillor Gard noted that the Edwardstown Soldiers Memorial Community Club item had highlighted that the management model was academically sound but that it was not an exact science.

SWBMX Facility - Prudential Report

Report Reference: FAC200225R04

The Committee noted the following comments in relation to the SWBMX Facility – Prudential Report:

- City of Onkaparinga has a Council resolution to support the project and to contribute 50% of the ongoing maintenance funding.
- Various sites were investigated in Cities of Onkaparinga and Marion. The Majors Road site was considered the preferred location.
- A funding deed is currently in the processes of being drafted between the Cities of Marion and Onkaparinga for the capital and ongoing share of maintenance funding.
- Recommend that the term of the lease with the Department of Environment and Water (DEW) for the land is in line with the life of the asset (i.e. 25 years)

- Development approval could take about 9 weeks
- It was confirmed that Council does have adequate resources to deliver the SWBMX Facility and Southern Football Facility at the same time. It would be project managed like a precinct development.
- There are procurement advantages from delivering the two projects at once.
- Although this is a significant investment into a specific sport, Council does have a broad investment strategy covering different aspects of sports, arts and community facilities. The delivery of this particular project is not happening at the exclusion of other sports.
- Current variables include the shortfall in funding, no current signed lease and subject to development approval.
- It will be important for it to be clear who owns and manages the risks once the site goes live.

Action: that the future operational risks that have been identified are captured in some way to ensure that they are not lost after construction of the project.

Moved Councillor Gard, Seconded Ms Johnston

That the Finance and Audit Committee:

1. Notes that the Section 48 Prudential Report addresses requirements under the *Local Government Act 1999*.
2. Endorses the draft Section 48 Prudential Report with any supporting advice or commentary for consideration and adoption by General Council.

Carried Unanimously

Southern Football Facility - Prudential Report

Report Reference: FAC200225R05

The Committee noted the following comments in relation to the Southern Football Facility – Prudential Report:

- Could the water costs be negotiated as part of the lease
- Encourage efficiencies between the two projects being delivered as one project (Southern Football Facility and SWBMX Facility)

Moved Councillor Gard, Seconded Mr Papa

That the Finance and Audit Committee:

1. Notes that the Section 48 Prudential Report addresses the requirements under the *Local Government Act 1999*.
2. Endorses the draft Section 48 Prudential Report with any supporting advice or commentary for consideration and adoption by General Council.

Carried Unanimously

ALGA 2020 National General Assembly of Local Government - Call for Notices of Motions

Originating Officer	Governance Officer - Angela Porter
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC200310R07

REPORT OBJECTIVE

To provide an opportunity for Council to develop motions for submission to the 2020 National General Assembly of Local Government (NGA), which complement or build on the policy objectives of state and territory associations for the benefit of local government nationally. The purpose of the report is to also determine if there is interest from members to attend the NGA and nominate a Council Member as delegate.

EXECUTIVE SUMMARY

The NGA will be held at the National Convention Centre in Canberra between 14 - 17 June 2020 and provides an opportunity for Council to contribute to the development of national local government policy by forwarding 'Notices of Motions' for consideration.

Proposed 'Notices of Motions' must meet certain criteria and be submitted to the Australian Local Government Association (ALGA) and received no later than 11.59pm on Friday 27 March 2020.

This report identifies the process that will be undertaken and the criteria to be met for submitting 'Notices of Motions' for consideration and inclusion in the NGA papers. It also includes information on attending the NGA to assist council in nominating a delegate if they choose to do so.

RECOMMENDATION

That Council:

1. **Notes the report '*ALGA 2020 National General Assembly of Local Government - call for Notices of Motions*'**
2. **Submits the following motions for consideration at the ALGA 2020 National General Assembly of Local Government to be held on 14 - 17 June 2020:**
 -
3. **On submitting the Notices of Motions to the Australian Local Government Association, the Chief Executive Officer be authorised to amend the wording (without changing the meaning or purpose of the motion) if required.**
4. **Nominates Councillor XX as the City of Marion voting delegate and Councillor XX to attend the Australian Local Government National General Assembly 2020.**

DISCUSSION

Background

The 2020 NGA is a major event on the annual local government calendar. This year, it will be held at the National Convention Centre in Canberra between 14 - 17 June 2020.

The NGA typically attracts more than 870 Mayors, Councillors and senior officers from councils across Australia. This event provides an opportunity for Council to contribute to the development of local government, receive updates and influence top policy issues facing local government at a national level by way of submitting one or several 'Notice/s of Motions'.

The theme for this year's event is '*Working Together for our Communities*'. This NGA will focus on working together for our communities and how local governments can achieve success through partnerships. It will consider how strategic partnerships can assist councils to address the challenges and opportunities we are facing today and tomorrow.

Proposed Motion/s

For a Motion to be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must align to the discussion paper (Appendix 1) and meet the following criteria:

1. be relevant to the work of local government nationally;
2. not be focussed on a specific location or region – unless the project has national implications. You will be asked to justify why your motion has strategic importance and should be discussed at a national conference
3. be consistent with the themes of the NGA;
4. complement or build on the policy objectives of your state and territory local government association;
5. be submitted by a council which is a financial member of their state or territory local government association
6. propose a clear action and outcome i.e. call on the Australian Government to do something;
7. not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

Elected Members were asked to forward any proposed 'Notices of Motions' to Administration by Wednesday 6 February 2019 for inclusion in this report and consideration at the General Council Meeting on 26 February 2019. Currently there have been no 'Notices of Motions' received.

Following endorsement of any 'Notices of Motions' by Council, Administration will provide these on the required form to the ALGA by 11.59pm on Friday 27 March 2020. An assessment will be made by ALGA and state/territory governments prior to inclusion in the NGA Papers.

Delegate and Attendance at the NGA

On Occasions City of Marion has sent a delegate to the NGA. In 2018 Councillor Byram attended as Deputy Mayor.

In 2018, the total cost for registration fees, accommodation and airfares was \$2,397.28. Further details and information regarding this years registration and accommodation cost is included as Appendix 2.

Attendance at the NGA is in accordance with the Elected Members Professional Development Policy and will follow the Elected Members Professional Development Procedure.

Following attendance at a professional development activity, individual Elected Members are to prepare a report outlining the nature of the activity, the knowledge gained through attendance and any opportunities for application within the City of Marion. The reports prepared by individual Elected Members will be placed on the Agenda as soon as practicable after the completion of the training .

Conclusion

The NGA provides an opportunity for Council to participate and contribute to the future of local government at a national level by developing and submitting Notices of Motions and attending the conference.

Attachment

#	Attachment	Type
1	ALGA NGA 2020 Discussion Paper - Working Together for our Communities	PDF File
2	ALGA NGA 2020 Registration Fees	PDF File

**WORKING
TOGETHER
FOR
OUR
COMMUNITIES
NGA20**

Call for Motions
Discussion Paper 2020

14-17 June 2020
National Convention Centre Caberra

nga20.com.au



**AUSTRALIAN
LOCAL GOVERNMENT
ASSOCIATION**

KEY DATES

18 November 2019

Opening of Call for Motions

27 March 2020

Acceptance of motions close

14 - 17 June 2020

National General Assembly

To submit your motion go to:

alga.asn.au/nga20-motions/

SUBMITTING MOTIONS

The National General Assembly of Local Government (NGA) is an important opportunity for you and your council to influence the national policy agenda.

To assist you to identify motions that address the theme of the 2020 NGA – Working Together for Our Communities, the Australian Local Government Association (ALGA) Secretariat has prepared this short discussion paper. You are encouraged to read all the sections of the paper but are not expected to respond to every question. Your motion/s can address one or more of the issues identified in the discussion paper.

Remember that the focus of the NGA is on partnerships and working together so your questions could focus on how Local Governments can work in partnership with the Australian Government to address the challenges our communities face, or the opportunities that are arising as we approach the crossroads before us.

Criteria for motions

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

1. be relevant to the work of local government nationally
2. not be focussed on a specific location or region – unless the project has national implications. You will be asked to justify why your motion has strategic importance and should be discussed at a national conference
3. be consistent with the themes of the NGA
4. complement or build on the policy objectives of your state and territory local government association
5. be submitted by a council which is a financial member of their state or territory local government association
6. propose a clear action and outcome i.e. call on the Australian Government to do something
7. not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

OTHER THINGS TO CONSIDER

Motions should generally be in a form that seeks the NGA's support for a particular action or policy change at the Federal level which will assist local governments to meet local community needs. Motions should commence as follows - This National General Assembly calls on the Australian Government to

e.g. This National General Assembly calls on the Australian Government to restore funding for local government Financial Assistance Grants to a level equal to at least 1% of Commonwealth taxation revenue.

In order to ensure efficient and effective debate where there are numerous motions on a similar issue, the ALGA Board NGA Subcommittee will group the motions together under an overarching strategic motion. The strategic motions have either been drafted by ALGA or are based on a motion submitted by a council which best summarises the subject matter. Debate will focus on the strategic motions. Associated sub-motions will be debated by exception only.

Motions should be lodged electronically using the online form available on the NGA website at: www.alga.asn.au. All motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and endorsement of your council. **Motions should be received no later than 11:59pm AEST on Friday 27 March 2020.**

Please note that for every motion it is important to complete the background section on the form. Submitters of motions should not assume knowledge. The background section helps all delegates, including those with no previous knowledge of the issue, in their consideration of the motion.

All motions submitted will be reviewed by the ALGA Board's NGA Sub-Committee, as well as by state and territory local government associations to determine their eligibility for inclusion in the NGA Business Papers. When reviewing motions, the Sub-Committee considers the importance and relevance of the issue to local government.

Please note that motions should not be prescriptive in directing how the matter should be pursued. With the agreement of the relevant council, motions may be edited before inclusion in the NGA Business Papers to ensure consistency. If there are any questions about the substance or intent of a motion, ALGA will raise these with the nominated contact officer.

Any motion deemed to be primarily concerned with local or state issues will be referred to the relevant state or territory local government association and will not be included in the NGA Business Papers.

There is an expectation that any Council that submits a motion will be present at the National General Assembly to move and speak to the motion.

INTRODUCTION

The purpose of this discussion paper is to provide guidance to councils developing Motions for Debate at the 2020 National General Assembly (NGA). This NGA will focus on working together for our communities and how local governments can achieve success through partnerships. It will consider how strategic partnerships can assist councils to address the challenges and opportunities we are facing today and tomorrow.

Some of the challenges and opportunities facing Australia were outlined in the CSIRO's Australian National Outlook 2019. Many of the challenges have direct implications for local governments and the communities they represent and provide services for. These challenges can also be opportunities that, if seized and managed appropriately, can ensure that our councils and communities thrive. This will require long-term planning, significant effort, and a cultural shift that will rebuild trust in institutions and all tiers of government, encourage healthy risk taking, and incorporate environmental and social outcomes in decision-making.

Collaboration and partnerships across sectors and with a diverse range of organisations will be vital to develop and implement solutions to the challenges ahead and to seizing the opportunities that emerge.

The National Outlook

The Australia National Outlook 2019 released by the CSIRO¹ revealed that Australia is at a crossroads. The research highlighted that we need to think and act differently if we are to ensure a bright future where GDP per capita could be as much as 36% higher in 2060 and growth is environmentally sustainable and inclusive. Failure to adequately address the significant economic, environmental and social challenges identified would result in a slow decline.

The CSIRO identified six important challenges that are already taking hold or on the horizon:

- **The rise of Asia** – The development boom in China that fuelled strong demand for Australian commodities (particularly resource and energy exports) is tapering off as China transitions to a new phase of growth fuelled by domestic consumption and services. However, growth in Asia could also create significant opportunities for Australia. By 2030, the Asia-Pacific region is set to consume more than half of the world's food, 40% of its energy, and be home to an estimated 65% of the world's middle class, resulting in increased demand for Australia's quality produce and service exports including tourism, education, health and aged care services, entertainment and financial and professional services.

How can local government position its communities to reap the benefits of the rise of the Asian middle class and manage any impacts? What partnerships are important?

- **Technological change** – New disruptive technologies are transforming industries and the way people live, work, and interact with each other. They are also changing the skills that will be needed in the workforce of the future. In the face of declining academic results Australia faces difficulties in ensuring that the workforce is prepared for the jobs of the future. With adaptation strategies in place embracing technology can have a net positive outlook for jobs.

What are the pre-requisites for commitments to take advantage of technological change?

What adaptation strategies are required at a local level to ensure councils and local communities are ready for the jobs of the future? What partnerships may be required?

- **Climate change and environment** – a broad range of impacts will be experienced in Australia as a result of global climate change, the severity of which will depend on the effectiveness of global emission reductions and local adaptation. The impacts include more extremely high temperatures and few extremely low temperatures, less rainfall and more droughts in southern Australia, less snow, more intense rainfall and fire weather, and fewer but stronger cyclones, and sea level rise. These changes will increase stress on Australia's ecosystems that are already threatened, and significantly affect agriculture, forestry, fisheries, transport, health, tourism, finance and disaster risk management. It is possible to strive towards zero emissions through a range of actions that target key sectors including energy, land use, urban infrastructure and industrial systems.

How do we work together to ensure that there is local adaptation to climate change and climate extremes? What partnerships are available to achieve zero emissions?

- **Demographics** – Australia's population is estimated to reach 41 million by 2060. This increase will be accompanied by an ageing of the population resulting in a reduction in the proportion of working age people from 66% in 2018 to an estimated 60% in 2060. This will impact economic output and infrastructure requirements and place pressure on government budgets. The impacts of population growth are likely to be felt most strongly in urban environments, with Sydney and Melbourne projected to be home to 8-9 million people and Brisbane and Perth increasing to 4-5 million people. If density does not increase, more and more people will be distanced from jobs, higher education, health services and transport.

What partnerships and forward planning are required to manage the impact of population growth in urban areas? How do regional and rural areas work in partnership to realise the benefit of population growth?

- **Trust** – Trust in institutions including governments, businesses, non-government organisations and the media has declined significantly since 1993 when 42% trusted government compared with just 26% in 2016. The loss of trust threatens the social licence to operate for Australia's institutions, restricting their ability to enact long term strategies.

How can local governments utilise partnerships to strengthen our social licence to operate?

- **Social cohesion** – like trust, social cohesion has declined falling from a baseline of 100 in 2007 to 88.5 in 2017, according to the Scanlon Foundation Index. This index considers survey respondents' sense of belonging and worth, social justice and equity, political participation and attitudes towards minorities and newcomers. The drivers of social cohesion are not fully understood but the following factors may all play a role: issues related to trust; financial stress, slow wage growth; poor housing affordability and its disproportionate affect on low income earners; and the rise of inequity.

How can local governments work in partnership with their communities and others to build and maintain social cohesion?

If Australia tackles these six challenges head on using a collaborative approach, we can achieve a bright future as a nation. However, there are five major shifts or changes that must occur. Each of these shifts have several “levers” that support their attainment. Local government has a role in some of the levers.

- An industry shift to enable a productive, inclusive and resilient economy with new strengths in both the domestic and export sectors
 - Increase the adoption of technology to boost productivity in existing industries that have historically supported Australia’s growth, as well as new industries.
 - Invest in skills to ensure a globally competitive workforce that is prepared for technology-enabled jobs of the future.
 - Develop export-facing growth industries that draw on Australia’s strengths and build competitive advantage in global markets and value chains.

What can be achieved through partnerships that can address the gap between regions that are struggling and those that are well-off?

- An urban shift to enable well-connected, affordable cities that offer more equal access to quality jobs, lifestyle amenities, education and other services.
 - Plan for higher-density, multicentre and well-connected capital cities to reduce urban sprawl and congestion.
 - Create mixed land use zones with diverse high-quality housing options to bring people closer to jobs, services and amenities.
 - Invest in transportation infrastructure, including mass-transit, autonomous vehicles and active transit, such as walking and cycling.

Rural communities are essential to Australia’s wellbeing. What is required to ensure equitable access to quality jobs, lifestyle amenities, education and other services? What role do partnerships have to play in this?

Local governments are vital partners in achieving the urban shift? What needs to be brought to the partnerships by other parties? What policies need to be developed or changed?

- An ENERGY shift to manage Australia’s transition to a reliable, affordable, low-emissions energy economy that builds on Australia’s existing sources of comparative advantage.
 - Manage the transition to renewable sources of electricity, which will be driven by declining technology costs for generation, storage and grid support.
 - Improve energy productivity using available technologies to reduce household and industrial energy use.
 - Develop new low-emissions energy exports, such as hydrogen and high-voltage direct current power.

What role do local governments play in the energy shift? How will local governments and communities benefit?

- A LAND shift to create a profitable and sustainable mosaic of food, fibre and fuel production, carbon sequestration and biodiversity.
 - Invest in food and fibre productivity by harnessing digital and genomic technology, as well as using natural assets more efficiently.
 - Participate in new agricultural and environmental markets, such as carbon forestry, to capitalise on Australia's unique opportunities in global carbon markets.
 - Maintain, restore and invest in biodiversity and ecosystem health, which will be necessary to achieve increased productivity.

How can rural and regional communities' benefit from the land shift? What partnerships are required to achieve this shift?

- A CULTURE shift to encourage more engagement, curiosity, collaboration and solutions, and should be supported by inclusive civic and political institutions.
 - Rebuild trust and respect in Australia's political, business and social institutions.
 - Encourage a healthy culture of risk taking, curiosity and an acceptance of fear of failure to support entrepreneurship and innovation.
 - Recognise and include social and environmental outcomes in decision-making processes.

How can local governments build partnerships with their local communities that also benefit the nation as a whole?

How can local governments work in partnership with the Australian Government and other key stakeholders to achieve these shifts and other significant policy challenges?

Can a partnership approach address the current infrastructure backlog and ensure that infrastructure (including transport infrastructure) is available and fit for the future?

Trust

To effectively implement the scale of change and reform that will be required for the growing Australian population, government needs to focus on rebuilding trust. According to the *Edelman Trust Barometer*², trust in government around the world fell to record lows in 2018. While modest increases were reported in the 2019 study including in Australia, citizens around the world are struggling to trust that their governments are working in their best interest.

The 2018 report *Trust and Democracy in Australia: Democratic decline and renewal*³ revealed that Members of the Australian Parliament (MPs) in general are distrusted by nearly half the population (48 per cent) with only one in five (21 per cent) are willing to express that they trust them "a little bit". For State MPs and local councillors, the figure is slightly better with 31 % and 29 % respectively indicating they "trust them a little bit". Table 1 details the level of trust in different generations.

	Generation Z (1995-present)	Millennials (1980-94)	Generation X (1965-79)	Baby Boomers (1946-64)	Builders (1925-45)
State/Territory Government	38.5%	40.0%	26.7%	35.7%	44.1%
Federal Government	39.5%	31.5%	21.5%	30.8%	39.2%
Political parties	26.9%	15.6%	12.2%	16.7%	15.7%
Local Government	66.5%	47.1%	33.6%	47.5%	54.9%
Government ministers	27.5%	24.5%	15.7%	24.3%	31.1%
MPs in general	26.9%	23.2%	16.1%	20.2%	22.3%
Local Councillors	33.8%	31.7%	24.7%	27.2%	33.3%
Public Servants	45.4%	40.4%	34.4%	39.4%	35.9%
Your local MP	29.2%	30.5%	27.5%	31.2%	39.8%

Table 1: Levels of political trust in different generations (source: Stoker et al 2018)

The report revealed that one thing that appears to unite most Australians is complaining about their politicians with the three biggest grievances being:

- politicians are not accountable for broken promises;
- that they don't deal with the issues that really matter; and
- that big business/trade unions have too much power.

Professor Ken Smith, the Dean and CEO of the Australia and New Zealand School of Government (ANZSOG), is intent on understanding the factors that drive distrust in government and developing innovative ways to counter some of these trends. He has highlighted⁴ that people look at central government and see bureaucrats far removed from their own local circumstances. In Australia, where people live in very varied conditions, it is crucial for policymaking to be based in local realities. Yet locally-based solutions have not been the method of choice so far in Australian politics. The answer, according to Professor Smith, is devolved government, or subsidiarity where “policies are driven by and tailored to the needs of the local community – to avoid the problem of service provision that completely misses the mark”.

Some commentary suggests that declining trust and confidence is driven by a perceived failure of our institutions to uphold promises and deliver outcomes. Research undertaken for *Trust and Democracy in Australia: Democratic decline and renewal*⁵ revealed a significant appetite for reform including the co-design of policies with ordinary Australians, citizen juries, to solve complex problems that parliament can't fix, and reforms aimed at creating a stronger community or local focus to decision-making.

The Review into the Australian Public Service (APS) had a focus on delivering local solutions⁶ not only in terms of place-based policy making but also by paying attention to communities (often specific communities determined by interest or identity). The review found that there is currently no guiding set of administrative principles or coordinated holistic architecture either within the APS or across the APS and other levels of government to fully support and enable local delivery solutions.

The report⁷ went on “evidence suggest the need for increasing localised solutions in genuine partnership with communities to achieve best social, economic and environmental outcomes. Top down policy making is no longer sufficient alone to deal with community expectations or the complexity of challenges faced in community settings. Communities themselves need to be part of the solutions, right from problem conception to design, implementation and evaluation”. “There are opportunities for the APS to get closer to the communities it services directly and indirectly (through effective partnerships with other levels of government and civil society”.

How can local governments address the trust deficit with their local communities and assist the Australian Government to do the same?

How can the Australian Government and local governments maximise the strengths and abilities of the public service (including council staff) and deliver in partnership for our communities?

How can we draw on the strengths and resourcefulness of local governments and local communities to work in partnership with the Australian Government to tackle issues of national significance and lift key economic and social indicators?

What do local governments bring to the table to tackle issues of national significance?

REFERENCES

PAGE 4

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AUSTRALIAN
LOCAL GOVERNMENT
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REGISTRATION DETAILS

GENERAL ASSEMBLY REGISTRATION FEES

Registration Fees –Early bird (payment received by Friday 8 May 2020)	\$989.00
Registration Fees – Standard (payment received on or before Friday 5 June 2020)	\$1099.00
Registration Fees – Late (payment received on or after Friday 5 June 2020)	\$1199.00

General Assembly Registration Includes

- Attendance at all General Assembly sessions
- Morning tea, lunch and afternoon tea as per the General Assembly program
- One ticket to the Welcome Drinks, Sunday
- General Assembly satchel and materials

DAY REGISTRATION FEES

Monday 15 June 2020	\$529.00
Tuesday 16 June 2020	\$529.00
Wednesday 17 June 2020	\$280.00
Monday and Tuesday only	\$1058.00

Day Registration Includes

- Attendance at all General Assembly sessions on the day of registration
- Morning tea, lunch and afternoon tea as per the General Assembly program on that day
- General Assembly satchel and materials

ACCOMPANYING PARTNERS REGISTRATION FEES

Accompanying Partners Registration Fee	\$280.00
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Accompanying Partners Registration Includes

- 1 ticket to the Welcome Reception, Sunday 14 June
- Day tour Monday 15 June
- Day tour Tuesday 16 June
- Lunch with General Assembly Delegates on Wednesday 17 June

ACCOMMODATION DETAILS (as provided on the ALGA website)

Crowne Plaza	Superior Room	\$325 per night
	Deluxe Room	\$375 per night
Avenue Hotel	Superior King Room	\$285 per night
	1 Bedroom Apartment	\$335 per night
Nesuto Apartments (formerly Waldorf Apartments)	Studio Apartment	\$210 per night
	1 Bedroom Apartment	\$230 per night
Novotel	Standard Room	\$290 per night
	Executive Room	\$325 per night
Mantra on Northbourne	Hotel Room	\$220 per night
	1 Bedroom Apartment	\$260 per night
Adina Apartment Hotel James Court	1 Bedroom Apartment	\$235 per night
	2 Bedroom Apartment	\$309 per night
Qt Canberra	Standard Room	\$249 per night
The Sebel Canberra Civic	Superior Room	\$160 per night

CORPORATE REPORTS FOR INFORMATION/NOTING

Marion Historic Village Museum - Status Report

Originating Officer	Museum Curator - Marion Historic Village - Courtney Barry
Corporate Manager	Manager Community Connections - Liz Byrne
General Manager	General Manager City Services - Tony Lines
Report Reference	GC200310R08

REPORT OBJECTIVE

To provide Council with a status update on the outcomes of appointing a Curator for the Marion Historic Village Museum (MHVM) as per the Museum Report, April 2019 (GC190423R02).

EXECUTIVE SUMMARY

This report responds to the Museum Report (GC190423R02) and the associated Motion With Notice (GC190129M01). The report includes an introduction to the appointed Curator, outcomes achieved since October 2019, and the short term goals and future considerations for the MHVM committee and Council.

RECOMMENDATION

That Council:

1. **Notes the report.**
2. **Notes that a final report will be presented to Council in June 2020.**

GENERAL ANALYSIS

Introduction

In October 2019, Ms Courtney Barry was appointed as Curator to assist with the MHVM. This role is 0.26 FTE until June 2020. Ms Barry comes with a breadth of experience working within state museums, specialising in social history and collection management. Ms Barry has a Masters of Art (Curatorial & Museums Studies) - University of Adelaide. Work experience includes Migration Museum, Suffrage125 digital campaign for the Centre of Democracy, and Historic Royal Palaces at Kensington Palace and for the Royal Collection Trust at Buckingham Palace.

Background

In April 2006 (GC110406R04) Council resolved to undertake two community capacity building (CCB) projects. CCB is a dynamic process that acknowledges and uses the strengths of communities to enable them to identify and support their own needs and aspirations.

The MHVM was one of these CCB projects. The group has been relatively self-sufficient for many years now with the occasional support from Council. The MHMV committee is an incorporated group and the volunteers are not part of the Council volunteer program. The MHVM is located on Township Road, behind the Marion-Warradale Uniting Church in an old Sunday School building.

Outcomes

Since October 2019, the Curator has been working closely with the MHVM committee and volunteers. During this time she has facilitated a site visit to the Unley Museum, including a meeting with the Unley Museum Curator, and a hands-on visit to the Unley storage facility. Ms Barry has introduced the MHVM volunteer group to the National Standards for Australian Galleries and Museums and the ICOM (International Council of Museums) Code of Ethics of which all museums are ethically obliged to abide by.

Utilising these resources the following have been drafted for the committee's consideration:

- a forward plan
- a Collection Policy
- donor forms to ensure legal ownership of the collection
- loan agreements for items on display
- registrar of new donations
- other associated forms

These outcomes are yet to be accepted by the committee. A cataloguing software is also being considered by the committee however is dependent on acquisition of new computers.

Ms Barry has also prepared an internal Significance Assessment of the museum's collection and its place within heritage (included as Attachment 1).

Short Term Goals

Currently MHVM does not abide by state or national standards and operates to its own principles. For MHVM to be formally considered a museum and be eligible for receiving grants, it is essential that the group develops protocols that are nationally recognised. Prioritised short term goals are:

- Prepare and implement a statement of purpose and a strategic plan
- Implement a Collection Policy to oversee the handling of historically important items and determine the direction of the museum's collection
- Record provenance (the place of origin or earliest known history of something) and significance for collection items only
- Develop collection management and manual handling procedures
- Determine legal ownership of donated items and implement ongoing donor documentation
- Implement a new donations register and catalogue all historical items to ensure the knowledge is not lost
- Train all volunteers in manual handling, collection management basics and how to assess an item's importance against the Collection Policy
- Registration under the History Trust of South Australia's MaC (Museum and Collections) Program.

Future Considerations

The Significance Assessment (Attachment 1) highlights the absence of business or strategic planning. As it currently operates, the MHVM continues to accept any donation and cannot distinguish between a historically important object and one that is representative of a time. Presently over 90% of the collection has no direct relevance to the City of Marion or the Marion Village.

Council staff and the Curator will continue to work with the MHVM committee to ascertain its direction, and will report back in June 2020 on the final outcomes of the Curator's work. Matters or options that are likely to be considered are:



- MHVM accepts and implements the Curator's recommendations and becomes eligible for grant opportunities and registration as a museum under the History Trust of South Australia's MaC Program
- MHVM decides to continue as an independent entity and declines Council's recommendations
- Whether the MHVM should be amalgamated with the Marion Heritage Research Centre, with storage and displays at the Marion Heritage Research Centre or another City of Marion site. This would host changing exhibitions, store the present collection on site and provide educational programs for local schools and the wider community.
- Should MHVM ever be no longer capable of operation, the historical items per the Significance Assessment should be donated to the Marion Heritage Research Centre and the walking tours and community programs could be managed within the volunteer resources of the Marion Heritage Research Centre, under the auspices of the City of Marion

Should the short term goals be achieved by June 2020 then MHVM would move into the 2020/21 financial year with a viable succession plan, ensuring heritage and the knowledge of residents within the City of Marion is not lost. MHVM would be able to implement succession strategies, ensuring the posterity of the Village's heritage.

The MHVM committee has recently expressed interest in museum accreditation in order to be eligible for grant opportunities. However it is not known how much of the short-term goals the group wants to achieve. Council staff are still provisionally working with the MHVM committee towards these outcomes, although achievement of them will need whole-of-committee support and upskilling. This may or may not be achieved by June 2020.

Attachment

#	Attachment	Type
1	Attachment 1 - Significance Assessment v.2	PDF File

Marion Historic Village Museum

Significance Assessment

2020



Prepared by Courtney Barry
For the City of Marion and the Historic Marion Village Museum

Part I – Introduction

p.3

- i. Executive Summary
- ii. Methodology
- iii. History of the Marion Historic Village
- iv. History of the Marion Historic Village Museum
- v. Community Outreach

Part II – the collection

p.6

- i. History of the Collection
- ii. Relationship between building & contents
- iii. Condition of the collection
- iv. Comparative collections
- v. Statement of significance for entire collection

PART III – Key findings

p. 11

- i. Museum Statement of significance
- ii. Detailed assessments of most important items in the collection

Part IV – Recommendations

p. 17

- i. Short term recommendations
- ii. Long term recommendations
- iii. Collection recommendations

Conclusion

p.19

Part I - Introduction

i. Executive Summary

This report assesses the significance of the Marion Historic Village Museum by examining its collection and community outreach whilst contextualising its purpose and place across heritage, local history and museums throughout South Australia and Australia.

It must be noted that this is an internal significance assessment and therefore cannot be used when seeking funding allocations under the National Library Heritage Grant.

ii. Methodology

This significance assessment was conducted over the course of three months in consultation with the committee and volunteers of the Marion Historic Village Museum. In October 2019, Courtney Barry was appointed as Museum Curator, by the City of Marion, to assist the Marion Historic Village Museum with collections management, documentation and to consult in museum best practice. Consequently, Courtney was granted access to all historical documentation, the collection and to the knowledge of the volunteers and committee members for three hours every Tuesday morning. As the museum had not recorded donation information and catalogued the collection, the Curator was reliant on working closely with the team of volunteers and committee members to gain an understanding of each collection item. Utilising this knowledge and historical research; individual provenance and significance were determined for key objects. Due to the collection size, it was determined that significance assessments would only be undertaken on objects that the museum had acquired for their historical importance and provenance as opposed to be representative of a particular time, aesthetic or place. The significance of an object was determined by evaluating its provenance, condition and its history and comparing this to the museums objectives and recommended collection policy. A significance rating was then determined based upon the items relevance to the Marion Village, the City of Marion and the state of South Australia.

The following ratings have been utilised.

Exceptional - Rare or outstanding item of state or national significance; high degree of intactness/authenticity; item can be interpreted relatively easily

High - Outstanding item of local or state significance; high degree of original fabric; alterations do not detract from significance

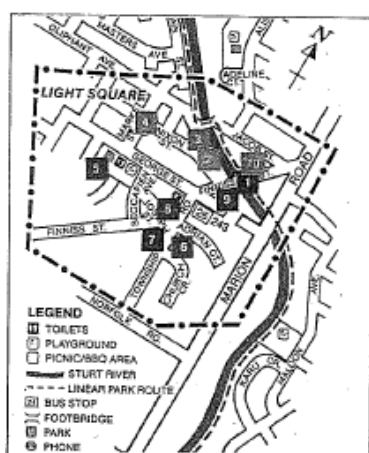
Moderate - Item of important local significance; may have altered or modified elements.

Low - does not fulfil criteria for local significance, Alterations detract from significance

Intrusive - conflicts with museum's collection policy and purpose

iii. History and Significance of the Marion Historic Village

The Marion Historic Village Museum is dedicated to sharing the stories of the ‘*village life of Marion*’. The Village of Marion was incorporated as a settlement in 1838 on Lot Number 117 of Light’s Survey plan for South Australia, Under Land Grant No. 455. This grant was conferred to Henry Nixon and Boyle Travers Finniss of Adelaide. The surveying of the village was undertaken by Light, Finniss & Co Surveyors in November 1838 and advertised for sale in the *South Australian Gazette* and the *Colonel Register*. Today the Village of Marion still resembles the original allotment plans and is bordered by Marion Road, Norfolk Road, Finniss Street, Jacob Street and Oliphant Avenue. Over the course of this time, the village has been continually occupied. It must be noted that the Village of Marion was one of 140 private towns established across South Australia during this period including the nearby villages of Sturt and Darlington and was not personally surveyed by Colonel William Light.¹



iv. Marion Historic Village Museum

The Marion Historic Village Museum developed as a not-for-profit museum after eleven years of public consultation. In 2006, the City of Marion collaborated with local members of the Marion community to develop a historical walking tour of the village and to consult on a City of Marion Community Capacity Building Project. Subsequently, the Marion Historic Village Display Group Incorporated were established in 2010 to develop a public display of photographs to provide further historical context to the walking tours. The display opened in 2011 within a 1920's Sunday school building belonging to the Marion United Church, on Township Road. In July 2016, the group changed their public name to Marion Historic Village Museum to align with their strategic direction of accepting and interpreting objects alongside photographs and documents.

‘To collect, record and preserve historical and cultural objects, photographs and documents relevant to the historic Village of Marion, and to interpret and display selected items from our collection for the education and enjoyment of the public’²

¹ Dolling ‘The history of Marion on the Sturt’, 1981, p 12

² Taken from the Forward Plan completed by the museum on the 29th of October 2019

v. Community Outreach

The Marion Historic Village Museum operates as a repository for local knowledge of the Marion region. The primary function of community outreach is undertaken by the team of volunteers to deliver public programs. Presently, the main form of outreach is the engagement of pre-booked tour groups on walks around the village. Beginning and ending within the museum, volunteer tour guides share stories of the village, the people and the places of historical importance. Often these groups will engage with a talk before and after to give further context. School children are also given the opportunity to learn about the early 20th century in a hands on, interactive manner by engaging with the exhibitions. Most research enquiries are passed on to the Marion Heritage Research Centre. Individual members also give historical talks on a range of subjects from policing to childhood, both on and offsite.



Part II – The Collection

i. History of the Collection

When the Marion Historic Village Display Group were first incorporated, they intended to only display images. Over time, they have developed a museum collection through donations from the general public. As no policies and procedures governing the management of a collection were ever established, the collection has therefore grown based upon individual tastes and based upon the items interpretability. Today, the museum has amassed thousands of photos, documents, costumes, art and objects. The majority of the collection is on display within the museum with larger pieces stored offsite in committee member's private facilities, in the Marion Uniting Church and in an offsite gym.

ii. Relationship between the museum building and its contents

The Marion Historic Village Museum presently occupies a building behind the Marion Wesleyan Chapel on Township Road. The building itself dates from 1927 and is managed by the Marion-Warradale Uniting Church. The Museum has little to no relationship with the building that it is presently housed in. Whilst the building itself is located within the Village boundaries and would have been used by those residing in the village, there is presently limited interpretation acknowledging the buildings former use as a Sunday school. The building itself has low historical relevance to the broader story that the museum is conveying. Furthermore the museum is compromised by its present location, with limited visibility from the street front, limited parking and poor accessibility for buses. Overall, the Marion Historic Village Museum is well placed within the village for walking tours but it could be housed within any building within the region, therefore the building is of low significance to the overall museum.

iii. Condition of the Collection

The Marion Historic Village Museum's collection is overall in fair to good condition. The majority of the collection is housed within the museum space, ensuring there is no risk from light exposure. However the building is not climate controlled. The collection is vast and encompasses varying objects of differing mediums. Items on display such as bricks and farming equipment will be fine within this environment but items such as textiles and paintings will deteriorate. Presently the farm equipment is stored within personal sheds, this exposes the objects to light and unfavourable temperatures. Whilst these objects are hardier by nature, the exposure to light will overtime be detrimental. The storing of objects within sheds, should only be a temporary measure. The other issue that will mainly affect the textile collection are pests and poor storage; the present environment is favourable for carpet beetles and moths. Presently there are no archival quality storage solutions. Documents and

photos are stored in ordinary plastic sleeves and objects have been marked with stickers or pen which is irreversible; thus irreparably altering the object for future interpretation and conservation. Due to the nature of the collection, the above mentioned environmental issues will have minimal short term impacts but will need to be rectified in the future.

iv. Comparative Collections

Due to the vast collecting principles and interpretation plans of the Marion Historic Village Museum, similar collections can be found across Australian museums. To gain an understanding of the Marion Historic Village Museum's place within the entire heritage industry, below will provide other examples of small to medium sized museums that are community based and explore living in the 19th and 20th century.

Hall School Museum and Visitor Centre – Hall (Canberra, ACT)

The Hall School Museum and Visitor Centre opened in 2007, after the closure of the school in 2006. Due to the museum being opened in the same building it occupied, the vast collection of school paraphernalia was automatically transferred to the museum collection. Thus, there is a strong significance and provenance of their collection with the building the museum resides within. Similarities can be drawn between the Marion Historic Village Museum and the Hall School Museum based on their focus on village life in the early 20th century and the size/structure of both museums.

The Museum is operated by a volunteer community group of 25 under the local Hall and District Progress Association Incorporated which works closely with government agencies to advocate for local interests for the village of Hall (north of Canberra). They presently open Thursday mornings and Sunday afternoons and by appointment; similar to MHVM. In the 2018 – 2019 financial year their visitor numbers were 2000, 738 made up of school visits. Their website is visited an estimated 300 times per day as people engage with their virtual exhibitions and online school curriculum. This is in comparison to MHVM's average 500 annual visitors. The Hall Museum operates with a budget of \$7000 annually, which is derived from donations and shop sales. Visiting groups contributed an estimated \$1846 of this budget. Further grants have been received from DVA and ACT Heritage Grants Association. Presently the operating budget for the MHVM is unknown but they have received similar grants from the History Trust of South Australia and for WW1 celebrations. The Hall Museum also has a strong relationship with the *Canberra and District Historical Society*, akin to MHVM's ongoing association with the Marion Historical Society.

In January 2018 the Hall School Museum adopted a new Collection Policy to ensure they minimise becoming a '*repository for unwanted items needing a home*'³ and have specified a strategic scope and purpose for collection management and interpretation alongside having criteria for new acquisitions. Presently the MHVM do not have any strategic policies and procedures or collection policy, thus no formal process of selecting new acquisitions.

Tea Tree Gully Heritage Museum (Adelaide, SA)

The Tea Tree Gully Heritage Museum is managed by volunteer members under the National Trust of South Australia's Tea Tree Gully Branch. Operating as a non for profit, the museum is directly financed by entrance fees, shop sales and government grants. Open since the 1930s, the museum has amassed a large collection of personal ephemera, photographs, documents, home décor and historical objects that help tell the story of life in Tea Tree Gully in the early 19th century. Through accreditation with the History Trust of South Australia in 2012, the museum has been able to obtain grant funding for storage, collection management software, a preservation needs assessment, interpretation plans and upgrading displays. Unlike MHVM, there is a direct relationship between the museum building and the collection it houses. A permanent exhibition examining food and home life in Tea Tree Gully during the 19th and 20th century also has similar collection pieces to the MHVM.

Gawler Old Telegraph Station Museum (SA)

The Gawler Old Telegraph Station Museum utilises its historical collection to explore the history of settlement in Gawler from 1837. Housed in an original colonial building, the display today has little interpretation associated with the buildings original use as a telegraph station. Managed by volunteers with limited resources, the Gawler Old Telegraph Station Museum is of a similar size to the MHVM. However, Gawler is open to the public 4 days a week and has an established school curriculum for excursions. Both museums have similar collecting practices of accepting donations from the public relevant to the time period regardless of provenance or significance. The Gawler Museum does have a few key collection pieces such as the explorer, John McKinley's travelling chests and local musical instruments. This museum also features an example of a general store with similar collection items and themes as the MHVM display. Comparisons can be drawn with the MHVM as Gawler was the only rural town to be surveyed and planned by Colonel William Light in 1837. Light's subsequent private company *Light, Finniss & Co Surveyors* would survey the Village of Marion (Light was not involved in Marion's surveying) in 1838. Both Gawler and Marion during their time would have been considered rural towns, thus have similar historical themes interpreted throughout the two museums.

³ 'Hall School Museum and Heritage Centre Annual Report 2018 – 2019', 2019 p. 5

Winn's Bakehouse Museum (SA)

The Winn Bakehouse was built in the 1870s and operated as a bakehouse for 80 years. Located in Coromandel Valley, today the building is owned by the City of Mitcham but managed by the Coromandel and District National Trust under volunteers. Open to the public one Sunday a month, the social history museum explores everyday life for residents of Coromandel Valley from the 1850s to the 1950s. It is estimated that they have around 400 photographs and 500 items of local history, a comparative size to MHVM. The collection has developed since the 1960's through donations to the Coromandel Valley Historical Society and later the Coromandel and District National Trust. Their collection includes tools, domestic items and memorabilia of early pioneers which aligns closely with MHVM's collection. Both museums are also dedicated to using their collections to interpret the early history of their respective villages, with strong focuses on the early 20th century. As the vast majority of the collection has been donated, provenance and significance for many of their objects would be limited which also aligns with MHVM.

Marion Heritage Research Centre (Adelaide, SA)

The Marion Research Centre is the main collecting body for the archiving of historical documents and photographs for the City of Marion. The day to day cataloguing is managed by volunteers, who are overseen by the centre's coordinator, a professional archivist. Presently, the Marion Heritage Research Centre and the Marion Historic Village Museum have overlapping collections of oral history, photographs and paper documents. However, the Marion Heritage Research Centre has a collection policy of not accepting objects as donations. Therefore the historical objects present within MHVM are not represented within the Marion Heritage Research Centre making the Marion Historic Village Museum the only collecting institute for items specifically related to the village of Marion.

v. Entire Collection Significance

The Marion Historic Village Museum's collection is representative of life within a South Australian village during the 19th and 20th century. The vast majority of the collection has been acquired for interpreting stories and showcasing particular time periods as opposed to the preservation of knowledge and material artefacts inherent to the heritage of the Marion Village. The bulk of the collection is made up of homewares such as health goods, kitchen wares, groceries and trade material which would have been utilised nationally and internationally. The vast majority of these pieces have no connection to the Village of Marion and therefore are of low significance on a state and national level. Furthermore many of the items can be seen throughout community, state and national collections across Australia which are more appropriate collecting institutes.

Collection objects pertaining to agriculture and trade, convey the distinct Australian narrative of colonial towns transitioning from rural to the urban. This collection provides insight into the development of South Australia and is therefore relevant to national and state discourse, but as most items have no provenance and no relationship to the Village of Marion, they can only be rated of low to moderate importance. The exception being a rotary hoe which was used within the market gardens of Marion and bricks made in local village kilns and used to build local houses. The rotary hoe and bricks are of high significance due to their connection to people and places within the Marion Village, proven provenance and being irreplaceable.

The photographic collection explores the social and architectural changes that took place across the Village and the surrounding suburbs. As the images represent the people and places of Marion, they are of local and state importance. However the majority of the collection is not legally owned by MHVM, many of the images are taken from other collecting institutes such as the State Library of South Australia and The Art Gallery of South Australia. A vast majority of the originals and digital copies reside within the Marion Heritage Research Centre. The photographic collection would have been considered of high importance if they were not copies and had ownership documentation. Therefore the photographic collection is of low significance and the majority should be treated as reference material only.

The Oral History Collection are copies of transcripts and tapes held jointly by the Marion Heritage Research Centre and David Jarman. As David has not gifted legal ownership to the MHVM, they should therefore not be deemed as official collection items but only as reference material. If the oral histories were to be conducted by MHVM and not present in any other institution, then they would be of high significance but this cannot be taken into account at this time.

Due to its representational nature, the entire collection is determined to be of low state and national significance and of moderate significance to local heritage. The nature of objects and photographs which explore Marion's transition from village to urban centre, including the impact of trade and agriculture within the village on wider South Australia, ensures that the collection has interpretative opportunities. However as the vast majority of the collection cannot be deemed historically relevant to the City of Marion, their retention minimises the entire collection's significance. This ensures that 99% of the collection does not need to be preserved for future generations and therefore should not be treated as collection items but as business assets. Therefore the vast majority of the present collection is dispensable.

Part III - Key Findings

i. Museum Statement of Significance

The collection statement of significance on page 9 determines that 99% of the present collection residing in the Marion Historic Village Museum is of low to no significance. However a museum by definition is not only committed to the tangible care of artefacts but is also determined to be an educational institution that communicates and conserves intangible heritage.

‘A museum is a non-profit, permanent institution in the service of society and its development, open to the public, which acquires, conserves, researches, communicates and exhibits the tangible and intangible heritage of humanity and its environment for the purposes of education, study and enjoyment’⁴

Therefore the Marion Historic Village Museum’s significance should not only be determined by the collection it curates. Within present museology, there is scholarly debate around the roles of collections and whether their authenticity and significance is inherent to the museum experience. Many international museums are stepping away from objects to tell historical stories and focus broadly on interpretation through other means. For instance, a museum without an authentic collection is nevertheless positioned to provide meaningful heritage education for a community.

The Marion Historic Village Museum’s strength lays in their educational walking tours and exhibitions. Presently within the entire Marion district there are limited opportunities for the public to engage with heritage activities. The Marion Heritage Research Centre and the Marion Historical Society provide research facilities and an annual roster of talks and movie screenings. However, neither of these provide a display or interpretative space, where the community can engage with the history of Marion on a changing basis. MHVM is uniquely positioned within Marion to provide educational visits that meet the primary school curriculum, a service not offered by the Research Centre. Should the Marion Historic Village Museum cease to exist, there will be lost opportunities for local school groups and communities to engage with their own specialised local history within the village of Marion.

Prior to 2013, MHVM were the only history centre fostering research, education and public engagement with heritage in the Marion area. However the opening of the Marion Heritage Research Centre by the City of Marion has seen the Council undertake a greater ownership of local heritage. The Red House has now become the local areas main source of education and research, thus diminishing the need for a separate display centre. Likewise, MHVM’s

⁴ International Committee Of Museums

determination to explore a generalised history of village life in the late 19th and early 20th century is explored in numerous other museums across Adelaide and South Australia. The significance of the museum as a whole could be strengthened with a narrower statement of purpose, collection policies and procedures and increasing community outreach by adapting tours to the national school curriculum. MHVM could strengthen their position as a museum and rationalise their existence by developing more specialized exhibitions with a narrower focus on Marion, by doing this they would not be competing with other local museums and private collections.

Overall the Marion Historic Village Museum is of moderate significance to the City of Marion.

ii. Significance Assessment of Key Items in the Collection

Nine Assorted Bricks

On display



These bricks were all produced locally within the Historic Village of Marion ensuring they are of high local importance and of significance to the state of South Australia. Brickmaking first emerged in the village in the 1860s (wider Marion in the 1840s) and had ceased by the 1950s. These bricks were all produced to be sold to the wider public, the vast majority would have been utilised to build local housing within Marion. With sweeping housing changes over the past fifty years, the vast majority of bricks utilised would now be lost. This determines that these bricks are unique and cannot be replaced. As these bricks provenance and use can be easily determined and provide a primary resource to the local story of trade and housing, they should be retained for future generations.

Many of the bricks have maker's marks relevant to the specific kiln, which enables authenticity to be established alongside a specific date range. Such as one brick imprinted with Wade, this provides provenance that the brick was made by the Wade Brickworks located near George Street pre 1927. Another brick has handwritten in pen 'Hersey House,

15 Finniss Street, Marion, 2015'. This brick was taken after the demolition of Hersey House in 2015, the Hersey Family settled in the village of Marion on Finniss Street in the early 1910's, their cottage was built during this time. The Hersey Family were owners of many of the market gardens and glass houses of the Marion area, eventually owning the entire land between Marion Road, Finniss Street and George Street.

Metal Wheel Barrow

On display



This metal wheelbarrow (pictured with bricks) belonged to the Elsegood family. Ellen Elsegood ran the Sturt Post Office on Sturt Road from 1874. The post office had been operating since the 1850's. The Elsegood family would continue to operate the post office until 1969. It is unknown the use of the wheelbarrow and therefore can be only linked to the family, not the Post Office. As the wheelbarrow was not utilised within the Village (the village had its own Post Office from 1877), this wheelbarrow is of low significance to the village and of moderate significance to the wider City of Marion. The wheelbarrow appears to be in average to good condition but it should be handled with care to ensure it does not deteriorate further. Stabilisation of the metal from corrosion is not advisable due to the expense in comparison to the low significance of the item.

Piece of Balustrade from Oaklands Homestead

On display



The Oaklands Estate bordered on the Village of Marion, with the homestead located alongside the Sturt River on the now Oaklands Estate Reserve next to the wetlands. All the materials for the building of the house were brought out from England, it is reported that the wood for the staircase came from the schooner the 'Joseph Albino'. This piece of the Balustrade from

the homestead was saved during the estate's demolition in 1967 by a member of the Marion Historical Society. As one of the few objects relating to the Oaklands Estate, it is of high significance to the wider City of Marion and of low significance to the Village of Marion. It is of low significance to the Village as although the residents of Oaklands Estate visited the village regularly, the house was not located within it. Therefore this piece of wood never would have any connection to the village. However, because the building of the house and the materials used aid the narrative of how pioneers emigrated and settled within South Australia, this piece of the balustrade is of state significance. Few personal, household or building items brought by the first emigrants still exist. It should therefore be preserved in a climate controlled environment to ensure moisture and extreme temperatures do not deteriorate the wood further and attracts pests. As the City of Marion already has an almost identical piece of balustrade from the Oaklands Estate, it is recommended that this item potentially be donated to the Migration Museum under the History Trust of South Australia if MHVM do not retain it.

Sturt Street School seating

On display



The Sturt Primary School was opened in 1878 as the main district school serving the Marion Village, Sturt Village and Darlington area. Located at 280 – 284 Sturt Road, the school was located geographically in Lot 118, so therefore outside of the historical villages boundaries. As Sturt Primary School was the designated school for mandatory attendance for the Marion area, all children would have utilised it. Based on the iron and wooden style of these desks alongside the inkwells, these 2 desks most likely date to the early 20th century. As these desks were utilised at Sturt Primary School their significance to the Marion Village, Greater Marion and the state is moderate to high. The desks should therefore be handled by two people and according to museum manual handling procedures, they should be stored in a climate controlled environment and should not be sat on by the public.

Sturt Primary School Patch

On display



Please see above for the history of Sturt Primary School. This badge from the 1950's is the school logo that would have been sewn onto the blazer pocket. As with the school seating, this badge would have been adorned on the uniform of students residing throughout the Marion district, furthermore this patch has direct provenance to a former student, who resided within the village, making it of high significance to the Marion Village. It is recommended that the badge be taken off of the backing paper (if safe to do so) and that it is removed from the current display case and frame. As the frame is not museum quality glass, it will refract the light directly onto the fabric of the patch. Furthermore it is positioned in front of a door permitting natural light which could exacerbate the refractive index bouncing off of the display case and the frame. Whilst the frame is fine for temporary display, it should not be on display within the frame or in front of a light source for more than six months.

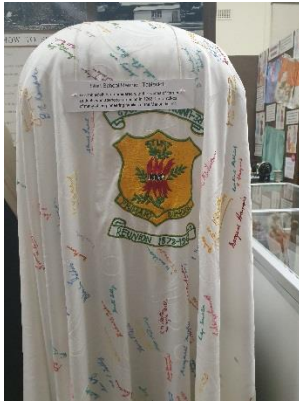
Rotary Hoe

On Display



This rotary hoe belonged to the Woolven family. The family owned and operated market gardens within the village from the early 1900's near the corner of Marion and Norfolk Road. The hoe was utilised by the family until 1962, when the land was developed as housing. As this item has a proven provenance it is of high significance to local and state heritage.

Other items of significance such as the wedding dress and a signed tablecloth, are all on long term loan from members of the public. Therefore they have not been included in this assessment.



Part IV – Recommendations

Please find below an itemised list of recommendations determined during the research for this assessment.

i. Short Term Recommendations

1. Read and understand the National Standards for Australian Museums and Galleries
2. Committee to discuss if MHVM should retain the title of museum and implement national standards or choose to operate once again as a display/visitor centre which would enable less strict procedures and the below would not need to be implemented. However the significant historical items should be offered to another collecting institute such as the Marion Heritage Research Centre. The MHVM could then continue with their present exhibitions and retain their broader focus on life in the 19th/20th century
3. Amalgamate with the Marion Historical Society and utilize the museum as the headquarters, providing another purpose for the MHVM's current site and doubling resources
4. Develop a strategic purpose based upon the above recommendations that has a clearer focus for the museum and ongoing goals

ii. Long Term Recommendations

1. Develop training programs for volunteers to ensure they have the correct skills to be successful within their roles. This will also make it easier to identify appropriate volunteers in the future
2. Apply for grant funding for storage solutions such as Archival Survival Photo folders and object storage boxes
3. Undertake training in Australian copyright law specific to museums, galleries, historical societies' and collecting institutes
4. Become a member of Museums Accreditation Program (MaC) under History Trust of South Australia
5. Establish a permanent museum within the Marion Heritage Research Centre or under the City of Marion with a changing display of exhibitions, on site storage and public programs including the running of the guided walking tours and educational programs

iii. Collection Recommendations

1. Implement the suggested Collection Policy. Without this, the museum will continue to collect and exhibit generalized history which will diminish the overall significance of the collection and the museum
2. Implement new accessioning procedures
3. Maintain donation forms and keep accurate records, maintaining legal ownership

4. Physically number items to improve the tracking of the collection
5. Record the provenance and significance of every collection item
6. Key items in the collection need to be rotated off display to ensure their preservation.
7. Original photographs and art should not be on display unless closely monitored, not on display for more than 6 months and are displayed in a manner that is not detrimental to the item
8. Cleaning routines established that monitors light, dust, mould and pests for the collection both on and off display
9. Historical collection items should not be touched and handled by the public, this will mean the changing of present displays
10. Develop a database to maintain all cataloguing data
11. Purchase archival quality boxes and sleeves to store photographs, historical documents and objects
12. Determine provenance to Marion for all collection items, if no provenance it should be deaccessioned
13. Deaccession items that do not comply with the collections policy and will not be used for interpretation

Conclusion

As this report has demonstrated, the Marion Village is well placed to explore the establishment of a South Australian rural village from the initial surveying and settlement of South Australia. However there were more than 140 private towns established during this time, many of which were absorbed into the Adelaide metropolitan area over time. Thus Marion Village does contribute to the greater South Australian story, but is in no way exceptional to the state of South Australia and the history of Australia.

When the Marion Historic Village Museum was first established, there was no other repository of local history and knowledge that could be shared with the wider public in the City of Marion. Since 2013, MHVM and the Marion Heritage Research Centre have both been working to document the history of Marion and consequently have overlapping purposes. Based upon the importance of Marion within a wider historical context, it is not necessary to have two institutes dedicated to the area's history.

As demonstrated, the museum has limited objects of historical importance, ensuring that they have developed a generalised museum of social history in the 19th and 20th century. The museum could be better refined and developed by utilising digital mediums. The present stories that are interpreted are reliant on photographs and not collection objects, therefore the museum does not need to be a physical entity but could develop digital exhibitions and publications utilising websites such as history pin, YouTube and developing their own website in collaboration with council.

Moving into the future, MHVM needs to determine if they wish to operate as a museum and therefore implement national standards. Presently the museum collection is of low to moderate significance; it has minimal impact on the wider community and its loss could be absorbed by the Research Centre. Therefore it would be advisable that MHVM and the research centre merge in a purpose built facility. By merging the two, a wider audience could be reached across a range of educational programs that celebrate the cultural and historical identity of Marion. A custom facility could continue managing and storing a historical collection for the entire Marion region, have a small temporary and permanent gallery display for visitors and facilitate the guided walks throughout the village.

Overall the Marion Historic Village Museum has dedicated the last ten years to celebrating local history and making it accessible to the wider community. It is this community outreach that needs to be preserved for future generations.

Southern Adelaide Economic Development Board - Draft Strategic Plan April 2020 - March 2022

Originating Officer	Executive Assistant to CEO - Dana Bartlett
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	Chief Executive Officer - Adrian Skull
Report Reference	GC200310R09

REPORT OBJECTIVE

To provide Council with the opportunity to review the draft Southern Adelaide Economic Development Board (SAEDB) strategic plan April 2020 - March 2020.

EXECUTIVE SUMMARY

The SAEDB was first established as an independent industry voice in 2008 as a direct result of the automotive manufacturing sector leaving the state / the South. A revitalisation of the board was conducted in 2017 with an independent chair and executive officer appointed to promote the 'South' as a great place to live, work, study, visit and do business. A review of the revitalised board took place in January 2019. As a result, a new Executive Officer was sought and a review of the plan was undertaken. In January 2020, the draft SAEDB plan was put out for consultation.

The SAEDB was successful in receiving a grant of \$200,000 in 2018 to fund four projects in Southern Adelaide. Two projects were focused on the City of Marion, the development of a Smart South Consortium to support the creation of a smart region and the development of an energy project. The energy project resulted in a Southern Energy Report, an Energy Summit (to take place in June 2020) and a scalable and replicable energy project focusing on one street in Edwardstown. This grant was acquitted in December 2019.

The current model for an independent industry voice to champion Southern Adelaide has been in operation for approximately three years. The board meets four times a year. The cost of the current model is \$84,000 per year, funding a Chair and an Executive Officer. This does not include staff time.

A draft SAEDB three year plan has been released for business community feedback (Appendix 1). The business community feedback is attached in Appendix 2.

RECOMMENDATION

That Council:

1. Notes the report
- Attachment**

#	Attachment	Type
1	Appendix 1 SAEDB Strategy V5 Feb 2020	PDF File
2	Appendix 2 CoM Business community feedback on the draft plan	PDF File

Southern Adelaide Economic Development Board

STRATEGIC PLAN | April 2020 – March 2022

The purpose of the Southern Adelaide Economic Development Board (SAEDB) is to provide industry leadership to advocate for and further develop the Southern Adelaide economy.

The aim is to influence the decision-making of organisations and individuals, which will have a positive impact on the future of the region and to promote the region as a location for business success.

The SAEDB works in partnership with local business and support agencies to ensure that businesses within the region are connected to State wide and national initiatives and are given every opportunity to grow and succeed.

1. Vision

Southern Adelaide, “the” place to do business, offering an unparalleled quality of life, smart and connected communities, a resilient and growing economy and is South Australia’s most accessible and appealing tourism destination.

2. Objectives

Collaborate and advocate with government, business, education, community and not-for-profit organisations to realise the full economic potential of our communities and our unique region.

Build on the region’s competitive advantages by supporting innovation and diversification in the local economy.

SAEDB priorities:

- Create new jobs;
- Investment attraction contributing to South Australia’s 3% economic growth target;
- Support the uptake of apprenticeships and traineeships;
- Create and support Southern Adelaide as a place for businesses to thrive.

3. Introduction

By providing strong leadership and an independent voice for Southern Adelaide, the SAEDB aims to build the local economy and create jobs, which will in turn benefit all South Australians.

The message is simple – Adelaide’s south is a great place to invest, visit, work, live, and do business for people of all ages and life stages.

Our economic base includes food, wine, tourism, advanced manufacturing, clean energy, retail, professional services, education and ageing well. We are home to Tonsley, Australia’s first innovation district.

Residents enjoy an enviable lifestyle with easy access to a beautiful coastline, wine regions, entertainment precincts, higher education, modern sporting and community facilities, affordable housing, and integrated transport options.

This strategy shows how the Board is working to grow prosperity in the region. Five economic priorities have been developed, building on the region's strengths and to support strategic investment in infrastructure and innovation.

The Five Economic Priorities Are:

1. **Business Growth**
2. **Investment Attraction**
3. **Circular Economy**
4. **Visitor Economy**
5. **Active Lifestyles**

We invite businesses, the State and Federal Governments and the community to join us. Together we will help Southern Adelaide to thrive.

4. Regional Economic Context

	Marion and Onkaparinga	Southern Adelaide (Marion, Onkaparinga, Holdfast Bay, Mitcham)
Population *:	263,797	368,082
Size of the Economy:	\$9.24 billion	\$14.302 billion
4.1.1.1 Gross Regional Product #		
Exports:	\$3.83 billion	\$4.17 billion
Goods and Services		
Actively Trading Businesses *:	14,342*	22,978

Source data:

* 2016 Census and 2018 Census

REMPLAN, Gross State Product ABS June 2018

Visitor Economy

	Marion and Onkaparinga	Southern Adelaide (Marion, Onkaparinga, Holdfast Bay, Mitcham)
Economic Value	> \$250 m	> \$570.68 m
Jobs	> 3,500	> 7,448
Average spend per domestic visitor stay	\$746	\$746
Average spend per international visitor stay	\$1,923	\$1,923

Jobs

Statistics for the Cities of Marion and Onkaparinga	Statistics for Southern Adelaide (Marion, Onkaparinga, Holdfast Bay, Mitcham)
<ul style="list-style-type: none"> 63,000 jobs 	<ul style="list-style-type: none"> 104,700 jobs
<ul style="list-style-type: none"> Skilled workers (64% of workers have a certificate to post graduate degree) 	<ul style="list-style-type: none"> Skilled workers (64% of workers have a certificate to post graduate degree)

Current Industry Mix:

1. Manufacturing
2. Professional Services
3. Construction
4. Education, Training and Research
5. Modern Ageing
6. Tourism
7. Retail
8. Agri-business

Growth Industries

1. Advanced Manufacturing
2. Lifestyle and Visitor Economy
3. Sustainability and Circular Economy
4. Professional, Scientific and Technical Services
5. Modern Ageing

5. Economic Enablers

The following principles underpin the Board's thinking and are essential elements to achieving our vision for the regional economy, assisting Southern Adelaide to compete in a global marketplace and helping the region thrive.

5.1. Strong Business and Collaboration

Businesses are the drivers of economic prosperity and deliver regional investment, productivity and employment opportunities. Partnerships between businesses, governments and the community will maximise the economic development of the region. Networking and collaboration between businesses will help address issues of scale when competing on a world stage. Growth strategies is a primary focus in particular business scale-up, utilising existing resources through the Open for Business Program, ON Business Program, Business Associations, Tonsley Innovation District, Research organisations (such as the Global Centre for Modern Ageing) and Universities including Flinders University and UniSA.

5.2. Premium Goods and Services

Southern Adelaide operates in a global economy, which provides export and partnering opportunities for regional businesses.

"Export focused businesses are open to new ideas, management practices marketing techniques and employ competitive practices. Exporters have better growth prospects, are highly skilled, have highly productive staff and tend to adapt technology and best practice techniques faster." (Austrade)

5.3. Innovation

Innovation is increasingly recognised as a driver of economic growth. The Australian Innovation System Monitor released by the Office of the Chief Economist in 2019, identifies that

"the number of innovation-active businesses has steadily increased over the last ten years, with reported benefits ranging from increased revenue to improved customer service and reduction in costs. In 2017-18, 49.8 per cent of the surveyed businesses identified as innovation-active businesses. Of those, 86.5% of innovation-active businesses report having reaped benefit from innovation. These benefits include increased revenue and improved customer service, followed by gaining a competitive edge and reduced costs. In addition to these direct benefits, innovation often provides spill over benefits that accrue to local industries, communities and the rest of society.

Compared to firms that do not innovate, a higher proportion of innovation-active Australian firms consistently report increases from the previous year in sales, profitability, productivity, employment and other growth-related performance measures. Among innovation-active firms, a higher proportion of those that collaborate consistently report increased employment, sales and productivity, compared to those that do not collaborate. It appears that once firms collaborate

outside their own sector, they gain advantages, irrespective of whether their collaboration partners were from multiple other sectors or just one."

5.4. Smart Technology

Embracing digital literacy and harnessing the digital economy, such as Artificial Intelligence (AI), Augmented Reality (AR), robotics, machine learning, cyber security, is critical to facilitating economic growth, improving productivity, remaining competitive in a global economy, and enhancing quality of life for people across all stages of life.

5.5. Skills and Education

A highly skilled workforce is essential for a successful, modern regional economy, as is raising the education aspirations of our local population, including our ageing population. This will ensure that as many people as possible are participants in and beneficiaries of, economic growth. Apprenticeships and traineeships that are inclusive of people of any age who seek to acquire new skills and local employment, will provide a pipeline for entry-level roles within Southern businesses and industry and ensure that we have a skilled workforce for the future. Within organisation training can also ensure that the existing individuals and teams remain relevant and productive in response to the changing demographic composition and role of technology in the workforce.

5.6. Commitment to Sustainability

Improving the environmental performance and reducing the carbon intensity of businesses and industry, positions the region to be a market leader in the clean technologies sector and helps ensure the long-term sustainability of the local economy.

5.7. Infrastructure

Delivering an integrated regional approach to infrastructure (including housing, accommodation and community facilities) and public transport services for Southern Adelaide that enables achievement of the five economic priorities.

5.8. Lifestyle

Southern Adelaide offers an enviable lifestyle that attracts and retains the best and brightest, encourages and supports modern ageing and enables visitors and residents to play and relax.

5.9. Community Leadership

By working together, businesses and the community can achieve economic growth for the benefit of the region.

6. The Five Economic Priorities and Actions

6.1. Business Growth

Adopt a regional approach to supporting both the creation of new businesses and the growth of existing businesses. Through the development of business hubs, businesses have the opportunity to collaborate and drive innovation that will help grow new opportunities in Southern Adelaide. One of the key focus areas, is the development of mechanisms to help businesses engage with existing apprenticeship programs, giving them the confidence to select the right apprentices for their needs.

The Education-Industry Partnership Pilot Project will help to identify and establish critical training pathways, to assist our youth to transition successfully from their secondary education into available jobs within the Southern Adelaide business area.

In particular, the focus will be on:

- Promoting skills and apprenticeship strategies that develop the skills necessary to fill available jobs and launch careers. This will be pursued, starting with the creation of an Education-Industry Partnership pilot project;
- Creating and enhancing enterprise precincts throughout the Southern Adelaide region that are connected to each other and other business support services;
- Facilitating connections to business support services, which help Southern Adelaide businesses accelerate and grow.

The Education-Industry Partnership Pilot Project will also help to identify opportunities for older workers and those who have left the workforce who wish to remain active and engaged citizens, to access training and skills development in collaboration with the Global Centre For Modern Ageing (GCMA) at Tonsley. There is also great opportunity for industry and training organisations to work with the GCMA to develop solutions for creating inclusive workplaces that recognise and harness the power of intergenerational teams, increasing productivity and growth.

6.2. Investment Attraction

Facilitating a coordinated approach between government, industry, education and the community to attract investment in Southern Adelaide. This will be focussed on creating the right business environment and using the region's competitive strengths to accelerate innovation and investment and implementation of strategic projects and infrastructure for the benefit of the regions businesses and community.

Supporting the establishment of centres, such as the Australian Centre for Innovative Manufacturing at Flinders@Tonsley that builds on the regions competitive advantages and help develop the emerging and future industries for the region.

- Advocate for trials of industrial hemp and medicinal cannabis in the South, where there are existing and appropriate facilities to establish such trials and grow new and existing businesses;
- Promote establishment of the Australian Centre for Innovative Manufacturing;

- Promote the ongoing development of Flinders Urban Village and the Tonsley Innovation District;
- Assist Councils to secure investment for accommodation projects.

Another example is the Global Centre for Modern Ageing (GCMA). Established in response to the global ageing phenomenon, the GCMA exists to take South Australia to the forefront of modern ageing. Through local, national and international collaborations with industry, research and government, GCMA guide the development of new innovations, or adaption of existing products and services, to better meet the growing and changing needs of people as they age. The GCMA is home to the GCMA LifeLab - a best in class, university and industry agnostic, globally accredited facility that enables industry, innovators and entrepreneurs to generate, trial and test products and solution that can improve the health and wellbeing of people of all ages and life stages. Key areas of focus for the GCMA in 2020 include:

- Ageing in the right place – ensuring that citizens have access to housing and accommodation that meets and exceeds their needs regardless of age;
- Workforce engagement and transitions – considering the untapped potential of people and their contributions to both paid and unpaid roles.

6.3. Circular Economy

Establish a sustainable circular economy by attracting complementary businesses to the region that creates a critical mass in the recycled and re-purposed product supply chain from R&D, material development and innovative product use. The creation of a world leading circular economy will create new jobs and new business opportunities as well as provide benefits to the local environment.

- Advocate for a Materials Recycling Facility (MRF) that reduces costs and provide benefits that support local business creation and growth;
- Development of a circular economy to support the MRF, including the creation of local markets for MRF products;
- Facilitate community Energy and Water Efficiency Hubs, including investigation of a retail energy contract for Southern Region Waste Resource Authority gas production;
- Advocate for implementation of technology solutions in waste management, including modernising South Australia's container deposit scheme;
- Establish an R&D hub that is focussed on waste recycling products and processing;
- Build business capability and confidence in circular economy principles and practices.

6.4. Visitor Economy

Work as a region to maximise the visitor experience and position Southern Adelaide as the 'destination of choice' for domestic and international visitors. This will be achieved through creating facilities and experiences that build on the region's unique environment, produce and services, and are available and accessible to people of all ages and abilities. Of particular focus are those initiatives that improve the quality of customer experience in the local hospitality and tourism sectors and attraction of new visitors, particularly in the conference and business event sector. Connecting to other enterprises, for example the proposed International Centre for Food, Hospitality and Tourism Studies at Lot Fourteen, potentially offers partnership opportunities for Southern businesses to provide or facilitate student

placements and internships, if appropriate facilities were available, to give Lot Fourteen students hands-on experience in one of South Australia's premium wine tourism regions.

- Create a McLaren Vale Regional Centre that enables small batch food production and product development, hospitality training, cooking classes and wine/food appreciation courses, food and wine tourism experiences and a retail outlet for locally produced food and beverage products. The McLaren Vale Regional Centre is more than a building – it is a place that brings together the diverse offerings of the region and is well placed to deliver food and hospitality training that is connected to the International Centre for Food, Hospitality and Tourism Studies at Lot Fourteen;
- Development of an Indigenous tourism experience and cultural information at sites of importance that that could be supported through an application or web-based technology that could then be further enhanced with augmented reality;
- Advocate for boutique and luxury tourism accommodation and conference facilities that enable hosting of large conferences and business events as well as providing service offerings for the premium tourism market;
- Advocate for premium accommodation facilities servicing visitors for business, education, health, sporting and retail purposes.

6.5. Active Lifestyles

Enabling active living through developing facilities that promote recreational activities, such as walking and cycling, that the community can integrate into everyday activities and encourage a healthier lifestyle for people at all ages and abilities. The region's natural assets including national parks, nature reserves, the coastline and transport infrastructure provides enormous opportunities together with innovative research at Tonsley by the Global Centre for Modern Ageing to improve the health and wellbeing of the local community. Opportunities to connect business and education and training to this growing service sector will be important in achieving business growth and employment outcomes for Southern Adelaide.

- Collaborate with the Global Centre for Modern Ageing located at Tonsley;
- To support the Modern Ageing growth industry, a volunteer program will be established to provide employers and volunteers with a best practise guide to developing a program within their workplace.
- Advocate for the completion of the Coast Park that connects Port Noarlunga to Hallett Cove and provides a unique walking trail experience along the Southern Adelaide coastline for locals and visitors to the region;
- Promote connected recreational facilities from the hills to coast that provides a regional network of services to enable and promote healthy and active lifestyles for residents.

7. Southern Adelaide Economic Development Board

The Board is well connected within private and public sectors, with a strategic mix of skills and experience in business growth, investment attraction, tourism and food, healthy lifestyles, innovation and technology, advanced manufacturing, the circular economy and education and research.

Nikki Govan, Chair

Nikki owns and manages the nationally renowned Star of Greece restaurant in Port Willunga. She is also chair Business SA and a director of the Australian Chamber of Commerce & Industry. Nikki brings a wealth of relevant experience to her role including an impressive track record in destination marketing in South Australia and Victoria. As head of her own marketing company, Nikki worked with clients as diverse as Southcorp Wines, the Department of Trade and Economic Development, and BHP Building Products. Nikki has developed successful start-up ventures and served on a variety of boards, including the Technology Industry Association, South Australian Motorsport Board, Adelaide Convention and Tourism Authority and Fleurieu Food Board.

Professor Colin Stirling

Colin is a highly awarded academic with an extensive record of leadership and innovation in higher education which he brings to his role as President and Vice-Chancellor of Flinders University. Born and educated in Scotland, he has a PhD in genetics and was a NATO Research Fellow of the University of California, Berkeley. Colin serves on the Education Australia, Flinders Fertility and GPEX boards. He is also Chair of the Innovative Research Universities group. Colin has held many leadership positions, including Provost and Senior Deputy Vice-Chancellor at Curtin University.

Pip Forrester

Pip has owned and managed award-winning food and tourism businesses in McLaren Vale for more than two decades. For many years she was the owner and manager of the award-winning Salopian Inn at McLaren Vale. She was also the first general manager of The Retreat, residential cooking school at Chapel Hill Winery. Pip is a champion of regional food and sees food and wine tourism as drivers for Southern Adelaide's visitor and lifestyle economy. Pip is currently Chair of the Fleurieu Peninsula Food, and the Willunga Farmers Market, and was the former Chair of the Onkaparinga Economic Development Forum.

Richard Turner

Richard is a renowned Australian Entrepreneur, Leader and Innovator. He has founded four successful companies/organisations across four different industry sectors, was South Australian Entrepreneur of the Year for two of those companies 14 years apart (1996 & 2010) and awarded the Ernst & Young Australian Entrepreneur of the Year for the Cleantech sector in 2010. ZEN Energy was the fastest growing company in South Australia for 2010 & 2011 and the 4th fastest growing company in Australia in 2012 (BRW magazine). Richard is a specialist in re-invention and industry disruption and suited to companies that want to innovate and willing to invest in change. He is passionate about sustainability and wants to ideally assist companies that are driving change for the better, believe in their purpose

and add value to future generations. Richard serves on the Adelaide University board for the Centre of Energy Technology and the University of South Australia board for the CRC for Low Carbon Living.

Terry Burgess

Terry is the Executive Chair of the Tonsley Steering Committee, a member of the South Australian Economic Development Board, and President of the South Australian Chamber of Mines and Energy. His extensive experience includes serving as CEO of OZ Minerals, Head of Business Development for the Copper Division of Anglo American in London, and Head of Metals and Mining for ABN AMRO Bank in Amsterdam and Sydney. After 40 years in the mining sector, Terry is bringing his expertise to the Tonsley Innovation District and Southern Adelaide.

Jock Harvey

Jock Harvey is the viticulturist for Chalk Hill vineyards and provides advice and management to other leading wine companies in the region. Jock has a Bachelor of Agricultural Science from the University of Adelaide (Waite Campus), and has been involved in every aspect of viticulture and wine making both in Australia and the United States. Additionally he has undertaken study tours of the wine regions across Continental Europe, South America and New Zealand.

Julianne Parkinson

Julianne Parkinson is the founding CEO of the Global Centre for Modern Ageing. Julianne has more than 25 years' experience in leadership roles, including with KPMG, EY and the South Australian Government. She specialises in business sector development, strategic management and complex stakeholder engagement. Julianne has undertaken engagements across Australia and the South-East Asian region, working extensively with clients operating in the government, corporate and private sectors. Julianne is an experienced company director, fellow of the Australian Institute of Company Directors and a member of the UniSA Post Graduate Advisory Board and the Business School Advisory Board.

8. Engagement

The vision for Southern Adelaide will be achieved by working in collaboration with all stakeholders, including State, Federal and Local Governments, local businesses and residents. The Board welcomes you to join us to grow our region and enjoy the benefits of a more prosperous economy.

Importantly, the SAEDB will promote the unique characteristics of Southern Adelaide as a destination of choice for residents, visitors and businesses. The SAEDB wants to share your stories and successes in Southern Adelaide to profile the diversity and vibrancy of the community and businesses in Southern Adelaide. We want everyone to know that Southern Adelaide is the best place to invest, visit, work, live, and do business.

<https://southernadelaide.com.au>

Feedback on the Southern Adelaide Economic Development Board Plan - DRAFT

The Southern Adelaide Economic Development Board draft plan was shared with key businesses and business associations / clusters within the City of Marion from 16 December 2019 until 20 February 2020 via Making Marion. This feedback opportunity was also promoted through the Business Talk enewsletter, a database of over 2100 contacts, plus various Federal and State Government departments. Below is a summary of responses organised into three categories: positive takeaways, constructive feedback and other comments.

Positive takeaways

- The concept of the plan is good and does align with the vision and priorities of the reviewers.
- It is a good starting document outlining what is to come.
- People are looking forward to seeing initiatives come to fruition.
- The plan highlights strengths of the SAEDB and Southern Adelaide.

Constructive feedback

- There is an opportunity to identify gaps or risks and how they can be overcome in the next three years. Potentially through incorporating a SWOT Analysis.
- It is unclear as to how the Board is specifically working to grow prosperity in the region.
- More practical and existing examples like attracting funding for innovative collaboration projects should shine through the document.
- Practical details on the priorities are available on the SAEDB website via the project sheets but these practical details are not clear in the plan.
- A lot of actions have been listed in the plan, however it is not clear how it's going to happen. There is a question on resourcing to achieve the outcomes.
- The key message needs to be a simple message that all stakeholders can get behind and support.
- Both the current and new priorities are fine for a long term plan. However there are too many tasks which have the potential to get lost in its current form.
- A suggested short term plan could be focusing on one to three major projects, which will make a real difference and demonstrate that the SAEDB can make a difference.
- The SAEDB is well placed to orchestrate and facilitate with all the assets, know-how and capabilities we have in the region. As well as direct links to top tier government contacts. Therefore the more the target is communicated, the better funds can be secured to achieve what has been outlined.
- It has been suggested that for each priority a SMART Goal be identified. For example 2. Investment Attraction: Attracting 5 new major manufactures into the Southern Adelaide region by 2023. Once goals have been identified actions can be included on how they will be achieved e.g. Including which federal funding scheme may be utilised and the submission deadline.
- In relation to Smart Technology (5.4) incorporate - meaningful data that adds value to decision making for the community.
- In relation to Community Leadership, it would be great to see the inclusion of government and research with Business and community to demonstrate collaboration.

Other comments

- How does the SAEDB get its funding? Is that disclosed anywhere? What kind of budget does the SAEDB have to drive its objectives?
- Reads less like a plan and more like an extended mission statement.
- A historical issue for the south has been that people live there but have to travel elsewhere for work, particularly for the white collar workforce and the increasing blue collar workforce. This

creates issues with quality of life (e.g. longer travel times to and from work), increased costs of infrastructure maintenance and development (particular road infrastructure) and results in a leakage of residential expenditure outside of the region, limiting local growth.

- There is potential for a sub strategy focused on professional services and white collar jobs to complement the relatively high education level of the population in the south. A “commercial” focus could result in more investment in local business districts that provides more local jobs. Precincts like Noarlunga Centre, Marion shopping centre and Tonsley etc. could in effect become southern business districts that keep southern residents closer to home and spending more money in the southern region. Initiatives such as rate rebates/holidays, rezoning use of areas and other incentives (i.e. subsidised service connections) could be examined as potential actions depending on a cost benefit analysis of their likely net benefits to the local government areas involved.
- There was a call to action on the last page "The Board welcomes you to join us to grow our region and enjoy the benefits of a more prosperous economy" with just a link to the website, but no specific email to subscribe to updates or how to engage with SAEDB.
- It is not clear how the SAEDB influences the state government policies, or is SAEDB consulted?
- What is the timeframe for the plan? i.e. is this renewed every year, 5-years?
- There is room to make the South a collaboration (as well as an innovation) incubator and it would be great to see some practical assistance toward that.
- Is there any value in aligning with some of the State governments priorities/initiatives e.g. Recreational Reservoirs (could boost some tourism/lifestyle around Happy Valley etc.), Glenthorne National Park, the Climate Smart SA Policy etc.
- The biggest challenge for the SAEDB, is identifying and connecting with all the stakeholders. It's a great region with many great assets and success stories that even the locals don't know about.
- How is the SAEDB identifying and following up with growth opportunities? In particular the opportunities for the existing demographics e.g. growing younger families along the coast, an ageing population, more educated millennials staying and working from home. How will these business owners of the future be supported to stay in Adelaide?
- The concept of the Circular economy is great however until there is a clear federal policy Carbon Trading mandate there is limited economic opportunity. The title of Circular economy may also be challenging to understand. Something like Environmental and Energy Service opportunities may be more suitable.
- A clear call to action on how businesses can engage (when, where, with whom). It is somewhat challenging for businesses to decipher who they should be contacting and this plan does not enable engagement to be easier.
- Supporting southern business incubators will be key. Travel into the city is not going to be realistic for most small business owners to access support so other supported, southern locations will be critical.
- Stakeholders engaged have a strong desire to collaborate further with the SAEDB to deliver the plan.

Questions Taken on Notice Register

Originating Officer	Governance Officer - Victoria Moritz
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC200310R10

REPORT OBJECTIVE

To receive and note the information contained within the *Questions Taken on Notice Register* provided in Appendix 1.

EXECUTIVE SUMMARY

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'.**

GENERAL ANALYSIS

DISCUSSION

Attachment

#	Attachment	Type
1	GC200310 - QON Register	PDF File

Questions Taken on Notice Register



Report Reference	Meeting Date	Councillor	Responsible Officer	Question taken on notice during the meeting	Response
GC200225D01 – Deputation – Mitchell Park Sports and Community Grounds	25 February 2020		James O’Hanlon	What is the split of the use of the indoor court for basketball and other?	<ul style="list-style-type: none"> • Peak demand for sports is after 4pm weeknights and between 8am and 6pm on both Sat and Sun • The potential split for different activities at peak times is: <ul style="list-style-type: none"> ○ Wednesday, Friday and Saturday Basketball ○ Tuesday and Thursday Volleyball ○ Monday Netball ○ Sunday programming will require further consultation with user groups • At other times, i.e. Mon to Fri from 8am to 4 pm the courts will provide opportunities for the Neighbourhood Centres Activities, Community Hire Groups, Schools, Ready Steady Go Kids (children’s sports), casual hire and other activities. • The above schedule is based on <ul style="list-style-type: none"> ○ Engagement with all relevant user groups ○ An EOI process ○ Social assessment – ensure the facility meets the objective of providing opportunities for a wide range of user groups ○ Financial assessment – provide a range of income streams so the Centre will not be reliant on any one particular activity and safeguard operations against fluctuations in participation.



MOTIONS WITH NOTICE

Streetscape Initiative - Council Funded Crossovers

Elected Member Councillor Bruce Hull

Report Reference: GC200310M01

Motion:

1. That as a Council wide streetscape initiative, Council will fully fund cross overs as the streetscape programs occur.

Supporting Information:

When Council embarks on street scaping projects as scheduled and budgeted, it is a great opportunity to get the full streetscape right. That is, not have some crossovers bitumen or concrete and another gravel, to have a consistent presentation of concrete or pavers in the street.

Response Received From: Manager Engineering and Field Services - Mathew Allen

Corporate Manager N/A

General Manager General Manager City Services - Tony Lines

Staff Comments:

Streetscape upgrade projects have included the re-construction of some driveway cross-overs, subject to their condition and new design height requirements.

In accordance with the Local Government Act, it is the owner's responsibility to construct, renew and maintain the driveway invert and crossover. Council has developed a driveway permit application that clearly outlines the owner's roles and responsibilities (refer Attachment 1).

The cost of a new driveway cross-over varies between \$1,500 - \$3,000 depending on the length and width of the driveway. There may be circumstances where it is not appropriate to upgrade the driveway (e.g. new driveway up to 3 years old, owner's preference, or existing heavy duty driveway access).

It is suggested that there is excellent merit in replacing cross-overs for Streetscaping projects where key overall street appeal is enhanced. The overall project cost impact would be minimal.

An alternative motion is therefore suggested as follows:

Motion:

That as a Council-wide streetscape initiative to commence in the 2020/21 financial year, Council will fully fund crossover replacements for Streetscape projects, unless there are exceptional circumstances (e.g. new driveway up to 3 years old, owner's preference to retain the existing driveway, or existing heavy duty driveway access).

ATTACHMENTS:

#	Attachment	Type
1	Attachment 1 - Driveway Access Permit	PDF File

Driveway Access

Permit



Dear Property Owner / Applicant

CONSTRUCTION/ALTERATION OF A DRIVEWAY ACCESS

Council wishes to advise you that a permit is required from the Council's Infrastructure Department for the construction or alteration of any proposed or existing driveway access to your property. This is in addition to any Development Approval that may have been granted by the Council relating to any development on your property.

DEFINITIONS

A *driveway access* is made up of the following parts (please see overside for further details):

- A *driveway invert* and water table – a laid back section of kerb that allows vehicles to cross the kerb. (Note, driveway inverts are not required in streets where a mountable kerb exists.)
- A *driveway crossover* - the section of the driveway located between the driveway invert/kerb and the front property boundary.

To obtain a permit for the construction or alteration of a driveway access, a permit application form (see attached), must be completed by the property owner and submitted to the Council for approval. The original form must be submitted; facsimiles will NOT be accepted. No work is to commence on a driveway access until such time as the Council has approved the permit application.

All associated works have to be arranged by the property owner/applicant and must be to Council standards. Work shall only be undertaken by a reliable contractor or, alternatively, the work can be undertaken by Council staff on a fee for service basis.

Council can provide you with a written quotation for the required work. Requests for quotations should be lodged by marking the tick box located on the attached application form. In all cases, quotations will be determined and issued following a site visit by Council staff.

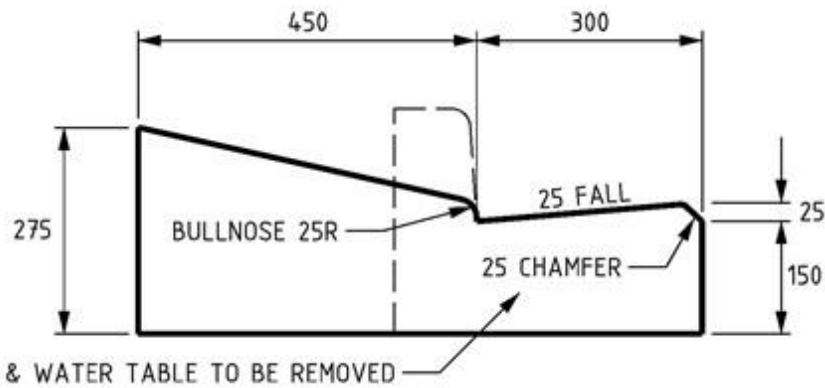
All costs involved with the construction or alteration of a driveway access (including alteration of any Council infrastructure) are to be borne by the property owner. Further, works associated with the relocation/alteration of non-Council (e.g. ETSA, SA Water etc) services or other constraints must be arranged by the property owner through those relevant authorities and will be the subject of separate costs, payable to those authorities.

Once installed, it is the responsibility of the property owner to repair and/or maintain the driveway invert and/or crossover in a safe and serviceable condition at all times. This maintenance responsibility also extends to any other existing driveway inverts and crossovers serving your property.

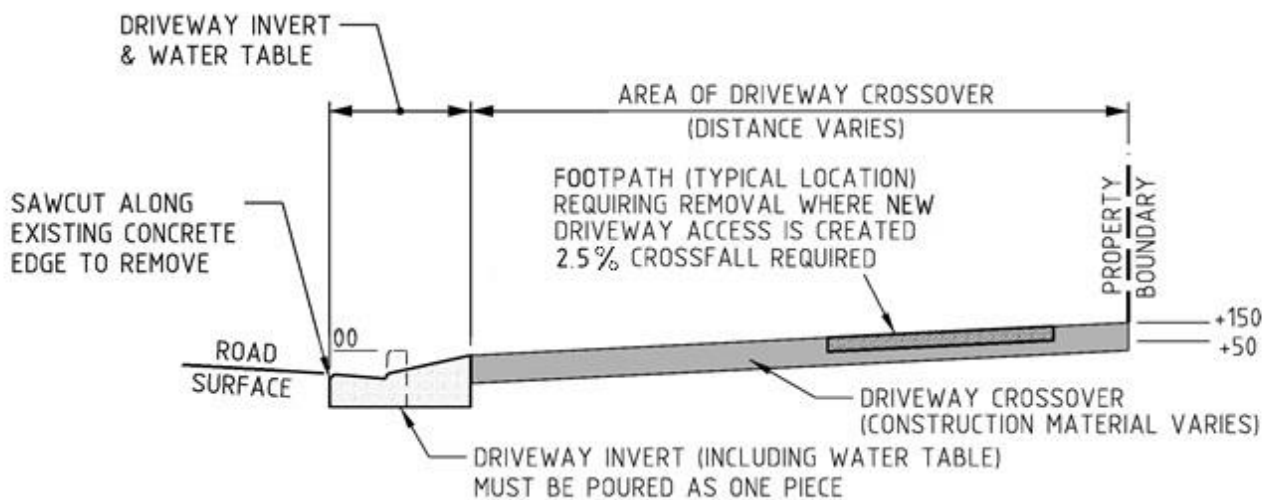
If you require any further information please contact the Infrastructure Audit Unit on 7420 6447. Forms should be lodged at Council's Customer Service Centre at 245 Sturt Road, Sturt or posted to PO Box 21 Oaklands Park SA, 5046.

Yours sincerely

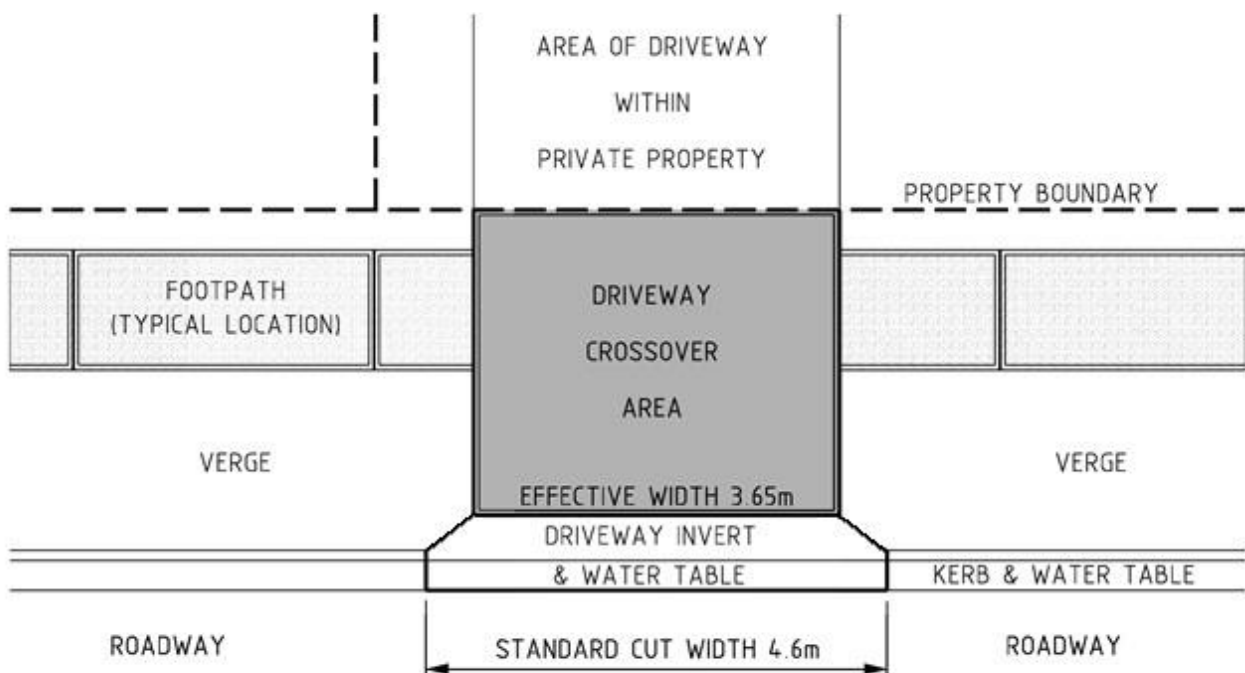
MANAGER, INFRASTRUCTURE



TYPICAL DRIVEWAY INVERT & WATER TABLE SECTION
NTS



SECTION DETAIL DRIVEWAY CROSSOVER REQUIREMENT
NTS



TYPICAL PLAN VIEW DRIVEWAY ACCESS
NTS

PERMIT APPLICATION FORM AND CONDITIONS FOR THE CONSTRUCTION / ALTERATION OF A DRIVEWAY ACCESS

***Please submit the original of this form.
Facsimiles will not be accepted***



CONDITIONS

Location and Placement

1. A driveway access must be constructed as near as practicable to 90° to the kerb alignment.
2. A driveway access must be situated wholly within the property frontage.
3. A driveway access must be located a minimum 1 metre away from existing infrastructure (street signs, stobie poles, drains in the kerb, service pits etc)
4. A driveway access must be located sufficiently away from street trees and traffic control devices (roundabouts, medians etc), and all corners and road junctions. Distances / clearances to street trees must be confirmed by council's arborist.
5. Redundant driveway inverts/crossovers must be replaced with kerbing, water table, footpath and backfilled to match the remainder of the street.
6. Relocation of any street trees require approval and all costs involved are to be borne by the property owner.
7. Driveway crossovers must grade toward the road, with the level at the front property boundary being between 50mm and 150mm above the top of kerb with the crossover matching existing footpath levels, unless otherwise approved by the Council.
8. Any damaged or missing footpath or kerbing associated with the development or driveway construction will be reinstated by the property owner.
9. To meet driveway standards a minimum 6 metre clearance from the property boundary to any structure within the property is required.
10. All crossovers must have an absolute minimum width of 3.0 metres.

Construction and Materials

Driveway inverts and water table must be constructed of concrete and poured together as one piece.

Driveway crossovers should be constructed of either:

- concrete/concrete stamped paving (no greater than 5mm deep) with a suitable non-slip or broomed finish; or
 - driveway strength brick paving units (depth of chamfered edges must not be greater than 4mm)
1. Any existing kerb, water table and footpath requiring removal to facilitate driveway construction must be vertically saw cut to the full depth of concrete to facilitate its complete removal without leaving broken edges.
 2. Saw cutting of the kerb and water table must be along the front edge of the water table at the joint where the water table meets the asphalt roadway.
 3. Any damage to the asphalt roadway during construction will be repaired with hotmix asphalt by the property owner.

Ongoing Maintenance

Once installed, it is the responsibility of the property owner to repair and/or maintain all driveways, inverts and/or crossovers in a safe and serviceable condition at all times.

Termination of Permit

The City of Marion reserves the right to revoke this permit at any time.

Costs

All costs involved with the construction or alteration of a driveway access (including alteration of any Council infrastructure) are to be borne by the property owner. Further, works associated with the relocation/alteration of non-Council (e.g. ETSA, SA Water etc) services or other constraints must be arranged by the property owner through those relevant authorities and will be the subject of separate costs, payable to those authorities.

DEVELOPMENT APPLICATION

Attachment 1

Does this permit application relate to a Development Application for building work on your land? Yes / No

If yes, what is the Development Application No? 100/...../.....

STREET TREES

Does this permit application require the assessment of a street tree in relation to your driveway access? Yes / No

DETAILS OF PERSON APPLYING FOR PERMIT

Property Owner's Name:

Postal Address:

.....Post Code:

Phone Number:Email Address:.....

ADDRESS OF PROPERTY WHERE WORK IS TO BE CARRIED OUT

Street No: Lot No:Street Name:

Suburb:

DRIVEWAY ACCESS LOCATION (Plan or diagram required)

To be approved, the following must be provided:

(please indicate with a plan or diagram)

- Proposed driveway access width, length and location, including distances to the nearest side boundary, trees, side entry pits, service pits and stobie poles
- Alternatively, please supply a copy of the building site works plan, with proposed driveway dimensions and location clearly marked on it

Please tick which of the following you wish to construct/alter☐ Driveway Invert and Water table Only☐ Driveway Crossover Only☐ Driveway Invert, Water table and Crossover

I intend to construct my crossover in the following materials:

☐ Concrete☐ Heavy Duty Concrete☐ Paving (type, dimensions)**QUOTE**☐ I request Council to provide a quotation for this work.

Note: Quotations will only be provided to established houses and new developments at the lock up stage of the build

APPLICANT:

I hereby apply for a permit to construct/alter a driveway access.

I agree to abide by all conditions placed on the driveway access construction and acknowledge that I will be held responsible for any non-compliant works or any damage caused to the council assets during construction.

I agree to reconstruct any damage or works that do not comply with the City of Marion's specifications.

Name:

Signature: Date:

Disclaimer: The City of Marion reserves the right to revoke this permit at any time.

OFFICE USE ONLY:

Permit No:

Approved by: Coordinator Infrastructure Audit Unit

Signature: Date:

Special Conditions: (see conditions section).....

.....

.....

.....

Crossover Funding Incentive

Elected Member Councillor Bruce Hull

Report Reference: GC200310M02

Motion:

That as a Council wide streetscape initiative, Council will as an insentive, fund 50% of the crossover replacements cost when scheduled/budgeted footpath replacement programs occur subject to landowners paying the other 50% of the cross over cost.

Supporting Information:

When our Council replaces footpaths as scheduled and budgeted, it is a great opportunity where possible to get the full streetscape right. That is, not have some crossovers bitumen, concrete and another gravel, to have a consistent presentation of concrete or pavers as the case may be, as determined by Council. Additionally, why should ratepayers have to fully replace (at their cost) what was a totally serviceable crossover simply because Council wants to replace the footpath (on Council land) in their streets?

Response Received From: Manager Engineer & Field Services - Mathew Allen

Corporate Manager N/A

General Manager General Manager City Services - Tony Lines

Staff Comments:

Footpath upgrade projects have included the re-construction of some driveway cross-overs, subject to their condition and any requirement to change the level of the driveway.

In accordance with the Local Government Act, it is the owner's responsibility to construct, renew and maintain the driveway invert and crossover. Council has developed a driveway permit application that clearly outlines the owner's roles and responsibilities (refer Attachment 1). The cost of a new driveway cross-over varies between \$1,500 - \$3,000 depending on the length and width of the driveway.

For information, Attachment 2 summarises the response and approach from other Councils to driveway upgrades associated with footpath projects. It will be noted that some councils cover the cost of crossovers and some do not.

There is excellent merit in working with residents to replace crossovers for new and upgraded footpath projects. Staff can develop a process to engage with property owners to identify those crossovers for upgrade (with a 50% contribution towards the cost of their replacement). Note that there will be an increase in project cost as a result of this initiative, depending upon crossover replacement take-up. The crossover replacement take-up and associated administrative efforts is unknown, and it is therefore suggested that this initiative is trialled for a 12 month period during the 2020/21 capital works program, followed by a report back to Council that identifies the take-up of crossover replacements, additional cost and any other observations.

An alternate Motion is proposed as follows:

- 1. That as a Council-wide streetscape initiative for 2020/21, Council will as an incentive fund 50% of the crossover replacement cost when scheduled/budgeted footpath replacement programs occur, subject to landowners paying the other 50% of the crossover cost.**

2. **At the completion of the 2020/21 capital works program, a report be presented to Council that identifies the take up of crossover replacements, additional cost and any other observations, allowing Council to decide whether to continue with the program.**

ATTACHMENTS:

#	Attachment	Type
1	Attachment 1 - Driveway Access Permit	PDF File
2	Attachment 2 - Footpaths and Crossovers_Other Councils	PDF File

Driveway Access

Permit



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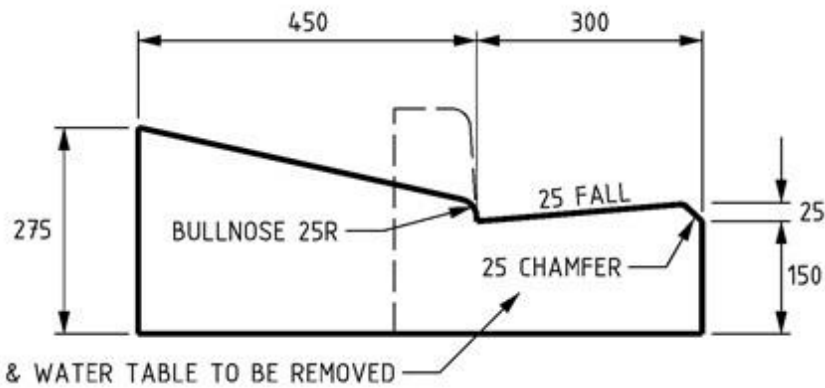
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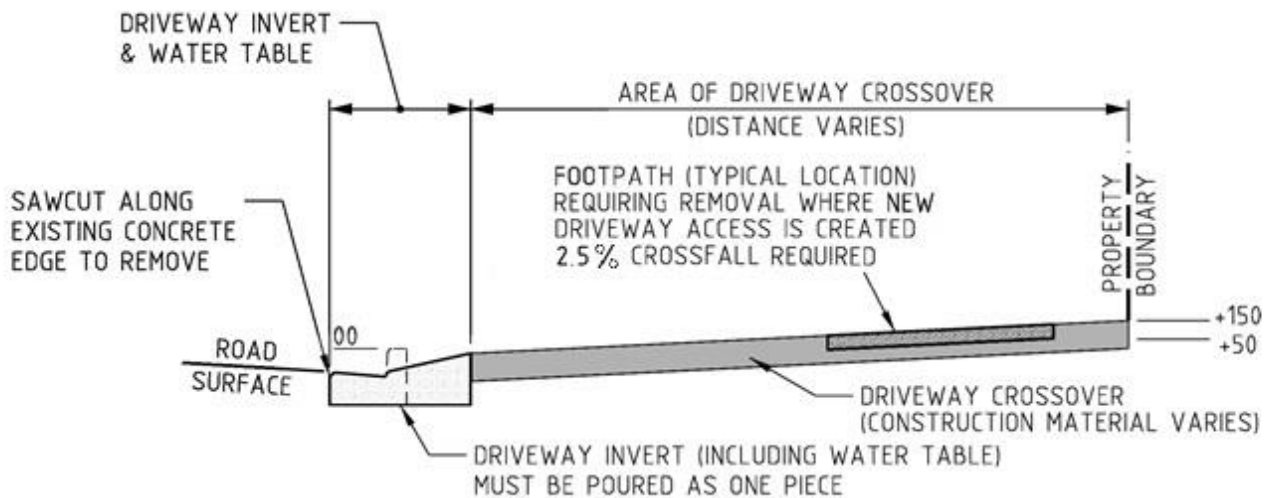
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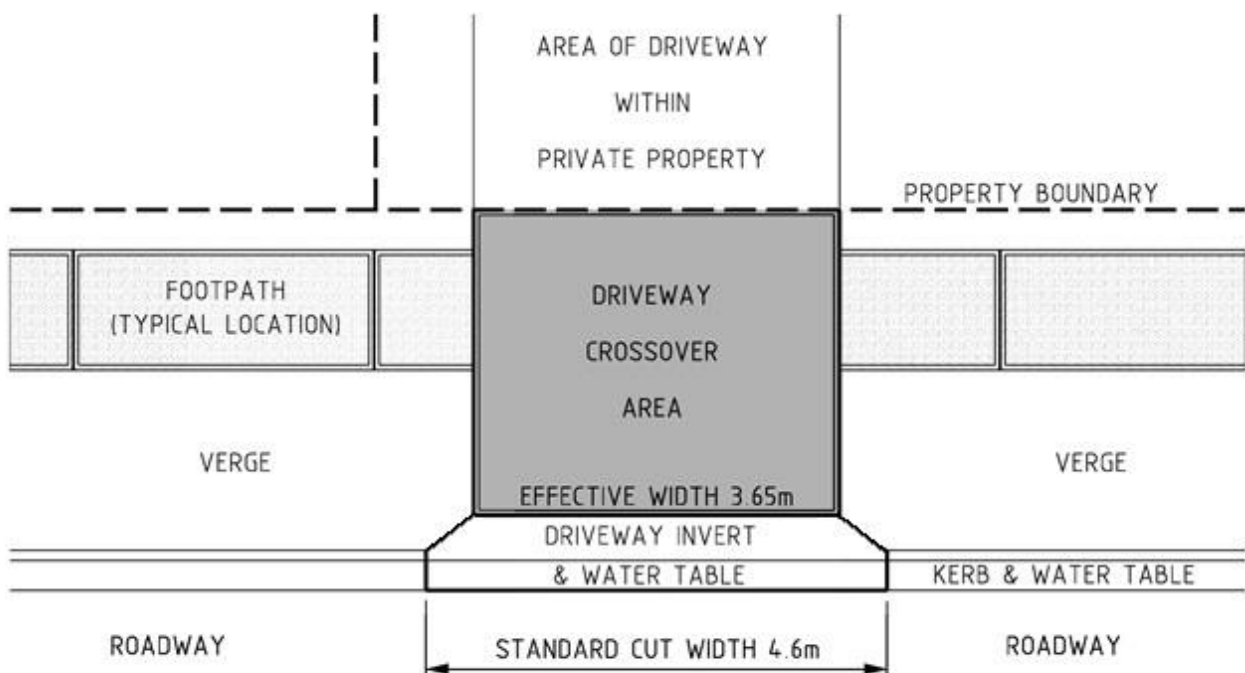
MANAGER, INFRASTRUCTURE



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Termination of Permit

The City of Marion reserves the right to revoke this permit at any time.

Costs

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DETAILS OF PERSON APPLYING FOR PERMIT

Property Owner's Name:

Postal Address:

.....Post Code:

Phone Number:Email Address:.....

ADDRESS OF PROPERTY WHERE WORK IS TO BE CARRIED OUT

Street No: Lot No:Street Name:

Suburb:

DRIVEWAY ACCESS LOCATION (Plan or diagram required)

To be approved, the following must be provided:

(please indicate with a plan or diagram)

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I intend to construct my crossover in the following materials:

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Note: Quotations will only be provided to established houses and new developments at the lock up stage of the build

APPLICANT:

I hereby apply for a permit to construct/alter a driveway access.

I agree to abide by all conditions placed on the driveway access construction and acknowledge that I will be held responsible for any non-compliant works or any damage caused to the council assets during construction.

I agree to reconstruct any damage or works that do not comply with the City of Marion's specifications.

Name:

Signature: Date:

Disclaimer: The City of Marion reserves the right to revoke this permit at any time.

OFFICE USE ONLY:

Permit No:

Approved by: Coordinator Infrastructure Audit Unit

Signature: Date:

Special Conditions: (see conditions section).....

.....

.....

.....

Council	Crossover Replacement With Footpath Works	Exception Notes
City of Onkaparinga	Not replaced i.e. resident responsibility	Replaced at Council expense if the crossover has a non-compliant crossfall (>2.5%) or contains trip points (might involve a crossover replacement, patching, grinding, lifting and re-laying pavers etc.).
City of Tea Tree Gully	Not replaced i.e. resident responsibility	Replaced at Council's expense if too steep or badly damaged. Constructed at Council's expense for the resident's primary access where the existing crossover is rubble (generally from back of invert to 300 mm past the back of footpath).
City of Unley	All footpaths and crossovers have been replaced over the past 20 years with pavers at council's cost. As of November 2019, when crossovers become due for replacement / upgrade, council will replace the section of the footpath that runs through the crossover and the resident will be responsible for the section either side.	For road reconstruction where the levels change – council will replace the full crossover at council's cost.
City of Holdfast Bay	Replaced By Council	Council won't replace it where the crossover is constructed by the resident and in good condition – i.e. exposed aggregate concrete matching their driveways. Any new development the crossovers are constructed by the developer and need to match to the footpath. Do not charge when it is upgrading the footpath. <ul style="list-style-type: none"> ➤ Only tend to replace a few footpaths per year so it is not a huge cost or precedent. ➤ Footpath network is generally in good condition.
City of Charles Sturt	Not replaced i.e. resident responsibility	May replace the footpath portion at Council's expense if the crossover is unsound or at risk. Should resident wish the entire crossover replaced, then the resident will pay the additional cost. For road reconstruction where the levels change – council will replace the full crossover at council's cost.
City of Port Adelaide Enfield	Not replaced i.e. resident responsibility	For road reconstruction where the levels change (part of kerbing works or footpaths) – council will replace the full crossover at council's cost.
City of Mitcham	Replaced dependent upon condition of crossover. By Council	For road reconstruction where the levels change – council will replace the full crossover at council's cost. As part of the Footpath Program, Council will reconstruct existing asphalt driveways in

Council	Crossover Replacement With Footpath Works	Exception Notes
		<p>paving during the construction of the footpath at council's cost where the driveway (including the footpath segment through the driveway) does not exceed 40 square metres in area. Where the driveway (including footpath segment) exceeds 40 square metres in area per driveway, the cost of additional paving work is to be met by the property owner. The driveway will only be reconstructed by Council once the property owner contribution is confirmed.</p> <p>If the existing crossover is concrete and in good condition it is retained. If in poor condition council will consider renewing it at Council's cost. Similar approach with pavers and rubble.</p>
City of Burnside	<p>Replaced if asphalt By Council</p> <p>Not replaced if concrete or pavers i.e. resident responsibility</p>	<p>Replaced at Council's expense when the crossover is constructed of asphalt.</p> <p>If it is constructed from concrete, pavers etc. consultation with resident occurs and should the resident wish the crossover to be replaced, it is done at the resident's cost.</p>

Australia Day Council Membership

Elected Member Mayor Kris Hanna

Report Reference: GC200310M03

Motion:

That Council allows membership of the Australia Day Council (SA) to lapse and makes no further financial contribution to the Australia Day Council (SA) until so resolved by Council.

Supporting Information:

In 2015, when examining Council expenditure for potential savings to ratepayers, I suggested to Administration that the question be brought before Council as to whether we should continue paying fees for membership of the Australia Day Council (SA). At the time, although I had no objection to the Australia Day Parade or the Australia Day awards which were the core activities of the Australia Day Council, I questioned whether it was the role of Marion Council to fund these activities, especially when the Australia Day Council received many hundreds of thousands of dollars in Federal and State Government funding.

On 19 January 2016 a report was brought Council (I have asked for the 2016 report and minutes to be attached to this motion). Council resolved to continue with membership "until membership renewal is requested in 2019". The resolution strongly implies that Administration should not have paid further membership fees from 2019 onwards unless the matter was brought back to Council. In fact Administration paid the 2019-20 invoice for \$1576 in July 2019.

Since 2016 I have had concerns that the Australia Day Council (SA) was broadening its activities well beyond its original scope. As the Chair of the Council said in the 2018 – 19 Annual Review, *"Following a strategic review in 2017 the Board was keen to undertake a whole of year engagement with the South Australian community to be implemented in 2018 and beyond"*.

In the same document the CEO stated one of the goals was, *"... to position our organisation as a thought leader in driving social cohesion. We addressed Homelessness, Domestic violence, showcasing Inspiring South Australian women, promoted Reconciliation, built a focus with refugee and migrant communities through the initiative of Country of Opportunity and created a strong STEM focus for 2018"*.

No doubt these extensive activities have added value, but there are a variety other organisations (government departments and NGOs funded for the specific purposes of multicultural engagement, reconciliation, etc. One may well think that these focused organisations are better placed to carry out the new broad-ranging goals of the Australia Day Council (SA).

Recent media reports have shown ballooning expenditure on staff and administration of the Australia Council (SA) in recent years, resulting in a threat to the financial viability of the organisation. On 19th February 2020 *The Advertiser* reported a recent 500% increase in administration costs. The 2018-19 Annual Report has not been published on the organisation's website. Marion Council may well think that, rather than pouring more money into the organisation, it is time to pull back until the value of ratepayer funding is verified.

A theme carried forward by the Mayor in the last five years has been that we as a Council should strive to fulfil our responsibilities well, while resisting the urge to expand our objectives and activities into domains which are more properly the responsibility of other levels of government. We should expect no less discipline of the organisations which we fund on behalf of ratepayers.

Response Received From: Unit Manager Communications - Craig Clarke

Corporate Manager Manager Customer Experience - Karen Cocks

Staff Comments:

The City of Marion has been a member of the Australia Day Council (SA) for more than 16 years. As part of this subscription, Marion has access to the following resources:

- Citizen of the Year program which includes provision of frames, certificates and pins for winners, marketing materials, and access to a website that can accept online nominations which are forwarded directly to councils.
- Ambassadors' Program which sends inspiring Australians to communities.
- Access to Australia Day merchandise.
- Provision of the Australia Day Event Organisers' toolkit.
- Two tickets to the Australian Day Awards at Government House, Australian of the Year Awards Presentation at Adelaide Oval and Australia Day in the City for the Mayor and a guest.
- 20 per cent discount on tickets to all other Australia Day Council of South Australia events.
- The website at www.australiaday.org.au which includes the opportunity for council to list all its events held on Australia Day.

Marion Council has not used the Ambassadors' program for at least the past four years and has rarely accessed the merchandise.

In regards to the subscription fee payment in 2019, this was an administrative error. The progress update (which would have 'flagged' the matter) was inadvertently closed off in 2016, when it should have been left open until 2019.

State awards

City of Marion residents are currently eligible to be considered for the State Citizen of the Year, State Young Citizen of the Year and State Community Event of the Year, and other awards coordinated by the Australia Day Council.

An email from the Australia Day Council (SA) to the City of Marion on 19 February 2020, advises: "The participating Councils in the State Citizen of the Year Awards are paid members of the Australia Day Council of South Australia".

Marion Council's local Citizen of the Year, Young Citizen of the Year, Community Event of the Year, and Sports Person/Team of the Year awards would not be affected by a change in membership.

Other activities

The Australia Day Council (SA) partnered with the City of Marion to run a workshop aimed at helping migrant women connect with their community. The event at Glandore Community Centre on 17 February 2020 was attended by 14 people.

ATTACHMENTS:

#	Attachment	Type
1	GC160119R10 - Australia Day Council (SA) Membership Fees - Report	PDF File
2	GC190116R10 - Australia Day Council (SA) Membership Fees - Minutes	PDF File

**CITY OF MARION
GENERAL COUNCIL MEETING
19 January 2016**

Originating Officer: Craig Clarke, Unit Manager Communications

Corporate Manager: Fiona Harvey, Innovation and Strategy Manager

General Manager: Abby Dickson, City Development

Subject: Australia Day Council (SA) membership fees

Report Reference: GC190116R10

REPORT OBJECTIVES:

The purpose of this report is to seek Council's view on renewing membership of the Australia Day Council (SA).

EXECUTIVE SUMMARY:

The City of Marion has been a member of the Australia Day Council (SA) for at least the past 12 years. The annual subscription fee of \$1576 is due and Council's view on whether to renew membership is sought.

For its subscription fees, residents of the City of Marion are eligible for the State Citizen of the Year, State Young Citizen of the Year and State Community Event of the Year awards, which are run by the Australia Day Council. The City of Marion also receives support for its Australia Day activities, including access to a speakers' bureau and marketing and promotional materials.

The Australia Day Council advises that if the City of Marion discontinued its membership then those benefits, including access to the State award program for our community, would be lost. There is also uncertainty as to whether City of Marion residents would be eligible for the South Australian of the Year awards.

Marion Council's existing local Citizen of the Year, Young Citizen of the Year, Community Event of the Year and Sports Person/Team of the Year program would be unaffected by any change in membership.

RECOMMENDATIONS (1)

DUE DATES

That Council:

- | | |
|---|---------------------------|
| <p>1. Pay the current membership fees to the Australia Day Council (SA) and continue the City of Marion's involvement with the organisation.</p> | <p>19 Jan 2016</p> |
| <p>OR</p> | |
| <p>2. Not renew the current membership fees and write to the Australia Day Council (SA) to notify them of Council's decision.</p> | <p>19 Jan 2016</p> |

BACKGROUND

The Australia Day Council (SA) is an independent organisation which coordinates Australia Day celebrations throughout the State. With funding from all tiers of government and the corporate sector, they run the Citizen of the Year Awards, including the Young Citizen and Community Event of the Year, as well as the South Australian of the Year awards, which feed into the national program.

At a local government level, the Australia Day Council provides support to Councils and organising committees for their 130+ Australia Day events including certificates and frames for their Australia Day Awards. All 68 local councils in South Australia are members of the Australia Day Council.

DISCUSSION

The City of Marion has paid an annual subscription to the Australia Day Council (SA) for at least the past 12 years.

The current membership fee is \$1576 (including GST). Council has two options to consider:

- 1 Pay the current membership fees to the Australia Day Council and continue the City of Marion's involvement with the organisation.
- 2 Not renew the current membership fees and write to the Australia Day Council to notify them of Council's decision.

For its annual subscription, the City of Marion receives the following:

Access to the State awards

City of Marion residents are eligible to be considered for the State Citizen of the Year, State Young Citizen of the Year and State Community Event of the Year awards, and other awards coordinated by the Australia Day Council. In the past three years, Marion residents have received the following acknowledgements:

- 2015 – Monica Oliphant (Senior South Australian of the Year); Ian Cox (Local Hero finalist)
- 2014 – Dr Joseph Masika (Local Hero finalist)
- 2013 – Dr Felicity-ann Lewis (South Australian of the Year).

Marion runs its own citizen of the year award program on Australia Day and this would not change if Council chose not to renew its membership. Any nominations received for the State awards are automatically fed back to the City of Marion for consideration for local awards.

Access to marketing collateral

The Australia Day Council provides certificates, frames, and pins for the Citizen of the Year program as part of the membership package, in addition to marketing materials and templates and the use of the official Australia Day logo. It also promotes any Australia Day events via their website and social media platforms. The City of Marion has in the past purchased limited quantities of materials such as flags, balloons, wrist bands and polo shirts from the organisation.

Access to the Australia Day Ambassador program

The Australia Day Council provides a list of notable South Australians who are willing to speak at local government events. The City of Marion has used the following speakers from the program: 2015 – artistic director Pat Rix; 2014 – indigenous community worker Ivan Copley; 2013 – Muslim commentator Belal Moraby; 2012 – scientist Dr Rob Morrison.

The Australia Day Council also provides two tickets to the Australia Day awards in the City.

If Council chose not to renew its membership, it risks:

Local residents being ineligible for State awards

The Australia Day Council advises that only residents of participating Councils are eligible to be considered for the State Citizen of the Year, State Young Citizen of the Year and State Community Event of the Year. Marion Council's decision to withdraw its membership would mean residents would be excluded from these awards. There is uncertainty as to whether this would extend to the South Australian of the Year program, which feeds into the national award.

Reputational

Marion Council would be the only local government authority in South Australia that was not a member of the Australia Day Council. There may be reputational harm if the community was ineligible to be considered for the State and/or national awards.

Losing access to the Ambassador program and marketing opportunities

The City of Marion would no longer have access to the Ambassador program, marketing materials such as pins and certificates, and lose promotional opportunities. However, the City of Marion could independently source its own speakers and marketing and promotional materials.

FINANCE

Funds are currently available within the 2015-16 budget to cover the membership renewal costs.

CONCLUSION

The information provided in this report enables Council to make an informed decision on whether it wishes to continue with its annual subscription to the Australia Day Council.

Support be excluded from the meeting as the Committee considers that the requirement for the meeting to be conducted in a place open to the public has been outweighed in circumstances where the Council will discuss the appointment of an expert member to the Urban Planning Committee.

Carried

7.55pm meeting went into confidence

Moved Councillor Telfer, Seconded Councillor Hutchinson that Council

1. Offer to Bryan Moulds the role of Expert Member to the Urban Planning Committee until 31 January 2017 or until such time as the Committee is disbanded.

Councillor Pfeiffer declared a conflict of interest as he knew one of the people being discussed in the course of the debate and left the meeting while that person was being discussed.

8.05pm Councillor Pfeiffer left the meeting

8.10pm Councillor Pfeiffer re-entered the meeting

Carried

8.16pm meeting came out of confidence

8.16pm Australia Day Council (SA) membership fees Report Reference: GC190116R10

8.17pm Councillor Telfer left the meeting

8.19pm Councillor Telfer re-entered the meeting

Moved Councillor Hull, Seconded Councillor Gard that Council:

1. Pay the current membership fees to the Australia Day Council (SA) and continue the City of Marion's involvement with the organisation.
2. Express it's concern back to the Australia Day Council that residents of the City of Marion would not be eligible to be nominated for Australia Day Awards if membership was not renewed.

Amendment:

Moved Councillor Crossland, Seconded Councillor Prior that Council:

1. Pay the current membership fees to the Australia Day Council (SA).
2. Commit to contain the City of Marion's involvement with the organisation and agree to ongoing renewal of our membership fees, subject to staff review, until membership renewal is requested in 2019.

The amendment to become the motion was **carried**
 The motion was **Carried**

City Ban on Glyphosate and Roundup

Elected Member Councillor Bruce Hull

Report Reference: GC200310M04

Motion:

That Council ban the use of Roundup or any Glyphosate within this City by any Council staff and contractors. That Council staff and contractors are to use alternative measures to manage weeds within the city.

Supporting Information:

Discussion links to accompany my motion:-

<https://www.tropicnow.com.au/2020/january/21/douglas-shire-council-bans-use-of-roundup.html>

[https://www.waverley.nsw.gov.au/top-link-pages/news-and-media/council-news/news/council moves to ban glyphosate](https://www.waverley.nsw.gov.au/top-link-pages/news-and-media/council-news/news/council-moves-to-ban-glyphosate)

<https://www.smh.com.au/national/sydney-councils-move-to-ban-roundup-weedkiller-over-cancer-fears-20190524-p51quo.html>

<https://www.abc.net.au/news/rural/2019-04-12/vietnam-glyphosate-ban/10996480>

<https://www.baumhedlundlaw.com/toxic-tort-law/monsanto-roundup-lawsuit/where-is-glyphosate-banned/>

Response Received From: Coordinator Biodiversity, Jock Conlon

Corporate Manager Manager Engineering and Field Services - Mathew Allen

General Manager General Manager City Services - Tony Lines

Staff Comments:

Glyphosate is one of the herbicides utilised by Council staff and our contractors to manage weeds. The Australian Pesticides and Veterinary Medicines Authority (APVMA) is the Australian Government statutory agency responsible for the management and regulation of all agricultural and veterinary chemical products in Australia. Glyphosate is registered for use in Australia by APVMA. Approved products containing glyphosate can be used safely in accordance with label directions. Australian law requires appropriate warnings on product labels, which include relevant poisons scheduling, first aid, and safety directions detailing personal protective equipment to be used when handling and applying products containing glyphosate.

The APVMA conducted a weight-of-evidence evaluation in 2016 that included a commissioned review by the Department of Health, and risk assessments undertaken by regulatory agencies in other countries and expert international bodies. The APVMA concluded that the use of glyphosate in Australia does not pose a cancer risk to humans, and that products containing glyphosate are safe to use as per the label instructions.

Some Councils across Australia are in the process of reducing Glyphosate use in sensitive areas such as playgrounds, schools, retail outlets and footpaths. A combination of different maintenance/weed control methods is currently being introduced into daily work programs. Hand weeding, installing mulch and using steam (thermal) seems to be a common theme when working in sensitive public areas.

Shifting to a Glyphosate free Council through using alternative measures (refer to table 2. Alternative weed control methods to Glyphosate) would need to be considered in future budgets as alternative weed control methods are expensive and labour intensive. The workforce demographic will also need to be considered as the current weed control methods (weed spraying) is far less dependent on the physical fitness of the operator.

Port Adelaide Enfield Council has recently researched the cost of steam (thermal) versus Glyphosate for weed control and concluded that steam treating weeds would cost between 11 and 14 times that of Glyphosate control. The City of Marion verge spraying contract costs approximately \$150,000 pa, the cost of replacing herbicide treatments with steam would equate to \$1,650,000 to \$2,100,000. We predict similar costs would be incurred using a combination of weed control methods such as mulching, mechanical, steam and hand weeding.

The invasion of weeds in our conservation reserves threatens biodiversity and the costs to control declared and environmental weeds would also be significant. The ability to control weeds germinating will be significantly reduced and would need to be factored into projected budgets.

Should Council decide to reduce and/or ban the use of Glyphosate, the table below establishes a timeline of Glyphosate phase out options and allows enough time for the additional costs to be approved and secured into predicted budgets. This table is based on the current status quo and may change with new findings in trials and technological advances.

Table 1. Possible alternative weed control methods timeline

Scenario	Method	Cost	By when
Playgrounds	Hand weed, steam	X3	2021-2022
Whole of amenity reserve (playground and garden beds)	Hand weed, increase mulch depth, steam	X3	2022-2023
Road verges and traffic devices	Steam ONLY	X10-15	2023-2024
Road verges and traffic devices	Hand weed/mulch installation/mechanical and steam	X10	2023-2024
Weed control in conservation area	Hand weed, use of organic herbicides, more mechanical weed control (increased brushcutting)	X10	2023-2024

Table 2. Alternative weed control methods to Glyphosate

Method	Comments	Resources
No weed control on reserves	Significant areas will become unsightly. Risk to public and environment.	Significant increase in resources to administer complaints, increase in reactive work.
No weed control on verges	Risk to the public due to sight issues and risk to motorists.	Significant increase in resources to administer complaints, increase in reactive work.
Hand weeding Reserves	Labour intensive, need to have able staff to perform task.	Significant increase in staff numbers and resources to perform the task.

Steam (thermal)	Safe for use in close proximity to humans and animals, Good for small infestations of weeds in urban areas effective at killing growing plants. Poor ground and root penetration. It does not kill woody / perennial weeds or seeds. Application of water to the soil can result in germination of additional seeds / weeds No pre-emergent control is achieved as it does not kill seeds within the soil.	Significant increase in resources. 10-15 times cost of Glyphosate.
Mulching	Mulching to suppress weed growth limiting weed regeneration, mulching to a standard depth.	Significant installation and maintenance costs.
Mechanical (brushcutting)	Minor risk of off target damage, Partially effective as perennial weeds grow back.	Higher cost than spraying glyphosate however this could be reduced using a combination of mechanical methods such as mowing where possible (hand or ride on).
Organic Herbicide (Pelargonic acid, Eco-Oil/Pine Oil)	Although it is an organic compound sourced from plants, significant questions remain about its safety and suitability. Not user friendly due to strong odour and irritation to operator.	It is significantly more expensive than glyphosate and requires a much more direct application.
Other Herbicides	There are undoubtedly other suitable herbicides for killing weeds on a broad scale, no herbicide has consistently been researched and shown to be as safe as glyphosate.	Trials throughout Australia and the world are on-going.

Chemical control is a safe, efficient and effective method of controlling weeds. However, should Council wish to ban the use of Roundup and Glyphosate, then an alternative motion is suggested as follows:

Motion:

That Council receives a report that outlines the phasing out of the use of Glyphosate within the City of Marion by any Council staff and contractors. The report will identify alternative measures to manage weeds within the city and include timeframes, resource requirements and additional ongoing costs. The report will be presented at the General Council meeting held on 12 May 2020.

Conclusion

Glyphosate is undoubtedly the most cost effective herbicide to manage weeds, the volume of Glyphosate (10-15ml/1L) to kill most weeds is minimal and economical. Council staff and contractors assess all the risks associated with this chemical and utilise appropriate controls using tools such as standard operating procedures, Take 5's, JSEA's (Job Safety Environment Analysis) to maintain the safety of their workers and the general public.



To ban the use of Glyphosate and introduce a variety of alternative methods to control weeds will have significant implications to forecasted operating budgets and staff numbers. The cost of managing weeds fluctuates from year to year due to seasonal variation and this should also be considered.

The protection of the environment is crucial for the health, economic, and social well-being of future generations. Council is committed to implementing strategies for raising awareness, facilitating community-based projects, implementing Council programs, and working with other levels of government to assist in the protection and enhancement of the City's environment and quality of life of our community. Weed management is an important function of Council.

Oaklands Recreation Plaza Skating Infrastructure

Elected Member Councillor Nathan Prior

Report Reference: GC200310M05

Motion:

That Council:

Consults with users of Oaklands Recreation Plaza about potential new infrastructure for scooter/skating. Included in consultation options should be:

- Flat bars
- A mini ramp
- A spine
- A small kicker ramp
- A hip

Consultation should include different price brackets to guide Council for different levels of spend.

A report should come back to council before the end of May 2020 so that consideration can be made for 20/21 financial year.

Supporting Information:

Oaklands Recreation Plaza is a great success story for Council. There is rarely a time during daylight hours where the park is unused and more often than not, the park is at capacity. This motion aims to inform council of possible options for improvement/addition to this facility.

The options presented are examples which may be suitable for implementation at Oaklands. This report should be able to be completed within existing budgets.

Response Received From: Unit Manager Open Space and Recreation Planning - Renee Pitcher

Corporate Manager Manager City Activation - Greg Salmon

General Manager General Manager City Development - Ilia Houridis

Staff Comments:

All currently planned capital works for Oaklands Reserve are complete.

In November 2019, Council undertook an evaluation of the whole precinct by seeking the community's feedback. The attached Community Engagement findings report provides an analysis of the feedback received (Appendix 1 - Community Engagement Findings Report). Of the 21 responses received there are no comments regarding additional skate infrastructure.

A more youth focused consultation is possible, however skating is a specialised activity. If Council are supportive of this motion, then staff recommend engaging a skating specialist who understands skate park design to engage with the users to determine what is possible spatially and the costs involved. There is no capacity in the Open Space & Recreation Planning team at this time to project manage this work without delaying the delivery of other endorsed capital works for 19/20.



This proposal should be considered in context of the preparation of the Open Space Plan. Administration will be presenting the current draft Open Space Plan to an upcoming EM Forum inclusive of existing endorsed works and other Elected Member requests. It is clear from the planning work undertaken and feedback received thus far, that there will be projects competing for inclusion and prioritisation. It is recommended that consideration of additional skate infrastructure at Oaklands Reserve is considered along with other Council priorities.

ATTACHMENTS:

#	Attachment	Type
1	Oaklands Reserve Community Consultation Report	PDF File

Oaklands Reserve

Community Engagement Findings



November 2019

Introduction

Council has recently completed the development of the Oaklands Estate Reserve Playground and the Oaklands Recreation Plaza Stage 2 in September 2018. Previous stages included the Oaklands Wetlands and Recreation Plaza Stage 1 Skate Park. Council is now seeking the community's feedback about the whole precinct development.

A survey was released to understand what the community thought about their new playground, mini bike circuit, event space, rotunda and the wetlands and what they would like their reserves and playgrounds to look like in the future.

Community consultation was undertaken over a three week period to 18 November 2019 including:

- A Making Marion online survey
- Postcards delivered to 804 households directing them to the online survey
- Social media marketing

The purpose of the engagement was to seek feedback from residents regarding the development of the whole site to understand if there are any further needs.

The following report provides an analysis of the feedback received.

Executive Summary

In summary, during the 3 week consultation period Council received:

- 20 completed surveys
- 1 letter

The following were the main findings

- The main attraction of the site was Wetland / Nature
- 65% of respondents agreed that the reserve upgrade helped build community connections
- The majority of respondents visited the reserve twice a week, spending 1 hour
- The majority of respondents walked / jog / ran to the reserve
- Maintenance carried out at the reserve is sufficient

It should also be noted that 55% of respondents felt that amenities were insufficient

Identified insufficiencies	Comment
Toilet at Oaklands Road Toilets and sign posts needed Proper toilet	There are three toilets, 1 at the skate park and 2 near the playground. This number is sufficient for the reserve. Signs at strategic locations directing to the toilets are needed.
Playground does not cater for small children	Swings will be installed as part of the Ben Pethick removal.
More BBQ's needed	There are BBQ's at both the recreation plaza (1 plate) and playground (3 plates). This is sufficient for the site. Signs can be placed to direct to the BBQ's

More dog watering points	The fountain at the playground has a dog bowl .Because of the conflict with biodiversity and the play areas further consideration of dog bowls is not required.
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Respondents experienced problems in the following areas

- Signage
- Vandalism
- Litter

Respondents would like to see the following structured activities

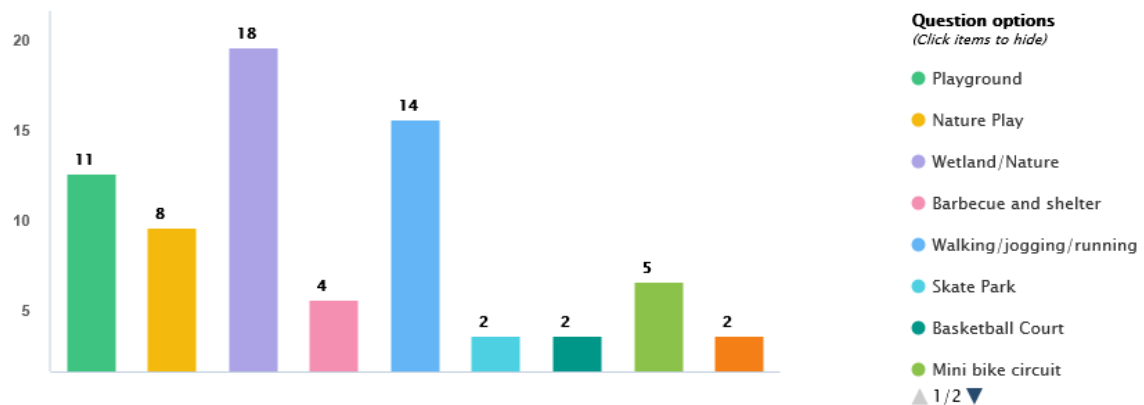
Family Events	3
Pump track	1
Exercise Classes	2
Markets / Music Events	3
Educational talks	1
Pop Up Café	1

As a result of the feedback the following items will be actioned

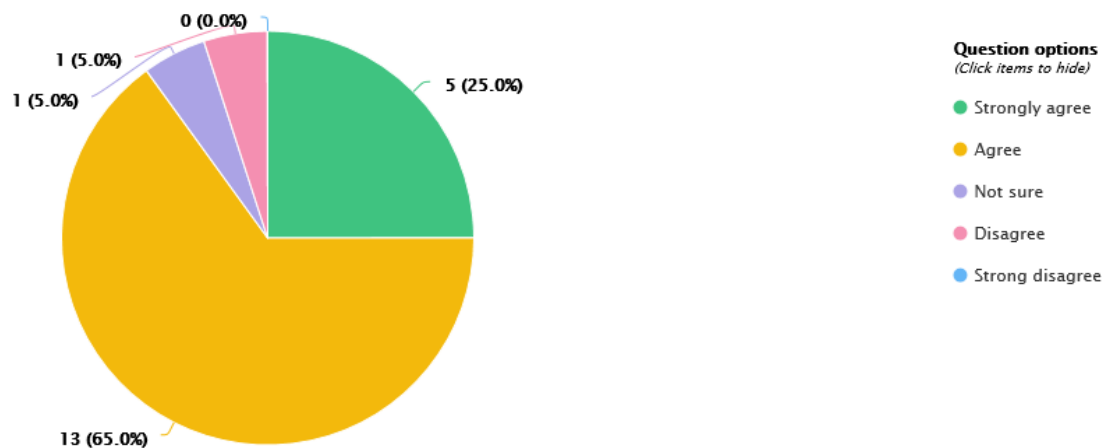
Community Feedback	Action
Signage – toilet and historical	Attach toilet signs to existing poles at entrances to Reserve Historical signage will be erected near the car park.
Overflowing bins and not enough dog bags	Refer this feedback to Waste Administration
Bench required near duck pond	A bench exists close to the decking. No further benches are required.
Insufficient play equipment for junior play	A double swing will be constructed upon removal of Ben Pethick play equipment.
Not enough seating near the playground	A bench seat and a pod seat are positioned at the playground, No further seating is required.
Request for a Pump track	Opportunity for a pump track will be explored at other reserves close to Oaklands Estate.
Remove grape vines	The grape vines are heritage listed and will remain.
Wrap the toilet to make it more aesthetically pleasing	Explore addition of a toilet wrap through the Open Space Plan.
Would like to see structured activities	Activities referred to Events team.
Care and maintenance of beds and lawn is insufficient	Comment to be referred to Open Space Maintenance team.

Consultation Findings

Q1. What are the main attractions for you to visit this new reserve?



Q2. I feel the reserve upgrade has helped build community connections. i.e More residents gathering with each other at the reserve and sharing the space?



Q3. Please tell us why you agreed or disagreed with the statement above?

In comparison with the rundown front old road safety centre that was there before... it's like chalk and cheese. It's a beautiful open space.

My observations are that many people use the facilities at both the Wetlands and the Reserve and that more people are present than previously

I do not strongly agree as this park has always been popular

Lots more people of all ages and backgrounds visiting and using the entire area.

It is a popular spot for family gatherings and now more facilities make this easier.

Haven't been there enough times to find this out

More people there

We've noticed more families and community groups using the park since the upgrades have been completed.

Lots of activity in the new shelters

Much more attractive, inviting area than before.

Whenever we go we encounter people enjoying the lovely environment and often chat to others

When walking or riding through the wetlands I observe a diverse mixture of ages and cultures picnicking, skate boarding/scooters and bikes or just enjoying the peace and nature.

I take my own children to go and visit my Grandpa who has lived in the area for over 70 years

"Have seen less people gathering. Very upset at the removal of the southern pond and the swing sets. These were what we visited most. Every other local families I have spoken to do not think that the southern end of the reserve has been improved , rather has been ruined from what it was.

However around the skatepark is great."

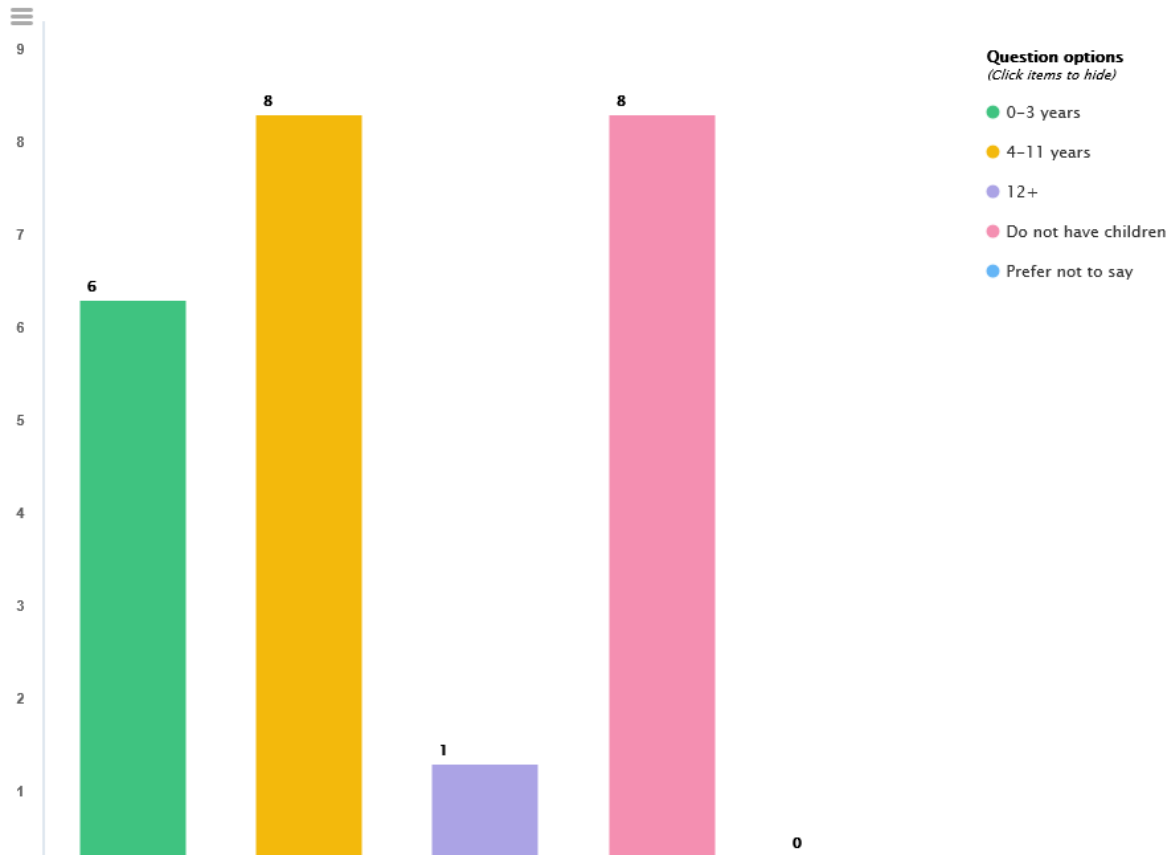
Regularly walk through the Wetlands and have observed a greater number of people/groups using the facilities.

Shared spaces encourage conversation with strangers. We also often see neighbours and people we know

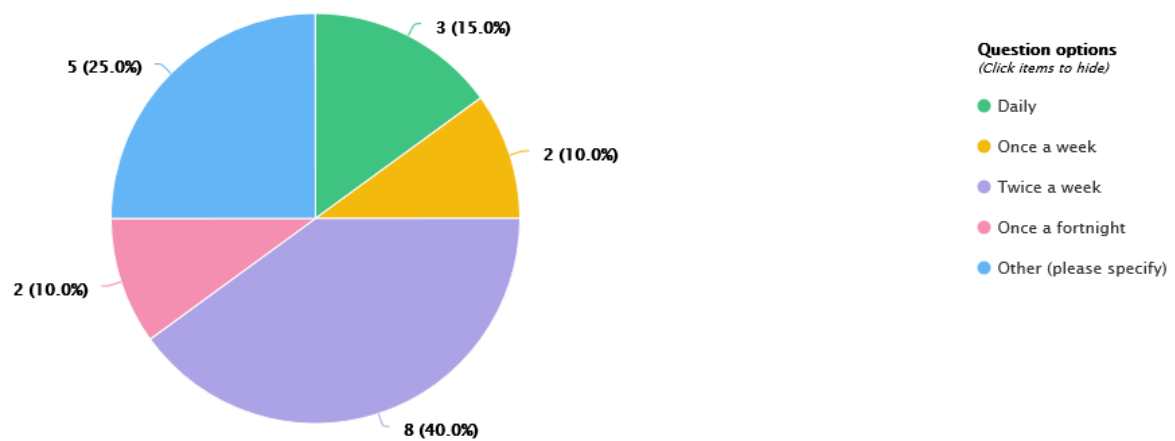
When at the reserve I have seen people gathering for picnics and using the facilities in general.

Newly upgraded area with clear dry walking tracks makes the area more attractive.

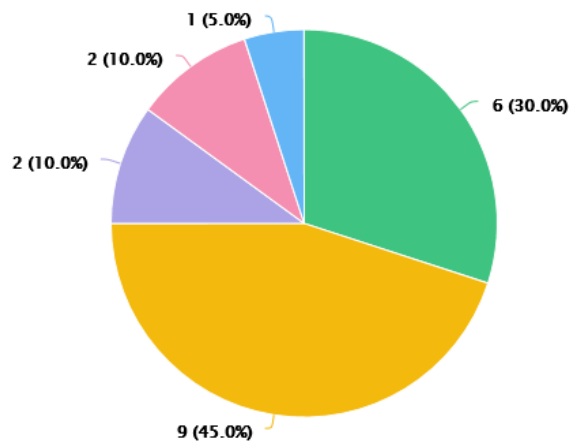
Q4. What is the age of the children in your household who visit the reserve?



Q5. How often do you visit the reserve?



Q6. On average, how long do you spend at the reserve?

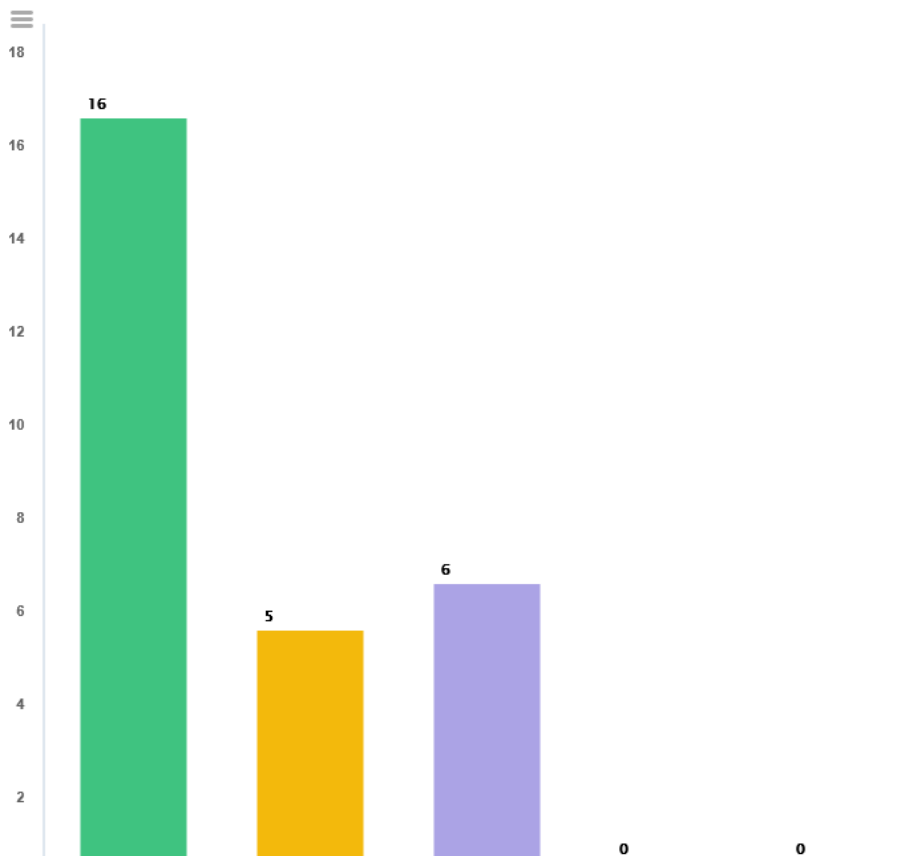


Question options

(Click items to hide)

- 30 minutes
- 1 hour
- 1 1/2 hour
- 2 hours
- Other (please specify)

Q7. How do you get to the reserve?

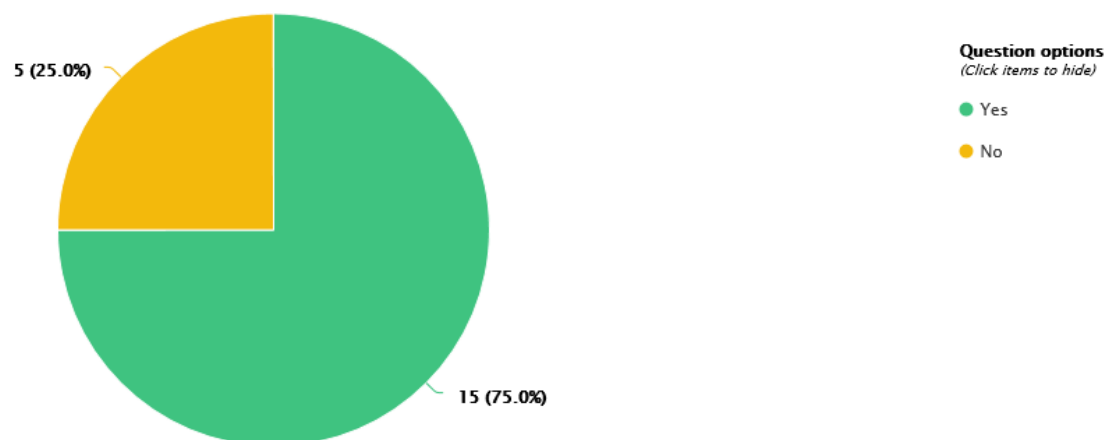


Question options

(Click items to hide)

- Walk/Jog/Run
- Car
- Cycle
- Public transport
- Other (please specify)

Q8. Is the maintenance carried out at the reserve sufficient?



Q9. If no, please tell us why not?

Bins sometimes need to be emptied, and are in fact overflowing. Also the gate is not being shut at night to stop cars coming in late. I think we still need a staff person available on a Sunday for any problems, and check last thing at night.

It is a huge area for Council to maintain and whilst I believe workers do their best there are still lots of weeds etc. especially at this time of year. Rubbish is an issue and pick ups need to be more often.

Could empty the bins more often, with the increased usage there are often bins overflowing

Several times the grass if left too long between mowing

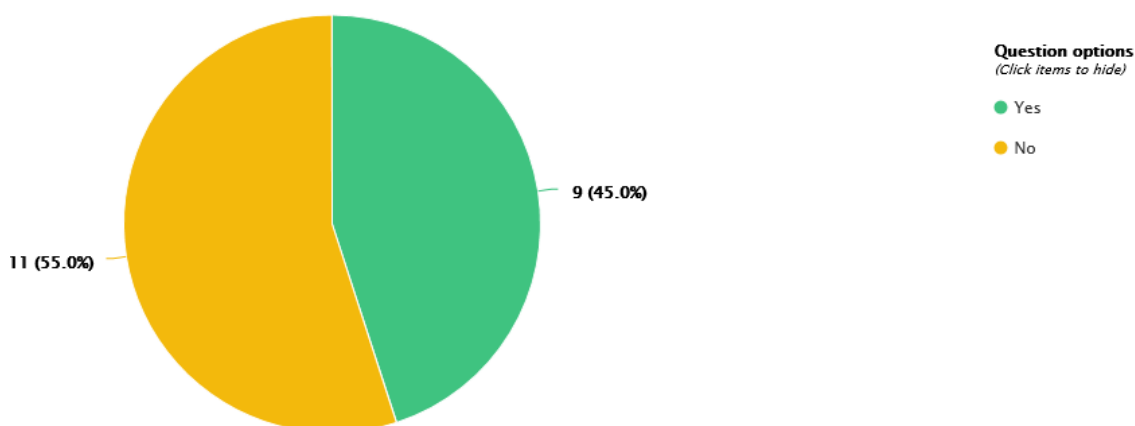
"Benches have been removed that should have been left. There are people of a certain age who have used that park for years to walk their dogs, or just walk.

Benches need to put at the pathways so some (me in particular) would like to sit before leaving the park...Now I have a pathway of pick bunting and no bench to sit on and have a breather. The bench by the old duck pond, where the lookout it..was a life saver. Now it has gone, please put the bench back.

Bins for doggie bags. There was always one near what was the Japanese garden, now, one has to walk nearly half way round the park to find one.

This isn't just my opinion, others have spoken to me re these changes."

Q10. Are the amenities provided a the reserve sufficient?



Q11. If no, please tell us why?

We have toddlers and are disappointed by the play equipment for the younger children. We need more swings and perhaps a small slippery dip for younger children. Also the sand pit water play area is too far away from the rest of the playground. Difficult to keep an eye on your children.

Small thing. It would be good if there were more dog watering points. I notice that with some old taps switched off dog walkers seem to struggle to find them and also to find enough of them.

The playground equipment does not cater for small children..ie under 4 years. Otherwise all other needs appear to be catered for. Four push swings and two slides taken away are sorely missed by the little ones.

"Insufficient bench seating near the playground. Needs to be swings and slides for the younger children and also "monkey bars".

"

A toilet at the Oaklands Rd end would be very useful for those using the skate park and sounds areas.

Toilets and sign posts needed

Proper toilet block would be great

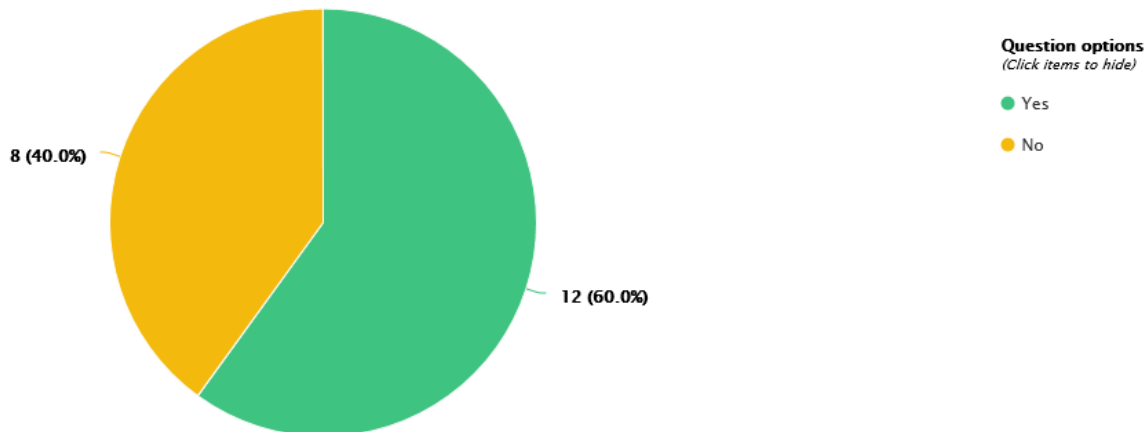
More BBQs

"The play areas and equipment are insufficient for young children, only catering for older children. Previously there were bucket swings suitable for toddlers/babies, now no swings at all.

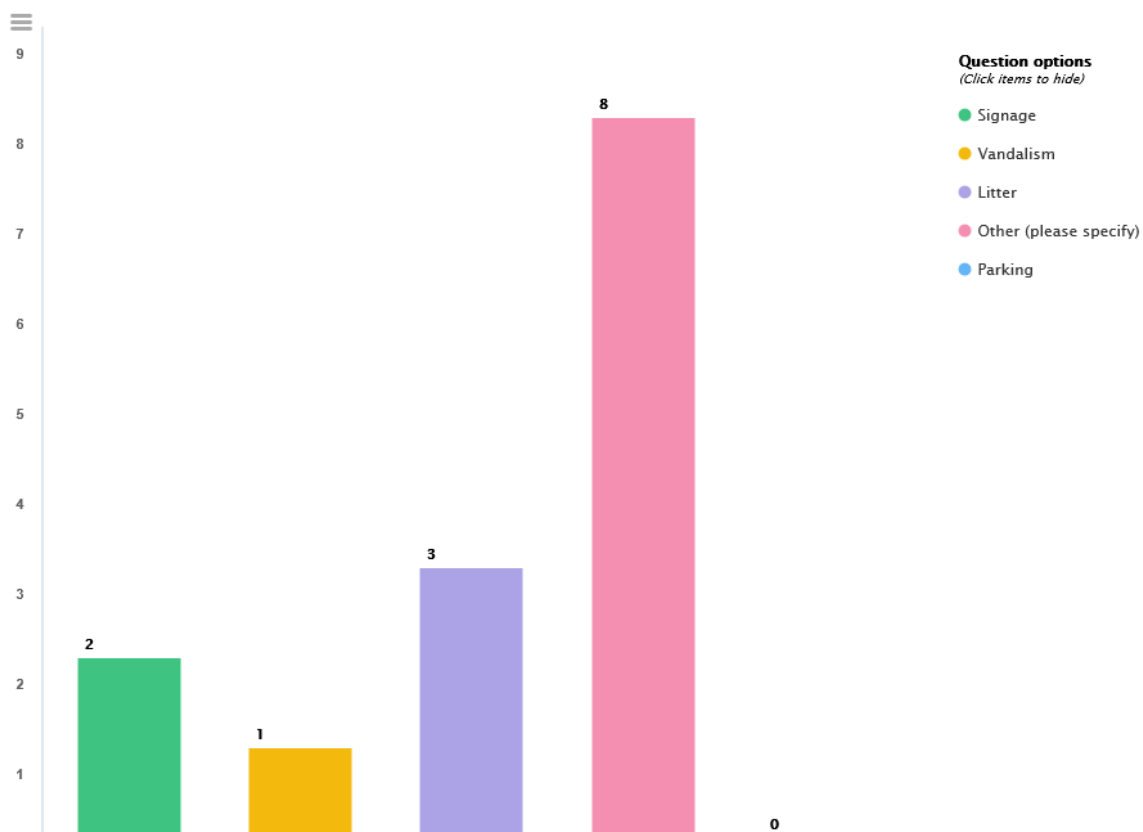
The sandpit is in an isolated area. In one instance another mother of a toddler who a family member spoke to, had to leave the sandpit area after an adult male was lingering nearby. Police were called."

The new play area for little children is insufficient. No swings and little safe playing areas. The new rope climbing structure is extremely unsafe for young children. Usually if it is a challenging structure is difficult or inaccessible for say a 4 year to get on to. But this is easy. If a child were to fall while at the top, it is out of reach of an adult. If a child was to fall they could catch their neck on a strand of rope, resulting in injury of snapping the neck.

Q12. Have you experienced or identified any issues following the completion of the reserve?



Q13. If yes, please tell us in which area and the issue you have experienced / identified?



Q.14 If parking, why?

No responses

Q15. If signage, why?

The original plaques describing the history of the area appear to have been removed

Directions within the wetlands to the nature playground would be useful

Q16. If vandalism, why?

Tagging on large trees, deliberately broken branches of saplings and seedlings

Q17. If litter, why?

I've picked up rubbish near the back playground area. Maybe a rubbish bin closer to this area would be a good thing.

The bins at the end of the weekend are over flowing mainly from night time visitors filling them with their own rubbish

Empty the bins more often

Q18. Would you like to see more structured activities, programs or events at the reserve? Please tell us what you would like to see or enjoy?

I would love to see a pop up cafe that served coffee and cake so that I could meet girlfriends there and enjoy the area more while chatting to friends.

Educational talks for adults on what is there now eg. insects, bird life, reptiles/amphibians, Kuarna history etc.

Occasional family events would be good to ensure the facilities are used to maximum.

It is a park for all to enjoy. It does not need too many structured events

Pump track

Outdoor exercise classes.

Outdoor exercise classes that are affordable for residents, things like pilates and tai chi maybe

"Music, Farmers Market"

Seating in the gazebo. A shade over the BBQ adjacent to the car park.

Loved Brooke Davis Nature day, would love to see more things like that

Perhaps family music events

School holiday events for the grandchildren would be great.

Yes, perfect place for outdoor events. Perhaps music, theatre, nature tours, Aboriginal culture information, walking groups, tai chi or yoga

Swings

Q19. Do you have any other comments or suggestions regarding this development and future reserve developments in the City of Marion?

I would love to see all the old signage put back or new...telling the history of the area with photos. Like what I see at other historical sites. History tells the story. The old two storey mansion. The sign for the magnolia tree. The saddle harness tree. So that future generations know why it was called Oaklands Estate. Innes Patriiti has an old aerial map of all the vineyards in the area from 1949. This is really interesting and adds another dimension to this amazing space. Our history is important.

I am very happy that the redevelopment allowed for playspace that complements the biodiversity corridor.

Future developments need community consultation....which is then taken into account in planning instead of being ignored in the final plans. Council needs to get value for money and it is hard to see where the \$850000 went on the Reserve based on the final outcome,

The park was already very nice prior to what has been an expenditure of a considerable sum of money. Value is a question that has not been asked. This is not an easy feedback forum to use

Please build a pump track

I would suggest removing the grape plans on the eastern side of the reserve and make that into more usable space.

"We really love to take our grandchildren to the reserve, such a refreshing place. Only trouble we have is getting them to go back home.."

The upgrades were worth the wait. Well done Marion Council and all those concerned.

The removal of infant play equipment at Ben Pethick Reserve is a mistake. No one will use the space if there is nothing to attract them there.

Love all the new planting that is going on. Would love to see some swings in the play area. Fantastic spaces for all ages, thank you City of Marion for creating such a beautiful place

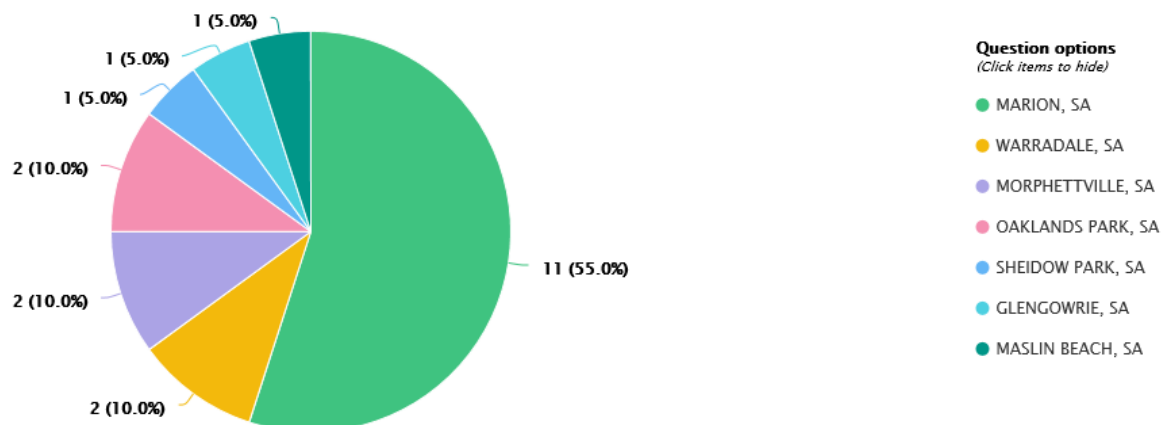
Q20. Please tell us your name (optional)

Q21. Please tell us you street name

- Tait Avenue
- Minchinbury Tce
- Beauford Avenue
- close by
- Abbeville
- Hamilton Ave
- Navigator Ave
- Baker st
- Minchinbury Tce
- Minchinbury
- Hamley
- Kenton Avenue
- Morphett Road

- Martin
- Salrak Ave
- Campbell Street
- Cracknell Close
- Minchinbury Tce
- Coolah Tce
- Melanto Tce

Q22. Please tell us your suburb



Letter response

I submit the following comments in lieu of the survey.

Oaklands Wetlands

This is an excellent project and the final water management process is to be commended. I point out that right through the process until just before completion I believed that it was going to be a water filtration process that would clean up water from the Sturt River before entry into the gulf (a worthwhile goal in itself). It was only toward the end of construction that I was aware of the water insertion to aquifer process and I feel that this information was withheld. Please keep this point in mind for later.

The use of the Friends of the Sturt River group to re-vegetate the area was a good one. They have done well in this task.

I am still concerned that the works contractors did not supply quality soil for the lawns surrounding the wetlands, particularly on the eastern side. Right to this date the area is still unable to grow a good crop of Ki Kuyu grass across the whole area. It is pot holey and does not provide a good activity surface for users. I have had comments re twisted ankles and falls while trying to play on it.

At one point the Oaklands Estate Residents' Assoc offered to install a seat at the top of the hill for users to enjoy an overview of the area. The hill was not in the scope of works and did not have any work done on it when the Wetlands was done. The group was blocked in this unless it supplied expensive steel weld furniture the same as was installed around the ponds.

Subsequently the standard that was enforced was apparently no longer required for all other seats installed around the total works area are of variable design. Council inconsistency and its vague approach has been frustrating.

Oaklands Plaza

When I attended meetings preceding the decision to install a skateboard park skateboarder groups from outside our district made pledges to manage users and their behaviour. This was an impossible undertaking but became a building plank in the decision to complete the facility.

At the moment our district (Oaklands Estate) experiences the following :-

- Lights at the centre are not turned off until after midnight with the users at times continuing well into the morning
- Lights on The Parade West are not turned off until late and skaters use the street in lieu of the facility
- On leaving, the skaters tip bins in the streets as well as dumping their own trash in the streets. Their passage to the station is loud (both skate trucks and skater yahoing)
- an increase in graffiti in the area (although in spasmodic bursts)
- aggressive behaviour by skaters towards members of their groups or on others, accompanied by foul language
- fireworks and explosions late at night (although in spasmodic bursts)

The City of Marion informs the community that it should contact police as it has no responsibility to manage bad behaviour.

The police may arrive, often late but the caller has no idea whether there has been any response to their calls.

The completion of the rotunda heralded concerts possibly by the City of Marion Orchestra. I thought that this was a great idea to date nothing has occurred.

The rotunda is now used as an undercover skate area with gradual damage to the concrete edges resulting.

At the same time it is wonderful to see the younger children using the skate park under supervision, usually in the mornings. It is even better when a female arrives to do some skating - an amazingly rare event. I wonder what is being done to bring in more girls.

Oaklands Estate Reserve

The completed reserve development is an excellent result in most aspects. Retaining the open character of the area has been very successful. The play equipment installed is excellent although I have serious reservations about the provision of play experiences to restricted age groups. Children aged 3 to 5 have little physical activity choice on equipment, Provision of a slide and swings for these children would round out choices.

When asked what play equipment was to be installed I was told that the choice would be from the group of images provided. This was an airy fairy response that covered the lack of certain equipment and smacks of the same attitude as telling people about the water management. It is a method of keeping sole control of the project until completion while preventing public dissension.

There is an area of ground that was once a roadway that is now seeded as lawn. The road base was turned over, not removed/replaced and now experiences problems growing grass.

The plants in the flower boxes are gradually dying off with insufficient care.

It is sad that plaques showing history of the area have been removed. Their replacements do not provide sufficient historical context. The removal of some old remains of the Homestead was badly managed and it was only after intervention by a local resident that the original corner fence post was returned (damaged). This was not even in the scope of works.

The olives that became the Peace Trees for a few years are suddenly no longer recognised as such. Seems a very ad hoc process - here it is, now it isn't.

The response by City of Marion to blitz remedy some of the issues was very good and it is hoped that in time some other issues still remaining will be corrected e.g. the area around the toilets has been redone and looks much better. Sadly the boring monochromatic paintjob is far below the standard of the Plaza toilet. There is a great opportunity to improve this.

Thank you for the opportunity to comment on these development projects of the City of Marion.





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.