His Worship the Mayor
Councillors
CITY OF MARION

NOTICE OF GENERAL COUNCIL MEETING

Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

Tuesday, 25 August 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

CITY OF MARION

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OPEN MEETING

KAURNA ACKNOWLEDGEMENT

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

DISCLOSURE

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

ELECTED MEMBER'S DECLARATION OF INTEREST (if any)

CONFIRMATION OF MINUTES

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

Originating Officer Governance Officer - Victoria Moritz

Corporate Manager Manager Corporate Governance - Kate McKenzie

Report Reference: GC200825R01

RECOMMENDATION:

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

ATTACHMENTS:

#	Attachment	Type
1	GC200811 - Final Minutes	PDF File

MINUTES OF THE GC200811 - GENERAL COUNCIL MEETING - 11 August 2020

Tuesday, 11 August 2020 at 06:30 PM

Council Administration Centre, 245 Sturt Road, Sturt and virtual Meeting Room (via Zoom)

PRESENT:

Elected Members

Mayor - Kris Hanna
Councillor - Ian Crossland
Councillor - Bruce Hull
Councillor - Luke Hutchinson (electronically from 6.43pm)
Councillor - Maggie Duncan
Councillor - Joseph Masika
Councillor - Raelene Telfer
Councillor - Tim Gard (electronically)
Councillor - Nathan Prior
Councillor - Kendra Clancy (electronically)
Councillor - Matthew Shilling
Councillor – Sasha Mason
Councillor - Jason Veliskou (electronically)

In Attendance:

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

OPEN MEETING

The Mayor opened the meeting at 6.30pm

KAURNA ACKNOWLEDGEMENT

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

DISCLOSURE

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

ELECTED MEMBER'S DECLARATION OF INTEREST (if any)

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

Nil interests were disclosed.

CONFIRMATION OF MINUTES

Confirmation of the minutes for the General Council Meeting held on 28 July 2020 and Special General Council Meeting held on 29 July 2020
Report Reference: GC200811R01

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

1. That the minutes of the General Council Meeting held on 28 July 2020 and Special General Council Meeting held on 29 July 2020 be taken as read and confirmed.

Carried Unanimously

ORDER OF AGENDA ITEMS

The Mayor sought and was granted leave of the meeting to vary the order of agenda items and consider the Adjourned Item and confidential items at the end of the meeting.

DEPUTATIONS - Nil

PETITIONS - Nil

COMMITTEE RECOMMENDATIONS

Confirmation of the Minutes of the Review and Selection Committee Meeting held on 4 August 2020
Report Reference: GC200811R02

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

That Council:

1. Receives and notes the Minutes of the Review and Selection Committee meeting held on 4 August 2020.

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

Carried Unanimously

CORPORATE REPORTS FOR DECISION

Naming of Woodend Path
Report Reference: GC200811R03

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

That Council:

1. Notes the report.

2. Agrees to a competition with the Woodend Primary School to propose names for the new shared use path from Woodend Primary School to Berrima Road, Sheidow Park.

3. Receives a report recommending a preferred name for the new shared use path.

Carried Unanimously

City of Marion Gap Year Program 2021 - 2023
Report Reference: GC200811R04

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

That Council:

1. Endorses funding of $265,915 for three years (subject to Enterprise Agreement increases) for two Gap Year Team Members employed on twelve-month contracts for 2021, 2022 and 2023.

2. Supports applications from candidates attending school and living in the Marion Council.

3. Supports the Gap Year program opportunity be presented to all the senior schools in the Marion community.

Carried Unanimously

Youth Achievement Grants
Report Reference: GC200811R05

Moved Councillor - Nathan Prior **Seconded Councillor - Sasha Mason**

That Council:

1. Approves the annual budget increase for the Youth Achievement Grants from $10k to $20k.

2. Notes that the budget increase will commence in 2020/21, with the 2020/21 funding achieved through the quarterly budget review process.

Carried Unanimously

Draft State Government Waste and Food Waste Strategies - Consultation Responses
Report Reference: GC200811R06

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

That Council:

1. Endorses the submission contained in Attachment 3 in response to the South Australian Government's *'A Vision for a Circular Economy: Waste Strategy 2020 – 2025 Consultation Draft'*

2. Endorses an addition by staff to the submission to the effect to minimise the creation of consumer products and packaging which ultimately become waste products.

2. Endorses the submission contained in Attachment 4 in response to the South Australian Government's *'Valuing our Food Waste: South Australia's strategy to reduce and divert household and business food waste: Consultation Draft'* (subject to any amendments made in the meeting).

Carried Unanimously

Moved Councillor – Matthew Shilling **Seconded Councillor – Sasha Mason**

That the following items be moved en bloc:

- Draft Fleet, Plant and Equipment Asset Management Plan for Endorsement (GC200811R07)
- Draft City of Marion Asset Management Plans for Community Consultation (GC200811R08)
- Update to the Schedule of Delegations: Fire and Emergency Services Act 2005, the South Australian Public Health Act 2011 and Landscape South Australia Act 2019 (GC200811R10)

Carried Unanimously

Draft Fleet, Plant and Equipment Asset Management Plan for Endorsement
Report Reference: GC200811R07

Moved Councillor – Matthew Shilling **Seconded Councillor – Sasha Mason**

That Council:

1. Endorses the draft Fleet, Plant and Equipment Asset Management Plan.

Carried Unanimously

Draft City of Marion Asset Management Plans for Community Consultation
Report Reference: GC200811R08

Moved Councillor – Matthew Shilling **Seconded Councillor – Sasha Mason**

That Council:

1. Endorses stakeholder and community engagement for the:

- Draft City of Marion Transport Asset Management Plan
- Draft City of Marion Stormwater Asset Management Plan
- Draft City of Marion Water Treatment and Resources Asset Management Plan

3. Notes a further report will be presented to Council on 13 October 2020 outlining the outcomes of the stakeholder and community engagement.

Carried Unanimously

Update to the Schedule of Delegations: Fire and Emergency Services Act 2005, the South Australian Public Health Act 2011 and Landscape South Australia Act 2019

Report Reference: GC200811R10

Moved Councillor – Matthew Shilling **Seconded Councillor – Sasha Mason**

That having conducted a review of Council's Delegations Register in accordance with Section 44(6) of the *Local Government Act 199*9, Council:

1. Revocations

1.1 Hereby revokes its previous delegations to the Chief Executive Officer of those powers and functions under the following:

1.1.1 *Fire and Emergency Services Act 2005* and *Fire and Emergency Services Regulations 2005*

1.1.2 *Natural Resources Management Act 2004, Natural Resources Management (General) Regulations 2005* and *Natural Resources Management (Transitional Provisions - Levies) Regulations 2005*

1.1.3 *South Australian Public Health Act 2011 the South Australian Public Health (Legionella) Regulations 2013, South Australian Public Health (Wastewater) Regulations 2013* and *South Australian Public Health (General) Regulations 2013*

2. Delegations made under the *Local Government Act 1999*

2.1 In exercise of the power contained in Section 44 of the *Local Government Act 1999* the powers and functions under the following Acts and specified in the proposed Instruments of Delegation

contained in Attachments 1-4 (each of which is individually identified as indicated below) are hereby delegated this 11th day of August 2020 to the person occupying the office of Chief Executive Officer subject to the conditions and or limitations specified herein or in the Schedule of Conditions in each such proposed Instrument of Delegation.

2.1.1 *Fire and Emergency Services Act 2005* and *Fire and Emergency Services Regulations 2005* (Attachment 2)

2.1.2 *South Australian Public Health Act 2011, South Australian Public Health (Legionella) Regulations 2013, South Australian Public Health (Wastewater) Regulations 2013* and *South Australian Public Health (General) Regulations* 2013 *(Attachment 3)*

2.1.3 *Landscape South Australia Act 2019* and *Landscape South Australia (General) Regulations 2020* (Attachment 4)

2.2 Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Sections 44 and 101 of the *Local Government Act 1999* as the Chief Executive Officer sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in each such proposed Instrument of Delegation.

Carried Unanimously

Local Government Finance Authority Annual General Meeting 2020
Report Reference: GC200811R09

Moved Councillor – Jason Veliskou **Seconded Councillor Joseph Masika**

That:

1. The nominated Council Representative for the Local Government Finance Authority Annual General Meeting 2020 is the Mayor.

Carried Unanimously

Call for Nominations for Members of Greater Adelaide Regional Organisation of Councils (GAROC)
Report Reference: GC200811R11

Moved Councillor – Raelene Telfer **Seconded Councillor - Sasha Mason**

That Council:

1. Notes the report '*Call for Nominations for Members of Greater Adelaide Regional Organisation of Councils (GAROC)*'.

Carried Unanimously

CORPORATE REPORTS FOR INFORMATION/NOTING

7.20pm Councillor Shilling left the meeting
7.24pm Councillor Shilling re-entered the meeting

Leases and Licences update
Report Reference: GC200811R12

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

That Council:

1. Notes the progress of the implementation of Council's Leasing and Licensing of Council Owned Facilities Policy.

2. Notes the current status of all leases and licences.

Carried Unanimously

Moved Councilor – Maggie Duncan **Seconded Councillor – Joseph Masika**

That the following items be moved en bloc:

- Work Health & Safety – Monthly Performance Report – June 2020 (GC200811R13)
- Corporate and CEO KPI Report Quarter Four 2019/20 (GC200811R14)
- Questions Taken on Notice Register (GC200811R15)

Carried Unanimously

Work Health & Safety - Monthly Performance Report - June 2020
Report Reference: GC200811R13

Moved Councilor – Maggie Duncan **Seconded Councillor – Joseph Masika**

That Council:

1. Notes the report and statistical data contained therein.

Carried Unanimously

Corporate and CEO KPI Report Quarter Four 2019/20
Report Reference: GC200811R14

Moved Councilor – Maggie Duncan **Seconded Councillor – Joseph Masika**

That Council:

1. Notes the report and attachments

2. Notes that on page 453 the agenda (appendix 4) the total employee costs should be amended to 4.79% being consistent with the other figures in the report.

Carried Unanimously

Questions Taken on Notice Register
Report Reference: GC200811R15

Moved Councilor – Maggie Duncan **Seconded Councillor – Joseph Masika**

That Council:

1. Notes the report 'Questions Taken on Notice Register'.

Carried Unanimously

WORKSHOP / PRESENTATION ITEMS - Nil

ORDER OF AGENDA ITEMS

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

That the motion *Skorpos Garage* (GC200811M02) be considered after the motion *Vacant / Underutilised Sites* (GC200811M03)

Carried

MOTIONS WITH NOTICE

Genetically Modified (GM) crops - consultation
Report Reference: GC200811M01

Moved Councillor – Bruce Hull **Seconded Councillor - Joseph Masika**

That Council:

1. Acknowledges that there are a number of primary producers, food processors and manufacturers in our city and in response to correspondence from Primary Industries and Regions SA (PIRSA) re changes to South Australia's Genetically Modified Crops Management Act 2004.

2. Undertakes Community Consultation as to assess the public opinion with regards to the use of Genetically Modified Crops and that our Council advises the relevant Minister of the outcome.

Lost

Councillor Hull called a Division:

Those for: Councillors Mason, Masika, Hull and Gard
Those Against: Councillors Clancy, Veliskou, Hutchinson, Prior, Telfer, Shilling, Duncan and Crossland

Lost

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

That formal meeting procedures be suspended to discuss the following two motions:
- Vacant / Underutilised Sites (GC200811M03)
- Skorpos Garage (GC200811M02)

7.42pm formal meeting procedures suspended
7.56pm formal meeting procedures resumed

Vacant / Underutilised Sites
Report Reference: GC200811M03

Moved Councillor – Jason Veliskou **Seconded Councillor – Joseph Masika**

That:

1. Administration works with Ward Members to identify sites in their ward to be reviewed.

2. A report is prepared for Council for discussion at an Elected Member Forum that:
   - Outlines an analysis of vacant and underutilised sites across City of Marion; and,
   - Provides analysis of options for Council to encourage owners to develop or beautify their sites

3. The progress and ongoing monitoring for these sites be included as items within the respective ward briefing for which they are located.

Moved Councillor – Matthew Shilling **Seconded Councillor – Sasha Mason**

That the following motions be deferred to the General Council Meeting on 25 August 2020:

- Skorpos Garage (GC200811M02)
- Vacant / Underutilisled Sites (GC200811M03)

Carried

QUESTIONS WITH NOTICE

Council Verges - Reported Use of Plastic Grass

Elected Member Councillor Bruce Hull

Report Reference: GC200811Q01

Question:

1. What action is Council taking in regards to the reported use of plastic grass on Council verges?

2. What powers does Council have to uphold the Council's policy to prohibit plastic grass on Council verges?

Supporting Information:

Nil

Response Received From:

Land Asset Officer / Registered Conveyancer - Heather Carthew

Staff Comments:

Background

From time to time Council is notified by residents of the installation of artificial turf on verges. In January 2019 the Verge Development Guidelines stated that artificial turf was not permitted on the verges.

On 23 April 2019 (GC190423R05) a report was considered by Council in response to a Motion With Notice (GC190312M07) to amend the Streetscape Policy and Verge Guidelines to include the ability

for property owners to apply to install artificial turf treatments to Council verges. On 23 April 2019 it was resolved:

1. *Amend the Streetscape Policy and Verge Guidelines to include the ability for property owners to apply to install artificial turf treatments to council verges and that the purchase, installation and maintenance will be at the property owner's cost.*

2. *An appropriate application and acknowledgement form be developed to ensure:*

    a) *It is the responsibility of the property owner to maintain the treatment; to avoid trip hazards, and that where services are accessed by council or utility providers, council will not be liable for reinstatement, and it will be the property owner's responsibility to reinstate the treatment; and*

    b) *The supplier/manufacturer of the turf material meets a minimum quality standard.*

3. *Staff encourage residents to explore natural verge treatments where possible.*

These resolutions were rescinded on 14 May 2019 (GC190514M10) and Council then resolved:

1. *The City of Marion Verge Development Guidelines continue to identify Artificial turf as not permitted for use in Council verges.*

2. *An exemption allowing property owners to install artificial turf treatments to council verges and that the purchase, installation and maintenance will be at the property owner's cost be granted for appropriate applications received (or the application process/expression of interest began and/or received) between 23 April 2019 and 9 May 2019.*

3. *Staff encourage residents to explore natural verge treatments as much as possible.*

Definitions

A **road** extends from property boundary to property boundary and includes the verge, footpath, kerb and the carriageway.

A **verge** is the area between the kerb or made road and the property boundary.

Local Government Act 1999

Section 221 of the Local Government Act 1999 (the Act) states:

221 - Alteration of road

(1) A person (0ther than the council or a person acting under some other statutory authority) must not make an alteration to a public road unless authorised to do so by the council.
Maximum penalty: $5,000

(2) A person makes an alteration to a public road if the person -

(a) alters the construction or arrangement of the road to permit or facilitate access from an

adjacent property; or

(b) erects or installs a structure (including pipes, wires, cables, fixtures, fittings and other objects) in, on, across, under or over the road; or

(c) changes or interferes with the construction ,arrangement or materials of the road; or

(d) changes, interferes with or removes a structure (including pipes, wires, cables, fixtures, fittings or other objects) associated with the road; or

(e) plants a tree or other vegetation on the road, interferes with vegetation on the road, or removes vegetation from the road.

(3) An authorisation is not required under this section for an alteration to a road if –

(a) the person who proposes to make the alteration has some other statutory authorisation to make the alteration; or

(b) the purpose of the alteration is to permit vehicular access to and from land adjoining the road and the alteration is approved as part of a development authorisation under the Development Act 1993; or

(c) the alteration is of a kind classified under the regulations as a minor alteration.

Actions taken by Council for removal

Upon Council becoming aware that artificial turf has been laid on the Council verge, an inspection is undertaken to confirm the location and extent. Aerial photographs are used to determine the approximate installation date and the date of the purchase of the property by the current owner is verified through the Land Services Group.

A letter is written to the property owner advising that the turf is to be removed and the area is to be reinstated to the condition it was in prior to installation. The time frame for removal is between two and four weeks. Requests for extensions of time are considered by Administration on a case by case basis.

An inspection is undertaken on the due date.

- if the turf has been removed and the verge has been satisfactorily reinstated, the matter is closed.
- if the turf has not been removed, a second letter is sent.

If further action is required for enforcement, two template letters provided by Council's Solicitors are sent in succession to the owners advising them of Council's rights under the Act and providing them with an opportunity to undertake the removal themselves.

If the property owner refuses to remove the turf, Council has the right under the Act to remove the turf, reinstate the area and claim all costs from the person who installed the turf (Section 234 of the Act). The debt is not a charge against the land and cannot be added to the Rates Notice. A separate tax invoice must be raised by Council. If the property was sold after the installation of the turf, recovery of costs may be difficult if the previous owners cannot be found or refuse to pay.

Legal advice regarding Council's rights and template letters have been provided by Council's Solicitors to ensure that Council follows due process and that the property owners are given sufficient opportunity to undertake the works themselves.

Current Action and Statistics

Between 23 April 2019 and 9 May 2019, three permits for the installation of artificial turf were granted by Council under delegated authority.

Since 9 May 2019, reports have been received from residents of artificial turf on the verges in front of five properties:

- All property owners were contacted with advice to remove and rectify the artificial turf by 31 July 2020.
- All sites have subsequently been inspected.
- One owner responded seeking clarifications, which were provided on 5 August 2020. The owner will be followed up on 10 August. If the verge hasn't been rectified, an escalation letter will be sent, which will indicate inline with the Act, Council's ability to undertake the works and to bill the owner.
- One owner has been in contact with Administration and is working with our Engineering Department to rectify with pavers.
- Two owner's did not respond and have not rectified their verge and will receive escalation letters.
- The final property was sold after the installation date. Therefore, the turf will be removed by Council staff at an estimated cost to Council of $600.

Westfield Marion Area - Residential Parking Scheme Exemptions
Elected Member: Councillor Bruce Hull
Report Reference: GC200811Q02

Question:

1. **Why have residents living around the Westfield Marion area been requested to reapply for their Residential Parking Scheme exemptions to be able to park outside their own homes, rather than the automatic renewal that applied up until recently?**

Supporting Information:

Nil.

Response Received From:

Team Leader Community Safety - Luke Manuel

Staff Comments:

All residential parking permits were automatically renewed this year as per usual, however Administration identified that some data was out of date and there are multiple permits issued to properties throughout the city.

There are permits that have been issued to people who have moved out of the City of Marion area and have not returned their permit or have not advised Council that they had. Because of this, multiple

permits have been sent to addresses that may not need a permit or already have a permit. As a way to update the information in Council's database and ensure only those people who are current City of Marion residents who need a permit have one,

Administration is conducting a two yearly renewal. Residents need to make a new application for a permit, but there is still no charge for the permit.

Elected Members Code of Conduct During Elections
Elected Member: Councillor Bruce Hull
Report Reference: GC200811Q03

Question:
With regards to the Elected Members Code of Conduct, can you confirm that during General and Supplementary Council Elections the Elected Members Code of Conduct applies to all sitting Elected Members (including the Mayor) during the entire election process?

Supporting Information:

Nil

Response Received From:

Unit Manager Governance and Council Support - Jaimie Thwaites

Staff Comments:

Under the *Local Government Act 1999,* a Member of Council's term expires at the conclusion of the next general election held after his or her appointment or election as a member of the council (Section 53). All Council members must observe the code of conduct during their term of office (Section 63).

This means the code of conduct does apply to all sitting members until the conclusion of the election process, and would continue to apply if members were re-elected.

Spinnaker Crescent Reserve
Elected Member: Mayor Kris Hanna
Report Reference: GC200811Q04

Question:
What enforcement action is being taken against St Martin De Porres School, or their agents, in response to them covering a large portion of Spinnaker Crescent Reserve with dolomite, without Council permission?

Supporting Information:

Context: to assist with access the school, Council gave permission for a temporary dolomite driveway across the reserve. The School or their agents then went far beyond the permitted area, going on to cover perhaps 40-50% of the reserve with dolomite, without permission.

Response Received From:

Thuyen Vi-Alternetti – Manager City Property

Staff Comments:

Council has contacted the School to discuss the unapproved works undertaken by them on the licensed area and have been advised that after the temporary hard base driveway was constructed, a number of parent's vehicles and machinery to lay the base were bogged at the site It was then identified and decided by the school the need for a hard surface across the entire license area in its current state it was deemed unsafe for parking and access. The school have acknowledged that they should have sought landlord approval prior to commencing further works and are currently seeking retrospective approval for the works carried out.

The license agreement currently in place for 12 months, allows for Council to request that the site be repaired/reinstated, to enforce this will more than likely impact the school's ability to utilise the licensed area for car parking. The car parking for the school is critical to reduce the local traffic congestion during peak periods of school drop off and pick ups. Administration are currently working through the complexities of the situation and will be meeting with the School to discuss this matter and the best options moving forward for the site and the community.

MOTIONS WITHOUT NOTICE - Nil

QUESTIONS WITHOUT NOTICE - Nil

OTHER BUSINESS - Nil

The Mayor sought and was granted leave of the meeting to consider the cover reports for the confidential items next on the agenda.

ADJOURNED ITEMS

Edwardstown Creative Industries Co-working Hub Tender report - Adjourned Item
Report Reference GC200811F01

Moved Councillor - Matthew Shilling **Seconded Councillor – Nathan Prior**

1. That pursuant to Section 90(2) and (3)(k) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Adrian Skull, Ilia Houridis, Tony Lines, Sorana Dinmore, Kate McKenzie, Jaimie Thwaites, Marg Edgecombe, Greg Salmon, Victoria Moritz and Craig Clarke, be excluded from the meeting as the Council receives and considers information relating to the Edwardstown Creative Industries Co-working Hub Tender report, 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 tenders for the supply of goods, the provision of services or the carrying out of works.

Carried Unanimously

CONFIDENTIAL ITEMS

Confirmation of Confidential Minutes of the Review and Selection Committee Meeting held on 4 August 2020
Report Reference: GC200811F02

Moved Councillor - Matthew Shilling **Seconded Councillor – Nathan Prior**

1. That pursuant to Section 90(2) and (3)(a) 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, Steph Roberts, Kate McKenzie, Jaimie Thwaites and Victoria Moritz, be excluded from the meeting as the Council receives and considers information relating to Confidential Minutes of the Review and Selection Committee Meeting held on 4 August 2020, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to the personal affairs of any persons.

Carried Unanimously

Independent Member - Finance and Audit Committee
Report Reference: GC200811F03

Moved Councillor - Matthew Shilling **Seconded Councillor – Nathan Prior**

1. That pursuant to Section 90(2) and (3)(a) 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, Jaimie Thwaites and Victoria Moritz, be excluded from the meeting as the Council considers that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to the performance of the Finance and Audit Committee.

Carried Unanimously

8.20pm the meeting went into confidence

Edwardstown Creative Industries Co-working Hub Tender report - Adjourned Item
Report Reference GC200811F01

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

5. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, Edwardstown Creative Industries Co-working Hub Tender report, the associated appendices and any minutes arising from this report having been considered in confidence under Section 90(2) and (3)(k) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2020.

Carried Unanimously

Confirmation of Confidential Minutes of the Review and Selection Committee Meeting held on 4 August 2020
Report Reference: GC200811F02

Moved Councillor – Matthew Shilling **Seconded Councillor – Nathan Prior**

That Council:

1. Receives and notes the Confidential Minutes of the Review and Selection Committee Meeting held on 4 August 2020.

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

3. In accordance with Section 91(7) and (9) of the Local Government Act 1999, orders that the attachments to this report having been considered in confidence under Section 90 (2) and (3)(a) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2020.

Carried Unanimously

Independent Member - Finance and Audit Committee
Report Reference: GC200811F03

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

1. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, 'Independent Member – Finance and Audit Committee' and the minutes arising from the report, having been considered in confidence under Section 90(2) and (3)(a) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection until Friday 14 August 2020. This confidentiality order will be reviewed at the General Council Meeting in December 2020 unless revoked prior.

Carried Unanimously

8.44pm the Meeting came out of confidence

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 CLOSURE - Meeting Declared Closed at 8.44pm

CONFIRMED THIS 25th DAY OF AUGUST 2020

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CHAIRPERSON

CITY OF MARION

COMMUNICATIONS

Mayoral Communication Report

Date of Council Meeting 25 August 2020

Name of Elected Member Mayor - Kris Hanna

Report Reference GC200825R02

Details

Date	Event	Comments
31/7/20	Delivery with Warradale Meals on Wheels	
5/8/20	Meeting with Pattriti Wines General Manager	
11/8/20	Channel 7 interview regarding environmentally friendly concrete	For "House of Wellness" program
12/8/20	Southern Region Water Resource (SRWRA) site tour	
12/8/20	Solidarity with Lebanese people event organised by Hon Jing Lee MLC	
13/8/20	Club Marion Committee Meeting	Attended as Council Liason
13/8/20	Flinders Link site tour	
13/8/20	City of Marion Youth Collective Committee Meeting	
17/8/20	Coastal Walkway Community Update	
19/8/20	LGA Zoom Briefing with Premier and Deputy Premier	

CITY OF MARION

CEO and Executive Communications Report

Date of Council Meeting 25 August 2020

Report Reference GC200825R03

Details

Date	Activity	Attended By
29 July 2020	Meeting | Gasparin Group re Seacliff Park Precinct & Utilities Supply (Smart Precinct)	Tony Lines
29 July 2020	Meeting | Adrian Skull, Craig Clarke and Mat Kesting (Adelaide Film Festival)	Adrian Skull
29 July 2020	Meeting | Adrian Skull and Quentin Roberts (Tonsley Future Energy Consortium)	Adrian Skull
30 July 2020	Meeting | Adrian Skull and Chris Menz (Renewal SA)	Adrian Skull
31 July 2020	Meeting | Collaborative Stores Management Scoping with KPMG and Cities of Marion and Charles Sturt	Tony Lines
31 July 2020	Meeting | Housing Renewal Australia re Oaklands Park Precinct Development	Tony Lines
31 July 2020	Presented | City of Port Adelaide Enfield Planning Day	Adrian Skull
3 August 2020	Board meeting | Southern Region Waste Resource Authority (SRWRA)	Sorana Dinmore
3 August 2020	Meeting | Ilia Houridis & Simon Shepherd (Westminster School) re Westminster Reserve	Ilia Houridis
4 August 2020	Meeting | Adrian Skull, Steph Roberts, Scott Ashby and Jordan Littlefair (City of Onkaparinga)	Adrian Skull
6 August 2020	Meeting | Oaklands Park Ministerial DPA, Reference Group Meeting with DPTI and stakeholders	Tony Lines Ilia Houridis
6 August 2020	Meeting | Adrian Skull (City of Marion) and Adam Faulkner (NAWMA) re MRF	Adrian Skull
6 August 2020	LGA CEO Advisory Group Meeting	Adrian Skull

7 August 2020	Meeting | Adrian Skull, Warwick Deller-Coombs, Alex Wright, Minister Speirs and Mrs Mensitieri re planning matter	Adrian Skull
11 August 2020	Post-engagement debrief - KPMG	Sorana Dinmore
11 August 2020	Meeting | Kim Cheater, PWC re KYAC	Tony Lines
11 August 2020	Meeting | Adrian Skull and John Spoehr (Flinders Uni)	Adrian Skull
12 August 2020	Webinar - KPMG	Sorana Dinmore
12 August 2020	Site Tour of SRWRA with Nicolle Flint MP and the Hon Trevor Evans MP Assistant Minister for Waste Reduction and Environmental Management.	Sorana Dinmore Adrian Skull
13 August 2020	Business women online networking event - Behind Closed doors	Sorana Dinmore
13 August 2020	Site visit - Flinders Link	Sorana Dinmore Tony Lines Ilia Houridis
13 August 2020	Meeting | Youth Collective Committee (YCC)	Tony Lines
13 August 2020	Westminster College - Tour of the new innovation hub	Adrian Skull
14 August 2020	Meeting - Ryan McMahon (City of TTG)	Sorana Dinmore
14 August 2020	Meeting | Cross Council Initiatives with CEO's from City of Marion, City of Charles Sturt and City of Port Adelaide Enfield	Adrian Skull
17 August 2020	Attended | Coastal Walkway Consultation Workshop	Adrian Skull Ilia Houridis
17 August 2020	Meeting | Ilia Houridis, Luigi Rossi & Nick Wotton (Sustainable Infrastructure Systems)	Ilia Houridis
18 August 2020	Presentation on HRIS system - ELMO	Sorana Dinmore
18 August 2020	Meeting | ICT Cross-council collaboration group	Sorana Dinmore Adrian Skull
19 August 2020	Meeting | Irrigation Project Executive Governance with Cities of Marion, Charles Sturt and Port Adelaide Enfield	Tony Lines
19 August 2020	Zoom Meeting | Update from the Premier and Deputy Premier on the COVID-19 pandemic and other matters affecting our sector	Adrian Skull
20 August 2020	Meeting | Tonsley Project Control Group	Ilia Houridis

20 August 2020	Coffee Meeting | Adrian Skull, Scott Ashby (Onkaparinga) and Mark Goldstone (Adelaide)	Adrian Skull
21 August 2020	Meeting | Adrian Skull, Sorana Dinmore and Heather Martens (KPMG)	Adrian Skull Sorana Dinmore

CITY OF MARION

ELECTED MEMBER VERBAL COMMUNICATIONS

Elected Member Verbal Communications Report

Originating Officer	Governance Officer - Victoria Moritz
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC200825R04

REPORT OBJECTIVE

The purpose of this report is to give Elected Members the opportunity to provide an update or comment on any events they may have recently attended.

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

RECOMMENDATION

That Council:

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

ADJOURNED ITEMS

Adjourned Item - Skorpos Garage

Originating Officer	Manager Development and Regulatory Services - Warwick Deller-Coombs
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC200825R05

REPORT OBJECTIVE

To consider the item *Skorpos Garage* that was adjourned at the General Council Meeting on 11 August 2020.

EXECUTIVE SUMMARY

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

- Council has previously considered this item via motion GC250613M01 (Attached).
- In summary, the current planning and development situation for the site is considered very similar to the previous analysis. In summary the ability for Council to positively influence the redevelopment of the land for more aesthetically pleasing purposes is limited, as there are no readily identifiable alternate land uses that can be easily accommodate on the site.
- It is also understood that a special rate for vacated or partially vacated sites is beyond the scope of the Local Government Act 1995.
- It is recommended that the site continue be monitored and periodic contact with the owners maintained to offer Council's assistance where possible.
- If Council wish to offer further incentives for beautification for the site (such as placemaking, art work or other activation); it is recommended that further scoping, resourcing and budget be considered.

RECOMMENDATION

That Council:

1. **Takes whatever necessary measures including robust legal action if necessary, to finally bring about a satisfactory resolution to the unsightly premises and public eyesore commonly known as the Skorpos Service Station 646 Marion Road, Park Holme. That the resolution to this long standing blight on our landscape be comprehensive and not limited to just graffiti removal.**

Attachment

#	Attachment	Type
1	GC200811M02 - Skorpos Garage	PDF File
2	GC250613M01 - Cr Appleby	PDF File

CITY OF MARION

Skorpos Garage

Attachment 1

Elected Member Councillor Bruce Hull

Report Reference: GC200811M02

Motion:

That Council takes whatever necessary measures including robust legal action if necessary, to finally bring about a satisfactory resolution to the unsightly premises and public eyesore commonly known as the Skorpos Service Station 646 Marion Road, Park Holme. That the resolution to this long standing blight on our landscape be comprehensive and not limited to just graffiti removal.

Supporting Information:

Please submit with this motion this quote from Renato Castello Urban Development Editor at the Adelaide Advertiser, Sunday Mail; Titled, SA's Urban Eyesores November 25th 2019

This derelict servo is an unedifying relic of a bygone era when petrol cost less than $1 and 'super' was still on the menu. It was part of the cheap petrol chain by Adelaide's Discount Petrol King Mick Skorpos. The bowsers stopped pumping petrol 13 years ago and nothing has happened on site apart from Mr Skorpos cleaning graffiti at the behest of Marion Council following complaints. Twice it gave him the resources to do the clean-up. In August 2018 the council declared the site a local nuisance under the Local Nuisance and Litter Control Act. Under proposed rezoning plans out for consultation the petrol station would sit within a new employment zone facilitating potential redevelopment of the site for commercial purposes.

Response Received From: Manager Development and Regulatory Services

Corporate Manager N/A

General Manager General Manager City Development - Ilia Houridis

Staff Comments:

- In recent history of the site, during 2016-2019, Council has received and responded to several complaints in regards to the visual appearance and presence of graffiti.
- During this time, Council's Community Safety Team and Planning Enforcement Officer have developed a proactive working relationship with the owners who usually respond promptly to requests to paint over the graffiti.
- Council has not received any complaints about this property so far in 2020.
- From an enforcement perspective, investigations of avenues to deal with this site led Administration to conclude that using the unsightly provisions of the Local Nuisance and Litter Control Act to have the graffiti removed continues to be the only viable option to pursue.
- While the first attachment shows photos published with the news article in 2019, attachment two shows photos taken 3 August 2020. Upon the inspection 3 August, Council staff contacted the owners about the graffiti which has since been removed. Attachment three shows photos taken 5 August 2020.
- While the unsightly nature of the graffiti is being managed by Administration, the future use or redevelopment of this site is a more complex matter.

- A broader approach to vacant or underutilised sites across the City of Marion may yield better strategic outcomes, rather than targeting this particular site.
- Administration has been in conversation with the owner to understand their needs with a view to assisting in the facilitation of an outcome that could result in this site being improved.
- Administration is unaware of any current plans to develop this site, but will continue to work with the owner to progress potential options.

ATTACHMENTS:

#	Attachment	Type
1	Attachment 1 - Skorpos Garage photos circa 2019	PDF File
2	Attachment 2 - photos taken 3 August 2020	PDF File
3	Attachment 3 - Photos taken 5 August 2020	PDF File

CITY OF MARION







CITY OF MARION





Attachment 3: Photos taken 5 August 2020.





CITY OF MARION
GENERAL COUNCIL MEETING
25 June 2013

Notice Received from: **Councillor Jerome Appleby**

Subject: **Former Skorpos petrol station site (644 – 648 Marion Road)**

Reference No: **GC250613M01**

MOTION: Councillor Appleby

That the Mayor write to the owner of 644-648 Marion Road (formerly Skorpos petrol station) asking what plans he has, if any, to develop the site, and expressing the City's desire to see the site utilised in a manner that will enhance the area.

COMMENTS: Steve Hooper, Manager Development Services

The site appears to have ceased to trade as a service station over the past 2-3 years. Council is not aware of any discussions with the owner or a representative of the owner to redevelop the site or reactivate the former land-use.

The site lies within a Commercial Zone within which a petrol filling station would be a suitable land use. In this respect, the "Desired Character Statement" within the Marion Road Policy Area 1 provides that "*high impact uses such as the petrol filling station at 646 Marion Road and the fitness centre at Plympton, are not to be expanded, but, rather, further development seek to reduce such impacts and improve residential amenity*."

It is noted that Council has no powers to compel the owner to redevelop the site in a certain manner. However, Council may wish to write to the owner expressing its interest in on-going dialogue regarding the future use of the site.

It is noted that Section 6(2) of the Development Act, 1993 provides that the revival of a use of land after a period of 2 years of discontinuance cannot rely on existing use rights. In such circumstances, the use of the land as a service station could not be revived without a development application before Council.

CITY OF MARION

Adjourned Item - Vacant / Underutilised Sites

Originating Officer	Manager Development and Regulatory Services - Warwick Deller-Coombs
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC200825R06

REPORT OBJECTIVE

To consider the item *Vacant / Underutilised Sites* that was adjourned at the General Council Meeting on 11 August 2020.

EXECUTIVE SUMMARY

In accordance with the Local Government (Procedures at Meetings) Regulations, the debate on an adjourned item will resume and continue at the point it was adjourned.

The motion for this item has been moved by Councillor Veliskou and Seconded by Councillor Masika.

Councillor Prior has asked a question and the following Councillors have spoken in the debate:

- Councillor Crossland
- Councillor Gard
- Councillor Veliskou
- Councillor Masika

Administration has further considered this item in light of the debate that had commenced and offers the following additional commentary with assistance from the Team Leader Rating Services and the Unit Manager Economic and Cultural Development:

- It is recommended that this item be considered along the lines of 'unsightly properties' and the Manager of Development and Regulatory Services will work with each Ward to compile a list of sites and issues to investigate and in line with the motion bring a report to a future Elected Member Forum.

- Council did, in 2016, run a 12-month project called the "Utilisation of Vacant Commercial Properties" and was able to encourage the vacant shops at 489 Marion Road to be fully leased.

- Council also ran a further "Urban Activation Project" and allocated $250,000 towards the project with details available on Council's website: https://www.marion.sa.gov.au/services-we-offer/business/urban-activation-project

- If Council did wish to proceed with activation projects, it is recommended that further scope, resourcing and appropriate budget be considered and these can also be explored with the proposed Elected Member Forum item.

- It should be noted that Vacant land (and commercial land) are classified as land uses and have differential rates applied for rating purposes. Vacated land (that is land with a building that is partially or wholly not occupied) is not specifically covered under the LG Act and therefore cannot be subject to a special rate other than those specified in the Act ie: Commercial differential rates.

RECOMMENDATION

The following is the adjourned motion (Moved Councillor - Jason Veliskou, Seconded Councillor - Joseph Masika)

That:

1. **Administration works with Ward Members to identify sites in their ward to be reviewed.**

2. **A report is prepared for Council for discussion at an Elected Member Forum that:**

   - Outlines an analysis of vacant and underutilised sites across City of Marion; and
   - Provides analysis of options for Council to encourage owners to develop or beautify their sites

3. **The progress and ongoing monitoring for these sites be included as items with in the respective ward briefing for which they are located.**

Attachment

#	Attachment	Type
1	GC200811M03 - Vacant - Underutilised Sites	PDF File

CITY OF MARION

Vacant / Underutilised Sites

Attachment 1

Elected Member Councillor Jason Veliskou

Report Reference: GC200811M03

Motion:

That:

1. **Administration works with Ward Members to identify sites in their ward to be reviewed.**
2. **A report is prepared for Council for discussion at an Elected Member Forum that:**
   - **Outlines an analysis of vacant and underutilised sites across City of Marion; and,**
   - **Provides analysis of options for Council to encourage owners to develop or beautify their sites**
3. **The progress and ongoing monitoring for these sites be included as items with in the respective ward briefing for which they are located.**

Response Received From: Manager Development and Regulatory Services - Warwick Deller-Coombs

Corporate Manager N/A

General Manager General Manager City Development - Ilia Houridis

Staff Comments:

- There are a variety of sites across the City of Marion that are vacant or underutilised.
- Sites become vacant or are underutilised for a variety of reasons.
- Administration are actively involved in many such sites such as the 'Cement Hill' site through the Seacliff Park Development Plan Amendment or the former Hills site through the Edwardstown projects.
- Each site would have a unique set of characteristics along with different potential opportunities for redevelopment or beautification.
- Given staff are actively working on a number of such sites and the work program for 2020 is largely in place, Administration will progress discussions with Ward Councillors across the remainder of 2020, with the report and any works to be considered as part of the 2021 work programme.

DEPUTATIONS - Nil

PETITIONS - Nil

COMMITTEE RECOMMENDATIONS

Confirmation of Minutes of the Infrastructure & Strategy Committee Meeting held on 4 August 2020

Originating Officer	Executive Officer to General Manager City Development - Louise Herdegen
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager City Services - Tony Lines
Report Reference	GC200825R07

REPORT OBJECTIVE

The purpose of this report is to facilitate the receiving and noting of the minutes from the Infrastructure & Strategy Committee Meeting held on 4 August 2020.

EXECUTIVE SUMMARY

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

- Presentation by Chris Menz, Chief Executive, Renewal SA
- Strategic Theme Environmental Scan - Prosperous
- Neighbourhood Centre Service Review and Future Directions of Centres

RECOMMENDATION

That Council:

1. **Receives and notes the minutes of the Infrastructure & Strategy Committee meeting held on 4 August 2020.**

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

Attachment

#	Attachment	Type
1	ISC200804 - Final Minutes	PDF File

MINUTES OF THE ISC200804 - INFRASTRUCTURE AND STRATEGY COMMITTEE MEETING - 4 August 2020

Tuesday, 04 August 2020 at 06:30 PM

Council Administration Centre, 245 Sturt Road, Sturt and via Zoom

PRESENT
Councillor Jason Veliskou, Councillor Bruce Hull, Councillor Raelene Telfer (via Zoom), Russell Colbourne (via Zoom), Councillor Tim Gard (via Zoom), Mayor Kris Hanna (from 7:34 pm)

IN ATTENDANCE
Councillor Ian Crossland

Adrian Skull – Chief Executive Officer
Ilia Houridis – General Manager City Development
Tony Lines – General Manager City Services
Sorana Dinmore – General Manager Corporate Services
Kate McKenzie – Manager Corporate Governance
Liz Byrne – Manager Community Connections
Donna Griffiths – Unit Manager Economic Development
Sheree Tebyanian – Strategic Planner
Louise Herdegen – Executive Officer City Development (Minutes)

OPEN MEETING

Councillor Veliskou opened the meeting at 6:31 PM

KAURNA ACKNOWLEDGEMENT

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

ELECTED MEMBER'S DECLARATION - Nil

WORKSHOP / PRESENTATION ITEMS

Presentation by Chris Menz, Chief Executive, Renewal SA (Report Reference: ISC200804R02)

The Chief Executive introduced the Chief Executive of Renewal SA to present to the Members and share his experiences in urban renewal projects and keys to success when undertaking renewal initiatives.

Key discussion points noted:

- Concerns expressed about green space given up for infill.
- Balancing density and demand vs quality comes down to attention to detail. Great quality green space offsets density, understanding community needs, what the use is going to be and have the policy to stand up.
- We are looking for a general uplift as a city. Marketing the reality, genuine, city pride in the area, things you do well that make the city stand out. Creating 'jewels in the crown' will create halo effect ie Tonsley and Oaklands Park is an opportunity to see a change in the community.
- Public art embraces the marketing message. Can also create an entry status.
- Retrospectively create the placemaking identity.
- Open space– make the most of what you have with considered design.
- Standalone decaying sites around City of Marion and reluctance of owners to upgrade the sites.

    - The key is working with the groups and get mutual understanding to moving/investing/addressing the site.
    - Working collaboratively with the owners is important, understanding their core business that will drive their decision, preliminary business case, capability of parcel of land.
- Council can assist at Tonsley by promoting the businesses based there. Third party endorsement of the business and location can help others build a connection. Promote the business success and the benefits will come. May take time but it will happen.
- Rajah Street Reserve – Roger Rasheed foundation invested in the site – empowering the community particularly in depressed economic state. Start with what you've got and leverage it. Existing reserve will be increasing by 50% and will be genuine open space.
- People buy to cost. Price will lead but it's only a starting point. Quality environment will grow the area. The product and price will get them in, the place will hold them.
- Micromanagement is the enemy. Need to trust in the team, ensure good processes and governance is in place, hold accountability to business plans/strategy, working with developers and investors is critical.
- Streetscaping great offset to density. Great example at Tonsley.

7:34 pm Mayor Hanna joined the meeting

CONFIRMATION OF MINUTES

Confirmation of the minutes for the Infrastructure and Strategy Committee Meeting held on 2 June 2020 (Report Reference: ISC200804R01)

Moved Mayor Hanna, Seconded Councillor Telfer

That the minutes of the Infrastructure and Strategy Committee Meeting held on 2 June 2020 be taken as read and confirmed.

Carried Unanimously

BUSINESS ARISING

Business Arising Statement – Action Items (Report Reference: ISC200804R03)

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

Moved Mayor Hanna, Seconded Councillor Hull

That the Infrastructure & Strategy Committee:

1. Notes the business arising statement, meeting schedule and upcoming items.

Carried Unanimously

CONFIDENTIAL ITEMS – Nil

REPORTS FOR DISCUSSION

Strategic Theme Environmental Scan - Prosperous (Report Reference: ISC200804R04)

The General Manager City Services and the Strategic Planner joined the meeting. The report was taken as read and feedback requested from the Members.

The following discussion points were noted:

- Political
  - Development Plan Amendments – Oaklands Park to be included.
  - South Road Upgrade to be included.
    - There is uncertainty in the community and businesses how the area will go forward.
    - Discussions continue with DPTI regarding options. Members comfortable with current level of engagement with DPTI.
    - Suggest consultation with the wider community to understand the needs and preferences of the residents, businesses and people that use South Road.
    - Suggest DPTI include a study of Marion Road/Anzac Highway, Morphett Road/Anzac Highway intersections. Traffic congestion at peak times mean some people endure up to 5-6 light cycle changes to get through. These are our residents and we need to do something about it. South Road is an important corridor and we need a solution quickly.
- Economic
  - Aspiring to move forward economically is challenging with Covid-19. With the disbanding of SAEDB what is being done to fill the gap? It is an important time to think through initiatives of economic development of our city.
  - Covid-19 will potentially have a long-term impact to the community and economy for years to come and suggest a Covid-19 Recovery Plan for the City of Marion be developed
  - Continually hear good things about Flinders Uni with their outlook on economy. Potentially a guest speaker for the next meeting.
  - Assessment whether the building stimulus was a factor for properties sold at Tonsley.
- Environmental
  - Tree canopy – City of Unley is exploring a range of financial measures and incentives to encourage the retention and expansion of tree canopy on private land. Request Administration monitor the progress.
  - Tree featured in media – Members thanked Council staff involved. Could Council offer a small amount of money for upkeep of trees, similar to the City of Marion Local Heritage Incentive Fund?
- Relationships
  - Federal electorates should be mentioned as different to State electorates.

Moved Mayor Hanna, Seconded Councillor Gard

That the Infrastructure and Strategy Committee:

1. Notes the analysis presented in the report.

2. Provides feedback on areas of the environmental scan that may have an impact on Council's strategic objectives, projects and service delivery for further consideration by staff.

Carried Unanimously

REPORTS FOR NOTING

Neighbourhood Centre Service Review & Future Directions of Centres (Report Reference: ISC200804R05)

The General Manager City Services introduced the Manager Community Connections to present to Members on the future directions of Centres.

The following points of discussion were noted:

- Neighbourhood Centres (NHC) are a place for creating a sense of community, connection and pride. Important focus for the community to help with isolation and loneliness, for the aged, multi-cultural, new arrivals and vulnerable to have access to services, programs and activity. Especially important during this Covid-19 time.
- Thorough and comprehensive report.
- Suggest more frequent surveys to ensure working with current data.
- The Digital Transformation Project will be working with the Community Connections team.
- Suggest wayfinding signage from the old Hills Industries site to the nearby Edwardstown Sports & Community Centre.
- Pop up stand opportunity at Castle Plaza to provide further engagement with the community. Working with the Castle Plaza management.
- Important to have great facilities and people to bring together the community. Important people feel comfortable so their needs can be met.
- One Member advised a preference for neighbourhood centre functionality in the planned development of the Marino Community Hall site, and the importance of this as public consultation concerning the draft development plans commences shortly.
- A new 3 year marketing plan is currently being reviewed.
- Discussion regarding Trott park and how to further activate the Centre.
    - Trott Park hours increased from Mon-Thurs 9-4 to Mon-Fri and Sat morning (grant funding). Also a trial of evening opening and activities during daylight savings month (October 2019 – March 2020).
    - Survey regarding community bus to the site – 800 responses – the feedback indicated the community didn't want the bus.
    - What's going to change when last 4 years haven't yielded any results? Question taken on notice.
    - Need sound proofing in the committee room – can hear bouncing balls through the walls.
    - Numbers would exceed capacity if the Trott Park NHC was combined with the library. Business hub and venue hire at Cove Civic Centre. A further paper to be circulated to Members to provide additional context/information.
- Several operating models have been explored however the conclusion at the time was not efficient or effective for the money and effort involved.
- Visitation attendance is one measure for utilisation however community services is more about the social difference made in the person's life ie feel welcome, difference made to their lives, connection with others. The team is working on how to capture this data meaningfully.
- Staff have moved to different locations to provide a different perspective and opportunity to reinvigorate and reenergise the Centre and programs.
- The intention of the extended hours trial was to provide the traditional service with having staff available to greet and help while the Centre is open and inclusive for anyone to drop in. When groups hire the venues they don't like the responsibility of people outside their groups.
- Community Centres have just under 10 full time staff and 129 volunteers in this area. Meals and grant funding are servicing the need of Council.

8:26 pm Mayor Hanna left the meeting and did not return

Moved Councillor Hull, Seconded Mr Colbourne

That the Infrastructure and Strategy Committee:

1. Notes the outcomes of the Neighbourhood and Community Centre Service Review and the 2- year implementation plan of these outcomes.

Carried Unanimously

OTHER BUSINESS - NIL

- Guest speaker suggestions provided to follow up for next meeting.
- As part of the Independent Member end of year report, it was suggested an assessment of where the City of Marion is at using the environmental scans presented to the Committee throughout the year be included.
- Community consultation/engagement – feedback received by one Councillor says the process is flawed, not getting updates, community groups not getting a say, community don't feel engaged. Suggest it is added to an EM Forum for further discussion.

MEETING CLOSURE - Meeting Declared Closed at 9:29 PM

CONFIRMED THIS xx DAY OF xx

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CHAIRPERSON

CITY OF MARION

CONFIDENTIAL ITEMS - Nil

CORPORATE REPORTS FOR DECISION

Landlord Consent - St Martin De Porres School - Spinnaker Circuit Reserve, Sheidow Park

Originating Officer	Property Management Officer - Bianca Robinson
Corporate Manager	Manager City Property - Thuyen Vi-Alternetti
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC200825R08

REPORT OBJECTIVE

The purpose of this report is to address works undertaken by St Martin De Porres (SMDPS) over the licenced portion of Spinnaker Reserve, Sheidow Park.

EXECUTIVE SUMMARY

The St Martin De Porres School (SMDPS) hold a 12 month licence to utilise a portion of Spinnaker Reserve, Sheidow Park to facilitate additional carparking at the site. This area is highlighted in red on Appendix 1.

SMDPS is seeking Council's approval as Landlord to extend the 150mm thick quarry rubble that has been laid over the portion of the licenced area as detailed in Appendix 3 to create a hardstand parking surface for parents and staff of SMDPS.

Where works involve alteration to Council property and exceed $20,000 or greater, Council endorsement is required.

SMDPS has already undertaken these works which are within that licensed area, but exceeds the original approval (Appendix 2).

RECOMMENDATION

That Council:

Option 1 - Grants Landlord consent to St Martin De Porres School to cover the whole of the licenced area of Spinnaker Reserve in 150mm thick quarry rubble.

Option 2 - Does not grant Landlord consent to St Martin De Porres School to cover the whole of the licenced area of Spinnaker Reserve in 150mm thick quarry rubble and instructs St Martin De Porres school to remedy and reinstate the licenced area and only apply the quarry rubble to 392m2 as detailed in Appendix 2.

DISCUSSION

Prior to any alteration to any Council property that is leased or licenced to a third party, approval is required to be granted by Council as Landlord. Where works are valued at $20,000.00 or higher Council endorsement is required.

Landlord consent was given under delegation by Council administration to SMDPS on 30 June 2020 to lay 150mm thick of quarry rubble over approximately 392m2 of the licenced area (Appendix 2), the cost of this Landlord consent was approximately $7,840.00 excluding GST.

SMDPS have subsequently laid quarry rubble over the portion of the licenced area as detailed in Appendix 3, which is approximately 2995m2.

The SMDPS have outlined a couple of key reasons for this:

- to eliminate the risk for parents and staff using the parking area and to ensure the mud from the reserve does not transfer out onto the road when vehicles exit the parking area; and,
- when the machinery was laying the rubble they ran into issues with machinery getting bogged and the remainder of the licenced area became extremely muddy and was not able to be used for parking.

These works, whilst seeking to address safety and site concerns exceeded the original approval and were progressed without the knowledge of Administration.

SMDPS are now seeking amendment to the Landlord consent for the additional quarry rubble that has been laid within the licenced area (Appendix 3.)

The costs to lay the quarry rubble over the remainder of the licenced area has now cost approximately $35,000.00 excluding GST (Appendix 3) and therefore cannot be approved under delegation by Council administration.

In the application to extend the approval to address these additional works, the costs were advised as $20 per square meter. Upon further clarification with SMDPS they advised the total cost of works at $35,000.00 excluding GST.

All associated costs, ongoing maintenance, repair and replacement are to be borne by SMDPS.

Administration can advise that the site has significant drainage issues which have been magnified due to the quarry rubble which has been placed over a majority of the portion of the licenced area. SMDPS have agreed to place hay bales as an immediate interim measure and have an engineer to design and implement a drainage solution (e.g. install swale) which will be provided to Council's administration to approve.

SMDPS have acknowledged that machinery has damaged some of the unlicensed portion of the reserve. Council will provide advice to the school on rectifying this damage. Most works are to commence in Spring 2020.

SMDPS are to continue to manage the contractors parking to ensure they are not parking directly adjacent to any neighbouring residences and SMDPS are to continue to manage traffic during peak pick up and drop off hours to ensure the best traffic flow and minimal interruptions to residents in the area.

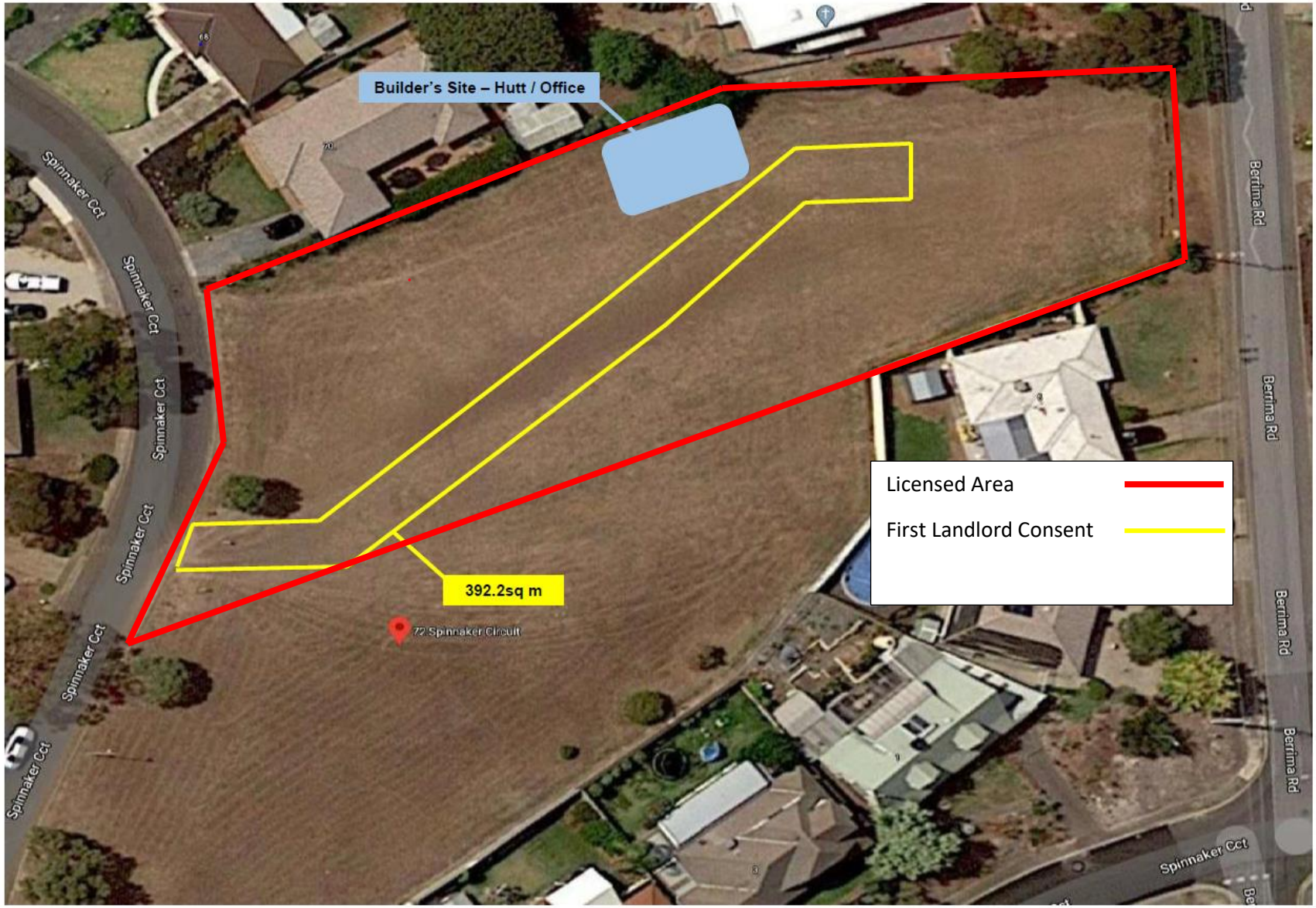
It should be noted there are "make good" obligations in the licence agreement which detail that upon expiry of the licence, SMDPS will have to return the licenced portion of the reserve in the same condition or better condition then when they had taken occupation of the area. Administration have photo evidence of the reserve directly before SMDPS took occupation of the licenced area and is on file.

Attachment

#	Attachment	Type
1	Appendix 1 - Spinnaker Circuit Reserve Aerial Map	PDF File
2	Appendix 2 - First Landlord Consent application plus letter of approval	PDF File
3	Appendix 3 - Second Landlord Consent application	PDF File

APPENDIX 1

Spinnaker Circuit Reserve – Aerial Map



LESEE DETAILS		
Contact Name: **CRAIG FOSDIKE**		Position: **PRINCIPAL**
Group/Organisation Name: **ST MARTIN DE PORRES SCHOOL**		
Group/Organisation Address: **1 BERRIMA ROAD, SHEIDOW PARK SA 5158**		
Group/Organisation Postal Address: ***as above***		
Email:		
Phone:		Fax:
Mobile:		Website: www.smdps.catholic.edu.au
COUNCIL PROPERTY DETAILS		
Council Property Name: **SPINNAKER CIRCUIT RESERVE EAST**		
Council Property Address: **SPINNAKER CIRCUIT, SHEIDOW PARK**		
LANDLORD CONSENT CHECKLIST		
What are your planned works on the above mentioned property?		
External Works	✓	*If yes, please provide details on page 2*
Internal Works	☐	*If yes, please provide details on page 2*
Signs	☐	*If yes, please provide details on page 2*
Solar Panels	☐	*If yes, please provide details on page 2*
Other	☐	If other, please provide details:
Please attach any proposed sketches, plans and colour information.		
OTHER DETAILS		
What is the proposed timing for the works? **ASAP – SURFACE IS VERY MUDDY AND UNSAFE FOR FAMILIES**		
Have you requested Development Assessment approval? ☐ Yes ☐ No ☒ **Unsure if required**		
PROPOSED CONTRACTOR/PROJECT MANAGER DETAILS		
Contact Name: **MICHAEL DOLMAN**		Position: **PROJECT MANAGER**
Organisation Name: **CHAPPELL BUILDERS**		
Organisation Postal Address: **2 ETON ROAD, KEWSICK SA 5035**		
Email: Michael.Dolman@chappell.com.au		
Phone:		Fax:
Mobile:		Website: https://chappell.com.au/

Name: **CRAIG FOSDIKE** (PRINT NAME)

Position: **PRINCIPAL** (PRINT POSITION)

Signature: _____

Date: **23 / 06 /2020**

Please note in order to fully assess your application we may request further information and/or documentation to support your application.

Completed application forms and supporting documentation can be submitted to the City of Marion via one of the following methods:

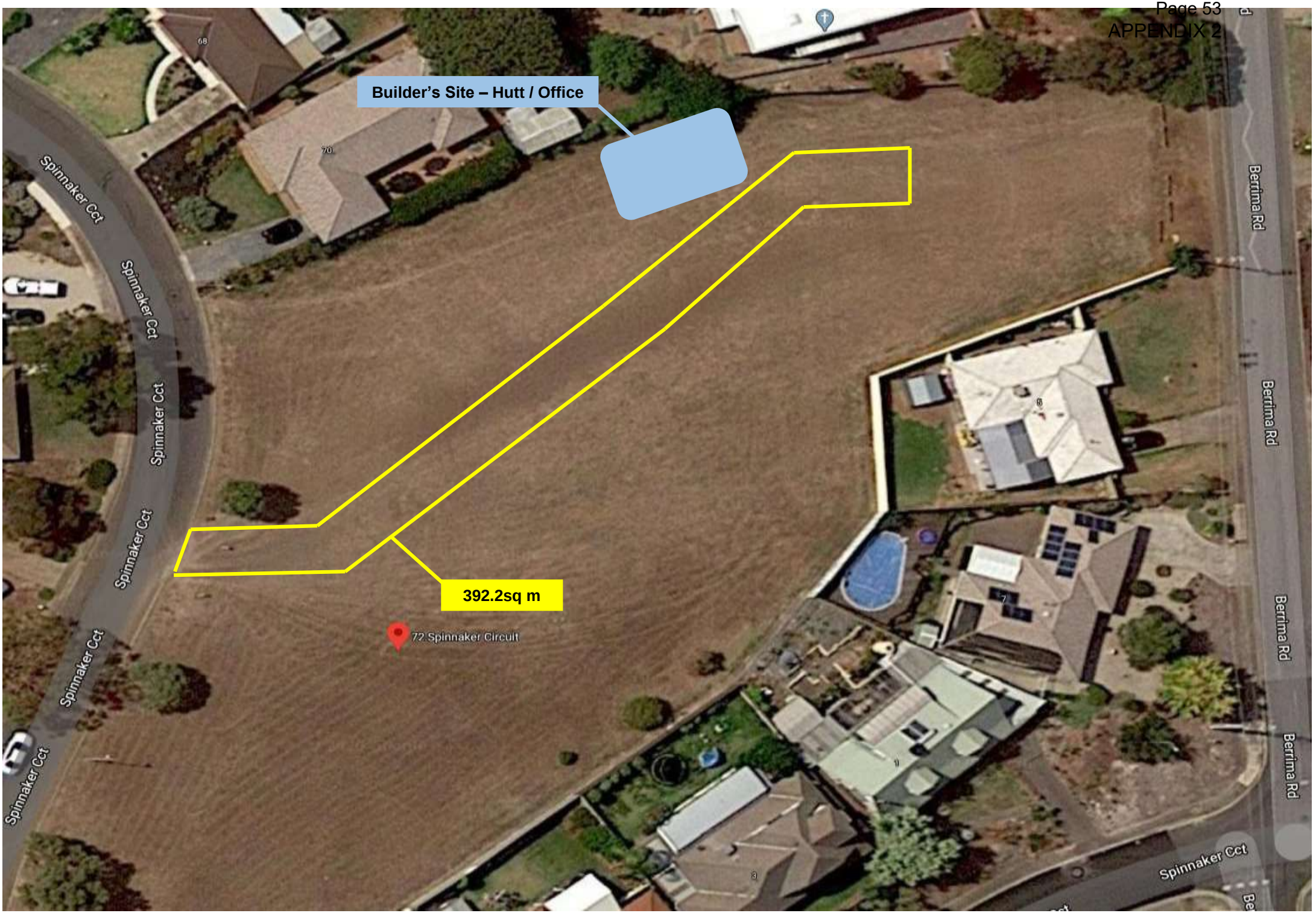
Post: PO Box 21, Oaklands Park SA 5046
In Person: 245 Sturt Road, Sturt SA 5047

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

EXTERNAL/INTERNAL WORKS DETAILS (if applicable)
COST AND FUNDING DETAILS
What are the costs involved for the proposed works? **$20 / sqm**
Please attach the quote for the proposed works: ☐ Yes ☒ **No**
How do you propose to fund the proposed works? **SCHOOL TO PAY**
Have you received grant funding? ☐ Yes ☒ **No**
Have you applied or will you be applying for grant funding? ☐ Yes ☒ **No**
Name of department/organisation you have sought grant funding from: (if applicable)
Due date for grant funding application: (if applicable)
PROPOSED WORK DETAILS
Please explain your proposed works in more detail: (please attach any proposed sketches, plans and colour information)
Installation of a temporary hardstand surface of 150mm thick quarry rubble to provide a safe entrance driveway for overflow parking for school families. *Image of land / driveway attached*

SIGN DETAILS (if applicable)
How many sign/s are proposed:
What wording will be on the proposed sign/s?
What colours will be on the proposed sign/s?
What size will each proposed sign be? Height: _____ Width: _____
If more than one size, please provide details: Height: _____ Width: _____ Height: _____ Width: _____
Where will the proposed sign/s be placed?
Please attach photos and plans for the proposed sign/s location: ☐ Yes ☐ No
Please attach photos and plans for the proposed sign/s design: ☐ Yes ☐ No

SOLAR PANEL DETAILS (if applicable)
How many solar panel/s are proposed:
What size will each proposed solar panel be? Height: _____ Width: _____
If more than one size, please provide details: Height: _____ Width: _____ Height: _____ Width: _____
Where will the proposed solar panel/s be placed?
Please attach photos and plans for the proposed solar panel/s location: ☐ Yes ☐ No
Please attach photos and plans for the proposed solar panel/s design: ☐ Yes ☐ No


Builder's Site – Hutt / Office
392.2sq m
72 Spinnaker Circuit
Spinnaker Cct
Berrima Rd

30 June 2020

St Martin De Porres
Principal Craig Fosdike
1 Berrima Road
SHEIDOW PARK SA 5158

Dear Craig,

Request for Landlord Consent – Portion of Spinnaker Reserve

We refer to your request on 24 June 2020 for landlord consent to install a temporary hardstand surface of 150mm thick quarry rubble to provide a safe entrance driveway for overflow parking for school families at the abovementioned property.

We advise approval has been granted for works as depicted in the plan provided to City of Marion on 24 June 2020 subject to the following conditions outlined in Attachment 1 enclosed with this letter.

We advise that this letter does not infer that any statutory approvals have been granted. It is recommended that you contact City of Marion, Development Services on (08) 8375 6685 to seek further information on required approvals.

Should you have any queries please do not hesitate to contact Bianca Robinson, Property Management Officer on 7420 6468

Yours sincerely

Thuyen Vi-Alternetti
Manager City Property

Attachment 1
Landholders Consent to Leaseholders Conditions for Works

- All works are to be undertaken in a professional manner and to the satisfaction of the City of Marion.
- The City of Marion to be indemnified against all claims, suits, losses, etc. that may result from carrying out this work.
- All costs to be borne by the St Martin De Porres School.
- The City of Marion to have the right to reinstatement upon termination of the lease.
- The St Martin De Porres School to be responsible for ongoing maintenance, repair and replacement of fixtures and fittings.
- The work is to be substantially commenced prior to 30 July, 2020 after this date landlord consent will expire.
- The City of Marion is to be informed once the work has concluded and a site visit will occur to inspect the work.

Council Owned Facilities
APPLICATION FORM
Landlord Consent – Lease Holders

CITY OF MARION

LESEE DETAILS		
Contact Name: **CRIAG FOSDIKE**		Position: **PRINCIPAL**
Group/Organisation Name: **ST MARTIN DE PORRES SCHOOL**		
Group/Organisation Address: **1 BERRIMA ROAD, SHEIDOW PARK SA 5158**		
Group/Organisation Postal Address: ***as above***		
Email:		
Phone: Fax:		
Mobile:	Website: www.smdps.catholic.edu.au	
COUNCIL PROPERTY DETAILS		
Council Property Name: **SPINNAKER CIRCUIT RESERVE EAST**		
Council Property Address: **SPINNAKER CIRCUIT, SHEIDOW PARK**		
LANDLORD CONSENT CHECKLIST		
What are your planned works on the above mentioned property?		
External Works	☒	*If yes, please provide details on page 2*
Internal Works	☐	*If yes, please provide details on page 2*
Signs	☐	*If yes, please provide details on page 2*
Solar Panels	☐	*If yes, please provide details on page 2*
Other	☐	If other, please provide details:
Please attach any proposed sketches, plans and colour information.		
OTHER DETAILS		
What is the proposed timing for the works? **ASAP - SURFACE IS VERY MUDDY AND UNSAFE FOR FAMILIES**		
Have you requested Development Assessment approval? ☐ Yes ☐ No ☒ Unsure if required		
PROPOSED CONTRACTOR/PROJECT MANAGER DETAILS		
Contact Name: **MICHAEL DOLMAN**		Position: **PROJECT MANAGER**
Organisation Name: **CHAPPELL BUILDERS**		
Organisation Postal Address: **2 ETON ROAD, KESWICK SA 5035**		
Email:		
Phone:	Fax:	
Mobile:	Website: https://chappell.com.au	

Name: Ben Catalano (PRINT NAME) Position: Deputy Principal (PRINT POSITION)

Signature: _____ Date: 22/7/2020

Please note in order to fully assess your application we may request further information and/or documentation to support your application.

Completed application forms and supporting documentation can be submitted to the City of Marion via one of the following methods:

Post: PO Box 21, Oaklands Park SA 5046
In Person: 245 Sturt Road, Sturt SA 5047
Fax: (08) 8375 6699
Email: council@marion.sa.gov.au

Council Owned Facilities
APPLICATION FORM
Landlord Consent – Lease Holders

CITY OF MARION

EXTERNAL/INTERNAL WORKS DETAILS (if applicable)
COST AND FUNDING DETAILS
What are the costs involved for the proposed works? **$20 / sqm**
Please attach the quote for the proposed works: ☐ Yes ☒ No
How do you propose to fund the proposed works? **SCHOOL TO PAY**
Have you received grant funding? ☐ Yes ☒ No
Have you applied or will you be applying for grant funding? ☐ Yes ☒ No
Name of department/organisation you have sought grant funding from: (if applicable)
Due date for grant funding application: (if applicable)
PROPOSED WORK DETAILS
Please explain your proposed works in more detail: (please attach any proposed sketches, plans and colour information)
Installation of a temporary hardstand surface of 150mm thick quarry rubble to provide a safe entrance driveway
for overflow parking for school families. *Image of land / driveway attached*

SIGN DETAILS (if applicable)
How many sign/s are proposed:
What wording will be on the proposed sign/s?
What colours will be on the proposed sign/s?
What size will each proposed sign be? Height: _____ Width: _____
If more than one size, please provide details: Height: _____ Width: _____ Height: _____ Width: _____
Where will the proposed sign/s be placed?
Please attach photos and plans for the proposed sign/s location: ☐ Yes ☐ No
Please attach photos and plans for the proposed sign/s design: ☐ Yes ☐ No

SOLAR PANEL DETAILS (if applicable)
How many solar panel/s are proposed:
What size will each proposed solar panel be? Height: _____ Width: _____
If more than one size, please provide details: Height: _____ Width: _____ Height: _____ Width: _____
Where will the proposed solar panel/s be placed?
Please attach photos and plans for the proposed solar panel/s location: ☐ Yes ☐ No
Please attach photos and plans for the proposed solar panel/s design: ☐ Yes ☐ No



Licence area being part of CT 5546 Folio 484

CITY OF MARION

City of Marion response to proposed changes to Native Vegetation Regulation 2017

Originating Officer	Senior Environmental Planner - Rebecca Neumann
Corporate Manager	Manager Engineering, Assets and Environment - Mathew Allen
General Manager	General Manager City Services - Tony Lines
Report Reference	GC200825R09

REPORT OBJECTIVE

To seek endorsement for Council's response to proposed changes to the *Native Vegetation Regulations 2017*.

EXECUTIVE SUMMARY

The Minister for Environment and Water is currently seeking to undertake amendments to the *Native Vegetation Regulations 2017* (NV Regulations) and has written to the City of Marion for feedback on the proposal (Attachments 1 and 2).

The letter highlights that when the State Government's *Draft Planning and Design Code* (P&D Code) is implemented, there will be zoning changes to several parcels of land within the southern area of the City of Marion currently zoned as Hills Face Zone and Metropolitan Open Space System (MOSS) Zone. This will lead to changes in where the *Native Vegetation Act 1991* (the NV Act) applies. Two areas in the City of Marion will be affected:

1. Field River Valley
2. The former O'Halloran Hill Recreation Park site (now part of Glenthorne National Park).

In order to maintain the current protection of the affected areas, the Minister is proposing to amend the NV Regulations to specifically include these areas.

Analysis of the changes under the draft P&D Code and proposed changes to the NV Regulations, reveals there is still ambiguity to where the NV Act would apply. There is also very clear inconsistency around where the NV Act applies in relation to the actual conservation value of different biodiversity sites in the City of Marion. (Attachment 3)

It is recommended that Council provides in principle support to the changes proposed by the Minister in an effort to maintain the *status quo* around the application of the NV Act.

Further to this, it is recommended that Council requests the Minister to consider expansion of the NV Act to all areas south of Seacombe Road plus the Sturt River open space corridor (subject to the Minister seeking further feedback from the community).

RECOMMENDATION

That Council:

1. **Writes to the Minister for Environment and Water in response to the proposed changes to the Native Vegetation Regulations 2017 (Attachment 1 and Attachment 2) to provide in principle support to the changes proposed in the letter, and providing a copy of Attachment 3.**

2. **Requests the Minister to consider applying the Native Vegetation Act 1991 to all areas south of Seacombe Road plus the Sturt River open space corridor, subject to the Minister seeking further consultation with the local community.**

3. **Sends a copy of the response to the Minister for environment and Water to the Minister for Planning.**

Valuing Nature:	Council's draft response is seeking further protection of our significant biodiversity and is consistent with the priorities of the City of Marion Remnant Native Vegetation Plan.
Legal / Legislative / Policy:	An analysis of policy impacts is included in Attachment 3. This response is consistent with the priorities of the City of Marion Remnant Vegetation Plan.
Timeline	The Department for Environment and Water has agreed to accept Council's response by 26 August 2020. The Planning and Design Code is now expected be to implemented in 2021. No timeframe for changes to the Native Vegetation Regulations 2017 has been indicated.
Whole of Life Costs:	Clearance of significant native vegetation by Council where the NV Act applies can require approval from the Native Vegetation Council and may require payments into the State Government Native Vegetation Fund.
Other Funding Sources:	Any clearance of native vegetation where the NV Act applies may require payment into the Native Vegetation Fund. This fund can be used to support local revegetation work in the region (including Council land).

Community Engagement

Council's draft response requests the Minister to undertake further consultation with the local community regarding the potential expansion of the NV Act to all areas south of Seacombe Road plus the Sturt River open space corridor.

DISCUSSION

Background

The Draft Planning and Design Code (P&D Code) proposes a number of changes to the process for assessing development involving clearance of native vegetation. These changes aim to help streamline assessment processes and provide a more integrated approach to approvals under the *Native Vegetation Act 1991* (NV Act) and *Planning, Development and Infrastructure Act 2016.*

Currently the NV Act applies to all areas of South Australia outside the Adelaide metropolitan area. For the City of Marion, the only exceptions are the Hills Face Zone and Metropolitan Open Space System (MOSS) Zone as described in the City of Marion Development Plan and the *Native Vegetation Regulations 2017* (NV Regulations).

The P&D Code however proposes to remove the current MOSS Zone and change the Hills Face Zone in certain areas to Conservation Zone. As a result of the wording in the NV Regulations, these areas will no longer be covered by the NV Act.

In the City of Marion, these changes will mean that two areas technically would no longer be covered by the NV Act:

1. Field River Valley
2. The former O'Halloran Hill Recreation Park (now Glenthorne National Park)

Council's submission on the Planning and Design Code in February 2020 highlighted issues about the loss of MOSS zoning and interactions with the NV Act (see Issue 15 Metropolitan Open Space System, GC200211R09).

Metropolitan Open Space System (MOSS)

The Metropolitan Open Space System (MOSS) was established by the state government to provide a regional system of interconnected open space to be set aside for existing and future generations.

The current MOSS area spans the Greater Adelaide region and consists of the whole Hills Face Zone and key urban waterways. In the City of Marion this includes all Hills Face Zone areas along the south western hills plus the Field River Valley which is identified in the Marion Development Plan specifically as MOSS Zone.

The MOSS was previously flagged for expansion to include additional major watercourses as well as the coastal foreshore and the Adelaide Park Lands (see *30 Year Plan for Greater Adelaide 2010* and state government *Park Lands 2036 Strategy*). For the City of Marion areas of future expansion included:

- Sturt River open space corridor
- Glenthorne Farm
- Marion Coast Park
- Waterfall Creek reserves (Hallett Cove)

The future expansion of the MOSS included proposed expansion of areas protected under the NV Act.

Recent planning directions have moved against this concept and the P&D Code proposes to remove the MOSS Zone and replace these areas with various other zones including Open Space, Conservation and Recreation Zones. This results in removal of application of the NV Act in these areas.

In the City of Marion, this means the Field River will no longer be identified as MOSS Zone (proposed change to Open Space Zone) and the NV Act will no longer apply at this location.

Hills Face Zone
Hills Face Zone currently exists in the City of Marion Development Plan and will continue under the P&D Code as it is except for where Hills Face Zone exists on land protected under the *National Parks and Wildlife Act 1972.*

In the City of Marion, Hills Face Zone currently applies in:

- Former O'Halloran Hill Recreation Park land (now part of Glenthorne National Park).
- Nari Reserve, Trott Park.
- Marion Golf Park.
- Small area of residential housing in Seaview Downs.
- Linwood quarry buffer land.
- The "Sheep Paddock" off Lonsdale Rd, Marino.

The former O'Halloran Hill Recreation Park land (now part of Glenthorne National Park) is the only location in the City of Marion land protected under the *National Parks and Wildlife Act 1972* as well as being zoned Hills Face Zone and therefore when the P&D Code is implemented, this site will become Conservation Zone and will result in the NV Act no longer applying.

Proposal from Minister for Environment and Water
The Minister for Environment and Water wrote to Council on 25 July 2020 to highlight the implications of the P&D Code on the application of the NV Act and is proposing to make changes to the NV Regulations so that there will be no change in the current application of the NV Act in the City of Marion (Attachment 1 and Attachment 2).

Analysis for City of Marion
An analysis of the impact of the Minister's proposal in the City of Marion has been provided in Attachment 3.

The analysis highlights that:

1. The Minister's proposal will result in retention of areas currently covered by the NV Act.

2. Based on the information publicly available, there is still some ambiguity around how the NV Act would apply in situations where the P&D Code also includes a "State Significant Native Vegetation Areas Overlay".
3. There is no correlation between the significance of a biodiversity site and whether the NV Act applies. For example, high conservation sites such as Hallett Cove and Marino Conservation Parks, Glenthorne Farm and Hallett Headland Reserve are not protected, whereas sites of low /unknown value are included (e.g. buffer land surrounding Linwood Quarry and areas of residential land in Seaview Downs).

Implications of the NV Act
The NV Act currently applies to all areas of South Australia except the metropolitan region, this includes for example the whole of the City of Onkaparinga south of our border. Councils considered to be part of metropolitan Adelaide were excluded from the NV Act when the NV Act was introduced almost 30 years.

If the NV Act applies in an area, then any clearance of native vegetation, particularly remnant vegetation, may require approval from the Native Vegetation Council. If approved, there may be a requirement for 'offset planting' or payment into the Native Vegetation Fund.

A recent example for the City of Marion is the approvals for the development of the Southern Soccer facility and SW BMX facility within the former O'Halloran Hill Recreation Park site (now Glenthorne National Park). Both of these developments propose clearance of native vegetation and both have required approvals from the Native Vegetation Council. Council will be paying into the Native Vegetation Fund to allow these developments to progress.

If the P&D Code was implemented, the City of Marion would not have needed to apply to the Native Vegetation Council for approval for clearance of native vegetation and would not need to pay into the Native Vegetation Fund for these developments. (The Department for Environment and Water as the land owner may have imposed other conditions however.)

Where the NV Act does not apply, native vegetation can generally be cleared without approvals unless there are species of known conservation value specifically listed under the *National Parks and Wildlife Act 1972* or the *Environment Protection and Biodiversity Conservation Act 1999* or significant / regulated trees.

The benefit of the NV Act over the above legislation is that is it widely understood and the improved interaction proposed under the P&D Code, will allow consideration of native vegetation values 'up-front' in the development assessment process.

Conclusion
The current application of the NV Act does not reflect protection of the priority biodiversity sites in our region nor the current value placed by our community on protection of native vegetation in urban environments. In addition to this, the introduction of the P&D Code will result in a loss of areas covered by the NV Act and cause some confusion around the application of the NV Act (Attachment 3).

It is recommended that as a minimum, the Minister's proposal to seek to retain the *status quo* through changes to the NV Regulations should be supported in principle (Attachment 1 and Attachment 2).

However this will still not cover priority biodiversity sites and there will remain some ambiguity around where the NV Act applies under the P&D Code.

It is therefore recommended that Council recommends that the Minister seeks further community consultation and considers extension of the NV Act to all areas south of Seacombe Road plus the Sturt River open space corridor.

Calling for the NV Act to apply to all areas south of Seacombe Road plus the Sturt River open space corridor is recommended because:

- It will reduce ambiguity around where the NV Act currently applies, particularly around its interaction with the P&D Code.
- It will ensure current high priority biodiversity sites listed in Council's Remnant Native Vegetation Plan are covered by the NV Act.
- Seacombe Road represents a clear administrative boundary that aligns clearly with the council boundary to the east and west.
- It will only impact land owners that currently have native vegetation on their properties.
- There is an ongoing decline of native vegetation on private land, particularly along the coastline. This is a significant loss for our community that cannot be easily reversed.
- The application of the NV Act over the whole of Glenthorne National Park precinct recognises the value of the broader precinct and further supports consistent, integrated management across landholders.
- The application of the NV Act over the Sturt River corridor aligns with past directions around native vegetation protection through the Sturt Linear Park and protects precious remaining vegetation in this otherwise suburban area.

Due to the interactions with the P&D Code it is also recommended that a copy of this response is sent to the Minister for Planning.

Attachment

#	Attachment	Type
1	Attachment 1 - Letter to CoM re changes to Native Vegetation Regulations	PDF File
2	Attachment 2 - (Map enclosure) Letter to CoM re changes to Native Vegetation Regulations	PDF File
3	Attachment 3 - Analysis of NV Act in Marion	PDF File

20EW0009905

Government of South Australia

Office of the Minister for Environment and Water
81-95 Waymouth Street
Adelaide SA 5000
GPO Box 1047
Adelaide SA 5001

Tel 08 8463 5680
minister.speirs@sa.gov.au

Mr Adrian Skull
Chief Executive Officer
City of Marion
Email: council@marion.sa.gov.au

Dear Mr Skull Adrian.

I write to advise you that I am currently seeking to undertake amendments to the Native Vegetation Regulations 2017. As such, I am now consulting with you on the proposed changes which address the interaction between the Regulations and the incoming Planning, Development and Infrastructure Act 2016. Importantly, the amendments are proposed to maintain existing protection for native vegetation throughout some areas of metropolitan Adelaide.

South Australia's planning reforms, which are in the final stages of implementation, will see the *Development Act 1993* progressively replaced by the *Planning, Development and Infrastructure Act 2016* (PDI Act). Underpinning these reforms is the new *Planning and Design Code* (the Code), which will replace all Development Plans with this single instrument.

The Code will make changes to the current zoning of some land, which will impact on the *Native Vegetation Act 1991* (NV Act), which makes reference to the Hills Face Zone and Metropolitan Open Space System (MOSS) Zone in describing where the Act applies.

In particular, the draft Code for urban areas is proposing to replace the Metropolitan Open Space System or MOSS Zone with an Open Space Zone. This will mean that some areas in Metropolitan Adelaide with native vegetation will no longer be protected under the *NV Act*. The total area of land included in the MOSS Zone is approximately 1,125ha of land, including the Torrens and Gawler River corridors, displayed in purple in the attached map.

The draft Code for urban areas also proposes to rezone protected areas under the *National Parks and Wildlife Act 1972* from Hills Face Zone to Conservation, which means these areas will no longer be protected under the NV Act. Some of the protected areas impacted by this change include Belair National Park, Morialta Conservation Park and Anstey Hill Recreation Park, displayed in red cross hatch in the attached map where they intersect the Hills Face Zone.

The Native Vegetation Act definition also refers to areas east of the Hills Face Zone. As a result, where protected areas span the width of the Hills Face Zone such as Anstey Hill and Morialta, there would be ambiguity about the application of the NV Act to the areas to the east of these parks.

In addition, section 4(2b) of the Native Vegetation Act defines the western boundary of Port Wakefield Road within the Hundred of Port Adelaide as a boundary for the purposes of applying the Act. However, a portion of this road has been renamed Old Port Wakefield Road, which could bring into question the application of the Act.

I invite you to make any comments on these proposed amendments prior to 20 August 2020 by email to minister.speirs@sa.gov.au.

For further information regarding this matter, please contact Mr Adam Schutz – Coordinator, Complex Assessments within the Department for Environment and Water by email at adam.schutz@sa.gov.au or telephone on 8207 7713.

Yours sincerely

DAVID SPEIRS MP
Minister for Environment and Water

Date: 25/07/2020

Encl: Map identifying the affected areas

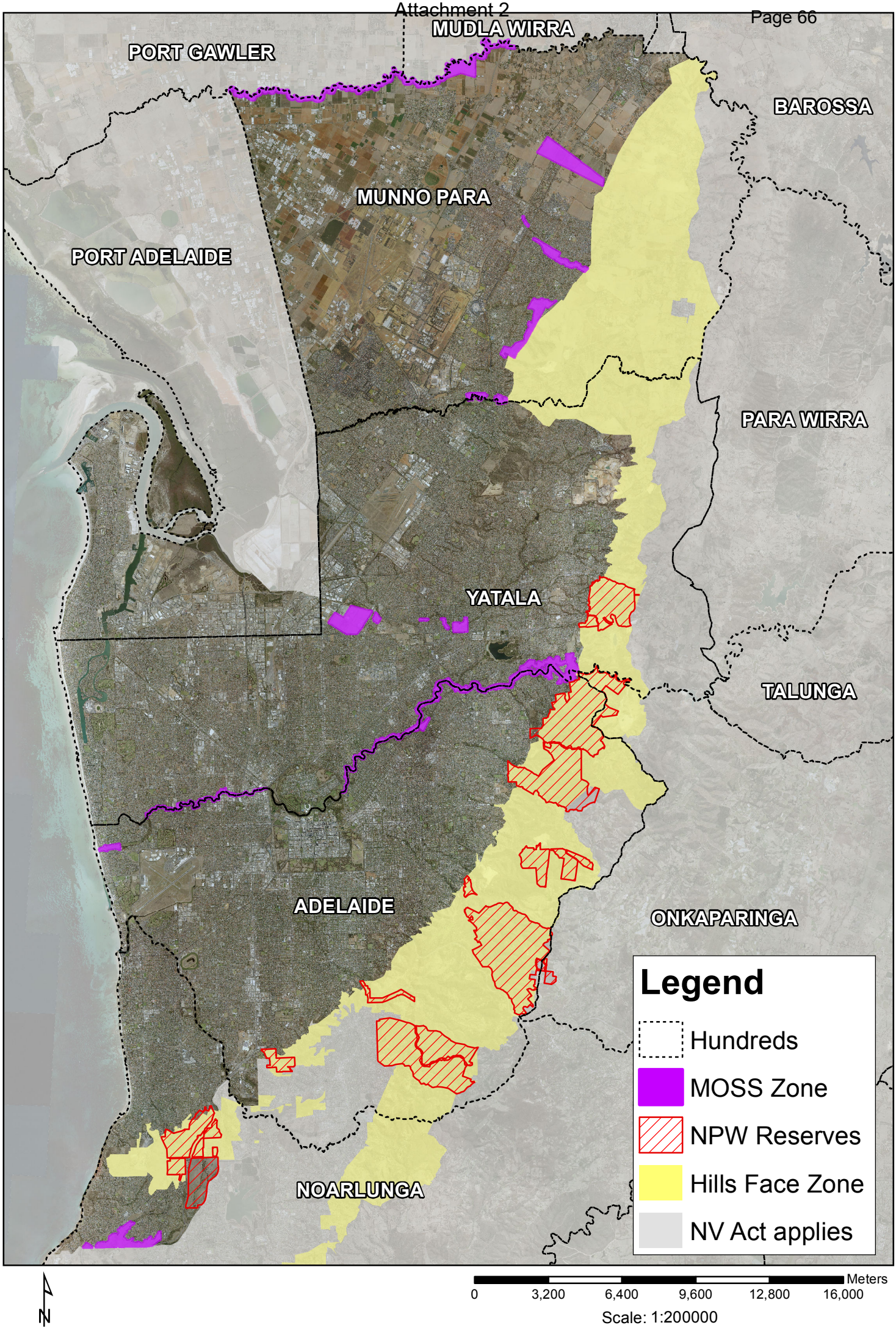

MUDLA WIRRA
PORT GAWLER
BAROSSA
MUNNO PARA
PORT ADELAIDE
PARA WIRRA
YATALA
TALUNGA
ADELAIDE
ONKAPARINGA
NOARLUNGA
Legend
Hundreds
MOSS Zone
NPW Reserves
Hills Face Zone
NV Act applies
N
Meters
0
3,200
6,400
9,600
12,800
16,000
Scale: 1:200000

Table 1. Analysis of biodiversity sites in the City of Marion and changes to native vegetation protection under the *Draft Planning and Design Code* and proposed changes to the *Native Vegetation Regulations 2017*

Ref.	Is this a priority biodiversity site for our region? ➢ Yes (green) / unknown ➢ Ownership ➢ Current zoning in CoM Development Plan	Does *Native Vegetation Act 1991* currently apply? Yes/No (green/pink)	Will *Native Vegetation Act 1991* apply when the Planning and Design Code is implemented? (based on public draft information) Yes/No (green/pink) ➢ Proposed zoning ➢ Overlays that may provide additional vegetation protection	Would the Native Vegetation Act 1991 apply with the Minister's proposed changes? Yes/No (green/pink)	Further comments about this location…
1	**Glenthorne National Park** (former O'Halloran Hill Recreation Park area) a) Yes b) State (DEW) c) Hills Face Zone	Yes	No ➢ Conservation Zone	Yes	**Significant biodiversity** Now formally part of Glenthorne National Park and declared as a reserve under the *National Parks and Wildlife Act 1972*. As Hills Face Zone where the *National Parks and Wildlife Act 1972* applies, this area would be changed to Conservation Zone under the P&D Code and therefore the NV Act would be removed. If the NV Regulations are changed as per the Minister's proposal, then the P&D Code suggests that the State Significant Native Vegetation Areas Overlay would be added to this area, however this is not clear on public consultation material. This overlay would also technically include a 50m buffer outside of this area that will include some private residential land and Council land. It is unclear how this buffer would be applied City of Marion has been required to seek approval from the Native Vegetation Council for

					clearance of native vegetation for both the Southern Soccer facility and the SW BMX site. Approval has been granted and Council will pay into the Native Vegetation Fund. Other triggers of the Native Vegetation Act within O'Halloran Hill Recreation Park have been due to the southern expressway developments and clearances for the water pipeline to the Adelaide Desalination Plant. Offset plantings also exist within this area.
2	**Glenthorne National Park** (former Glenthorne Farm site) a) Yes (transitioning) b) State (DEW) c) Rural Zone B / Primary Production	No	No ➢ Primary Production	No	**Significant biodiversity** Some areas of significant biodiversity – most of the site has been historically grazed and is undergoing restoration. Now formally part of Glenthorne National Park and declared as a reserve under the *National Parks and Wildlife Act 1972*. As a National Park, the Draft Planning and Design Code suggests that the State Significant Vegetation Overlay would apply, however recent advice from Department for Environment and Water suggests that as the NV Act would not apply at this location and there would be no vegetation overlay. Was formerly flagged to become MOSS (and therefore to be protected under NV Act) as part of Park Lands 2036 Strategy and the MOSS Study Area.
3	**Field River Valley and Sheidow Creek** a) Yes b) Private (various) and City of Marion c) MOSS Zone	Yes	No ➢ Open Space Zone ➢ Native Vegetation Areas Overlay	Yes	**Significant biodiversity** This is a key biodiversity corridor in the south of Council with known species of conservation significance.

					As an area of MOSS Zone, this area is proposed by the Minister to be included in the review of the NV Regulations. Any vegetation in this location falling within the City of Onkaparinga will have NV Act protection regardless of Planning and Design Code since the NV Act applies to the whole City of Onkaparinga.
4	**Trott Park Creek line** a) Yes b) City of Marion c) Open Space	No	No ➢ Recreation Zone ➢ No overlays related to biodiversity	No	**Significant biodiversity** Important link from hills face to the coast, restoration process is underway, also links up with native vegetation corridor east of expressway (Erin Court Reserve and Old Hallett Bridge Reserve) High levels of community engagement through the Friends of Upper Field River Was formerly flagged to become MOSS (and therefore to be protected under NV Act) as part of Park Lands 2036 Strategy and the MOSS Study Area.
5	**Nari Reserve** a) Yes b) City of Marion c) Hills Face Zone	Yes	Yes ➢ Hills Face Zone ➢ Native Vegetation Areas Overlay	Yes	**Significant biodiversity** Priority revegetation site for Council that is identified as a strategy biodiversity link within the broader Glenthorne National Park precinct.
6	**Marion Golf Park (part)** a) Unknown b) Private / City of Marion c) Hills Face Zone (part)	Yes	Yes ➢ Hills Face Zone ➢ Native Vegetation Areas Overlay	Yes	This site is of unknown biodiversity value and has not been identified as a priority biodiversity site within the City of Marion Remnant Vegetation Plan.

7	**Part of Seaview Downs residential area (south-western hills flank)** Various lots areas around: Arkaba Street, Morphett Rd (part), Gulfview Rd, Fowler St (part), Jade Ct, Greenfield Street (part) a) Residential biodiversity value unknown b) Private / Council streets c) Hills Face Zone	Yes	Yes ➢ Hills Face Zone ➢ Native Vegetation Areas Overlay	Yes	The residential areas covered by Hills Face Zone have unknown biodiversity value however they are expected to be low. Morphett Road Reserve is a priority biodiversity site for City of Marion only part of which is included within this area of Hills Face Zone. Previous attempts have been made by City of Marion to remove Hills Face Zone from this location due to it covering a residential area.
8	**Linwood Quarry Buffer** a) Unknown b) Private c) Hills Face Zone	Yes	Yes ➢ Hills Face Zone ➢ Native Vegetation Areas Overlay	Yes	Biodiversity value unknown by Council however Council has supported verge planting along Perry Barr Road as an offset from the expansion of Linwood Quarry. Some areas subject to mining / extraction.
9	**The "Sheep Paddock", Lonsdale Road, Marino** a) Unknown b) Private c) Hills Face Zone	Yes	Yes ➢ Hills Face Zone ➢ Native Vegetation Areas Overlay	Yes	Biodiversity value unknown by Council however expected to be low due to sheep grazing.

10	**Hallett Cove and Marino Conservation Parks** a) Yes b) State (DEW) c) Conservation	No	No ➢ Conservation Zone ➢ State Significant Native Vegetation Areas Overlay (?) ➢ Coastal Areas Overlay (part)	No	**Highly significant biodiversity** Protected areas under the *National Parks and Wildlife Act 1972* As State Conservation Parks where the NV Act would not apply, recent advice from DEW is that the State Significant Native Vegetation Areas Overlay would NOT apply (this advice differs from the current information presented on the State Government's Plan SA map viewer).
11	**Trumara Rd, Marino (part)** Irongrass community a) Yes b) Private / residential c) Residential	No	No ➢ General Neighbourhood ➢ No overlays related to biodiversity	No	**Highly significant biodiversity** This location contains a small community of nationally protected irongrass grassland and during residential subdivision triggered further assessment through the national *Environment Protection and Biodiversity Conservation Act 1999*. Certain conditions have been placed on how residential development occurs in this area.
12	**Waterfall Creek** Council reserves from Aroona Avenue to Glade Crescent, Capella Drive, Lighthouse Drive, Glade Crescent. Creek leads to Hallett Cove Conservation Park a) Yes b) City of Marion c) Open Space	No	No ➢ Recreation Zone ➢ No overlays related to biodiversity	No	**Significant biodiversity** Important link from hills face to the coast, restoration process is underway. Links to Hallett Cove Conservation Park. High level of community involvement through Bush for Life sites. Was formerly flagged to become MOSS (and therefore to be protected under NV Act) as part of Park Lands 2036 Strategy and the MOSS Study Area.

13	**Marion Coast Park** including coastal gullies a) Yes b) City of Marion care and control c) Coastal Open Space	No	No ➢ Conservation Zone / General Neighbourhood Zone ➢ Coastal Areas Overlay (part)	No	**Significant biodiversity** Several high priority sites identified in the Marion Remnant Native Vegetation Management Plan Was formerly flagged to become MOSS (and therefore to be protected under NV Act) as part of Park Lands 2036 Strategy and the MOSS Study Area.
14	**Native vegetation on private residential land in the coast.** a) Yes (some unknown) b) Residential c) Residential	No	No ➢ General Neighbourhood Zone	No	**Significant biodiversity** Several areas of private residential land with significant biodiversity (particularly gullies). Some species of conservation significance known to occur at these sites. Very little protection is offered to biodiversity in these locations.
15	**Field River Mouth** Osprey Court & Cormorant Drive Reserve a) Yes b) City of Marion c) Coastal Open Space	No	No ➢ Open Space Zone / General Neighbourhood Zone ➢ Coastal Areas Overlay (part)	No	**Significant biodiversity site** Contains rare and nationally threatened species High levels of community engagement through the Friends of Lower Field River.
16	**Hallett Headland Reserve** a) Yes b) City of Marion c) Coastal Conservation	No	No ➢ Conservation Zone ➢ Coastal Areas Overlay (part)	No	**Highly significant biodiversity** Location contains several species of known local, regional and state conservation significance. High priority sites identified in the Marion Remnant Native Vegetation Management Plan Recognised as a high priority biodiversity site in the state government's *Metropolitan and Northern Coastal Action Plan* (MANCAP) Was formerly flagged to become MOSS (and therefore to be protected under NV Act) as part of Park Lands 2036 Strategy and the MOSS Study Area.

					Fencing is being investigated to further protect biodiversity value.
17	**Former Adelaide Development Company land (western portion)** a) Yes b) City of Marion c) Coastal Conservation	No	No ➢ Open Space Zone	No	**Significant biodiversity** Currently receiving restoration following recent accidental clearance of significant vegetation. Council is now investigating fencing for additional protection.
18	**Sturt River Corridor** Sturt Linear Park, Warriparinga Wetland, Oaklands Wetland a) Yes b) City of Marion / SA Water / others c) Various	No	No ➢ Various - Open Space Zone / Recreation Zone / General Neighbourhood	No	**Significant biodiversity** High priority sites identified in the Marion Remnant Native Vegetation Management Plan including Warriparinga Creekline and Oaklands Wetland and Oaklands Estate Reserve. Was formerly flagged to become MOSS (and therefore to be protected under NV Act) as part of Park Lands 2036 Strategy and the MOSS Study Area.

Draft Disability Action and Inclusion Plan 2020-2024

Originating Officer	Social/Cultural Sustainability Planner - Melissa Batt
Corporate Manager	Manager People and Culture - Steph Roberts
General Manager	Chief Executive Officer - Adrian Skull
Report Reference	GC200825R10

REPORT OBJECTIVE

To consider the Draft Disability Access and Inclusion Plan (Draft DAIP) 2020-2024 prior to going to public consultation.

EXECUTIVE SUMMARY

The City of Marion has developed a Draft DAIP in consultation with the Community, Elected Members, Volunteers and employees. The Draft DAIP includes Councils vision towards a more accessible and inclusive council, actions to deliver on the plan and demographical information regarding our community, volunteers and organisation.
The Draft DAIP meets State Government legislative requirements and will be reported on annually.

RECOMMENDATION

That Council:

1. **Endorses the Draft Disability Access and Inclusion Plan 2020-2024 for public consultation (Appendix 1)**
2. **Notes the DAIP Making Marion Project Report - Stage 1 (Appendix 2)**

GENERAL ANALYSIS

The City of Marion actively contributes to reducing access and inclusion barriers experienced by the community, customers, volunteers, Elected Members and employees.

The City of Marion DAIP will:

- demonstrate and guide annual actions the City of Marion delivers to reduce access and inclusion barriers.
- reflect Marion's Equity, Access and Social Inclusion Policy

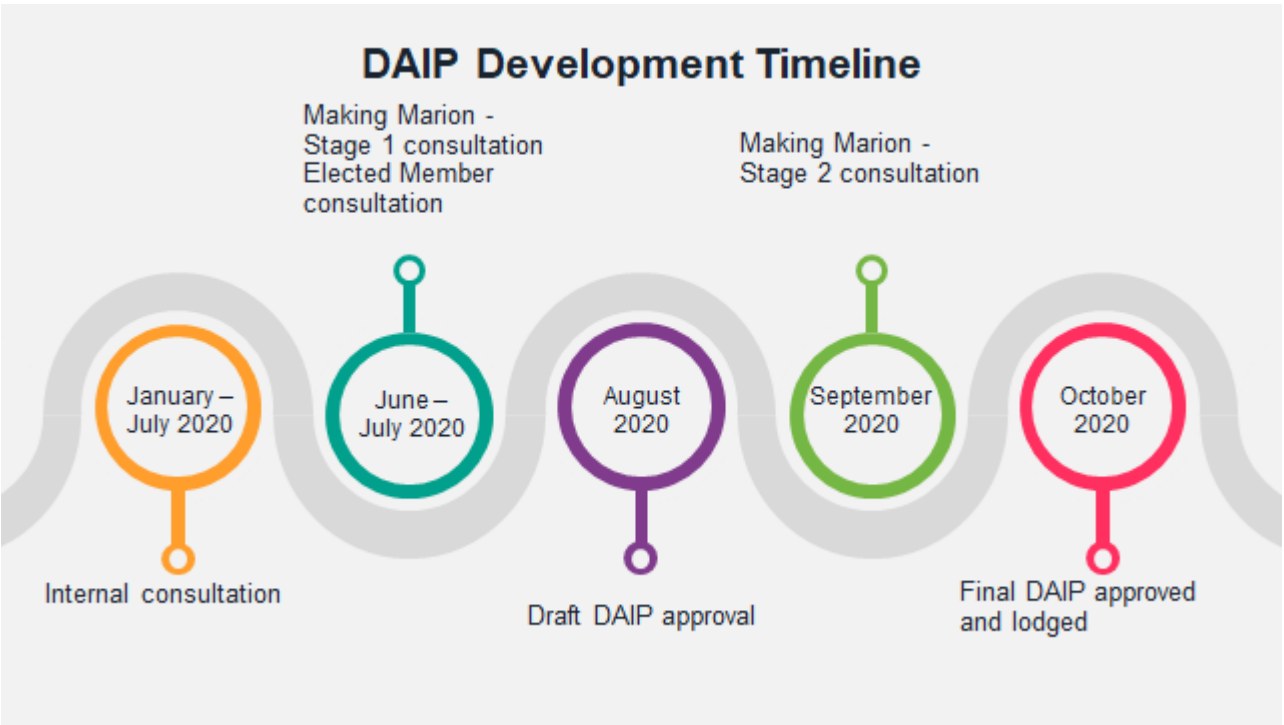
The Draft DAIP has been developed, in line with the South Australian State Government's Disability Inclusion Act 2018 (the Act), that legislates that Councils must:
Specifically, the Act legislates that all Councils must:

- prepare a Disability Access and Inclusion Plan (DAIP) in consultation with the community
- lodge their DAIP with State Government by 31 October 2020
- report (to State Government) on the DAIP annually
- review the DAIP at least once every 4-years

DAIP Framework
The DAIP framework, which includes 4 themes and 12 priorities is detailed in the table below.

Theme		Priority	
T1	Inclusive Communities for all	P1	Involvement in the community
		P2	Improving community understanding and awareness
		P3	Promoting rights of people living with a disability
T2	Leadership and collaboration	P4	Participation in decision-making
		P5	Leadership and raising profile
		P6	Engagement and consultation
T3	Accessible Communities	P7	Universal Design across South Australia
		P8	Accessible and available information
		P9	Access to services
T4	Learning and employment Learning and employment	P10	Better supports within educational and training settings
		P11	Skill development through volunteering and support in navigating the pathway between learning and earning
		P12	Improved access to employment opportunities and better support within workplaces

Developing our DAIP



Significant and meaningful consultation, including those with and who represent community members living with access and inclusion barriers was crucial in developing the draft plan. COVID19 social distancing restrictions interrupted face to face engagement activities, requiring consultation is to be conducted online and via telephone.
Internal consultation has raised awareness of current contributions made towards reducing access and inclusion barriers, as well as identifying new opportunities for the City of Marion.
Two stages of online public consultation will be undertaken to ensure our DAIP is relevant and supported.

- Stage 1 seeking feedback for inclusion in the Draft DAIP is complete (Appendix 2 DAIP Making Marion **Project Report - Stage 1)**
- Stage 2 will enable community members to provide feedback on the Draft DAIP 26 August - 16 September

Stage 1 of public consultation revealed the following as access priorities:

- footpath and road network
- buildings and facilities
- information

Stage 2 public consultation will occur following the endorsement of the Draft DAIP, and will provide an opportunity for feedback on the Draft DAIP.

The Draft DAIP includes a continued commitment to access and inclusion consultation, to further enable equity, access and inclusion considerations to be applied across our business operations, including our footpath and road network, facilities, planning and development services, programs, information and public spaces.

The Draft DAIP is presented for Council's endorsement.
Following endorsement of the Draft DAIP, public consultation will occur and appropriate adjustments to the plan will be made, before returning a Final DAIP to Council for endorsement, publication and delivery.

Attachment

#	Attachment	Type
1	GC200825- Appendix 1 - Draft Disability Access and Inclusion Plan	PDF File
2	GC200825 - Appendix 2-DAIP Making MarionProject Report - Stage 1	PDF File

City of Marion

Insert image on Front Cover - TBC

Inside cover - TBC

- The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognise the Kaurna people as the traditional custodians of the land.
- Insert Mayor and CEO message - To be confirmed

Our vision

The City of Marion is committed to our purpose: *To improve our residents' quality of life; continuously, smartly and efficiently.*

The City of Marion is also committed to creating an accessible and inclusive City based on fairness, respect and providing safe and welcoming environments for all users, outlined in our Equity Access and Social Inclusion Policy.

This Disability Access and Inclusion Plan (DAIP) demonstrates how we deliver on our purpose and our policy, to the benefit of our community.

Strategic Context

The South Australian Government introduced the Disability Inclusion Act 2018 (the Act) in June 2018. The Act supports the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) acknowledging that people living with disability have the same human rights as other members of the community.

The Act also establishes a framework to support a whole-of-Government (State and Local) approach to improving the inclusion of all South Australians living with disability. To achieve this, the Act requires all South Australian Councils to:

- prepare a DAIP in consultation with the community
- lodge their DAIP with State Government by 31 October 2020
- report (to State Government) on the DAIP annually
- review the DAIP at least once in each 4-year period

The City of Marion's DAIP, along with all other State authorities' DAIPs will together support South Australia's implementation of the National Disability Strategy (NDS), which is a coordinated plan across all levels of government within Australia to improve the lives of people living with disability, their families and carers.

Inclusive SA, South Australia's first State Disability Inclusion Plan, was published on 31 October 2019.

The City of Marion's DAIP will also set out the actions we will take over the next four years to achieve a more inclusive South Australia.

DAIPs are also important for raising access and inclusion awareness in the community and promoting the social and economic benefits of a more accessible and inclusive South Australia, The City of Marion is proud to play a role.

Our community members come from all walks of life and we welcome the unique contributions all bring in terms of their education, opinions, culture, ethnicity, race, sex, gender identity and expression, nation of origin, age, languages spoken, veteran's status, colour, religion, disability, sexual orientation and beliefs.

We continually celebrate the diverse community different individuals cultivate, ensuring that our place can be anyone's place.

Defining Disability

The City of Marion acknowledges Section 3 of the Act: defining disability, in relation to a person, as including long-term:

- physical
- psychosocial
- intellectual
- cognitive
- neurological or
- sensory impairment,
- or a combination of any of these impairments,

Which in interaction with various barriers may hinder the person's full and effective participation in society on an equal basis with others. Reference

City of Marion context

The City of Marion is a 55 km2 Local Government area, located ten kilometres south west of the Adelaide city centre and neighbours the Cities of Holdfast Bay, Mitcham, Onkaparinga, Unley and West Torrens (Figure 1).

Figure 1: City of Marion location



The City of Marion is responsible for and committed to the delivery of a broad range of facilities, services, activities and programs for our community, such as:

- Libraries, neighbourhood and recreational centres
- Community and cultural events, services and programs
- Open space maintenance
- Environmental and waste management
- Road and street works including footpaths and street trees
- Community health and safety
- Building and development services
- Leasing of facilities to community groups

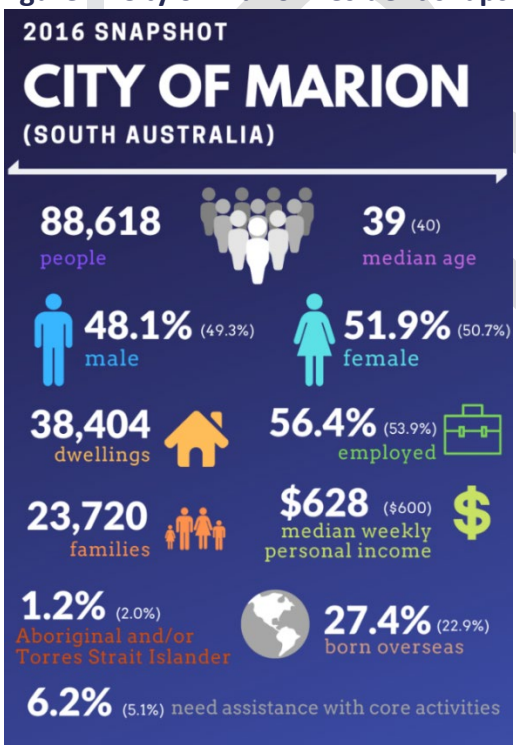
The delivery of these facilities, services, activities and programs, combined with strategic projects, play a key role in improving the quality of life for all our residents, taking into account the imperative to provide programs and services that meet the needs of a diverse range of people such as people from all countries of origin and abilities.

Resident profile

A snapshot of the 2016 Australian Bureau of Statistics (ABS) Census data for City of Marion is provided in Figure 2 below.

Whilst the ABS 2016 Census data tells us that 6.2% of Marion residents (compared with 5.1% for South Australia) indicated they needed assistance with core activities, we know that there are many others in the community who experience access and inclusion barriers and that these barriers can be difficult to see.

Figure 2: City of Marion resident snapshot 2016



Data source: ABS Census 2016 (Counting persons, Place of Usual Residence & Counting dwellings, Place of Enumeration) Note: Figures in brackets are for South Australia, Employment figures apply to persons aged 15 years and older.

Employee profile

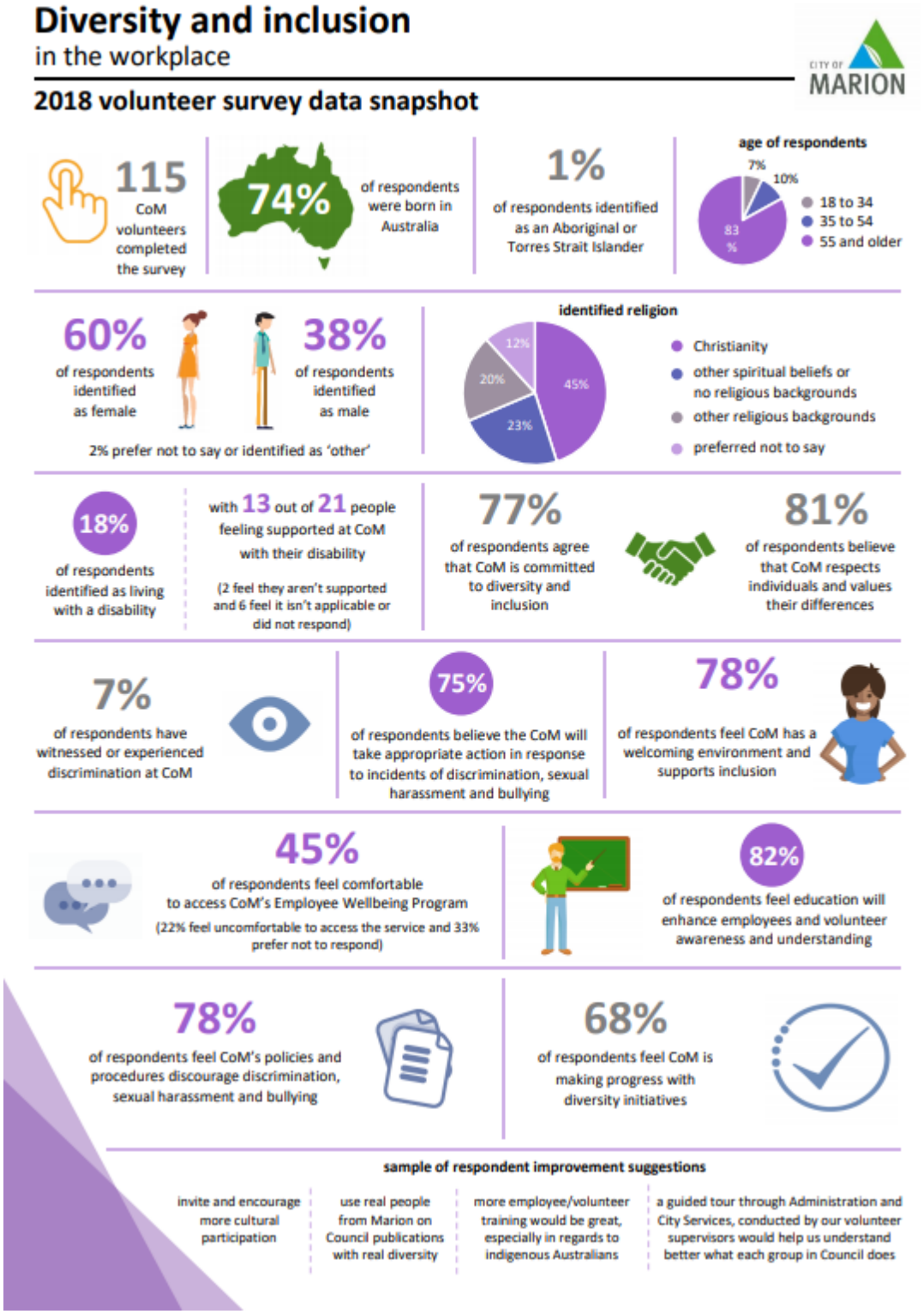
The info graphic below "Diversity and Inclusion in the workplace" illustrates the City of Marion employee profile.

The City of Marion actively supports employees via an internal group, specifically trained to promote diversity and inclusion amongst the workforce and provide support to employees where required. We actively promote the hiring of people from a wide variety of backgrounds, which makes our organisation stronger. Our inclusive culture empowers all of us to connect, belong, and grow.



Volunteers

The City of Marion highly values our volunteers who are supported through training and awareness raising opportunities.



What our Community has told us

Significant and meaningful consultation, including those with and who represent community members living with access and inclusion barriers was crucial in developing the draft, to ensure a deep understanding and empathy of the needs of all is factored into the design of services. COVID19 social distancing restrictions interrupted face to face engagement activities, therefore consultation has occurred online and via telephone.

Two stages of online public consultation will be undertaken to ensure our DAIP is relevant and supported.

- Stage 1 seeking feedback for inclusion in the Draft DAIP is complete
- Stage 2 will enable community members to provide feedback on this Draft DAIP in September

Stage 1 of public consultation revealed the following top 3 priorities:

- Accessibility of footpath and road network
- Accessibility of buildings and facilities
- Accessibility of information

The Draft DAIP includes actions which reflect the feedback received during a range of consultation activities and demonstrates the City of Marion's continued commitment to further enable equity, access and inclusion considerations to be applied across our business operations, including our footpath and road network, facilities, planning and development services, programs, information and public spaces.

The Draft DAIP includes contributions made, as well as identifying new opportunities to improve access and inclusion within our City.

Over 100 actions will be delivered by the City of Marion Disability Access and Inclusion Plan between 2020 and 2024. Some example actions are:

- The City of Marion will deliver a kerb ramp maintenance and improvement schedule across the city to improve accessibility of our footpaths
- The City of Marion will review ease of entering and exiting Neighbourhood Centres and identify opportunities to improve accessibility (include location of disability carparks outside the facility)
- Research and use standards, templates and guidelines for accessible online and printed content

Monitoring and Reporting

The DAIP will be monitored and reported on internally via our Project management tool.

In addition, a report will be presented to Council in September annually outlining the previous financial years' contribution towards access and inclusion. The report will outline steps taken,

tasks completed and projects undertaken to deliver the outcomes of the plan including evidence of achievements and progress made.

In order to meet the State legislative requirements for reporting Council will submit the progress report to the State Government Minister in October each year.

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DRAFT Disability Access and Inclusion Plan 2020-2024 APPENDIX 1

Draft Actions

Action ref	Draft ACTIONS	Responsibility	Timeframe	Measurable Target	State Plan Priority Number
Theme 1 - Inclusive communities for all **Priorities** **1: Involvement in the community** **2: Improving community understanding and awareness** **3: Promoting the rights of people living with disability**					
1	Identify access and inclusion improvement opportunities through consultation with young community members on the City of Marion Youth Collective Committee (YCC)	Connected Communities	Ongoing	Consultations held with City of Marion Youth Collective Committee and actions identified for improved connection	1
2	Advocate for access and inclusion improvements with Marion Community Forum	Connected Communities	Ongoing	Active participation at Marion Community Forum meetings	1
3	Deliver accessible and inclusive programs at Living Kaurna Cultural Centre and undertake a place audit and identify suitable solutions for improved accessibility	City Activation	2021/2022	Place Audit conducted and list of recommendations provided	1
4	Develop a toolkit to promote accessible and inclusive practices for community events	Customer Experience	2020/2021	Toolkit developed	1

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5	Develop and adopt co-design principles that involve people with disability in the planning and development of Council's social infrastructure	City Activation City Property Development & Regulatory Services	2022/2023	Co-design principles developed and utilised	1
6	Explore opportunities to increase the involvement of children with disability in sports, for example: VACSWIM at Marion Outdoor Pool	City Property	Ongoing	Number of children with disability/ies participating in VACSWIM	1
7	Explore opportunities with sporting clubs to increase diversity and number of members	City Property	Ongoing	Sporting clubs reporting increase in membership base	1
8	Identify ways to promote accessible services and facilities electronically, to the community	Customer Experience ITT	2021/2022	Modes of promotion identified	1
9	Maintain networks with other service providers to maximise awareness of access and inclusion barriers and advocate for improvements	Community Connections	Ongoing	Networks maintained Partnerships formed	1
10	Undertake employee and volunteer surveys to evaluate attitudes to and awareness of Council's diversity and inclusion aspirations	People and Culture	Annually	Survey is administered	2
11	Annual analysis of survey data to identify opportunities to further improve diversity and inclusion within the City of Marion	People and Culture	Annually	Results reviewed Actions identified	2

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12	Deliver training to Council employees and contractors on access and inclusion design standards to raise awareness and standards	City Activation City Property Engineering, Assets and Environment	Ongoing	Training/induction delivered	2
13	Program times at Libraries, Community Centres and Council Offices for low lighting and quiet spaces/time for people with sensory needs	Connected Communities	2021/2022	Survey customer needs and implement changes where required	2
14	Include access and inclusion considerations in delivery of Environmental Programs	Engineering, Assets and Environment	Ongoing	Access and inclusion considerations included	2
15	Integrate access and inclusion considerations in Economic Development services, projects and programs design and delivery. e.g. SBMP include, education in e-newsletter, development and building and planning support businesses, Cove Business Hub - an inclusive place, Kaurna acknowledgement of country at events / functions, encourage other businesses to do so	City Activation	Ongoing	Kaurna Acknowledgement included at events and functions	2
16	Integrate access and inclusion considerations in public art and place making project planning and delivery e.g. Develop place audits and framework to include principles	City Activation	2021/2022	Development of Place Audit and framework	2
17	Deliver programs and initiatives to better equip people living with a disability/ies with the skills, knowledge and information they need to lead fulfilling lives (e.g. leadership, rights and self-advocacy)	Connected Communities	Ongoing	Number of programs offered Number of participants completing programs	2

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18	Deliver AUSLAN elements to storytelling and baby bounce sessions and other programs and activities at both libraries and neighbourhood centres	Community Connections	tbc	Inclusion of AUSLAN in sessions	3
19	Collaborate with members of the community who have lived experience of disability to form a list of community members who can be contacted to provide advice and guidance on request	Community Connections	Ongoing	Reference group established and maintained	3
20	Deliver Equal Employment Opportunity information sessions for new employees	People and Culture	Ongoing	100% of new employees attend a session	3
21	Deliver Equal Employment Opportunity information sessions for new volunteers	People and Culture	Ongoing	100% of volunteers attend a session	3
22	Deliver Equal Employment Opportunity revision and refresher training for all employees, including the Leadership Team	People and Culture	Ongoing	90% of all employees attend a revision/refresher training session	3
23	Deliver Equal Employment Opportunity revision and refresher training for all volunteers	People and Culture	Ongoing	90% of all volunteers attend a revision/refresher training session	3
24	Deliver access and inclusion advocacy throughout our project delivery	Community Connections	Ongoing	Access and inclusion improvements made	3
25	Inform State & Federal Government of gaps experienced by community members living with access and inclusion barriers	Community Connections	Ongoing	Communications made to State and Federal Government	3
26	Be actively involved in the Local Government Access and Inclusion Network (LGAIN) and other relevant disability networks	Community Connections	Ongoing	LGAIN meeting attendance	3

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27	Include access and inclusion criteria in City of Marion community grant streams application and evaluation processes	Community Connections	Ongoing	Access and inclusion included in scoring matrix e.g. Applicants required to demonstrate alignment to City of Marion Equity, Access and Inclusion Policy key points (1-7) - to ensure equitable funding	3
28	Actively seek external funding (e.g. Federal Government SA-HACC) to deliver programs that meet community needs	Community Connections	Ongoing	Grant applications made	3
29	Deliver ”diversity and inclusion in the workplace” information sessions for people leaders	People and Culture	Ongoing	2 sessions per year with 90% attendance	3
30	Deliver Customer Relationship Management System	Customer Experience	2022/2023	System delivered	3
31	Deliver disability, access and inclusion awareness training program to employees	People and Culture	Ongoing	2 sessions per year with 90% attendance	3
32	Develop and deliver City of Marion Inclusivity Strategy	People and Culture	2020/2021	Inclusivity Strategy developed	3
33	Educate employees on first person discussions and consultations with the person experiencing disability with regard to our services	Customer Experience People and Culture	Ongoing	Employee training delivered to XX%	3

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34	Educate employees on first person discussions and consultations with the person experiencing disability with regard to our services	Customer Experience Community Connections People and Culture	Ongoing	Employee training delivered	3
35	Facilitate accessible and inclusive planning and development in the private sector through advocacy and information provision and potential incentives	Development & Regulatory Services	Ongoing	Provision of information	3
36	Facilitate non-mandatory employee awareness sessions on cultural diversity	People and Culture	Annually	90% attendance rates at awareness sessions	3
37	Facilitate volunteer awareness sessions on cultural diversity	People and Culture	Bi-annually	Awareness sessions delivered	3
38	Include Access and Inclusion lens in City of Marion's Change Management alignment	People and Culture	2020/2021	Access and Inclusion lens incorporated into change management framework	3
39	Deliver Accessibility Assessment of Buildings training to relevant employees	Development & Regulatory Services	Ongoing	Incorporate into Professional Development Plan discussions	3
40	Review and update our disability, access and inclusion awareness training	People and Culture	Ongoing	All new employees undertake awareness training Refresher training offered to existing employees	3

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41	Review City of Marion Equity Access and Social Inclusion Policy	People and Culture	2022/2023	Policy reviewed and updated if required	3
42	Utilise our role as a stakeholder and advisor in significant developments to ensure relevant standards are met and, where possible and appropriate they are exceeded	City Activation Development & Regulatory Services	Ongoing	Incorporate into our comments process to SA Government on major developments	3
Theme 2- Leadership and collaboration **Priorities** **4: Participation in decision-making** **5: Leadership and raising profile** **6: Engagement and consultation**					
43	Establish a formal disability advisory body to inform the City of Marion and champion the DAIP	Governance People and Culture	2022/2023	Formal advisory body established and operational	4
44	Provide access and inclusion feedback to State and Federal Government infrastructure and policy proposals	City Activation People and Culture	Ongoing	Number of submissions made	4
45	Increase representation of people living with access and inclusion barriers on council committees, panels and other decision-making bodies	Governance People and Culture	2021/2022	% of committees/panels with access and inclusion representation	4
46	Conduct relevant social/demographic research that informs evidence base - continue to share findings across team and wider City of Marion	Community Connections	Ongoing	Research undertaken	5

47	Provide feedback on Commonwealth and State Government legislation, plans and initiatives around access and inclusion	People and Culture Community Connections	Ongoing	Number of submissions made	5
48	Review and improve processes for reporting and responding to access and inclusion issues	Customer Experience	2020/2021	Customer Event System - # of issues raised and #of issues fixed	5
49	Evaluate Hendrie Street Reserve Inclusive Playground to understand community value of this space and opportunities for accessibility improvements within other open space projects	City Activation	2020/2021 2021/2022 2022/2023 2023/2024	Evaluation complete Opportunities identified	6
50	Provide community members with support and advocacy to access and determine eligibility for NDIS plans and support reviews	Community Connections	Ongoing	Provision of support to community members navigating the NDIS system	6
51	Deliver Public Consultation Policy and include face to face consultation opportunities where applicable	Customer Experience	Ongoing	Public consultation participation rates	6
Theme 3 - Accessible Communities **Priorities** **7: Universal Design across South Australia** **8: Accessible and available information** **9: Access to services**					
52	Ensure design standards consider technical specifications that meet and where possible are set above minimum Australian Standards for all new and renewal projects	Engineering, Assets and Environment	Ongoing	Review and maintain standards	7

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53	Incorporate access and inclusion opportunities in Asset Management Plan development and review	Engineering, Assets and Environment	2023/2024	Access and inclusion incorporated into future Asset Management Plans	7
54	Facilitate building development and open space outcomes that exceed minimum standards by using an access and inclusion planning lens	City Activation Development & Regulatory Services	Ongoing	Number of developments that exceed access and inclusion standards	7
55	Deliver the City of Marion Streetscape program	Engineering, Assets and Environment Field Operations	Annual Program	Deliver x number of projects (depending on the year)	7
56	Deliver the Smart City of Marion Strategic Plan	City Activation	Ongoing	Smart City of Marion Strategic Plan delivery on track	7
57	Develop and apply access and inclusion checklist in all project and infrastructure planning, delivery and facility maintenance (new and minor renewals)	City Activation City Property	Ongoing	Checklist developed, communicated and utilised	7
58	Influence improvements to Australian Building Codes	City Activation Development & Regulatory Services	Ongoing	Evidence of advocating efforts	7

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59	Investigate the development or application of a universal access guideline – to advocate for best practice in designing dwellings (recognising limitations under the Act and Building Code of Australia)	Development & Regulatory Services City Activation	2021/2022	Demonstrated use of guideline	7
60	Provide adequate and versatile seating options at libraries and neighbourhood centres to accommodate a variety of needs	Community Connections	Ongoing	Seating suits need	7
61	Use the State Government Inclusive Play Guidelines to guide the development of accessible and inclusive playgrounds and open spaces within the City of Marion	City Activation	2020/2021 2021/2022 2022/2023 2023/2024	Inclusive Play Guidelines utilised	7
62	Ensure disruptions to pedestrian paths of travel due to city works are minimised; and are communicated clearly, both onsite and online	Field Operations	Ongoing	Communications made	8
63	Improve the curated collections specific to the access and inclusion needs within our community, including dyslexia collection, large print and literacy collections as well as visual and e-resources	Connected Communities	Ongoing	Increased collection	8
64	Deliver Customer Experience Omni Channel solution to provide accessible communications and services to the community	Customer Experience	2023/2024	Customer Experience Omni Channel solution	8
65	Deliver regular sessions on Library resources and support with digital services e-books/e-magazines	Connected Communities	Ongoing	Delivery of sessions	8

66	Install, activate and maintain hearing loop in the Council Chamber and Administration Customer Service counter	Governance	2020/2021	Hearing loop installed, activated and maintained	8
67	Investigate "readability" or easy read applications to key communications, social media, plans, documents and library catalogue e.g. inclusion of closed captions on social media posts and electronic communications	Connected Communities Customer Experience	2021/2022	Readability training or software investigated and invested in	8
68	Investigate adding an additional computer with dedicated accessibility elements	Connected Communities	2021/2022	Investigation completed and actions identified	8
69	Investigate the development of an app that indicates accessibility (areas of interest with accessibility information)	People and Culture	2022/2023	Investigation underway	8
70	Investigate the inclusion of Closed captioning on YouTube videos to increase accessibility to information	Connected Communities	2021/2022	Investigation completed and actions identified	8
71	Investigate the installation of software to enable library loans to be made from personal mobile phones	Connected Communities	2020/2021	Investigation completed and actions identified	8
72	Promote the State Government access and mobility app (once developed) to assist people navigate our City e.g. accessible playgrounds, parking, accessible toilets and changing places sites	Customer Experience	2022/2023	Access and mobility app promoted	8
73	Research and use standards, templates and guidelines for accessible online and printed content	Customer Experience	2021/2022	Accessibility improvements made	8
74	Review Annual Business Plan & Budget consultation to identify accessibility and consultation participation improvements	Finance Governance	2020/2021 2021/2022 2022/2023 2023/2024	Review undertaken, improvement opportunities identified and scheduled	8

75	Review City of Marion signage to ensure messages are simple, clear, and concise and easily understood	Customer Experience	2021/2022	Accessibility improvements made	8
76	Review our online presence with respect to access and inclusion and make improvements, where possible	Customer Experience	2021/22	Online accessibility improvements made	8
77	Trial translating policy into other languages relevant to our community, to improve accessibility of information	Governance	2020/2021	Download rate of this information	8
78	Provide digital and technical support to internal customers to improve the accessibility of Council information and services	ITT to support a variety of projects	2020/2021 2021/2022 2022/2023 2023/2024	Adaptations made to digital formats	8 and 9
79	Monitor and review City of Marion recharge points and identify new potential recharge installation locations	Connected Communities	2021/2022	Review undertaken Additional site identified Additional recharge points installed	9
80	City of Marion deliver a schedule of audio-tactile crossings, in accordance with Australian Standards	Engineering, Assets and Environment	Ongoing	Schedule developed	9
81	City of Marion deliver a schedule of bus stop improvements across the city (service levels for bus shelters will be based on patronage)	Engineering, Assets and Environment	2022/2023	Schedule developed	9
82	City of Marion install technologies to improve pedestrian safety	Engineering, Assets and Environment	tbc	Improvements installed	9

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83	City of Marion regularly review our provision of accessible toilets to ensure they meet Standards, are well located, and help to provide adequate coverage across the city	City Activation	2021/2022	Review completed	9
84	City of Marion undertake accessibility audits of trails and paths and implement accessibility improvements where applicable	Engineering, Assets and Environment	2020/2021 2021/2022 2022/2023 2023/2024	Audits undertaken	9
85	Deliver kerb ramp maintenance and improvement schedule across the city, based on Footpath Blitz Community Consultation outcomes	Field Operations	2020/2021	Schedule delivered	9
86	Deliver the City of Marion Walking and Cycling Strategy	Engineering, Assets and Environment	2020/2021 2021/2022	Strategy delivered	9
87	Deliver the Open Space Framework	City Activation	2020/2021 2021/2022 2022/2023 2023/2024	Delivery of Open Space Framework	9
88	Ensure equitable access to Community Development funded programs and initiatives are maintained	Connected Communities	Ongoing	Number of complaints made	9
89	Explore accessibility opportunities for Coastal Walkway upgrade Stage 1 and 2 (recognising that it is not feasible to make the entire walkway accessible)	City Activation	2020/2021 2021/2022 2022/2023 2023/2024	Accessibility improvements investigated and delivered where applicable for Stage 1 and 2	9

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90	Implement Digital Transformation Strategy	ITT	2020/2021 2021/2022 2022/2023 2023/2024	examples - depending on Digital Transformation actions	9
91	Identify public realm access for all improvement opportunities or incentives e.g. Advocate for Dementia Friendly/sensory design etc.	Development & Regulatory Services City Activation City Property	Ongoing	Access and inclusion improvements or incentives in the public realm identified and delivered	9
92	Include accessibility requirements question in event bookings (online and other)	Connected Communities Customer Experience	Ongoing	Inclusion of question in survey	9
93	Provision of quiet study and charge up locations within libraries	Connected Communities	2020/2021	Quiet spaces trialled	9
94	Review accessibility of library self-checkout stations and apply improvements where applicable	Connected Communities	2020/2021	Review completed and improvement opportunities identified	9
95	Review ease of entering and exiting Neighbourhood Centres and identify opportunities to improve accessibility (include location of disability carparks outside the facility)	Connected Communities	2021/2022	Increase in people attending with a physical disability.	9

96	Review our provision of on street and off-street accessible car parking to ensure it continues to balance the needs of a range of users including drivers, carers and modified vehicles	City Property Engineering, Assets and Environment Development & Regulatory Services	2021/2022	Review completed	9
97	Review public access to computers within in libraries and neighbourhood centres for improvement opportunities	Connected Communities	2020/2021	Review complete and improvement opportunities identified	9
98	Undertake accessibility audits for other assets and implement accessibility improvements where applicable	City Property	Ongoing	Accessibility audits undertaken	9
Theme 4 - Learning and Employment **Priorities** **10: Better supports within educational and training settings** **11: Skill development through volunteering and support in navigating the pathway between learning and earning** **12: Improved access to employment opportunities and better support within workplaces**					
99	Deliver Aboriginal & Torres Strait Islander Traineeship	People and Culture	2020/2021 2021/2022	Completion of qualification	10
100	Deliver Culturally and Linguistically Diverse Traineeship	People and Culture	2020/2021 2021/2022	Completion of qualification	10
101	Deliver Disability Traineeship	People and Culture	2020/2021 2021/2022	Completion of qualification	10
102	Seek Council endorsement to continue delivering Traineeships	People and Culture	2021/2022	Council supports traineeships for a further three years	10

103	Sustain/increase volunteering and work experience opportunities for people living with disability	People and Culture	Ongoing	Proportion of people living with disability employed, who volunteered or undertook work experience	11
104	Review Life Skills Program to ensure relevant to community need, and provides opportunity for people with disabilities to develop skills to enhance their ability rather than their disability	Connected Communities	2020/2021	Increased skill development for participants, numbers attending,	11
105	Ensure employment and volunteer policies and processes maximise opportunities for people with disability	People and Culture	Ongoing	Survey Volunteers every 3 years	11 and 12
106	Identify ways to embed inclusive culture throughout the organisation	People and Culture	Ongoing	Employee training participation	12
107	Develop training and support materials for the Leadership Team on inclusivity and diversity which addresses unconscious bias and develops leadership capabilities in fostering inclusive work practices	People and Culture	Tri-annually	95% of People leaders attend training	12
108	Evaluate the effectiveness and review the nomination process and term of the Diversity and Inclusion Contact Officers	People and Culture	31 October annually	Evaluation finalised and changes made where required	12

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109	Identify targeted employment strategies that address gaps (where the applicant meets the merit principle): • Indigenous employment • Age • Disability employment • Gender • Cultural diversity	People and Culture	Ongoing	Traineeships, Gap Year program, Transition to Retirement program continue to be offered Volunteer strategy, youth program and diversity initiatives delivered	12
110	Maintain relationships with employment agencies to ensure that everyone has access to information about employment opportunities	People and Culture	Ongoing	Number of relationships maintained	12
111	Promote employment practices that support diversity and inclusion and reduce barriers to employment by: • Increasing awareness of people leaders of equal employment opportunity • Providing information and resources on reviewing, supporting and managing flexible work practices to leaders • Incorporating into our employment branding	People and Culture	Ongoing	100% of Leaders attending training	12
112	Promote the network of trained Diversity & Inclusion contact officers to support employees resolve workplace discrimination, harassment and bullying issues within the scope of their role	People and Culture	Ongoing	Contact officers meet quarterly	12
113	Provide information to the Leadership Team around Equal Employment Opportunities legislative changes and requirements	People and Culture	Ongoing	All Leadership Team are up to date with legislation relating to	12

DRAFT

				Equal Employment Opportunities	
114	Provide opportunities for employees to realise work/life balance (taking into account corporate needs) through our Flexible Working Arrangement Policy	People and Culture	Ongoing	Policy and guidelines in place	12
115	Provide Recruitment and Selection training to the Leadership Team, ensuring that Equal Employment Opportunity and "values fit" are included	People and Culture	Ongoing	95% of People leaders attend training	12
116	Review the following Policies and Procedures to ensure fairness and inclusivity: • Employee Wellbeing • Employee Performance • Equal Opportunity, Discrimination, Harassment and Bullying • Termination and Separation	People and Culture	Tri-annually	Policies reviewed and updated if required	12
117	Report to State Government on Disability Access and Inclusion Plan	People and Culture	2020/2021 2021/2022 2022/2023 2023/2024	Disability Access and Inclusion Plan report delivered	n/a
118	Review and update Disability Access and Inclusion Plan	People and Culture	2023/2024	New Disability Access and Inclusion Plan developed	n/a

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Project Report

30 August 2011 - 02 August 2020

Making Marion

Disability Access and Inclusion Plan 2020-2024

BANG THE TABLE engagementHQ

Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
211	56	0

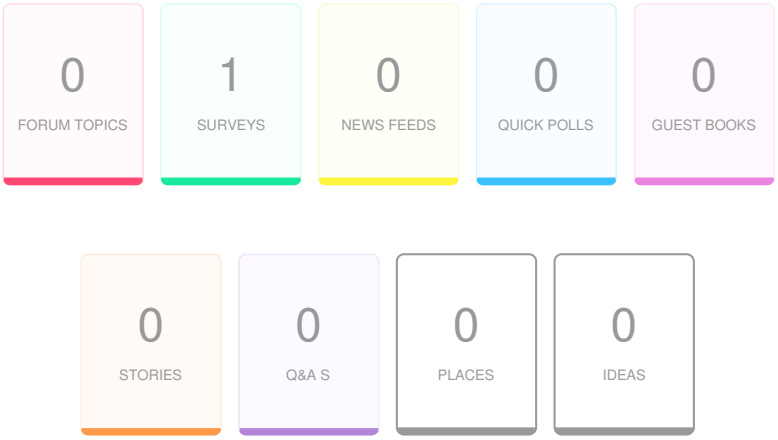
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
34	81	171

Aware Participants	171
Aware Actions Performed	Participants
Visited a Project or Tool Page	171

Informed Participants	81
Informed Actions Performed	Participants
Viewed a video	0
Viewed a photo	0
Downloaded a document	0
Visited the Key Dates page	0
Visited an FAQ list Page	0
Visited Instagram Page	0
Visited Multiple Project Pages	50
Contributed to a tool (engaged)	34

Engaged Participants	34		
Engaged Actions Performed	Registered	Unverified	Anonymous
Contributed on Forums	0	0	0
Participated in Surveys	1	0	33
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	0	0	0
Asked Questions	0	0	0
Placed Pins on Places	0	0	0
Contributed to Ideas	0	0	0

ENGAGEMENT TOOLS SUMMARY



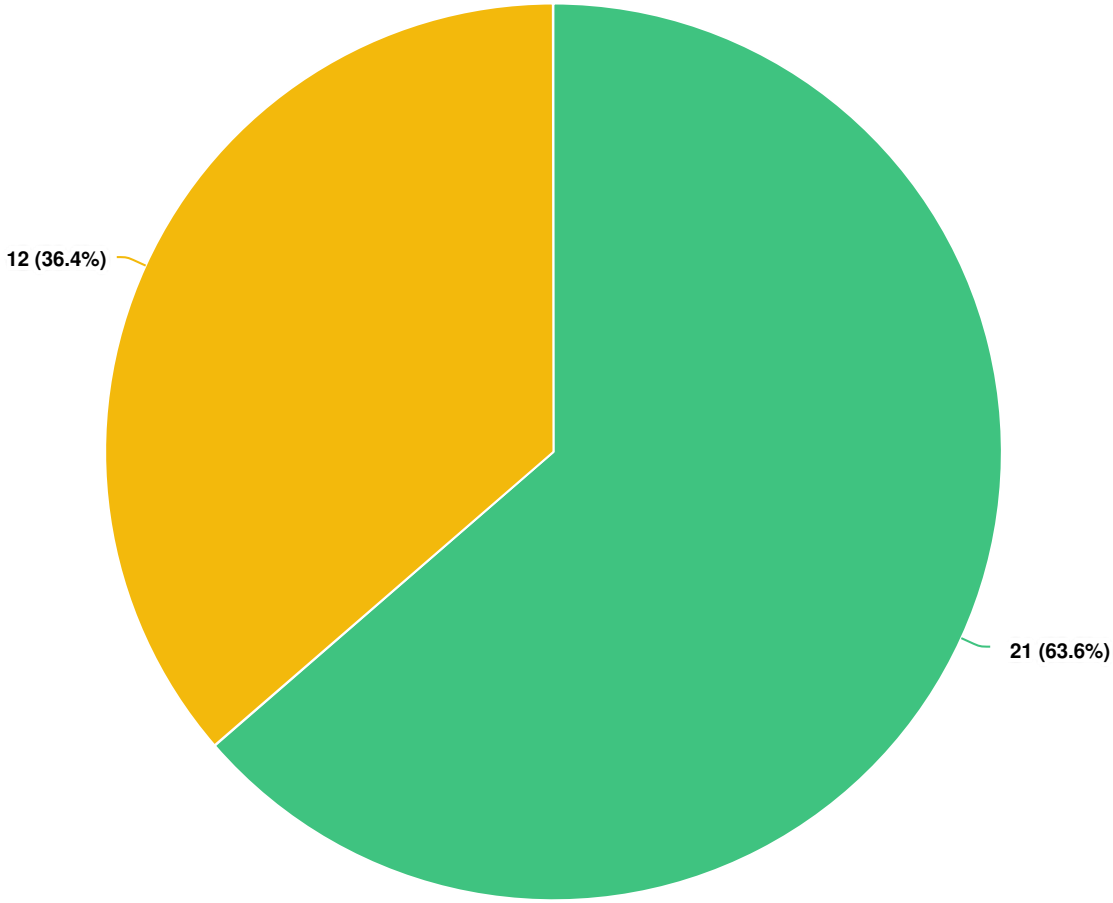
Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Tell us what should be included in our Plan	Published	81	1	0	33

ENGAGEMENT TOOL: SURVEY TOOL

Tell us what should be included in our Plan

Visitors 81	Contributors 34	CONTRIBUTIONS 34

When thinking about 'ACCESS' have you experienced any difficulties which relate to you or someone close to you as a result of a disability?



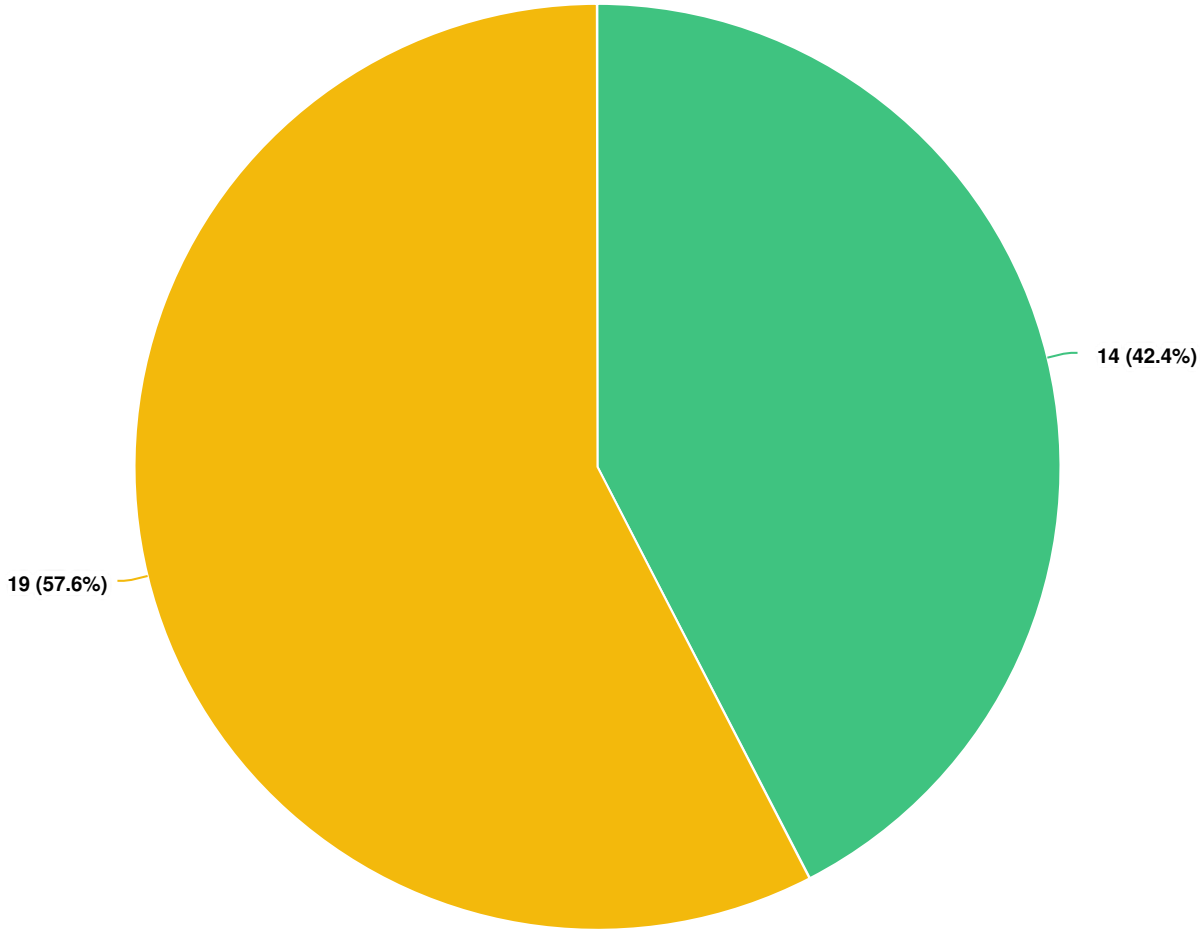
Question options

Yes No

Optional question (33 response(s), 1 skipped)

Question type: Radio Button Question

When thinking about 'INCLUSION' have you experienced any difficulties which relate to you or someone close to you as a result of a disability?



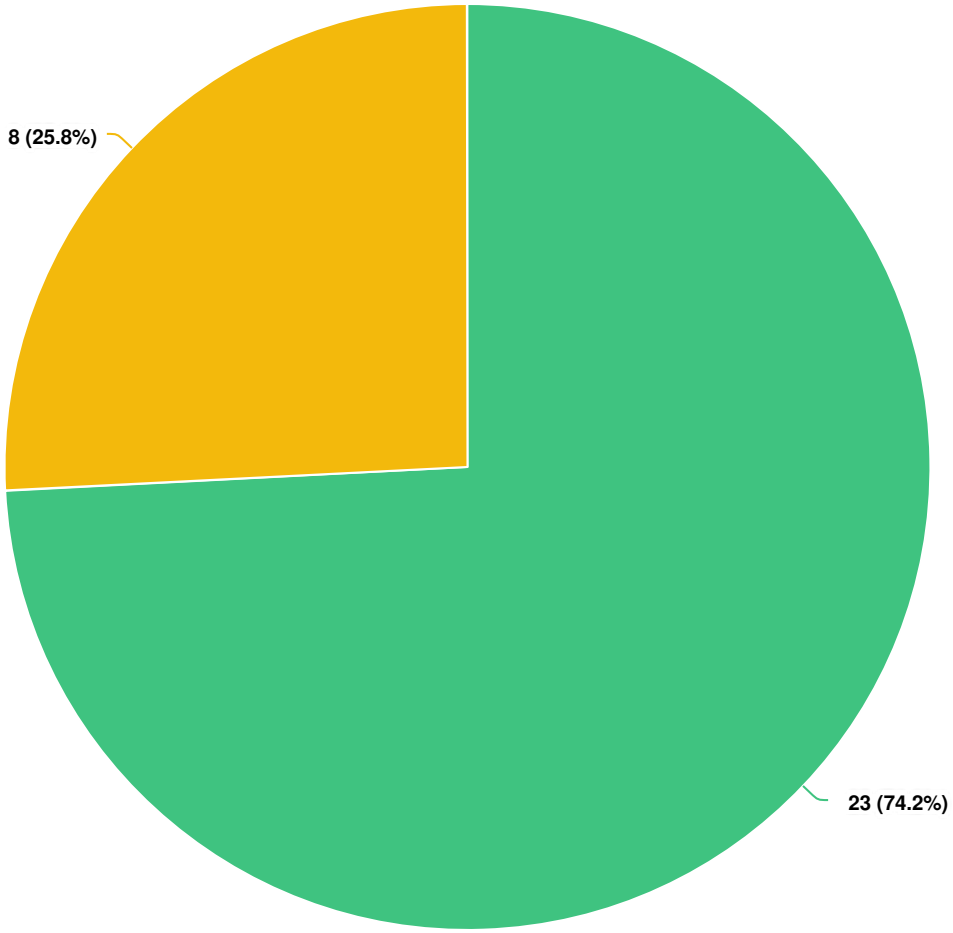
Question options

Yes No

Optional question (33 response(s), 1 skipped)

Question type: Radio Button Question

If we were to conduct further consultation on this topic, would you be willing to be contacted?



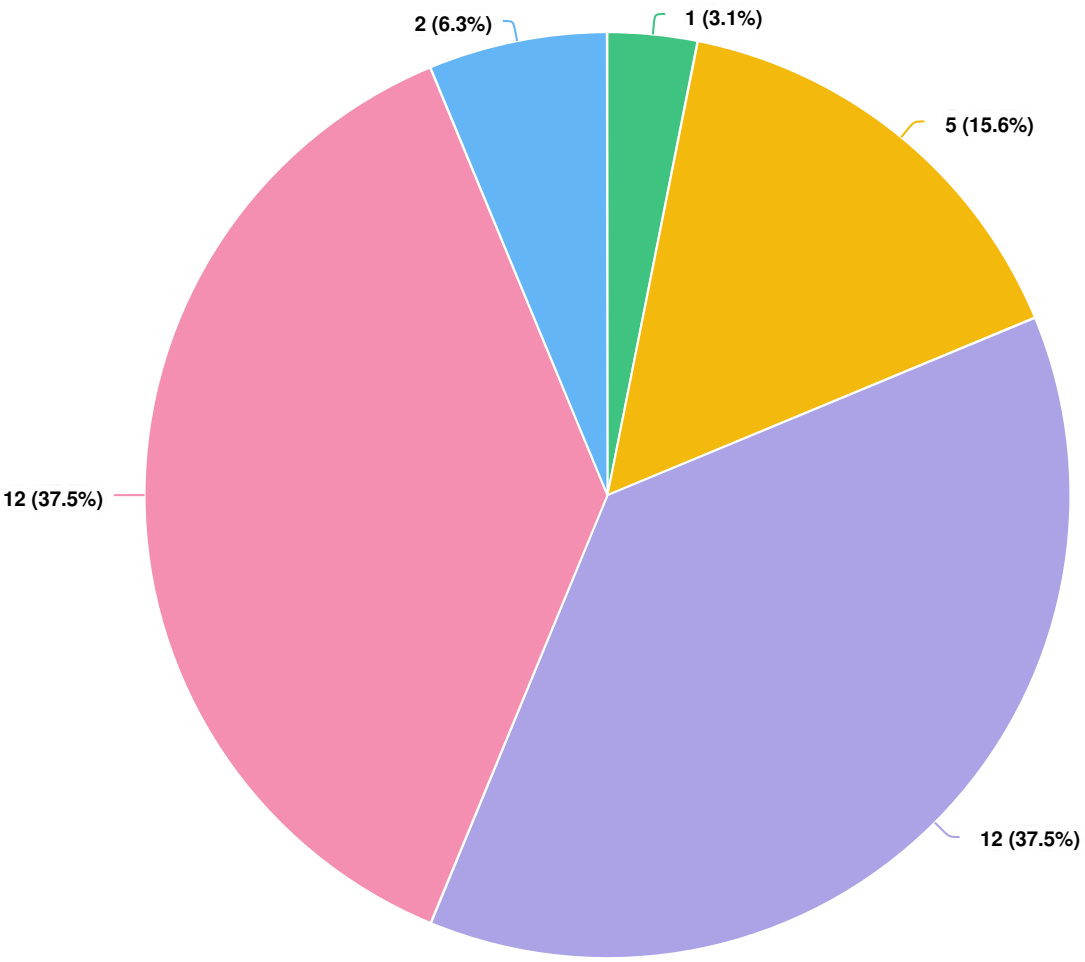
Question options

Yes No

Optional question (31 response(s), 3 skipped)

Question type: Radio Button Question

Tell us how you found this survey



Question options

Not very good Not good Neutral Good Very Good

Optional question (32 response(s), 2 skipped)

Question type: Emoji Question

CITY OF MARION

Smart Community Strategic Plan

Originating Officer	Smart Cities Project Officer - Georgie Johnson
Corporate Manager	Manager City Activation - Greg Salmon
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC200825R11

REPORT OBJECTIVE

The purpose of this report is to seek Elected Member endorsement for the Smart CoM Strategic Plan and required funding identified to achieve the action plan for the next 12 months.

EXECUTIVE SUMMARY

The Smart CoM Strategic Plan sets the agenda for the City of Marion for the next three years to progress smart city outcomes across three key goals:

- Smart Community
- Smart Places
- Smart Organisation

An Action Plan for the 2020/21 has been developed with initiatives against each of the three goals.

A smart community uses technology and data to drive economic activity, accelerate innovation and better manage energy, resources and services. Most importantly, a smart community is people-focused.The Smart CoM Strategic Plan aligns to our Organisational purpose and strategic community vision theme 'Innovative'.

Discussion at Infrastructure and Strategy Committee, internal discussions as well as collaborative discussions at multiple levels of government, industry, and the research and education sectors have assisted with the development of a Smart CoM Strategic Plan.

A problem-centred approach analysis has identified 10 projects against the Smart Goal strategic themes. The initiatives outlined in the Action Plan focus on driving operational efficiencies, improving monitoring of use of spaces and venues, monitoring and ultimately reducing energy use and consumption and improving the experience of our residents.

Of the ten initiatives, seven will be progressed within existing resources. Three of the initiatives will require additional funding and will be assessed for funding through the first Budget Review. Noting that budget for this current financial year has already been set, future ideas will be identified in the Annual Budgeting process to demonstrate benefit and identify funding requirements for delivery across 2020/21 to 2023/24.

RECOMMENDATION

That Council:

1. **Note the consultation results, changes to the Smart CoM Strategic Plan and Action Plan items identified within existing resources**

2. **Endorse the Smart CoM Strategic Plan.**

3. **Endorse funding of up to $143,000 for the 2020/21 financial year for the following projects aligned to the Smart Goals and Foundational Principles, funded from the first Budget Review:**
    3.1. **Open Space Monitoring - $10,000**
    3.2. **Smart Lighting - $90,000**
    3.3. **Smart Parking - $43,000**

Timeline	Strategic Plan 3 Years, Action Plan 12 Months
Proposed Future Budget Allocation:	$143 000

DISCUSSION

Consultation

External Consultation
The Smart CoM Strategic Plan was recently released for Community Consultation, open from 6 July - 27 July 2020.
In summary, during the 3 week consultation period Council received:

- 138 total visits to the Making Marion site
- 1 copy of the Draft Smart CoM Strategic Plan downloaded (main points we published on Making Marion site)
- 4 completed surveys
- 4 contributors to the quick poll
- 1243 people reached on social media, 54 likes, 6 comments

Qualitative Feedback Summary:

- The Smart Goals seem to have an overall focus on collaboration and communication between all members in the community and the council.
- Really like the people approach and test and learn. Engagement and transparency seem to be priorities.
- Opportunity to improve efficiency of public, commercial and residential waste management through the implementation of smart technologies.
- Very professional and ambitious plan. City of Marion certainly looks like it will have a bright future.

While little feedback was lodged in the formal process, there has been strong overall support through national partnerships and from industry leaders. The Smart Community Goal will continue in the education and overall awareness of the value to the community through this program of works.

The Smart Cities Council have offered to partner to do a 'Smart Cities in-review' session of the Smart CoM Strategic Plan. This panel review brings peers together from Local Government and Industry around Australia/New Zealand. This review will take place this quarter and results of the review will be distributed.

Internal Engagement
Concurrent to the external engagement, five internal workshops introducing the Draft Smart CoM Strategic Plan were held. This built on prior internal engagement undertaken in January 2020 around the foundational principles and Smart Goals.

Ten business case development meetings were also held across the organisation with relevant business units to develop the identified action plan projects for this current financial year.

Strategic Plan
The Smart CoM Strategic Plan aligns to our Organisational purpose and strategic community vision theme 'Innovative' - 'By 2040 our city will be a leader in embracing and developing new ideas and technology to create a vibrant community with opportunities for all.'

The plan sets a problem-centred approach to our technology and data applications, identifying solutions that will improve efficiencies and service delivery through using data in a meaningful way to inform data-driven decision making.

The Smart CoM Strategic Plan (Appendix 1) outlines a set of initiatives for exploration against the prioritised 4-Year Business Plan projects and our strategic objectives to be delivered over the next three years. It is aligned to the seven foundational principles and three smart goals aimed to accelerate transformation to achieve our 'Innovative' community vision.

It is recommended the Smart CoM Strategic Plan be adopted to support the objectives of the Innovative Community Vision Theme.

Action Plan FY20/21
In order to further advance and embed the deployment of problem-centred technology and data for decision making, the Smart CoM Action Plan projects has been developed aligned to the 4-Year Business Plan projects.

The following Action Plan projects have been identified to progress this financial year 2020/21. (Appendix 2).

They are aligned to the three Smart Goals as follows:

Smart Community
- Collaboration
- Digital Inclusion

Smart Organisation
- Data Governance & Analytics
- Digital Inclusion / Workforce Readiness
- Environmental Data & Systems Review

Smart Places
- Smart Facilities Design Specification
- Smart Design Framework
- Open Space Monitoring **
- Smart Lighting **
- Smart Parking **

** These three projects will require additional funding of $143,000 to be achieved in the 2020/21 financial year.

Future projects aligned to achieving City of Marion Strategic objectives and aligned to the Smart Goals will be brought through the annual budgeting process.

It is recommended that subject to availability through budget review that the additional funding requested to achieve the Smart CoM Action Plan be approved to commence delivering the Smart CoM Strategic Plan and support the objectives of the Innovative Community Vision Theme.

Attachment

#	Attachment	Type
1	GC200825 Smart CoM Strategic Plan	PDF File
2	GC20200825 DRAFT 202021 Final Smart Cities Action Plan	PDF File

CITY OF MARION

Smart CoM Strategic Plan



Smart CoM Introduction



At the City of Marion, our Innovative Community Vision is
"By 2040 our city will be a leader in embracing and developing new ideas and technology to create a vibrant community with opportunities for all."

The City of Marion acknowledges the social, economic and environmental implications of technology, and how they are and will continue to shape our community.

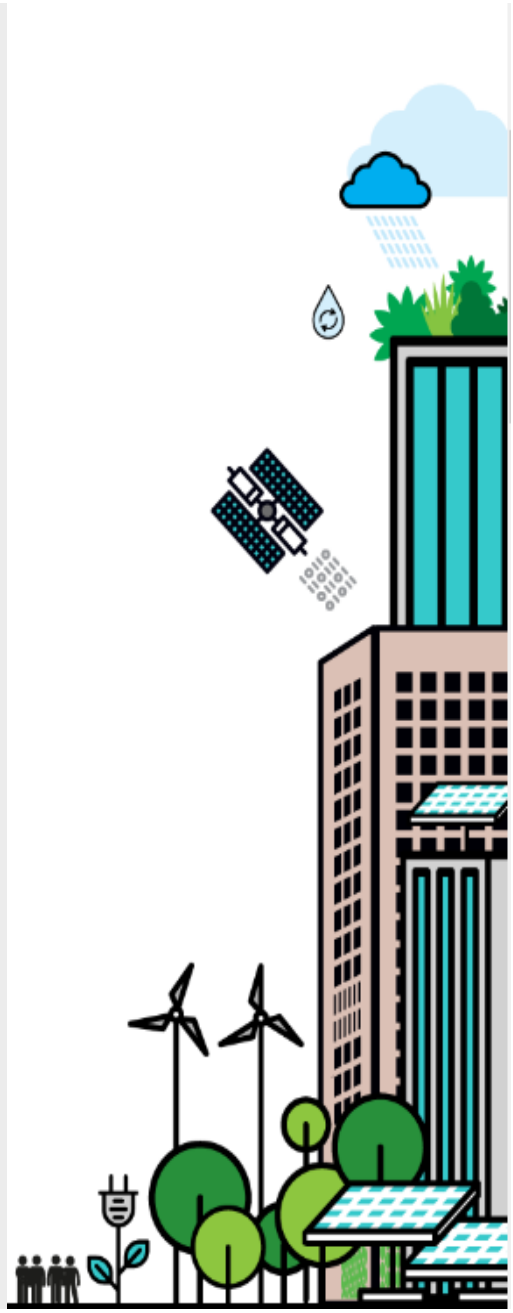
Our strategic context

- Projected population growth of 15% over the next 15 years
- An aging population and increased diversity within the community
- Static job growth and decline within large historic sectors e.g. retail
- Community expectations increasing, requiring more services for lower rates
- Importance of climate change and the urgent response required to address the impact of human activity to protect our environment
- Need to be adaptive, well-planned and flexible, empowering smarter, data-driven decisions
- Technology changing rapidly, requiring a higher level of digital literacy amongst the workforce, high demand across the labour market for these skills

The Smart CoM Strategic Plan sets the agenda for the City of Marion for the next three years. It outlines a set of initiatives, aligned to the 3 key goals, and foundational principles aimed to accelerate transformation to achieve our Innovative Community Vision.

Our Smart Community

A smart community uses technology and data to drive economic activity, accelerate innovation and better manage energy, resources and services. Most importantly, a smart community is people-focused.



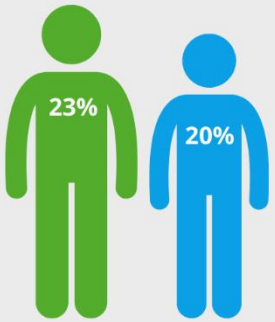
The future:

challenges, opportunities and key statistics

CITY OF MARION

Population

Projected growth
(2016 to 2036)



City of Marion (from 86,618 to 106,338)

Greater Adelaide (from 1,295,714 to 1,554,857)

Median age
39 City of Marion

40 Greater Adelaide

Older residents
(aged 65 and over)

17.3% City of Marion

17.2% Greater Adelaide

Aboriginal and Torres Strait Islander

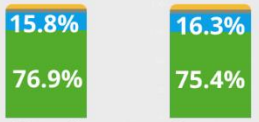


1.2% City of Marion

1.4% Greater Adelaide

Proficiency in english

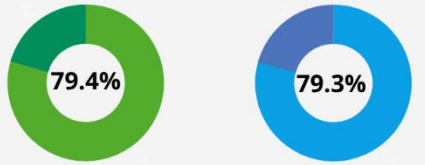
- speaks English only
- speaks another language, and English well
- speaks another language, and English not well or at all
- not stated



City of Marion | Greater Adelaide

Dwellings

Dwellings with internet access



City of Marion | Greater Adelaide

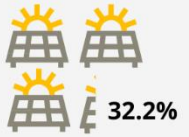
Median sale price of housing
(2020 - based on first quarter sales)



$525,000 City of Marion

$480,000 Greater Adelaide

Dwellings with solar
(September 2019)



City of Marion



Greater Adelaide

Construction growth
(on dwellings constructed between FY2016/17 and FY2018/19)

City of Marion (from 757 to 850)



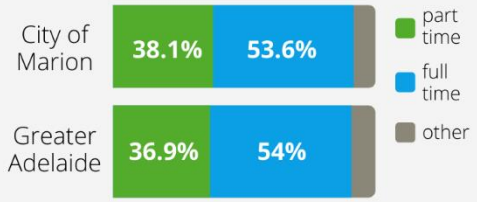
Education and employment

Education completed
(year 12 or equivilant)



City of Marion | Greater Adelaide

Employment



Journey to work
(mode)

	(public transport)	(car)	(active travel)
City of Marion	10.9%	64.7%	2.3%
Greater Adelaide	8.5%	64.7%	3.3%

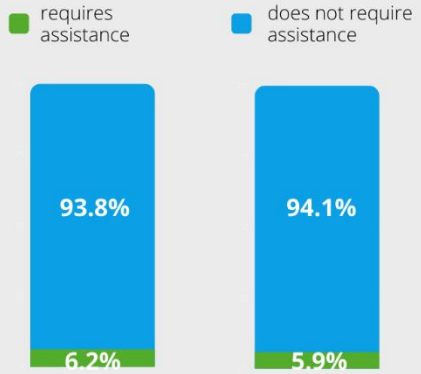
Unemployment rate

7% City of Marion

7.7% Greater Adelaide

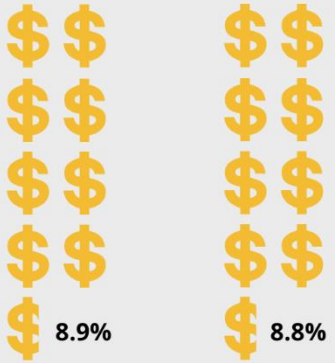
Other

Assistance with core activities



City of Marion | Greater Adelaide

Median weekly household income
($800 - $999)



City of Marion | Greater Adelaide

Data sources: ABS Census 2016, Office of the Valuer-General and City of Marion Development Services Team

Smart Principles

People | We have a people-focused approach to being smart. This ensures we remain focused on improving our residents' and visitors' quality of life.

Problems | We advance innovation and sustainability with a problem-centred lens, addressing real community issues and opportunities that we see and hear about from our community.

Fast followers | To maximize value for money, where possible and appropriate we will experiment, learn and scale following others who gone before.

Collaborate | We are wise with more minds, through experience, sharing of resources, and funding. We value partnerships with government, businesses, community and researchers to collaboratively solve problems and identify opportunities.

Smart Principles

Inclusive | We seek to bridge the digital divide in our community, to provide options and support for interacting with us as an organisation.

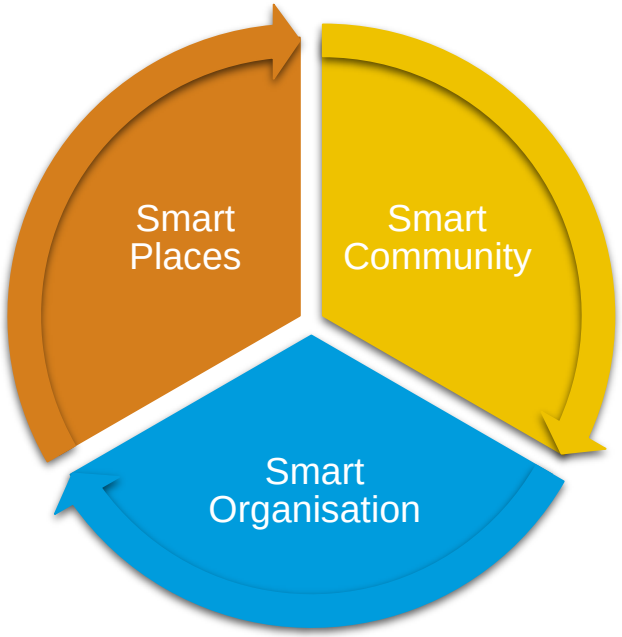
Meaningful | With the growing availability of data and information, we will ensure we use this important asset in a meaningful way to improve services and inform decision making.

Privacy, Security and Integrity | Technology offers exciting opportunities to enhance transparency and accountability. Working with experts we will maintain the security and integrity of the information and privacy of our community.

Smart Principles + Goals

People | Problems | Fast followers
Collaborate | Inclusive
Meaningful | Privacy, Security and Integrity

These principles provide the foundation to achieve the following goals:



Smart Community

Our Smart Community is informed and engaged.
To ensure our community are at the centre of using technology, digital skills and tools must be accessible to all to progress our six themes of being liveable, connected, engaged, prosperous, innovative and valuing nature.



Smart Places



Smart Places are the neighbourhoods we live, work and learn in, parks and facilities we gather in and places we recreate in. They harness information, technology and infrastructure to support our community to flourish.

Smart Organisation

Being a Smart Organisation ensures we put our customers first. We use technology to create inclusive ways for people to interact with us and continuously look for innovative ways to provide services to our community.



Measuring Success

The UN Sustainable Development Goals provide a global framework to measure our success for our Smart CoM Strategic Plan.

Mature Smart Cities are seeing examples of triple bottom line returns contributing to the social economic and environmental wellbeing of communities.



Aligning measuring our success to the UN Sustainable Development Goals and a triple bottom line approach ensures we remain outcomes focused, and data driven.

A suite of success measures will be progressively introduced and monitored to assess performance and outcomes focused on the smart goals and actions within this Plan.

Triple Bottom Line

*definitions from the Smart Cities Council
'Smart Infrastructure Unlocks Equity and Prosperity for Our Cities and Towns Report'

Social

Improving the quality of life; lowering the cost of living; conquering the digital divide enabling upward mobility for disadvantaged populations; ensuring safer streets and neighbourhoods; providing greater access to healthcare and education; creating better paying jobs in growth industries; reducing food and water insecurity.

Economic

Operational efficiencies lower costs for cities, businesses and citizens; cities with a reliable electric grid and state of the art telecommunications and mobility attract business and industry, lower crime rates lower the cost of doing business in a city; cities that promote smart mobility, smart payments, Wi-Fi, etc. appeal to tourists.

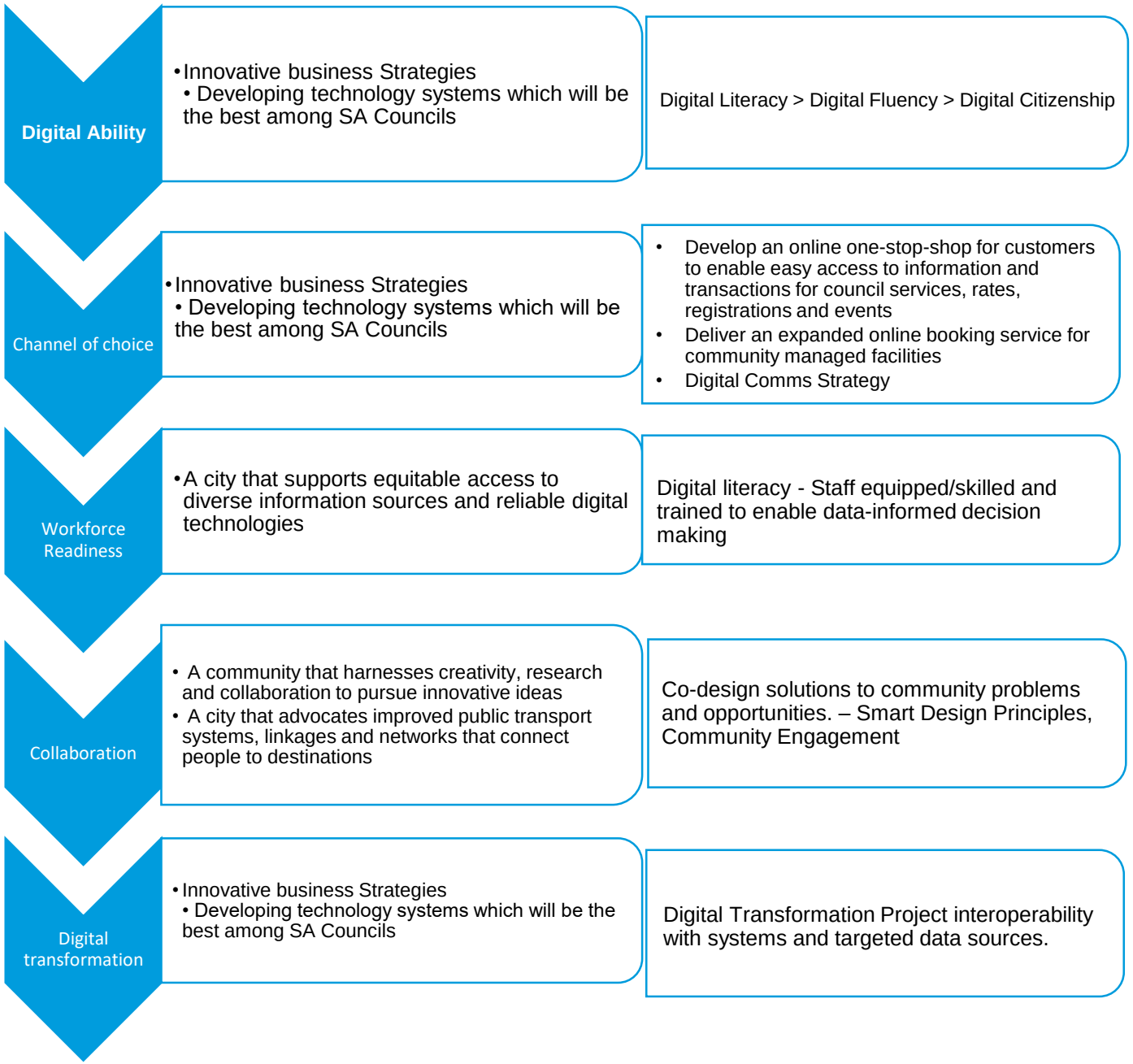
Environmental

Ability to monitor and control energy and water use to encourage conservation; smart devices help ensure cleaner water and air; smart mobility and energy efficient buildings reduce carbon emissions, recycling and upcycling lessen need for landfills; integration of more renewal energy into the energy mix.

Smart Community Priority Areas

Digital Inclusion	• A city that promotes and supports business growth and offers increased local employment and skills development opportunities • A city that supports equitable access to diverse information sources and reliable digital technologies	Affordability, Digital Accessibility, Digital Ability
Channel of choice	• A city that supports equitable access to diverse information sources and reliable digital technologies	Develop an online one-stop-shop for customers to enable easy access to information and transactions for council services, rates, registrations and events
Providing Open data	• A city that supports equitable access to diverse information sources and reliable digital technologies	Empowered to inform businesses, researchers and innovators.
Collaboration	• A community that harnesses creativity, research and collaboration to pursue innovative ideas • A city that advocates improved public transport systems, linkages and networks that connect people to destinations	Co-design solutions to community problems and opportunities.

Smart Organisation Priority Areas



Smart Places Priority Areas

Infrastructure Projects	• A city that provides infrastructure and support that enables innovation to flourish • An exciting urban environment that attracts business investment and economic activity	• Committed infrastructure projects to consider where appropriate, smart monitoring and management systems
Open Spaces / Playgrounds	• A welcoming city offering residents and visitors a wide range of leisure and cultural experiences	• Special Permit Party Planning pain point • BP Projects 21, 27
Sporting Facilities	• A welcoming city offering residents and visitors a wide range of leisure and cultural experiences	• Facilities booking system expansion • BP Projects: 12, 13, 14, 16, 34, 35,
Activation	• A city that promotes and supports business growth and offers increased local employment and skills development opportunities	• Edwardstown and Melrose Park Employment Precinct (BP Project 17)
Environment	• A healthy and climate resilient urban environment and community	• Environmental/natural resource measuring and monitoring • Environmental communication strategy • ESD Guidelines New Buildings & Refurbishments • ESD Guidelines Building Maintenance
Neighbourhoods	• Communities that are safe and inclusive, embracing active living and healthy lifestyles • Neighbourhoods that reflect local character, heritage and create a sense of belonging • A road network that connects neighbourhoods and supports safe walking, cycling and vehicle travel	• Walking and Cycling Strategy • City Transport Plan (BP Project 19) • Draft Public Art Guidelines • Disability and Access Inclusion Plan • Facilities – Sports, Cultural, Centres

Priority Scoring System

Smart Cities Priority Scoring System

CITY OF MARION

NB: All projects should deliver good value by achieving the maximum amount of increased amenity for residents through improved service delivery opportunities.

	Priority Scoring System Criteria	Scoring / Weighting				Comments
1.	**Benefit to customer experience or business performance**				Score	
	Consider: • How many people are likely to experience an increased level of mobility, health & wellbeing as a result of the project occurring? • Will the project greatly improve neighbourhood accessibility and amenity? • What level of potential economic benefit does the project have? • Is there connection to Infrastructure Investment in surrounding area? • Will the project lead to greater patronage of the targeted precinct? • Does the project promote regulatory reform?	0	⟷	7		*A higher score is given to projects able to demonstrate* • *Direct community benefits* • *Defined Economic Benefit* • *Improved patronage within the City*
2.	**Strategic Alignment**					
	Connection to: • City of Marion Community Vision, Towards 2040 • City of Marion Strategic Plan 2017-2027 • City of Marion Business Plan 2016-2019 • South Australia's Strategic Plan • The 30-Year Plan for Greater Adelaide • Southern Adelaide Economic Development Board Strategic Plan	0	⟷	7		*A higher score is given to projects that can demonstrate external strategic alignment. i.e.: with priorities of SRWRA, Resilient South, etc.*
3.	**Value**					
	Consider: • Is there an opportunity for the proposed project to be carried out in conjunction with necessary, or otherwise budgeted, works? • Will service delivery improvements be possible as a direct benefit creating opportunities for savings in the medium to longer term? • Will the project be eligible for external funding including grant opportunities? • Will this project lead to increased cost efficiencies or commerciality for council/partners • Number of other regional initiatives the project aligns with? • Are there opportunities to develop external partnerships? • Are the resources available within existing capacity? • Is there an opportunity to leverage capacity through partnerships?	0	⟷	7		*A higher score is given to projects that can demonstrate* • *grant funding opportunities* • *Collaborative Partnerships including linkages to other funded projects* • *Connection to Federal and State Government Infrastructure Investment* • *cost efficiencies, savings and service delivery improvements*
4.	**Environmental Benefits**					
	Consider: • What level of opportunity exists for the project to contribute to minimising waste and pollution by avoiding, reducing, reusing and recycling? • Does the project present opportunities to actively monitor the benefits of climate change mitigation & adaptation initiatives, for example: reduced urban heat, increased urban greening and tree canopy cover, or reduced energy/water consumption? • To what extent can the project assist in climate change mitigation & adaptation?	0	⟷	4		*A higher score is allocated to projects than demonstrate a quantitative environmental outcomes, e.g.* • *Reduce tonnes of waste* • *Reduce greenhouse gas emissions* • *Reduce litres of mains water* • *Increase % canopy cover*
	TOTAL					/ 25

Project Priority – High >15; Medium 10-15, Low <10

Identified Technology Solutions Approach

Oaklands Smart Precinct technology solutions December 2019

CITY OF MARION

The following technology solutions have been chosen to trial within the precinct, which may be scaled and replicated across the City.

Solution	Problem/Opportunity	Benefits
Smart Lighting	Lack of ability to reduce energy consumption through the dimming of lighting and proactively attend to maintenance issues before they impact or are reported by the community.	Through the installation of a central management system and NEMA PE Cells along the shared use path the following benefits will be achieved: • reduction of energy and maintenance cost • increased public safety from improved lighting • proactive maintenance/hazards • measurable environmental impact due to reduced energy consumption
Smart Parking	A long standing problem in the area for our community is parking. Being able to communicate availability of commuter parking through wayfinding to reduce impact on residential streets and gather data on utilisation within the on-street parks surrounding the reserve will enable the data-driven decisions around service delivery.	Through the installation of technology including a parking management system commuters will be aware of best location to park and reduce congestions in surrounding streets. Utilisation data provides information around the visitors to the precinct and identify potential commercial opportunities into future eg coffee van or events.
Traffic Sensors	Through the Smart South Consortium grant funding the data collected around parking flows will inform future planning around traffic in the precinct.	The consortium model enables a key object of the Precinct objectives to *"develop a collaborative approach between Council, businesses and educational/research institutions to share expertise and anonymous datasets and information to make informed decisions on community services and outcomes."*
Sensor Play Equipment	Sensor based play equipment is an extension of sensory play that has many benefits for children, through including sensor play equipment we believe we will be enhancing the children's experience in the reserve.	Reasons sensory play is beneficial for children include: • It helps to build nerve connections in the brain • It encourages the development of motor skills • It encourages 'scientific thinking' and problem solving
Digital Interactive Kiosk	The ability in a new innovative way to communicate to the community and the inclusion of a digital interactive kiosk that will provide wayfinding and relevant information will increase the awareness of local amenity within the area.	The Digital Interactive Kiosk will enable the ability to communicate local information on programs, shops and events.
LoRAWAN network and sensors	Low Range Radio Frequency transmission of data without the need for 4G connections are a cost effective way to collect data to improve service delivery. Sensors being included: • Smart BBQ • Soil moisture probes • Smart water value • Weather station • People movement sensors • Solar shelters with device charging ability	Low cost sensors enabling the trial of improving service delivery in new and innovative ways. By including sensors on these assets such as soil moisture probes, it will help with maintenance scheduling for the water truck. Smart BBQ enables data of use, faults and can schedule cleaning. People movement data helps to understand asset utilisation and peak times in the precinct which in the future could inform business hour trading, event planning and café popups. We will be trialing environmental and efficiency based solar products, such as picnic furniture & shelters. These products have the potential to power reserve services through solar such as BBQ use, provide device charging and reduce the need to trench power supply in the public realm into the future.
Data Analytics	Leveraging on the existing data analytics project being run by Performance and Innovation team, the grant has enabled the extension of data models and a Proof of concept for Internet of things (IoT) data integration.	Data analysis from technology will enable improvements to the community experience continuously, smartly and efficiently.

One Year Action Plan – Smart CoM Strategic Plan (Draft)

	PROJECT PITCH - TO BE ENDORSED	PROBLEMS	BENEFIT - ECONOMIC	BENEFIT - SOCIAL	BENEFIT - ENVIRONMENTAL	SERVICE PROVISION IMPACT	TIMEFRAME	LEAD TEAM | PARTNERS	BUDGET
GOAL: SMART PLACES FY20/21									
1	**Open Space Monitoring** The Open Space Monitoring Project will re-deploy sensors already purchased through the trial into new locations provides the opportunity to gain insights into design and utilisation of equipment provided to the community. • Install and redeploy sensors into reserves during design phase to gain utilisation awareness and inform planning.	• What equipment is currently being utilised? • We deploy a three swing piece of equipment: Are all three styles used or should we only include two styles? • What equipment should be replaced/expanded in the new designs? • Is the fitness equipment in reserves being used? • Data to inform the 1 year review post construction • Data to inform playground removal evaluation	Operational efficiencies	Providing appropriate facilities based on community use	Recycling technology already purchased	Improved design and engagement process, efficiencies in equipment deployment**,** increased reporting ability, data-driven decision making.	September 2020 - June 2021	**Lead** Smart Cities Project Officer **Partners** External Consultants	**$10 000** 5% SCPO time
			Through the re-deployment and scaling of the open space sensors the following benefits will be achieved: **Our People** will benefit through asset performance, provides visibility to utilisation and behavioural trends, improved data analysis of service delivery and designing of places. **Our Places** will benefit through a strategic planning lens of infrastructure deployment.						
2	**Smart Lighting** The Smart Lighting Scaling Project allows the embedding of the Public Lighting Guidelines and deployment of smart lighting into new infrastructure projects, the inclusion of technology enables real-time information on carbon emissions and operationally provides monitoring opportunities. • Embed Public Lighting Guidelines checklists into renewal and new design processes • Field audits of reserve and shared use path lighting – Public Lighting Action Plan #1.1b • Scaling Oaklands Precinct lighting application/system - locations: 41 lights Sturt River Linear Park, Flinders Greenway (part Grant funding) • Include opportunities within new Infrastructure projects: 20 lights Mitchell Park Sports & Community Centre, 23 Lights Soccer, and 12 lights BMX.	• Lack of ability to reduce energy consumption through the dimming of lighting • Proactively attend to maintenance issues before they impact or are reported by the community. • Provide clear standards to include within all tenders/contracts • Integration with solutions for asset classes identified in the Lighting Guidelines • Clear reporting around environmental outcomes and energy reduction.	Reduce time on system and supplier management, create opportunity to include local businesses as our preferred suppliers	Proactive maintenance/hazards, increased public safety from improved lighting	Reduction of energy costs, measurable environmental impact due to reduced energy consumption	Higher asset integrity, asset performance, improved expenditure performance, improved maintenance performance and reporting, optimised supplier and financial management	September 2020 - June 2021	**Lead** Smart Cities Project Officer **Partners** External Consultant | City Activation | Engineering | City Property	**$90 000** 8% SCPO time
			Through the integration to the lighting management system and installation of drivers and PE Cells the following benefits will be achieved: **Our Community** will benefit through reduction of energy costs, measurable environmental impacts **Our People** will benefit through asset performance, provides visibility to utilisation and behavioural trends, improved data analysis of service delivery and designing of places. **Our Places** will benefit through a strategic planning lens of infrastructure deployment.						
3	**Smart Parking** The Smart Parking Scaling Project allows the deployment of smart parking into new infrastructure projects, the inclusion of technology enables real-time information for the community to know where best to park, reduction in carbon emissions and operationally provides visibility to utilisation and behavioural trends.	• Availability of car parks to be able to park with ease to use facilities • Utilisation information around precinct locations identified where paid parking solutions could be introduced • Utilisation information around train stations, common	Data can be used to identify potential commercial opportunities, inform business programming of staffing, turnover of parking surrounding small businesses	community/facility users will be aware of best location to park and reduce congestions in surrounding streets, improved connectivity to local surrounds/location identified	Reduction in carbon emissions	Asset performance, provides visibility to utilisation and behavioural trends, improved reporting.	September 2020 - June 2021	**Lead** Smart Cities Project Officer **Partners** External Consultant | City Activation | Engineering |	**$43 000** 5% SCPO time

One Year Action Plan – Smart CoM Strategic Plan (Draft)

	PROJECT PITCH - TO BE ENDORSED	PROBLEMS	BENEFIT - ECONOMIC	BENEFIT - SOCIAL	BENEFIT - ENVIRONMENTAL	SERVICE PROVISION IMPACT	TIMEFRAME	LEAD TEAM | PARTNERS	BUDGET
	• Scaling Oaklands Precinct application/system - locations: Mitchell Park Sports & Community Centre, Quick Road Streetscape, Birch Crescent Streetscape, Boat Shed	commuter locations, high use precincts • Utilisation information to inform design process of projects • Solving hot spots identified through Customer Event data	Through the scaling deployment of the smart parking solution the following benefits will be achieved: **Our Community** will benefit through being aware of parking availability and reduce congestions in surrounding streets, improved connectivity to local surrounds/location identified problem-focused solutions and ensuring strategic objectives outlined within plans are achieved **Our People** will benefit through asset performance, provides visibility to utilisation and behavioural trends, improved reporting around service delivery and designing of places. **Our Places** will benefit through a strategic planning lens of infrastructure deployment.						

Smart Goals	FY 20/21	FY 21/22	FY 21/22
Smart Community Funding Request	Within existing resources	TBC – Annual Budgeting Process	TBC – Annual Budgeting Process
Smart Organisation Funding Request	Within existing resources	TBC – Annual Budgeting Process	TBC – Annual Budgeting Process
Smart Places Funding Request	$143 000	TBC – Annual Budgeting Process	TBC – Annual Budgeting Process
TOTAL Funding Request per FY	**$143 000**	**TBC**	**TBC**

One Year Action Plan – Smart CoM Strategic Plan (Draft)

	PROJECTS FOR NOTING WITHIN EXISITING RESOURCES	PROBLEMS	BENEFIT - ECONOMIC	BENEFIT - SOCIAL	BENEFIT - ENVIRONMENTAL	SERVICE PROVISION IMPACT	TIMEFRAME	LEAD TEAM | PARTNERS	COSTS
GOAL: SMART COMMUNITY FY20/21									
4	**Collaborate** The Collaborate Project allows a strategic approach recognizing we are wise with more minds, through experience, sharing of resources, and funding. We will seek out partnerships with government, businesses, community and researchers to collaboratively solve problems and identify opportunities for our community by: • Exploring co-design opportunities around community-based problems and opportunities • Embedding the People-focussed lens within the Smart Design Framework • Curating targeted content and analysing data from activity on the Digital Interactive Kiosks	• Use Community Engagement data more broadly • Ability to be co-design solutions in partnerships to community-based problems identified through data • Taking a People-focused approach to designing, knowing our customers • Ability to use data from Community Engagement to inform decision making	Operational efficiencies lowering costs, provides opportunities to partner externally with government, businesses, community and researchers	Improving the quality of life of the community, broader and innovative community consultation & engagement		Broader and innovative community consultation & engagement, broad and diverse demographic representation of views from communities in our decision making, data analytics across all engagement, content curation operational efficiencies.	January- March 2021	**Lead** Customer Experience **Partners** Smart Cities Project Officer | ITT	Within existing Budgets FY20/21 7% SCPO time $5 300
			The Collaborate Project will deliver the following benefits: **Our Community** will benefit through co-design opportunities to explore solutions to community problems and opportunities **Our People** will benefit through broader and innovative community consultation & engagement**,** broad and diverse demographic representation of views from communities in our decision making, data analytics across all engagement **Our Places** will benefit through targeted content curation for the Digital Interactive Kiosks						
5	**Digital Inclusion** The Digital Inclusion project seek to create a pathway for the community to engage and be supported by our existing Programs through: • Explore opportunities within existing programming in Libraries and Neighbourhood Centres and within the Business and Youth Programs - develop digital technology needs self-assessment. • Feasibility Paper on current programming and gaps addressing future needs.	• Lack of ability to reduce energy consumption through the dimming of lighting • Proactively attend to maintenance issues before they impact or are reported by the community. • Provide clear standards to include within all tenders/contracts • Integration with solutions for asset classes identified in the Lighting Guidelines • Clear reporting around environmental outcomes and energy reduction.	Operational efficiencies lowering costs, provides opportunities to partner externally with government, businesses, community and researchers, opportunities for increased engagement and increased skillsets.	Collective service approach to address needs within community, problem-focused programming addressing skills gap within the community, opportunity to expand current programming offering through mentoring program.		Increased connection amongst partnerships externally and internally**.**	September 2020 - June 2021	**Lead** Smart Cities Project Officer **Partners** Community Connections | City Activation	Within existing Budgets FY20/21 10% SCPO time $7 000
			The Smart Community Digital Inclusion project will deliver the following benefits: **Our Community** will benefit through Clear pathway for the community to increase in and develop skills around digital technologies **Our People** will benefit through program visibility and data to agilely address the needs of the community **Our Places** will benefit through a strategic planning around future program opportunities.						
GOAL: SMART ORGANISATION FY20/21									
6	**Data Governance & Analytics** The Data Governance and Analytics project is the backbone to the success of using Internet of Things (IoT) data to enable data-driven decision making. It will ensure a strategic and consistent data management approach for information that is received and supplied externally.	• Identify need to increase data skillsets within the Organisation • Ensure data is managed, stored, protected and reported in a consumable manner • Data to be displayed in appropriate format to use e.g. spatial, Power BI	Operational efficiencies lowering costs, businesses and community; provides opportunities to partner externally with government, businesses, community and researchers,	Ensure value for money for rate payers, Problem-focused approach addressing real community issues and opportunities that we see and hear about from our community.		Clear process for strategic planning mapping, improved performance and reporting, increased connection amongst partnerships externally and internally**.**	September – December 2020	**Lead** External Consultant **Partners** ITT | Smart Cities Project Officer	Within existing grant funding and budgets FY20/21 12% SCPO time $8 200

One Year Action Plan – Smart CoM Strategic Plan (Draft)

	PROJECTS FOR NOTING WITHIN EXISITING RESOURCES	PROBLEMS	BENEFIT - ECONOMIC	BENEFIT - SOCIAL	BENEFIT - ENVIRONMENTAL	SERVICE PROVISION IMPACT	TIMEFRAME	LEAD TEAM | PARTNERS	COSTS
	• Embed Data Governance Framework across Organisation • Develop Data procurement principles • Explore Open Data opportunities • Identify data analytics training on as needs basis across Organisation/XCouncil	• Enable increase in data-decision decision making • Create opportunities to collaboratively work across the Organisation and/or in partnership with government, businesses, community and researchers • Provide clear process to bring new and existing data sets into the Organisation	opportunities for increased engagement and increased skillsets.						
			The Data Governance and Analytics project will deliver the following benefits: **Our Community** will benefit through problem-centered solutions and ensuring strategic objectives outlined within plans are achieved Our People will benefit through governance and aggregated data approach for analysis **Our Places** will benefit through an identified data management approach for deployment.						
7	**Environmental Data & Systems Review** The Environmental Data & Systems Review project is aligned to Digital Transformation Program COM9 Project *'Data analytics - ensuring relevant staff have access and capability to assess and use data e.g. spatial analysis / GIS skills, Power BI etc.'* The proposed project is: • Undertake an audit of existing datasets and systems assessing best approach to storing, managing and visualising Environmental Data – focussed on Coastal Climate Change & Urban Heat and green cover data. • Create a process for data aggregation and visualisation in an ongoing manner	• Disparate systems and data sets being collected and used in isolation by business units – used to provide legislative reporting around environmental data. • Readily available analysis and visualization of data being collected to ensure reporting meets current strategic environmental priorities. • Readily available analysis and visualization of data being collected to assist with internal project planning (triple bottom line) • Readily available analysis and visualization of data being collected to ensure reporting effectively to the community • Skillset for data analytics amongst staff to use data to inform decision making and deliver strategic environmental outcomes.	Potential to identify efficiencies and cost benefits, identify opportunities with industry and research partners to collaborate with	Value for ratepayers' money, increase skillset - Digital Inclusion – literacy and access, address trends and issues of importance to our community.	Align and deliver strategic objectives outlined within the ESD Guidelines, Carbon Neutral Plan and Energy Efficiency and Renewable Energy Plan.	Informed and data-driven decision making, identify if systems can be reduced and/or made more interoperable.	September – December 2020	**Lead** Smart Cities Project Officer **Partners** Environment | ITT | External Consultant	Within existing grant funding and budgets FY20/21 2% SCPO time $1 400
			A strategic approach for collection and analysis of environmental data will enable the following benefits **Our Community** will benefit through an identified data management approach. **Our People** will benefit through having access to data and an aggregated approach to visualizing data to inform decision making. **Our Places** will benefit through analysis and planning to achieve strategic outcomes within Environmental Management plans.						
8	**Digital Inclusion / Workforce Readiness** The Digital Ability/Workforce Readiness project is essential to the current ways of working. With SA having the second lowest digital literacy rate nationally, creating a	• Clear pathway for staff to increase in skills relevant to role around digital technologies • Identify gaps in data skillsets across the Organisation	Operational efficiencies lowering costs, provides opportunities to leverage programming within the Community Digital Inclusion	Needs/skills assessment to advance in staff digital ability, opportunity to diversify current e-learning programming		Increased digital ability displaying values of Respect, Achievement, Innovation and Integrity, Operational efficiencies.	September 2020 - March 2021	**Lead** ITT **Partners** People & Culture | Community Connections | Governance |	Within existing Budgets FY20/21 3% SCPO time $2 000

One Year Action Plan – Smart CoM Strategic Plan (Draft)

	PROJECTS FOR NOTING WITHIN EXISITING RESOURCES	PROBLEMS	BENEFIT - ECONOMIC	BENEFIT - SOCIAL	BENEFIT - ENVIRONMENTAL	SERVICE PROVISION IMPACT	TIMEFRAME	LEAD TEAM | PARTNERS	COSTS
	pathway for digital ability relevant to roles will set our Organisation up for success. • The Digital Transformation Program COM1 Project – Digital Literacy will lead this body of work. Feedback will be provided to the Project Lead and Learning and Development Officer around key opportunities. • E-Learning opportunities to provide training of the Smart Design Framework to be developed	• Enable increased digital ability for data-decision decision making • Target Learning and Development Program delivery based on digital ability needs within our Organisation • Ensure future employees digital ability	Project, Opportunities for increased engagement and increased skillsets.					Smart Cities Project Officer	
			The Data Governance and Analytics project will deliver the following benefits: **Our Community** will benefit through problem-focused solutions and ensuring strategic objectives outlined within plans are achieved **Our People** will benefit through increased connection amongst partnerships externally and internally, Innovative Design approach **Our Places** will benefit through an identified data management approach						
GOAL: SMART PLACES FY20/21									
9	**Smart Design Framework** The Smart Design Framework have been developed to facilitate the embedding and achievement of Smart CoM Strategic Plan. Three specific principles require an intentional approach in order to be achieved People | Problems | Collaborate • People-focused, Problem-centred Design thinking approach embedded throughout the Organisation • Establish Training approach • Establish reporting process	• Designing with our community at the centre of our planning • Designing for long term maintainability • Collaboratively working across the Organisation and/or in partnership with government, businesses, community and researchers. • Provide clear process to undertake design approach and record problems in order to be reviewed in future design processes.	Provides opportunities to partner externally with government, businesses, community and researchers, opportunities for increased engagement and increased skillsets.	Ensure Strategic objectives outlined within plans e.g. Disability and Inclusion Plan are met, Problem-focused approach provides a process to address real community issues and opportunities that we see and hear about from our community.	Ensure strategic objectives outlined within the ESD Guidelines, Carbon Neutral Plan and Energy Efficiency and Renewable Energy Plan are met.	Increased connection amongst partnerships externally and internally**,** Innovative Design approach, Clear process for inclusion in the design process, Performance and reporting, integration of complex systems for iterative design evaluations.	September 2020 - June 2021	**Lead** Smart Cities Project Officer **Partners** City Activation | Engineering | Customer Experience | ITT	Within existing resources 5% SCPO time $3 500
			Smart Design Framework will facilitate the embedding and achievement of Smart CoM Strategic Plan deliver the following benefits: **Our Community** will benefit through problem-centered solutions and ensuring strategic objectives outlined within plans are achieved **Our People** will benefit through increased connection amongst partnerships externally and internally**,** Innovative design approach **Our Places** will benefit through an identified data management approach.						
10	**Facilities Design Specification** The Facilities Design Specification will identify consistency in systems and data management within our facilities along with opportunities to create an identifiable suite of fittings, fixtures and finishes within bathroom and kitchen upgrades enabling opportunities for consistency in designing, installation and management, reduction in procurement administration, design consultancy fees, maintenance administration and provide increased	• Design for long term maintainability • Consistent availability through local/pre-arranged suppliers for procurement • Improve maintenance performance and reporting • Opportunities for local business owner to be selected as a supplier	Create opportunity to include local businesses as our preferred supplier's panel, bulk buy cost saving opportunities.	Provide reliable, efficient, climate resilient and sustainable facilities into the future for our Community, improved operating efficiency, optimize occupancy safety and satisfaction for community, ease training needs for staff and community members on systems deployed	Ensure strategic objectives outlined within the ESD Guidelines, Carbon Neutral Plan and Energy Efficiency and Renewable Energy Plan are achieved, ensure correct disposal methodology is followed, Benchmarking utility performance.	Reduce time spent on systems and supplier management, higher asset integrity, asset performance, improved expenditure performance, improved maintenance performance and reporting, optimize supplier and financial management delivery	February - May 2021	**Lead** External Consultant **Partners** Smart Cities Project Officer | City Property | City Activation	Within existing resources 2.5% SCPO time $1 650

One Year Action Plan – Smart CoM Strategic Plan (Draft)

	PROJECTS FOR NOTING WITHIN EXISITING RESOURCES	PROBLEMS	BENEFIT - ECONOMIC	BENEFIT - SOCIAL	BENEFIT - ENVIRONMENTAL	SERVICE PROVISION IMPACT	TIMEFRAME	LEAD TEAM | PARTNERS	COSTS
	accessibility to products for the community.	• Opportunities for XCouncil purchasing for reduction in costs • Provide performance based standards to include within all tenders/contracts Procurement process supporting market adaption and standards from suppliers	By reducing potential supply chain disruptions and the amount of products being maintained this will achieve the following benefits: **Our Community** will benefit through easily accessible products and suppliers **Our People** will benefit through standardization of products for maintenance and replacement **Our Places** will benefit through provide reliable, efficient, climate resilient and sustainable facilities.						

CITY OF MARION

Woodend Path Naming Competition

Originating Officer	General Manager City Services - Tony Lines
Corporate Manager	N/A
General Manager	General Manager City Services - Tony Lines
Report Reference	GC200825R12

REPORT OBJECTIVE

To recommend a name for the recently constructed path at Sheidow Park following a naming competition with Woodend Primary School.

EXECUTIVE SUMMARY

Marion Council and Minister David Speirs have jointly held a competition to name the path between Woodend Primary School and Berrima Road, Sheidow Park.

Students at the school have submitted 10 entries (with two names being identical) for the new path. A judging panel has reviewed the list and recommended the path be named Woodend Way.

The State Government has contributed $290,000 to the design and construction of the shared path and the planting of 160 mature trees. Council has invested $67,000.

RECOMMENDATION

That Council:

1. **Confirms Woodend Way as the name for the path between Woodend Primary School and Berrima Road, Sheidow Park.**

2. **Writes to the Principal of Woodend Primary School to notify him of the competition winner, and to thank him for the school's participation in the events to celebrate the naming of the path.**

3. **Writes to the students who entered the competition to thank them for their submissions and to notify them of the winning entry.**

GENERAL ANALYSIS

Woodend Primary School and Minister David Speirs expressed an interest in naming the path at Sheidow Park. Council resolved (GC200211R03) to hold a competition for students to name the 1km shared path. The path runs through three open space areas and Sandy Glass Court Reserve, to the school oval at Franklin Court.

In 2019/20, Council built the walking and cycling path with funding from the State Government ($250,000) and the City of Marion ($27,000). Council also received a $40,000 grant from Minister Speirs as 50:50 funding for planting about 160 mature trees in an avenue affect along the path.

The path aims to reduce traffic congestion by encouraging people to leave their vehicles at home.

DISCUSSION

The naming competition has attracted 10 entries from students at Woodend Primary School. Students were asked to submit suggested names along with a reason for their selection.

The entries (with their reasons in brackets) were:

1. The Woodend Walkway (Path leads to Woodend school safely)
2. Field River Path (Links the older and newer sections of Sheidow Park. The new park surrounds the Field River Valley)
3. Woodend Path (Because it's a path and our school is Woodend)
4. Talia Lane (Which means near water and town in South Australia)
5. Ityamaiitpinna Yarta School Path (Link it to the local Aboriginal names, such as the Glenthorne National Park Aboriginal name)
6. Anangu Path (Anangu means people in Pitjantjatjara, People's Path)
7. Sheidow Path or Sheidow Park Path (It's the suburb that it's located in)
8. Woodend Path (It goes to Woodend Primary School)
9. Woodend Way (Sounds good)
10. Woodend Way (It's the way to Woodend Primary School)

Recommended name

The judging panel, after carefully reviewing all the entries, has recommended the path be named Woodend Way. The judges considered the name linked well with the school as well as the locality.

Judging process

The judging panel – comprising Mayor Kris Hanna, Deputy Mayor Matthew Shilling, Councillor Maggie Duncan and Minister Speirs, met on Tuesday, 18 August 2020. They reviewed the nominations and selected a preferred name as per the process outlined in the previous Council report.

Next steps - Announcement

Mayor Hanna and Minister Speirs will formally unveil the pathway's new name at a community event planned for Hallett Close Reserve at Sheidow Park on Saturday, 5 September 2020. It will involve the unveiling of a small plaque and community planting. The school will be formally invited to attend along with the competition winner/s and all those who submitted names. The event is being planned using COVID safe principles.

CITY OF MARION

Response to Legislative Review Committee's review of Petition 2 - Planning Reforms

Originating Officer	Manager Development and Regulatory Services - Warwick Deller-Coombs
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC200825R13

REPORT OBJECTIVE

To seek Council's endorsement to provide a submission to the Legislative Review Committee in response to a petition presented to the State Government regarding the Planning Reforms.

EXECUTIVE SUMMARY

- In 2019, State Government made changes so that any petition to the State Government with over 10,000 signatures be presented the Legislative Review Committee (LRC) for review.
- On 3 June 2020, The Hon. Mark Parnell presented Petition 2 - Planning Reforms to the LRC (outline attached).
- On 15 August 2020, the LRC called for public submissions on the Petition with a closing date of 14 September 2020.
- Administration have prepared a submission (attached) for Council's consideration based on point 4 of the guidance material: "*specific concerns in relation to the implementation of the Planning and Design Code...*"
- The submission to the LRC reflects Council's position regarding the proposed new Code and is consistent with Council's submission to the State Planning Commission from February this year. The submission to the LRC includes a covering letter, summary of issues (unmodified) and copy of Council's draft design guidelines (unmodified).
- Attached to this report is:

1. Letter to LRC
2. Supporting documents
3. Original text of petition
4. Guidance notes for submissions

- More information on the petition and process can be found at www.parliament.sa.gov.au/committees/lrc

RECOMMENDATION

That Council:

1. **Endorse the letter marked as Attachment 1 and supporting documents in Attachment 2 to this Report as a written submission to the Legislative Review Committee's review of Petition 2 - Planning Reform.**

Attachment

#	Attachment	Type
1	Attachment 1 - CoM response to Petition 2 - Planning Reform	PDF File
2	Attachment 2 - Submission Summary of Issues on PD Code combined	PDF File
3	Attachment 3 - Text of Petition	PDF File
4	Attachment 4 - Guidance notes for submissions	PDF File

Secretary
Legislative Review Committee
Parliament House
North Terrace, Adelaide SA 5000

Emailed to: seclrc@parliament.sa.gov.au

Dear Secretary,

Petition No. 2 – Planning Reform – City of Marion Formal Response

Thank you for providing Council with an opportunity to comment on Petition No. 2 – Planning Reform. Council has previously submitted feedback to the State Planning Commission on the Draft Planning and Design Code in February this year, but is yet to receive any formal feedback on any information provided.

Council's submission focuses on part 4 of the LRC guidance material, being: "*specific concerns in relation to the implementation of the Planning and Design Code"*.

We acknowledge the Government's recent announcement to delay the implementation of Phase 3 of the Code. This provides an important opportunity to address some key considerations and at a minimum we recommend that the following three steps are undertaken towards transition to the new Code:

- Clarify Code content: clarity on the final content of Code is needed at the earliest possible opportunity. Formal feedback to Councils on the submissions they provided as part of the consultation in February 2020 should be provided for Council's to consider and respond to;

- Consultation on a final draft: a consultation period for the final proposed draft of the Code; and,

- Implementation Readiness Program: more testing and consultation of a fully online system is required, to ensure that Council's and planning professionals are prepared to effectively support the State Government system and provide quality service to the public.

With the above in mind, the City of Marion supports the modernisation of the planning system and we attach our previous submission to the State Planning Commission along with this covering letter.

Council was disappointed that the hard work and community consultation completed by Council over the past three years of the Housing Diversity DPA process was not recognised by the Draft Code.

Council would also like to state its dissatisfaction with the version of the Draft Planning and Design Code (the Draft Code) originally released for consultation purposes in October 2019. Due to the detail provided, being the 'back-end' of an electronic system, it was and still is, very difficult to navigate and therefore comprehend how the Code will look and work as a finished product.

The provision of the electronic "front-end' component of the Code would have offeredission a more intuitive version in which to provide comment on. On top of this, the draft provided

contained a considerable number of mistakes and omissions; with parts also appearing unworkable.
The document did not appear to be at a stage that was suitable for consultation and it was evident more time was required for this preparation.

In addition, releasing a partially amended version of the Draft Code (through the Phase 3 (Urban Areas) Code Amendment – Update Report) during the consultation period was an unusual and somewhat confusing process, especially as this document referred to altered policies resulting in incorrect cross referencing.

Council has provided comment on many aspects of the proposed new policy and procedures; however we wish to highlight a number of key matters that are likely to result in negative impacts on the character and amenity of the Council area and/or result in missed opportunities to better plan for and locate higher density housing. These issues being;

- Given the recent community engagement and Ministerial approval of the CoM Housing Diversity Development Plan Amendment, we are seeking the outcomes of this DPA to be implemented in its entirety.

- Implementation of an Urban Corridor Zone (or similar) along Marion Road, as previously considered as part of the Housing Diversity DPA, as was proposed in the consultation version of the DPA.

- Implementation of rigorous urban design and local design standards, either within the Code or as a standalone statutory document, which places an emphasis on environmentally sustainable and high quality urban design. Council is uncertain whether the recently proposed Local Design Review Process will have the uptake required or result in the quality of design needed for small scale infill development.

- Council has a limited understanding as to how the Planning and Design Code will impact Council's ability to efficiently function (i.e. resourcing) and how the Code will be implemented in practice.

- The reduction in on-site parking requirements, combined with anecdotal evidence indicating a significant percentage of garages/carports are used for storage and vehicular parking, will inevitably result in additional pressures being placed on the local road network.

- Greater emphasis is required on the long-term sustainability of development, including additional measures for the greening of the urban realm.

The City of Marion strongly urged the Commission to provide the public with an opportunity to review, and provide comment on, the amended/updated (online) Code in its entirety prior to the implementation date.

Acknowledging the recently indicated time extension to 2021, this now provides the opportunity for the identified issues with the Code and e-Planning system to be appropriately considered, additional consultation be undertaken for any changes and subsequently tested by residents, Councils, PlanSA and the development industry, in an appropriate manner.

To support our case for the Housing Diversity DPA policy changes to apply, further details are provided below for 3 key issues:

Northern Part of Council Area (north of Seacombe Road)

The Minister for Planning recently, on 1 August 2019, approved the Marion Council Housing Diversity DPA (Part 1). A major component of Part 1 rezoned much of the northern section of Council's residential area to "Marion Plains Policy Area 8".

The previous zoning in these areas had resulted in the original housing stock being replaced by multiple dwellings at much higher densities, which has given rise to, amongst other things, a loss in amenity to streetscapes and issues with on-street car parking and congestion on the local road system. Council has received constant complaints on the matter for many years.

During public consultation of the Housing Diversity DPA, an extensive number of submissions were received from the community requesting a reduction in the number, scale and density of infill development.

The Marion Plains Policy Area seeks increased allotment sizes (site area and street frontages) so as to better control and reduce the number of dwellings being constructed, along with the associated issues/impacts.

At a yet to be determined date, the State Government's new Planning and Design Code will replace Council's Development Plan, including the recently approved Marion Plains Policy Area and the new policy criteria.

Council's understanding is that the Code will be replacing the Marion Plains Policy Area with the 'General Neighbourhood Zone'. This zone permits allotment sizes of between 200m² and 300m² in area, with frontages of between 7m and 9m for dwellings facing a road and 15m for unit type development. These dimensions are of a lesser dimension than, not only that proposed by the recently approved "Marion Plains Policy Area", but also the previous policy area that Marion Plains Policy Area superseded, meaning that the density of infill development and the associated issues will be greater/worse than that currently experienced!

This seems to contradict one of the key objectives of the Code; to improve the design standards and associated impacts of infill development.

Council sees the proposed General Neighbourhood Zone as a step backwards, as it undoes the greater protection against the impacts of infill development proposed by Council's Housing Diversity DPA.

Council is seeking that the Marion Plains Policy Area be replaced with the Code's 'Suburban Neighbourhood Zone' which, as we understand, would enable us to retain our individual suburban character and the criteria currently within the Marion Plains Policy Area. This would better meet the expectations of our community while still allowing development to progress across our city.

Refer to Issue 2 in the accompanying 'Summary of Issues' document for further detail on this matter.

Southern Part of Council Area (south of Seacombe Road)

Council has received many requests over the years from residents in the southern suburbs for the opportunity to sub-divide and redevelop their property to allow them to remain in the area in a more functional house on a smaller and more manageable site.

The southern part of the Council area was therefore also being considered for rezoning and changes in opportunity for a greater diversity of housing types as part of the Housing Diversity DPA.
Council is mindful that the southern section of Marion Council comprises a considerable amount of relatively steep sloping land, which could be problematic for development at a higher density. Council's Housing Diversity DPA made a delineation between the lesser and steeper sloping land; proposing to retain the steeper sloping land in the current Hills Policy Area, requiring a minimum site area of 700m². A new Foothills and Seaside Policy Area would allow allotments of between 300m² and 400m² to be created, dependent on the grade of slope of the land.

Other than for the suburb of Hallett Cove, the Foothills and Seaside Policy Area component of the Housing diversity DPA was not approved by the Minister, so properties remain in the original/current policy areas.

Council's understanding is that the Code was originally replacing all of the current policy areas in the southern part of the Council area with the 'General Neighbourhood Zone', with no consideration for the sloping topography of the land and no delineation between the lesser and steeper sloping land.

The proposed allotment sizes for the southern area would have been the same as for land on the flat land in the north of the Council area (200m² - 300m²). Allotments of this size would be totally unsuitable on sloping land.

Council is seeking that the proposed General Neighbourhood Zone be replaced with the Code's 'Suburban Neighbourhood Zone'. Council understands that would enable Council to seek inputting of separate sub-zones (or Technical and Numeric Variations) within this Zone that retain the current policy area requirements in relation to block size and topography for properties within Southern Policy Area 18, Worthing Mine Policy Area 20 and Foothills and Seaside Policy Area 23, whilst incorporating the changes proposed to Marino, Seacliff Park, Seaview Downs, Seacombe Heights and Darlington as submitted to the Minister within the recent Housing Diversity DPA (proposing that certain parts of the suburbs become Foothills and Seaside Policy Area 23 and other parts remain in Hills Policy Area 11 – but renamed to Escarpment Policy Area).

Council has been made aware of a new zone being developed by Plan SA for parts of this area, namely the Hills Neighbourhood Zone, but is yet to see any of the details, so cannot provide comment on its suitability.

Refer to Issue 7 in the accompanying 'Summary of Issues' document for greater detail on this matter.

Urban Corridor along Marion Road

The Housing Diversity DPA sought the creation of an Urban Corridor Zone along much of Marion Road. This Zone would provide opportunity for multi-storey mixed use development (retail/commercial/residential) in appropriate locations and help relieve the pressure for infill development in local streets in the inner suburbs.

The Urban Corridor Zone was not approved by the Minister as part of the Housing Diversity DPA, so properties remain in the original/current zones and policy areas, which are predominantly residential in nature. A number of property owners along Marion Road have been in contact with Council seeking an update on the status of the rezoning as they were intending to and ready to redevelop their land.

As the properties along Marion Road remain residentially zoned there has been no proposed transition across to an urban corridor, or similar, as part of the Planning and Design Code. Council is seeking that Marion Road is given consideration for rezoning to urban corridor as part of the transition to the new Code, rather than waiting to undertake a Code Amendment after the Code is authorised.

Refer to Issue 17 in the accompanying 'Summary of Issues' document for greater detail on this matter.

Reduction in Design Criteria

The Planning & Design Code appears to significantly reduce the existing localized design criteria found within specific Policy Area Desired Characters and Principles of Development Control. This loss results in a system which is more high - level outcome focussed, rather than a system which ensures built form is of a high-quality design and fits or improves its locality.

Council understands that there is to be a more robust design system for large scale development (including guidelines) however there does not appear to be anything similar proposed to ensure that smaller scale infill development (which is probably the largest component of new housing development) will be of an acceptable level of design. Whilst it is acknowledged the Planning and Design Code provides a range of design features, specific Policy Area Principles and Objectives informing and providing guidance on built form outcomes have been removed. Additionally, no provision of greater urban design standards within the Planning & Design Code that ensures the design of all built form includes environmental sustainability considerations has been included. This is of great concern to Council.

An Urban Design Guidelines document was drafted by Council and sent to the Commission to assist in the creation of a similar document (Attachment 2).

Council is uncertain whether the recently proposed Local Design Review Process will have the uptake required or result in the quality of design needed for small scale infill development.

Refer to Issue 19 in the accompanying 'Summary of Issues' document for greater detail on this matter.

Engagement on the changes

It is Council's view that the engagement on the Planning Changes has not been adequate. To further engage with our residents and to support our submission to the State Planning Commission; we conducted a brief engagement activity from 13 February to 24 February 2020. During this time we mailed our residents an information flyer and asked whether they supported or did not support Marion Council's submission:

- "Maintaining the approved City of Marion Housing Diversity DPA changes, approved in August 2019. The changes included:
  - Minimum block sizes of 350 sq m for single houses north of Seacombe Rd
  - Minimum frontages of 10 metres for single houses north of Seacombe Rd
  - Appropriate block sizes for sloping land south of Seacombe Rd
  - Local design standards for developments (i.e., desired character statements)
  - Appropriate site coverage on a block

- Ensuring adequate environmental measures

- Alleviating car parking issues

Council received over 680 responses supporting our submission which is a large number considering the brief time available for the engagement
In summary, it is Council's intention to pursue the best outcomes for our community as part of the Planning and Design Code implementation process. To that end, we are raising these issues of concern in the hope that a productive solution can be found.

We look forward to the Legislative Review Committee's response on how these issues will be addressed.

Yours sincerely

Kris Hanna
Mayor
City of Marion

Enclosed:

1. City of Marion Summary of Issues to the Planning and Design Code
2. City of Marion Residential Design Guidelines (Draft as sent to State Planning Commission for consideration)

Summary of Issues

Marion Council Submission on the Draft Planning & Design Code – As sent to State Planning Commission February 2020

Issue 1	Oaklands Park Policy Area 14 to General Neighbourhood Zone	***1***
Issue 2	Marion Plains Policy Area 8 to General Neighbourhood Zone	***2***
Issue 3	Suburban Activity Zone (Laffers Triangle) to Urban Neighbourhood Zone	***4***
Issue 4	Industry Zone, Precinct 4 Industry Interface to Suburban Employment Zone	***5***
Issue 5	Industry Zone, Winery Policy Area 8 to Suburban Employment Zone	***6***
Issue 6	Dwelling site exclusivity definitions issue	***7***
Issue 7	Cement Hill Policy Area 10, Hills Policy Area 11, Foothills and Seaside Policy Area 23, Southern Policy Area 18, Worthing Mine Policy Area 20 to General Neighbourhood Zone	***8***
Issue 8	Mixed Use (PA 12 Castle Plaza Environmental Assessment Area) to Suburban Main Street Zone Mixed Use Zone (no precinct) to Suburban Activity Centre Zone Mixed Use (PA 13 Limited Residential Development) to Suburban Business and Innovation Zone	***12***
Issue 9	Regional Activity Zone (Tonsley and Laffer's Triangle) to Innovation Zone	***13***
Issue 10	Local Centre Zone to Suburban Activity Centre Zone Neighbourhood Centre Zone to Suburban Activity Centre Zone	***14***
Issue 11	District Centre Zone to Community Facilities Zone *(Precinct 2 Community Hallett Cove)* District Centre Zone to Suburban Activity Centre Zone *(Precinct 3 Retail Core Hallett Cove)*	***15***
Issue 12	Mineral Extraction Zone to Resource Extraction Zone Hills Face Zone to Hills Face Zone	***16***
Issue 13	Community Zone (Recreation PA 22) to Recreation Zone Community Zone to Community Facilities Zone	***17***
Issue 14	Racecourse (Morphettville) Zone to Recreation Zone	***18***
Issue 15	Metropolitan Open Space System (MOSS) to Open Space Zone	***19***
Issue 16	Spatial Map Zone and Overlay Issues	***20***
Issue 17	Rezoning of land adjacent Marion Road from Urban Corridor Zone	***22***
Issue 18	Reduction in on-site and on-street car parking requirements	***24***
Issue 19	Limited Provision of Urban Design Standards	***26***
Issue 20	Character Area Statements	***28***
Issue 21	Flooding Overlay/General Policies	***29***
Issue 22	Stormwater/Retention Tanks	***30***
General Issues	What constitutes a 'Minor Variation' Public Notification and general code drafting errors Private Open Space Overshadowing Site Contamination Overlay Landscaping Other	***31***

Issue 1

Oaklands Park Policy Area 14 to General Neighbourhood Zone

Change Sought:

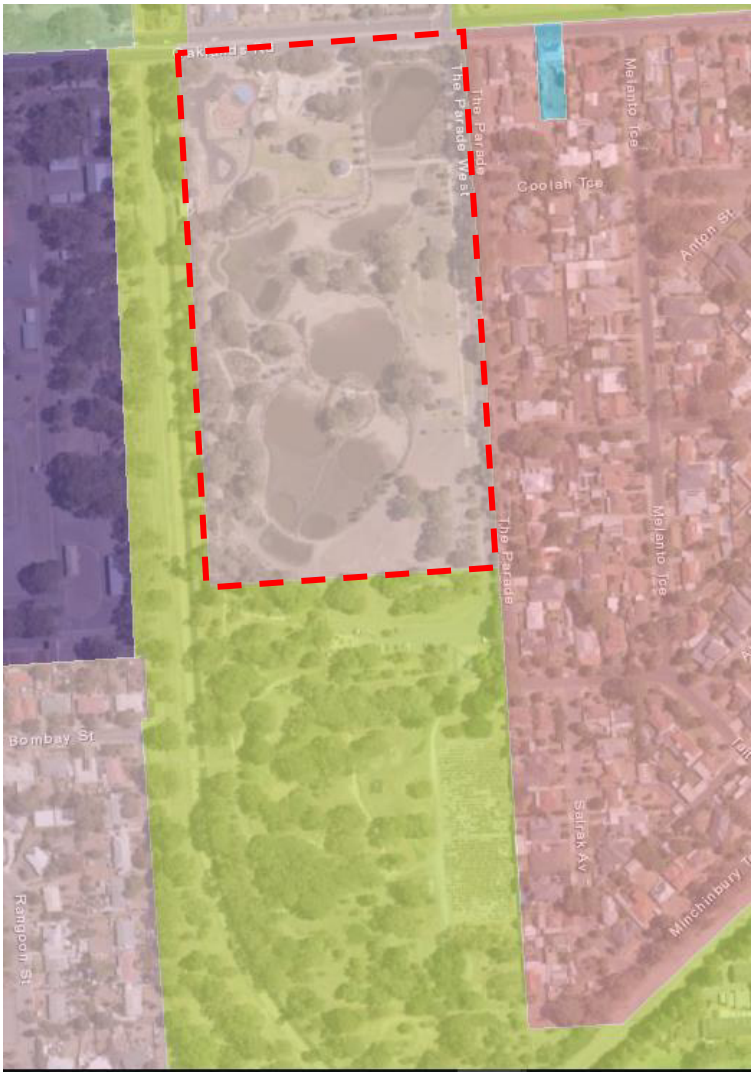
- Change proposed General Neighbourhood Zone to Open Space Zone.

Key Reason:

- Current Policy Area (within existing Development Plan) was created prior to the redevelopment of the locality and creation of Oaklands Wetlands. Residential development is not an anticipated or desired outcome on the site.

Solution:

- Amend proposed zoning of area identified in image below (red outline) to Open Space Zone, in line with remainder of open space areas to the south and west.



Issue 2

Marion Plains Policy Area 8 to General Neighbourhood Zone

Changes Sought:

- Change proposed General Neighbourhood Zone to Suburban Neighbourhood Zone for all areas currently zoned Marion Plains Policy Area 8 within existing Development Plan (Residential Zone Map included as part of submission).

- Include Technical and Numerical Variation Overlays for allotment size and frontage widths that reflect the existing policy requirements.

Key Reason:

- Preservation of exiting character and reduction of the impact of infill development. The current zoning seeks a lower density than proposed through the provision of larger allotments and frontage widths.

- A major component of Part 1 of the Marion Council Housing Diversity DPA (Part 1) resulted in the rezoning of a considerable amount of Council's residential area north of Seacombe Road to the "Marion Plains Policy Area 8". This was formally gazetted on 8th August 2019.

- The previous zoning in these areas had resulted in the original housing stock being replaced by multiple dwellings at much higher densities, which had given rise to a loss in amenity to streetscapes, issues with on-street car parking and congestion on the local road system. Council has received constant complaints on the matter for many years.

- During public consultation of the Housing Diversity DPA, an extensive number of submissions were received from the community requesting a reduction in the number, scale and density of infill development.

- The Marion Plains Policy Area 8 sought an increase in allotment sizes (site area and street frontages) so as to better control and reduce the number of dwellings being constructed, along with the associated issues/impacts. The proposed General Neighbourhood Zone provides lesser allotment dimensions than, not only those proposed by the Marion Plains Policy Area 8, but also the previous policy area that Marion Plains Policy Area superseded.

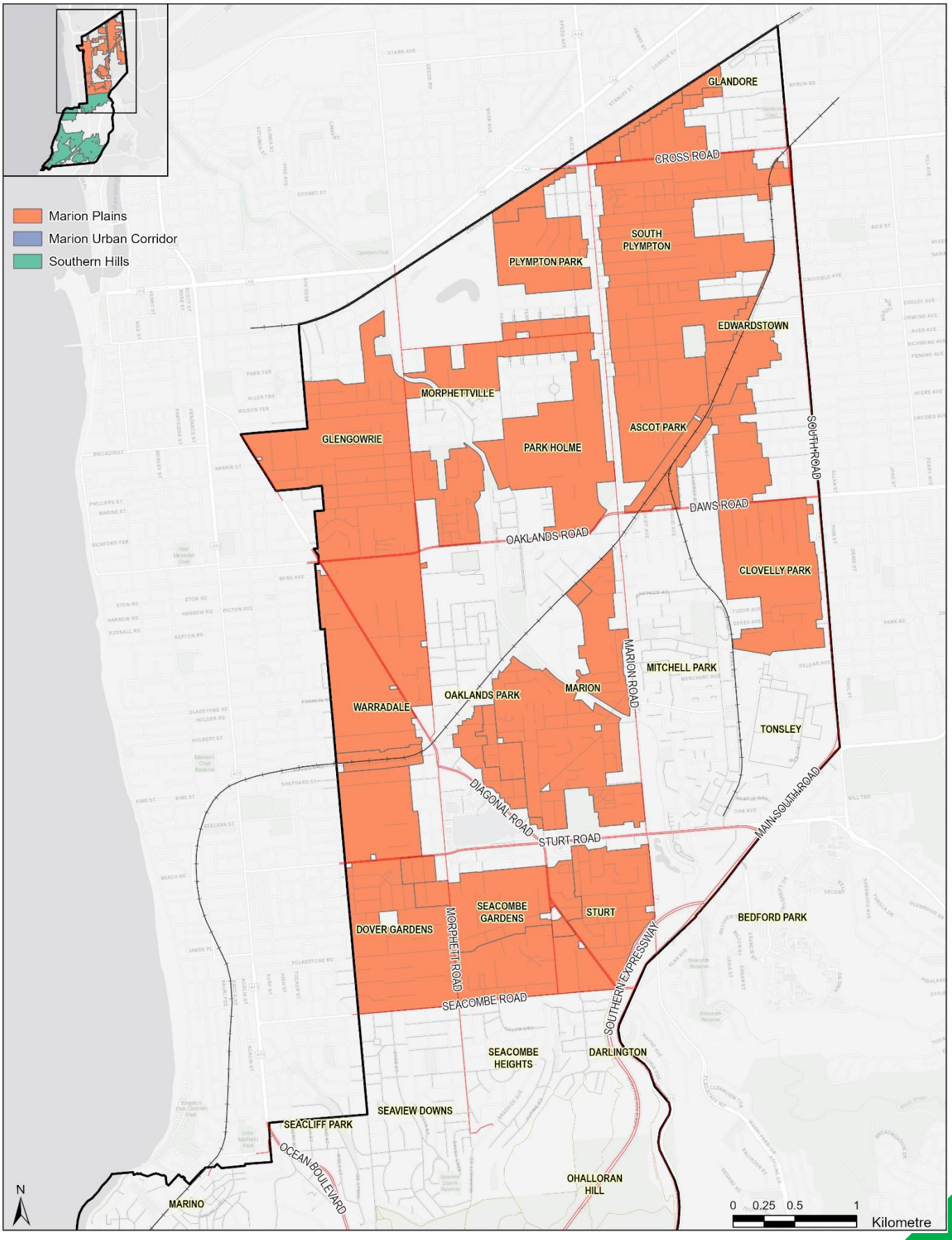
Solution:

1. Convert existing Marion Plains Policy Area 8 to Suburban Neighbourhood Zone.

2. Include the following Technical and Numerical Variation Overlay requirements:

Dwelling Type	**Site Area**	**Frontage**
Detached Dwelling	350 square metres	10 metres
Semi-detached Dwelling	350 square metres	10 metres
Row Dwelling	300 square metres	9 metres
Group Dwelling	350 square metres	20 metres
Residential-flat building	350 square metres	20 metres

Residential Areas North of Seacombe Road



Issue 3

Suburban Activity Zone (Laffers Triangle) to Urban Neighbourhood Zone

Issue:

- The area currently zoned Suburban Activity Node Zone/Core Area within the existing Development Plan is proposed to be incorporated within the Urban Neighbourhood Zone.

  The current zone seeks a desired minimum net residential density of 70 dwellings per hectare within the 'Core Area' and 50 dwellings per hectare elsewhere (remainder of area). Additionally, the minimum and maximum building height for dwellings are as follows;

Designated area	Minimum building height	Maximum building height
Core Area	2 storeys	6 storeys / 24.5 metres
Other Area	1 storey	4 storeys / 16.5 metres
Area adjacent a lower density residential zone boundary	1 storey	2 storeys / 12.5 metres

  DTS 1.2 seeks residential development (other than residential development in a mixed use building) achieves a net residential density of at least 150 dwellings per hectare, except where varied by a *Concept Plan Technical and Numeric Variation Overlay*. A review of the Planning & Design Code has identified no Concept Plan exists for this locality.

  The *Maximum Building Height Levels Technical and Numeric Variation Overlay* and *Maximum Building Height Metres Technical Overlay* states a maximum of three storeys and a maximum building height of 12.5 metres applies.

Clarification Required:

- It is unclear how a minimum net residential density of 150 dwellings per hectare can be achieved given the building height and storey limitations, especially when considering the Zone contemplates non-residential uses. Additionally, it is unclear what residential density is sought when included within a 'mixed use building'.

  Further consideration to the proposed desired density and/or the maximum building height/storeys is required.

Issue 4

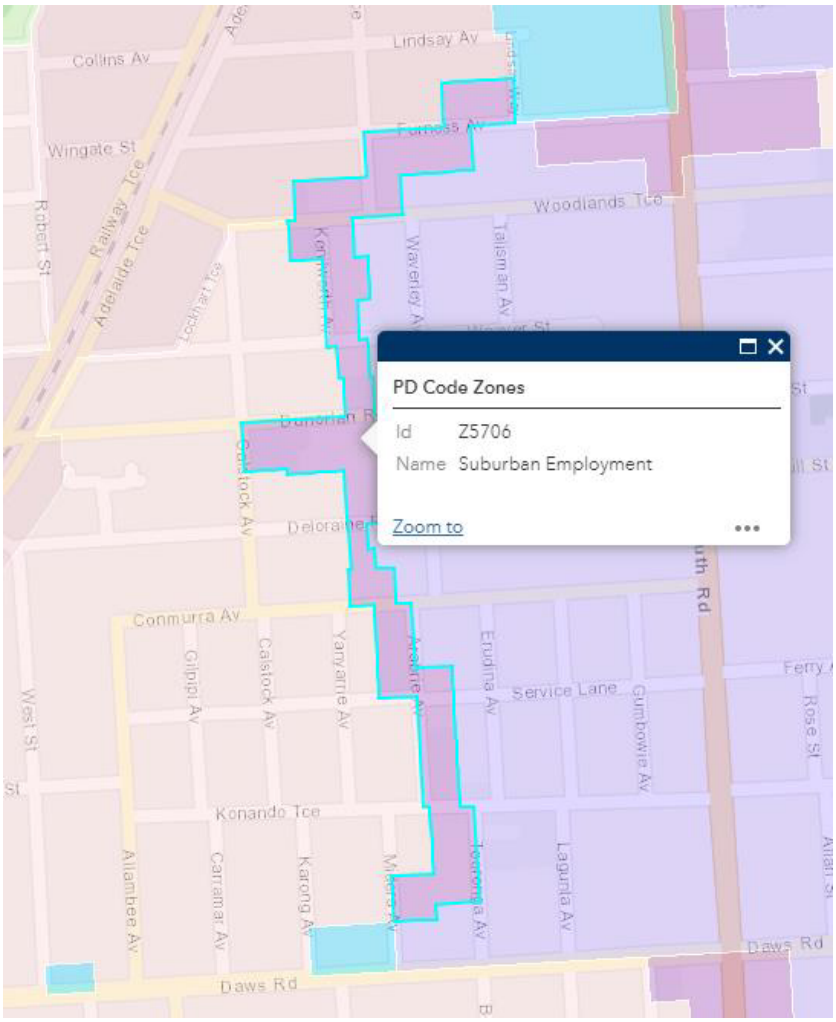
Industry Zone, Precinct 4 Industry Interface to Suburban Employment Zone

Issue:

- The current Precinct 4 Industry Interface is proposed to be included within the Suburban Employment Zone, however this interface area is a transition space between heavier industry and existing residential. It is considered that Suburban Employment Zone does not afford appropriate protection to both adjacent residential land uses (within General Neighbourhood Zone) and the potential uses anticipated within the adjacent Employment Zone.

Solution:

- The current Precinct 4 Industry Interface should be a 'sub-zone' of the Suburban Employment Zone which incorporates the protection currently provided by the existing Development Plan.



Area highlighted in blue is the current **Interface**

Issue 5

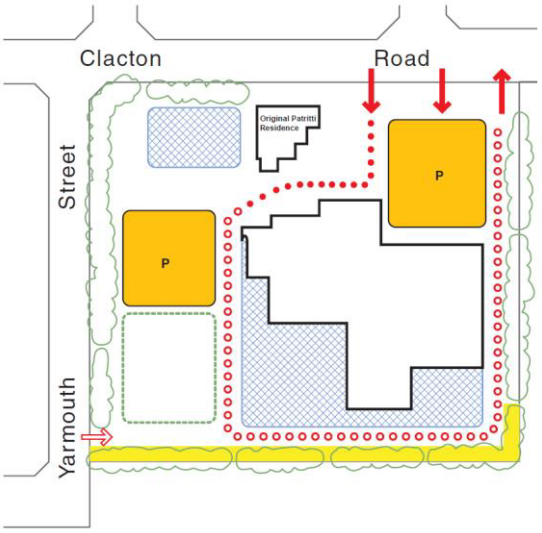
Industry Zone, Winery Policy Area 8 to Suburban Employment Zone

Issue:

- The current Winery Policy Area 8 contains specific Principles of Development Control that limits the type (i.e. buildings for Winery and ancillary related purposes) and intensity of the use, and provides guidance on the desired built form outcomes. Suburban Employment Zone does not provide specific restrictions on the type of use and likely built form outcomes.

Solution:

- Give the small scale nature of the Policy Area (a single allotment), Council is of the opinion the current Winery Policy Area 8 should be a 'sub-zone' of the Suburban Employment Zone which incorporates restrictions on future use, and the desired built form outcome currently provided by the existing Development Plan. Additionally, the existing Winery Site Development (Dover Gardens) Concept Plan should be included as a *Concept Plans Technical and Numeric Variation Overlay*.





Issue 6

Dwelling site exclusivity definitions issue

- Generally, throughout the Planning and Design Code particular dwelling types, namely, detached, semi-detached, row dwellings and group dwellings are referenced in the 'Class of Development' tables for Deemed-to Satisfy and 'Performance Assessed Development'.

  It is noted that 'dwelling' is not listed in these tables, or as an anticipated form of development in many primarily residential type zones such as the General Neighbourhood Zone.

  The Planning & Design Code designates minimum site areas and allotment frontages etc. for each form of dwelling type (detached dwelling through to residential flat building). In certain circumstances, where an application for more than one dwelling is proposed, the correct interpretation (defined by case law) as outlined by the current and proposed definitions, is that either individual titles must exist or an associated land division is required to be considered concurrently within the same application to legally define the type of dwelling to be assessed.Without the aforementioned requirements the dwelling can only be defined as a 'dwelling'.Many zones within the Planning & Design Code do not provide criteria in which to assess a 'dwelling' in terms of site area and dimensions.

  Without a change to the definitions to capture this anomaly, there are likely to be instances where developments cannot be technically or legally assessed against the criteria available within a particular zone. Council is aware that not all Councils and private certifiers use the interpretation mentioned above, so there is likely to be a lack of consistency between the way that applications are assessed.

Issue 7

Cement Hill Policy Area 10, Hills Policy Area 11, Foothills and Seaside Policy Area 23, Southern Policy Area 18, Worthing Mine Policy Area 20 to General Neighbourhood Zone

Overview

There are currently five (5) different residential policy areas in the southern part of the Council;

- Cement Hill Policy Area 10
- Hills Policy Area 11
- Southern Policy Area 18
- Worthing Mine Policy Area 20
- Foothills and Seaside Policy Area 23

Council seeks for the above policy areas to be transitioned to the Suburban Neighbourhood Zone. Within this Zone are to be separate sub-zones (or Technical and Numeric Variations) that retain the current policy area requirements in relation to block size and topography for properties within Southern Policy Area 18, Worthing Mine Policy Area 20 and Foothills and Seaside Policy Area 23, whilst incorporating the changes proposed to Marino, Seacliff Park, Seaview Downs, Seacombe Heights and Darlington as submitted to the Minister within the recent Housing Diversity DPA (certain parts of the suburb becoming Foothills and Seaside Policy Area 23 and others remaining in Hills Policy Area 11 – but renamed to Escarpment Policy Area).

The existing Policy Areas provide following characteristics;

- Cement Hills Policy Area (allowing detached dwellings on a site area of 420m^2 and 15 metre frontage).

- Foothills and Seaside Policy Area, brought in by the Housing Diversity DPA (allowing a range of housing types, site areas ranging between 350m² and 400m² dependent on gradient of slope and frontages ranging between 9m and 20m).

- The Hills Policy Area (allowing detached and group dwellings with site areas ranging from 700m² and 1100m² dependent on gradient and frontages ranging between 18m and 26m).

- Southern Policy Area (allowing a range of housing types on site areas ranging from 280m² to 420m² and frontages ranging between 8m and 20m)

- Worthing Mine Policy Area (allowing detached, semi-detached and row dwellings on site areas ranging between 300m² and 540m² dependent on site gradient and frontages ranging between 10m and 18m).

Changes Sought:

- Change proposed General Neighbourhood Zone to Suburban Neighbourhood Zone for all five Policy Areas within the existing Development Plan

  Within this Zone are to be separate sub-zones (or Technical and Numeric Variations) that retain the current policy area requirements in relation to block size and topography for properties within Southern Policy Area 18, Worthing Mine Policy Area 20 and Foothills and Seaside Policy Area 23, whilst incorporating the changes

proposed to Marino, Seacliff Park, Seaview Downs, Seacombe Heights and Darlington as submitted to the Minister within the recent Housing Diversity DPA (proposing that certain parts of the suburbs become Foothills and Seaside Policy Area 23 and other parts remain in Hills Policy Area 11 – but renamed to Escarpment Policy Area).

- Include the following criteria within the Suburban Neighbourhood Zone

1. Include a Deemed To Satisfy (DTS) provision for site coverage and floor area ratio of;
   a. maximum site coverage of 50 per cent of the allotment (excluding eaves)
   b. maximum floor area ratio of 0.6.

2. Include policy specific language that is included within a Desired Outcome that reflects the unique locality characteristics:

   - Where a distinctive and attractive streetscape character exists, development should complement the scale, bulk, siting and positive elements of existing dwellings.

   - Development should be designed and sited to relate to the slope of the land, so that the amount of cutting and filling of the natural ground profile is minimised.

   - Where a proposed development would interfere with any view, vista or prospect presently available from land in private ownership, such interference will be reasonable and anticipated if the proposed development complies with the relevant guidelines and desires of this Development Plan, including height, setbacks, building envelopes, building form and massing.

   - Development that would be prominently visible should:
     (a) achieve a profile that blends with the topography of the land
     (b) avoid the use of bright and highly reflective external materials and finishes
     (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.

   - The visual dominance of garages and carports on the streetscape should be minimised.

   - Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:
     (a) incorporating stepping in the design in accordance with the slope of the land
     (b) where appropriate, setting back upper storeys a greater distance from all boundaries than the lower storey.

Key Reasons:

- The southern section of Marion Council (south of Seacombe Road) comprises a considerable amount of relatively steep sloping land. Under the proposed General

Neighbourhood Zone allotment sizes for this land would be the same as for land on the plains (flat land) in the north of the Council area (200m² - 300m²). Allotments of this size would be totally unsuitable on sloping land given the likely need for associated retaining and earthworks to accommodate a future dwelling.

- The site works (cut/fill and retaining walls etc.) required on steeper sloping land can be substantial and can have impacts on neighbouring properties and the streetscape. The smaller the allotment the greater the impacts are likely to be; therefore appropriately sized minimum site areas and frontages are critically important. In addition to the above, secondary street setbacks and side boundary setbacks will also need to be greater than those considered appropriate on the plains.

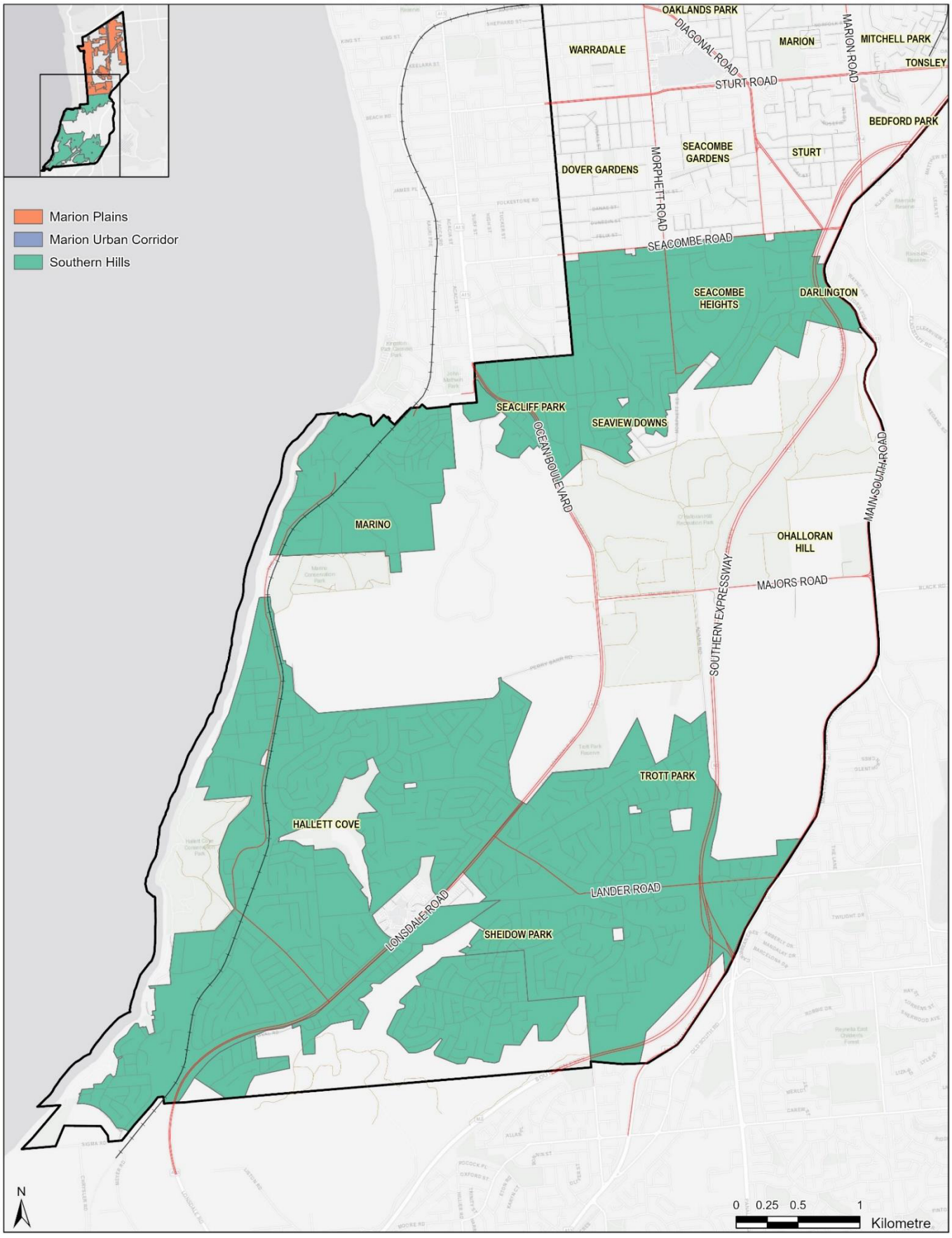
- Due to the relatively recent construction and smaller sized allotments within Southern Policy Area 18 and Worthing Mine Policy Area 20, and the generally steeper land in proposed Escarpment Policy Area within the Housing Diversity DPA, there is unlikely to be redevelopment within the affected areas, so Council believes the best option is to retain the existing associated policy.

Solution:

- It is suggested Council meet with DPTI/the Commission to ensure that an appropriate policy is created for the steeper sloping land in Council's southern suburbs.

- Amend southern section of Marion Council (south of Seacombe Road) to Suburban Neighbourhood Zone with applicable Technical and Numerical Variations relating to block size and gradient of land.

Residential Areas South of Seacombe Road



Issue 8

Mixed Use Zone (PA 12 Castle Plaza Environmental Assessment Area) to Suburban Main Street Zone
Mixed Use Zone (no precinct) to Suburban Activity Centre Zone
Mixed Use Zone (PA 13 Limited Residential Development) to Suburban Business and Innovation Zone

Changes Sought:

- The existing Concept Map Plan (Concept Plan Map Mar/9 Mixed Use Zone) should be included within the Numeric and Technical Variation Overlay within the Planning & Design Code, as it provides guidance on the type of development and built form outcomes desired which are not reflected within the general Zone policies. The Technical and Numeric Specifications of the code should reflect what the current development plan specifies. This may result in the requirement for DPTI to reconsider the proposed zones and/or their boundary locations.

- Contamination issues in the locality and remediation should be included over this portion of land and potentially included as a Sub Zone. The area requiring further environmental assessment (precinct 12) may need to be provided graphically within the Code.

- It is acknowledged the new Zone does not list 'dwelling' (or variation of) as an anticipated form of development. This goes against the original intent of the previous DPA which occurred to encourage specific forms of residential development (such as apartment buildings etc).

Key Reasons:

- The current Zone incorporates a Concept Plan which provides guidance and direction for the Castle Plaza precinct in relation to the types and location of desired development. Additional forms of Development are supported within Area 2, whilst residential dwellings are only contemplated outside of Area 1. The proposed Main Street Zone does not provide this level of detail.

- Preservation of desired development in the Mixed Use Zone/Castle Plaza Centre to ensure it functions without allowing the area to be utilised purely for residential development, particularly due to the presence of contamination in the locality. Reference to site contamination and remediation should be retained in order to assist with Council addressing these matters and to ensure sensitive land uses can safely operate.

Solution/outcomes:

- Preserve desired outcome and anticipated development for the Zone while ensuring site contamination is appropriately considered and addressed for new development via way of a sub-zone specific to the Castle Plaza precinct.

- Include current Concept Map Plan within Numeric and Technical Variation Overlay to ensure future development occurs in an appropriate manner.

It is noted Council Administration has had preliminary conversations with the land owners of the Castle Plaza precinct who advised they may lodged a submission seeking the introduction of a new Zone. It is suggested Council meet with DPTI/the Commission to ensure that an appropriate Zone is created for this precinct should a change be warranted.

Issue 9

Regional Activity Zone (Tonsley and Laffer's Triangle) to Innovation Zone.

Change Sought:

- Concept Map Plans (Mar/7 – Laffer's Triangle & Mar/8 – Tonsley) should be included within the Numeric and Technical Variation Overlay within the Planning & Design Code, as it provides guidance on the type of development and built form outcomes desired which are not reflected within the general Zone policies. The Technical and Numeric Specifications of the code should reflect what the development plan currently specifies.

- The current Zone, aside from a bulky goods outlet which should not exceed 500 square metres, does not place any restriction on the gross leasable floor area. The proposed Innovation Zone prescribes a gross leasable floor area DTS provision of 250 square metres for shops, offices or consulting rooms. Additionally, a shop, except restaurant, with a gross leasable floor area exceeding 500m2 is considered to be 'restricted' development. Greater consideration to the maximum floor area limitations is required, either within the zone, or by way of a sub-zone specific to the existing Tonsley precinct.

Key Reasons:

- The future aspirations of the Tonsley Precinct envision commercial/retail, including a supermarket which is likely to exceed a floor area of 500 square metres. Greater consideration to the minimum floor areas is required.

- The current Zone relies on the Concept Maps 7 and 8 to guide the location, form and outcome of future development. A key component of the Concept Plan is outlining where future development is permitted and the form desired (i.e. building height). The proposed new Innovation zone does not have this level of detail, and it is unclear if the Concept Plan will be incorporated into the P&D Code.

- The Zone results in removal of the entire Desired Character statement, Concept Map and supporting Principles which control the approximate location of land uses throughout the zone and building heights. The current Concept Plan prescribes a Transition Area, Core and Commercial Area within the Zone (Regional Activity Zone). These areas are specifically referenced through the Desired Character and Principles of Development Control and designated the approximate location of particular uses which assists in ensuring separation is provided between commercial uses and more sensitive uses (such as residential etc).

Solution/outcomes:

- Various forms of development are anticipated to occur within Tonsley as the area progressively grows. The abovementioned changes will ensure the built form and land uses can operate without conflict.

- The current Concept Map Plan's should be included within the Numeric and Technical Variation Overlay to ensure future development occurs in an appropriate manner.

The current zone specific policies which assist in guiding the location, form and outcome of future development throughout the precinct should be included via way of a sub-zone which is specific to the existing precinct. As the future aspirations of the Tonsley Precinct envision commercial/retail which is likely to exceed a floor area of 500 square metres, provision for retail exceeding 500 square metres should be included. The current areas nominated for residential development should be located within a Suburban Masterplanned Neighbourhood Zone.

Issue 10

Local Centre Zone to Suburban Activity Centre Zone
Neighbourhood Centre Zone to Suburban Activity Centre Zone

Change Sought:

- Restricted development list should be updated to identify 'dwelling', unless in conjunction and/or sited above/below non-residential development.

- Given 'dwellings' are not listed as restricted development, guidance on the type and desired residential density for development should be provided.

Key Reason:

- Preservation of the intent of the Local and Neighbourhood Centre Zones. By removing dwelling from the restricted development list, unless in conjunction with non-residential development, there is the opportunity for all centres serving local communities to be removed and developed for residential purposes.

Solution/outcome:

- Provide further guidance as to where a dwelling can be constructed (and in what situation) to preserve centres from being developed purely for residential developments and ensure the intent of the Zone to serve the local community remains. Where dwellings can be constructed, provide further guidance on desired density outcomes.

Issue 11

District Centre Zone to Community Facilities Zone *(Precinct 2 Community Hallett Cove)*
District Centre Zone to Suburban Activity Centre Zone *(Precinct 3 Retail Core Hallett Cove)*

Change Sought:

- Restricted development list should be updated to identify 'dwelling', unless in conjunction and/or sited above/below non-residential development.

- Given 'dwellings' are not listed as restricted development, guidance on the type and desired residential density for development should be provided.

Key Reason:

- Preservation of the intent of the District Centre Zone. By removing dwelling from the restricted development list, unless in conjunction with non-residential development, there is the opportunity for all centres serving local communities to be removed and developed for residential purposes.

Solution/outcome:

- Provide further guidance as to where a dwelling can be constructed (and in what situation) to preserve centres from being developed purely for residential developments and ensure the intent of the Zone to serve the community remains. Where dwellings can be constructed, provide further guidance on desired density outcomes.

Issue 12

Mineral Extraction Zone to Resource Extraction Zone
Hills Face Zone to Hills Face Zone

Changes Sought:

- Introduce the current non-complying development list within the Procedural Matters Section of each respective zone to the new Planning & Design Code Zones as restricted development.

- Prescribed mining operations should be included in Deemed to Satisfy development or, if left as Performance Assessed development be exempt from public notification if meeting applicable criteria (which occurs within the current Development Plan requirements).

Key Reason:

- To prevent unreasonable development of these parcels in the future and to allow the anticipated development on this land to be streamlined through the assessment process.

Solution/outcomes:

- Introduce the current non-complying development list within the Procedural Matters Section of each respective zone to the new Planning & Design Code Zones as restricted development.

- Prescribed mining operations should be included in Deemed to Satisfy development or, if left as Performance Assessed development be exempt from public notification if meeting applicable criteria (which occurs within the current Development Plan requirements).

Issue 13

Community Zone (Recreation PA 22) to Recreation Zone
Community Zone to Community Facilities Zone

Change Sought:

- Increase scope of development listed in Procedural Matters table of each Zone which is to be exempt from requiring public notification.

Key Reason:

- To allow anticipated development within this zone to be streamlined through the assessment process. New Zoning identifies all development on sites adjacent a different zone and all other code assessed development requiring notification. Notification for minor works such as retaining walls, small outbuildings, structures envisioned for the zone is considered to be unnecessary and onerous.

Solution/outcome:

- Increase scope of development listed in Procedural Matters table which is to be exempt from requiring public notification.

Issue 14

Racecourse (Morphettville) Zone to Recreation Zone

Change Sought:

- New Zone does not have a Desired Character or Desired Outcomes that relate to uniqueness of the particular Zone. The existing specific policies should be included within a 'sub-zone' to the Recreation Zone to ensure the existing protection currently provided by the Development Plan is maintained.

- Within Sub-Zone insert existing 'Complying Development' anticipated for the Racecourse (Morphettville) Zone into deemed to satisfy Table.

- Increase scope of development listed in Procedural Matters table of each Zone which is to be exempt from requiring public notification.

Key Reasons:

- Morphettville is one of the only racecourses in metropolitan Adelaide and the current Zoning provides specific provisions which relate to this unique use.

- When considering the new Zone, all performance assessed development would require notification due to development being adjacent a different Zone.

- Streamline the processing of applications for what is generally anticipated to occur in the zone (i.e. horse related activities, commercial buildings/uses typically found within a racecourse (café, office, horse related medical and training facilities etc).

- Many buildings/uses found within a racecourse are above and beyond to what would typically be found within a general recreation zone.

- Processing of such applications will likely take more time/require notification where previously they would have been complying.

Solution/outcome:

- Create a 'sub-zone' within the Recreation Zone which contains specific policy (i.e. form and type of development envisioned), deemed to satisfy provisions and public notification exemptions.

Issue 15

Metropolitan Open Space System (MOSS) to Open Space Zone

Issue

- The MOSS designation is referred to in the Native Vegetation Act when defining locations where the act applies for native vegetation protection. Changing this zone to Open Space seems to result in a break from the Native Vegetation Act, thereby losing the protection that native vegetation has along all major corridors of open space across Adelaide.

- Linked to the above, the change from MOSS to Open Space seems to lose the function of MOSS zones and linear corridors. The Objectives and Principles of Development Control that specifically relate to conservation, corridors, rehabilitation and restoration of ecosystems, and landscaping considerations appear to be lost.

Reason for Change

- The Restricted Development list for the MOSS Zone has significantly reduced; however, it is acknowledged the Coastal Land Overlay applies which aims to promote the conservation and enhancement of the natural coastal environment. This notwithstanding, if an unreasonable development were to be lodged with Council over these Zones, it would need to be performance assessed, compared to the current situation where it would likely fall into a Non-Complying form of development, providing Council the opportunity to choose to not proceed with the assessment.

Solution:

- Retain all existing land currently located within the Metropolitan Open Space System (MOSS) as land within the MOSS Zone to ensure native vegetation is protected in accordance with Native Vegetation Act.

- Include specific provisions relating to conservation, landscape/wildlife corridors, rehabilitation and restoration of ecosystems, and landscaping within the Open Space Zone, or alternatively, create a sub-zone which provide greater control in these areas.

Issue 16

Spatial Map Zone and Overlay Issues

Issue:

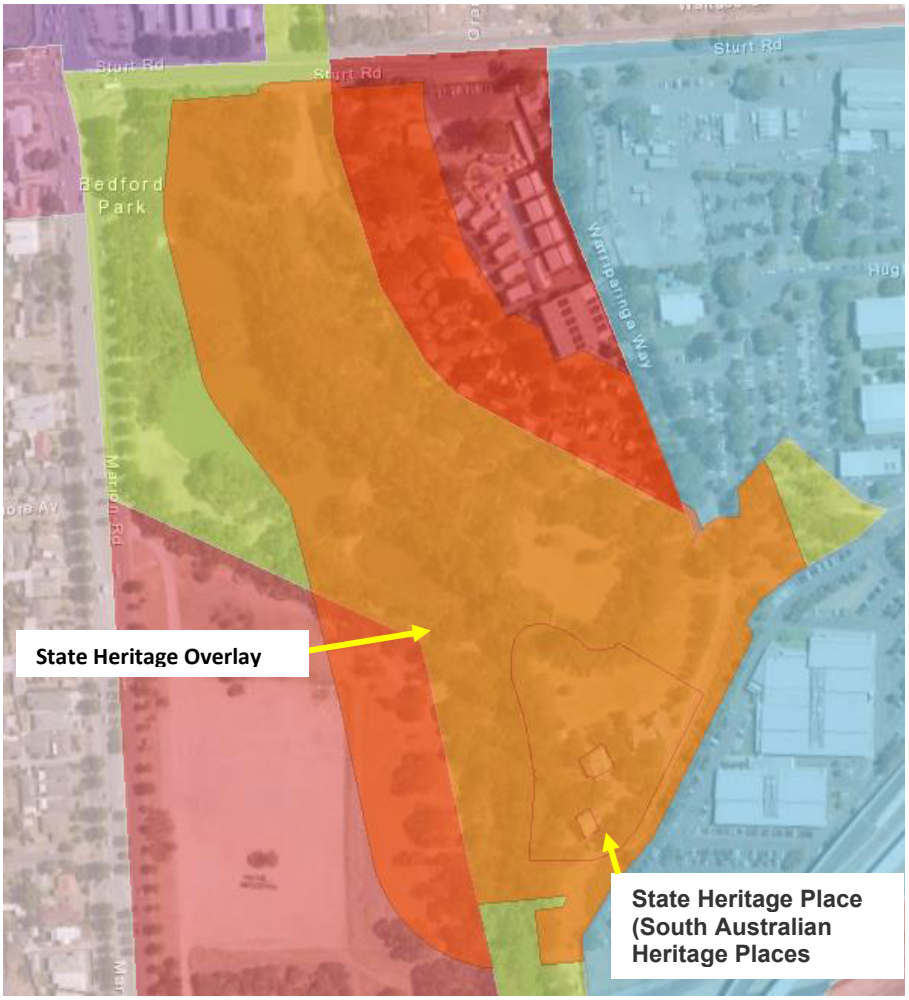
- The State Heritage Place Overlay contained within the Planning & Design Code is larger than the current allotment where the Heritage Places are contained. Located at the Sturt Triangle, Sturt, the State Heritage Place (as prescribed in the Development Plan and SA Heritage Database) includes Warriparinga wetlands, including Fairford House (Laffer Residence), Coach House (former winery) and surrounding grounds.

  The State Heritage Place Overlay encompasses not only the Open Space Zone where the Heritage Places are located, but also sections of the Caravan and Tourist Park Zone (in dark red) and the Urban Neighbourhood Zone (in light red).

  Consequences of this are that it shall prevent Zone-specified deemed-to-satisfy developments from occurring, and applies the criteria of the State Heritage Overlay to any development within the Overlay.

Clarification Required:

- Council seeks clarification as to how the spatial overlay has been developed and implemented. Additionally, clarification is required on why the State Heritage Listed Area Overlay exceeds the existing allotment boundary which contains the Heritage Places (proposed to the Open Space Zone).



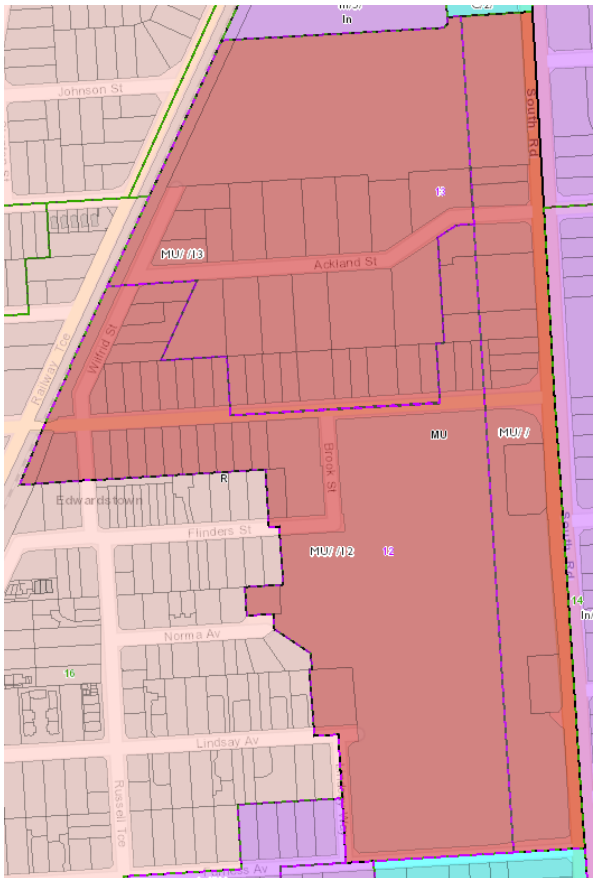
Issue 16 Spatial Map Zone and Overlay Issues (cont.)

Issue:

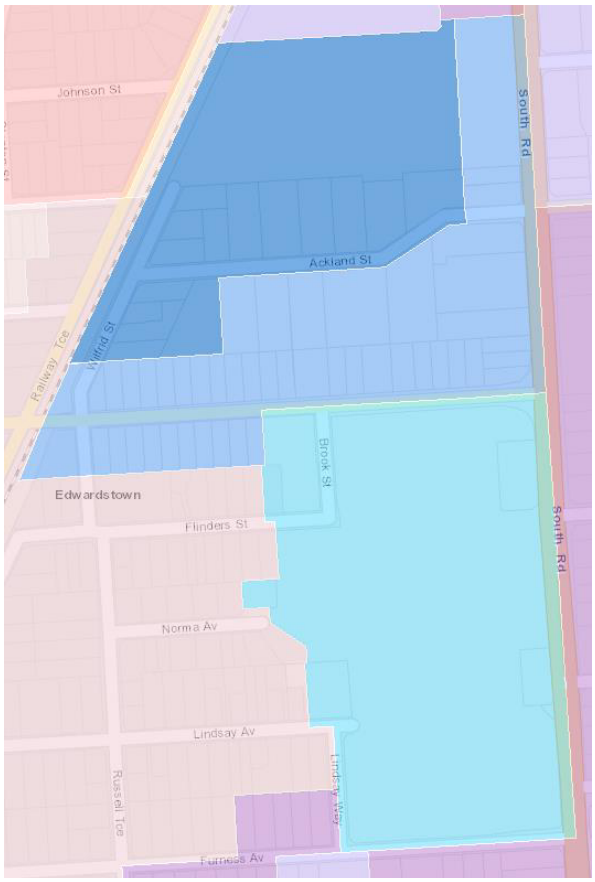
- The proposed spatial mapping boundaries provided as part of the P&D Code for the new Zones at Castle Plaza are not consistent with the existing Precinct boundaries illustrated within the Development Plan.

Clarification Required

- Council seeks clarification as to how the spatial overlay has been developed and implemented. Additionally, clarification is required on why the State Heritage Listed Area Overlay exceeds the existing allotment boundary which contains the Heritage Places (proposed to the Open Space Zone).



Existing Development Plan Zoning
Red = Mixed Use Zone
Blue Line = Precinct and Area boundary



Planning & Design Code Zoning
Teal = Suburban Activity Centre
Light Blue = Suburban Main Street
Dark Blue = Suburban Business and Innovation

Issue 17

Rezoning of land adjacent Marion Road to Urban Corridor Zone

Issue:

- The Housing Diversity DPA sought the creation of an Urban Corridor Zone along much of Marion Road. This Zone was to provide opportunity for multi-storey mixed use development (retail/commercial/residential) in appropriate locations and help relieve the pressure for infill development in local streets in the inner suburbs.

- The Urban Corridor Zone was not approved by the Minister as part of the Housing Diversity DPA Part 1. Subsequently, the existing properties remain in the original/current zones and policy areas, which is predominantly residential.

- As the properties along Marion Road remain residentially zoned there has been no proposed transition across to an urban corridor, or similar, as part of the Planning and Design Code. Council is seeking that Marion Road is given consideration for rezoning as part of the transition to the new Code as these areas have already been consulted on and agreed by Council and the Minister.

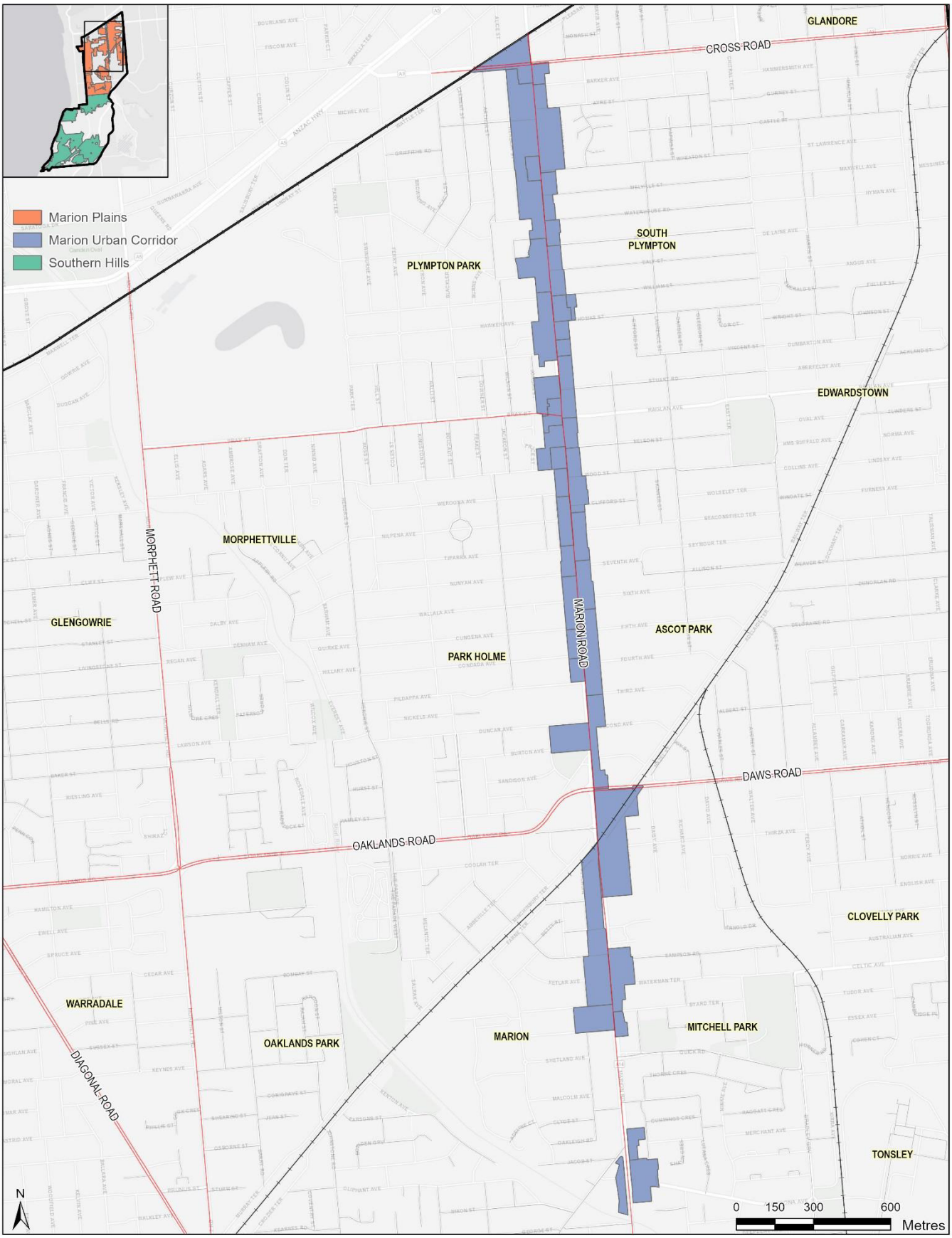
- Given the existing properties have not been transition across to a particular urban corridor, it is suggested Council and DPTI collaborate to provide a Zone which best reflects the Urban Corridor Zone and Boulevard Policy Area 19 Desired Character, Objectives, and Principles of Development Control sought by Council as part of the Housing Diversity DPA.

Solution:

1. It is recommended the areas identified on the Map provided (see below) are rezoned as part of the Planning & Design Code to an Urban Corridor Zone which best reflects the Urban Corridor Zone and Boulevard Policy Area 19 Desired Character, Objectives, and Principles of Development Control sought by Council as part of the Housing Diversity DPA (attached to this document is a copy of the Zone and Policy Area requirements originally provided to the Minister for Planning as part of the DPA process).

2. Include the following Technical and Numerical Variation Overlay requirements for the following;
    - Minimum net residential density of 70 dwellings per hectare
    - Minimum building height of 2 storeys and maximum building height of 3 storeys and up to 12.5 metres.
    - Where the site exceeds 2,000 square metres in area, incorporates a minimum depth of 40 metres and has a frontage to Marion Road and access from a side street, a maximum of 5 storeys (or 18.5 metres) in height above natural ground level is permitted.

Urban Corridor Zone Along Marion Road



Issue 18

Reduction in on-site and on-street car parking requirements.

Change Sought:

- Retention of existing Development Plan car parking requirements for residential development:
  - 2 car parking spaces per dwelling containing up to 3 bedrooms (or rooms capable of being used as bedrooms), 1 of which is to be covered,
  - 3 car parking spaces per dwelling containing 4 or more bedrooms (or rooms capable of being used as bedrooms), 1 of which is to be covered. Plus, in the case of 3 or more group and residential flat buildings, 1 visitor space per 3 dwellings.

- Retention of existing on-street parking requirements for residential development:
  - A minimum of one on-street car parking space should be provided for every 2 allotments created.

- Include wording within Planning & Design Code Policy requiring any room that could be used as a bedroom (i.e. study etc) is considered in the total overall number of bedrooms to ensure parking rates are calculated according to what may actually eventuate on site.

Key Reason:

- In Council's experience infill development results in an increase in demand for on-street parking due to the provision of smaller allotments and subsequent reduction in opportunity for on-site parking. The reduction in on-site parking, combined with anecdotal evidence suggesting a significant percentage of garages/carports are used for storage and vehicular parking, will inevitably result in additional pressures being placed on the local road network in relation to parking. The reduction in on-street parking requirements from 1 space per 2 dwellings to 1 space per 3 dwellings will additionally result in pressures being placed on the local road network in relation to parking.

	Development Plan	Planning & Design Code	
Off- Street Parking	2 spaces per dwelling (up to 3 bedrooms or rooms capable of being used as bedrooms). 3 spaces per dwelling containing 4 or more bedrooms (up to 3 bedrooms or rooms capable of being used as bedrooms). 1 additional visitor space per 3 dwellings is provided in the case of 3 or more group and residential flat buildings	1 space per dwelling (1 or 2 bedroom). 2 spaces per dwelling (3 or more bedrooms) 1 additional visitor space per 3 dwellings is provided in the case of 3 or more group and residential flat buildings	Change Change No Change
On-Street Parking	1 space per 2 dwellings	1 space per 3 dwellings	Change
Distance between driveways	6 metres	6 metres	No Change

Solution/outcome:

- Transport, Access and Parking Table 1 – General Off-Street Car parking Requirements should be amended to provide the following;

Detached Dwelling Semi-Detached Dwelling Row Dwelling Group Dwelling Residential Flat Building	- 2 car parking spaces per dwelling containing up to 3 bedrooms (or rooms capable of being used as bedrooms). - 3 car parking spaces per dwelling containing 4 or more bedrooms (or rooms capable of being used as bedrooms). - A minimum 1 space must be, or can be, covered. - In the case of 3 or more group and residential flat buildings, 1 additional visitor space per 3 dwellings is provided.

- Design in Urban Areas DTS / DPF 23.6 is amended to require a minimum of 1 on-street parking space per 2 proposed dwellings (which is a minimum 6 metres in length measured from the closest point of the driveway/kerb, including in flaring).

- Clarification is required if Design in Urban Areas DTS / DPF 23.4(a), which requires a minimum 500mm setback from infrastructure, is taken from the edge of the driveway, or the edge of any driveway/kerb flare.

- Include wording within Planning & Design Code Policy requiring any room that could be used as a bedroom (i.e. study etc) is considered in the total overall number of room that could be used as a bedroom, as to ensure parking rates are calculated according to what may actually eventuate on site.

- Provide standardised crossover driveway access standards (a copy of the City of Marion standards of construction for concrete crossover driveway access has been included within the submission).

Issue 19

Limited Provision of Urban Design Standards

Change Sought:

- Provision of greater urban design standards within the Planning & Design Code which retains the localized flavour found within existing Development Plan Policy Area Desirer Characters and Principles of Development Control.

- Provision of greater urban design standards within the Planning & Design Code that ensures the design of all built form includes environmental sustainability considerations.

Key Reason:

- The Planning & Design Code significantly reduces the existing localized design criteria found within specific Policy Area Desired Characters and Principles of Development Control. This loss results in a system which is more outcome focussed, rather than a system which ensures built form is of a high quality design and fits or improves its locality.
-
- It is understood that there is to be a more robust design system for large scale development (including guidelines) there does not appear to be anything similar proposed within the timescale for transition to the new Code to ensure that smaller scale infill development (which is probably the largest component of new housing development) will be of an acceptable level of design.
-
- Whilst it is acknowledged the Planning and Design Code provides a range of design features, specific Policy Area Principles and Objectives informing and providing guidance on built form outcomes have been removed. Additionally, comprehensive Desired Character statements which provide further guidance on the desired built form outcome have been removed.

Solution/outcome:

- Provide greater design and appearance provisions/requirements within the Planning & Design Code which require all built form, regardless of the development size/cost (i.e. multi-storey development, through to one dwelling on one allotment). Some minor suggestions include;
    - Provide additional design criteria for front and side/rear façade, especially façades which present to public spaces such as secondary streets, reserves etc).
    - Design criteria for residential and non-residential uses should be defined through separate policy provisions.
- Provide a statutory document (i.e. Design Standards/Guidelines) which provides guidance on the types of high quality design outcomes desired for infill/small scale residential development. Additionally, this document should be accompanied by appropriate policies within the Regulations and/or Planning and Design Code to ensure the built form, improves and enhances, the locality in which it is intended to be built.

- Ensure policies are contained within the Planning & Design Code and/or accompanying documents (such as the Design Standards/Guidelines) require materials and building design to incorporate environmental sustainability considerations.

- Ensure design guidelines place an emphasis on sustainable urban design, particularly through the placement, sitting and orientation of dwellings, and use of colours and materials which minimise environmental impacts.

- To assist the Commission, Council has included a draft ‘Urban Design Guidelines’ which illustrates the type and form of development desired.

Issue 20

Character Area Statements

Change Sought:

- Inclusion of detailed Principles and Policies within both the Character Area Statements and within the Planning & Design Code, by way of sub-zone of Technical & Numerical Overlay which contains design requirements.

Key Reason:

- The Character Area Statements released by the Commission contain each contain an attribute table which provides guidance as to the valued character attributes sought by new development.

  Whilst the attributes table provides guidance, it appears there no accompanying provisions within the Planning & Design Code to ensure new development occurring within these areas are design to ensure they reflect the desired character are provided.

Solution/outcome:

- Inclusion of detailed Principles and Policies within both the Character Area Statements and within the Planning & Design Code, by way of sub-zone of Technical & Numerical Overlay which contains design requirements.

Issue 21

Flooding Overlay/ General Policies

- Council has undertaken extensive flood inundation studies and developed policies and principles to ensure potential flood inundation on future development is appropriately mitigated, without adversely impacting on the proposed owners, or owners of adjacent properties. The current Development Plan, as recently amended, provides for greater stormwater controls in response to urban renewal/intensification.

- Council's Development Engineer has reviewed the information contained within the Planning & Design Code relating to flooding, including the Hazards (Flooding) Overlay.

  Council's existing flood inundation studies recommend mitigations solutions that contradict the general requirements of the Code. It is unclear if the mitigation recommendations of an adopted Flood Study will supersede the Code requirements. Reference should be made to the best practice requirement to prepare local Stormwater Management Plans based on detailed catchment modelling. Outcomes/recommendations contained within SMP's should feed through to the code via way of overlay and subsequently supersede any general flood mitigation requirements.

- There is a concern that a generalised approach to flood mitigation through the inclusion of a DTS provision requiring a dwellings finished floor level to be a minimum 300mm above Top Of Kerb (TOK) will result in unreasonable and necessary filling and retaining throughout the flatter areas of the Council lead to an inconsistent approach to development. This is of particular concern for allotments which slope away from the street and acknowledging the Sloping Land Overlay does not apply to the majority of land south of Seacombe Road. A general reference to setting FFL's a minimum, for example 250mm above Finished Paving Level, should be included for allotments that fall away from the road at a grade of greater than 0.5%. This scenario will reduce potential fill/retaining impacts on adjacent allotments.

Clarification Required:

- It is unclear how spatial data, and accompanying policies (which are just as important), developed by the Council will be sourced and included into the Code and accompanying spatial mapping. Clarification is required to determine whether it will be DPTI/the Commission who will approach Council, or will individual Council need to provide this data to DPTI on its own accord?

- Clarification is required on Hazard (Flooding) Overlay DTS/DPF 1.1 allows the division of land exposed to a flood depth of up to 0.3m (with flood velocities not exceeding 0.3m/s). PO 1.3 appears to further restrict this requirement by requiring roads, and parking areas to be at least 0.3m above this flood depth. Presumably a freeboard of 0.15m to 0.3m is applied above this further constraint? Does this require the compliant FFL of buildings to be up to 0.9m above natural ground level in the developable flood prone areas?

Issue 22

Stormwater/Retention Tanks

- Council has policies requiring all new buildings (this includes outbuildings, verandahs etc) north of Seacombe Road, exceeding an area of 20sqm, incorporate the provision of stormwater retention.

  Council's policies state buildings exceeding 20 square metres or more in floor area, shall incorporate on-site stormwater retention systems which ensure that the first 15 mm of rainfall within any 24 hour period is retained on site. Where such retention systems rely on the use of infiltration, and testing shows that site soils will not permit infiltration of retained stormwater within a 24 hour period, provision of additional storage shall be provided either within an infiltration trench or tank which has sufficient capacity to contain runoff from 15 mm of rainfall and discharges over a period of at least 2 hours and no greater than 24 hours. These policies have been informed by Council's Flood inundation studies and aims to assist in reducing flooding impacts on the wider council area.

  It is generally considered that this performance requirement is met for residential dwellings through the installation of plumbed-in rainwater tanks no less than 5000 litre for roof areas greater than 150m2 (with at least 80% of connected roof area). Further, all impervious pavement surfaces should drain to a complying infiltration trench or "rain garden", unless constructed of "permeable pavement".

  This is proposed to be removed from the Code, providing minimum tank capacities determined by the size of an allotment, not the form of development proposed. Hammerhead developments require driveway and pathways constructed of a minimum 50% permeable material as well as retention tanks. Tank sizes are consistent for all dwellings; however, all dwellings will require a tank connection to roof area of at least 60%, whereas row dwellings require a connection to at least 80% roof area.

Solution/outcome:

- Council believes the reduction in on-site retention is not appropriate, and that the policies within the Planning & Design Code should be amended to include larger retention requirements, include policies relating to the construction of outbuildings and include requirements for retention tanks for any form of dwelling not specifically listed within Design in Urban Areas DTS 22.1.

General Issues

What constitutes a 'Minor Variation'

- It is unclear what constitutes a 'minor' variation. Under the current planning system there is limited direction as to what can be considered a 'minor variation' and subsequently what is 'minor' is interpreted differently.

  It is suggested a Practice Direction accompany the Planning & Design Code outlining what can be considered 'minor', how this will be implemented in practice, and rules/ a method outlining how this will be considered during the assessment process.

Public Notification and general code drafting errors

- It is noted the Planning & Design Code includes multiple drafting errors within the Zone Performance Assessed Tables and Public Notification Tables. These tables reference incorrect (or non-existent) Deemed to Satisfy Provisions/ Performance Outcomes, and in some cases refer to different zones entirely.

  Council cannot provide sufficient commentary on whether the extent of notification, or what elements or a proposal requires notification, is appropriate without being provided the correct information/data in the original circumstance.

Private Open Space

- It is noted Table 1 – Outdoor Open Space includes a list of dwelling types that require minimum open space areas and dimensions. It is noted this table does not include 'residential flat-building' or 'dwelling'. It is unclear whether this is an omission or it is intended for residential flat-buildings and undefined dwellings to be excluded from open space requirements.

  Council is of the opinion residential flat-dwellings should be included within Table 1, whilst further consideration to open space requirements for undefined 'dwellings' should be had.

- Provision of Open Space forward of the dwelling should have the following limitations
  - Incorporates a northerly aspect
  - Has a direct connection to a living room
  - Do not compromise passive surveillance opportunities or restrict primary access to the dwelling
  - Does not incorporate more than 50% of the overall open space.

Overshadowing

- Whilst the Code has provision for consideration of Overshadowing of habitable room windows and adjacent areas of open space, assessment of dwellings (Deemed to Satisfy and Performance Assessed) within the General Neighbourhood Zone seems to omit any assessment requirement. Clarification is required if overshadowing considerations have been erroneously or intentionally omitted.

<u>Solution</u>

- Overshadowing of existing and proposed habitable room windows and open spaces areas of dwellings should be included within the Design in urban Areas (and Design in Rural Areas) policy module. Additional overshadowing requirements relating to the shadowing of solar panels should be included within the Planning & Design Code.

- Consideration of overshadowing impacts should be included within the Deemed To Satisfy Provisions of any residential related zone (i.e. General Neighbourhood Zone, Suburban Neighbourhood Zone etc).

Site Contamination Overlay

- Site contamination is an evolving and constantly changing issue. It is suggested general policies be enhanced to take into consideration issue of potential contamination which arise but are not subject to a formal contamination register or audit process.

  Council is of the opinion site contamination, whether it be formally identified by way of formal notice/register or by way of investigation, be included spatially on the Planning & Design Code mapping.

Landscaping

- Council cautiously welcomes the introduction of mandatory tree planting for development. One of the Code's objectives for development is to integrate sustainable techniques into its design, siting and landscaping in order to reduce the effect of urban heat, etc.

- However, minimum deep soil areas are only relevant to development of four or more storeys. Residential development of three storeys or less refers only to minimum 'areas for soft landscaping', which may be poorly defined and does not guarantee deep soil areas suitable for larger tree growth. Further, these areas require a minimum dimension of only 0.5 metres, and there is no quantitative requirement for a larger dimension of any particular size. Only a minimum of 25% of any land between the road boundary and the primary building line is to be provided for soft landscaping – which, in other terms, could result in 75% paved front yards.

- Limited landscaping provisions are applicable to non-residential development of three storeys or less.

- The failure of the Code to desire locally indigenous/native species is considered to be a key issue and further clarification on the desired tree type and species is required. Additionally, the compliance of tree planting (and on-going maintenance) may result on an unreasonable burden on Council's resources.

<u>Recommended Changes:</u>

- Strengthen landscaping requirements by mandating deep soil zones for all res-development types.
- Define what is soft landscaping (i.e. living turf not artificial etc)
- Include recommended local indigenous/native species tree list.
- Provide consistency for deep root zones across all forms of dwellings.

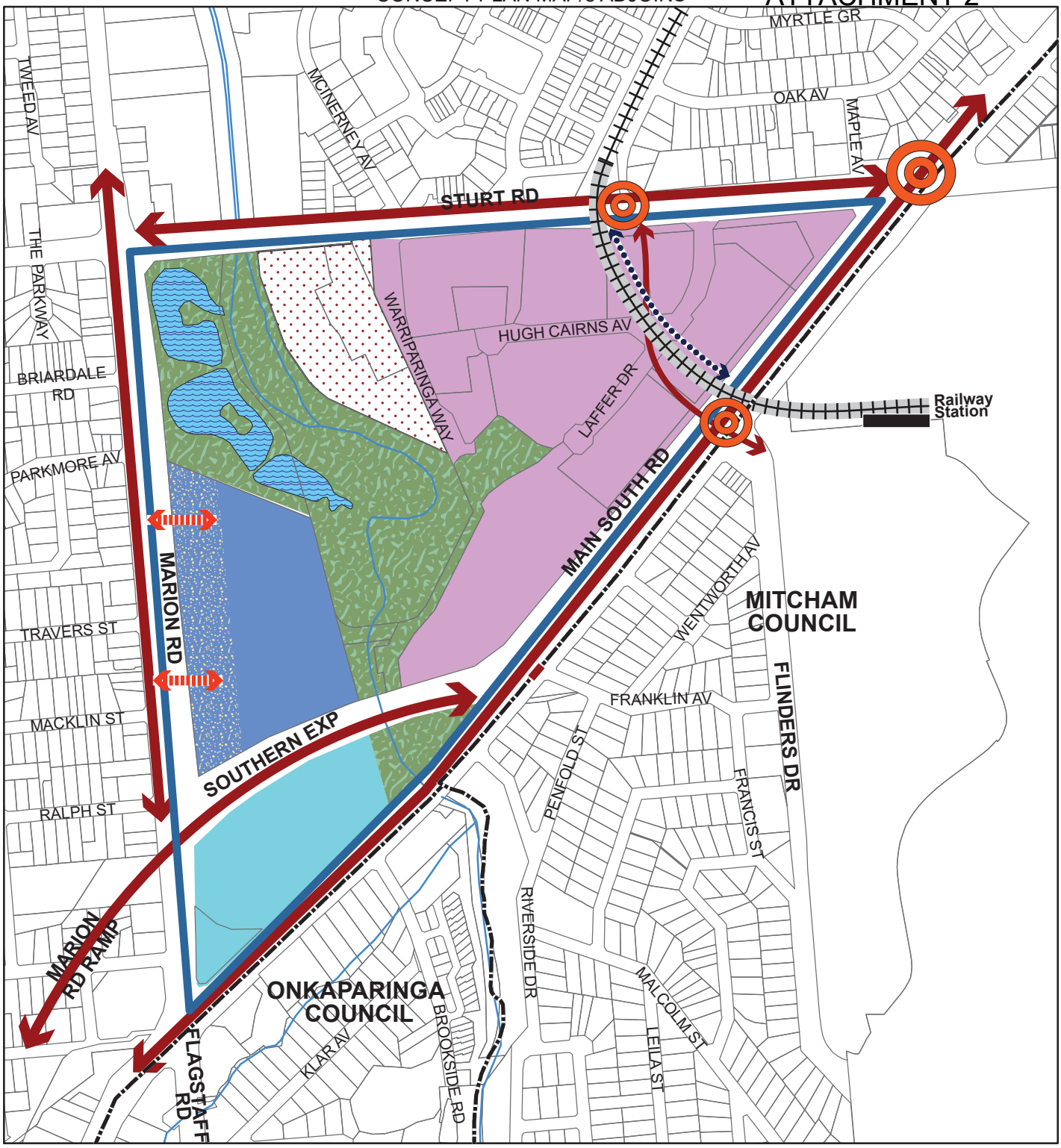
Other

- In relation to the following zones:
  - Coastal Open Space Zone - Open Space Zone
  - Coastal Conservation Zone - Conservation Zone
  - Conservation – Conservation
  - Open Space (including Hallett Cove Buffer PA 9) - Open Space Zone

- Native Vegetation should be included across these Zones for the purposes of protecting the coastal/natural environment and to be made consistent with Council's records.

- Sloping Land Overlays (or relevant policy) should be included across these Zones for the purposes of protecting the coastal/natural environment and the natural topography.

- The Restricted Development list for these Zones has significantly reduced; however, it is acknowledged the Coastal Land Overlay applies, which aims to promote the conservation and enhancement of the natural coastal environment. This notwithstanding, if an unreasonable development were to be lodged with Council over these Zones, it would need to be performance assessed, compared to the current situation where it would likely fall into a Non-Complying form of development, providing Council the opportunity to choose to not proceed with the assessment.



Open Space
Caravan Park
Suburban Activity Node Zone
Suburban Activity Node Core Area
Regional Activity Zone Core Area
Commercial
Waterways
Water Retention
Future Local Connector Roads
Strategic Transport Routes
Future Road Access

Railway
Future Rail Line
Future Train Station
Future Pedestrian/Cycle Link
Future Intersection Upgrade

Concept Plan Boundary
Development Plan Boundary

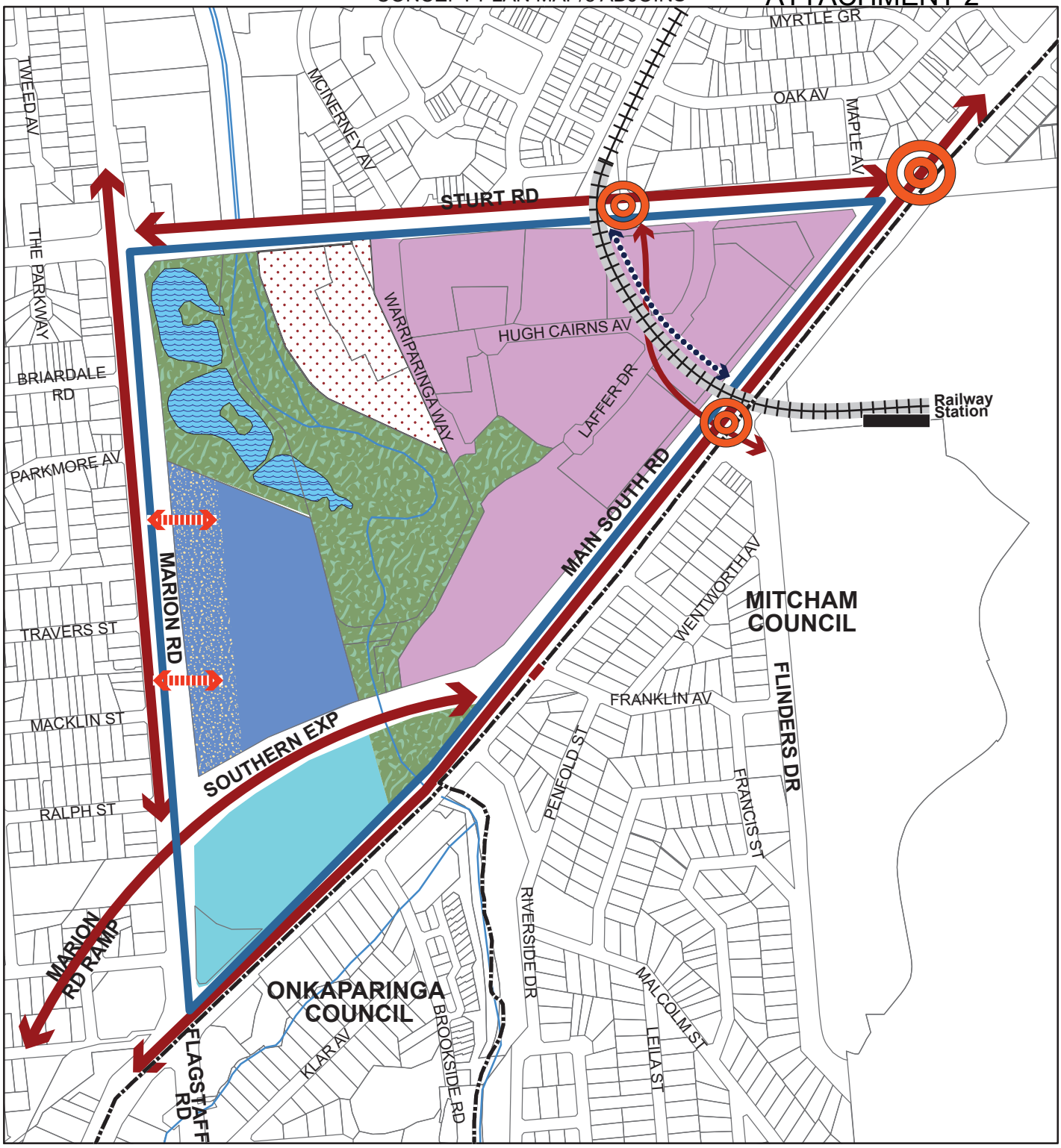
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0 100 200 300 400 500 metres

MARION

Concept Plan Map Mar/7

LAFFER'S TRIANGLE



Open Space
Caravan Park
Suburban Activity Node Zone
Suburban Activity Node Core Area
Regional Activity Zone Core Area
Commercial
Waterways
Water Retention
Future Local Connector Roads
Strategic Transport Routes
Future Road Access

Railway
Future Rail Line
Future Train Station
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Concept Plan Boundary
Development Plan Boundary

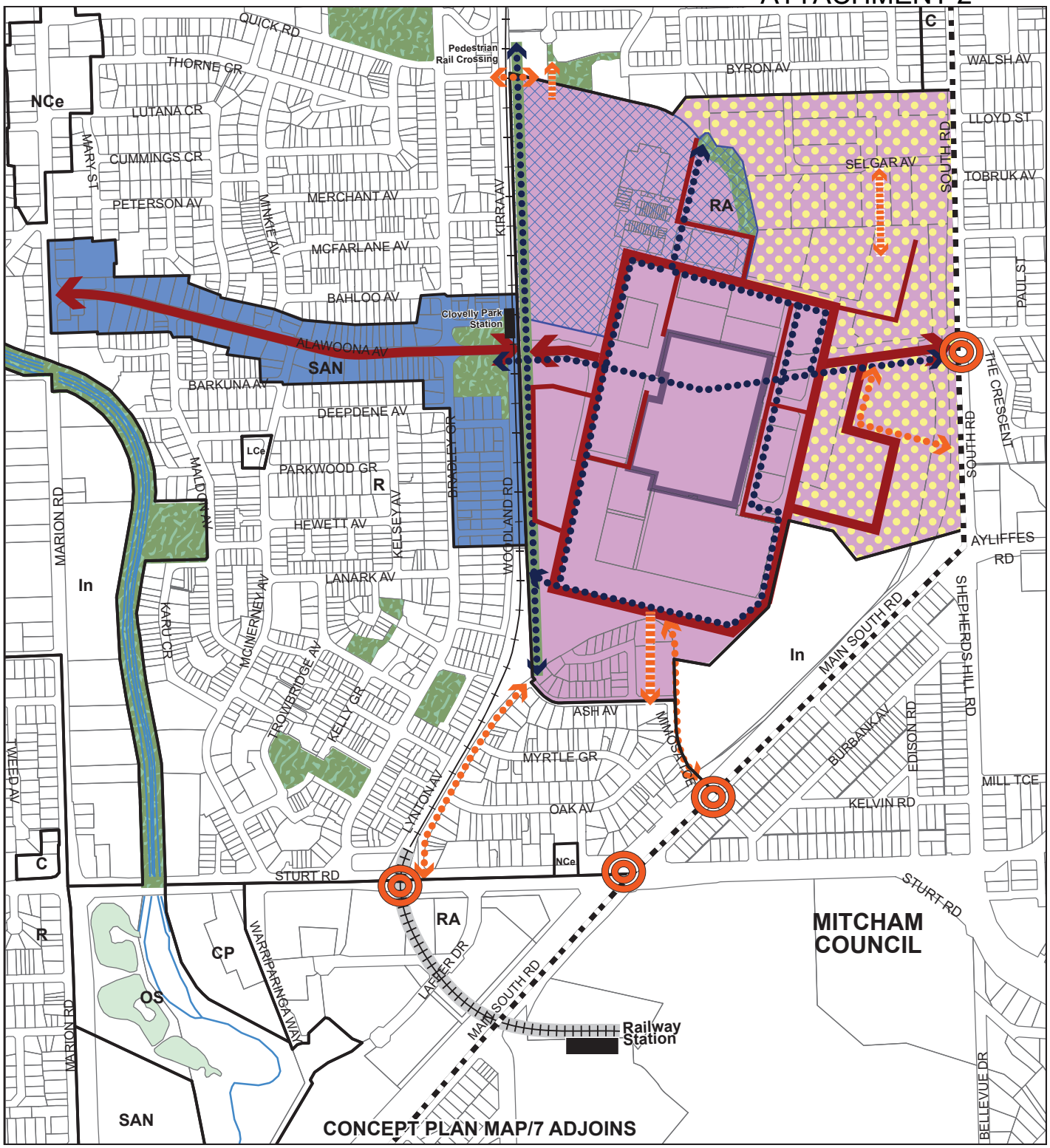
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MARION

Concept Plan Map Mar/7

LAFFER'S TRIANGLE



- Suburban Activity Node
- Regional Activity Transition area
- Regional Activity Zone Core
- Regional Activity Commercial area
- Open Space
- Main Assembly Building (MAB)
- Greenway and bike/pedestrian path
- Pedestrian / Cycle Link
- Potential Pedestrian / Cycle Link
- Potential Future Connections
- Primary Vehicular Route
- Secondary Vehicular Route
- Tonsley Rail Line
- Future Train Station
- Proposed Intersection Upgrade
- Future Rail Line
- Waterways
- Development Plan Boundary

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0 100 200 300 400 500 m

Concept Plan Map Mar/8

TONSLEY

MARION COUNCIL

Urban Corridor Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A mixed use zone accommodating a range of compatible non-residential and medium and high density residential land uses orientated towards a high frequency public transport corridor.

2 Integrated, mixed use, medium and high rise buildings with ground floor uses that create active and vibrant streets with residential development above.

3 A mix of land uses that enable people to work, shop and access a range of services close to home.

4 Adaptable and flexible building designs that can accommodate changes in land use and respond to changing economic and social conditions.

5 A built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones.

6 A safe, comfortable and appealing street environment for pedestrians that is sheltered from weather extremes, is of a pedestrian scale and optimises views or any outlook onto spaces of interest.

7 Noise and air quality impacts mitigated through appropriate building design and orientation.

8 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone supports an innovative mix of medium and high density (70 dwellings per hectare net residential site density) residential and mixed use development along the Marion Road Primary Road Corridor.

It will be developed with a diversity of housing, including row dwellings, residential flat buildings and multi-storey buildings that incorporate affordable housing opportunities for families, students and other household types in areas with frequent public transport provision.

Residents will have access to a local and neighbourhood scale mix of land uses that are well-connected to public transport, and active public spaces that facilitate walking and/or cycling to a range of daily activities.

Buildings will create a linear corridor that frames the main road with active street frontages that establish an interesting pedestrian environment and human scale at ground level.

A high amenity pedestrian environment will be established that provides integrated linkages to adjacent centres, public transport stops and public spaces. High quality footpaths will be provided (of a durable non-slip surface) that are shaded by street trees that cool the street environment and reduce air pollution. Access for people with disabilities, signage, seating and street lighting will be provided along key walking routes between public transport stops and major activity nodes. Cycle routes will be visible, safe, accessible, well signed and connected with key local destinations (such as shops, schools and local parks).

Marion Road is a strategic route. Its function as major transport corridor will be protected with minimal on-street vehicle parking and access points. Access will be provided from secondary road frontages and rear access ways. Controlled pedestrian crossings points will be focussed and consolidated at key locations. Parking areas will be consolidated, shared, where possible, and screened from the street or public spaces.

Development will be undertaken within defined building envelopes. The location and scale of buildings will achieve high quality urban design outcomes. A coherent public realm that shapes the street space and, in particular, the physical and functional character of the main road, will be established. Buildings at the periphery of the zone will have an appropriate transition that relates to development in adjacent zones of a lower scale and intensity.

Development will have a human scale and contribute positively to the public realm with articulated buildings that incorporate canopies, modelled façades, fenestration and balconies that make use of light and shade. Solid materials will be appropriately balanced with glazed areas. Buildings will have a strong horizontal emphasis with clearly defined and segmented vertical elements.

The greatest height, mass and intensity of development will be focussed at the main road frontage. Key strategic sites will be developed with landmark buildings.

Overlooking, overshadowing and noise impacts will be moderated through good design and noise attenuation techniques. Impacts on adjoining zones will be minimised through appropriate building envelopes, transition of building heights, design and location of windows and balconies, and use of landscaping.

Well-designed landscaping will assist to visually reduce the scale of large building façades, soften edges and provide visual amenity and shade. Plant and service equipment will be enclosed and screened from view from the street and neighbouring sites.

Nominated public spaces will be designed to create a quiet space or retreat for people to use.

Water sensitive urban design for the harvest, treatment, storage and reuse of stormwater will be integrated at the neighbourhood, street, site and building level. Harvested stormwater will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following types of development, or combination thereof, are envisaged in the zone:

- affordable housing
- aged persons accommodation
- community centre
- consulting room
- dwelling
- educational establishment
- office
- pre-school
- primary school
- residential flat building
- retirement village
- shop or group of shops
- supported accommodation
- tourist accommodation.

2 Development listed as non-complying is generally inappropriate.

Form and Character

3 Development should be consistent with the desired character for the zone.

4 Residential development (other than residential development in mixed use buildings on sites less than 5000 square metres), should achieve a minimum net residential site density in accordance with the following:

Policy area	Minimum net residential site density
Boulevard Policy Area 19	70 dwellings per hectare net

5 Vehicle parking should be located to the rear of development or not be visible from public land along the primary road frontage.

Design and Appearance

6 Buildings should maintain a pedestrian scale at street level, and should:

(a) include a clearly defined podium or street wall with a maximum building height of 2 storeys

(b) have levels above the defined podium or street wall setback a minimum of 2 metres from that wall.

7 When abutting a footpath, the finished floor level of the ground floor of buildings should be level with the footpath at the primary street frontage, provided the footpath is constructed to an appropriate level to mitigate flood risk at the edge of the development site.

8 Buildings on sites with a frontage greater than 10 metres should be well articulated through variations in forms, materials, openings and colours.

9 Buildings should be designed to:

(a) enable suitable sunlight access to public open space

(b) overlook or orientate towards public open space and defined pedestrian and cycle routes

10 To maintain sight lines between buildings and the street, and to improve safety through passive surveillance, solid fencing should not be constructed between the front building line and the primary or secondary street.

11 Development should minimise the number of access points onto an arterial road, by providing vehicle access:

(a) from side streets or rear access ways

(b) via co-ordinated through-property access rights of way or common rear vehicle parking areas.

12 Vehicle access points on side streets and rear access ways should be located and designed to:

(a) minimise the impacts of headlight glare and noise on nearby residents

(b) avoid excessive traffic flows into residential streets.

Building Envelope

Building Height

13 Except where airport building height restrictions prevail, or where Concept Plan Maps of this Development Plan prescribe otherwise, or the interface height provisions require a lesser height, building heights (excluding any rooftop mechanical plant or equipment) should be consistent with the following parameters:

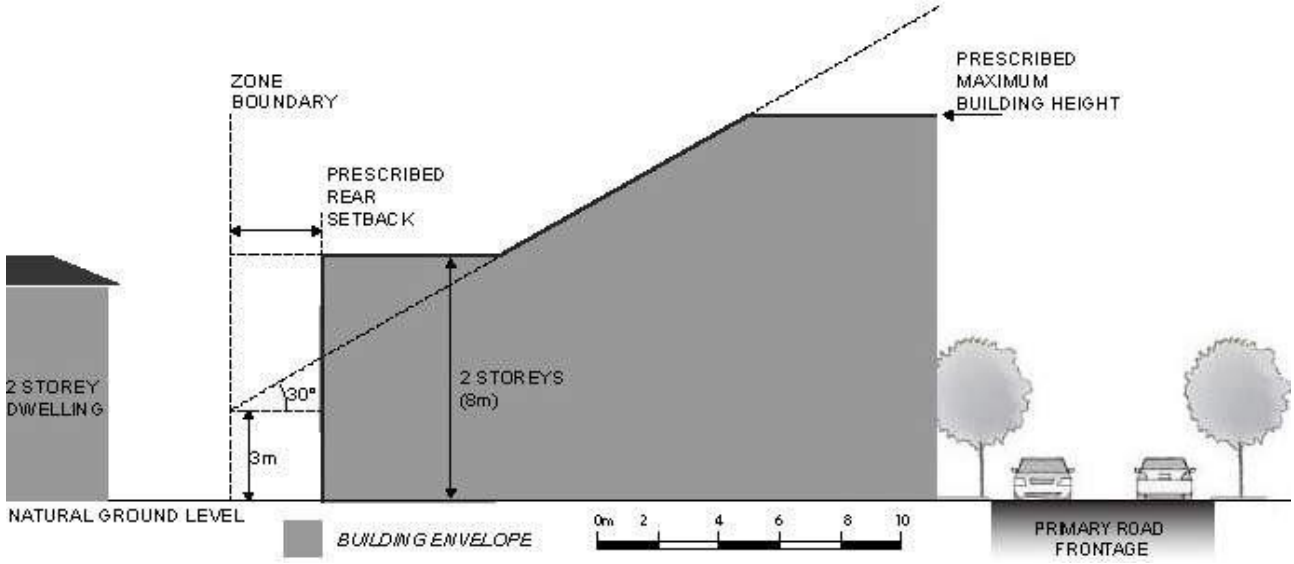
Policy area	Minimum building height	Maximum building height

Policy area	Minimum building height	Maximum building height
Boulevard Policy Area 19	2 storeys	3 storeys and up to 12.5 metres

Interface Height Provisions

14 Any portion of a development above two storeys (8 metres) in height should be constructed within a building envelope provided by a 30 degree plane measured from a point 3 metres above natural ground level at the zone boundary (except where this boundary is a primary road frontage), as illustrated in Figure 1, unless it is demonstrated that the proposed development minimises interface impacts including from building massing, overshadowing and overlooking with adjoining residential development.

Figure 1



15 To minimise overshadowing of sensitive uses outside of the zone, buildings should ensure that:

(a) north-facing windows to habitable rooms of existing dwellings in adjacent zones receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June

(b) ground level open space of existing residential buildings in adjacent zones receive direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:

(i) half of the existing ground level open space

(ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).

Setbacks from Road Frontages

16 Buildings (excluding verandas, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters:

Policy area	Minimum setback from the primary road frontage where it is Marion Road	Minimum setback from the primary road frontage in all other cases
Boulevard Policy Area 19	No minimum	3 metres

17 Buildings (excluding verandas, porticos and the like) should be set back from the secondary road frontage or a vehicle access way in accordance with the following parameters:

Policy area	Minimum setback from secondary road	Minimum setback from a rear access way
Boulevard Policy Area 19	1 metre	No minimum where the access way is 6.5 metres or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles

Other Setbacks

18 Buildings (excluding verandas, porticos and the like) should be set back in accordance with the following parameters:

Policy area	Minimum setback from rear allotment boundary	Minimum setback from side boundaries (where not on a street boundary)
Boulevard Policy Area 19	5 metres where the subject land directly abuts an allotment of a different zone 3 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.	No minimum up to a height of 2 storeys and 3 metres above this height.

Vehicle Parking

19 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with *Table Mar/2A - Off-street Vehicle Parking Requirements for Designated Areas*.

20 Loading areas and designated parking spaces for service vehicles should:

(a) be provided within the boundary of the allotment

(b) not be located where there is parking provided for any other purpose.

21 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:

(a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages

(b) complement the surrounding built form in terms of height, massing and scale

(c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.

22 In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the allotment.

Land Division

23 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

Boulevard Policy Area 19

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 Medium and high rise development framing the street, including mixed use buildings that contain shops, offices and commercial development at lower floors with residential land uses above.

2 A uniform streetscape edge established through a largely consistent front setback and tall, articulated building façades.

3 Development that does not compromise the transport functions of the Marion Road corridor.

4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Development in the policy area will enhance the character of the wide avenue that is uniformly planted with tall trees spaced at regular intervals. The transport function of the Marion Road corridor as a strategic transport route will be maintained and pedestrian areas will be enhanced to maximise safety and promote activity in appropriate locations.

Buildings will be medium and high rise to frame, and be proportionate in height to the width of the road. . Buildings will also be set back uniformly from the main road frontage to reinforce the consistent built form façade, provide space for landscaping and pedestrian environment enhancement. Buildings will provide tall walls when viewed from the main road but may be articulated with finer details such as balconies and verandas, and canopies over the ground floor.

Development on key corner sites will enhance the gateway function through the use of taller buildings that provide a strong built form edge and pedestrian scale detailing to both street frontages.

The use of buildings that incorporate podium elements (where higher floors of the building are set back further than ground and lower level floors) may be used to improve air quality through greater air circulation and enhance solar access, privacy and outlook for both the residents of the building and neighbours. Podium buildings that frame the street in proportion to the width of the road are encouraged.

On-site vehicle parking will not be visible from the primary street frontage through the use of design solutions such as locating parking areas behind the front building façade and screening undercroft parking areas with landscaping and articulated screening.

PRINCIPLES OF DEVELOPMENT CONTROL

Land use

1 Development should predominantly comprise mixed use buildings, with non-residential development at the ground / first floor and residential development above, and wholly residential buildings.

Form and Character

2 Development should be consistent with the desired character for the policy area.

3 Shops or groups of shops contained in a single building, other than a restaurant, should have a gross leasable area of less than 2000 square metres.

4 The finished ground floor level should be at grade and level with the footpath.

5 Multi-storey buildings should include a variety of internal designs that will facilitate adaptive reuse, including the conversion of ground floor residential to future commercial use (i.e. by including floor to ceiling heights suitable for commercial use).

6 A minimum of 50 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the conditions contained in *Table Mar/2A – Off street Vehicle Parking Requirements for Designated Areas:*

(a) change in the use of land, from residential to office on the ground or first floor of a building

(b) change in the use of land, from residential to shop less than 250 square metres on the ground floor of a building.

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) involving any of the following is non-complying:

Form of development	Exceptions
Industry	
Fuel depot	
Petrol filling station	
Public service depot	
Road transport terminal	
Service trade premises	
Store	
Transport depot	
Warehouse	
Waste reception storage treatment and disposal	

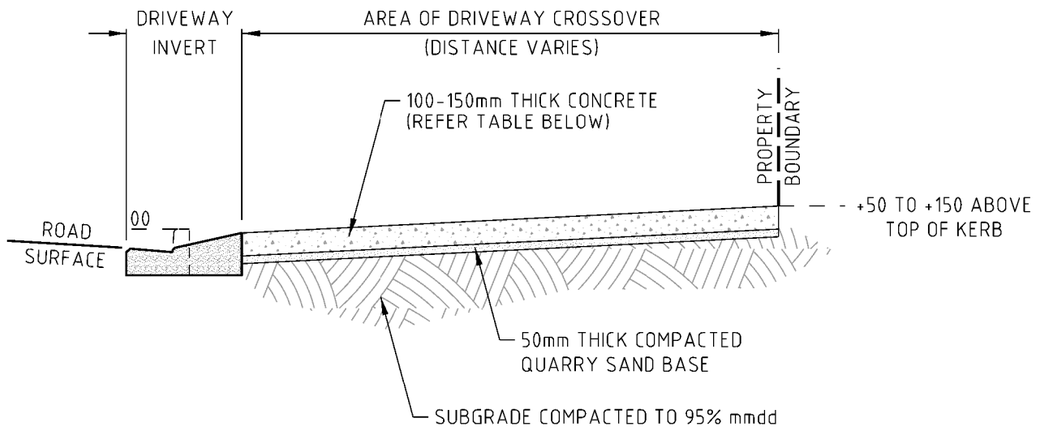
Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination of (except where the development is classified as non-complying), are designated:

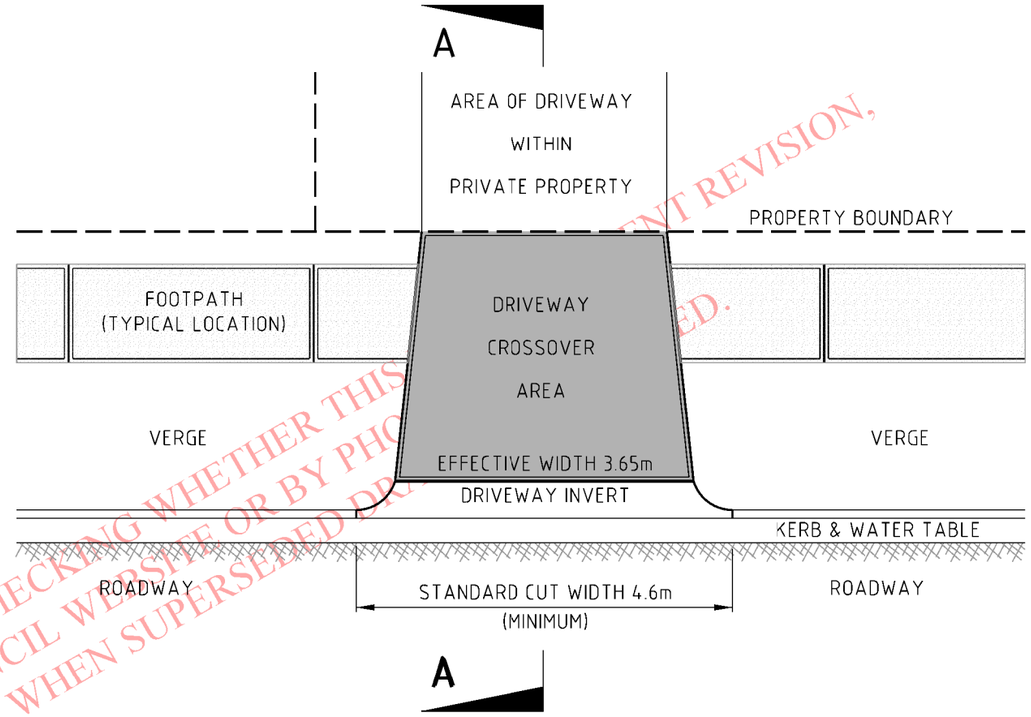
Category 1	Category 2
Advertisement	All forms of development not listed as Category 1.
Aged persons accommodation	Any development listed as Category 1 and located directly adjacent to a different zone that exceeds the
All forms of development that are ancillary and in	

Category 1	Category 2
association with residential development	Building Envelope and Interface Height Provisions.
Consulting room	
Dwelling	
Educational establishment	
Office	
Pre-school	
Primary school	
Residential flat building	
Retirement village	
Supported accommodation	
Shop or group of shops with a gross leasable area of 2000 square metres or less	
Tourist accommodation	



SECTION A-A DETAIL THROUGH DRIVEWAY CROSSOVER

Not to Scale



TYPICAL PLAN VIEW OF SINGLE DRIVEWAY ACCESS

Not to Scale

NOTES:

1. CONCRETE TO BE 25 MPa STRENGTH WITH 14mm AGGREGATE.
2. SHRINKAGE CONTROL JOINTS SHALL BE FORMED CENTRALLY ON THE DRIVEWAY ALIGNMENT FOR DRIVEWAYS WIDER THAN ABOVE STANDARD MINIMUM WIDTH (MAXIMUM 3m SPACING).
3. DETAILS SHOWN INDICATE THE USE OF A DRIVEWAY INVERT. THIS IS IS NOT REQUIRED FOR STREETS CONSTRUCTED WITH MOUNTABLE KERB.
4. THE CONCRETE SURFACE OF A DRIVEWAY CROSSOVER MUST HAVE A BRUSHED FINISH.
5. IMPRINTED CONCRETE MAY BE USED PROVIDED THAT THE THE SURFACE HAS A NON-SLIP FINISH AND THE IMPRINTS DO NOT EXCEED 5mm IN DEPTH.
6. THE DRIVEWAY ACCESS MUST BE CONSTRUCTED WITH A MINIMUM CLEARANCE OF 1.0m FROM ANY COUNCIL INFRASTRUCTURE, SUCH AS STORMWATER PITS, KERB RAMPS AND TREES. THE SAME CLEARANCE MUST ALSO BE APPLIED TO ETSA STOBIES AND LIGHT POLES.
7. THE LEVELS OF A NEW DRIVEWAY MUST MATCH AN EXISTING FOOTPATH. THIS REQUIREMENT OVERRIDES ALL OTHERS.

PERSON USING THIS DRAWING IS RESPONSIBLE FOR CHECKING WHETHER THIS IS THE CURRENT REVISION, EITHER BY ACCESSING THE MARION COUNCIL WEBSITE OR BY PHONING COUNCIL. COUNCIL DOES NOT ACCEPT LIABILITY WHEN SUPERSEDED DRAWINGS ARE USED.

TYPICAL DRIVEWAY CROSSOVER REQUIREMENTS FOR WELL DRAINED SUB-GRADES

TRAFFIC TYPE	MINIMUM THICKNESS (mm)	MINIMUM REINFORCEMENT
LIGHT VEHICLE	100	NONE (UNLESS REQUESTED)
HEAVY VEHICLE	150	F72

CITY OF MARION

THE CORPORATION OF THE CITY OF MARION

STANDARDS OF CONSTRUCTION FOR
CONCRETE CROSSOVER DRIVEWAY ACCESS

Drawn : A.M.D	Date : 31 June 2007	Approved :	Last Revised : 19 November 2018	Ref. No. : SD-13



URBAN DESIGN GUIDELINES

- RESIDENTIAL -

Contents

1. Street presentation
2. Minimising bulk/scale
3. Garaging
4. Building materials
5. Landscaping
6. Front fences
7. Retaining walls
8. Energy efficiency
9. Privacy
10. Driveways
11. Hammerhead/Battle-axe allotmer

CITY OF MARION

1. STREET PRESENTATION

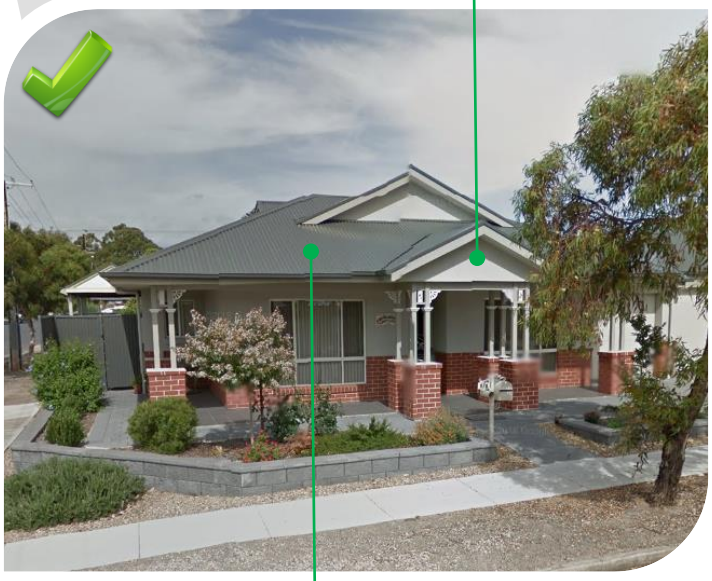


Balconies balustrades should incorporate a degree of transparency to maximise presentation and surveillance to the street.

Balconies, porticos and verandahs facing the street should protrude closer to the front boundary than the main face of the dwelling create variation in the front façade and maximise street presentation.

Dwellings should be designed and oriented to address the street by presenting a front entrance door, porch/portico/veranda and habitable room windows toward the primary street frontage. Windows should be substantial and attractively-proportioned.





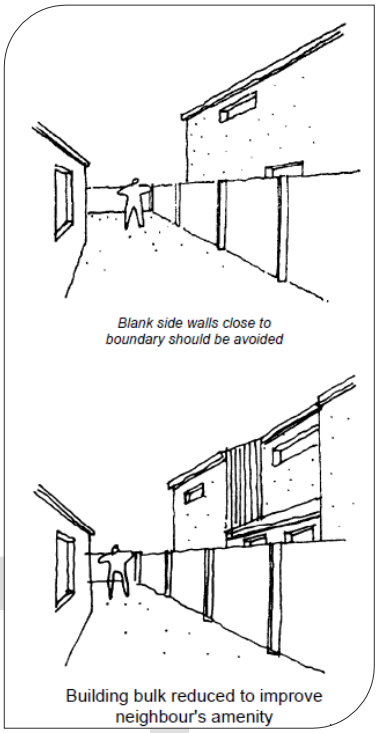


Dwellings should incorporate articulated roof forms, such as gable, skillion, Dutch-gable and hips. Projecting front verandas/porches/porticos and eaves overhang can create visual interest, while also assisting in energy efficiency.

2. MINIMISING BULK/SCALE

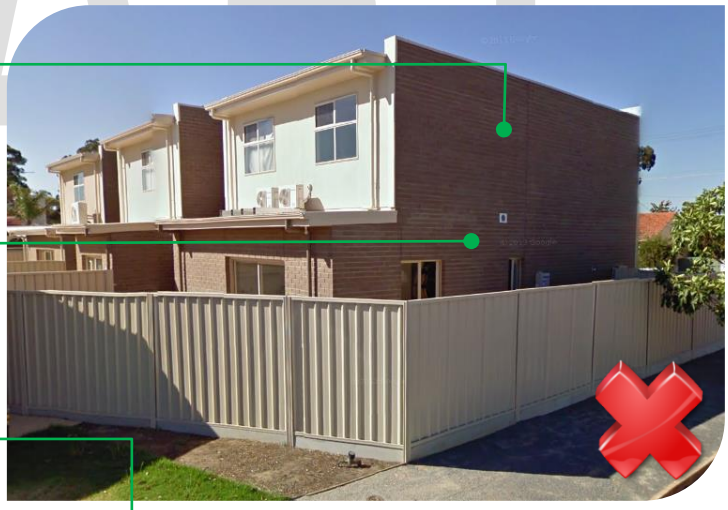


Buildings greater than 1 storey should be designed to minimise their height and bulk by setting back upper storeys a greater distance from side and rear boundaries than the lower storey.



Dwelling facades should be articulated by variation in the façade. Methods to enhance visual interest include incorporating different colours/materials (render, exposed brick, stack-stone, timber, stone veneer, etc.), windows (fenestration), articulated roof forms and variation in wall setbacks.

Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.



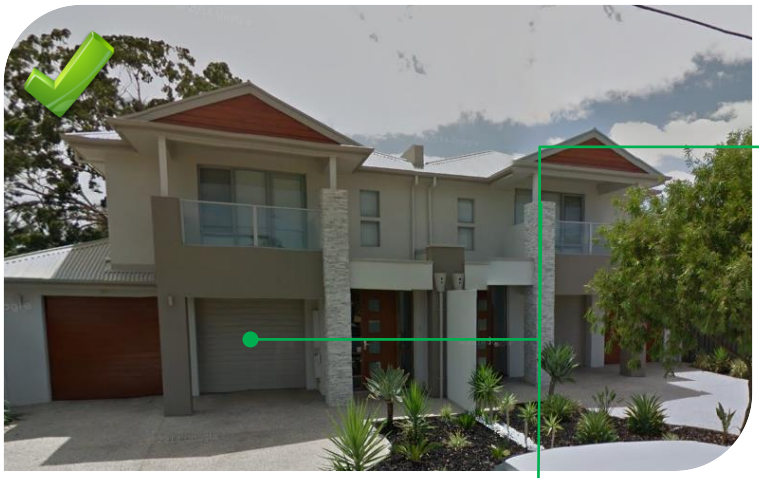
Dwellings on corner sites should present an articulated façade to the secondary street frontage.





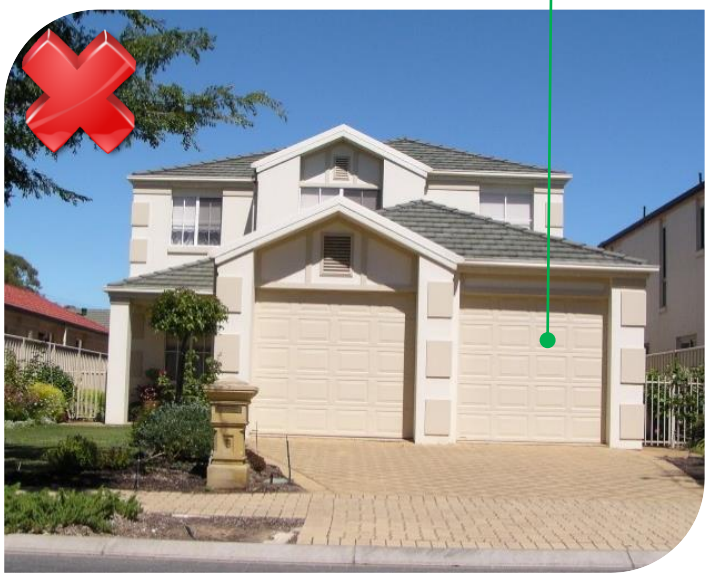
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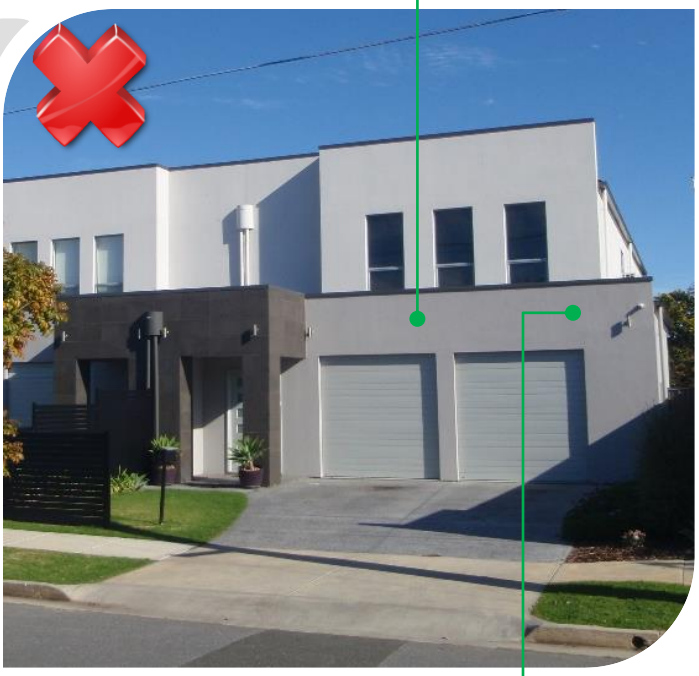
3. GARAGING



Garages should be set back behind the main face of the associated dwelling to minimise their visual dominance.

In two storey dwellings, garages should be recessed behind the upper floor. The upper storey should incorporate a cantilevered overhang or a substantial portico/balcony element which extends over the inner garage door.







Pitched or hipped roofs over garages assist in reducing overall bulk

Garages should have a roof form and pitch, building materials and detailing that complements the associated dwelling. Attractive panel-lift doors, with clear in-fills, timber panelling, window-panel design or similar improve streetscape.

4. BUILDING MATERIALS



Building elements should incorporate a variety of different but complementary colours/materials/finishes, such as render, brick, stonework and timber to create visual interest and articulation.

The use of natural materials/finishes (timber, stone) creates a visual link to the natural environment, softening the appearance of buildings.





Avoid the use of render on all building components. A variety of colours and materials should be introduced to create visual interest.

Colour palate should complement the natural landscape. Avoid very bright colours except where emphasising minor building components.





5. LANDSCAPING

Development should incorporate open space and landscaping in order to:

- complement built form and reduce the visual impact of larger buildings (e.g. taller and broader plantings against taller and bulkier building components)
- enhance the appearance of road frontages
- screen service yards, loading areas and outdoor storage areas
- minimise maintenance and watering requirements
- enhance and define outdoor spaces, including car parking areas
- provide shade and shelter
- assist in climate control within buildings
- maintain privacy
- maximise stormwater re-use
- complement existing native vegetation
- contribute to the viability of ecosystems and species promote water and biodiversity conservation





DRAFT

Landscaping should include the planting of locally indigenous species where appropriate. Please refer to the brochure “Adelaide Gardens: A Planting Guide” or “Coastal Gardens: A Planting Guide” from http://www.naturalresources.sa.gov.au/adelaidemtloftyranges/plants-and-animals/native-plants-animals-and-biodiversity/urban-biodiversity for recommended native species and landscaping ideas.





6. FRONT FENCES

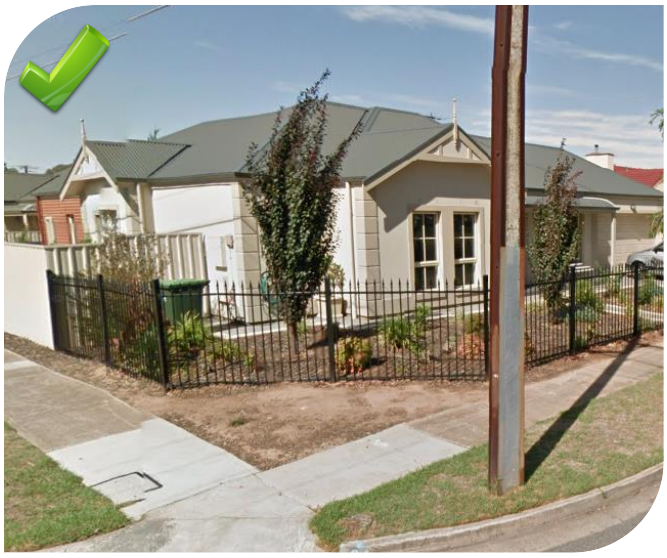






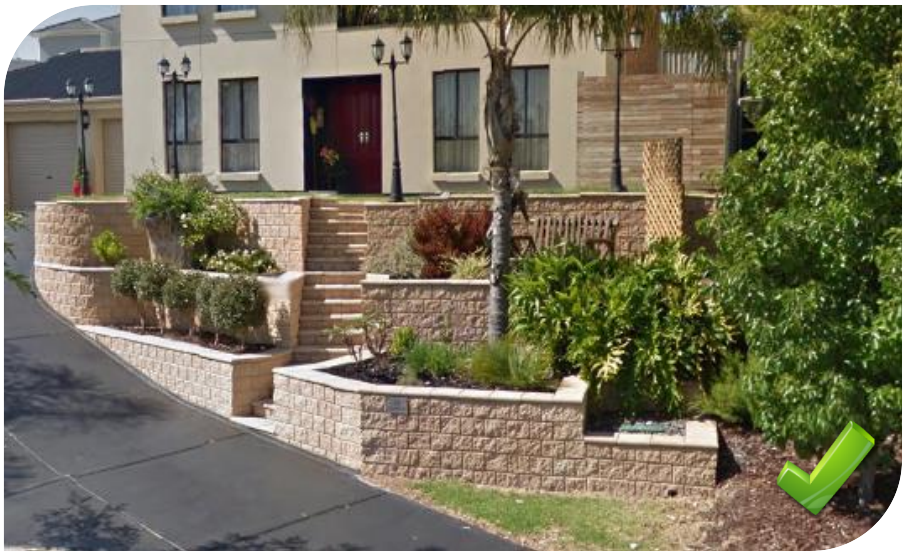
Fences and walls should:

- be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
- enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
- incorporate articulation or other detailing where there is a large expanse of wall facing the street
- assist in highlighting building entrances
- be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites





7. RETAINING WALLS



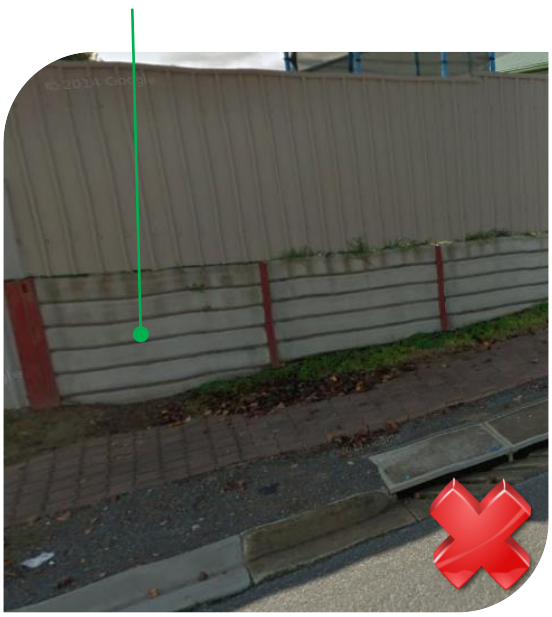
Retaining walls should:

- not exceed 1.5 metres in height
- be stepped in a series of low walls if more than 1.5 metres is to be retained in total
- be constructed to a high standard from high amenity materials
- be landscaped to enhance their appearance



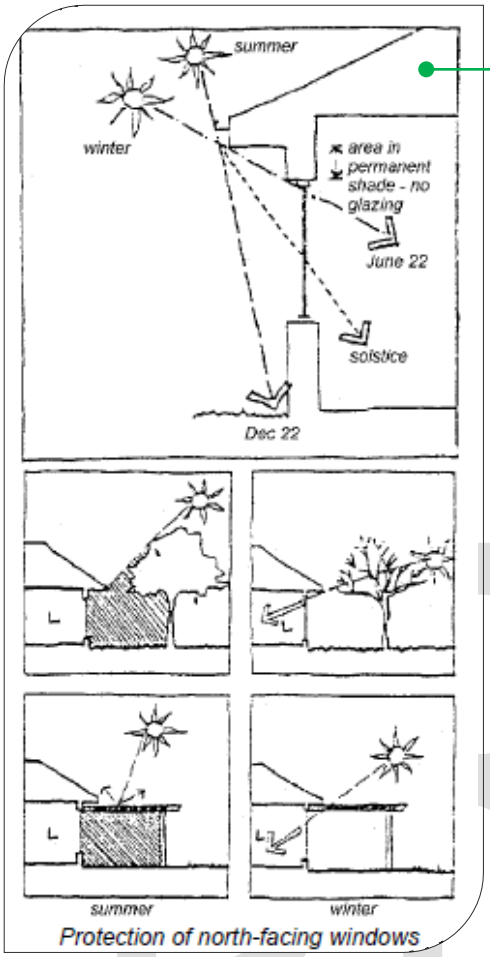
Concrete sleeper retaining walls should be avoided where exposed to public view.







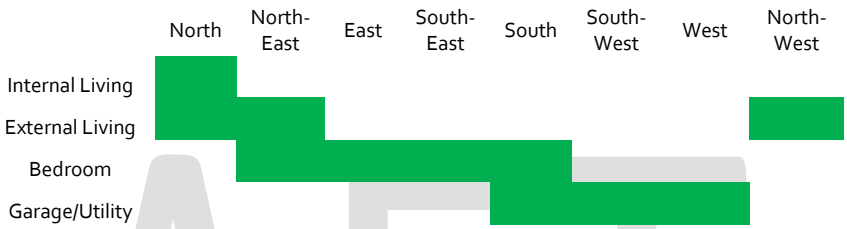
8. ENERGY EFFICIENCY



Protection of north-facing windows

Areas of major daytime activity (i.e. the main living areas) should face north to get the benefit of winter sunlight and also have the potential for shading from the intense summer sun. This orientation also enables shielding from inclement weather coming from the south and south-west. The ideal orientation for living areas is within the range 15°W–20°E of true north. It allows standard eaves overhangs to admit winter sun to heat the building and exclude summer sun.

Preferred Activity Area Location in Relation to the Dwelling



Alfrescos and areas of private open space should be located on the northern side of house. The southern side should be avoided as it tends to be shaded by the main house from the desirable winter sun and at the same time is exposed to the prevailing inclement weather. The western side should also be avoided as it is difficult to provide shade from the intense summer sun to which it is fully exposed in the late afternoon.

Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by designing roof orientation and pitches to maximise exposure to direct sunlight. A roof should incorporate an area of at least 10m² which faces between 30º and 20º east and west of north, respectively, and has a pitch of greater than 18º.





Because of the high exposure of west facing windows to mid-late afternoon summer sun, the number and size of glass doors and windows facing west should be kept to a minimum, and preferably none at all. If required, external shading should be provided to west-facing windows to limit heat entry during summer.

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9. PRIVACY



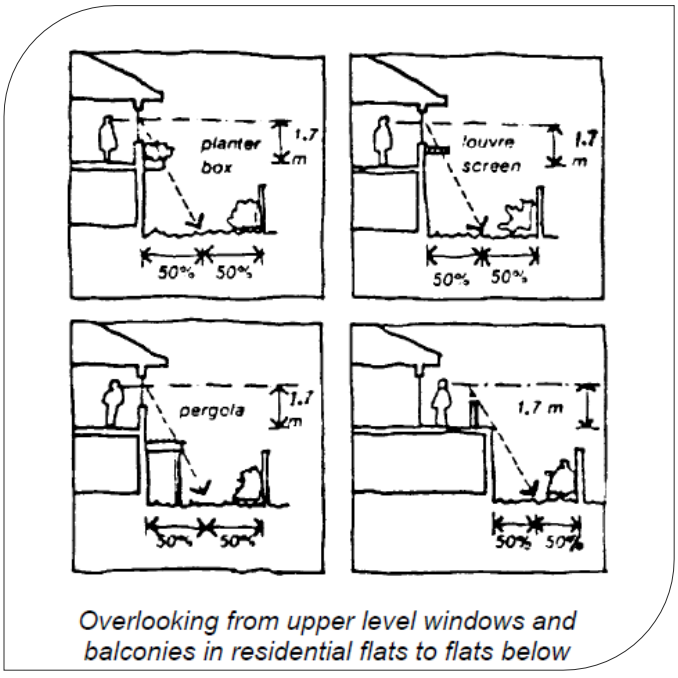


Screening devices can be used to minimise direct overlooking from upper level windows, balconies and elevated decks. Types of screening include fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters.

Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes.



Screens should be integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.



Overlooking from upper level windows and balconies in residential flats to flats below



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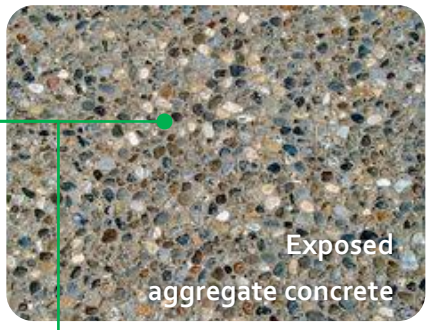
10. DRIVEWAYS

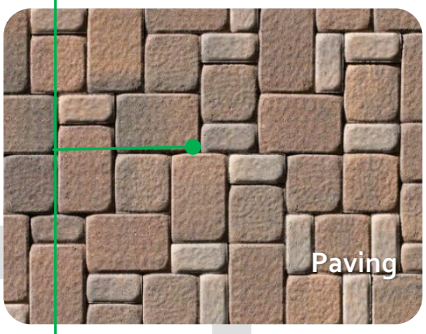
Driveways accessing a double garage should be tapered to a smaller width at the front property boundary to minimise the extent of hard surfacing forward of the dwelling.

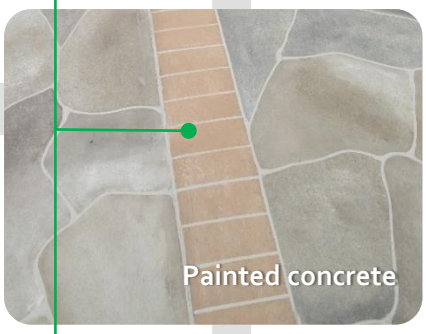
Driveways should be constructed of high amenity materials. Stark concrete should be avoided, particularly for double-width or long driveways.













11. HAMMERHEAD/BATTLE-AXE ALLOTMENTS

Fencing forward of the front dwelling's façade should be limited to the external boundaries of the site and not adjoining the hammerhead driveway.



Dwellings should be set back a sufficient distance from the hammerhead driveway to provide for appropriate landscaping and separation/shielding to minimise the impacts of vehicle noise and headlight glare.





The dwelling facing the street should incorporate a driveway/garage that is separated from the hammerhead driveway to minimise the expanse of driveway/hard surfacing visible from the street. Alternatively, its garage should be sited behind the main face of the dwelling (with access from the common driveway).



Landscaping strips should be provided along both sides of the hammerhead driveway, which are of sufficient width to accommodate medium height landscape plantings.



Petition No. 2 of 2020 – Planning Reform

The Petitioners pray that the Legislative Council will:

1. undertake an independent review of the operation of the Planning, Development & Infrastructure Act to determine its impact on community rights, sustainability, heritage and environment protection;
2. undertake an independent review of the governance and operation of the State Planning Commission and the State Commission Assessment Panel;
3. urge the Government to defer the further implementation of the Planning and Design Code until:
    a. a genuine process of public participation has been undertaken; and
    b. a thorough and independent modelling and risk assessment process is undertaken;
4. legislate to ban donations to political parties from developers similar to laws in Queensland and NSW.

LEGISLATIVE REVIEW COMMITTEE

Petition No. 2 of 2020 - Planning Reform

Guidance notes for Submissions to the Committee

The Legislative Review Committee has heard from the Hon. Mark Parnell MLC and received correspondence from the Hon. Vickie Chapman MP, Minister for Planning and Local Government in relation to Petition No. 2 – Planning Reform. Their evidence is accessible from the Committee's webpage at https://www.parliament.sa.gov.au/Committees/lrc.

Along with addressing the above evidence, the Committee welcomes submissions that address any, or all, of the following:

1. the impact of the *Planning, Development and Infrastructure Act 2016*, including specific provisions of that Act, on:
    a. community rights;
    b. sustainability;
    c. heritage; and
    d. environment protection;
2. specific concerns in relation to the governance and operation of the State Planning Commission;
3. specific concerns in relation to the governance and operation of the State Commission Assessment Panel;
4. specific concerns in relation to the implementation of the Planning and Design Code, including:
    a. concerns in connection with specific provisions of the Code;
    b. the consultation process for the Code;
    c. the need for independent modelling to be undertaken in connection with the Code; and
    d. the need for a risk assessment process to be undertaken in connection with the Code;
5. the need for legislation to ban donations to political parties from developers similar to laws in Queensland and NSW.

All submissions will be made publicly available and are subject to Parliamentary Privilege. Requests for confidentiality must be made clear in the submission and will be granted at the Committee's discretion.

Written submissions and expressions of interest to present oral evidence to the Committee should be addressed to the Secretary, Legislative Review Committee, Parliament House, North Terrace, Adelaide 5000, or by email to seclrc@parliament.sa.gov.au by COB 14 September 2020.

For updates on the Committee's progress in relation to Petition No. 2 of 2020 – Planning Reform, follow the Committee on Twitter @seclrc_sa.

CITY OF MARION

Response to Statutes Amendment (Animal Welfare Reforms) Bill 2020

Originating Officer	Unit Manager Community Health and Safety - Sharon Perin
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC200825R14

REPORT OBJECTIVE

The purpose of this report is to seek Council's endorsement for the Mayor to make a written submission to the State Government's Joint Committee on the Statutes Amendment (Animal Welfare Reforms) Bill 2020.

EXECUTIVE SUMMARY

- The State Government has created a Joint Committee on the Statutes Amendment (Animal Welfare Reforms) Bill 2020.
- The Statutes Amendment (Animal Welfare Reforms) Bill 2020 ("the Bill") primarily seeks to amend the Animal Welfare Act 1985 by placing requirements on dog and cat rescue organisations and rehousing facilities. A copy of the Bill is provided in Attachment 1.
- The Bill also seeks to amend the Dog and Cat Management Act 1995 to make it clear that the Part of the Bill (Part 3A) does not derogate from the Dog and Cat Management Act 1995.
- Although Council does not administer the Animal Welfare Act 1985, it is desirable for Council to take the opportunity to make a submission to the Joint Committee to reiterate that legislation is required to enable Councils to undertake greater management and control of cats within Councils' boundaries than is currently provided in the Dog and Cat Management Act.
- Administration has prepared a submission for Council's consideration in Attachment 2.
- The closing date for submissions is 11 September 2020.

RECOMMENDATION

That Council:

1. **Endorse the letter marked as Attachment 2 to this Report as a written submission to the State Government's Joint Committee on the Statutes Amendment (Animal Welfare Reforms) Bill 2020.**

DISCUSSION

Legislation is required to enable Councils to undertake greater management and control of cats within Council boundaries than is currently provided for in the Dog and Cat Management Act, 1995. This includes giving Councils powers to take action to deal with cat owners whose cats are found to be in contravention of law. Council recently endeavoured to do this through a variation to its current By-law, but the By-law was disallowed by Parliament.

Legislation is required to prevent cats from wandering, the ability for Councils to declare, by resolution, a span of hours when cats must not wander at large but must instead be either confined, or under the effective control of a person is needed.

Councils and the community would benefit from the legislation including powers to seize, detain and in the very few cases where necessary euthanise, cats found in breach of the requirements of the law, including in a manner that is generally consistent with the scheme available for wandering dogs under the Dog and Cat Management Act 1995.

A further benefit to the community and the ability of Councils to undertake their duties would be to include provisions for Council's authorised persons to seize wandering identified cats (that is, those that have been micro-chipped and/or wearing an identification tag). The legislation could also prescribe the steps that must be taken by Councils to return such animals to their owners. The Legislation needs to provide for Council's authorised persons to inspect, issue warnings, issue expiations and to prosecute.

The Objects and principles of the Bill are:
(a)preventing, as far as is reasonably practicable, the killing of stray, abandoned, ill-treated, injured, sick or surrendered dogs and cats that are suitable for rehousing; and
(b)encouraging the rehousing of stray, abandoned, ill-treated, 10 injured, sick or surrendered dogs and cats; and
(c)ensuring that, in the cases where dogs or cats must be killed, it is done in a way that is humane and compassionate; and
(d)developing a code of practice that furthers these objects.

Legislation limiting the ability for dog and cat rescue organisation and rehousing facilities, including Council owned facilities, to euthanase dogs and cats when required, has the potential to impact legislation needed for Councils to effectively manage and control of cats.

A submission to the Joint Committee is provided in Attachment 2, for Council's consideration and endorsement.

Attachment

#	Attachment	Type
1	Attachment 1 - GC200825R - Statutes Amendment (Animal Welfare Reforms) Bill 2020	PDF File
2	Attachment 2 - GC200825R - Statutes Amendment (Animal Welfare Reforms) Bill 2020	PDF File

Legislative Council—No 38
As introduced and read a first time, 3 June 2020

South Australia

Statutes Amendment (Animal Welfare Reforms) Bill 2020

A BILL FOR

An Act to amend the *Animal Welfare Act 1985* and the *Dog and Cat Management Act 1995*.

Contents

Part 1—Preliminary

1 Short title
2 Commencement
3 Amendment provisions

Part 2—Amendment of *Animal Welfare Act 1985*

4 Amendment of section 3—Interpretation
5 Insertion of section 4
4 Ownership of animals and property
6 Insertion of Part 3A

Part 3A—Dog and cat rescue organisation and rehousing facilities

Division 1—Preliminary

15B Interpretation
15C Application of Part
15D Interaction with *Dog and Cat Management Act 1995*
15E Objects and principles

Division 2—Code of practice

15F Code of practice
15G Offence to contravene code of practice

Division 3—Licence required to operate certain rescue organisations

15H Offence for prescribed organisation to provide rescue and rehousing services without licence etc
15I Minister may grant licence
15J Endorsement of licence to operate rehousing facility
15K Revocation and suspension of licence

Division 4—Euthanasia of dogs and cats held by prescribed organisations

15L Euthanasia of dogs and cats held by prescribed organisations

Division 5—Reporting

15M Licence holders to report to Minister

Division 6—Review of Minister's decisions

15N Review of Minister's decisions by South Australian Civil and Administrative Tribunal

Division 7—Miscellaneous

15O Offence to hold out as being licensed
15P Exemptions
15Q General defence

7 Amendment of section 30—General powers
8 Amendment of section 31A—Special powers relating to animals
9 Insertion of Part 5 Division 2A

Division 2A—Animal cruelty intervention orders

31BA Animal cruelty intervention orders

10 Amendment of section 31C—Dealing with seized animals and objects
11 Insertion of section 31EA
31EA Interim court orders
12 Amendment of section 32A—Court orders on finding of guilt etc
13 Insertion of section 42AA
42AA Animals that are evidence
14 Substitution of section 43

43 Act does not render unlawful practices that are in accordance with prescribed code of animal husbandry practice

Part 3—Amendment of *Dog and Cat Management Act 1995*

15 Amendment of section 4—Interpretation
16 Amendment of section 33—Dogs must be registered
17 Amendment of section 61—Procedure following seizure of dog
18 Amendment of section 62—Dealing with seized dogs
19 Repeal of section 63
20 Amendment of section 64—Power to seize and detain cats
21 Amendment of section 64A—Rehousing or other disposal of seized cat
22 Insertion of Part 5B

Part 5B—Special provisions relating to greyhound racing industry

64G Interpretation
64H Greyhound Racing SA to provide certain reports and information
64I Freedom of Information Act to apply to Greyhound Racing SA

23 Insertion of section 88AA

88AA Animals that are evidence

24 Amendment of section 91—Regulations

The Parliament of South Australia enacts as follows:

Part 1—Preliminary

1—Short title

This Act may be cited as the *Statutes Amendment (Animal Welfare Reforms) Act 2020*.

2—Commencement

This Act will come into operation 6 months after the day on which it is assented to by the Governor.

3—Amendment provisions

In this Act, a provision under a heading referring to the amendment of a specified Act amends the Act so specified.

Part 2—Amendment of *Animal Welfare Act 1985*

4—Amendment of section 3—Interpretation

Section 3, definition of ***owner***—delete the definition and substitute:

owner—see section 4;

5—Insertion of section 4

After section 3 insert:

4—Ownership of animals and property

(1) For the purposes of this Act, a reference to the ***owner*** of an animal will be taken to include a reference to—

(a) a person who has the custody and control of the animal;

(b) in the case of a dog or cat registered under the *Dog and Cat Management Act 1995* or any other Act or law—the person in whose name the dog or cat was registered at the relevant time.

(2) In proceedings for an offence against this Act, if an animal is shown to have been habitually in the apparent ownership of a person, that person will, in the absence of proof to the contrary, be taken to have owned and to continue to own the animal.

(3) For the purposes of this Act, a reference to the ***owner*** of real or personal property will be taken to include a reference to a person entitled to possession of the property.

6—Insertion of Part 3A

After section 27 insert:

Part 3A—Dog and cat rescue organisation and rehousing facilities

Division 1—Preliminary

15B—Interpretation

(1) In this Part, unless the contrary intention appears—

cat means an animal of the species *felis catus*;

code of practice means the code of practice established under section 15F, as in force from time to time;

dog means an animal of the species *canis familiaris*;

holding period, for a dog or cat held in a rehousing facility by or on behalf of a prescribed organisation, means the period of 7 days commencing on the day after the dog or cat came into the possession of the organisation;

licence, in relation to a prescribed organisation, means a licence under this Part;

prescribed organisation—see subsection (2);

rehousing facility means a facility operated by or on behalf of a prescribed organisation at which stray, abandoned, ill-treated, injured, sick or surrendered dogs or cats (or both)—

(a) are temporarily sheltered while awaiting rehousing; or

(b) are permanently sheltered if rehousing is not reasonably practicable,

but does not include a facility of a kind declared by the regulations not to be included in the ambit of this definition;

rescue and rehousing service means a service consisting of or including the rehousing of stray, abandoned, ill-treated, injured, sick or surrendered dogs or cats or both (however described).

(2) For the purposes of this Part, a reference to a ***prescribed organisation*** will be taken to be a reference to the following persons and bodies:

(a) the Society;

(b) the Animal Welfare League of South Australia Incorporated;

(c) a person or body who—

(i) holds, or is acting for or on behalf of the holder of, a section 6 licence (within the meaning of the *Collections for Charitable Purposes Act 1939*); and

(ii) collects money or other property, or obtains bequests, for the provision of charitable services (within the meaning of the *Collections for Charitable Purposes Act 1939*) consisting of or including provision of welfare services for animals,

(other than a person or body, or person or body of a class, declared by the regulations not to be included in the ambit of this paragraph);

(d) any other person or body, or person or body of a class, prescribed by the regulations.

15C—Application of Part

(1) This Part applies to dogs and cats.

(2) This Part does not apply in relation to—

(a) dingos; or

(b) dogs or cats living in an undomesticated state (commonly known as feral dogs and cats); or

(c) dogs or cats of a kind declared by the regulations to be excluded from the operation of this Part; or

(d) any other animal.

15D—Interaction with *Dog and Cat Management Act 1995*

This Part is in addition to, and does not derogate from, the *Dog and Cat Management Act 1995*.

15E—Objects and principles

(1) The objects of this Part include—

(a) preventing, as far as is reasonably practicable, the killing of stray, abandoned, ill-treated, injured, sick or surrendered dogs and cats that are suitable for rehousing; and

(b) encouraging the rehousing of stray, abandoned, ill-treated, injured, sick or surrendered dogs and cats; and

(c) ensuring that, in the cases where dogs or cats must be killed, it is done in a way that is humane and compassionate; and

(d) developing a code of practice that furthers these objects.

(2) The following principles apply in relation to the operation of this Part:

(a) no dog or cat should be killed if it can safely be placed in a suitable home;

(b) dogs and cats in rehousing facilities require proper shelter, care, nutrition and exercise;

(c) dogs and cats in rehousing facilities require enrichment and interaction;

(d) dogs and cats in rehousing facilities require proper veterinary care;

(e) prescribed organisations should make every effort, and be supported, to provide every dog and cat in their custody with individual consideration and care.

Division 2—Code of practice

15F—Code of practice

(1) The Governor may, on the recommendation of the Minister, make regulations establishing a code of practice for the purposes of this Part.

(2) Without limiting any other matters that may be included in the code of practice, the code of practice must contain the following provisions:

(a) a provision requiring that dogs and cats not be killed by a prescribed organisation if they can reasonably and safely be taken to another organisation that can take possession of them;

(b) provisions setting out the minimum standard of care to be provided by prescribed organisations (including at rehousing facilities).

(3) Before making a recommendation for the purposes of subsection (1), the Minister—

(a) must consult with the prescribed bodies; and

(b) must call for public submissions in accordance with a scheme determined by the regulations.

(4) The Minister must cause the code of practice to be reviewed at least once in each 5 year period.

15G—Offence to contravene code of practice

A person who, without reasonable excuse, contravenes a provision of the code of practice in relation to the operation of a prescribed organisation is guilty of an offence.

Maximum penalty: $10 000.

Division 3—Licence required to operate certain rescue organisations

15H—Offence for prescribed organisation to provide rescue and rehousing services without licence etc

(1) A prescribed organisation must not provide, or offer to provide, a rescue and rehousing service unless the organisation holds a licence under this Part.

Maximum penalty: $50 000.

(2) A prescribed organisation must not operate a rehousing facility for dogs or cats in the ownership, or under the custody or control, of the organisation unless the organisation's licence is appropriately endorsed under section 15J.

Maximum penalty: $50 000.

15I—Minister may grant licence

(1) The Minister may, on application, grant a licence to a prescribed organisation authorising the prescribed organisation to provide a rescue and rehousing service.

(2) Each licence is subject to a condition requiring the holder of the licence to comply with the code of practice.

(3) Without limiting this section, a licence may be granted subject to such conditions as the Minister thinks fit and specifies in the licence (including, without limiting the generality of this subsection, a condition limiting the kinds of animal that can be rescued or rehoused pursuant to the licence).

(4) An application for a licence—

(a) must be made in a manner and form approved by the Minister; and

(b) must include such information as the Minister may reasonably require; and

(c) must be accompanied by the prescribed fee.

(5) In determining whether or not to grant a licence, the Minister must have regard to—

(a) the suitability of the applicant to be granted the licence (including by having regard to any offences committed by the prescribed organisation, or a person associated with the prescribed organisation, under this or any other Act); and

(b) the adequacy of the applicant's premises and facilities (if any) in respect of the provision of rescue and rehousing services; and

(c) such other matters as may be prescribed by the regulations,

and may have regard to any other matter that the Minister thinks relevant.

(6) The Minister may, by notice in writing, vary or revoke a condition of, or impose further conditions on, a licence for any reason the Minister thinks fit.

(7) A licence remains in force until it is—

(a) revoked by the Minister; or

(b) surrendered by the holder of the licence.

15J—Endorsement of licence to operate rehousing facility

(1) The Minister may, at the time of granting the licence or on subsequent application, include or add an endorsement to a licence granted under section 15I authorising the licence holder to operate a rehousing facility in the course of providing rescue and rehousing services.

(2) An endorsement may be subject to such conditions as the Minister thinks fit and specifies in the licence (including, without limiting the generality of this subsection, a condition limiting the number or kinds of dogs and cats that can be accommodated at the facility at any time).

(3) An application for an endorsement—

(a) must be made in a manner and form approved by the Minister; and

(b) must include such information as the Minister may reasonably require; and

(c) must be accompanied by the prescribed fee.

(4) In determining whether or not to endorse a licence, the Minister must have regard to—

(a) the adequacy of the applicant's facilities, or proposed facilities, in respect of providing accommodation for dogs or cats (as the case requires); and

(b) such other matters as may be prescribed by the regulations,

and may have regard to any other matter that the Minister thinks relevant.

(5) The Minister may, by notice in writing, vary or revoke an endorsement for any reason the Minister thinks fit.

15K—Revocation and suspension of licence

(1) If the Minister is satisfied that the holder of a licence—

(a) has been found guilty of an offence against this Act; or

(b) has contravened the code of practice (whether or not the licence holder or any other person has been convicted of an offence relating to the contravention); or

(c) has failed to comply with a condition of the licence; or

(d) has failed to provide a report required under section 15M; or

(e) has obtained the licence improperly,

the Minister may, by notice in writing—

(f) suspend the licence—

(i) for a period specified in the notice; or

(ii) until the holder of the licence causes such action as may be specified in the notice to be taken to the satisfaction of the Minister; or

(g) allow the holder of the licence to continue to provide rescue and rehousing services subject to specified conditions (including conditions preventing further dogs or cats being received by the prescribed organisation, or requiring supervision of the operation of the prescribed organisation by a specified person or body); or

(h) revoke the licence.

(2) The Minister may, by notice in writing, vary or revoke a condition imposed under subsection (1)(g) for any reason the Minister thinks fit.

(3) A person who contravenes a condition imposed under subsection (1)(g) is guilty of an offence.

Maximum penalty: $10 000.

(4) The Minister may, if he or she considers it appropriate to do so, by notice in writing, disqualify (either permanently or for a specified period) a specified prescribed organisation from holding or obtaining a licence under this Part.

Division 4—Euthanasia of dogs and cats held by prescribed organisations

15L—Euthanasia of dogs and cats held by prescribed organisations

(1) A dog or cat held by or on behalf of a prescribed organisation may be euthanased at any time if the dog or cat has been assessed (in accordance with any requirements set out in the code of practice) as being unsuitable for rehousing.

(2) Except as may be authorised under subsection (1), the following provisions apply in relation to the euthanasia of a dog or cat held by or on behalf of a prescribed organisation:

(a) the dog or cat must not be killed during the holding period for the dog or cat;

(b) the dog or cat must not be killed unless—

(i) the prescribed organisation has, in accordance with the code of practice, offered the dog or cat to other animal rescue organisations that are willing to take possession of dogs or cats in such circumstances; and

(ii) the prescribed organisation has complied with any other requirement set out in the regulations or the code of practice; and

(iii) the prescribed organisation has certified, in accordance with the regulations, that there was no reasonable alternative to killing the animal in the circumstances;

(c) the dog or cat may only be killed if—

(i) a foster home cannot be found within the period specified in the code of practice; and

(ii) it is not reasonably practicable (having regard to the operational needs of the prescribed organisation) for the dog or cat to be permanently rehoused with the prescribed organisation.

(3) However, subsection (2)(a) and (b) do not apply in the following circumstances:

(a) the killing of a dog or cat that has been certified by a veterinary surgeon as experiencing irremediable physical or mental suffering;

(b) the killing of a dog pursuant to a destruction order under Part 5 of the *Dog and Cat Management Act 1995*;

(c) the killing of a dog or cat pursuant to an order of a court.

(4) Euthanasia may only be administered to a dog or cat as follows (including, to avoid doubt, to a dog or cat killed pursuant to subsection (1)):

(a) the dog or cat may only be killed by a veterinarian surgeon or inspector;

(b) the method used to kill the animal must be humane and appropriate in the circumstances (and in any case must not be a proscribed method);

(c) the dog or cat must be sedated before being killed so as to minimise stress or discomfort, or to ensure staff safety (however, neuromuscular blocking agents must not be used);

(d) following the administration of an injection, the dog or cat must be lowered to the surface on which they are being held and must not be permitted to drop or otherwise collapse without support;

(e) the dog or cat must not be left unattended between the time procedures to kill the dog or cat are commenced and the time death occurs;

(f) the dog's or cat's body must not be disposed of before death is verified in accordance with this section;

(g) the killing of the dog or cat must comply with any other requirements set out in the code of practice.

(5) A person who, without reasonable excuse, contravenes subsection (2) or (4) is guilty of an offence.

Maximum penalty: $20 000 or imprisonment for 2 years.

(6) For the purposes of this section, the death of a dog or cat must be verified in each of the following ways:

(a) by lack of heartbeat, verified by a stethoscope;

(b) by lack of respiration, verified by observation;

(c) by pale, bluish gums and tongue, verified by observation;

(d) by lack of eye response, verified if lid does not blink when eye is touched and pupil remains dilated when a light is shined on it.

(7) To avoid doubt, nothing in this section authorises the killing of a dog or cat merely because the holding period for the dog or cat has elapsed.

(8) Nothing in this section limits the operation of section 4B.

(9) No civil liability attaches to a prescribed organisation, inspector or any other person in relation to the euthanasia of an animal carried out in good faith, without negligence and in accordance with this section.

(10) In this section—

irremediable physical or mental suffering means a dog or cat that—

(a) has a poor or grave prognosis for being able to live without severe, unremitting pain even with comprehensive, prompt, and necessary veterinary care; or

(b) has unmanageable fear or behavioural abnormalities that prevent the dog or cat from enjoying a normal quality of life.

Division 5—Reporting

15M—Licence holders to report to Minister

(1) The holder of a licence under this Part must, on or before 30 September in each year, prepare and submit a written report to the Minister setting out the following information relating to the preceding financial year:

(a) the total number of dogs and cats surrendered to or otherwise rescued by the licence holder;

(b) the number of dogs and cats returned to their owners by the licence holder;

(c) the number of dogs and cats rehoused by the licence holder;

(d) the number of dogs or cats euthanased by or on behalf of the licence holder (including the reason for the administration of euthanasia);

(e) the number of dogs or cats in the care of the licence holder on 31 July of that year;

(f) any other information required by the regulations or under the code of practice.

(2) The holder of a licence must allow inspection (without charge) of a report under subsection (1) by members of the public.

(3) The Minister must, as soon as is reasonably practicable after receiving a report under subsection (1), cause a copy of the report to be published on a website determined by the Minister.

Division 6—Review of Minister's decisions

15N—Review of Minister's decisions by South Australian Civil and Administrative Tribunal

(1) The South Australian Civil and Administrative Tribunal is, by force of this section, conferred with jurisdiction to deal with matters consisting of the review of a decision of the Minister under this Part.

(2) An application for review of a decision of the Minister under this Part may be made to the South Australian Civil and Administrative Tribunal by a person aggrieved by the decision within 1 month after the applicant receives notice of the relevant decision (or such longer period as the Tribunal may allow).

(3) However, the South Australian Civil and Administrative Tribunal may only allow an extension of time under subsection (2) if satisfied that—

(a) special circumstances exist; and

(b) another party will not be unreasonably disadvantaged because of the delay in commencing the proceedings.

Division 7—Miscellaneous

15O—Offence to hold out as being licensed

A person must not hold himself or herself out as holding a licence under this Part unless the person is in fact so licensed.

Maximum penalty: $10 000.

15P—Exemptions

(1) The Minister may, on application or on the Minister's own motion, exempt a specified person or body from this Part, or specified provisions of this Part.

(2) Subject to this section, an exemption—

(a) must be in writing; and

(b) may be conditional or unconditional; and

(c) has effect for the period specified in the exemption.

(3) The Minister—

(a) must, unless the Minister is satisfied that good reasons exist for not doing so, by notice in writing, revoke an exemption of a person or body if the person or body—

(i) is found guilty of an offence against this Act; or

(ii) has obtained the exemption improperly; or

(iii) fails to comply with a condition of the exemption; and

(b) may, by notice in writing, vary or revoke an exemption for any other reason the Minister thinks fit.

(4) An application for an exemption, or for the variation of an exemption—

(a) must be made in a manner and form determined by the Minister; and

(b) must include such information as the Minister may reasonably require; and

(c) must be accompanied by the prescribed fee.

15Q—General defence

It is a defence to a charge of an offence against this Part if the defendant proves that the alleged offence was not committed intentionally and did not result from any failure on the part of the defendant to take reasonable care to avoid the commission of the offence.

7—Amendment of section 30—General powers

Section 30(5)—delete paragraph (f) and substitute:

(f) premises or a vehicle in which an inspector reasonably suspects there may be records relating to a business or organised event or activity involving animals;

(g) premises or a vehicle in which an inspector reasonably suspects there may be an animal or other thing that has been used in, or may constitute evidence of, a contravention of this Act.

8—Amendment of section 31A—Special powers relating to animals

Section 31A(1)—delete "may if urgent action is not taken suffer unnecessary harm" insert:

is at risk of suffering

9—Insertion of Part 5 Division 2A

After section 31B insert:

Division 2A—Animal cruelty intervention orders

31BA—Animal cruelty intervention orders

(1) An inspector may apply to the Magistrates Court for an order under this section (an ***animal cruelty intervention order***) if the inspector believes on reasonable grounds that the person against whom the order is sought (the ***defendant***) will, without intervention, cause the death of, or serious harm to, an animal.

(2) To avoid doubt, an application may be made under this section whether or not—

(a) death or harm has, in fact, been caused to an animal; or

(b) the defendant has been charged with an offence.

(3) The Magistrates Court may, on application and if satisfied that the defendant will, without intervention, cause the death of, or serious harm to, an animal, make an animal cruelty intervention order against the defendant.

(4) An animal cruelty intervention order may be made in the absence of the defendant if the defendant was required by summons to appear at the hearing of the application and failed to appear in obedience to the summons (however in such a case the order will not be taken to be binding on the defendant until served personally on the defendant).

(5) An animal cruelty intervention order may do 1 or more of the following:

(a) prohibit the defendant from having the custody or control of a specified animal, a specified class of animals, or any animals;

(b) require the defendant to surrender specified animals, or all animals, in the custody or control of the defendant to a specified person within a specified period;

(c) prohibit the defendant from attending at, or being in, a specified locality (not being residential premises occupied by the defendant);

(d) prohibit the defendant from contacting, harassing, threatening or intimidating a specified person or persons at a specified place at which animals owned by the defendant are being cared for;

(e) prohibit the defendant from destroying or damaging specified property;

(f) prohibit the defendant from taking possession of specified personal property reasonably needed in relation to the care of animals owned by the defendant;

(g) prohibit the defendant from causing or allowing another person to engage in the conduct referred to in a preceding paragraph;

(h) require the defendant to produce specified personal property reasonably needed in relation to the care of animals owned by the defendant to a specified person;

(i) impose any other requirement on the defendant to take, or to refrain from taking, specified action in relation to animals.

(6) An animal cruelty intervention order may specify—

(a) conditions under which a prohibition imposed by the order does not apply; and

(b) conditions that must be complied with in relation to a requirement imposed by the order.

(7) A person who contravenes or fails to comply with an animal cruelty intervention order is guilty of an offence.

Maximum penalty: Imprisonment for 2 years.

(8) An animal cruelty intervention order is ongoing and continues in force (subject to any variation or substitution of the order under this Act) until it is revoked.

(9) The Magistrates Court may, when issuing or varying an animal cruelty intervention order fix a date (being not less than 12 months after issue or variation of the order) after which the defendant may apply for variation or revocation, or further variation, of the order.

10—Amendment of section 31C—Dealing with seized animals and objects

(1) Section 31C—after subsection (2) insert:

(2a) A magistrate may make such ancillary orders in relation to an order under subsection (2) as the magistrate considers appropriate (including, for example, an order that the owner of the animal or other party to the application is to pay to a specified person or body the reasonable costs of caring for the animal until the application is determined).

(2) Section 31C—after subsection (3) insert:

(3a) To avoid doubt, section 15O (other than subsection (2)) applies in relation to the destruction of a dog or cat under subsection (1) or (2).

11—Insertion of section 31EA

After section 31E insert:

31EA—Interim court orders

(1) A court hearing an application under this Act, or proceedings on a charge of an offence against this Act, may make such interim orders as the court considers appropriate.

(2) Without limiting the generality of subsection (1), a court may make 1 or more of the following orders:

(a) an order requiring a specified person to care for an animal or animals owned by the person (whether or not the subject of the offence) in accordance with the terms of the order;

(b) an order directing a specified person to surrender a specified animal owned by the person (being an animal that is the subject of a charge of an offence against this Act) to a specified person;

(c) an order directing a specified person to surrender a specified animal or animals owned by the person to a specified person;

(d) an order prohibiting a specified person from owning or possessing an animal, or an animal of a specified class, until further order or for a period specified in the order.

12—Amendment of section 32A—Court orders on finding of guilt etc

(1) Section 32A(2), penalty provision—delete the penalty provision and substitute:

Maximum penalty: Imprisonment for 2 years.

(2) Section 32A—after subsection (3) insert:

(4) To avoid doubt, section 15L (other than subsection (2)) applies in relation to the destruction of an animal under subsection (3).

13—Insertion of section 42AA

After section 42 insert:

42AA—Animals that are evidence

Despite any other Act or law, the admissibility of, or weight to be given to, evidence of an offence against this Act consisting of a live animal is not affected by the fact that the animal is sold, rehoused or otherwise disposed of under this or any other Act.

14—Substitution of section 43

Section 43—delete the section and substitute:

43—Act does not render unlawful practices that are in accordance with prescribed code of animal husbandry practice

(1) Subject to this section, nothing in this Act renders unlawful anything done in accordance with a prescribed code of practice relating to animals.

(2) This section does not apply in relation to the operation of prescribed organisations (within the meaning of Part 3A) in accordance with a prescribed code of practice to the extent that the code permits such an organisation to operate in contravention of Part 3A.

Part 3—Amendment of *Dog and Cat Management Act 1995*

15—Amendment of section 4—Interpretation

Section 4—after the definition of ***LGA*** insert:

prescribed rescue and rehousing organisation means a prescribed organisation licensed under Part 3A of the *Animal Welfare Act 1985*;

16—Amendment of section 33—Dogs must be registered

Section 33(5)(b)—after subparagraph (iii) insert:

or

(iv) a prescribed rescue and rehousing organisation.

17—Amendment of section 61—Procedure following seizure of dog

Section 61(1)(b)—delete "in a facility approved by the Board for the purpose of detaining dogs." and substitute:

in (in order of priority)—

(i) a facility operated by or on behalf of the council for the area in which the dog was seized; or

(ii) if no such council facility is available—a facility operated by or on behalf of a prescribed rescue and rehousing organisation; or

(iii) if no facility contemplated by a preceding subparagraph is available—a facility approved by the Board for the purpose of detaining dogs,

(however nothing in this paragraph relieves a council of primary responsibility for providing adequate facilities to detain dogs seized in the area of the council).

18—Amendment of section 62—Dealing with seized dogs

(1) Section 62(1)—delete "destroyed or otherwise disposed of" and substitute:

sold or rehoused in accordance with the code of practice under Part 3A of the *Animal Welfare Act 1985*

(2) Section 62—after subsection (1) insert:

(1a) The operator of a facility at which a dog is detained under this Part may, if the dog could be euthanased under section 15L of the *Animal Welfare Act 1985*, cause the dog to be destroyed in accordance with that section.

(3) Section 62(3)—delete subsection (3)

19—Repeal of section 63

Section 63—delete the section

20—Amendment of section 64—Power to seize and detain cats

(1) Section 64(1)(a) and (b)—delete paragraphs (a) and (b) and substitute:

(a) if the person is a warden under the *National Parks and Wildlife Act 1972* or the *Wilderness Protection Act 1992* and the cat is in a reserve or sanctuary (within the meaning of the *National Parks and Wildlife Act 1972*) or a wilderness protection area or zone (within the meaning of the *Wilderness Protection Act 1992*);

(b) if the person is the owner or occupier of a designated area, or a person authorised for the purpose by the owner or occupier of a designated area and the cat is found in the designated area;

(c) if the cat is found in a place that is more than 1 kilometre from any place genuinely used as a place of residence;

(d) if the cat is unidentified and—

(i) the person is an authorised officer under the *Crown Land Management Act 2009* and the cat is found in an area in respect of which the authorised officer is authorised to exercise powers under that Act; or

(ii) the person is an authorised officer under the *Natural Resources Management Act 2004* and—

(A) the cat is found by a State authorised officer under that Act; or

(B) the cat is found by a regional authorised officer under that Act in the region in which the regional authorised officer is authorised to act; or

(iii) the person is an inspector under the *Animal Welfare Act 1985* and the cat is found while the person is acting in the ordinary course of his or her duties under that Act; or

(iv) the person is a registered veterinary surgeon acting in the ordinary course of his or her profession; or

(v) the person is acting for or on behalf of 1 of the following bodies or persons in respect of a cat that has been delivered to a facility operated by the person or body:

(A) the Royal Society for the Prevention of Cruelty to Animals (South Australia) Incorporated;

(B) the Animal Welfare League of South Australia Incorporated;

(C) a body or person specified by the regulations; or

(e) any other circumstances set out in the regulations.

21—Amendment of section 64A—Rehousing or other disposal of seized cat

(1) Section 64A(1)—delete "destroyed or otherwise disposed of" and substitute:

sold or rehoused in accordance with the code of practice under Part 3A of the *Animal Welfare Act 1985*

(2) Section 64A—after subsection (1) insert:

(1a) The operator of a facility at which a cat is detained under this Part may, if the cat could be euthanased under section 15L of the *Animal Welfare Act 1985*, cause the cat to be destroyed in accordance with that section.

22—Insertion of Part 5B

After section 64F insert:

Part 5B—Special provisions relating to greyhound racing industry

64G—Interpretation

In this Part—

Greyhound Racing SA means Greyhound Racing SA Limited (and includes any person or body who succeeds Greyhound Racing SA, or who otherwise is the controlling body for greyhound racing in the State, should Greyhound Racing SA be dissolved or otherwise cease to exist);

registered means registered (however described) with Greyhound Racing SA in accordance with the Greyhounds Australasia rules.

64H—Greyhound Racing SA to provide certain reports and information

(1) Greyhound Racing SA must, on or before 30 September in every year, forward to the Minister a report containing the information required by subsection (2) for the preceding financial year.

Maximum penalty: $20 000.

(2) The report must contain—

(a) information setting out the number of greyhounds registered in the relevant financial year; and

(b) information setting out the number of registered greyhounds destroyed in this State in the relevant financial year; and

(c) information setting out the approximate number of unregistered greyhounds destroyed in the relevant financial year; and

(d) information setting out the methods by which greyhounds were generally destroyed in the relevant financial year; and

(e) any other information required by or under the provisions of this Act or any other Act.

(3) The Minister must, within 6 sitting days after receiving a report under this section, cause a copy of the report to be laid before both Houses of Parliament.

(4) The Minister must, within 6 sitting days after receiving a report under this section, cause a copy of the report—

(a) to be provided to the Board; and

(b) to be published on a website determined by the Minister.

64I—Freedom of Information Act to apply to Greyhound Racing SA

For the purposes of the *Freedom of Information Act 1991*, Greyhound Racing SA will be taken to be an agency within the meaning of that Act.

23—Insertion of section 88AA

After section 88 insert:

88AA—Animals that are evidence

Despite any other Act or law, the admissibility of, or weight to be given to, evidence of an offence against this Act consisting of a live dog or cat is not affected by the fact that the dog or cat is sold, rehoused or otherwise disposed of under this or any other Act.

24—Amendment of section 91—Regulations

Section 91(2)(c)—delete "regulate the detention of dogs" and substitute:

, in a manner that is consistent with the code of practice under Part 3A of the *Animal Welfare Act 1985*, the detention of dogs and cats

Parliamentary Officer
Joint Committee on the Statutes Amendment (Animal Welfare Reforms) Bill 2020
GPO Box 572
Adelaide SA 5001
Emailed to: animalwelfarereforms@parliament.sa.gov.au

Dear Parliamentary Officer,

On behalf of the City of Marion, I submit to the Joint Committee on the Statutes Amendment (Animal Welfare Reforms) Bill 2020, that legislation is required to enable Councils to undertake greater management and control of cats within Councils' boundaries than is currently provided for in the Dog and Cat Management Act, 1995. This includes giving Councils powers to take action to deal with cat owners whose cats are found to be in contravention of law. The City of Marion recently endeavoured to do this through a variation to its current Cat By-law that was ultimately disallowed by the Parliament, but remains committed to working with the State Government to achieve a positive outcome in this regard.

Legislation is required to prevent cats from wandering. Further we would seek the ability for Councils to declare, by resolution, a span of hours when cats must not wander at large but must instead be either confined, or under the effective control of a person.

Councils also require powers to seize, detain and where necessary humanely euthanise cats found in breach of the requirements of the law, including in a manner that is generally consistent with the scheme available for wandering dogs under the Dog and Cat Management Act 1995.

Legislative reforms should also give Council's authorised persons the ability to seize wandering identified cats (that is, those that have been micro-chipped and/or wearing an identification tag). The legislation could also prescribe the steps that must be taken by Councils to return such animals to their owners. The legislation needs to provide for Council's authorised persons to inspect, issue warnings, issue expiations and for Councils to prosecute.

Limiting the ability for dog and cat rescue organisations and rehousing facilities, including Council owned facilities, to euthanise dogs and cats when required, through the Statutes Amendment (Animal Welfare Reforms) Bill 2020, has the potential to negatively impact legislation needed for Councils to effectively manage and control cats for the benefit of our communities.

Yours sincerely

Kris Hanna
Mayor
City of Marion

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CITY OF MARION

Draft City of Marion Asset Management Plans for Community Consultation

Originating Officer	Unit Manager Asset Solutions - Brendon Lyons
Corporate Manager	Manager Engineering, Assets and Environment - Mathew Allen
General Manager	General Manager City Services - Tony Lines
Report Reference	GC200825R15

REPORT OBJECTIVE

The purpose of this report is to seek endorsement from Council to undertake stakeholder and community engagement on the:

- Draft City of Marion Buildings and Structures Asset Management Plan
- Draft City of Marion Open Space Asset Management Plan
- Draft City of Marion Coastal Walkway Asset Management Plan
- Draft City of Marion Arts, Culture and Heritage Asset Management Plan

RECOMMENDATION

That Council:

1. **Endorses stakeholder and community engagement for the:**

    - **Draft City of Marion Buildings and Structures Asset Management Plan**
    - **Draft City of Marion Open Space Asset Management Plan**
    - **Draft City of Marion Coastal Walkway Asset Management Plan**
    - **Draft City of Marion Arts, Culture and Heritage Asset Management Plan**

2. **Notes a further report will be presented to Council on 27 October 2020 outlining the outcomes of the stakeholder and community engagement.**

DISCUSSION

The City of Marion owns and manages a large and diverse asset portfolio, valued at over $1 billion. Our assets enable the provision of services to the community and businesses for current and future generations. Assets play a vital role in the local economy and on our residents' quality of life.

Council's assets range from roads and footpaths, to buildings, playgrounds, barbecues, shelters, vehicles, machinery and stormwater drains. In addition, we receive a number of "gifted" assets from State Government and developers which attract ongoing operational and maintenance costs over their life.

The South Australian Local Government Act 1999 and its regulations require each council to have Asset Management Plans covering the management of infrastructure and other major assets of the Council for a period of at least ten years. In addition to the legislative requirement, our role is to ensure our assets meet the needs of the community now and into the future.

The City of Marion's vision for Asset Management is "To maintain the City of Marion's assets to agreed levels of service which maximise community value throughout an asset's life". It is this vision that is driving Asset Management improvement at the City of Marion.

What are our Asset Management Obligations

Under the Local Government Act 1999 [Chapter 8, Part 1, Section 122 (1)(1a)], Council is required to develop and adopt Asset Management Plans (AMPs). These AMPs form part of Council's strategic documentation and are required to be reviewed as soon as practicable after adopting the Council's annual business plan for a particular financial year; and in any event, within 2 years after each general election of the Council [Chapter 8, Part 1, Section 122 (4)(a)(b)]. This means that the City of Marion is required to adopt a suite of AMPs by November 2020.

In addition, under the Local Government Act 1999 [Chapter 4, Part 5, Section 50], Council is required to provide a reasonable opportunity for interested parties to provide feedback for a minimum period of 21 days.

Over the past 12 months, the Asset Solutions Team has been partnering with Asset Owners to develop AMPs for the following asset classes:

- Transport Assets
- Stormwater Assets
- Fleet, Plant and Equipment Assets
- Water Treatment and Resource Assets
- Building and Structure(s) Assets
- Open Space Assets
- Coastal Walking Trail
- Artwork, Culture and Heritage Assets

The final tranche of Asset Management Plans seeking endorsement for community engagement are the:

- Snapshot of Draft City of Marion Buildings and Structures Asset Management Plan (Attachment 1)
- Draft City of Marion Buildings and Structures Asset Management Plan (Attachment 2)
- Snapshot of Draft City of Marion Open Space Asset Management Plan (Attachment 3)
- Draft City of Marion Open Space Asset Management Plan (Attachment 4)
- Snapshot of Draft City of Marion Coastal Walkway Asset Management Plan (Attachment 5)
- Draft City of Marion Coastal Walkway Asset Management Plan (Attachment 6)
- Snapshot of Draft City of Marion Arts, Culture and Heritage Asset Management Plan (Attachment 7)
- Draft City of Marion Arts, Culture and Heritage Asset Management Plan (Attachment 8)

These Asset Management Plans have been developed in partnership with the relevant asset owners and subject matter experts and were presented to the Finance and Audit Committee for comment at the meeting on 10 July 2020. The Finance and Audit Committee suggested a number of improvements that have been incorporated into the Asset Management Plans including the development of an asset snapshot to present to the community with the full Asset Management Plan technical documents available for those who wish to read the details of the plan.

This report is the final of three reports that seeks endorsement from Council to undertake community engagement on the respective Asset Management Plans.

Public consultation

Community and stakeholder engagement on these Asset Management Plans will be focussed on the snapshots (attachments 1, 3, 5 and 7) and undertaken for the period 1 September to 22 September 2020. The draft plans and opportunity for comment will be available on the ‘Making Marion’ website. Opportunities inviting interested parties will be advertised on local radio. In addition notices will be placed in City Limits, on social media and in community and business newsletters directing readers to Council’s website.

Any feedback from the community consultation process will be considered and will inform the Asset Management Plans to be presented for Council's consideration and adoption at the General Council meeting to be held on 27 October 2020.

Attachment

#	Attachment	Type
1	Attachment 1- Snapshot of Draft Buildings and Structures Asset Management Plan	PDF File
2	Attachment 2- Draft City of Marion Buildings and Structures Asset Management Plan	PDF File
3	Attachment 3 - Snapshot of Draft Open Space Asset Management Plan	PDF File
4	Attachment 4 - Draft City of Marion Open Space Asset Management Plan reduced	PDF File
5	Attachment 5 - Snapshot of Draft Coastal Walkway Asset Management Plan	PDF File
6	Attachment 6 - Draft City of Marion Coastal Walkway Asset Management Plan reduced	PDF File
7	Attachment 7 - Snapshot of Draft Artworks Culture and Heritage Asset Management Plan	PDF File
8	Attachment 8 - Draft City of Marion Artworks	PDF File

BUILDINGS AND STRUCTURES ASSETS

Your feedback will help shape the development of our Asset Management Plans so that we offer the right levels of service for our assets for the future.

The key questions are:

- **How well do they perform?**
- **Are they delivering our Community Levels of Service?**
- **What can be improved?**



Find out more and provide feedback at
makingmarion.com.au

Comments close on 9 September 2020.

Buildings and Structures assets support the delivery of community, sporting and recreational activities and provide accommodation for Council's administration and operations.

COMMUNITY AND RECREATIONAL FACILITIES

The City of Marion delivers a range of community services and supports the operations of community groups in Libraries, Community Centres and Community Halls.

Council facilitates organised Sport and Recreation activities in the community through the provision of playing facilities and associated change rooms, clubrooms and function spaces. These are made available through ongoing leases to sporting and community clubs.

Purpose-built Administration and Operations facilities are fully owned and occupied by Council.

The City of Marion owns a number of buildings which are leased to commercial enterprises or the State Government including Residential Care accommodation (Abbeyfield House), Kindergartens, a Café (Boat Shed Café, Heron Way Hallett Cove) and Marion Golf Course.

WHAT YOU TOLD US

Our 2019 Community Satisfaction Survey revealed that Buildings and Structures assets are highly valued by the community. There is a high level of satisfaction with their standard of facilities and upkeep.

HOW WE HAVE LISTENED

By listening and understanding what is important to you, we have developed Community Levels of Service:

SAFETY	Provide safe facilities for all occupants whether they be community members, visitors or staff
QUALITY	Provide quality infrastructure
FUNCTION	Provide facilities that are fit for purpose
CAPACITY	Assets are designed to cater for current demand
SUSTAINABILITY	Operational requirements are safely and effectively met, whilst minimising impact on the environment

We are reviewing the City of Marion City Property portfolio to better meet the needs of the changing community. These include increased demands for a diversity of recreation options for all ages, changing expectations of Libraries and Community Centres, and an increasing range of options for social interaction and community buildings.

The community response to the COVID-19 pandemic has highlighted both the need for and the opportunities to be gained from alternative modes of work and community support.

We will optimise our spending through better asset management to deliver these service levels in the most affordable and efficient way.

WHAT WE ARE DELIVERING

Operate and maintain Buildings and Structures assets to best practice industry standards.

Efficient use of water, energy and other resources essential to building operation including making better use of renewable sources.

Undertake the City Property Portfolio Review.

Measure utilisation to drive data driven decision making around future planning and service provision.

Apply Ecologically Sustainable Development (ESD) Guidelines for New Buildings and Refurbishments and a Sustainable Building Maintenance Guide.

Assess the condition of Buildings and Structures assets through routine visual inspections, maintenance reports and safety and operational audits.

Program renewal of Buildings and Structures assets based on current condition and vulnerability of location.

BUILDINGS AND STRUCTURES ASSET MANAGEMENT PLAN

EXECUTIVE SUMMARY

Assets covered by this plan



Community Services Buildings
Sports and Recreation Activities Buildings
Buildings Leased to Commercial Enterprises
Administration and Operations Buildings

Gross replacement cost $141.8M
Reliable asset data

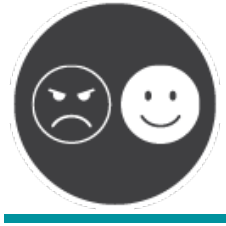
What it will cost over the 10-year planning period



Creation	$4.871M
Operation	$17.740M
Monitoring	$0.470M
Maintenance	$9.299M
Renewal	$20.048M
Total	$52.428M

Other financial considerations over the 2020-30 period will be added following the City Property Portfolio Review

Levels of Service



- Provide safe facilities for all occupants whether they be community members, visitors or staff
- Provide quality infrastructure and facilities that are fit for purpose
- Regular upkeep and security of buildings
- Efficient use of water, energy and other resources essential to building operation

Funding levels are sufficient to continue to provide identified Community Levels of Service

Risk Management



Controls manage the major risk of a renewal funding shortfall

Funding levels are sufficient to continue to manage risks in the medium term

Future Demands managed through ongoing monitoring



- Community Expectations
- Environmental Sustainability
- Improvement Initiatives
- Legislation
- Technology

Improvement Plan



- Measure utilisation to drive data driven decision making around future planning and service provision.
- Undertake City Property Portfolio Review
- Better define roles to align with the Asset Management Lifecycle
- Apply ESD Guidelines for New Buildings and Refurbishments and a Sustainable Building Maintenance Guide

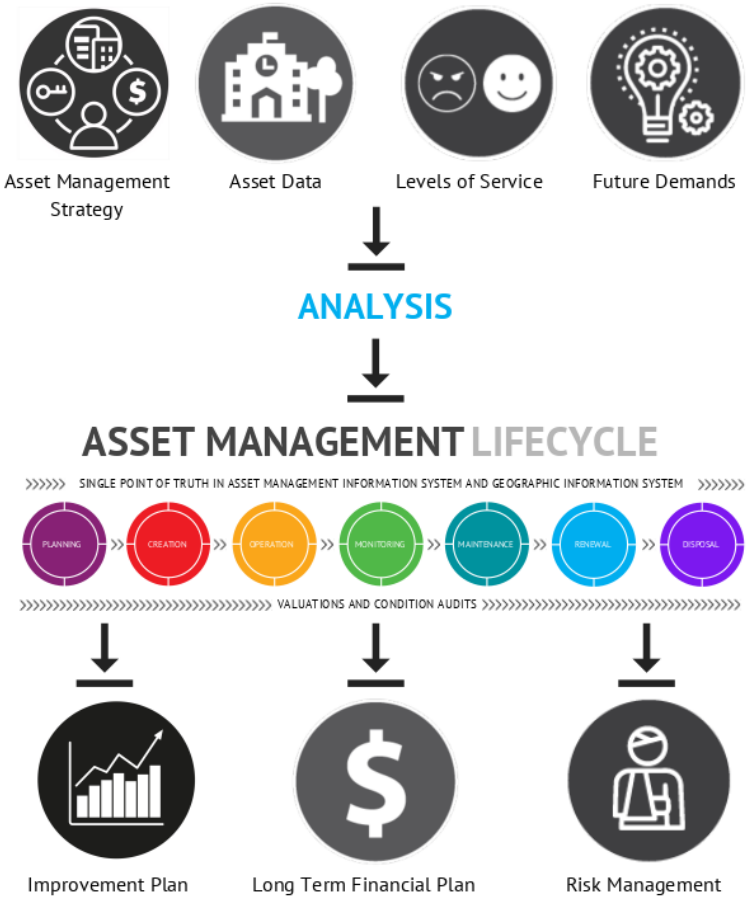
DRAFT Buildings and Structures Asset Management Plan 2020 - 2030

CITY OF MARION



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1 - INTRODUCTION

What is this plan about?

The City of Marion's Buildings and Structures assets support the delivery of community, sporting and recreational activities and provide accommodation for the administrative and operational functions of Council.

Council seeks to maximise value to ratepayers and ensure sustainable services by optimising the use of our assets.

This plan defines the Buildings and Structures assets that help deliver the services we provide, how they are provided, and the funding required over a 10-year planning period.

What is asset management?

Asset management is about how assets are "looked after'', both on a day-to-day basis (maintenance, monitoring and operation) and in the medium-to-long term (planning, creation, renewal and disposal).

What will we do?

A significant part of Council's annual spend is devoted to the repair, maintenance and upgrade of the assets which deliver safe and sustainable services to the community. Council will continue to invest in these assets as cost effectively as possible whilst considering beneficial advancements in technology.

This plan has been aligned with Council's Asset Management Policy (2018) and Asset Management Strategy (2019). Any upgrades or new asset expenditure will require Council prioritisation.

Council recognises that climate change is likely to affect asset life and functionality. We are exploring what we can do to make our assets more environmentally sustainable and resilient to climate change.

What can you do?

Better understanding of community needs can help us improve user experience, attract more users and provide services more efficiently. Council will be pleased to consider your thoughts on the issues raised in this Asset Management Plan (AMP) and suggestions on how we may change or reduce the mix of services to ensure that the appropriate level of service can be provided to the community within available funding.

2 - EXECUTIVE SUMMARY

BUILDINGS AND STRUCTURES ASSET MANAGEMENT PLAN EXECUTIVE SUMMARY

Assets covered by this plan



Community Services Buildings
Sports and Recreation Activities Buildings
Buildings Leased to Commercial Enterprises
Administration and Operations Buildings

Gross replacement cost $141.8M
Reliable asset data

What it will cost over the 10-year planning period



Creation	$4.871M
Operation	$17.740M
Monitoring	$0.470M
Maintenance	$9.299M
Renewal	$20.048M
Total	$52.428M

Other financial considerations over the 2020-30 period will be added following the City Property Portfolio Review

Levels of Service



- Provide safe facilities for all occupants whether they be community members, visitors or staff
- Provide quality infrastructure and facilities that are fit for purpose
- Regular upkeep and security of buildings
- Efficient use of water, energy and other resources essential to building operation

Funding levels are sufficient to continue to provide identified Community Levels of Service

Risk Management



Controls manage the major risk of a renewal funding shortfall

Funding levels are sufficient to continue to manage risks in the medium term

Future Demands managed through ongoing monitoring



- Community Expectations
- Environmental Sustainability
- Improvement Initiatives
- Legislation
- Technology

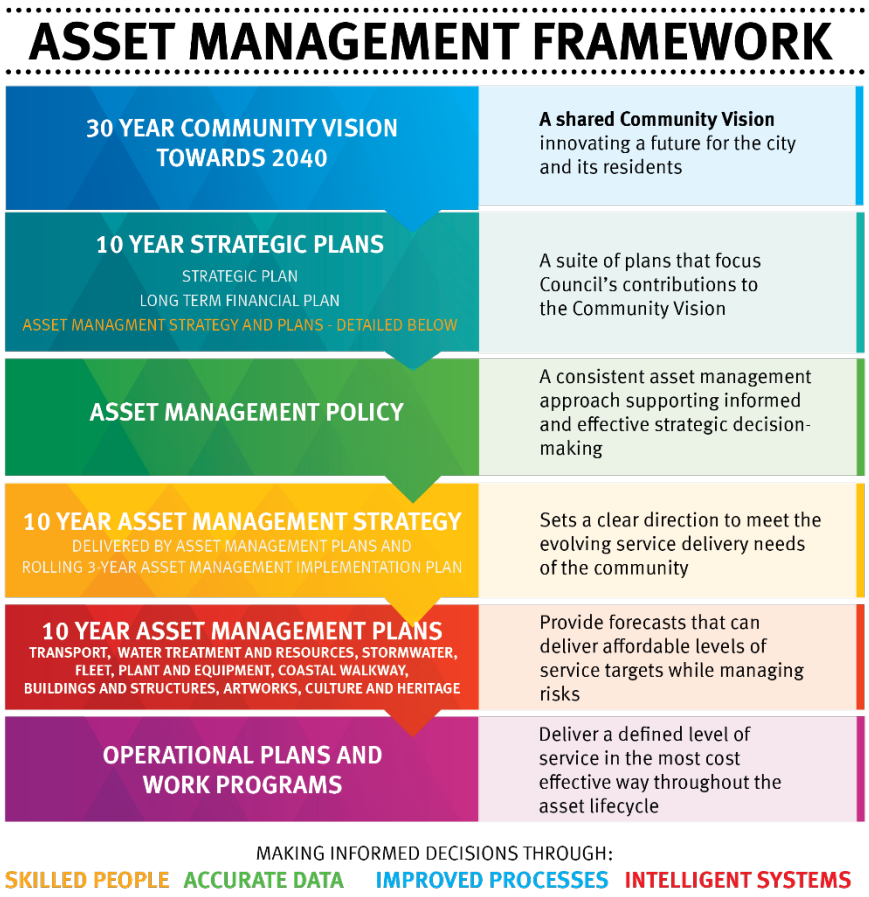
Improvement Plan



- Measure utilisation to drive data driven decision making around future planning and service provision.
- Undertake City Property Portfolio Review
- Better define roles to align with the Asset Management Lifecycle
- Apply ESD Guidelines for New Buildings and Refurbishments and a Sustainable Building Maintenance Guide

3 - WHY WE NEED A PLAN

"Good asset management is critical for a high performing Council. Investing in People, Data, Process and Systems enables effective and informed decision-making and optimises community outcomes" Brendon Lyons, Unit Manager Asset Solutions



The Asset Management Framework aligns Council's asset portfolio to meet the service delivery needs of our community.

Council's purpose is:

To improve our residents' quality of life; continuously, smartly and efficiently

The City of Marion Asset Management vision is:

To maintain our assets to agreed levels of service which maximise community value throughout an asset's life

Supported by four Strategic Objectives:

1. **MAXIMISE COMMUNITY VALUE**
2. **DELIVER AGREED LEVELS OF SERVICE**
3. **INFORMED DECISION MAKING**
4. **OPTIMALLY MANAGED**

This Asset Management Plan reflects and responds to change. It is based on the format recommended in Section 4.2.6 of the *International Infrastructure Management Manual* (IPWEA 2015).

This plan is driven by the priorities of Council's Strategic Plan, the Asset Management Policy and Asset Management Strategy.

It is funded by the Long Term Financial Plan and Annual Business Plan.

The effectiveness of this Asset Management Plan is measured annually through the following key performance indicators:

KEY PERFORMANCE INDICATOR
Asset Renewal Funding Ratio Calculated by measuring capital expenditure on renewal and replacement of assets relative to the Infrastructure and Asset Management Plan required expenditure. This indicates whether Council is renewing or replacing existing non-financial assets in accordance with its future Asset Management renewal requirements
Asset Management Maturity Assessment Assessed against the Institute of Public Works Engineering Australasia (IPWEA) National Asset Management Strategy (NAMS) targets. The maturity scale builds from 1 - Aware to 3 - Core Maturity to 5 - Advanced Maturity

4 - WHAT ASSETS WE HAVE

Assets exist to meet community needs and support the delivery of services to the service levels adopted by Council. The City of Marion's Buildings portfolio consists of four groups of building assets which are distinguished by their service delivery function and leasing arrangements.

The **Administration and Operations** group house or serve as the base for council's core services. They are purpose-built assets and are fully owned and occupied by Council.

These sites comprise:

- Council Administration located at 245 Sturt Road, Marion.
- City Services located at 935 Marion Road, Mitchell Park.
- Southern Depot at 4 Majors Road, Trott Park.

The services delivered from these sites include:

- Council Chambers for accommodation of the formal decision-making operations of Council through its Council Members.
- A customer interface with Council residents and property holders.
- Accommodation of the executive staff of council to undertake their executive management duties.
- Accommodation of the regulatory functions of Council defined in the Local Government Act and other Acts which devolve regulatory roles to local government.
- Accommodation of staff and operations aimed at facilitating the health, economic and social wellbeing of the City of Marion community through services and public assets distributed across the City.
- Accommodation of staff and equipment to perform those roles across the community.

The City of Marion delivers a range of **community services** directly and through supporting the operations of community groups throughout the council area. These services are delivered through:

- Libraries
- Community centres
- Community halls

The services delivered from these sites include:

- Library services
- Community support services
- Community education
- Community health and wellbeing services
- Community meeting facilities
- Community common interest facilitation

The City of Marion facilitates organised **Sport and Recreation activities** in the community, in a range of sports, through provision of playing facilities and associated change rooms, clubrooms and function spaces. These are made available through ongoing leases to sporting and community clubs.

The City of Marion owns a number of buildings which are leased to commercial enterprises or the State Government for the delivery of services independent of the mandated services Local Government provide, these include:

- Residential care accommodation (Abbeyfield House)
- Kindergartens
- Café (Boat Shed Café, Heron Way Hallett Cove)
- Marion Golf Course

The Buildings and Structures assets in their current form are listed as follows:

Service Grouping	Asset Category	Quantity	Net Floor area M2	Comments
Administration and Operations	Buildings	6	7552	Source Sproutt BCA
	Sheds and Ancillary Buildings	8	522	Source Sproutt BCA
Community Facilities	Buildings including Libraries, Neighbourhood Centres, Art Gallery, Theatre, Halls	32	14661	Source Sproutt BCA
	Sheds and Ancillary Buildings	44	2492	Source Sproutt BCA
	Public Toilets	12	305	Source JLL valuations
Sports and Recreation Facilities	Buildings	23	16917	Source Sproutt BCA
	Ovals/ playing fields - AFL size	8	n/a	Source Buildings and Property
	Soccer Pitches - dedicated	3	n/a	Source Buildings and Property
	Swimming pools and aquatic facility	1	n/a	Source Sproutt BCA
	Sheds and Ancillary Buildings	20	754	Source Sproutt BCA
Commercial Facilities	Buildings - Kindergartens	7	1803	Source Sproutt BCA
	Buildings – Aged Care	1	606	Source Sproutt BCA
	Buildings - Commercial operations	2	1008	Source Sproutt BCA
	Sheds and Ancillary Buildings	10	231	Source Sproutt BCA
	Buildings – Residence	1	224	Source Sproutt BCA

The primary current repository of Asset Register data on Buildings and Structures is the Single Point of Truth data set. This includes the detailed dataset of 176 buildings and structures audited in the 2019 Sproutt Building Condition Audit (BCA). This data meets the data schema requirements for the Asset Solutions Team (AST), for transition to a new asset management information system.

GIS data was previously accessible in the Exponare system. Currently Council is transitioning from Exponare to a new corporate GIS viewer.

Summary of the Sproutt Building Condition Audit 2019

Sproutt Professional Engineering Services was engaged by the City of Marion (Council) to undertake a detailed Building Condition Assessment and 10-Year Renewal Works Program for Councils Buildings and Structures portfolio.

In conjunction with the condition audits, Sproutt was also engaged to capture detailed floorplans of selected significant buildings.

Onsite Audits were undertaken in November and December 2019, with post processing and reporting completed in January 2020.

A 10-year maintenance program and renewal data were provided as part of this exercise, to be used to inform long term planning and budgets of these facilities by Council.

Council nominated 176 building assets for condition assessment that were listed in the inventory provided by Council at the project inception phase.

The level of componentisation required for each building audit were based on the following hierarchy developed in collaboration between Council and Sproutt.

Asset audit quantities have been included below, showing a small variation in numbers due to decommissioned assets and duplicates located in the data cleansing process.

The scope of the three audit hierarchy categories is outlined below.

Audit Hierarchy	Hierarchy Description	Final Qty of Assets
1	Major Assets; fully componentised at a building level. (e.g. Administration centre, city works, community centres, libraries, major clubrooms.)	77
2	Secondary Assets; partially componentised, externals only. (e.g. Minor clubrooms, toilets and workshops/sheds.)	23
3	Minor Assets; single component. (e.g. Sheds and storage facilities.)	76
	TOTAL ASSETS AUDITED	**176**
4*	Out of Audit Scope (e.g. Exeloos, playground shelters, shade structures, cricket nets, miscellaneous structures.)	277
NA	Decommissioned / Assets No Longer Existing / Data Duplicates	6
	TOTAL COUNCIL BUILDING & STRUCTURES ASSETS	**453**

*(Note that Category 4 structures were not audited as part of this building audit project, and form a wider part of the property portfolio.)

The audit hierarchy categories as they affect building componentisation is further elaborated below:

Component	Cat 1	Cat 2	Cat 3
Overall Condition Index	✓	✓	✓
Substructure	✓	✓	
Superstructure	✓	✓	
Roof	✓	✓	
Fittings	✓		
Finishes – Floor	✓		
Finishes – Ceiling	✓		
Finishes – Wall	✓		
DDA Access	✓		
Services – HVAC	✓		
Services – Electrical	✓		
Services – Fire	✓		
Services – Gas	✓		
Services – Hydraulics	✓		
Services – Security & Communications	✓		
Services – Site Infrastructure	✓		
Services – Waste & Wastewater	✓		

Sproutt utilised the industry standard condition scoring matrix when assessing assets and components. The scoring matrix used by Council is in line with the condition rating proposed by NAMS as well as the International Infrastructure Management Manual.

Council's Condition Scoring Matrix appears as follows:

Condition Score	Condition	Description
1	Excellent	Asset is new or near new with minimal signs of wear or tear.
2	Good	Asset has limited signs of wear and use that only require routine maintenance.
3	Average	Asset has numerous signs of wear and use. While the condition is still acceptable for normal use, minor capital works are needed to prevent further deterioration.
4	Poor	Asset has considerable signs of wear and use. The condition is impacting on the use of the asset and major capital works are required to return the asset to an acceptable condition.
5	Very Poor	Asset is at the end of its useful life and only provides a severely degraded service or can no longer provide the service it is intended to provide. It is beyond practical renewal and requires replacement.

Sproutt produced data to assist in production of a ten-year building maintenance and renewal work program due to commence in the 2021/22 financial year.

The renewal items and program inform future budgets and strategic outcomes for Council. The works stated are clearly defined as well as being prioritised.

The priority of works identified utilises the below rating mechanism.

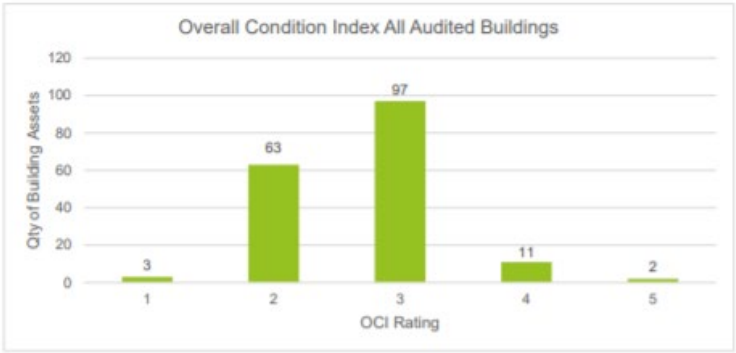
Priority	Timeframe	Description
P1	Required Immediately (or within 12 months)	Work needs to meet statutory obligations, ensure WHS regulations and prevent severe injury.
P2	Required in 1-2 years	Work that affects operational capacity and may lead to serious deterioration if untreated.
P3	Required in 2-5 years	Work that has minimal effect on operational capacity but desirable to maintain quality.
P4	Required in 5-10 years	Work can be safely and economically deferred beyond 5 years.

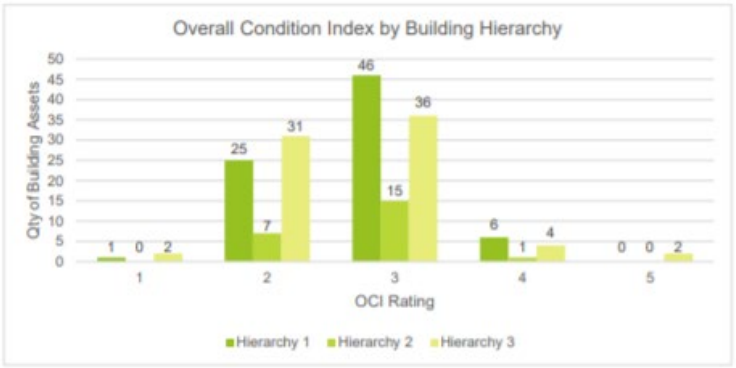
A summary of the outcomes follows:

3 Overall Building Condition Rating Summary

A summary of Overall Condition Index (OCI) for all audited buildings (utilising the requested 1-5 rating system) has been sorted by building hierarchy.

		All Audited Buildings - OCI Ratings					
		1 - New	2 - Good	3 - Average	4 - Poor	5 – Very Poor	TOTAL
Hierarchy	1	1	25	46	6	0	78
	2	0	7	15	1	0	23
	3	2	31	36	4	2	75
TOTAL		**3**	**63**	**97**	**11**	**2**	**176**





The Overall Condition Index of all audited buildings is a central distribution positively skewed, with the majority of assets rated as "3 – Average" and "2 – Good".

4 Prioritised Maintenance Cost Summary

Defects and deficiencies were captured across all audited buildings. The cost of rectification works for the captured defects across all audited structures is as follows.

		All Audited Buildings - Works Costs				
		P1 (2021-22)	P2 (2022-23)	P3 (2023-27)	P4 (2027-32)	TOTAL
Hierarchy	1	$56,460	$498,441	$154,711	$42	**$709,654**
	2	$4,272	$25,698	$20,196	$0	**$50,166**
	3	$9,666	$31,284	$14,658	$1,560	**$57,168**
TOTAL		**$70,398**	**$555,423**	**$189,565**	**$1,602**	**$816,988**

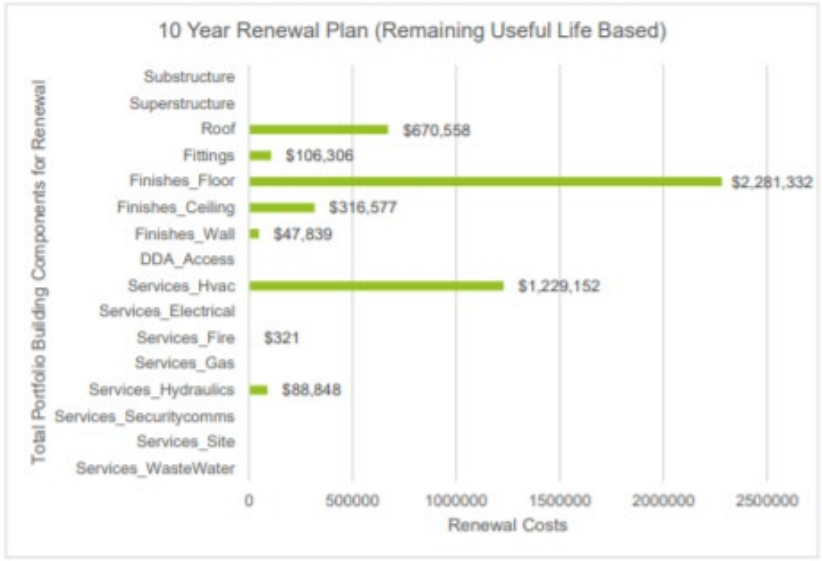


Priority 1 items refer to operational and safety concerns and should be dealt with as soon as possible. Addressing these items as quickly as possible within Councils forward works plan will allow for the mitigation of risks to Council and facility users.

Priority 2 items, equating to the majority of recorded costs, address operational capacity, backlog and pre-emptive works to maintain the integrity of all building components. These items have typically been flagged to ensure further deterioration of the asset (equating to a greater cost) is stopped or reduced.

5 Renewal Cost Summary

In addition to the captured maintenance requirements, asset renewal costs were estimated. Building component condition ratings were used to determine typical remaining useful life values. Where building components were estimated to have less than 10 years remaining life, component renewal costs were developed using a whole of building unit rate and area approach. These renewal costs are shown below by component category for the entire portfolio.



Further strategic assessment should be undertaken by Council for assets in poorer condition; to be brought forward for renewal, divestment or decommissioning if required.

Detailed analysis of Sproutt Condition Data is included in Appendix C.

Data Quality

Currency and accuracy of asset data is critical for effective asset and financial management. Data confidence is classified on a 5 level scale:

Confidence Grade	Data Confidence	Description
A	Highly reliable data	• Based on sound records, procedures, investigations and analysis. • Documented accurately. • Agreed as the best method of assessment. • Dataset is complete and estimated to be accurate ± 2%.
B	Reliable data	• Based on sound records, procedures, investigations and analysis. • Documented properly but has minor shortcomings. • For example, some data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. • Dataset is complete and estimated to be accurate ± 10%.
C	Uncertain data	• Either based on sound records, procedures, investigations and analysis which is incomplete or unsupported. • Or extrapolated from a limited sample for which grade A or B data are available. • Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated ± 25%.
D	Very uncertain data	• Based on unconfirmed verbal reports and/or cursory inspections and analysis. • Dataset may not be fully complete, and most data is estimated or extrapolated. • Accuracy ± 40%
E	Unknown	• Unknown, as none or very little data held.

Data confidence is assessed as **Level B - Reliable** for asset data used in the preparation of this plan.

All figures in Council's Asset Management Plans are in present value (today's dollars) as a number of factors influence the indexation rates. When incorporating the figures into Council's Long Term Financial Plan, relevant indexations linked to the type of expenditure will be applied.

5 - LEVELS OF SERVICE

Community feedback (What you told us)

The 2019 City of Marion Community Satisfaction Survey revealed the following data about the City of Marion's Buildings and Structures assets.

Service question	Importance				Satisfaction			
	Very important	Somewhat important	Low importance	Not important at all	Very satisfied	Somewhat satisfied	Dissatisfied	Very dissatisfied
Library Buildings	82%	15%	2%	n/a	58%	38%	3%	n/a
Outdoor Pool	81%	16%	3%	0%	44%	51%	4%	n/a
Neighbourhood Centre Buildings	80%	18%	2%	0%	35%	57%	7%	n/a
Sport and Recreation Facilities	46%	39%	12%	3%	25%	62%	10%	3%

This data indicates that the bulk of the Buildings and Structures portfolio is meeting community expectations as they are currently configured. They are highly valued by the community and there is a high level of satisfaction with their standard of facilities and upkeep.

Library buildings

- "Library Services - Should have a **program aimed at toddlers** singing and dancing, not just babies."
- Libraries are **dated and dark**. I go to Hamra Centre Library in West Torrens Council rather than any Marion libraries as its much nicer and has better services.
- All libraries are excellent buildings but **cleaning up around the Cultural Centre** is a disgrace. An interesting building but there is very poor cleaning maintenance of the surroundings. I often have to remove litter.
- Marion Cultural Centre is a great facility and **should be maintained to good standards** and remain modern.
- The toy library at Park Holme library needed to pay extra to borrow the toys while other council's library doesn't need to pay.
- Library services and Cultural centre **open until 8pm** would be good
- Libraries - **Fabulous service, friendly & helpful staff, public computers, range of new books**
- Hallett Cove library services and events are fantastic.
- Books, mags to read. I am in blackwood city but even more difficult- used to be able to find places to unite study, not computer instead. biographical books needed.

Neighbourhood centre buildings

- These are **looking a little tired** and all could do with a refurbishment.
- The facilities are wonderful but the **cleaning** sometimes leaves a lot to be desired
- These need to be kept relevant and **upgraded** for the 21st century. The Marion Council is ahead of the game and needs to reflect this with the community centres as they are an integral part of the community.
- **Not accessible - fences and gates**
- Great community centres
- Would love one in Hallett Cove
- Love the neighbourhood Centre programs - **great fitness classes**
- **Love the fitness and courses** at Neighbourhood centres
- "**Wide range of services** offered by legal consultation, great range of activities available"
- "Neighbourhood centers do not have enough **programs for migrant women** wanting to assimilate with community or have not been promoted (may be due to political reasons)I see lots of South Asian people (Indian, Pakistan,Bangladesh) in Marion but could not see any event for them. while all programs are for European migrants and Chinese migrants."

Outdoor Pool

- Community loves the Splash zone

- Would like to see a **splash zone** suitable for younger children similar to the facility at Marion Aquatic center.
- Love it! Can't wait for a **splash park** sometime soon? More **paddle pools** in reserves (like tusmore) please
- I know this is getting a revamp at the moment which is great. This is such a great pool and I love that Marion still has an outside pool like this for the kids.
- The **new slides left my sons back bleeding**! Upon notifying the centre, they already knew about it! If equipment is causing harm to users, it needs to closed until rectified! Or at the very least, warn people before use!
- Did the renovation include providing **disability access to the pool**? There's a lovely wheelchair accessible playground nearby but does the outdoor pool and changing areas have provision for disabled people to access? E.g. lifters, ramps instead of stairs or ladders? Pool wheelchairs? 'Changing places'?
- We love this pool. It's a **fantastic place** to go in summer and we enjoyed it often during the last summer.
- More open days
- I am not sure why are we spending too much money on outdoor pool when it can be used only in spring and autumn. that money could be used for better purpose.

Community Levels of Service

The following table demonstrates how the assets covered under this Asset Management Plan assist in achieving Community Levels of Service.

Community Level of Service		Achieved By
Safety	Provide safe facilities for all occupants whether they be community members, visitors or staff.	Infrastructure risk assessed to ensure it is safe for community use. Due regard is given to community expectations to incorporate controlled environments that support a learned approach to developing risk-taking skills in children and adolescents. The Sproutt BCA assessed buildings against the following criteria: • Level of risk to public health and safety – negligible, slight, some, high. • Compliance with codes and regulations – compliant, may be minor non-compliance, minor non-compliance, major non-compliance. Council's building portfolio is subject to regular Fire Safety and Occupational Health and Safety audits. Detailed analysis of Sproutt Safety and Compliance Data is included in Appendix C.
Quality	Provide quality infrastructure.	Assets are managed and maintained to best practice industry standards.
Function	Provide facilities that are fit for purpose.	The Sproutt BCA assessed buildings against the following criteria. • Required Standard – High, better, typical, low. • Current Building Standard - High, better, typical, low. • Community Importance rating - high, medium, low. • Overall suitability rating – good, adequate, poor. • User requirements – in excess, meets, just meets, does not meet. • Building disposition on site – generous, good, reasonable, poor. • Support facilities e.g. parking - excellent, adequate, poor, none. This assessment will inform the development of function specific Service Level Standards Detailed analysis of Sproutt Function / Capability Data is included in Appendix B. Further detailed investigation of Function/Capability of the existing portfolio is scheduled in the Asset Planning'' section of this AMP.
Capacity	Assets are designed to cater for current demand	Building capacity data is generally assessed in the lead up to a major renewal project. Further investigation of building asset capacity, distribution and utilisation for specific functional categories of assets are scheduled in the Asset Planning section of this AMP. Improved utilisation measurement of the availability of appropriate infrastructure to meet community expectations in distributed locations has been identified as an Improvement Plan action.
Sustainability	Operational requirements are safely and effectively met, whilst minimising impact on the environment.	Environmental factors are considered when selecting and maintaining assets. Council has developed draft ESD Guidelines for New Buildings and Refurbishments and a Sustainable Building Maintenance Guide reflecting community expectations for the ongoing environmental performance of building assets. These will be applied to new developments and ongoing maintenance and renewal of existing buildings.

Legislative Requirements

Council considers the following legislative framework in the management of Building assets.

Legislation	Requirement
Australian Accounting Standards	Set out the financial reporting standards relating to the (re)valuation and depreciation of infrastructure assets.
Building Code of Australia	Defines the performance requirements of buildings.
Development Act 1993	Sets development and building approval and requirements to control stormwater from developments.
Disability Discrimination Act 1992 and other relevant disability legislation	Sets the standard for accessibility to eliminate, as far as possible, discrimination against persons on the grounds of disability.
Local Government Act 1999	Sets out the role, purpose, responsibilities and powers of local governments including the preparation of a Long Term Financial Plan supported by infrastructure and asset management plans for sustainable service delivery.
Local Government (Financial Management and Rating) Amendment Act 2005	Provides impetus for the development of a Strategic Management Plan, comprising an Asset Management Plan and Long Term Financial Plan.
Work Health and Safety Act 2012 (SA)	Provides guidelines for protection of the health, safety and welfare of persons at work.

The standards for core administration and operations facilities align with general community standards for office environments and specific work tasks. These include occupational health and safety standards and may be subject to change if public health requirements currently in place for COVID-19 continue over the longer term.

The standards of community facilities are in line with community expectations. *People places: A guide for public library buildings in NSW Sydney: Library Council of New South Wales, Third edition 2012* standards have been used in recent audits of Council library services.

Service standards for other community facilities such as neighbourhood centres are less definitive. In these facilities Council aims to produce healthy and attractive environments that support adult learning, peer to peer collaboration and knowledge sharing and celebration of community values and achievements.

The standards for sports fields and courts are established by the various sporting peak bodies and local competitions. These may vary according to the level of competition played or aspired to.

Similarly support facilities such as change rooms are subject to preferred standards set by the relevant peak bodies and competitions. In addition, as is currently the case for sports that have previously been male-dominated, the encouragement of female and family friendly participation is requiring a higher standard of change room facilities which has been supported by funding and guidance from the State Government Office of Recreation and Sport and some peak bodies.

Clubroom facilities are dependent on the requirements of clubs and other community users for social meeting facilities and function rooms.

Technical Levels of Service

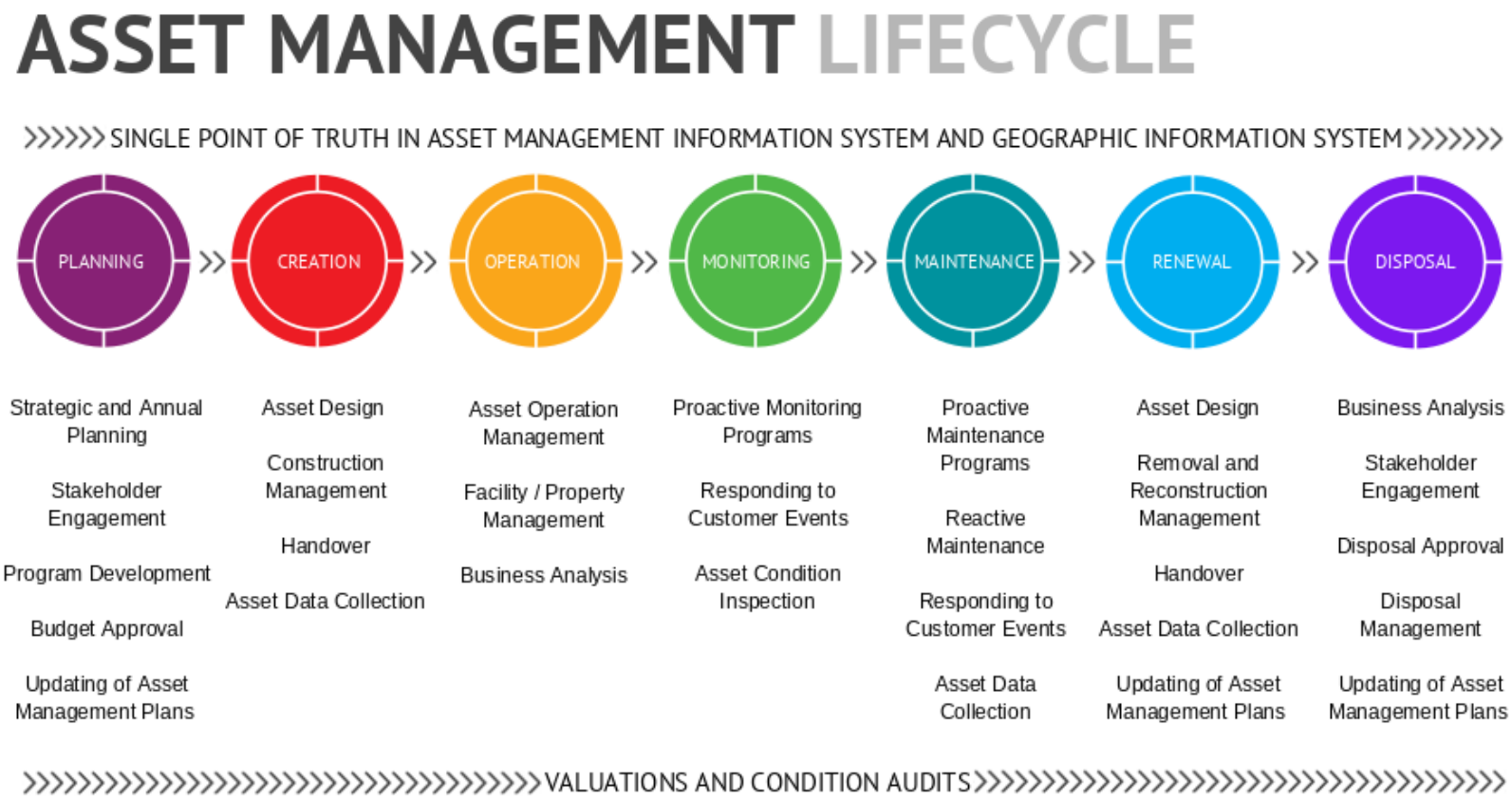
This determines the allocation of resources to service activities to best achieve the desired community outcomes and demonstrate effective performance throughout an asset's lifecycle. Council manages and operates assets at the agreed levels of service while managing whole-of-life costs to ensure the best value for resources used.

The following table demonstrates how community levels of service are supported by the assets covered under this Asset Management Plan.

Technical Level of Service	Achieved By
Planning in line with a 40-50 year asset renewal program based on optimum replacement.	Preparation and regular review of facility planning initiatives that focus on targeting effort to better meet the needs of the changing community.
Creation of the asset subject to a business case assessment which sets out capital requirements, whole of life costs, predicted utilisation.	Assets created in keeping with emerging community needs.
Operation of an asset in the manner it was designed to be used for.	Regular upkeep and security of building envelopes, interior fit out, and exterior spaces including path infrastructure. Efficient use of water, energy and other resources essential to building operation including making better use of renewable sources.
Monitoring asset deterioration and utilisation.	• Regular condition audits. • Monitoring energy and water usage. • Monitoring utilisation.
Maintenance of assets in line with a long-term asset sustainability index averaging 95-100%.	Scheduled maintenance of structures, path infrastructure.
Renewal in accordance with optimum replacement timing principles based on whole of life costs.	Assets are programmed to be renewed on the basis of current condition and vulnerability of location. Annual Replacement Program Budget developed and Long Term Financial Plan updated.
Disposal where the item fails to meet minimum utilisation benchmarks or is no longer required.	Complies with legislative requirements including Council's Disposal of Land and Assets Policy. Disposal of Land subject to Community Land Management Provisions of the Local Government Act.

6 - HOW WE PROVIDE THE SERVICE

In simplest terms, asset management is about how assets are 'looked after', both on a day-to-day basis (operation, monitoring and maintenance) and in the medium-to-long term (planning, creation, renewal and disposal).



ASSET PLANNING

When specifying asset requirements, Council seeks to balance a range of factors including:

- Safety requirements by applying the hierarchy of hazard controls to designs to ensure hazards are eliminated, or where that is not reasonably practicable, are effectively controlled.
- Operational needs and functional requirements and where possible seek to identify innovation that may provide for greater level of efficiency or effectiveness in undertaking council's services or reduce risk of downtime.
- Factors that impact on our environment or where the environment may impact on the function or lifecycle of the asset.
- Whole of life costs when making buying decisions.
- Design standards where these are available

Recent and current major renewals are the outcome of a strategy commenced in 2011 which included a focusing on community and sporting investment on a spread of sport and community hubs across the city.

The following target projects were prioritised in April 2014 and delivery of most involved a funding partnership with external parties:

- New soccer pitches and a BMX track in the South.
- Edwardstown Oval Masterplan.
- Mitchell Park Sports and Community Club building upgrade.
- Marion Outdoor Pool upgrade.
- Improvements to sports clubs in northern wards.
- Improve the supply and distribution of netball infrastructure.

As of June 2020, major upgrades have been completed at Edwardstown Oval, Marion Outdoor Pool, Morphettville Sports Club, Mitchell Park upgrade (incorporating a relocated neighbourhood centre and a two court indoor stadium) funded and due for construction in 2021 and the regional Soccer and BMX facilities funded and scheduled for construction commencement in November 2020. Council have been successful in receiving substantial external grant funding for these projects.

The opportunity now exists to review the City of Marion City Property portfolio as to its ongoing suitability for emerging community needs. These include increased demands for a diversity of recreation options for all ages, changing expectations of libraries and community centres, and an increasing range of options for social interaction and community buildings. In addition, the community response to the COVID 19 pandemic has highlighted both the need for and the opportunities to be gained from alternative modes of work and community support.

The scope of the proposed City Property Portfolio Review will target gaps in supply (new facilities),renewal or upgrade of existing assets that aren't fit for purpose and facilities that may never meet standards and be considered for repurposing or disposal.

With the portfolio review the focus will be on:

- Detailed functional reviews to provide quality information to feed a facilities strategy.
- A broader ranging approach to redeveloping sites, encompassing buildings, external playing facilities, access and broader open space.
- Explore the development of Services Levels for specific asset types.
- Priority projects to be identified for business case development for grant bids.
- Current arrangements for operations and maintenance and their implications for lifecycle and utilisation.
- Potential for partnerships with schools over sharing facilities and out of hours use.
- Potential for collaboration with neighbouring councils for regional/major projects.
- Environmental issues; energy efficient technology and services.

This AMP incorporates a schedule of planning activity over the first few years of the 2020-2030 planning period that will inform later capital renewal and asset creation programs as well as opportunities to re-purpose or dispose of assets that are of diminished community value in their current form.

Concurrent opportunities for building upgrades associated with scheduled open space upgrades will be explored.

Asset Planning Forward Program (Activity only, not costed)

Activity	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**
Initial high level City Property Portfolio Review (internal/external resourcing)	Execute review									
Targeted functional reviews of High Priority sites (internal/ external resourcing)		Execute review		Detailed planning and design for Tranche 1 projects						
Targeted functional review of Medium Priority Sites (internal/ external resourcing)				Execute review		Detailed planning and design for Tranche 2 projects				
Review of Playing Field standards (internal review)		Execute review								
Review opportunities for alignment with Open Space plan upgrade programme. (internal review)	Execute review	Plan projects								
Detailed lifecycle review of swimming pool components at Marion Outdoor Pool	Investigate									

Future Demands

Political, economic, social, technological, legal, environmental and relationship drivers that may impact future service delivery and use of assets are monitored via Council's environmental scan and corporate risk register.

Council recognises that climate change is likely to affect asset life and functionality. Council is exploring what we can do to build asset resilience in response to climate impacts such as less rainfall overall, more frequent and intense rainfall events, increased frequency and intensity of bushfires, increased temperatures, more frequent and intense heatwaves and increased risk of coastal erosion and flooding as a result of sea level rise.

The City of Marion Carbon Neutral Plan 2020 – 2030 is currently being developed as a roadmap to reduce carbon emissions from Council operations by 2030.

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets. Demand management practices include non-asset solutions, insuring against risks and managing failures.

Council's Buildings and Structures portfolio serves a resident population estimated at June 2019 as 93,000. It is also accessible to the wider Greater Adelaide population and visitors. The population distribution is currently split at 0-14 years 16.2%, 15-34 years 27.7%, 35 – 64 years 38.8% and 65 years and over 17.3% and reflects the general ageing trend in the wider community. This trend is increasing at a rate of 1.23% per annum which is slightly above the rate of increase for Greater Adelaide.

Population increase, smaller households and increasing dwelling density mean there is increasing demand for accessible community facilities and quality formal and informal recreational facilities. This demand is particularly relevant in Marion reflected in the fact that the number of dwellings increase of 5% in the City of Marion in the 5 years to 2016 was almost entirely due to medium density development, much of which occurred in the four northern wards of the council area.

Recently, and/or soon to be completed and major transport initiatives within the City of Marion focused around Tonsley, Darlington and Oaklands Crossing have the potential to change traffic patterns and transport mode preferences (Refer Council BP 2019-13 Project#19) These may influence community preferences for the location of council services over the longer term.

The increase in housing density means services and infrastructure can be used more effectively, but with this comes the challenge of ensuring that access to community facilities and sporting grounds is maintained and that they are functional and safe places that meet the needs of the diverse community. The importance is supported by health studies which have demonstrated the numerous positive health effects of urban green spaces. Benefits include reduced depression and improved mental health, reduced cardiovascular morbidity and mortality, and reduced rates of obesity and diabetes through physical activity.

These benefits are especially targeted through initiatives that encourage:

1. Participation in junior sport
2. Participation in regular physical activity in the later years.

Council has considered the following future demands during development of this Asset Management Plan:

Area	Demand	Impact on services	Demand Management Plan
Political	Political changes, Productivity Commissioner's report and possibility of council amalgamations.	Change in services or service levels.	Continue liaison with plans of neighbouring councils.
Social	Changing community demographics, needs and expectations.	Change in services or service levels.	Monitoring community expectations. Communicating service levels and financial capacity with the community to balance asset priorities with what the community is prepared to pay for.
Social	Changes in social interaction frameworks (e.g. COVID -19).	Potential impact of normalised social distancing.	Monitor and respond to community expectations of the Buildings and Structures portfolio in the context of changed social norms.
Technological	Being a smart organisation that uses data to drive decision-making.	Ability to deliver services at a higher operational level achieved through use of GPS data.	Utilisation based asset maintenance and renewal. Implementing Internet of Things within facilities, assets and services to understand current demand and identify opportunities to improve service delivery.
Legal	Legal changes	Complex legal and compliance requirements.	Established compliance registers. Considered within standard replacement cycle. Decisions made on a range of evaluation criteria.
Environmental	Impacts of climate change	Change in services or service levels Climate Risk Assessments will determine impact on asset useful lives	Apply ESD Guidelines for New Buildings and Refurbishments and a Sustainable Building Maintenance Guide. Communicating service levels and financial capacity with the community to balance asset priorities with what the community is prepared to pay for.
Relationships	Collaboration between neighbouring councils and stakeholders within shared catchments	Improved information and data sharing.	Continue to work with neighbouring councils and share information.
Relationships	Collaboration between Cities of Marion, Charles Sturt and Port Adelaide Enfield	Ability to deliver services at a higher operational level	Adopting best practice principles across all three Councils to deliver best value. Continue to engage and consult with key stakeholders.
Relationships	Testing of levels of service	Improve understanding of costs and capacity to maintain current service levels.	Continue to analyse the cost of providing service and the capacity to fund at the required level of service.

Overview Recreation Trends

A CSIRO report for the Australian Sports Commission delivered in 2013 identified several major trends that are likely to shape community participation over the next 30 years and hold potential implications for policy and investment choices for Council. These remain relevant. The trends identified are detailed in the table below with the implications for local government's facility planning listed in the right-hand column.

Megatrend	Description	Implications for Councils
Personalised sport for health and fitness	• Rise of the fitness industry and personal trainers • Individual sport and fitness activities are on the rise • People are fitting sport and recreation into their increasingly busy and time fragmented lifestyles • Participation in aerobics, running and walking along with gym memberships have all risen sharply over the past decade. • People are increasingly participating to get fit rather than getting fit to play sport.	• Personal trainers use of open space and reserves is increasing • Provide sporting equipment (such as football and soccer goals) in open space areas to cater for informal street sport or pop-up sporting games.
The rise of lifestyle sports	• The rise of lifestyle, adventure sports particularly with younger generations • Activities that typically involve complex, advanced skills and have some element of danger • Likely to attract participants through generational change and greater online content and social media • Many of these sports are now finding their way into the Olympic Games.	Increasing demand for: • BMX • Skate facilities • Parkour • Climbing frames/walls • Multi-sport courts

Economic and social benefits of sport	• Sport is being increasingly recognised by governments and communities to help achieve mental and physical health, crime prevention and social development.
	• Sport can be an effective mechanism to help achieve social inclusion for marginalised groups.
		• Diversify facilities and support changes in participation as female and migrant participation increases
		• Council will need to play an advocacy role to encourage:
		  ○ Clubs to diversify the range of activities and options for the community
		  ○ More children into sport to adopt healthy lifestyles

Demographic, generational and cultural change	• Australia has an ageing population • This will change the types of sports we play and how we play them • More Australians are embracing sport into their old age. • To retain strong participation sport in the future will need to cater for seniors and change in the cultural make up of Australia.	• More facilities are required for senior activities • Different cultures have different recreation preferences and habits.
Market pressures and new business models	• Market forces are likely to exert greater pressure on sport in the future. • Those sports with high salaries will attract athletes from sports with lower salaries. • Loosely organised community sports associations are likely to be replaced by organisations with corporate structures and more formal governance systems. The administration of sport is transitioning from community based organisations to corporate structures as they face increased accountability. • The cost of sport is rising, and this is a participation barrier for many people.	• Governance of clubs is an ongoing key issue. • The level of expertise required to manage facilities effectively is increasing. It is become increasingly difficult for volunteer club committees to manage facilities effectively. • Higher profile sports are likely to dominate demand for facilities.

*CSIRO; The future of Australian Sport Megatrends shaping the sports sector over coming decades. www.clearinghouseforsport.gov.au

These factors are reflected in the 30 Year Plan for Greater Adelaide which includes the policy objectives for metropolitan local government to *"Strategically locate sports and recreation facilities to cater for community needs"*.

The State Government continues to provide capital grant funding to augment Council funding through:

- Community Recreation and Sport Facilities Program helps eligible organisations to establish or improve sport and active recreation facilities that meet the needs of the community in South Australia.
- The Grassroots Football, Cricket, and Netball Facility Program is aimed at increasing participation and improving gender equity in Australian Rules Football, Cricket and Netball to support healthier, happier, and safer communities.

ASSET CREATION

The imminent development of the Sam Willoughby BMX facility and the Southern Soccer Complex, which are new assets for the City of Marion are two examples of asset creation in the Buildings portfolio as they do not replace existing Council assets. No other asset creation initiatives are currently approved.

Asset Creation Forward Capital Program

Project	2020/21 $000s	2021/22 $000s	2022/23 $000s	2023/24 $000s	2024/25 $000s	2025/26 $000s	2026/27 $000s	2027/28 $000s	2028/29 $000s	2029/30 $000s	**Total $000s**
Southern Soccer Facility (including external contributions)	25	2,500	0	0	0	0	0	0	0	0	**2,525**
Sam Willoughby International BMX (including external contributions)	0	2,346	0	0	0	0	0	0	0	0	**2,346**
Total	**25**	**4,846**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4,871**

ASSET OPERATION

Council operate, monitor and maintain assets to provide the defined level of service to approved budgets in the most cost-efficient manner. Operation includes cost of electricity and insurance premiums. Maintenance programs are normally focused on industry best practice, legislative requirements and design specifications.

Council has sole responsibility for the operational costs of its core facilities and community facilities. Operational costs of facilities licenced to sporting clubs are generally undertaken by the licensees unless specific circumstances vary this. The standard schedule of responsibilities is attached as Appendix C.

Council have service contracts in place for a range of operational services including:

- Cleaning services
- Security Services
- Pest control services
- Waste management
- Fire equipment

Other significant costs include power and water consumption. Council Open Space Operations undertake landscape care for sites in general as well as season changeover works to sports fields.

Asset Operation Forward Program

Activity	2020/21 $000s	2021/22 $000s	2022/23 $000s	2023/24 $000s	2024/25 $000s	2025/26 $000s	2026/27 $000s	2027/28 $000s	2028/29 $000s	2029/30 $000s	**Total $000s**
Core Administration and Operations facilities	446	446	446	446	446	446	446	446	446	446	**4,460**
Community facilities	1,002	1,002	1,002	1,002	1,002	1,002	1,002	1,002	1,002	1,002	**10,020**
Sports and recreation facilities – licenced to sporting clubs	126	126	126	126	126	126	126	126	126	126	**1,260**
Sports fields – licenced to sporting clubs	141	141	141	141	141	141	141	141	141	141	**1,410**
Facilities under commercial lease	7	7	7	7	7	7	7	7	7	7	**70**
BMX Facility (Council contribution)	3	3	3	3	3	3	3	3	3	3	**30**
Southern Soccer Facility (Council contribution)	49	49	49	49	49	49	49	49	49	49	**49**
Total	**1,774**	**1,774**	**1,774**	**1,774**	**1,774**	**1,774**	**1,774**	**1,774**	**1,774**	**1,774**	**17,740**

ASSET MONITORING

Asset information is currently being prepared for input into the improved Asset Information System. Regular updating should take place through the inspection process and input of completed projects.

Funding has been included for:

- An annual audit of critical assets with an emergency role
- A full Building Condition Audit on a four yearly cycle coinciding with the renewal of Asset Management Plans
- A four yearly supplementary Condition Audit to update with any changes to the asset portfolio - scheduled mid-way between major condition audits

Asset Monitoring Forward Program (internal resourcing except for four yearly Building Condition Audits)

Asset	2020/21 $000s	2021/22 $000s	2022/23 $000s	2023/24 $000s	2024/25 $000s	2025/26 $000s	2026/27 $000s	2027/28 $000s	2028/29 $000s	2029/30 $000s	**Total**
Level 1 inspections (internal resources)	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	**N/A**
Portfolio Building Condition Audit leading up to AMP renewal (external resources)				150				150			**300**
Portfolio Building Condition Update for next AMP (external resources		40				40				40	**120**
Critical Assets Annual Audit	5	5	5	5	5	5	5	5	5	5	**50**
Total (external resources)	**5**	**45**	**5**	**155**	**5**	**45**	**5**	**155**	**5**	**45**	**470**

ASSET MAINTENANCE

Council's renewal and proactive maintenance program minimise the need for heavy reactive maintenance activities.

- Reactive or unplanned maintenance is repair work which is carried out in response to service requests and management/supervisory directions. Assessment and priority of reactive maintenance is undertaken by staff using experience and professional judgement
- Proactive or planned maintenance is repair work that is identified and managed through a maintenance management system. Activities include inspection, assessing the condition against failure/breakdown experience, priority of works, scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.

Council has sole responsibility for the maintenance costs of its core facilities and community facilities. Maintenance costs of facilities licenced to sporting clubs are shared with the licensees unless specific circumstances vary this. The shared arrangements make Council responsible for building envelope and systems, including:

- Electrical Supply / Meter Board
- Fire Sprinkler System
- Gas Supply / Pipes
- Gutters and Downpipes
- Lifts
- Paintwork – External
- Roof
- Graffiti – External
- Boundary Fencing & Gates
- Goal Posts - All
- Hard cricket wickets
- Pipes - External

The standard schedule of responsibilities for management is attached as **Appendix D**. Council have planned maintenance service contracts in place for:

- Electrical services
- Air conditioning services
- Fire services
- Exeloo Toilets

Sproutt produced data to assist in production of a ten-year building maintenance program due to commence in the 2021/22 financial year. The backlog maintenance items, and program have been scheduled into the first 5 years of the maintenance program below:

Asset Maintenance Forward Program

Activity	2020/21 $000s	2021/22 $000s	2022/23 $000s	2023/24 $000s	2024/25 $000s	2025/26 $000s	2026/27 $000s	2027/28 $000s	2028/29 $000s	2029/30 $000s	**Total $000s**
Core Administration and Operations facilities	191	191	191	191	191	191	191	191	191	191	**1,910**
Community facilities	378	378	378	378	378	378	378	378	378	378	**3,780**
Sports and recreation facilities – licenced to sporting clubs	216	216	216	216	216	216	216	216	216	216	**2,160**
Facilities under commercial lease	3	3	3	3	3	3	3	3	3	3	**30**
Highlighted backlog maintenance items P1, P2	325	325	0	0	0	0	0	0	0	0	**650**
Highlighted backlog Maintenance items P3, P4	0	0	63	63	63	0	0	0	0	0	**189**
BMX Facility (Council Contribution)	10	10	10	10	10	10	10	10	10	10	**100**
Southern Soccer Facility (Council Contribution)	47	47	47	52	47	47	47	47	52	47	**480**
Total	**1,170**	**1,170**	**908**	**913**	**908**	**845**	**845**	**845**	**850**	**845**	**9,299**

ASSET RENEWAL

Asset renewal is initially focused upon completion of major projects subject to existing Council commitments, some of these include external funding. In addition, the current 4 Year Business Plan includes several initiatives yet to be fully investigated or funded. The Sproutt BCA highlighted a number of sites where elements of building fabric and building systems are assessed to reach the end of their useful life within the next ten years. These have been factored in as two groups
1. Urgent and
2. Renewal required within ten years.

Renewal works already initiated or undertaken have been deducted as have works to leased or licenced buildings that are lessee or licensee responsibility. Noting that the Sproutt BCA excluded site works and ancillary buildings from its scope a funding line has been included for known areas of deficiency or need.

Funding has been included in later years for projects that may result from the City Property Portfolio Review (CPSAMP) described under Asset Planning. These are listed as two tranches for most urgent works followed by those of a lower strategic priority.

Asset Renewal Forward Program (Internal Costs for Design and Project Management are not included in this AMP)

Committed Capital Renewal Program

Project	2020/21 $000s	2021/22 $000s	2022/23 $000s	2023/24 $000s	2024/25 $000s	2025/26 $000s	2026/27 $000s	2027/28 $000s	2028/29 $000s	2029/30 $000s	**Total $000s**
Marino Hall Redevelopment	50	2,164	0	0	0	0	0	0	0	0	**2,214**
Marion Outdoor Pool redevelopment – buildings and structures	859	0	0	0	0	0	0	0	0	0	**859**
Mitchell Park Sports and Community Centre upgrade (including external contributions)	7,500	7,500	0	0	0	0	0	0	0	0	**15,000**
Coach House LKCC -Upgrade works	125	0	0	0	0	0	0	0	0	0	**125**
Renewal works identified in Sproutt BCA - urgent (within 5 years)	100	0	0	0	0	0	0	0	0	0	**100**
Renewal works identified in Sproutt BCA - within 10 years	0	0	0	250	250	250	250	250	250	250	**1,750**
Total	**8,634**	**9,664**	**0**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**20,048**

Uncommitted Program subject to City Property Portfolio Review (Activity only, un-costed)

Project	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Marion Outdoor Pool redevelopment – pools		X	X							
Coach House LKCC- -Complete restoration		X	X							
Cove Sports - improvements		X	X							
Marion Golf Club Rooms		X	X							
City Property Portfolio Review (internal/external resources)	X									
City Property Portfolio Review Tranche 1 works implementation					X	X	X	X	X	X
City Property Portfolio Review Tranche 2 works implementation								X	X	X
Site improvements – carparks, roadways		X	X							

ASSET DISPOSAL

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation.

No assets have been identified for disposal for this plan. The proposed City Property Portfolio Review may identify assets for future re-purposing or disposal.

7 - RISK MANAGEMENT

Risk management provides a process for the selection of treatment plans and management actions to protect the community against unacceptable risks. Risk assessment identifies credible hazards, the likelihood of the hazard occurring, the consequences should the event occur, develops a risk rating, evaluates the risk and develops a risk treatment plan for non-acceptable hazards.

An assessment of risks associated with service delivery from Buildings and Structures assets, using Council's risk matrix, has identified the risks that will result in significant loss, 'financial shock' or a reduction in service:

Hazard Description	Current Controls	Current Rating	Further Actions	Forecast Rating
Reduced community capacity for facility management.	Provide performance guidelines to clubs and licensees and support implementation.	High	Explore alternative facility management models.	Medium
Budget pressures reduce ability to operate and maintain assets at expected higher levels of service of renewed/upgraded buildings and property.	Review of current costs. Consider life cycle costs for upgrades.	Medium	Detailed review of operations and maintenance costs of expected service levels for all assets. Improved budgeting in accordance with asset types and service levels.	Low
Assumed levels of utilisation unfounded.	Exploring Smart Technology to better measure utilisation/ patronage. Working with licensees to improve information exchange.	Medium	Broad scale adoption of utilisation / patronage measurement technologies and target future investment with this data. Schedule post occupancy evaluations after at least 12 months of operation.	Low
Carparking inadequate at key locations.	Response at pressure points through parking controls and additional parking where feasible. Encourage walking and cycling and provide appropriate infrastructure.	Medium	Audit parking associated with Regional and Neighbourhood reserves and develop appropriate service standards.	Low
External lighting inadequate at key locations.	Audit proposed.	Medium	Develop Lighting service level standard and apply for future investment.	Low
Future external funding of major projects not secured.	Ensure documentation for grant bids is prepared in a timely fashion.	Medium	Consider other funding and staging options.	Low
Extreme weather events damage major facilities.	Ensure timely maintenance of building envelope and system.	Medium	Monitoring.	Low

Hazard Description	Current Controls	Current Rating	Further Actions	Forecast Rating
Levels of Service for Asset Types are reviewed for Climate Change resilience.	Council's draft ESD Guidelines for New Buildings and Refurbishments and a Sustainable Building Maintenance Guide.	Low	Review after period of operation.	Low
Levels of Service for Asset types are reviewed post COVID-19.	None	Low	Review Levels of Service	Low

Critical assets are those which have a high consequence of failure causing significant loss or reduction of service. Similarly, critical failure modes are those which have the highest consequences. By identifying critical assets and failure modes, investigative activities, condition inspection programs, maintenance and capital expenditure plans can be targeted at the critical areas. Activities may include increased inspection frequency, higher maintenance intervention levels, etc.

Critical building assets have been identified in the Business Continuity Plan due to their role in hosting the Incident Management Team – Emergency Operations Centre (EOC) if required on the declaration of a Business Interruption Event. Their typical failure mode, the impact on service delivery and mitigation actions required are as follows:

Critical Asset(s)	Failure Mode	Impact	Mitigation Actions
Administration Building 245 Sturt Road Sturt Governance Area Level 1	Building fabric, services or access deficient or damaged resulting in inability to host EOC.	Reliance on Option 2 below	Regularly audit building fabric, services (including emergency power supply) and access, and repair critical faults
Administration Building 245 Sturt Road Sturt Chambers Area Ground Level (Option 2)	Building fabric, services or access deficient or damaged resulting in inability to host EOC.	Reliance on Option 3 below	Regularly audit building fabric, services and access, and repair critical faults
City Services Building 935 Marion Road Mitchell Park (Option 3)	Building fabric, services or access deficient or damaged resulting in inability to host EOC.	Alternative accommodation to be sought if required	Regularly audit building fabric, services (including emergency power supply) and access, and repair critical faults

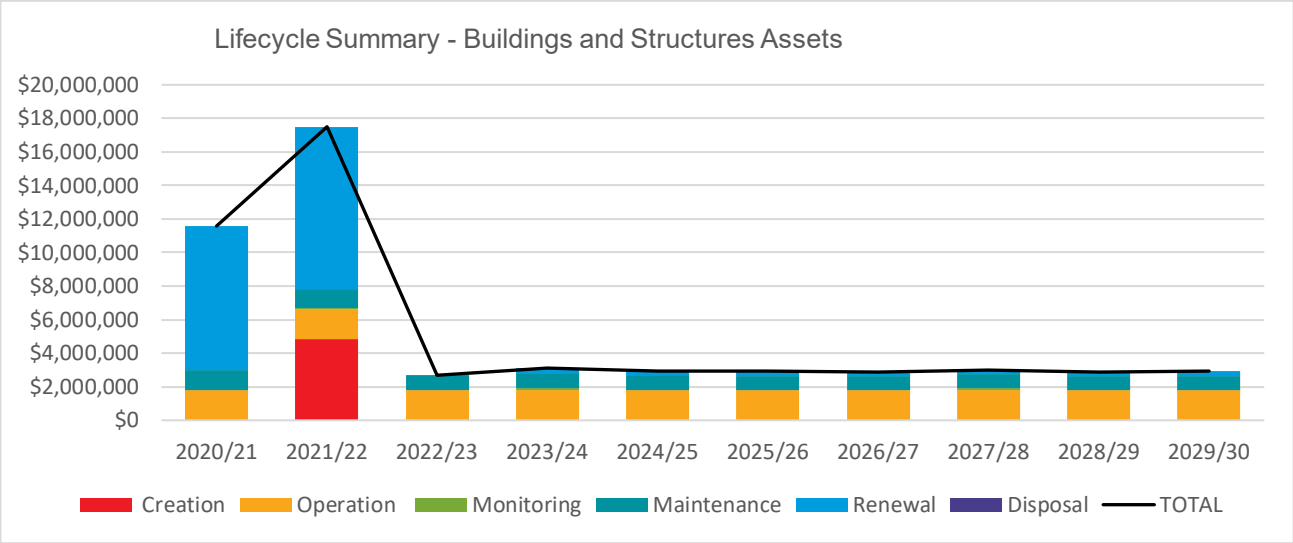
8 - WHAT IT WILL COST AND HOW WE WILL PAY FOR IT

Financial Statements and Projections

The decisions made in adopting this Plan are based on the objective to achieve the optimum benefits from the available resources.

This section contains the financial requirements resulting from all the information presented in the previous sections of this asset management plan. The financial projections will be improved as further information becomes available on desired levels of service and current and projected future asset performance.

Funding Strategy



This Asset Management Plan identifies the projected operations, maintenance and capital renewal expenditures required to provide an agreed level of service to the community over a 10-year period.

This provides input into 10 year financial and funding plans aimed at providing the required services in a sustainable manner.

All figures in Council's Asset Management Plans are in present value (today's dollars) as a number of factors influence the indexation rates. When incorporating the figures into Council's Long Term Financial Plan, relevant indexations linked to the type of expenditure will be applied.

These figures will be revisited with each iteration of the Long Term Financial Plan.

Lifecycle costs (or whole of life costs) are the average costs that are required to sustain the service levels over the asset life cycle. Lifecycle costs include operations and maintenance expenditure and asset consumption (depreciation expense). The lifecycle cost for the services covered in this Asset Management Plan is **$52.428M** (average operations and maintenance expenditure plus depreciation expense projected over 10 years).

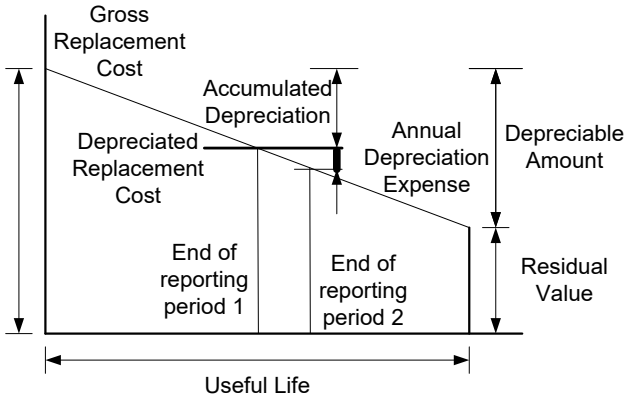
The depreciation expense will increase as upgraded and new assets come into service increasing the Gross Replacement Cost.

Lifecycle costs can be compared to lifecycle expenditure to give an initial indicator of affordability of projected service levels when considered with age profiles. Lifecycle expenditure includes operations, maintenance and renewal expenditure. Lifecycle expenditure will vary depending on the timing of asset renewals. The lifecycle expenditure over the 10-year planning period is **$52.428M** (average operations and maintenance plus capital renewal budgeted expenditure in LTFP over 10 years).

These levels reflect Council's plan to upgrade some key assets to a higher Service Level and longer service life with the help of external contributions. Costed capital renewal only amounts to **$20.048M** over the 10 years and most of that in the first two years. Further costs will be input into the capital program as City Property Portfolio Review and other investigations proceed.

Valuation Forecasts

The value of assets recorded in the asset register at 30 June 2019 covered by this asset management plans is shown below.



Gross Replacement Cost	**$141.82M**
Depreciable Amount	**$141.82M**
Depreciated Replacement Cost (Fair Value / Written Down Value):	**$8[illegible]7.7M**
Annual Rental Value	**$6.94M** (June 2019)
Annual Average Asset Consumption	**$2.54M** (source Jones Lang LaSalle, 2018)

Council's useful life of key elements of the Buildings and Property Portfolio are estimated at

- Buildings 40- 80 years
- Sheds 40 years
- Monuments 100 years

Rate of Annual Asset Consumption	**1.79%** (Depreciation / Depreciable Amount)
Rate of Annual Asset Renewal	**79%** (Capital renewal expenditure / Depreciable amount)

The table below details the key assumptions made in presenting the information contained in this Asset Management Plan and in preparing forecasts of required operating and capital expenditure and asset values, depreciation expense and carrying amount estimates.

Key Assumptions	Risk of Change to Assumptions
Climate Risk Assessments may impact asset useful lives	Medium
Carbon Neutral Plan may impact asset planning and renewal evaluation criteria	Medium
Community level of service expectations remain consistent.	Low
No significant changes in legislation.	Low
The materiality threshold for Infrastructure, Land and Buildings is $5,000 and for Furniture & Fittings, Equipment and Other is $3,000.	Low
Assets should have a useful life of greater than one year in order for the expenditure to be capitalised and have a value above the Materiality Thresholds described below. Any expenditure considered to be Capital must also pass a materiality test. Materiality levels are set so as not to misstate Financial Statements and to provide a guide whether it is practical from an Administrative perspective that expenditure is capitalised.	Low
Networked/Aggregate Assets Expenditure can still be capitalised on items that fall below materiality thresholds individually but operate together as a cohesive whole to form a substantial/significant total value. Examples are the Computer Network, Library Books, and Reserve Furniture.	Low
The Long Term Financial Plan will not change over the planning period.	Low
The new asset management system will be able to capture operations and maintenance costs to better manage the overall expenditure.	Low
Operation and Maintenance costs for new assets will be consistent with the operation and maintenance costs of existing assets.	Low

9 - WHAT WE WILL DO NEXT - IMPROVEMENT PLAN

	Task	Responsibility	Timeline/Frequency
1	Ensure asset handover process is utilised to ensure asset acquisition, upgrade, renewal and disposal is captured and communicated to maintain the Asset Management Information System.	Asset Owner – Manager City Property	Ongoing
2	Review and revise chart of accounts to facilitate consistent and accurate cost allocation for all asset expenditure aligned with the Asset Management Lifecycle.	Manager Finance	Ongoing
3	Incorporate measurement of utilisation to drive data driven decision making around future planning and service provision.	Asset Owner – Manager City Property	August 2020 then ongoing
4	Undertake City Property Portfolio Review	Asset Owner – Manager City Property	November 2020
5	Better define roles of Open Space Planning, Open Space Operations and Buildings and Property roles as they align with the Asset Management Lifecycle.	Asset Owner – Manager City Property	December 2020
6	Review capabilities and supporting systems of the listed Critical Assets to ensure emergency role can be fulfilled.	Unit Manager- Buildings and Property	December 2020
7	Apply ESD Guidelines for New Buildings and Refurbishments and a Sustainable Building Maintenance Guide.	Unit Manager- Buildings and Property	June 2021
8	Investigate options to conduct Climate Risk Assessments for City of Marion assets and the forecast impacts on asset useful lives	Unit Manager Asset Solutions	June 2021
9	Revise valuation procedures and valuer briefing to better reflect needs of Asset Management Planning cycle.	Unit Manager Asset Solutions	June 2021
10	Develop targets for Community Levels of Service	Asset Owner – Manager City Property	June 2021
11	Investigate opportunities to integrate with Carbon Neutrality Plan to map out how the City of Marion Building Assets can reduce carbon emissions for Council operations by 2030 and become more resilient to climate change impacts.	Asset Owner – Manager City Property	June 2021
12	Explore alternative asset management systems (as part of council's Digital Transformation initiative) to monitor servicing schedules, record maintenance activities undertaken, and impacts of asset downtime.	Unit Manager Asset Solutions	June 2021 (highly dependent on other factors)
13	Undertake annual review of Asset Renewal Funding Ratio for asset class to ensure assets are being renewed as they are consumed (Ratio of 1.0)	Unit Manager Asset Solutions	June 2021 then annually
14	Annual review of KPIs and benchmarks aligned to Asset Management Strategy.	Unit Manager Asset Solutions	June 2021 then annually
15	Update this Asset Management Plan during annual budget planning processes to show any material changes in service levels and/or resources available to provide those services as a result of budget decisions.	Asset Owner – Manager City Property	November 2021 then annually
16	Undertake a full review of this plan at least every four years, within two years of each Council election or any review to Council's Strategic Plan.	Unit Manager Asset Solutions	November 2024

APPENDIX A: BUDGETED EXPENDITURES ACCOMMODATED IN LONG TERM FINANCIAL PLAN

All figures in Council's Asset Management Plans are in present value (today's dollars) as a number of factors influence the indexation rates. When incorporating the figures into Council's Long Term Financial Plan, relevant indexations linked to the type of expenditure will be applied.

Year	Creation	Operation	Monitoring	Maintenance	Renewal	Disposal	TOTAL
2020/21	$25,000	$1,774,000	$5,000	$1,170,000	$8,634,000	$0	**$11,608,000**
2021/22	$4,846,000	$1,774,000	$45,000	$1,170,000	$9,664,000	$0	**$17,499,000**
2022/23	$0	$1,774,000	$5,000	$908,000	$0	$0	**$2,687,000**
2023/24	$0	$1,774,000	$155,000	$913,000	$250,000	$0	**$3,092,000**
2024/25	$0	$1,774,000	$5,000	$908,000	$250,000	$0	**$2,937,000**
2025/26	$0	$1,774,000	$45,000	$845,000	$250,000	$0	**$2,914,000**
2026/27	$0	$1,774,000	$5,000	$845,000	$250,000	$0	**$2,874,000**
2027/28	$0	$1,774,000	$155,000	$845,000	$250,000	$0	**$3,024,000**
2028/29	$0	$1,774,000	$5,000	$850,000	$250,000	$0	**$2,879,000**
2029/30	$0	$1,774,000	$45,000	$845,000	$250,000	$0	**$2,914,000**
TOTAL	**$4,871,000**	**$17,740,000**	**$470,000**	**$9,299,000**	**$20,048,000**	**$0**	**$52,428,000**

APPENDIX B: BUILDINGS ASSET LIST

Site Name	Asset Name	Building Use
1 Aberfeldy Avenue	Building	Community / Recreation Facility
1 Aberfeldy Avenue	Shed	Community / Recreation Facility
1 Western Avenue	Residence	Commercial
12A Kurrajong Place	Building	Commercial
13 Yapinga Street	Building	Commercial
13 Yapinga Street	Shed 1	Commercial
13 Yapinga Street	Shed 2	Commercial
16 Pethick Terrace	Building	Commercial
1A Butler Crescent	Hall	Sporting Facility
1A Butler Crescent	Shed	Sporting Facility
20 Bathbank Crescent	Building	Commercial
27A Charles Street	Building	Community / Recreation Facility
27A Charles Street	Shed 1	Community / Recreation Facility
27A Charles Street	Shed 2	Community / Recreation Facility
27A Charles Street	Shed 3	Community / Recreation Facility
27A Charles Street	Shed 4	Community / Recreation Facility
27A Charles Street	Shed 5	Community / Recreation Facility
27A Charles Street	Shed 6	Community / Recreation Facility
29 Aberfeldy Avenue	Harcourt Gardens Building	Community / Recreation Facility
29 Aberfeldy Avenue	Shed 1	Community / Recreation Facility
29 Aberfeldy Avenue	Shed 2	Community / Recreation Facility
2A Duncan Avenue	Park Holme Library	Community / Recreation Facility

Site Name	Asset Name	Building Use
31-39 Norfolk Road	Marion RSL Hall	Community / Recreation Facility
31-39 Norfolk Road	Shed 1	Community / Recreation Facility
31-39 Norfolk Road	Shed 2	Community / Recreation Facility
31-39 Norfolk Road	Shed 3	Community / Recreation Facility
31-39 Norfolk Road	Shed 4	Community / Recreation Facility
31-39 Norfolk Road	Shed 5	Community / Recreation Facility
31-39 Norfolk Road	Vietnam Veterans Clubroom	Community / Recreation Facility
31-39 Norfolk Road	Bowling Clubroom	Community / Recreation Facility
40-50 York Avenue	Rotunda Enclosed	Community / Recreation Facility
40-50 York Avenue	Cosgrove Hall	Community / Recreation Facility
44 Newland Avenue	Marino Community Hall	Community / Recreation Facility
44 Newland Avenue	Shed 1	Community / Recreation Facility
44 Newland Avenue	Shed 2	Community / Recreation Facility
48 Dumbarton Avenue	Hall	Community / Recreation Facility
5 St Lawrence Avenue	Abbeyfield House	Commercial
5A Hume Street	Building	Commercial
5A Hume Street	Shed	Commercial
630 Marion Road	Kindergarten	Commercial
630 Marion Road	Shed	Commercial
9 Davidson Avenue	Shed	Sporting Facility
9 Davidson Avenue	Bowling Clubroom	Sporting Facility
Administration Centre	Administration Centre	Administration
Administration Centre	Marion Heritage Research Centre (Red House)	Community / Recreation Facility

Site Name	Asset Name	Building Use
Ballara Park Reserve	Kindergarten	Commercial
Ballara Park Reserve	Shed 1	Commercial
Ballara Park Reserve	Shed 2	Commercial
Capella Drive Reserve	Public Toilet & Changeroom	Community / Recreation Facility
City Services	Wash-down Shed	Administration
City Services	Nursery Shed 1	Administration
City Services	Nursery Shed 2	Administration
City Services	Administration Building	Administration
City Services	Workshop	Administration
City Services	Stores	Administration
City Services	Reception, Lunchroom and Toilets Building	Administration
Cooinda Neighbourhood Centre	Cooinda Neighbourhood Centre	Community / Recreation Facility
Cove Civic Centre (CCC)	Cove Civic Centre (CCC)	Community / Recreation Facility
Edwardstown Soldiers' Memorial Recreation Ground	Function Centre and Clubrooms	Sporting Facility
Edwardstown Soldiers' Memorial Recreation Ground	Bowling Equipment Store	Sporting Facility
Edwardstown Soldiers' Memorial Recreation Ground	Cricket and Bike Storage	Sporting Facility
George Street Reserve	Toilet (Automated)	Community / Recreation Facility
Glade Crescent Reserve	Toilet (Automated)	Community / Recreation Facility
Glandore Community Centre	Fitz James Building	Community / Recreation Facility
Glandore Community Centre	Rugby Building	Community / Recreation Facility
Glandore Community Centre	Tool Shed	Community / Recreation Facility
Glandore Community Centre	Gundy Garage	Community / Recreation Facility
Glandore Community Centre	Naldera Building	Community / Recreation Facility

Site Name	Asset Name	Building Use
Glandore Community Centre	Gundy Building	Community / Recreation Facility
Glandore Community Centre	Malwa Building	Community / Recreation Facility
Glandore Community Centre	Slade Building	Community / Recreation Facility
Glandore Community Centre	Clark Building	Community / Recreation Facility
Glandore Community Centre	Toilet (Fixed)	Community / Recreation Facility
Glandore Community Centre	Glandore Building	Community / Recreation Facility
Glandore Community Centre	Gundy Shed	Community / Recreation Facility
Glandore Community Centre	Malwa Shed	Community / Recreation Facility
Glandore Community Garden	Shed 1	Community / Recreation Facility
Glandore Community Garden	Shed 2	Community / Recreation Facility
Glandore Oval	Football Clubroom	Sporting Facility
Glandore Oval	Netball Clubroom	Sporting Facility
Glandore Oval	Cricket Clubroom and Public Toilet	Sporting Facility
Glandore Oval	Scout Hall	Community / Recreation Facility
Glandore Oval	Store Shed	Sporting Facility
Glandore Oval	Garden Shed	Sporting Facility
Gully Road Reserve North	Toilet (Automated)	Community / Recreation Facility
Harbrow Grove Reserve	Toilet (Automated)	Community / Recreation Facility
Hazelmere Road Reserve	Shed	Sporting Facility
Hazelmere Road Reserve	Toilet (Automated)	Community / Recreation Facility
Hendrie Street Reserve	Toilet (Automated)	Community / Recreation Facility
Hendrie Street Reserve	Toilet (Automated)	Community / Recreation Facility
Heron Way Reserve	Building	Commercial

Site Name	Asset Name	Building Use
Heron Way Reserve	Toilet (Automated)	Community / Recreation Facility
Hessing Crescent Reserve	Clubroom	Sporting Facility
Hessing Crescent Reserve	Trott Park Neighbourhood Centre	Community / Recreation Facility
Hessing Crescent Reserve	Clubroom	Sporting Facility
Hessing Crescent Reserve	Toilet (Fixed)	Community / Recreation Facility
Hessing Crescent Reserve	Shed 2	Sporting Facility
Hessing Crescent Reserve	Shed 3	Sporting Facility
Hessing Crescent Reserve	Community Garden Shed 1	Community / Recreation Facility
Hessing Crescent Reserve	Community Garden Shed 2	Community / Recreation Facility
Jervois Street Reserve	Toilet (Automated)	Community / Recreation Facility
Marino Rocks Reserve	Toilet (Automated)	Community / Recreation Facility
Marion Community House	Marion Community House	Commercial
Marion Community House	Marion Community House - Kitchen	Commercial
Marion Community House	Shed	Commercial
Marion Cultural Centre (MCC)	Bike Store Shed	Community / Recreation Facility
Marion Cultural Centre (MCC)	Marion Cultural Centre (MCC)	Community / Recreation Facility
Marion Golf Park	Building	Commercial
Marion Golf Park	Store Shed 1	Commercial
Marion Golf Park	Pump Shed 1	Commercial
Marion Golf Park	Pump Shed 2	Commercial
Marion Golf Park	Pump Shed 3	Commercial
Marion Golf Park	Golf Clubroom	Commercial
Marion Golf Park	Groundsman Office	Commercial

Site Name	Asset Name	Building Use
Marion Golf Park	Store Shed 2	Commercial
Marion Leisure and Fitness Centre	Marion Leisure and Fitness Centre - Building	Sporting Facility
Marion Leisure and Fitness Centre	Marion Leisure and Fitness Centre - Gymnasium	Sporting Facility
Marion Outdoor Pool	Building	Sporting Facility
Marion Outdoor Pool	Shed Filtration	Sporting Facility
Marion Outdoor Pool	Shed 1	Sporting Facility
Marion Outdoor Pool	Shed 2	Sporting Facility
Marion Outdoor Pool	Shed 3	Sporting Facility
Marion Outdoor Pool	Shed 4	Sporting Facility
Marion Oval	Bowling Clubroom (Men's)	Sporting Facility
Marion Oval	Tennis Clubroom	Sporting Facility
Marion Oval	Clubroom and Function Centre	Sporting Facility
Marion Oval	Basketball Stadium	Sporting Facility
Marion Oval	Pump Shed	Sporting Facility
Marion Oval	Croquet Clubroom	Sporting Facility
Marion Oval	Bore / Pump Shed	Sporting Facility
Marion Oval	Garden Shed	Sporting Facility
Marion Oval	Bowling Shed 1 (Men's)	Sporting Facility
Marion Oval	Bowling Shed 2 (Men's)	Sporting Facility
Marion Oval	Bowling Shed 2 (Women's)	Sporting Facility
Marion Oval	Bowling Shed 1 (Women's)	Sporting Facility
Marion Oval	Oval Bore / Pump Shed	Sporting Facility
Marion Oval	Shed	Sporting Facility

Site Name	Asset Name	Building Use
McKellar Terrace Reserve	Tennis Clubroom	Sporting Facility
McKellar Terrace Reserve	Shed	Sporting Facility
Mitchell Park Oval	Multiuse Clubroom and Public Toilet	Sporting Facility
Nannigai Drive Reserve	Shed	Sporting Facility
Nannigai Drive Reserve	Toilet (Fixed)	Community / Recreation Facility
Newland Avenue Reserve	Community Garden Shed	Community / Recreation Facility
Oaklands Reserve (Oaklands Estate Reserve)	Toilet (Automated)	Community / Recreation Facility
Oaklands Reserve (Oaklands Recreation Plaza)	Toilet (Automated)	Community / Recreation Facility
Oaklands Reserve (Oaklands Wetlands)	Pump Shed	Administration
Olivier Terrace Reserve	19-45 Olivier Terrace	Community / Recreation Facility
Olivier Terrace Reserve	19-45 Olivier Terrace	Community / Recreation Facility
Park Holme Community Hall	Park Holme Community Hall	Community / Recreation Facility
Park Holme Community Hall	Shed	Community / Recreation Facility
Pavana Reserve	Toilet (Automated)	Community / Recreation Facility
Penrith Court Reserve	Shed	Community / Recreation Facility
Penrith Court Reserve	Mitchell Park Neighbourhood Centre	Community / Recreation Facility
Perry Barr Farm	The Barn	Community / Recreation Facility
Perry Barr Farm	Castrol Shed	Community / Recreation Facility
Perry Barr Farm	Hay Shed / Scout Hall	Community / Recreation Facility
Perry Barr Farm	Shearing Shed	Community / Recreation Facility
Perry Barr Farm	Shed - Scout	Community / Recreation Facility
Plympton Oval	Multiuse Clubroom and Public Toilet	Sporting Facility
Raglan Avenue Reserve	Pump Shed	Sporting Facility

Site Name	Asset Name	Building Use
Reserve Street Reserve	Shed	Administration
Reserve Street Reserve	Toilet (Automated)	Community / Recreation Facility
Sandery Avenue Reserve	Toilet (Automated)	Community / Recreation Facility
Scarborough Terrace Reserve	Toilet (Automated)	Community / Recreation Facility
Shamrock Road Reserve	Clubroom	Sporting Facility
Shamrock Road Reserve	DEMOLISH 2020 Toilet (Fixed)	Sporting Facility
Southbank Boulevard Reserve	Toilet (Automated)	Community / Recreation Facility
Southern Depot	Shed	Administration
Southern Depot	Transportable Offices and Lunchroom	Administration
Southern Depot	Toilet (Transportable)	Administration
Stanley Street Reserve	Clubroom	Sporting Facility
Tarnham Road Reserve	Clubroom	Sporting Facility
Tarnham Road Reserve	Shed	Sporting Facility
The Cove Oval	Netball Clubroom	Sporting Facility
The Cove Oval	Multiuse Clubroom	Sporting Facility
The Cove Oval	Shed	Sporting Facility
The Cove Oval	Canteen	Sporting Facility
The Cove Oval	Toilet (Transportable)	Sporting Facility
The Cove Oval	BMX Shed	Sporting Facility
The Cove Oval	Shed 1	Sporting Facility
The Cove Oval	Shed 2	Sporting Facility
The Cove Oval	BMX Clubroom	Sporting Facility
The Cove Oval	Netball Shed	Sporting Facility

Site Name	Asset Name	Building Use
Warradale Park Reserve	Building	Commercial
Warradale Park Reserve	Shed 1	Sporting Facility
Warradale Park Reserve	Shed 2	Sporting Facility
Warradale Park Reserve	Tennis Clubroom	Sporting Facility
Warriparinga	Living Kaurna Cultural Centre (LKCC)	Community / Recreation Facility
Warriparinga	Toilet (Fixed)	Community / Recreation Facility
Warriparinga	Fairford House	Community / Recreation Facility
Warriparinga	Shed 1	Community / Recreation Facility
Warriparinga	Coachouse	Community / Recreation Facility
Warriparinga	Fairford House Shed	Community / Recreation Facility
Weaver Street Reserve	Tennis Clubroom	Sporting Facility
Woodforde Family Reserve	Netball and Tennis Clubroom	Sporting Facility
York Avenue Reserve	Shed	Sporting Facility
York Avenue Reserve	Clovelly Park Memorial Community Centre	Community / Recreation Facility
York Avenue Reserve	Netball and Tennis Clubroom	Sporting Facility

APPENDIX C: SPROUTT BUILDING CONDITION AUDIT 2019

The Sproutt Building Condition Audit 2019

Sproutt was engaged by the City of Marion (Council) to undertake the Building Condition Assessment and 10-Year Renewal Works Program for Councils specified building asset list.

In conjunction with the condition audits, Sproutt was also engaged to capture detailed floorplans of selected significant buildings.

Onsite Audits were undertaken in November and December 2019, with post processing and reporting completed in January 2020. In addition to the Building Condition assessments a year 10 maintenance program and renewal data was provided as part of this exercise, to be used to inform long term planning and budgets of these facilities by Council.

Council nominated 175 building assets for condition assessment that were listed in the inventory provided by Council at the project inception phase.

The level of componentisation required for each building audit were based on the following hierarchy developed in collaboration between Council and Sproutt. Asset audit quantities have been included below, showing a small variation in numbers due to decommissioned assets and duplicates located in the data cleansing process.

Sproutt utilised the industry standard condition scoring matrix when assessing assets and components. The scoring matrix used by Council is broadly in line with the condition rating proposed by NAMS as well as the International Infrastructure Management Manual.

Audit Hierarchy	Hierarchy Description	Final Qty of Assets
1	Major Assets; fully componentised at a building level. (e.g. Administration centre, city works, community centres, libraries, major clubrooms.)	77
2	Secondary Assets; partially componentised, externals only. (e.g. Minor clubrooms, toilets and workshops/sheds.)	23
3	Minor Assets; single component. (e.g. Sheds and storage facilities.)	76
	TOTAL ASSETS AUDITED	**176**
4*	Out of Audit Scope (e.g. Exeloos, playground shelters, shade structures, cricket nets, miscellaneous structures.)	277
NA	Decommissioned / Assets No Longer Existing / Data Duplicates	6
	TOTAL COUNCIL BUILDING & STRUCTURES ASSETS	**453**

*(Note that Category 4 structures were not audited as part of this building audit project, and form a wider part of the property portfolio.)

Council's Condition Scoring Matrix appears as follows:

Condition Score	Condition	Description
1	Excellent	Asset is new or near new with minimal signs of wear or tear.
2	Good	Asset has limited signs of wear and use that only require routine maintenance.
3	Average	Asset has numerous signs of wear and use. While the condition is still acceptable for normal use, minor capital works are needed to prevent further deterioration.
4	Poor	Asset has considerable signs of wear and use. The condition is impacting on the use of the asset and major capital works are required to return the asset to an acceptable condition.
5	Very Poor	Asset is at the end of its useful life and only provides a severely degraded service or can no longer provide the service it is intended to provide. It is beyond practical renewal and requires replacement.

Sproutt produced data to assist in production of a ten-year building maintenance and renewal work program due to commence in the 2021/2022 financial year. The renewal items and program inform future budgets and strategic outcomes for Council regarding the building's asset class. The works stated are clearly defined as well as prioritised for the nominated term.

The priority of works identified utilises the below rating mechanism. A summary of the outcomes follows:

Priority	Timeframe	Description
P1	Required Immediately (or within 12 months)	Work needs to meet statutory obligations, ensure WHS regulations and prevent severe injury.
P2	Required in 1-2 years	Work that affects operational capacity and may lead to serious deterioration if untreated.
P3	Required in 2-5 years	Work that has minimal effect on operational capacity but desirable to maintain quality.
P4	Required in 5-10 years	Work can be safely and economically deferred beyond 5 years.

Portfolio Summary of analysis

Admin and Operations Buildings

Overall assessments

	Sites	Buildings	Sheds
Required standard higher than Current standard	Admin	Administration (3990m2)	nil
Low rating (4,5) for Condition	City Services	nil	Washdown Shed (14m2)
Low rating (4,5) for Suitability	City Services	nil	Nursery Shed (63m2)
Low rating (4,5) for Meeting user requirements	nil	nil	nil
Low rating (4,5) for Building disposition on site	nil	nil	nil
Low rating (4,5) for adequacy of support facilities	nil	nil	nil
Low rating (4,5) for level of risk to public health and safety	nil	nil	nil
Low rating (4,5) for compliance with codes and regulations	City Services	nil	Nursery Shed (63m2)

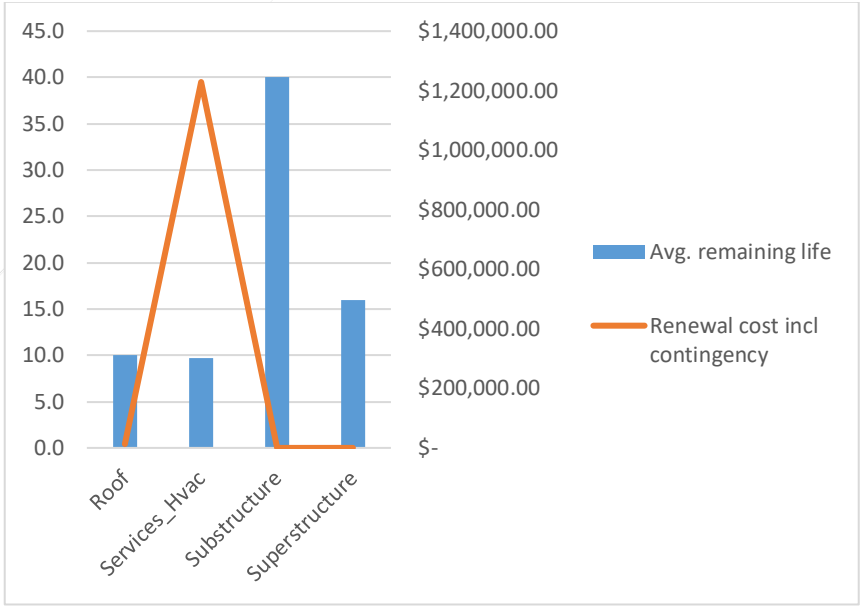
Detailed assessments

Low scoring components

Admin (3990m2) HVAC 9.8 year life $1.2m renewal in 5-10 years.

City Services Nursery Shed (63m2) Roof 10 year life $13,000 renewal in 5-10 years.

Sites with low ratings of condition of building elements



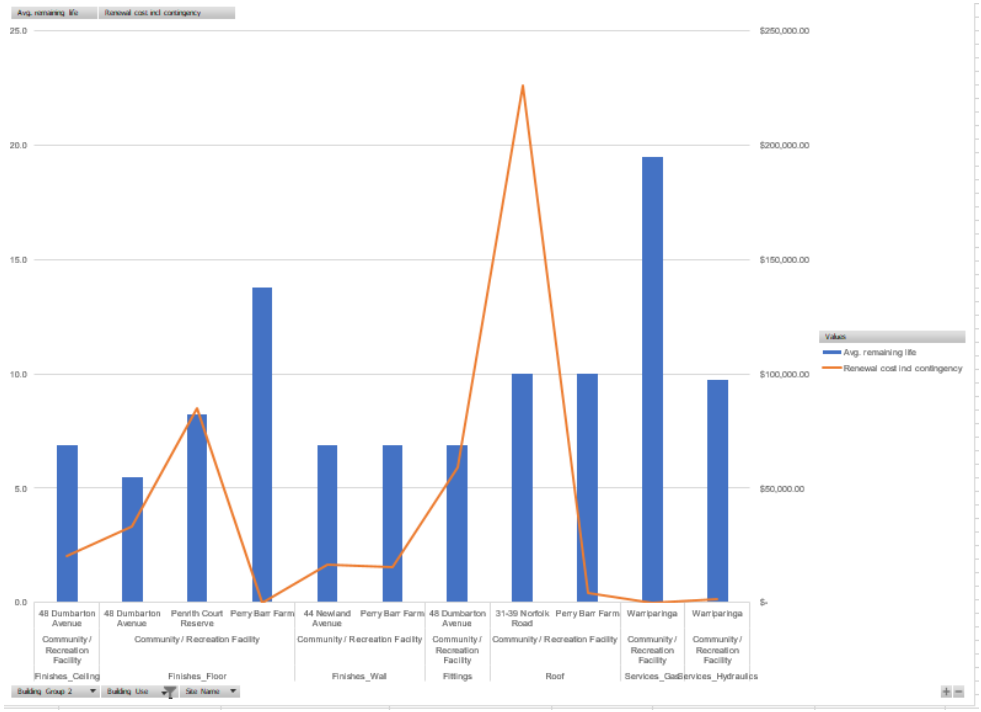
Community Buildings

Overall Assessments

	Sites	Building	Sheds
Required standard higher than Current standard	318 Diagonal Road Sturt	Cooinda Neighbourhood Centre (937m2)	nil
	Warriparinga	LKCC (421m2)	nil
Low rating (4,5) for Condition	nil	nil	nil
Low rating (4,5)for Suitability	Marino Hall 44 Newland Ave	Marino Hall (579m2)	
Low rating (4,5) for Meeting user requirements	Warriparinga	nil	Shed (14m2)
Low rating (4,5) for Building disposition on site	nil	nil	nil
Low rating (4,5) for Adequacy of support facilities	nil	nil	nil
Low rating (4,5) for level of risk to public health and safety	nil	nil	nil
Low rating (4,5)for Compliance with codes and regulations	Marino Hall 44 Newland Ave	Marino Hall (579m2)	nil

Sites with low ratings of condition of Building elements

Row Labels	Avg. remaining life	Renewal cost incl contingency
Finishes_Ceiling		
Community / Recreation Facility		
48 Dumbarton Avenue	6.9	$ 20,389.23
Finishes_Floor		
Community / Recreation Facility		
48 Dumbarton Avenue	5.5	$ 33,226.90
Penrith Court Reserve	8.3	$ 84,883.07
Perry Barr Farm	13.8	$ -
Finishes_Wall		
Community / Recreation Facility		
44 Newland Avenue	6.9	$ 16,374.12
Perry Barr Farm	6.9	$ 15,610.82
Fittings		
Community / Recreation Facility		
48 Dumbarton Avenue	6.9	$ 58,902.23
Roof		
Community / Recreation Facility		
31-39 Norfolk Road	10.0	$ 225,968.80
Perry Barr Farm	10.0	$ 4,347.32
Services_Gas		
Community / Recreation Facility		
Warriparinga	19.5	$ -
Services_Hydraulics		
Community / Recreation Facility		
Warriparinga	9.8	$ 1,560.27
Grand Total	**Avg. remaining life**	
	Value: 9.8	



Maintenance Plan

Required immediately P1 $1950

Cove Civic Centre (CCC)	External	Plant Room	Wall	Missing Component
Living Kaurna Cultural Centre (LKCC)	External	Louvred window	Fly Screens	Damaged
Living Kaurna Cultural Centre (LKCC)	External	Western side	Facia	Displacement
Living Kaurna Cultural Centre (LKCC)	Internal	Kitchen	Extraction Hood	Compliance Issue

Required in 1-2 years P2 $15336

Including
Extreme Severity
Cove Civic Centre Locker Door missing
Moderate severity $11400

Marion Cultural Centre (MCC)	Internal	Staff room	Roof	Void/ Puncture / Hole
Marion Cultural Centre (MCC)	Internal	Art gallery moni	Wall	Void/ Puncture / Hole
Marion Cultural Centre (MCC)	External	Shopping centre	Floor	Paint Surface Failed
Marion Cultural Centre (MCC)	External	Art gallery Conn	Wall	Rust - Surface

Slight severity $500

Cove Civic Centre (CCC)	Internal	Staff Room - Meeting room	Wall	Paint Surface Failed
Cove Civic Centre (CCC)	Internal	Staff room - Meeting room	Wall	Void/ Puncture / Hole
Cove Civic Centre (CCC)	Internal	South western side, main library	Ceiling	Cracking
Cove Civic Centre (CCC)	Internal	South western side - main library	Ceiling	Cracking
Cove Civic Centre (CCC)	Internal	Main library - Toy Library	Ceiling/Wall	Cracking

Required in 2-5 years
$500
Minor items at Marion Cultural Centre

Sport and Recreation Facilities

Overall Assessments

	Sites	Building	Sheds
Required standard higher than Current standard	Ballara Park Reserve	Tennis Clubroom (28m2)	nil
	Marion Oval	Tennis Clubroom	nil
		Basketball Stadium	nil
	The Cove Oval	Multiuse Clubroom (755m2)	nil
	Hessing Crescent Reserve	nil	Clubroom (79m2)
	Marion Outdoor Pool	nil	Shed 4 (9m2)
	Nannigai Drive Reserve	nil	Shed (100m2)
Low rating (4,5) for Condition	Glandore Oval	nil	Store Shed
	Marion Oval	nil	Shed
	Nannigai Drive Reserve	nil	Shed
Low rating (4,5) for Suitability	Marion Leisure and Fitness Centre	Marion Leisure and Fitness Centre (5571m2)	
	McKellar Terrace Reserve	Tennis Clubroom (101m2)	
	Plympton Oval	Multi-use Clubroom and Public Toilet (892m2)	
Low rating (4,5) for Meeting user requirements	nil		
Low rating (4,5) for Building disposition on site	nil		
Low rating (4,5) for Adequacy of support facilities	nil		
Low rating (4,5) for Level of risk to public health and safety	nil		
Low rating (4,5) for Compliance with codes and regulations	Marion Leisure and Fitness Centre	Marion Leisure and Fitness Centre (5571m2)	

Sites with low ratings of condition of Building elements

Row Labels	Avg. remaining life	Renewal cost incl contingency
Finishes_Ceiling		
Sporting Facility		
Marion Leisure and Fitness Centre	6.9	$ 251,697.78
Marion Oval	6.9	$ 44,489.51
Finishes_Floor		
Sporting Facility		
Glandore Oval	5.5	$ 12,621.63
Marion Oval	5.5	$ 25,807.81
McKellar Terrace Reserve	5.5	$ 12,628.93
Finishes_Wall		
Sporting Facility		
Marion Oval	6.9	$ 15,853.77
Fittings		
Sporting Facility		
Glandore Oval	6.9	$ 18,645.59
Marion Oval	6.9	$ 28,758.00
Roof		
Sporting Facility		
Marion Oval	10.0	$ 359,568.39
Services_Fire		
Sporting Facility		
Glandore Oval	9.8	$ 320.92
Services_Hydraulics		
Sporting Facility		
The Cove Oval	9.8	$ 87,287.76
Services_Site		
Sporting Facility		
Marion Oval	19.5	$ -
Substructure		
Sporting Facility		
McKellar Terrace Reserve	40.0	$ -
Grand Total	**10.5**	**$ 857,680.07**

NB Marion Oval refers to Basketball Stadium

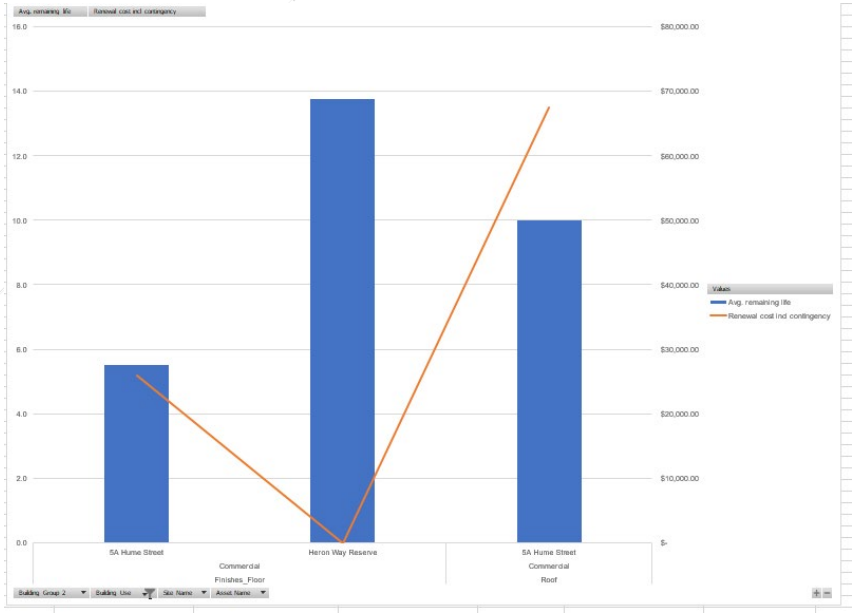
Commercial (excluding Ground Leased sites)

Overall assessments

	Sites	Building	Sheds
Required standard higher than current standard	nil	nil	nil
Low rating (4,5) for Condition	nil	nil	nil
Low rating (4,5) for Suitability	Marion Golf Park	Clubroom and Change Facilities (253m2)	Store Shed
Low rating (4,5) for Meeting user requirements	nil	nil	nil
Low rating (4,5) for Building disposition on site	nil	nil	nil
Low rating (4,5) for adequacy of support facilities	nil	nil	nil
Low rating (4,5) for level of risk to public health and safety	nil	nil	nil
Low rating (4,5) for compliance with codes and regulations	Marion Golf Park	Clubroom and Change Facilities (253m2)	Store Shed

Sites with low ratings of condition of Building elements

Row Labels	Avg. remaining life	Renewal cost incl contingency
Finishes_Floor		
Commercial		
5A Hume Street	5.5	$ 25,878.47
Heron Way Reserve	13.8	$ -
Roof		
Commercial		
5A Hume Street	10.0	$ 67,404.39
Grand Total	**9.8**	**$ 93,282.86**



Heron Way Reserve refers to the Boatshed Café.

Note 5a Hume Street is subject to a ground lease to the State Government for the Kindergarten, therefore renewal costs are not Council responsibility.

APPENDIX D: LICENCED COMMUNITY PROPERTY – SHARED RESPONSIBILITIES SCHEDULE

Guidelines for maintenance, repair and building upgrades for Council owned Land

The following list of maintenance responsibilities are a guide only and must be read in accordance with the relevant provisions of the licence to the extent of any ambiguity or conflict.

Building

Description	Council	Licensee	Additional Information
Automatic Doors including keypad	Install/Replace	Repair/Maintain	Licensee to keep clean and unobstructed and service regularly.
Ceiling Fans	Nil Responsibility	Total Responsibility	Landlord Approval Required.
Ceilings	Install/Replace/Repair	Maintain	Licensee to keep clean and free from cobwebs Repair damage from activities.
Cleaning - Internal and within 3 metres of the exterior of the building	Nil Responsibility	Total Responsibility	
Curtains and Blinds	Install/Replace	Repair/Maintain	
Doors and Doorways	Install/Replace	Repair/Maintain	Licensee to make minor adjustments to make operable. Keep doors operational – repair (broken door hinges, handles locks, coverings).
Electrical Supply / Meter Board	Total Responsibility	Nil Responsibility	
Electrical Switches & Power Points	Nil Responsibility	Total Responsibility	Landlord Approval Required
Electrical Testing and Tagging	Nil Responsibility	Total Responsibility	
Emergency Light(s)	Nil Responsibility	Total Responsibility	
Exhaust/Extraction Fan(s)	Nil Responsibility	Total Responsibility	Licensee to clean and maintain.
Fire Blanket(s)	Nil Responsibility	Total Responsibility	Maintain in accordance with the Building Code of Aust.
Fire Exit Door(s)	Install/Replace	Repair/Maintain	Maintain in accordance with the Building Code of Aust.
Fire Extinguisher(s)	Nil Responsibility	Total Responsibility	Maintain in accordance with the Building Code of Aust.
Fire Hose Reel(s)	Install/Repair/Replace	Maintain	Licensee to keep clean and unobstructed.

Description	Council	Licensee	Additional Information
Fire Sprinkler System	Total Responsibility	Nil Responsibility	
Fixed RCD's	Total Responsibility	Nil Responsibility	
Floors – Carpet / Vinyl / Tiles	Install/Replace	Repair/Maintain	Licensee to clean and repair to appropriate finish.
Floors – Timber / Concrete	Install/Replace	Repair/Maintain	Licensee to clean, polish and repair to appropriate finish.
Gas Supply / Pipes	Total Responsibility	Nil Responsibility	
Graffiti – External	Total Responsibility	Nil Responsibility	Unless specific to the user.
Graffiti - Internal	Nil Responsibility	Total Responsibility	
Grease Traps	Nil Responsibility	Total Responsibility	
Gutters and Downpipes	Total Responsibility	Nil Responsibility	
Hand Drying Facilities Electric / Paper	Nil Responsibility	Total Responsibility	Licensee to undertake Electrical Testing and Tagging.
Heating & Cooling Systems	Install/Replace	Repair/Maintain	Licensee to clean, service regularly, change filters etc.
Hot Water System	Install/Replace	Repair/Maintain	
Illuminated Exit Light(s)	Install/Replace	Repair/Maintain	
Kitchen & Bar Pipes and Taps (Plumbing only)	Install/Replace	Repair/Maintain	Licensee to keep clean.
Kitchen & Bar Surfaces & Structure	Install/Replace	Repair/Maintain	
Lifts	Total Responsibility	Nil Responsibility	Licensee to keep clean and unobstructed.
Lighting – Exterior (including Sensors and Timers)	Install/Replace	Repair/Maintain	Licensee to replace globes, keep clean and free from cobwebs.
Lighting – Interior	Nil Responsibility	Total Responsibility	
Locks and Keys Council Code System	Install/Replace/Repair	Maintain	Licensee to replace lost keys/security fobs at own cost.

Description	Council	Licensee	Additional Information
Locks and Key Non Council Code System	Install/Replace	Repair/Maintain	Licensee to replace lost keys at own cost.
Loose Furniture and Electrical Appliances	Nil Responsibility	Total Responsibility	
Mirrors	Nil Responsibility	Total Responsibility	
Paintwork - External	Total Responsibility	Nil Responsibility	
Paintwork – Internal	Nil Responsibility	Total Responsibility	Repaint every 7 years and end of licence.
Pest Control (Licensed Premises)	Nil Responsibility	Total Responsibility	
Pipes - External	Total responsibility	Nil Responsibility	
Ramps/Hand Rails	Install/Replace/Repair	Maintain	Keep clear and unobstructed.
Roller Doors	Nil Responsibility	Total Responsibility	Landlord Approval Required.
Roof	Total Responsibility	Nil Responsibility	
Security Alarm System	Nil Responsibility	Total Responsibility	
Security Screen Doors	Install/Replace	Repair/Maintain	
Sewer Drain	Install/Replace/Repair	Maintain	Licensee to keep free from blockages and repair damage caused by use.
Showers	Install/Replace	Repair/Maintain	Licensee to clean and descale shower head on a regular basis to keep free from bacteria.
Signs - External	Nil Responsibility	Total Responsibility	Landlord Approval Required
Signs – Internal	Nil Responsibility	Total Responsibility	
Smoke Alarms/Detectors	Install/Replace	Repair/Maintain	Licensee to test/service regularly and replace batteries if not hardwired.
Soap Dispensers	Nil Responsibility	Total Responsibility	
Solar Panels and System	Nil Responsibility	Total Responsibility	
Special Equipment (Community Installed)	Nil Responsibility	Total Responsibility	Landlord Approval Required.

Description	Council	Licensee	Additional Information
Staircase	Install/Replace/Repair	Maintain	Licensee to and keep free of debris. Keep access egress areas clear.
Tapware	Install/Replace	Repair/Maintain	
Telecommunications	Nil Responsibility	Total Responsibility	
Toilets – Cisterns and Bowls	Install/Replace/Repair	Maintain	
Toilets – Seats	Nil Responsibility	Total Responsibility	
Verandah - Posts	Install/Replace/Repair	Maintain	Licensee to repaint.
Walls - External	Install/Replace/Repair	Maintain	Licensee to keep clean and free from cobwebs.
Walls – Internal	Replace structural walls only	Repair/Maintain	Clean and keep free of mould/ grime and cobwebs. Repair damage caused by use. Repaint
Water Supply / Pipes / Systems	Install/Replace	Repair/Maintain	
Windows – Frames and Mechanisms	Install/Replace/Repair	Maintain	
Windows – Glass	Install/Replace/Repair	Maintain	Licensee to keep glazing clean (Internal and External) Replace glazing if damage caused by use

Building Grounds

Description	Council	Licensee	Additional Information
Bore Systems including sheds	Install/Replace/Repair	Maintain	Licensee to maintain pump.
Boundary Fencing & Gates	Total Responsibility	Nil Responsibility	
Carpark Line Marking	Total Responsibility	Nil Responsibility	
Carpark Surfaces	Install/Replace/Repair	Maintain	Licensee to keep clean and unobstructed.
Garden Areas	Nil Responsibility	Total Responsibility	Licensee to plant, irrigate and keep free from weeds.
Internal Roads	Install/Replace/Repair	Maintain	Licensee to keep clean and unobstructed.
Internal Roads Line Marking	Total Responsibility	Nil Responsibility	
Irrigation (Reticulation) System	*Install/Replace	Repair/Maintain	*Replacement in partnership.
Pathways	Install/Replace/Repair	Maintain	Licensee to keep clean and unobstructed.
Play Equipment Council Installed	Total Responsibility	Nil Responsibility	
Play Equipment Non Council Installed	Nil Responsibility	Total Responsibility	See Special Conditions.
Public Toilets	Total Responsibility	Nil Responsibility	
Seating – Public Benches	Total Responsibility	Nil Responsibility	
Sheds	Nil Responsibility	Total Responsibility	Landlord Approval Required.
Unimproved Surfaces	Install/Replace/Repair	Maintain	Licensee to keep clean and unobstructed.
Water Tanks	Replace/Repair	Maintain	
Shade Sails	Nil Responsibility	Total Responsibility	Landlord Approval Required.

Sporting Facilities

Description	Council	Licensee	Additional Information
Basketball Floor/Surface	*Nil Responsibility	*Total Responsibility	*Replacement in partnership. Licensee to clean, repair to appropriate finish, sand and polish every 5 years and undertake line marking.
Basketball Backboards, nets, rings	Nil Responsibility	Total Responsibility	
Basketball scoreboard/fixed furniture	Install/Replace	Repair/Maintain	
Bowling Greens	Nil Responsibility	Total Responsibility	
Cricket Nets and Turf Pitches	Nil Responsibility	Total Responsibility	
Goal Posts - All	Total Responsibility	Nil Responsibility	
Hard wickets	Total Responsibility	Nil Responsibility	
Hard wickets Covering/Uncovering	Total Responsibility	Nil Responsibility	
Improvements, coaches' boxes, etc.	Nil Responsibility	Total Responsibility	Landlord Approval Required.
Lights and Lighting Towers - Sporting Grounds	*Install/Replace	Repair/Maintain/ Replace globes	*Replacement in partnership.
Line Marking - Ovals	Nil Responsibility	Total Responsibility	
Netball Courts	*Nil Responsibility	*Total Responsibility	*Replacement in partnership.
Oval Grounds Maintenance	Install/Replace/Repair	Maintain	Keep clean and unobstructed.
Scoreboards	Nil Responsibility	Total Responsibility	Landlord Approval Required.
Tennis Courts	*Nil Responsibility	*Total Responsibility	*Replacement in partnership. Licensee to clean and keep free from debris and clear drains.
Tennis/Netball fences, nets, posts and line marking	*Total Responsibility	*Nil Responsibility	* Licensee responsible for line marking and nets.

CONNECT WITH US ONLINE

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Front Cover Artwork

Title: Edwardstown Soldiers' Memorial Recreation Ground

HAVE YOUR SAY OPEN SPACE ASSETS

Your feedback will help shape the development of our Asset Management Plans so that we offer the right levels of service for our assets for the future.

The key questions are:

- **How well do they perform?**
- **Are they delivering our Community Levels of Service?**
- **What can be improved?**



Find out more and provide feedback at
makingmarion.com.au

Comments close on 22 September 2020.

Open Space assets provide an accessible and diverse variety of recreation and natural environment conservation and appreciation opportunities that are distributed across the City.

RECREATION AND CONSERVATION

The City of Marion uses a range of Open Space assets, including parks and reserves, to deliver services to improve our residents' quality of life.

There are close to 300 Open Space land parcels within the City of Marion, these range from small to large reserves.

Open Space assets contribute to neighbourhood character, provide opportunities for active living and community engagement, and protect and enhance natural environments.

Population increase, smaller households and increasing dwelling density mean that there is increasing demand for accessible public open space and quality formal and informal recreational facilities.

WHAT YOU TOLD US

Council uses a range of activities to engage with the community and stakeholders on these services, such as Social Media, Community Workshops and Meetings, our website and via our Elected Members.

The 2019 City of Marion Community Satisfaction Survey revealed that Open Space assets are highly valued by the community with a high level of satisfaction with their standard of facilities and upkeep.

One area that appears to be of particular community importance is the standard of lighting in streets and reserves.

HOW WE HAVE LISTENED

By listening and understanding what is important to you, we have developed Community Levels of Service:

SAFETY	Provide a safe Open Space network for enjoyment by members of the public
QUALITY	Operational requirements are safely and effectively met
FUNCTION	Provide an Open Space network that provides a range of experiences to the public that supports health, wellbeing and nature conservation
CAPACITY	Assets are designed to cater for current demand
SUSTAINABILITY	Operational requirements are safely and effectively met, whilst minimising impact on the environment

Following community demand for quality and equitable access, the City of Marion has drafted comprehensive Service Level Standards for its Open Space assets.

We will optimise our spending through better asset management to deliver these service levels in the most affordable and efficient way.

WHAT WE ARE DELIVERING

Deliver the Open Space Plan 2018-2028 to renew, develop and improve open space within the City of Marion.

Achieve an equitable spread of appealing and functional open space across the city.

Continue to work in partnership with schools and other community groups to provide greater open space opportunities.

Work with new developments to provide the most suitable open space provision for that area. Currently council is engaged with Renewal SA in the process of a staged handover of public open space included in the Tonsley development.

Operate and maintain Open Space assets including cleaning, landscape care, irrigation maintenance, pest and weed control.

Assess the condition of Open Space assets through routine visual inspections, maintenance reports and safety and operational audits.

Undertake irrigation efficiency audits, water consumption monitoring and lighting audits.

OPEN SPACE ASSET MANAGEMENT PLAN

EXECUTIVE SUMMARY

Assets covered by this plan



Parks, reserves and open space land parcels
Gross replacement cost $22.8M
Reliable asset data

What it will cost over the 10-year planning period



Creation	$0.60M
Operation and Monitoring	$58.18M
Maintenance	$5.10M
Renewal	$17.31M
Total	$81.19M

Levels of Service



- Operate and maintain sites to established levels of service in accordance with the Open Space Hierarchy
- Upgraded levels of service at selected sites in accordance with the Open Space Plan

This Plan defines the operations and maintenance budgets required to service Council's Open Space Assets for the next ten years.

Risk Management



Some controls in place to manage the major risks

Budget pressures reduce ability to operate and maintain assets at expected higher levels of service

Funding levels need further review to continue to manage risks in the medium term

Future Demands managed through ongoing monitoring



- Community Expectations
- Environmental Sustainability
- Improvement Initiatives
- Legislation
- Technology

Improvement Plan



- Undertake further analysis of Open Space related expenditure including planned and unplanned maintenance
- Improve Open Space utilisation measures to drive data-driven decision making around future planning and service provision
- Explore alternative asset management systems to monitor servicing schedules, record maintenance activities undertaken, and impacts of asset downtime

DRAFT Open Space Asset Management Plan 2020 - 2030

CITY OF MARION



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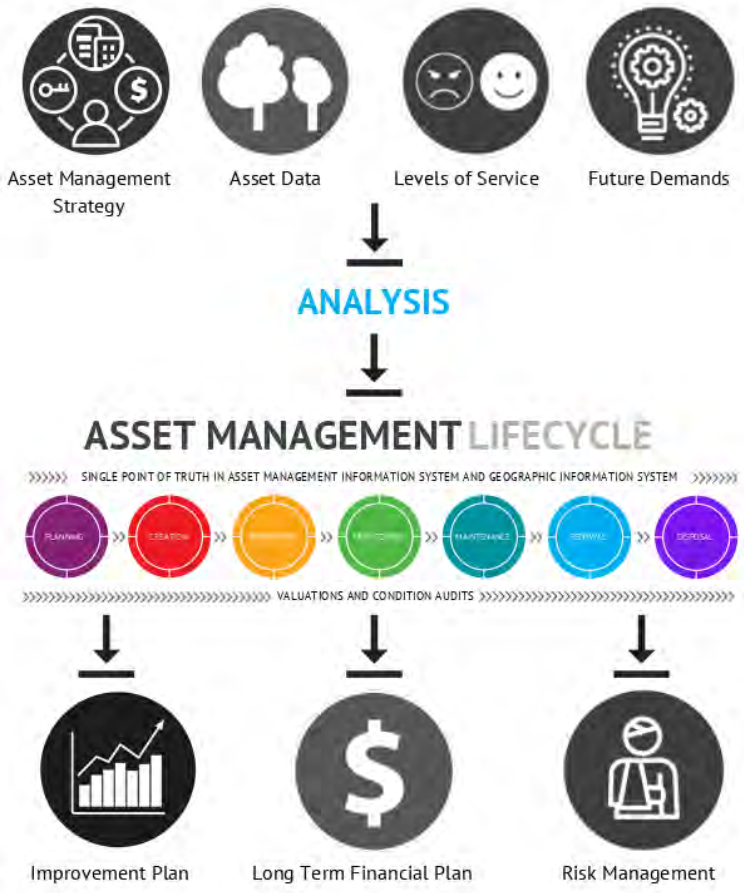
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DATA SOURCES

Draft Open Space Plan 2020
JLL CoM Valuation Data 2018
Open Space Operations Budget 2018-19
CoM Tree Management Framework 2018
CoM Remnant Native Vegetation Plan 2018-23
2019 City of Marion Community Satisfaction Survey
30 Year Plan for Greater Adelaide

REFERENCES

IPWEA, 2008, 'NAMS.PLUS Asset Management', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/namsplus.
IPWEA, 2015, 2nd edn., 'Australian Infrastructure Financial Management Manual', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/AIFMM.
IPWEA, 2015, 3rd edn. 'International Infrastructure Management Manual', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/IIMM



1 - INTRODUCTION

What is this plan about?

The City of Marion uses a range of Open Space assets to deliver services to improve our residents' quality of life. These include parks and reserves dedicated to:

- Recreation - active
- Recreation - non-active
- Play
- Sport
- Dog Parks

There are close to 300 Open Space land parcels within the City of Marion, these range from small to large reserves. Open Space does not include Council owned buildings, road reserves or other insignificant infrastructure such as roundabouts. Council seeks to make maximum use of assets and ensure services are sustainable while providing value for money for ratepayers.

This asset management plan (AMP) defines the Open Space assets that help deliver the services we provide, how they are provided, and the funding required to deliver Open Space management and renewal replacement programs over 10 years.

What is asset management?

Asset management is about how assets are 'looked after', both on a day-to-day basis (maintenance, monitoring and operation) and in the medium-to-long term (planning, creation, renewal and disposal).

What will we do?

A significant part of Council's annual spend is devoted to the repair, maintenance and upgrade of the assets which deliver safe and sustainable services to the community. Council will continue to invest in these assets as cost effectively as possible whilst considering beneficial advancements in technology. This plan has been aligned with Council's Asset Management Policy (2018) and Asset Management Strategy (2019). Any upgrades or new asset expenditure will require Council prioritisation.

Council recognises that climate change is likely to affect asset life and functionality. We are exploring what we can do to make open space assets more environmentally sustainable and resilient to climate change.

What can you do?

Better understanding of community needs can help us improve user experience, attract more users and provide services more efficiently. Council will be pleased to consider your thoughts on the issues raised in this plan and suggestions on how we may change or reduce the mix of services to ensure that the appropriate level of service can be provided to the community within available funding.

2 - EXECUTIVE SUMMARY

OPEN SPACE ASSET MANAGEMENT PLAN

EXECUTIVE SUMMARY

Assets covered by this plan



Parks, reserves and open space land parcels
Gross replacement cost $22.8M
Reliable asset data

What it will cost over the 10-year planning period



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- Undertake further analysis of Open Space related expenditure including planned and unplanned maintenance
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- Explore alternative asset management systems to monitor servicing schedules, record maintenance activities undertaken, and impacts of asset downtime

3 - WHY WE NEED A PLAN

"Good asset management is critical for a high performing Council. Investing in People, Data, Process and Systems enables effective and informed decision-making and optimises community outcomes" Brendon Lyons, Unit Manager Asset Solutions



The Asset Management Framework aligns Council's asset portfolio to meet the service delivery needs of our community.

Council's purpose is:

To improve our residents' quality of life; continuously, smartly and efficiently

The City of Marion Asset Management vision is:

To maintain our assets to agreed levels of service which maximise community value throughout an asset's life

Supported by four Strategic Objectives:

1. **MAXIMISE COMMUNITY VALUE**
2. **DELIVER AGREED LEVELS OF SERVICE**
3. **INFORMED DECISION MAKING**
4. **OPTIMALLY MANAGED**

This Asset Management Plan reflects and responds to change It is based on the format recommended in Section 4.2.6 of the *International Infrastructure Management Manual* (IPWEA 2015).

This plan is driven by the priorities of Council's Strategic Plan, the Asset Management Policy and Asset Management Strategy.

It is funded by the Long-Term Financial Plan and Annual Business Plan.

The effectiveness of this Asset Management Plan is measured annually through the following key performance indicators:

KEY PERFORMANCE INDICATOR
Asset Renewal Funding Ratio Calculated by measuring capital expenditure on renewal and replacement of assets relative to the Infrastructure and Asset Management Plan required expenditure. This indicates whether Council is renewing or replacing existing non-financial assets in accordance with its future Asset Management renewal requirements
Asset Management Maturity Assessment Assessed against the Institute of Public Works Engineering Australasia (IPWEA) National Asset Management Strategy (NAMS) targets. The maturity scale builds from 1 - Aware to 3 - Core Maturity to 5 - Advanced Maturity

4 - WHAT ASSETS WE HAVE

Assets exist to meet community needs and support the delivery of services to the service levels adopted by Council. Open Space assets provide an accessible and diverse variety of recreation and natural environment conservation and appreciation opportunities that are distributed across the City. They contribute to neighbourhood character, provide opportunities for active living and community engagement, and protect and enhance natural environments.

Within the Playground Framework Policy (2017), the City of Marion classified its Open Space Reserves into a three-level hierarchy:

Local Level Reserves - primarily cater for people living and working within walking distance.	225
Neighbourhood Level Reserves - of a higher quality with a diversity of character in good locations that cater for one or more suburbs.	45
Regional Level Reserves - large, high quality destinations that have broad appeal and attract visitors and local community members alike.	19
State Level Reserves	7
TOTAL	**291**

These are classified according to their Primary Classification as follows:

Play	45
Recreation - active	41
Natural Landscape area	55
Recreation – non active	61
Sport	21
Dog Park - Dedicated use	1
Linear/Linkage	20
Nature Conservation	27
Wetland	8
Cultural/Heritage	7
Community Garden	1
Coastal	4
TOTAL	**291**

Within those reserves a range of asset types are found as per the table below

Service Provided	Asset Category	Quantity	Useful Life / Replacement Timing	Comments
Playgrounds	Local level Playgrounds	40	20	
	Neighbourhood Level Playgrounds	42	20	
	Regional level Playgrounds	6	20	
Playing fields/ courts	Community access playing fields	1	40	
	(Club leased playing fields – primary user AFL/cricket – limited community access)	8	40	Refer to Buildings and Structures AMP
	(Club leased playing fields – primary user Soccer – limited community access)	4	40	Refer to Buildings and Structures AMP
	Community tennis only courts	47	25	
	Community Multi use courts	16	25	
	Community netball only courts	11	25	
	Netball ring	4	25	
	Community (3v3) Basketball courts	23	25	
Other Built infrastructure	Community BBQs	35 units	25	
	Toilet Blocks	29	40	
	Off street parking	26 Sites	40	
	Shelter/Shade structures	170	30	
	Lighting	70 Sites	25	
	Irrigation systems	49 Ha covered		
	External fitness equipment assemblies	9 sites	20	
	Buildings			Refer to Buildings and Structures AMP
	Trails			Refer to Coastal Walkway AMP and Transport AMP
	Toilets	9	30-50	Refer to Buildings and Structures AMP
Green infrastructure	Constructed landscape as primary form	199 sites	40	
	Natural landscape/ vegetation as primary use	81 sites	Indefinite	Refer to City of Marion Remnant Native Vegetation Plan 2018-2023
	Wetland as primary use	8 sites	40	
	Community garden	5 sites	20	
	Significant trees		Indefinite	Refer to City of Marion Tree Management Framework 2018

Infrastructure items are recorded in the following categories

- Furniture
- Irrigation (controllers only)
- Play space infrastructure
- Structures (sheds and shelters)
- Landscaping features

Below ground infrastructure is independently recorded on the Irrigation database. Vegetation is recorded through independent arboriculture and native vegetation records. Open Space is also independently recorded in Council's GIS system. Data includes reserve boundaries, selected infrastructure and the footprints of City of Marion owned buildings

Data Quality

Currency and accuracy of asset data is critical to effective asset and financial management. Data confidence is classified on a 5-level scale:

Confidence Grade	Data Confidence	Description
A	Highly reliable data	• Based on sound records, procedures, investigations and analysis • Documented accurately • Agreed as the best method of assessment • Dataset is complete and estimated to be accurate ± 2%
B	Reliable data	• Based on sound records, procedures, investigations and analysis • Documented properly but has minor shortcomings • For example, some data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation • Dataset is complete and estimated to be accurate ± 10%
C	Uncertain data	• Either based on sound records, procedures, investigations and analysis which is incomplete or unsupported • Or extrapolated from a limited sample for which grade A or B data are available • Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated ± 25%
D	Very uncertain data	• Based on unconfirmed verbal reports and/or cursory inspections and analysis • Dataset may not be fully complete, and most data is estimated or extrapolated. • Accuracy ± 40%
E	Unknown	• Unknown, as none or very little data held

Data confidence is assessed as Reliable (level B) for asset data used in the preparation of this plan.

All figures in Council's Asset Management Plans are in present value (today's dollars) as a number of factors influence the indexation rates. When incorporating the figures into Council's Long Term Financial Plan, relevant indexations linked to the type of expenditure will be applied.

5 - LEVELS OF SERVICE

Community Levels of Service

Community levels of service are associated with the variety of services provided by Council to our community. The following table demonstrates how the assets covered under this Asset Management Plan assist in achieving community levels of service.

	Community Level of Service	Achieved By
Safety	Provide a safe open space network for enjoyment by members of the public	No preventable injuries Infrastructure risk assessed to ensure it is safe for community use. Due regard is given to community expectations with regard to incorporating controlled environments that support a learned approach to developing risk-taking skills in children and adolescents. Compliance with applicable legislative or community standards is collected in the lead up to a major renewal project. Applicable standards comprise AS4685 Playground equipment and surfacing, AS4422 Playground surfacing. Similarly, public health risk assessments to ensure open space users are not exposed to hazardous materials or soil contaminants take place prior to major upgrades or immediately when any potential risks are discovered.
Quality	Operational requirements are safely and effectively met	Assets are managed and maintained to best practice industry standards
Function	Provide an open space network that provides a range of experiences to the public that supports health, wellbeing and nature conservation	Asset service levels hierarchy and distribution network established Data is currently collected in the lead up to a major renewal project. This is also tested through community surveys ahead of upgrade projects to get a general picture of demand and suitability.
Capacity	Assets are designed to cater for current demand	Availability of appropriate infrastructure to meet community expectations in distributed locations Improved utilisation measurement is recommended in the Improvement Plan Data is currently collected in the lead up to a major renewal project. Capacity in terms of distribution of recreational opportunities across the City of Marion is assessed through mapping of open space provision against the open space policy. Capacity of carparking associated with open space is assessed prior to major upgrades and subsequently through tracking customer feedback including resident feedback.
Sustainability	Operational requirements are safely and effectively met, whilst minimising impact on the environment	Environmental performance is assessed when selecting asset materials and products, including water usage

Community feedback (What you told us)

The 2019 City of Marion Community Satisfaction Survey revealed the following data about the City of Marion's Open Space asset group.

Service question	Importance				Satisfaction			
	Very Important	Somewhat important	Low importance	Not important at all	Very Satisfied	Somewhat satisfied	Dissatisfied	Very Dissatisfied
Lighting in streets and reserves	81%	16%	3%	0%	26%	54%	14%	6%
Sport and Recreation Facilities	46%	39%	12%	3%	25%	62%	10%	3%
Quality and features of Playgrounds and reserves	54%	34%	10%	2%	29%	52%	12%	7%
Irrigation of reserves	44%	42%	13%	1%	28%	58%	10%	4%
Number of Playgrounds	42%	39%	16%	3%	34%	51%	10%	5%
Graffiti Removal	56%	33%	9%	2%	25%	53%	16%	6%

This data indicates that the Open Space assets as they are currently configured are highly valued by the community and there is a high level of satisfaction with their standard of facilities and upkeep. One area that appears to be of particular community importance is the standard of lighting in streets and reserves.

The satisfaction figures indicate a higher level of dissatisfaction with the lighting aspect of current provision than in other aspects. Similar levels of dissatisfaction the quality and features of playgrounds and reserves would indicate that ongoing renewal of these assets continues to be demanded. Graffiti removal is an important aspect of maintenance requiring ongoing effort.

Service Levels Hierarchy

In pursuit of community demand for quality and equitable access, the City of Marion has drafted comprehensive Service Level Standards for its Open Space assets.

Classification	Hierarchy	Types of Facilities	
Recreation - active Designed for active informal recreation that can include facilities such as playgrounds, grassed areas for ball games, multi-purpose courts, fitness equipment.	Local	• seating • drinking fountain • natural shade	• nature play elements • Irrigated, grassed area
	Neighbourhood	• irrigated, grassed area for ball games • natural and/or artificial shade • shelter structure • pathways • seating	• minor sporting and recreation facilities, including nature play and fitness • drinking fountain
	Regional	• sporting and recreation facilities / running tracks • nature play • public toilet • shade and shelter • pathways	• public art • off road car parking • seating • drinking fountain • Irrigated grassed area
	State	• walking, cycling, mountain bike and horse-riding trails	• nature play areas • shelters and BBQ's
Classification	**Hierarchy**	**Types of Facilities**	
Recreation – non active Designed primarily for passive recreation activities such as relaxing, strolling, picnics, and barbeques.	Local	• seating / picnic facilities •	• pathways
	Neighbourhood	• seating • drinking fountains • pathways	• shelter • picnic facilities • BBQ
	Regional	• seating • drinking fountains • pathways • shelter • picnic facilities	• off road car parking • public toilet • public art • BBQ • bike racks
	State	• seating • drinking fountains • trails • natural shade • shelter • picnic facilities	• off road car parking • public toilet • public art • educational signage • areas for protection and enhancement of local native flora and fauna

Classification	Hierarchy	Types of Facilities
Play Where a playground is the dominant feature of the open space. Provision of playgrounds is guided by the Playground Framework. This classification can include skate parks / youth facilities.	Local Neighbourhood Regional City Wide Attraction	As per playground service levels.
Classification	**Hierarchy**	**Types of Facilities**
Sport Where sport facilities are the principal purpose of the open space that are associated with club membership - usually competitive use. There can be community use outside of competitive sport schedules.	Community Courts	• court – may be multi use • drinking fountain • pathways • fencing
	Club Courts	• seating • drinking fountain • pathways • sporting and recreation facilities • irrigated lawn areas
Classification	**Hierarchy**	**Types of Facilities**
Dog Park Where a principal use of the open space is for dog off-leash exercise	Dog Friendly (Where the site may be a shared use space)	• seating • pathways • fencing • drinking fountain and dog bowl • signage • bin and dog bag dispensers
	Formal Dog Park	• seating • drinking fountain and dog bowl • pathways • fencing • shelter • plantings and landscaping • signage • car parking

	Local	Neighbourhood	Regional	City Wide Attraction
Purpose:	Local Level playgrounds primarily cater for people living and working within walking distance. These spaces are less developed with limited play equipment. They provide environmental value through urban heat mitigation, contributing to biodiversity, and improving air quality.	Neighbourhood Level playgrounds will be of a higher quality with a diversity of character in good locations that cater for one or more suburbs. Due to the broader scale of facilities people can use these playgrounds for extended periods of time. They provide similar environmental value as Local Level playgrounds.	Regional Level playgrounds are large, high quality destinations that have broad appeal and attract visitors and local community members alike. They offer unique play and recreation opportunities and offer environmental benefits through the enhancement of natural landscapes.	A space that attracts city wide visitors and tourists. The space will offer a unique play and recreation opportunity that celebrates the City of Marion sense of place in addition to offering environmental benefits through the enhancement of natural landscapes. A City Wide Attraction will be aligned to a placemaking opportunity facilitating economic development, community capacity building and stewardship.
User Catchment:	Distributed within approximately 500m walking distance to dwellings and workplaces.	Distributed within approximately 750m distance to dwellings and workplaces. Serves surrounding suburbs and is generally within walking or cycling distance, but some may drive.	Distributed within approximately 1.5km distance to dwellings and workplaces. Large catchment serving residents citywide and regionally. These open spaces can be used for long periods of time.	Large catchment serving residents city wide and state-wide tourists. A City Wide Attraction will cater for a diversity of users from passive recreation, family picnics, and community group gatherings to larger events.
Types of Facilities:	• Play equipment i.e. swing, slide, combination system • Seats / Furniture, including at least one bench • Vegetation amenity plantings including adequate plantings for shade Pathways, including civil	• Play equipment i.e. swing, slide, combination system and natural play elements where possible • Seats and picnic facilities, drink fountain • Vegetation amenity plantings including adequate plantings for shade • Pathways, including civil • Basketball / Netball half court • Rubber Soft fall • Shelter Structure • Other play features and amenities for a range of age groups **Consideration for artificial shade over play equipment	• Play equipment i.e. swing, slide, combination system, climbing structures, potential basketball / netball half court, natural play elements, iconic features • Opportunity for site specific play elements • Rubber soft fall • Seats, multiple picnic facilities, BBQ, drink fountain • Vegetation amenity plantings including adequate plantings for shade • Pathways, including civil • Shade and Shelter • Amenity landscaping and large turf area for a kick about pending on site constraints • Basketball / Netball half court • Car parking • Integrated Public Art • *Toilet **Consideration for artificial shade over play equipment	• Extensive play equipment i.e. swings, slide, combination system, climbing structures, nature play • Opportunity for site specific play elements • Soft fall including rubber • Seats, multiple picnic facilities, BBQ, drink fountains • Vegetation amenity plantings including adequate plantings for shade • Pathways, including civil • Shade and Shelter. Potential for artificial shad over play equipment • Amenity landscaping and large turf area for a kick about pending on site constraints • Multipurpose courts • Car parking / storm water works • Integrated Public art • Lighting *Toilets

	Local	Neighbourhood	Regional	City Wide Attraction
Maintenance:	• Level 1 Inspection -Weekly • Level 2 Inspection – Bi- monthly • Level 3 Inspection - at least every 3 years	• Level 1 Inspection -Weekly • Level 2 Inspection – Bi-monthly • Level 3 Inspection - at least every 3 years	• Level 1 Inspection -Weekly • Level 2 Inspection – Bi- monthly • Level 3 Inspection - at least every 3 years	• Level 1 Inspection -Weekly • Level 2 Inspection – Bi- monthly • Level 3 Inspection - at least every 3 years
Renewal:	• At the end of its useful life (approximately 20-25 years). • Renewal will occur earlier where safety of equipment is compromises	• At the end of its useful life (approximately 20-25 years). • Renewal will occur earlier where safety of equipment is compromises	• At the end of its useful life (approximately 20-25 years). • Renewal will occur earlier where safety of equipment is compromises	• At the end of its useful life (approximately 20-25 years). • Renewal will occur earlier where safety of equipment is compromises
	Notes: *Toilet and Service supply and connection to be provided by 'public convenience' budget line **Artificial shade will be costed as an additional cost on a case by case basis ***Indicative Total – subject to site conditions, scale of reserve and inflation			

Technical Levels of Service

This determines the allocation of resources to service activities to best achieve the desired community outcomes and demonstrate effective performance throughout an asset's lifecycle. The following table demonstrates how community levels of service are supported by the assets covered under this Asset Management Plan.

Technical Level of Service	Achieved By
Planning in line with a 20-25 year asset renewal program based on optimum replacement	Preparation and regular review of the Open Space Plan
Creation of the asset subject to a business case assessment which sets out capital requirements, whole of life costs, predicted utilisation and internal hire rates	Assets created through proscribed transfer under the provisions of the Development Act. Initial development may be achieved through negotiated Development Approval conditions
Operation of an asset in the manner it was designed to be used for	Regular upkeep of grassed areas, landscaped zones, irrigation.
Monitoring utilisation and recording asset downtime	Level 1 Inspection - Weekly Level 2 Inspection - Bi-monthly Level 3 Inspection - at least every 3 years
Maintenance of assets in line with manufacturer's requirements	Scheduled maintenance of proprietary infrastructure
Renewal in accordance with optimum replacement timing principles based on whole of life costs	Assets are programmed to be renewed based on utilisation triggers to keep them in good condition Assets renewed though 20-25 -year renewal program corresponding with the end of useful life Renewal will occur earlier where safety of equipment is compromised Annual Replacement Program Budget developed, and Long-Term Financial Plan updated
Disposal where the item fails to meet minimum utilisation benchmarks or is no longer required	Complies with legislative requirements Disposal of infrastructure to be approved by a member of Executive Leadership Team Disposal of Open Space subject to Community Land Management Provisions of the Local Government Act

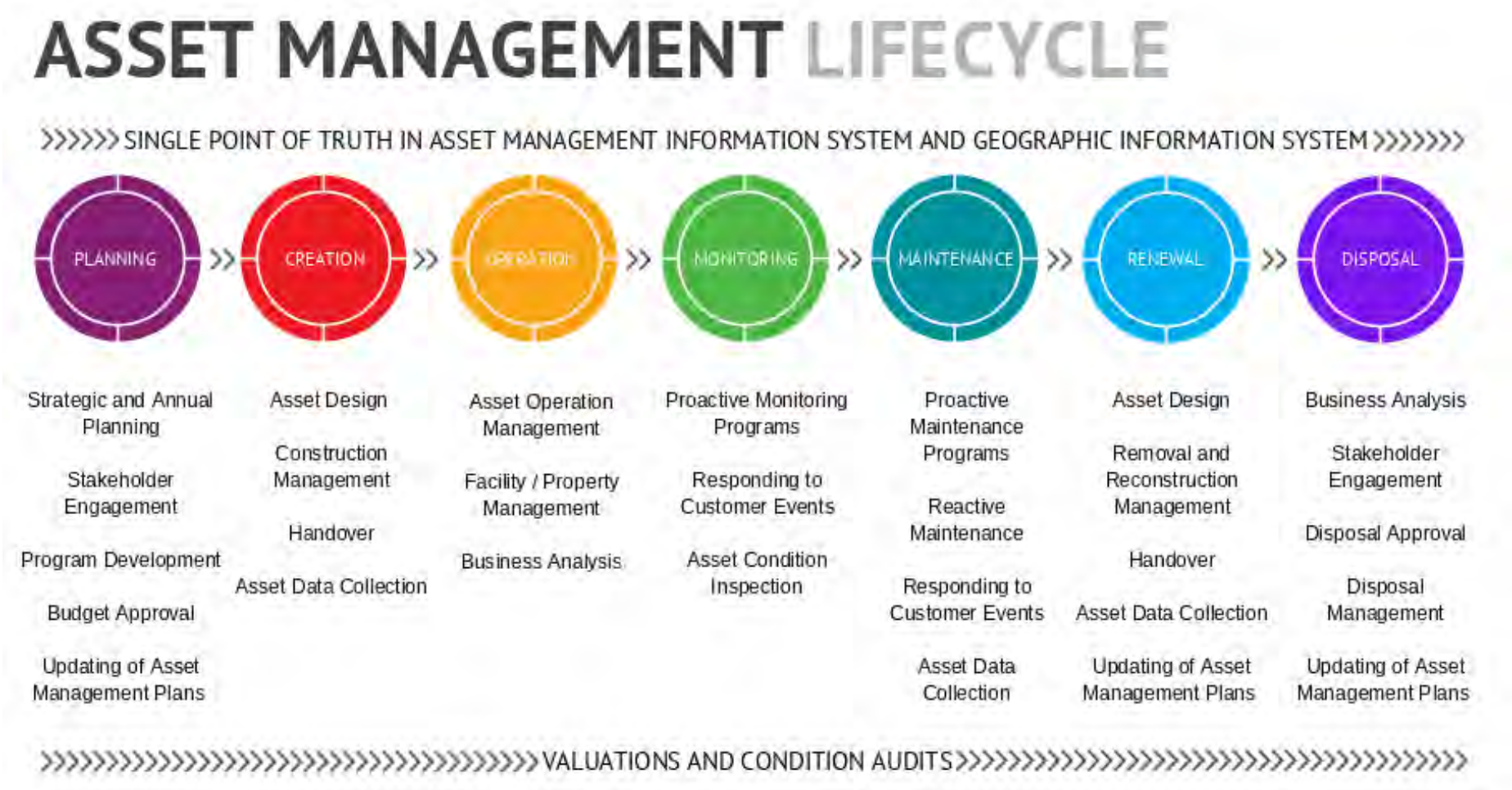
Legislative Requirements

Council considers the following legislative framework in the management of Open Space assets.

Legislation	Requirement
Aboriginal Heritage Act 1988	Provides for the protection and preservation of aboriginal heritage and includes legislation governing the discovery, acquisition, damage or sale of sites, objects, or remains of Aboriginal significance
Animal and Plant Control Act 1986	Seeks to control animals and plants for the protection of agriculture and the environment and for the safety of the public, amongst other purposes.
AS/NZ Risk Management 4360- 2004	Sets Australian Standards for Playground Equipment Safety
Australian Accounting Standards	Define out the financial reporting standards relating to the (re)valuation and depreciation of infrastructure assets.
Disability Discrimination Act 1992 and other relevant disability legislation	Sets the standard for accessibility to eliminate, as far as possible, discrimination against persons on the grounds of disability.
Environmental Protection Act 1993	Aims to protect the environment; it establishes the Environment Protection Authority and defines its functions and powers, amongst other purposes.
HB 246:2010 Guidelines for managing risk in sport and recreation organisations	Sets Australian Standards for Playground Equipment Safety
Local Government Act 1999	Sets out the role, purpose, responsibilities and powers of local governments including the preparation of a Long-Term Financial Plan supported by infrastructure and asset management plans for sustainable service delivery.
Local Government (Financial Management and Rating) Amendment Act 2005	Provides the impetus for the development of a Strategic Management Plan, comprising an (Infrastructure) Asset Management Plan and Long-term Financial Plan
Native Vegetation Act 1991	Provides incentives and assistance to landowners in relation to the preservation and enhancement of native vegetation; it controls the clearance of native vegetation amongst other powers.
Work Health and Safety Act 2012 (SA)	Provides for the health, safety and welfare of persons at work

6 - HOW WE PROVIDE THE SERVICE

In simplest terms, asset management is about how assets are 'looked after', both on a day-to-day basis (operation, monitoring and maintenance) and in the medium-to-long term (planning, creation, renewal and disposal).



ASSET PLANNING

When specifying asset requirements, Council seeks to balance a range of factors including:

- Safety requirements by applying the hierarchy of hazard controls to designs to ensure hazards are eliminated, or where that is not reasonably practicable, are effectively controlled.
- Operational needs and functional requirements and where possible seek to identify innovation that may provide for greater level of efficiency or effectiveness in undertaking council's services or reduce risk of downtime.
- Factors that impact on our environment or where the environment may impact on the function or lifecycle of the asset

The Open Space Plan 2018-2028 (Appendix B) has nine focus areas to renew, develop and improve open space within the City of Marion.

The following objectives are proposed against each focus area.

The City of Marion is focussed on achieving an equitable spread of appealing and functional open space across the city.

Consideration has been given to achieving equitable distribution of facilities across the city such as basketball courts, fitness nodes, BBQ's and other recreational sport facilities.

Analysis considers current and future needs of the community and where there is open space to meet these considerations, or what is required for this to occur.

Focus Area	Objective
Low Open space areas	Improve the provision of open space in the areas with low provision across the City.
Environmental needs (people and nature)	Strengthen biodiversity, ecosystems and natural settings for our residents and the environment.
Open space activities	Create a vibrant city through the development, irrigation and renewal of open space to encourage active and healthy lifestyles and connect communities.
Partnership Projects	Develop partnerships to support the delivery of open spaces to maximise community outcomes.
Linkages and access to open space	Improve connections and access to open space
Promotion of Open Space	Improve community awareness of open space through effective marketing. Improve community awareness in open space through informative signage
Innovative use of open space	Create and enhance open spaces with the development of innovative treatments and activities to encourage healthy lifestyles
Integration with other open space related programs	Ensure a holistic and integrated approach to open space developments through considering all of Councils open space related programs and smart cities programs.
Asset Management	Improve asset management through the provision of planning and maintenance programs

Specific consideration has been given to the following when developing the Open Space Plan, which will be subject to a mid-term review in 2024.

Quality of Open Space

1. Council will create accessible open spaces that provide quality opportunities for residents.
2. Council will support the development of quality open space that corresponds to the hierarchy and classifications set out in the Open Space Policy
3. Maintenance of open space will reflect the quality determined by the open space and playground policies.

Open Space Engagement Methodology

1. A methodology framework will be created
2. Residents will be invited to be involved with open space projects that have a value of $50,000 or more
3. Community assistance to support design of open space will be supported in line with the methodology frameworks for open space and playgrounds
4. Where opportunity exists, Council will encourage local groups and schools to adopt open spaces to assist with care of trees and landscapes to create a sense of community ownership

Infrastructure

1. Toilets will be considered in Regional Open Spaces and Playgrounds.
2. Car parking should be considered at Regional Open Spaces and Playgrounds.
3. Exercise equipment will be considered where there is a gap in provision and suitable open space exists.
4. Water Sensitive Urban Design opportunities will be explored throughout all open space design.
5. Youth facilities such as skate parks will be considered after internal and external consultation.
6. In principle, the City of Marion will provide a seat and / or drink fountain at all accessible open space. These items will be considered on a case by case basis and based on classifications and hierarchy.

Equity of Open Space

1. Respond to community needs such as age or disadvantage when planning open space

Nature Play

1. The City of Marion places a high value on nature play and will develop the open space plan to ensure that nature play opportunities are explored.

Cultural and Heritage Values

1. Council will consider appropriate locations to reflect Cultural and Heritage values through infrastructure, interpretive signage or design.
2. Council will liaise with Cultural and Heritage groups to develop ideas within Open Space on a case by case basis.

Safety

1. Council will provide a range of recreation opportunities across the city, including fenced play areas for young children. Fencing will be provided if a safety need exists or where there is a lack of provision of a fenced play area.
2. Where appropriate, open spaces will be designed to allow for passive surveillance and other CEPTD principles.
3. Council will support community and internal programs that maximise use of open space.
4. Community involvement will be encouraged to maintain a sense of ownership.

Future Demands

Open space in the City of Marion serves a resident population estimated at 93,000 as at June 2019. It is also accessible to the wider Greater Adelaide population and visitors. The population distribution is currently split at 0-14 years 16.2%, 15-34 years 27.7%, 35 – 64 years 38.8% and 65 years and over 17.3% and is reflecting the general ageing trend in the wider community and is increasing at a rate of 1.23% per annum which is slightly above the rate of increase for Greater Adelaide.

Population increase, smaller households and increasing dwelling density mean that there is increasing demand for accessible public open space, quality formal and informal recreational facilities and community gardens. This demand is particularly relevant in Marion reflected in the fact that the number of dwellings increase of 5% in the City of Marion in the 5 years to 2016 was almost entirely due to medium density development, much of which occurred in the four northern wards of the council area.

The increase in housing density means services and infrastructure can be used more effectively, but with this comes the challenge of ensuring that access to public green spaces such as parks, gardens, reserves and sporting grounds is maintained and that they are functional and safe places that meet the needs of the diverse community.

Their importance is supported by health studies which have demonstrated the numerous positive health effects of urban green spaces. Benefits include reduced depression and improved mental health, reduced cardiovascular morbidity and mortality, and reduced rates of obesity and diabetes through physical activity.

These factors are reflected in the 30 Year Plan for Greater Adelaide which includes the following policy objectives for metropolitan local government:

- *Ensure quality open space is within walking distance of all neighbourhoods to:*
  - *link, integrate and protect biodiversity assets and natural habitats*
  - *provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres*
  - *be multi-functional, multi-use (including the shared use of strategically located school facilities) and able to accommodate changing use over time*
  - *incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity*
  - *contain appropriate and low-maintenance species and locate trees to maximise shade*
  - *encourage unstructured recreation opportunities such as the provision of a variety of paths and children's play equipment*
  - *foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities.*
- *Ensure that public open space is adequately greened and irrigated (where appropriate) to act as a natural cooling system to reduce heat island effects in urban areas.*
- *Investigate opportunities to increase the amount and/or quality of public open space provision in areas of low open space provision and areas of increasing population growth.*

Political, economic, social, technological, legal, environmental and relationship drivers that may impact future service delivery and use of assets are monitored via Council's environmental scan and corporate risk register.

Council recognises that climate change is likely to affect asset life and functionality. We are exploring what we can do to build asset resilience in response to climate impacts such as less rainfall, more frequent and intense rainfall events, increased frequency and intensity of bushfires, increased temperatures, more frequent and intense heatwaves and increased risk of coastal erosion and flooding as a result of sea level rise.

Council has considered the following future demands during development of this Asset Management Plan:

Area	Demand	Impact on services	Demand Management Plan
Political	Political changes, Productivity Commissioner's report and possibility of council amalgamations	Change in services or service levels	Opportunities to coordinate Open Space Plan with neighbouring councils
Social	Changing community demographics, needs and expectations	Change in services or service levels	Monitoring community expectations Communicating service levels and financial capacity with the community to balance asset priorities with what the community is prepared to pay for
Social	Changes in social interaction frameworks (e.g. COVID -19)	Potential impact of normalised social distancing. Increases in home-based work, learning.	Review community demands for quality open space in context of changed social norms
Technological	Smart Cities, autonomous / connected vehicles and machine learning	Changes in design to streetscapes & parking zones to enable different modes of transport Increased proactive maintenance and reduced need for residents to call	Market driven, opportunities to lobby for funding
Technological	Being a smart organisation that uses data to drive decision-making.	Ability to deliver services at a higher operational level achieved through use of in vehicle GPS data. Implementing Internet of Things within facilities, assets and services to understand current demand and identify opportunities to improve service delivery	Utilisation based asset maintenance and renewal
Legal	Legal changes	Complex legal and compliance requirements	Established compliance registers. Considered within standard replacement cycle. Decisions made on a range of evaluation criteria
Environmental	Impacts of climate change	Change in services or service levels Change in planting and water usage. increased use of WSUD principles Climate Risk Assessments will determine impact on asset useful lives	Consider vulnerability of current reserves on a case by case basis The City of Marion Carbon Neutral Plan 2020 – 2030 is currently being developed as a roadmap to reduce carbon emissions from Council operations by 2030. Communicating service levels and financial capacity with the community to balance asset priorities with what the community is prepared to pay for

Area	Demand	Impact on services	Demand Management Plan
Relationships	Collaboration between neighbouring councils and stakeholders within shared catchments	Improved information and data sharing.	Continue to work with neighbouring councils and share information.
Relationships	Collaboration between Cities of Marion, Charles Sturt and Port Adelaide Enfield	Ability to deliver services at a higher operational level	Adopting best practice principles across all three councils to deliver best value. Continue to engage and consult with key stakeholders
Relationships	Testing of levels of service	Improve understanding of costs and capacity to maintain current service levels	Continue to analyse the cost of providing service and the capacity to fund at the current level of service

ASSET CREATION

Where there is low open space provision in the City of Marion, Council may seek to obtain new open space. In addition, in areas where a deficit of public open space exists such as in the northern wards, land purchase may be considered on a case by case basis to supplement existing provision. Council continues to work in partnership with schools and other community groups to provide greater open space opportunities.

Council will work with new developments to provide the most suitable open space provision for that area. Currently council is engaged with Renewal SA in the process of staged handover of public open space included in the Tonsley development.

The Tonsley Innovation District encompasses the development of mixed-use development, commercial, light industry and residential. Renewal SA is the lead agency for the development of the precinct, with PEET Limited contracted to develop the Tonsley Village residential area.

As part of the development Council will be transferred public realm road reserves and open space. The open space will provide circulation, amenity, landscape treatments. A walking and cycling greenway will be developed and delivered along the existing railway corridor.

Renewal SA will retain ownership and asset management maintenance responsibilities to open space associated to the Main Assembly Building.

Within the residential area the open space will incorporate passive recreation open space and a regional play area as per Council's Playground policy and framework. The Tonsley Village open space is to provide enhanced connections to existing open space to the north of this site through Cohen Court Reserve integration.

As per conditions of development approval Statement of Requirements, Renewal SA and PEET are required to establish and maintain open space for a period of 3 years post practical completion.

Open Space Handover - Renewal SA

- Renewal SA pocket park western side MAB Circuit adjacent power substation (Practical Completion mid 2018- Final Completion 25.7.21)

Open Space Handover – Tonsley Village (PEET Limited)

- Stage 2 open space connection (Practical Completion end 2021- Final Completion end 2024)
- Central open space (Practical Completion mid 2021 - Final Completion 2024
- Greenway Alawoona north to Cohen Court (timescales to be confirmed in future versions of this Plan)

The Tonsley Open Space assets will be transferred to City of Marion ownership as the development proceeds and specific areas are released from defects liabilities periods. There is no upfront cost to the City of Marion through this process however these additional assets and the standard of service they are required to operate at will create additional cost pressures on Council's Operating and Maintenance budgets.

In addition, Council has taken temporary care and control of a Renewal SA Reserve adjacent the Tonsley development (namely Ash Ave Reserve) while decontamination works affecting an existing Council reserve are in progress.

Asset Creation Forward Program (Note: no new budget provision required for creation activity)

Asset	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Tonsley development public open space	Handover of Minor Open Space				Handover of Major Open Space commences		Staged handover of open spaces			
Ash Ave Reserve (temporary attribution to City of Marion)	Temporary care and control			Return to State Government						
Sam Willoughby BMX and Southern Soccer Facility	Hand over to Land and Property		Ongoing Open space operations and maintenance							

Costs of Open Space Asset Planning and Design are not included in this Plan.

All Open Space	2020/21 ($000)	2021/22 ($000)	2022/23 ($000)	2023/24 ($000)	2024/25 ($000)	2025/26 ($000)	2026/27 ($000)	2027/28 ($000)	2028/29 ($000)	2029/30 ($000)
Tree Management Framework – Additional trees in reserves	$60	$60	$60	$60	$60	$60	$60	$60	$60*	$60*

ASSET OPERATION

Council manages and cares for Open Space assets through the work of the Open Space Operations Team. This team includes in house field staff and is supplemented by external contractors.

This work includes cleaning, landscape care, irrigation maintenance, pest and weed control. Cost pressures associated with the completion of renewal of assets to a higher level of service are anticipated.

Asset Operation Forward Program

Asset	2020/21 ($000)	2021/22 ($000)	2022/23 ($000)	2023/24 ($000)	2024/25 ($000)	2025/26 ($000)	2027/28 ($000)	2028/29 ($000)	2029/3 ($000)	2020/21 ($000)
Parks and Reserves – general operating costs	$3,600	$3,600	$3,600	$3,600	$3,600	$3,600	$3,600	$3,600	$3,600	$3,600
Trees and remnant native vegetation care and management	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400
Nursery and Sensitive Sites care and management	$254	$254	$254	$254	$254	$254	$254	$254	$254	$254
Weed and Pest control	$110	$110	$110	$110	$110	$110	$110	$110	$110	$110
Additional operational costs for newly upgraded reserves (5% of capital cost p.a.)	$0	$114	$205	$271	$338	$399	$461	$487	$503	$503
Additional operational costs for newly upgraded reserves with additional infrastructure (5% of Capital costs p.a.)	$0	$29	$49	$110	$115	$146	$161	$207	$222	$222
Totals	**$5,364**	**$5,507**	**$5,618**	**$5,745**	**$5,817**	**$5,909**	**$5,986**	**$6,058**	**$6,089**	**$6,089**

The Asset Operations budget includes Asset Monitoring costs.

ASSET MONITORING

Council assesses the condition of its Open Space assets through a range of planned activities including:

- Routine visual inspections.
- Maintenance Reports.
- Safety and Operational Audits.
- Valuation inspections.

Condition is measured using a 1 – 5 grading system in accordance with IPWEA standards:

Condition	Description of Condition
1	**Very Good**: only planned maintenance required
2	**Good**: minor maintenance required plus planned maintenance
3	**Fair**: significant maintenance required
4	**Poor**: significant renewal/rehabilitation required
5	**Very Poor**: physically unsound and/or beyond rehabilitation

Audits of reserves, Routine Maintenance and Inspection Audits (Level 1) occur on an annual cycle for shelters and twice yearly for suspended decks.

Additional condition data is recorded in Level 2 surveys when justified. Full technical audits Level 3 including engineering assessments occur on selected assets due for renewal.

Audit	Description
Level 1	Defect / Visual Inspection
Level 2	Condition Inspection (Includes Level 1 audit)
Level 3	Engineering /Technical Inspection (Includes Level 1 & Level 2 audit) Provides remaining life and recommendations on maintenance schedules etc.)

Irrigation Efficiency Audits are carried out on all irrigated sites. Similarly, water consumption is monitored through site billing and flow meters connected to the Irrigation Central Control System.

To understand replacement and renewal of lighting in reserves, an audit needs to be carried out to ascertain where lights are, if they are able to be replaced with LED, maintenance required for light structures and where extra lighting is needed. From the results of the audit, repairs, replacement and additional lighting will be placed in reserves and on public toilets.

Asset Monitoring Forward Program

Asset	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Level 1 inspections		Weekly								
Level 1 Condition surveys		Ongoing on annual cycle								
Level 3 Condition Surveys		Playground audits ongoing on staggered 3-year cycle								
Mains Water use monitoring		Quarterly on all sites								
Smart Irrigation System water use monitoring (currently on 30 sites)	Daily report capability		Daily report capability (on expanded no. of sites)							
Non-potable (Oaklands) water usage		Daily supply report capability at source								
Irrigation efficiency surveys		Ad hoc and prior to major renewal works								
Reserve Lighting Audit	Detailed audit undertaken		As part of regular open space Level 1 condition survey.							
Tree Risk and Tree Amenity Audit		Refer to Tree Management Policy								
Native Vegetation		Annual Photo point monitoring as per Remnant Native Vegetation Plan								

Asset Monitoring costs are included in the Asset Operations budget.

ASSET MAINTENANCE

Council also maintain for Open Space infrastructure assets through the work of the Open Space Operations Team. This team includes in house field staff and is supplemented by external contractors.

Planned maintenance is work that is identified and managed through a maintenance management system. For Open Space planned regular and seasonal landscape care are included under Open Space Operations

Unplanned maintenance is reactive repair work which is carried out in response to failure of an asset.

The costs below include planned and unplanned maintenance to Open Space infrastructure other than green infrastructure.

Asset Maintenance Forward Program

Asset	2020/21 ($000)	2021/22 ($000)	2022/23 ($000)	2023/24 ($000)	2024/25 ($000)	2025/26 ($000)	2026/27 ($000)	2027/28 ($000)	2028/29 ($000)	2029/30 ($000)
Playground Maintenance	$185	$185	$185	$185	$185	$185	$185	$185	$185	$185
Vandalism repairs	$12.7	$12.7	$12.7	$12.7	$12.7	$12.7	$12.7	$12.7	$12.7	$12.7
Other maintenance	$130	$130	$130	$130	$130	$130	$130	$130	$130	$130
Additional costs due to increase in Open Space infrastructure service levels – upgraded infrastructure (2% Capital cost)	$0	$46	$82	$108	$135	$160	$185	$195	$201	$201
Additional costs due to increase in Open Space infrastructure service levels – new infrastructure (2% Capital Cost)	$0	$12	$20	$44	$46	$59	$64	$83	$89	$89
Totals	**$327.7**	**$385.7**	**$429.7**	**$479.7**	**$508.7**	**$546.7**	**$576.7**	**$605.7**	**$617.7**	**$617.7**

ASSET RENEWAL AND DISPOSAL

The asset renewal program is described in detail in the attached Open Space Plan and Playground Framework. The Open Space Plan and Playground Framework responds to nine focus areas and a number of considerations to renew, develop and improve open space within the City of Marion.

Reserves are broken down into Wards and respond to provision of needs based on demand and condition audits as well as community and Elected Member feedback. The Open Space Plan and Playground Framework provides an overview of each ward as well as specific projects and costs required. Internal Costs for Design and Project Management are not included in this Plan.

The Open Space Plan and Playground Framework considers the following existing internal policies and projects

- Walking and Cycling Guidelines
- Streetscape works
- Prioritised Playground Renewal works
- Irrigation Score
- Remnant Native Vegetation Plan
- Dog on leash and off leash areas
- Tennis and Netball Review
- Environmental needs such as urban heat.

Each open space has been given a hierarchy and classified to describe its function and character as defined under Service Levels. The Open Space Plan responds to specific open space classifications and facilities.

Community Courts
To understand the current condition of community courts, Council commissioned an audit of community courts across the City. The outcomes of the audit will be realised through the Open Space Plan and aligned with the current and forward playground renewal projects where appropriate.

Reserve Lighting Audit / Replacement
Recent work on the lighting guidelines gives guidance to lighting in reserves. These guidelines are reflected in the considerations for the Open Space Plan. A budget has been allocated into the Open Space Plan to accommodate this work. A reserves lighting plan will be drafted once the audit results are known.

Cycling and Walking Trails
The Walking and Cycling Guidelines 2018 – 2022 were endorsed in December 2018. The guidelines provide direction for ongoing improvement of walking and cycling in the City of Marion. Many of the recommended trails pass through Open Space, and development of trails within this plan is recommended.

Grant funding opportunities are regularly pursued to expand the network. Where grant funding opportunities arise and are successfully achieved the relevant capital works will need to be appropriately resourced, in order to enable the necessary planning, design development, project management and construction to be carried out, and this will need to be reflected in the Annual Budget.

The Open Space Plan will prioritise development of proposed regional and local networks and also implement cycling and walking trails where corresponding open space is being developed

Public Toilets
A 5-year public toilet plan was endorsed in June 2016.The final toilets to complete this plan are for Hugh Johnson Reserve in 2020/21 and a new toilet at Capella / Nannigai retimed from 2018/19 to 2020/21 in line with works on site. While there is good coverage for public toilets in the City of Marion, some possible gaps in toilet provision have been identified in discussion with Ward Members.

Public toilet provision has been considered where provided in nearby council areas, as marked on the maps and are also available at Service Stations and fast food outlets. Public toilets can be viewed on the National Public Toilet Map. Toilet usage statistics are collected and monitored on automated toilets.

Shade
Endorsement of the Playground policy in January 2017 included the consideration of shade over playground equipment in neighbourhood level and above. A budget of $2.25M over 5 years was endorsed to retrofit shade to neighbourhood level and above playgrounds. A shade audit was carried out to determine if shade was needed and to provide a priority list of construction. All neighbourhood and above playgrounds requiring shade, that were not on the playground upgrade list have been fitted with shade.

The program will now continue to provide shade as neighbourhood and above playgrounds are upgraded. The endorsed shade budget concludes in 2021/2022, and shade after this period has been included in the Open Space plan as a separate item.

Irrigation
Where a playground is being upgraded, the irrigation upgrade or renewal will be undertaken within the Open Space Plan. This figure has been allocated within the Open Space Plan and is funded through the existing irrigation budget.

Irrigation works at reserves where playgrounds are not being developed will also be included in the Open Space Plan and funded accordingly. These works are being determined with Open Space Operations and are not currently shown within the Open Space Plan.

Natural Landscaping Area
The Natural Landscapes Design and Maintenance Guidelines was endorsed by Council in July 2017. The purpose of the Guidelines is to progressively implement Natural Landscapes Design and Maintenance measures at the design phase of major reserve upgrades (including playground upgrades) and through Council's Open Space Plan with the opportunity to offset irrigation.

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation. No assets have been identified for disposal for this plan.

It should be noted that most Open Space Assets are also listed as Community Land and are therefore subject to the provisions of the Sections 193 to 200 of that Act requiring the maintenance of Community Land Management Plans and adherence to revocation procedures in the event of planned disposal.

Asset Renewal Forward Program Costs

All Open Space	2020/21 ($000)	2021/22 ($000)	2022/23 ($000)	2023/24 ($000)	2024/25 ($000)	2025/26 ($000)	2026/27 ($000)	2027/28 ($000)	2028/29 ($000)	2029/30 ($000)
Total Funding required for OS Plan	$ 2,872	$2,228	$2,535	$1,427	$1,855	$1,524	$1,432	$ 636	$1,400*	$1,400*
Natural landscape upgrade- priority and opportunity sites (grant funded)	Subject to grant receipts									

* Subject to future Open Space Plan

Major Sites*

Hierarchy	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Regional level		Mitchell Park Oval Reserve	Mitchell Park Oval /Reserve irrigation				
Neighbourhood level	George St Reserve Glandore Community Centre site Yanyarrie Reserve Stanley St Reserve	Hugh Johnstone Boulevard Reserve	Ballara Park Reserve Weaver St Reserve	Hamilton Park Reserve Hessing Crescent Reserve Trowbridge Ave Reserve	Cosgrove Hall (Graham Watts Playground) Roy Lander Reserve	Scarborough Terrace Reserve Southbank Boulevard Reserve	
Local level		McConnell Ave Reserve	Cohen Court Reserve Tonsley Playground			The Cove Oval Reserve	Central Ave Reserve 2 Gully Road Reserve North

* Sites post 2026/27 are subject to future Open Space Plan

7 - RISK MANAGEMENT

Risk management provides a process for the selection of treatment plans and management actions to protect the community against unacceptable risks. Risk assessment identifies credible hazards, the likelihood of the hazard event occurring, the consequences should the event occur, develops a risk rating, evaluates the risk and develops a risk treatment plan for non-acceptable risks

An assessment of risks associated with service delivery from fleet assets, using Council's risk matrix, has identified the hazards that will result in significant loss, 'financial shock' or a reduction in service:

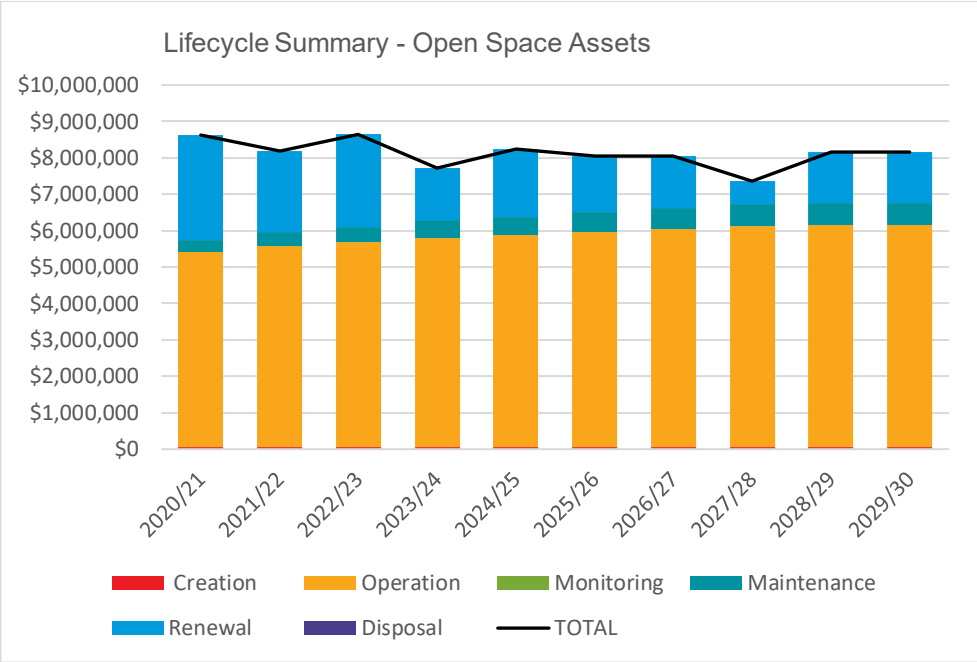
Hazard	Current Controls	Current Rating	Further Actions	Forecast Rating
Open Space Plan not approved by council in current form	Undergoing Public Consultation with Council Endorsement due in June 2020	Medium	Adjustment after feedback	Medium
Mismatch between current field workforce skills and capability and ops and maintenance needs of upgraded open space	Supplemented by contractors, and adjustments to service priorities	Medium	Review to be conducted	Medium
Budget pressures reduce ability to operate and maintain assets at expected higher levels of service	Review of current costs. Consider life cycle costs for upgrades	Medium	Detailed review of operations and maintenance costs of expected service levels for all Open Space assets. Improved budgeting in accordance with asset types and service levels	Low
Assumed levels of utilisation unfounded	Exploring Smart Technology such as proximity sensors and interactive devices to better measure utilisation/ patronage	Medium	Broad scale adoption of utilisation/patronage measurement technologies and target future investment with this data considered	Low
Carparking inadequate at key locations	Response at pressure points through parking controls and additional parking where feasible	Medium	Audit parking associated with Regional and Neighbourhood reserves and develop appropriate service standards	Low
Lighting inadequate at key locations	Audit proposed	Medium	Develop Lighting service level standard and apply for future investment	Low
Irrigation efficiency gains not sustained due to inadequate maintenance	Upgrading irrigation technology	Medium	Improve skill set of existing staff and/or engage appropriately skilled irrigation technicians	Low
Levels of Service for Open Space are reviewed post COVID-19	None	Low	Review to be conducted	Low
Levels of Service for Open Space are reviewed for Climate Change resilience	Council considering Climate Adaptation Study. (Open Space reserves other than Coastal Walkway are not vulnerable to projected sea level rise scenarios)	Low	Council developing Climate Change Adaptation Plan	Low

8 - WHAT IT WILL COST AND HOW WE WILL PAY FOR IT

Financial Statements and Projections

The decisions made in adopting this Plan are based on the objective to achieve the optimum benefits from the available resources.
This section contains the financial requirements resulting from all the information presented in the previous sections of this asset management plan. The financial projections will be improved as further information becomes available on desired levels of service and current and projected future asset performance.

Funding Strategy



This Asset Management Plan identifies the projected operations, maintenance and capital renewal expenditures required to provide an agreed level of service to the community over a 10-year period.

This provides input into 10 year financial and funding plans aimed at providing the required services in a sustainable manner.

All figures in Council's Asset Management Plans are in present value (today's dollars) as a number of factors influence the indexation rates. When incorporating the figures into Council's Long Term Financial Plan, relevant indexations linked to the type of expenditure will be applied.

These figures will be revisited with each iteration of the Long Term Financial Plan.

Lifecycle costs (or whole of life costs) are the average costs that are required to sustain the service levels over the asset life cycle. Lifecycle costs include operations and maintenance expenditure and asset consumption (depreciation expense). The lifecycle cost for the services covered in this Asset Management Plan is **$81.19M** (average operations and maintenance expenditure plus depreciation expense projected over 10 years).

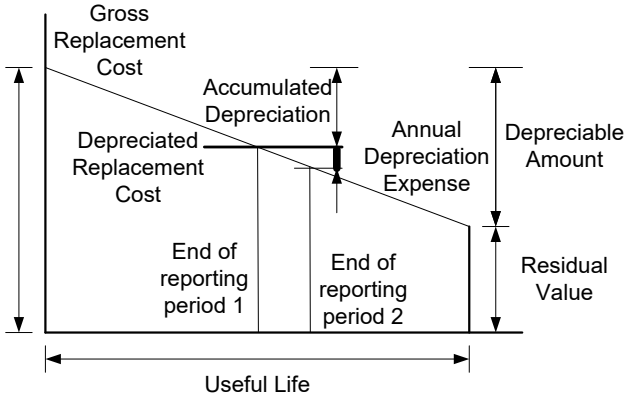
Lifecycle costs can be compared to lifecycle expenditure to give an initial indicator of affordability of projected service levels when considered with age profiles. Lifecycle expenditure includes operations, maintenance and renewal expenditure. Lifecycle expenditure will vary depending on the timing of asset renewals. The lifecycle expenditure over the 10-year planning period is **$81.19M** (average operations and maintenance plus capital renewal budgeted expenditure in LTFP over 10 years).

Matching of lifecycle cost to lifecycle expenditure gives asset renewal of **100%** to maintain the service potential of the assets at year 10 as it was at year 1.

In the future, the Asset Renewal Funding Ratio will be calculated at Asset Management Plan level to better understand service delivery sustainability.

Valuation Forecasts

The value of assets recorded in the asset register at 30 June 2019 covered by this asset management plans is shown below.



Gross Replacement Cost	**$22.8M**
Depreciable Amount	**$22.8M**
Depreciated Replacement Cost (Written Down Value / Fair Value)	**$18.6M**
Annual Average Asset Consumption	**$0.7M**
Rate of Annual Asset Consumption 3	**1%** (Depreciation/Depreciable Amount)
Useful lives of valued elements in Open Space range from 5 years for Softfall, to 40 years for carparks, paths and shelters	
Rate of Annual Asset Renewal	**80%** (Capital renewal expenditure/Depreciable amount)

Open Space infrastructure was valued in 2018 by Jones Lang LaSalle (JLL).

Green infrastructure, trees, remnant native vegetation, irrigation infrastructure are not valued under current valuation procedures. Green infrastructure includes the following:

1. Indigenous flora, fauna and landscape, which may be in various states of health from fairly intact through to almost 100% exotic.
2. Developed open spaces covering parks and gardens including sports fields and golf courses, roadside verges and nature strips.
3. Waste land or unallocated sites where vegetation provides some ecosystem services but is essentially unmanaged.
4. Water-sensitive urban design (WSUD) incorporating natural and artificial components.
5. Vegetation integrated into the built environment, which includes street trees, green roofs and walls.
6. Agricultural and horticultural land, where the primary activity is commercial.

Source: Jones, R. N., Symons, J. and Young, C. K. (2015) Assessing the Economic Value of Green Infrastructure: Green Paper. Climate Change Working Paper No. 24. Victoria Institute of Strategic Economic Studies, Victoria University, Melbourne.

The table below details the key assumptions made in presenting the information contained in this Asset Management Plan and in preparing forecasts of required operating and capital expenditure and asset values, depreciation expense and carrying amount estimates.

Key Assumptions	Risk of Change to Assumptions
The Long Term Financial Plan will not change over the planning period	Medium
Climate Risk Assessments may impact asset useful lives	Medium
Carbon Neutral Plan may impact asset planning and renewal evaluation criteria	Medium
Community level of service expectations remain consistent	Low
No significant changes in legislation	Low
The materiality threshold for Infrastructure, Land and Buildings is $5,000 and for Furniture & Fittings, Equipment and Other is $3,000	Low
Assets should have a useful life of greater than one year in order for the expenditure to be capitalised and have a value above the Materiality Thresholds described below. Any expenditure considered to be Capital must also pass a materiality test. Materiality levels are set so as not to misstate Financial Statements and to provide a guide whether it is practical from an Administrative perspective that expenditure is capitalised	Low
Networked/Aggregate Assets - Expenditure can still be capitalised on items that fall below materiality thresholds individually but operate together as a cohesive whole to form a substantial/significant total value. Examples are the Computer Network, Library Books, and Reserve Furniture	Low
The new asset management system will be able to capture operations and maintenance costs to better manage the overall expenditure	Low
Operation and Maintenance costs for new assets will be consistent with the operation and maintenance costs of existing assets	Low

9 - WHAT WE WILL DO NEXT - IMPROVEMENT PLAN

	Task	Responsibility	Timeline/Frequency
1	Review and revise chart of accounts to facilitate consistent and accurate cost allocation for all asset expenditure aligned with the Asset Management Lifecycle.	Manager Finance	Ongoing
2	Incorporate measurement of Open Space utilisation to drive data-driven decision making around future planning and service provision.	Asset Owner - Manager City Activation	August 2020 - Onwards
3	Review and revise chart of accounts to facilitate consistent and accurate cost allocation for all asset expenditure aligned with the Asset Management Lifecycle.	Manager Finance	November 2020
4	Ensure asset handover process is utilised to ensure asset acquisition, upgrade, renewal and disposal is captured and communicated to maintain the Asset Management Information System.	Manager City Activation/ Manager Operations	November 2020
5	Revise valuation procedures and valuer briefing to better reflect needs of Asset Management Planning cycle	Unit Manager Asset Solutions	December 2020
6	Develop targets for Community Levels of Service	Asset Owner - Manager City Activation	June 2021
7	Investigate options to conduct Climate Risk Assessments for City of Marion assets and the forecast impacts on asset useful lives	Unit Manager Asset Solutions	June 2021
8	Explore alternative asset management systems (as part of Council's Digital Transformation initiative) to monitor servicing schedules, record maintenance activities undertaken, and impacts of asset downtime	Unit Manager Asset Solutions	June 2021 (highly dependent on other factors)
9	Undertake annual review of Asset Renewal Funding Ratio for asset class to ensure assets are being renewed as they are consumed (Ratio of 1.0)	Unit Manager Statutory Finance and Payroll	June 2021 then annually
10	Annual review of KPIs and benchmarks aligned to Asset Management Strategy	Unit Manager Asset Solutions	June 2021 then annually
11	Investigate opportunities to integrate with Carbon Neutrality Plan to map out how the City of Marion Open Space Assets can reduce carbon emissions for Council operations by 2030.	Asset Owner – Manager City Activation	November 2021
12	Update this Asset Management Plan during annual budget planning processes to show any material changes in service levels and/or resources available to provide those services as a result of budget decisions.	Asset Owner – Manager City Activation	November 2021 then annually
13	Create Tree Asset Management Plan	Subject Matter Expert - Coordinator Arboriculture	November 2022
14	Undertake a full review of this plan at least every four years, within two years of each Council election or any review to Council's Strategic Plan	Asset Owner – Manager City Activation	November 2024

APPENDIX A: Budgeted Expenditures Accommodated in Long Term Financial Plan

All figures in Council's Asset Management Plans are in present value (today's dollars) as a number of factors influence the indexation rates. When incorporating the figures into Council's Long-Term Financial Plan, relevant indexations linked to the type of expenditure will be applied.

Year	Creation	Operation	Monitoring	Maintenance	Renewal	Disposal	TOTAL
2020/21	$60,000	$5,364,000	$0	$327,700	$2,872,000	$0	**$8,623,700**
2021/22	$60,000	$5,507,000	$0	$385,700	$2,228,000	$0	**$8,180,700**
2022/23	$60,000	$5,618,000	$0	$429,700	$2,535,000	$0	**$8,642,700**
2023/24	$60,000	$5,745,000	$0	$479,700	$1,427,000	$0	**$7,711,700**
2024/25	$60,000	$5,817,000	$0	$508,700	$1,855,000	$0	**$8,240,700**
2025/26	$60,000	$5,909,000	$0	$546,700	$1,524,000	$0	**$8,039,700**
2026/27	$60,000	$5,986,000	$0	$576,700	$1,432,000	$0	**$8,054,700**
2027/28	$60,000	$6,058,000	$0	$605,700	$636,000	$0	**$7,359,700**
2028/29	$60,000	$6,089,000	$0	$617,700	$1,400,000	$0	**$8,166,700**
2029/30	$60,000	$6,089,000	$0	$617,700	$1,400,000	$0	**$8,166,700**
TOTAL	**$600,000**	**$58,182,000**	**$0**	**$5,096,000**	**$17,309,000**	**$0**	**$81,187,000**

Asset Monitoring costs are included in the Asset Operations budget.

CITY OF MARION

OPEN SPACE PLAN 2018 - 2028



OPEN SPACE PLAN

In the future, areas of the City of Marion will subject to increasing housing densities, specifically along Marion Road and around Tonsley. Council will need to proactively respond to higher density urban development in these areas and influence the appropriate provision and quality of open space and lifestyle opportunities.

It is important to not only have a good provision of open space but also consider the quality of the city's reserves to provide flexible open space that compensates for the lack of private open space.

Access to local parks that provide opportunities for play, recreational fitness activities and non-organised sport will be key design elements to create liveable communities.

Consideration will need to be given to the population and the character of the surrounding area when planning for open space developments. A 'needs based' assessment that considers the socio-demographic composition of the population will assist with options for developments.

The Open Space Plan has nine focus areas to renew, develop and improve open space within the City of Marion. The following objectives are proposed against each focus area.

Open Space is any piece of City of Marion owned land that is accessible to the public and is not a building, that provides opportunity for recreation and / or conservation.
Open Space can include:

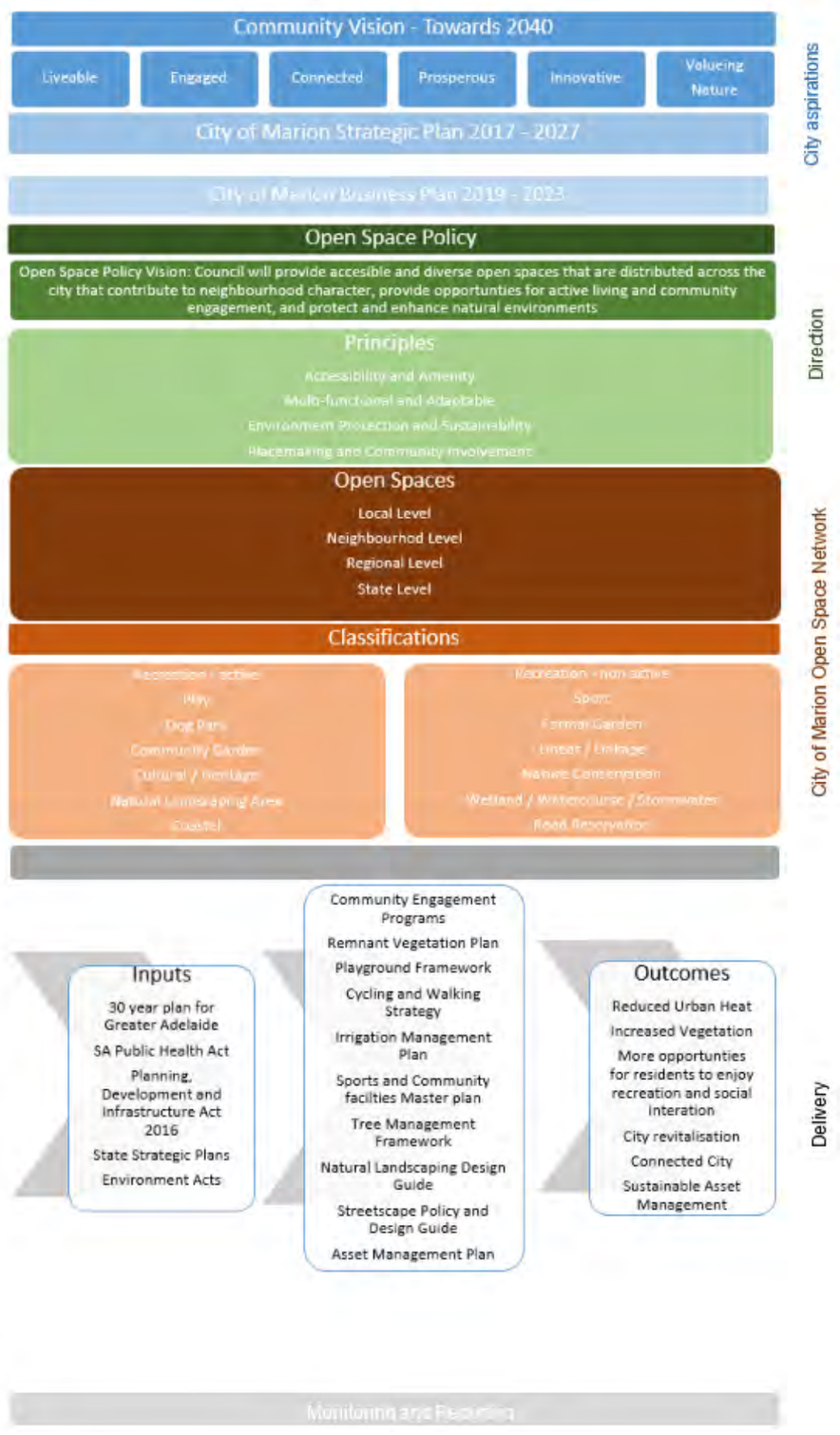
- Green space, including reserves and community gardens
- Playgrounds and Youth Recreation spaces
- Public plazas
- Community Courts

For the purpose of this plan, Open Space is not a verge or roundabout, unless specifically mentioned.

Focus Area	Objective
Low Open space areas	Improve the provision of open space in the areas with low provision across the City.
Environmental needs (people and nature)	Strengthen biodiversity, ecosystems and natural settings for our residents and the environment.
Open space activities	Create a vibrant city through the development, irrigation and renewal of open space to encourage active and healthy lifestyles and connect communities.
Partnership Projects	Develop partnerships to support the delivery of open spaces to maximise community outcomes.
Linkages and access to open space	Improve connections and access to open space
Promotion of Open Space	Improve community awareness of open space through effective marketing. Improve community awareness in open space through informative signage
Innovative use of open space	Create and enhance open spaces with the development of innovative treatments and activities to encourage healthy lifestyles
Integration with other open space related programs	Ensure a holistic and integrated approach to open space developments through considering all of Councils open space related programs and smart cities programs.
Asset Management	Improve asset management through the provision of planning and maintenance programs

A comprehensive review of all of City of Marion's open space connected these focus areas to the City of Marion vision, strategic and business plans to identify open space projects.

The Open Space Policy (2018) underpins the Open Space Plan, aligning a hierarchy and classification to each project.



CONSIDERATIONS

The City of Marion is focussed on achieving an equitable spread of appealing and functional open space across the city. Consideration has been given to achieving equitable distribution of facilities across the city such as basketball courts, fitness nodes, BBQ's and other recreational sport facilities.

Analysis considers current and future needs of the community and where there is open space to meet these considerations, or what is required for this to occur.

Specific consideration has been given to the following when developing the Open Space Plan:

QUALITY OF OPEN SPACE

1. Council will create accessible open spaces that provide quality opportunities for residents.
2. Council will support the development of quality open space that corresponds to the hierarchy and classifications set out in the Open Space Policy
3. Maintenance of open space will reflect the quality determined by the open space and playground policies.
4. Open Space design will consider residents need to value and interact with nature.

OPEN SPACE ENGAGEMENT METHODOLOGY

1. A methodology framework will be created
2. Residents will be invited to be involved with open space projects that have a value of $50,000 or more
3. Community assistance to support design of open space will be supported in line with the methodology frameworks for open space and playgrounds
4. Where opportunity exists, Council will encourage local groups and schools to adopt open spaces to assist with care of trees and landscapes to create a sense of community ownership

INFRASTRUCTURE

1. Toilets will be considered in Regional Open Spaces and Playgrounds and according to the toilet provision statement. See Appendix A.
2. Car parking should be considered at Regional Open Spaces and Playgrounds.
3. Exercise equipment will be considered where there is a gap in provision and suitable open space exists.
4. WSUD opportunities will be explored throughout all open space design.
5. Youth facilities such as skate parks will be considered after internal and external consultation.
6. In principle, the City of Marion will provide a seat and / or drink fountain at all accessible open space. These items will be considered on a case by case basis and based on classifications and hierarchy.

EQUITY OF OPEN SPACE

1. Respond to community needs such as age or disadvantage when planning open space

NATURE PLAY

1. The City of Marion places a high value on nature play and will develop the open space plan to ensure that nature play opportunities are explored.

CULTURAL AND HERITAGE VALUES

1. Council will consider appropriate locations to reflect Cultural and Heritage values through infrastructure, interpretive signage or design.
2. Council will liaise with Cultural and Heritage groups to develop ideas within Open Space on a case by case basis.

SAFETY

1. Council will provide a range of recreation opportunities across the city, including fenced play areas for young children. Fencing will be provided if a safety need exists or where there is a lack of provision of a fenced play area.
2. Where appropriate, open spaces will be designed to allow for passive surveillance and other CEPTD principles.
3. Council will support community and internal programs that maximise use of open space.
4. Community involvement will be encouraged to maintain a sense of ownership.



Crown Street Reserve

CONSIDERATIONS

MANAGEMENT

1. Council will focus management resources according to the open space hierarchy.
2. Open spaces will be monitored to ensure they are fit for purpose.
3. Resources to maintain open space will be planned in the long term and monitored yearly.
4. Council will work with other authorities, such as DPTI, to ensure maintenance in open space is maintained to a quality level.
5. Open space will be designed with internal consultation to ensure tree and plant species are sustainable and appropriate.

OPEN SPACE ACTIVITIES

1. Activities provided in open space will cater for sport, recreational sport, leisure and play opportunities where appropriate.
2. Where appropriate recreational sport infrastructure such as sport goals will be considered.
3. Community courts, providing for tennis, basketball and netball will be strategically upgraded and constructed, responding to gaps in provision.

CHANGES TO OPEN SPACE

1. Changes to open space hierarchy, functionality, and decisions about optimisation will be considered based on the following
    a. Open Space provision in the surrounding area
    b. Provision of particular activities in the area
    c. Appropriateness of the open space for development (ie small)
    d. Community demand
    e. Urban heat and tree canopy cover in the area
2. Council will consult with local communities prior to changing the use or functionality of open space, according to the Open Space Methodology.

SIGNAGE

1. All playgrounds and regional open spaces will have naming signage which incorporates regulation needs.
2. Signage should be consolidated in open space to minimise visual clutter.
3. Interpretation of historical, cultural and environmental values can create interest within open space and will be considered in the design
4. Directional signage in linear open spaces should be considered.

LIGHTING

1. Security Lighting will be considered in open space where:
    a. The open space is used as a pedestrian link to a community facility, public transport or commercial hub after hours.
    b. There are no other effective measures to improve safety
    c. Where there is strong community demand and considering a,b
2. Lighting which promotes facility use at night will be considered only in open space that is associated with major youth facilities such as skate parks, dog parks or that have major sporting facilities.
3. Open Space lighting should be consistent throughout the city and ensure maximum resilience to vandalism.

SUSTAINABILITY

1. Design principles for open space will consider environmentally sustainable principles and City of Marion policies and programs relating to the environment.
2. WSUD will be considered in open space design
3. The Tree management Framework will be considered in open space design
4. The Remnant Native Vegetation Plan will be considered in open space design



Oaklands Estate Reserve Stage 2

CONSIDERATIONS

IRRIGATION

1. Where suitable open space will be designed using the natural landscapes design and maintenance guidelines
2. Where irrigation is considered the irrigation guidelines should be applied

SHADE

1. Tree planting for shade will be considered at all open space developments.
2. Council will consider artificial shade in playgrounds at a neighbourhood level and above.
3. Shade in open space will be considered according to the open space service levels.

DOG FRIENDLY AREAS

1. The management of dogs in open space will be guided by Council's Dog exercise off leash and on leash areas.
2. In addition to dog parks, Council will provide dog friendly open spaces with infrastructure such as dog bowls, seating and trails that promote dog walking as shown in Appendix B.
3. Dog park provision that is formal off lead, fenced dog areas will be planned by Council with extensive community consultation.
4. Dog regulations will be clearly displayed at open space with playgrounds and other recreational infrastructure.

ADDITIONAL OPEN SPACE PROVISION

1. Where there is low open space provision in the City of Marion, Council may seek to obtain new open space.
2. Council may work in partnership with schools and other community groups to provide greater open space opportunities.
3. Council will work with new developments to provide the most suitable open space provision for that area.

ACCESS

1. Where access to open space is difficult, the open space plan will develop suitable access to open space.
2. The cycling and walking strategy will be considered when planning and developing open space to ensure access to open space along the network.

WALKING AND CYCLING GUIDELINES

1. Development in open space will prioritise the action plan for implementing walking and cycling improvements in the City Of Marion (Appendix C)

SMART TECHNOLOGY AND DATA

1. The inclusion of smart technology & infrastructure will be considered in open space development to assist with achieving our 'Smart Places' pillar within the City of Marion Smart Strategic Plan.
2. Smart Places harness data, technology and infrastructure to support our community to flourish through improved service delivery and help to achieve our strategic community vision themes.



Hazelmere Road Reserve

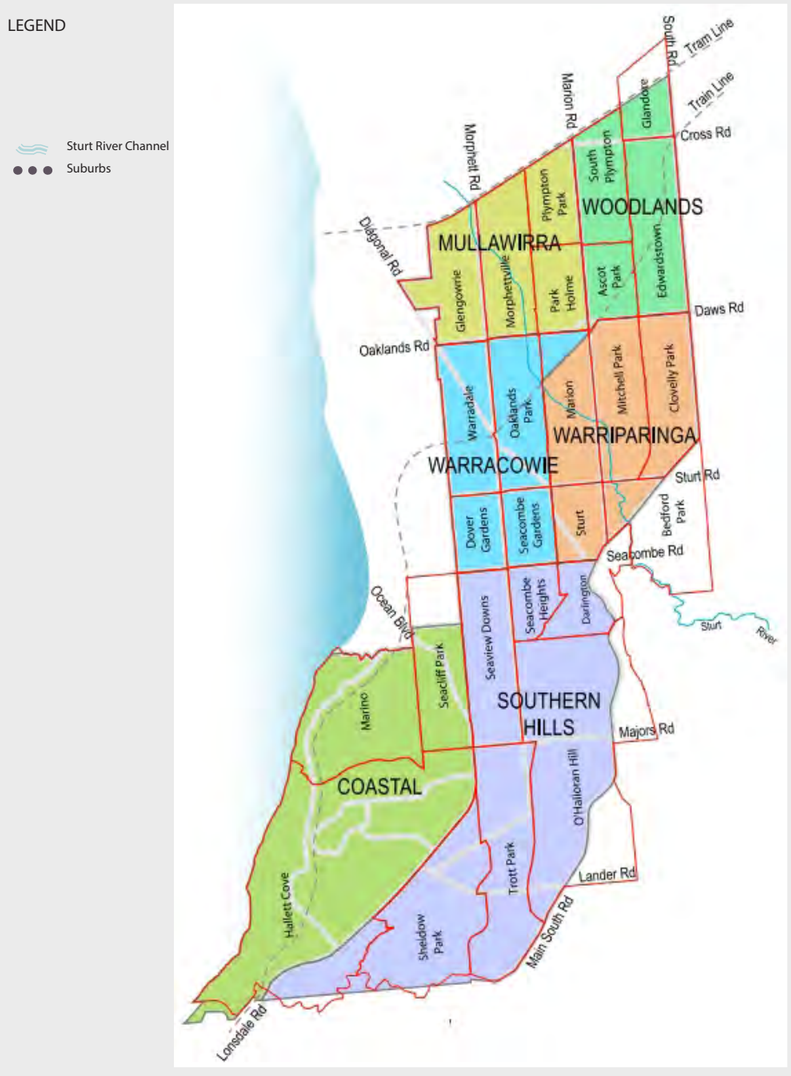
OPEN SPACE PROGRAM

PLANNING

The Open Space Plan provides an eight year plan of works to ensure that the City of Marion plans, manages and develops a variety of open space to improve sustainable environmental outcomes and our community's individual and collective health and wellbeing.

The Open Space Plan is prioritised to coincide with the endorsed Playground program and other open space works. Where a playground is being designed and constructed, the open space surrounding the playground has been timed to complement that development.

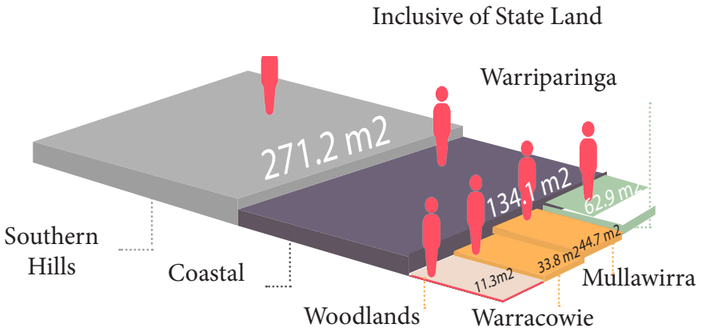
The Open Space Plan is divided into Wards and is attached.



Open Space Classifications

Play	45
Recreation-active	39
Natural Landscape Area	54
Recreation-non active	61
Sport	20
Dog Park	1
Linear / Linkage	20
Nature Conservation	27
Wetland	8
Cultural /Heritage	7
Community Garden	1

Sqm of Open Space Per Person



Open Space Irrigation per Ward

Mullawirra	98300
Woodlands	62200
Warracowie	95200
Warriparinga	158300
Southern Hills	80650
Coastal	75050
TOTAL (sqm)	497100

Socio Economic Disadvantage Percentile

City of Marion Average	45
Australia	46
South Australia	33
Greater Adelaide	39

Community Facilities

Kindy	7
Hall	12
Library	3
Neighbourhood Centre	6
Major Sport	7
Sport Club	20
Other	5

Number of Playground

Mullawirra	4	7	2
Woodlands	6	8	1
Warracowie	4	9	0
Warriparinga	7	6	0
Southern Hills	7	8	1
Coastal	12	4	2

Open Space Hierarchy



Recreation Facilities

Soccer/ AFL/ Cricket	9
Fitness	9
Tennis	47
BBQ	35
Toilet	30
Fenced Playground	11
off Leash Reserves	153
Multi Use Court	21
Netball Court	7
Netball Ring	5
Basketball 3 v 3	27

Population

92,308
City of Marion



Population increasing
Population decreasing

0-14 yr	16.2%
15-34 yr	27.7%
35-64 yr	38.8%
65 yr+	17.3%

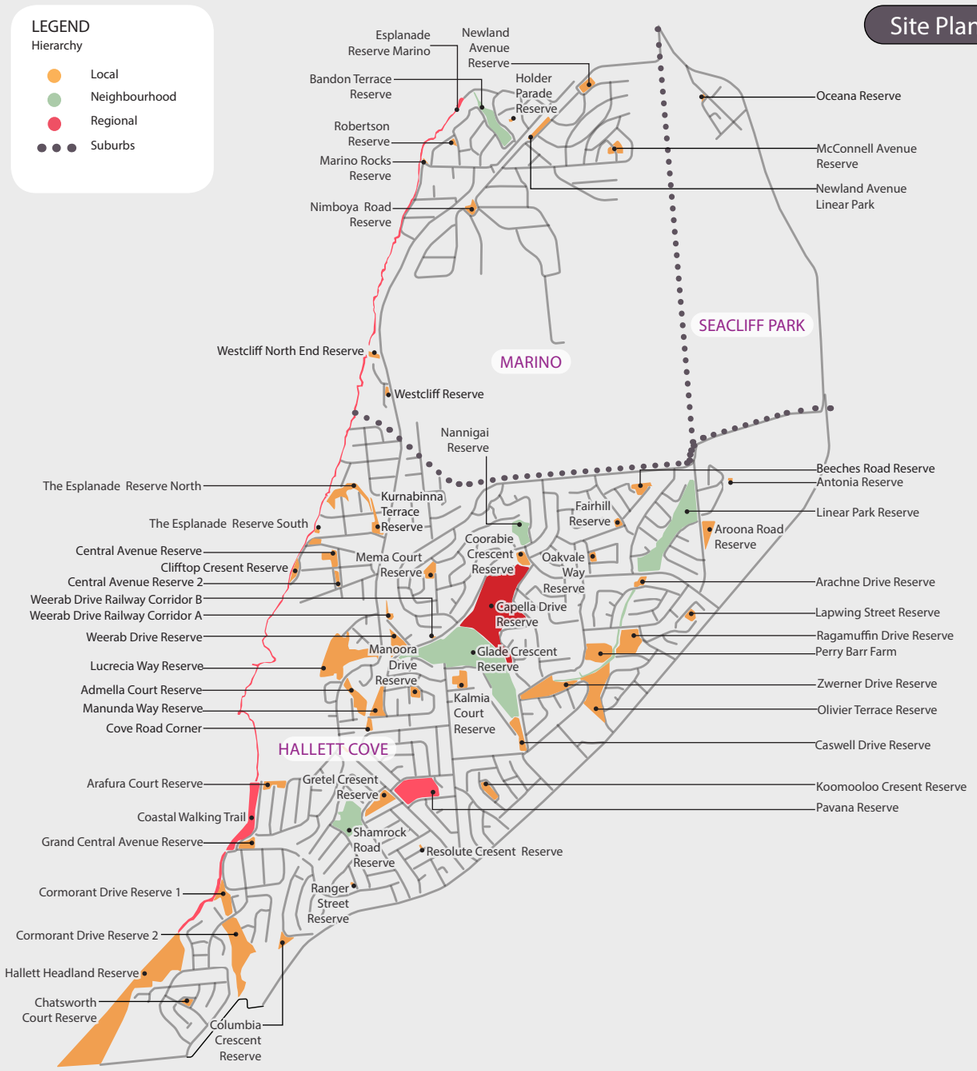
Open Space Spend Since 2014

TOTAL	$15,023,884.00
Mullawirra	$2,537,456.00
Woodlands	$2,858,617.00
Warracowie	$3,541,610.00
Warriparinga	$498,100.00
Southern Hills	$1,778,975.00
Coastal	$3,809,126.00

CITY OF MARION

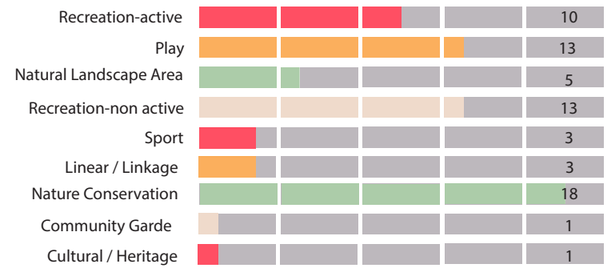
OPEN SPACE SNAPSHOT JANUARY 2020

Site Plan

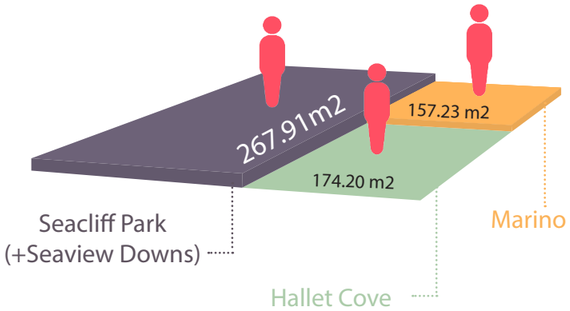


Open Space Classifications





Sqm of Open Space Per Person



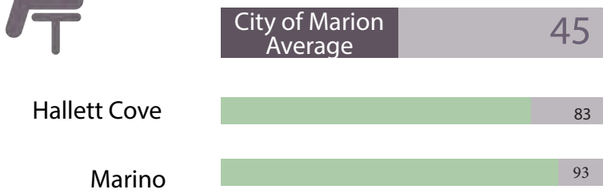
Open Space Irrigation per Suburb



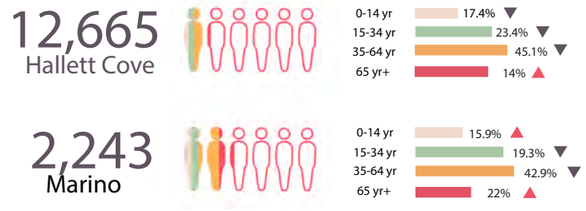
TOTAL (sqm) 75050

Socio Economic Disadvantage Percentile





Population



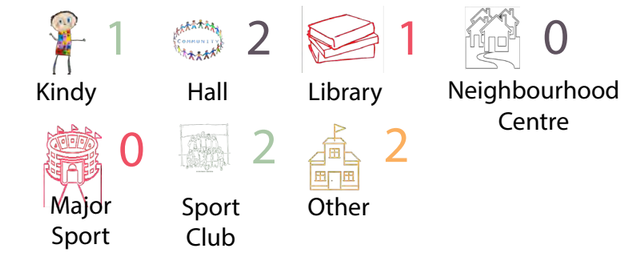
Largest Population 50 - 64 yr Hallett Cove

Largest Population 65 - 69 yr Marino

▼ Population increasing

▲ Population decreasing

Community Facilities



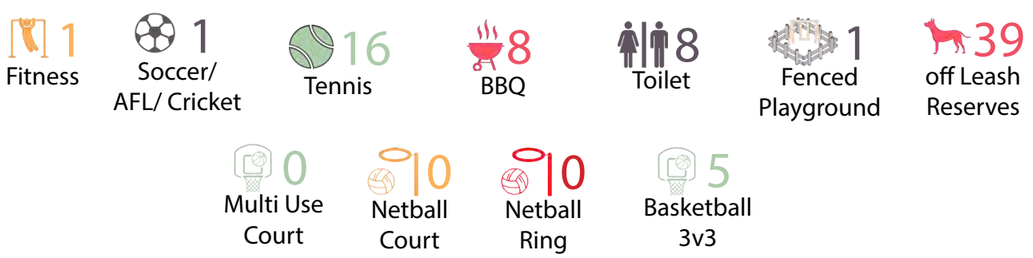
Number of Playground



Open Space Hierarchy

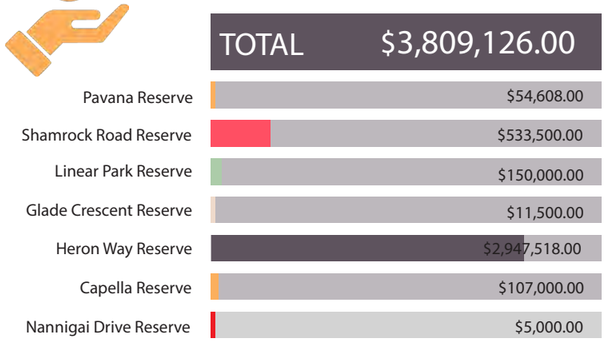


Facilities



Open Space Spend Since 2014





COASTAL WARD

OPEN SPACE SNAPSHOT JANUARY 2020

CITY OF MARION

Coastal - Draft Open Space Works

Reserve Name	suburb	Hierarchy classification	Primary classification	Recommended works and projects	Upgrade Service Level	$	Draft Year	Irrigation Score	Current Irrigation Area (m2)
Admella Ct Reserve	HALLETT COVE	Local	Nature Conservation	Add pathway through to Lucretia Way Reserve and the Conservation Park	Linear / Linkage	$75,000	27/28		0
Arachne Drive Reserve	HALLETT COVE	Local	Recreation - non active	The trail through Linear Park(s) needs an identity.	Linear / Linkage	$30,000	26/27		0
Aroona Road Reserve	HALLETT COVE	Local	Natural Landscaping area	The trail through Linear Park(s) needs an identity.	Linear / Linkage				0
Bandon Terrace Reserve	MARINO	Neighbourhood	Play	Upgrade cricket and basketball, add sports goals and fitness equipment. Priority site for Marino.	Sport	$70,000	19/20	14	8000
					Natural Landscaping area - northern portion.	$30,000	26/27		
Beeches Road Reserve	HALLETT COVE	Local	Recreation - non-active	Dog Friendly reserve and natural landscaping.	Dog Park	$40,000	24/25	5	7000
Capella Drive Reserve	HALLETT COVE	Regional	Recreation - active	To be considered seperately with a precinct plan	Irrigation ($37,040) Toilet ($175,000)[1]	$37,040	21/22	15	16000
Central Avenue Reserve	HALLETT COVE	Neighbourhood	Play	Drink fountain Natural Landscaping (Reserve 2), seating.	Recreation - active	$10,000	19/20	14	7000
Central Avenue Reserve 2	HALLETT COVE	Neighbourhood	Recreation - active		Recreation - non active.	$35,000	19/20	5	0
				Community consultation for a multi use court.	Sport	$250,000	26/27		
Chatsworth Court Reserve	HALLETT COVE	Local	Play	Drink fountain	Recreation - active	$10,000	24/25	14	3200
Coastal Walking Trail		Regional	Linear/Linkage	Public toilet - possibly Fryer	Recreation - active (toilet)	$180,000	24/25		
Cove Road (Hallett Cove Railway Station)	HALLETT COVE	Regional		Request for bike repair station	Regional Trail	$5,000	20/21		
Coorabie Crescent Reserve (see Capella)	HALLETT COVE	Local	Recreation - non-active	to be considered seperately with a precinct plan					0
Cormorant Drive Reserve 1	HALLETT COVE	Local	Nature Conservation	Playground removal. Add nature play elements. Be careful of large sections of Remnant vegetation.	Recreation - active	$20,000	19/20		0
Cormorant Drive Reserve 2	HALLETT COVE	Local	Nature conservation					12	1200
Fryer Street Reserve	HALLETT COVE	Local	Coastal	Seating, landscaping, cultural elements, BBQ.	Recreation - non active.	$50,000	22/23		0
Gretel Cresent Reserve	HALLETT COVE	Local	Natural Landscaping area	Trail through Pavana to Shamrock - Cycling and Walking Strategy	Linear / Linkage	$45,000	24/25	6	0
Heron Way Reserve	HALLETT COVE	Regional	Recreation - ctive		Irrigation	$93,539	20/21	15	17800
Kalmia Court Reserve	HALLETT COVE	Local	Nature Conservation	Apply natural landscaping.	Recreation - non active.	$20,000	26/27		0
Koomooloo Cresent Reserve	HALLETT COVE	Local	Play	Drink Fountain	Recreation - active ($10,000) Irrigation ($52,310)	$62,310	24/25	13	1450
Kurnabinna Tce Reserve	HALLETT COVE	Local	Recreation - non active	Pathway from Peera to Kurnabinna - goat track exists	Linear / Linkage	$40,000	26/27		0
Lapwing Street Reserve	HALLETT COVE	Local	Play	Pathways and planting for shade.	Recreation - non active ($15,000). Recreation - active ($29,405 Irrigation)	$44,405	22/23	11	0
Linear Park Reserve	HALLETT COVE	Local	Linear / Linkage	The trail through Linear Park(s) needs an identity. Tunnel under Barramundi Road to be made nice - art? Lighting Drink fountain at playground. Opportunity for fitness trail along the pathway.	Linear / Linkage Local Trail	$25,000	24/25		
Linear Park Reserve	HALLETT COVE	Local	Linear / Linkage		Recreation - active (Fitness)	$55,000	24/25		
Linear Park Reserve	HALLETT COVE	Neighbourhood	Play						
Lucrecia Way Reserve	HALLETT COVE	Local	Nature Conservation	Bench and Dog Bowl near Lucrecia Way. Continue path around water to the conservation park. Bench seat other side of bridge looking over water.	Linear / Linkage	$35,000	26/27	5	0

1Public toilet funding carried forward

To be determined

Drink fountain only

Red — Must be completed in that year to align with other works

COASTAL WARD
OPEN SPACE PROGRAM

CITY OF MARION

Coastal - Draft Open Space Works

Reserve Name	Suburb	Hierarchy classification	Primary classification	Recommended works and projects	Upgrade Service Level	$	Draft year	Irrigation score	Current Irrigation area (m2)
Manoora Drive Reserve	HALLETT COVE	Local	Play	Drink fountain	Recreation - active (Drink fountain $10,000, Irrigation $37,040)	$47,040	24/25	13	2000
Manunda Way Reserve	HALLETT COVE	Local	Nature Conservation	Formalise trail to train station - goat track already exists	Linear / Linkage	$35,000	25/26		0
McConnell Avenue Reserve	MARINO	Local	Recreation - active	Upgrade courts to provide 1 multi use court. Add drink fountain, shelter, and landscape. Upgrade irrigation.	Sport (tennis courts)	$200,000	21/22		0
McConnell Avenue Reserve	MARINO	Local	Recreation - active		Recreation - active (Irrigation $17,189)	$17,189	21/22	13	500
Mema Court Reserve	HALLETT COVE	Local	Play	Drink fountain.	Recreation - active ($10,000) Irrigation ($21,770)	$10,000 $21,770	27/28 20/21	12	0
Nannigai Drive Reserve	HALLETT COVE	Neighbourhood	Recreation - active	to be considered and funded seperately with a precinct plan				11	0
Newland Ave Linear Park	MARINO	Local	Recreation - non active	Seat to be replaced. Biodiversity zone.	Recreation - non active.	$15,000	27/28	5	0
Nimboya Road Reserve	MARINO	Local	Play	Drink fountain. Add a scooter track to the reserve.	Recreation - active	$60,000	21/22	14	3000
Oakvale Way Reserve	HALLETT COVE	Local	Play	Drink fountain	Recreation - active (drink fountain $10,000)	$10,000	20/21	13	2000
Oceana Reserve	SEACLIFF PARK	Local	Recreation - non active	part of Golf Club				5	0
Olivier Terrace Reserve	HALLETT COVE	Local	Play	Drink fountain.	Recreation - active	$10,000	25/26	14	0
Pavana Reserve	HALLETT COVE	Regional	Recreation - active	Upgrade sport fixtures. Apply natural landscaping guidelines. Upgrade basketball and add netball ring when playground is upgraded.	Sport ($5,000) Natural Landscaping area ($50,000) Irrigation ($96,593)	$151,593	24/25	14	5900
Perry Barr Farm	HALLETT COVE	Local	Recreation - non active	Work with placemakers to see how we can make this site a destination. Partnership potentail with Lions Club and Scouts. Addition of an app for a guided tour of the site.	Cultural / Heritage	$35,000	26/27	5	0
Ragamuffin Drive Reserve	HALLETT COVE	Local	Nature Conservation	The trail through Linear Park(s) needs an identity.					0
Ranger Street Reserve	HALLETT COVE	Local	Recreation - non active	To be optimised				9	0
Robertson Place Reserve	MARINO	Local	Recreation - non active	Formalise trail to coastal walking trail	Linear / Linkage	$30,000	26/27	5	0
Shamrock Road Reserve	HALLETT COVE	Neighbourhood	Sport	Pathways connecting playground / tennis courts and toilet required. Natural landscaping across site.	Recreation - active	$80,000	19/20	12	0
Weerab Drive Railway Corridor	HALLETT COVE	Local	Nature Conservation	Formalise trail to coast to vines trail	Linear / Linkage	$75,000	27/28		0
Weerab Drive Railway Corridor	HALLETT COVE	Local	Nature conservation						0
Weerab Drive Reserve	HALLETT COVE	Local	Nature Conservation						0
Westcliff Reserve	MARINO	Local	Recreation - non-active	Add a bench seat	Recreation - non active.	$5,000	21/22		0
Zwerner Drive Reserve	HALLETT COVE	Local	Recreation - active	The trail through Linear Park(s) needs an identity. Coast to Vines bike repair station?		see Arachne		7	0
					Total	**$2,104,886**			**74550**

To be determined

Drink fountain only

Red — Must be completed in that year to align with other works

COASTAL WARD
OPEN SPACE PROGRAM

CITY OF MARION

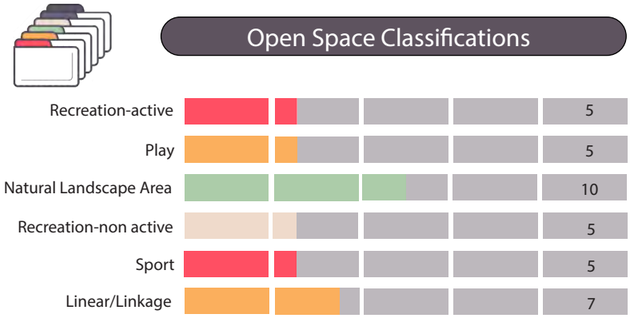
Coastal - Continue to Maintain

Reserve Name	Suburb	Hierarchy classification	Primary classification	Irrigation Score	Current Irrigation Area (m2)
Antonia Circuit Reserve	Hallett Cove	Local	Natural Landscaping area		0
Arafura Court Reserve	Hallett Cove	Local	Nature Conservation		0
Caswell Drive Reserve (Glade)	Hallett Cove	Local	Play		0
Clifftop Cresent Reserve	Hallett Cove	Local	Nature Conservation	10	0
Coast park		State	Recreation - active		
Columbia Crescent Reserve	Hallett Cove	Local	Play	11	0
Cove Rd / Railway corner	Hallett Cove	Local	Natural Landscaping area		0
Esplanade Reserve Marino	Marino	Local	Nature Conservation	7	0
Fairhill Road Reserve	Hallett Cove	Local	Recreation - non active		
Glade Crescent Reserve	Hallett Cove	Neighbourhood	Nature Conservation		
Grand Central Avenue Reserve	Hallett Cove	Local	Cultural / heritage		
Hallett Cove Conservation Park	Hallett Cove	State	Recreation - active		
Hallett Headland Reserve	Hallett Cove	Local	Nature conservation		0
Hallett Headland Reserve (small)	Hallett Cove	Local	Nature Conservation		0
Holder Parade Reserve	Marino	Local	Natural Landscaping area		0
Marino Conservation Park	Marino	State	Recreation - active		
Marino Rocks Reserve	Marino	Local	Nature conservation		0
Newland Avenue Reserve	Marino	Local	Community Garden	5	0
Resolute Cresent Reserve	Hallett Cove	Local	Recreation - non - active	11	0
Robertson Place Reserve	Marino	Local	Coastal	5	0
The Esplanade Reserve North	Hallett Cove	Local	Coastal	7	0
The Esplanade Reserve South	Hallett Cove	Local	Nature Conservation	7	0
Westcliff North End Reserve	Hallett Cove	Local	Coastal		0
					19250

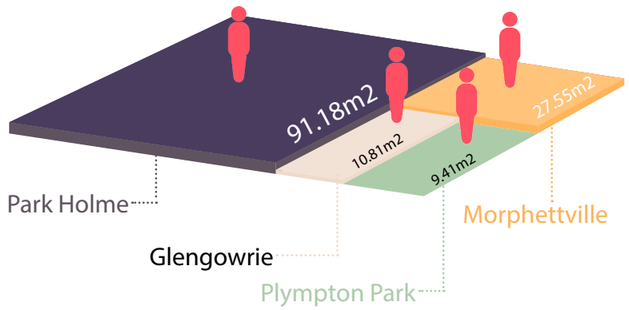
Site Plan



Open Space Classifications



Sqm of Open Space Per Person

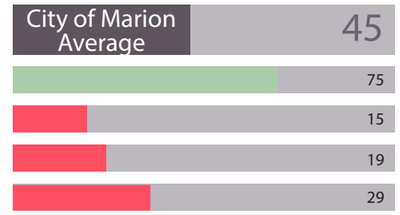


Open Space Irrigation per Suburb

Glengowrie	31000
Morphettville	27300
Park Holme	21500
Plympton Park	18500
TOTAL (sqm)	98300

Socio Economic Disadvantage Percentile





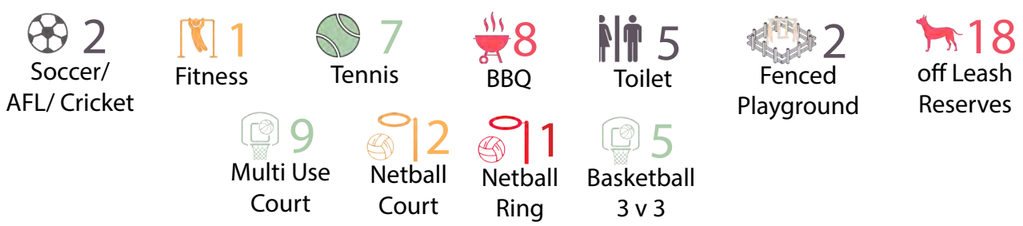
Number of Playground



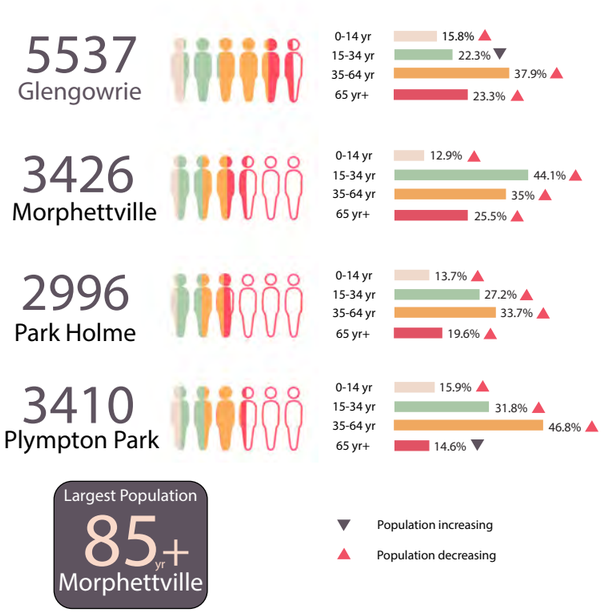
Open Space Hierarchy



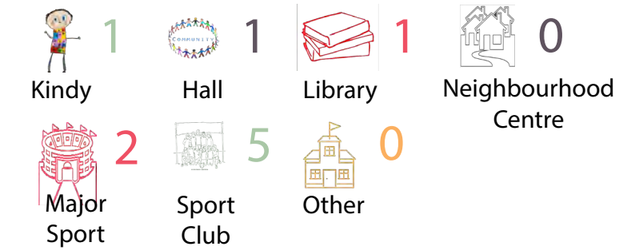
Facilities



Population



Community Facilities



Open Space Spend Since 2014



TOTAL	$2,807,456.00
Aldridge Avenue Reserve	$32,295.00
Hendrie Street Reserve	$975,000.00
Mulcra Street Reserve	$34,911.00
Appleby Road Reserve	$250,000.00
Breakout Creek Reserve	$95,250.00
Plympton Oval	$438,000.00
Woodforde Family Reserve	$461,000.00
Stanley Street Reserve	$31,000.00
Hazelmere Road Reserve	$276,000.00
Morphettville Park Oval	$82,000.00
Kellett Reserve Tennis	$132,000.00

MULLAWIRRA WARD

OPEN SPACE SNAPSHOT JANUARY 2020

CITY OF MARION

Mullawirra - Draft Open Space Works

Reserve Name	Suburb	Hierarchy classification	Primary classification	Recommended Works and Projects	Upgrade Service Levels	$	Draft year	Irrigation Score	Current Irrigation Area (m2)
Aldridge Avenue Reserve	PLYMPTON PARK	Neighbourhood	Recreation - active	Apply natural landscaping across raised mounds. Fix western edge of tennis court as per audit.	Natural Landscaping ($35,000) Sport ($35,000) Irrigation ($14,135)	$84,135	25/26	13	500
Ascot Park Bowling Club	PARK HOLME				Irrigation	$90,485	26/27		
Breakout Creek Reserve Central	GLENGOWRIE	Local	Play	Upgrade signage to reflect the character of the path. Opportunity to upgrade the garden area to the north of the YMCA hall. Potential for widening path in the future.	Linear / Linkage	$15,000	25/26	5	0
Breakout Creek Reserve South	GLENGOWRIE	Local	Linear / Linkage					6	0
Breakout Creek Reserve - Y.M.C.A. Hall	GLENGOWRIE	Local	Linear / Linkage					13	11600
Chittleborough Reserve No 2	MORPHETTVILLE	Local	Recreation - non active		Irrigation	$26,351	26/27	11	1300
Cowra Crescent Reserve 1	PARK HOLME	Local	Play	Keep playground as long as it is safe and liaise with residents. Do not replace playground but leave fence.	Irrigation			14	1000
Cowra Crescent Reserve 2	PARK HOLME	Local	Recreation - non active			$21,770	21/22	0	0
Denham Avenue Reserve	MORPHETTVILLE	Local	Natural Landscaping area	Apply natural landscape treatment Add a path through reserve / picnic benches?	Natural Landscaping	$30,000	20/21	13	3000
Hazelmere Road Reserve	PARK HOLME	Regional	Recreation - active		Irrigation	$132,241	26/27	15	15400
Hendrie Street Reserve	PARK HOLME	Local	Play	Large open space to be developed into recreation sport area with multi use goals. Upgrade basketball court and add netball ring.	Sport ($60,000) Irrigation ($137,140)	$197,140	21/22	14	16000
Kellett Reserve Land	MORPHETTVILLE	Local	Natural Landscaping area	Apply natural landscaping	Natural Landscaping	$20,000	20/21		
McKellar Terrace Reserve	MORPHETTVILLE	Neighbourhood	Sport	Replace garden bed with natural landscaping treatment and provide in fill planting to southern end.	Natural Landscaping	$10,000	20/21	14	200
Mulcra Avenue Reserve	PARK HOLME	Neighbourhood	Recreation - active	Irrigation	Irrigation ($14,135)	$14,135	24/25	14	500
Na Botto Reserve	MORPHETTVILLE	Local	Recreation - non active	Apply natural landscaping. Opportunity to restore river red gums and keep existing native grasses.	Natural Landscaping	$15,000	25/26	5	0
Plympton Oval	PLYMPTON PARK	Neighbourhood	Sport	Drink fountain	Recreation - active	$10,000	25/26	13	18000
Stanley Street Reserve	GLENGOWRIE	Neighbourhood	Sport	Formalise pathway through reserve. Upgrade garden beds and fencing southern end . Provide passive recreation are southern side to complete BBQ area. Can courts be opened to public and made multi use?	Linear / Linkage ($50,000) Recreation Active (Shade $50,000, Irrigation $25,129)	$125,129	20/21	13	2000
Teesdale Crescent Reserve	PLYMPTON PARK	Local	Natural Landscaping area	Dog Friendly Reserve.	Dog Park	$20,000	25/26	5	0
Willoughby Avenue Reserve	GLENGOWRIE	Local	Play	Add drinking fountain and dog bowl. Apply natural landscaping and tree planting. May need to remove old playground and landscape area.	Recreation - active (drink fountain $10,000) Natural Landscaping area ($15,000) Irrigation ($37,040)	$62,040	24/25	13	2000
					Total	$873,426			71500

To be determined

Drink fountain only

Red — Must be completed in that year to align with other works

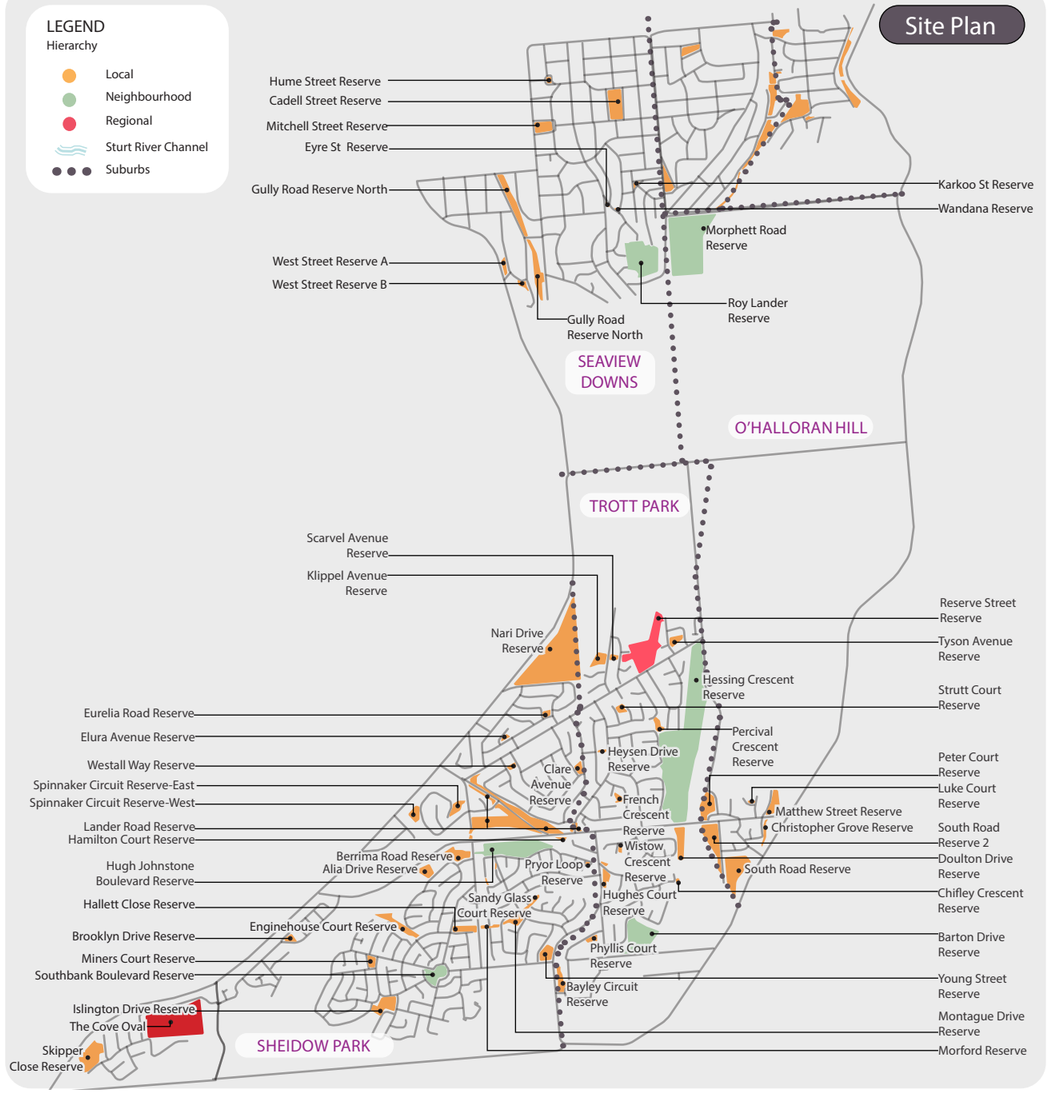
MULLAWIRRA WARD
OPEN SPACE PROGRAM

CITY OF MARION

Mullawirra - Continue to Maintain

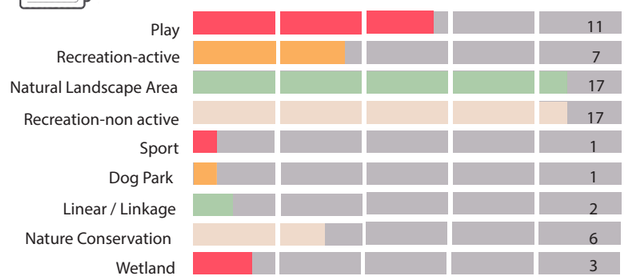
Reserve Name	Suburb	Hierarchy classification	Primary classification	Irrigation Score	Current Irrigation Area (m2)
Appleby Road Reserve	MORPHETTVILLE	Neighbourhood	Recreation - active	13	2000
Chittleborough Reserve No 1	MORPHETTVILLE	Local	Recreation - non active	11	4000
Clifton Avenue Reserve	MORPHETTVILLE	Local	Low Level Natural Environment	0	0
Elizabeth Ryan Reserve	PLYMPTON PARK	Local	Play	10	0
Everest Avenue Reserve	MORPHETTVILLE	Local	Linear / Linkage	13	1500
Kellett Reserve Oval	MORPHETTVILLE	Neighbourhood	Sport	15	13300
Mulcra Avenue Reserve	PARK HOLME	Neighbourhood	Recreation - active	14	500
O'Halloran Terrace Reserve	PARK HOLME	Local	Natural Landscaping area	0	0
Parsons Grove Reserve	PARK HOLME	Local	Recreation - active	13	2000
Radstock Street Traffic Island	MORPHETTVILLE	Local	Natural Landscaping area	5	0
Rosedale Avenue Reserve	MORPHETTVILLE	Local	Linear / Linkage	13	2000
South Park Holme Reserve (Woodforde)	PARK HOLME	Neighbourhood	Sport	13	2000
Stradbroke / Blackler Ave Reserve	PLYMPTON PARK	Local	Natural Landscaping area	5	0
Stradbroke / Tennyson Ave Traffic Island	PLYMPTON PARK	Local	Natural Landscaping area	5	0
Stradbroke Ave / Arthur Street Traffic Island	PLYMPTON PARK	Local	Natural Landscaping area	5	0
Stradbroke Ave / Ferry Ave Corner Verge	PLYMPTON PARK	Local	Natural Landscaping area	5	0
Sturt River Linear Park		Local	Linear / Linkage	0	0
Sturt River Linear Park		Local	Linear / Linkage	0	0
Swimming Pool and Reserve	PARK HOLME	Regional	Recreation - active	14	0
					27300

Site Plan

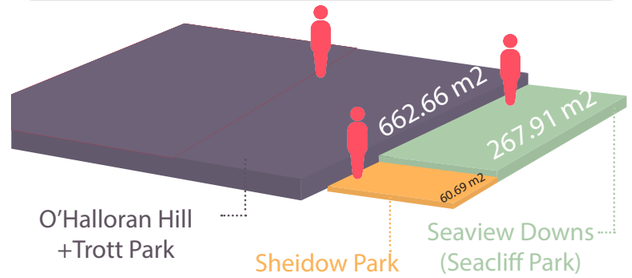


Open Space Classifications





Sqm of Open Space Per Person

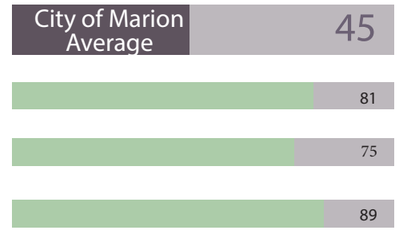


Open Space Irrigation per Suburb

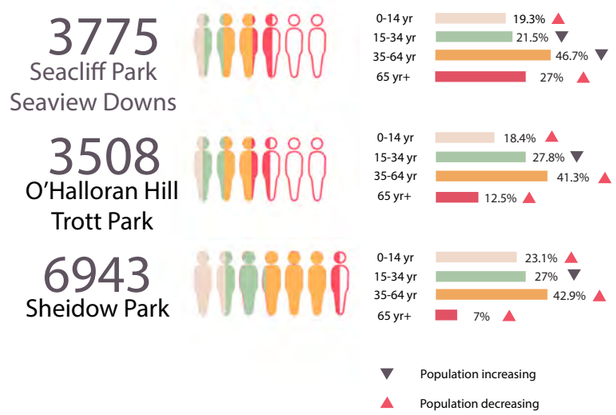
Seaview Downs	15000
O'Halloran Hill Trott Park	7650
Sheidow Park	13000
Seacliff Park	15000
Hallett Cove	30000
TOTAL (sqm)	80650

Socio Economic Disadvantage Percentile

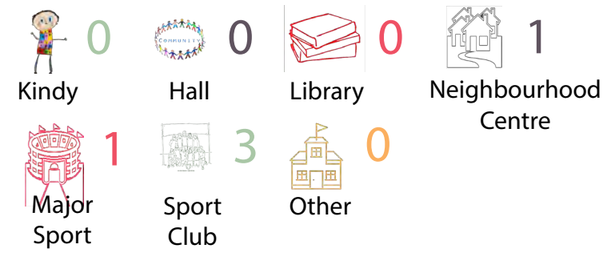




Population



Community Facilities



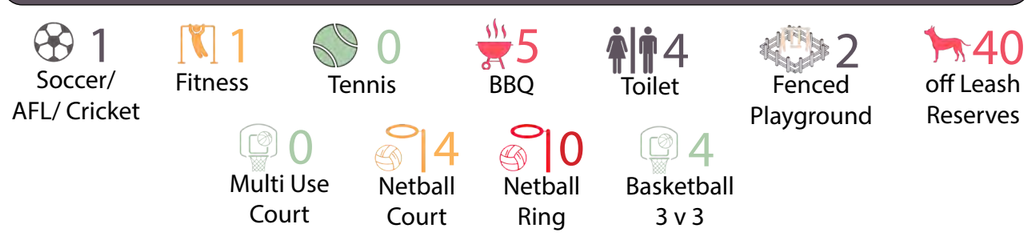
Number of Playground



Open Space Hierarchy

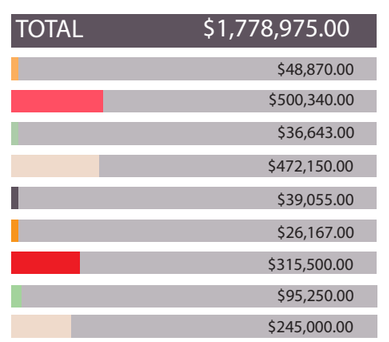


Facilities



Open Space Spend Since 2014





SOUTHERN HILLS WARD

OPEN SPACE SNAPSHOT 2020

CITY OF MARION

Southern Hills - Draft Open Space Works

Reserve name	suburb	Hierarchy classification	Primary classification	Recommended Works and Projects	Upgrade Service Level	$	Draft Year	Irrigation Score	Current Irrigation Area (m2)
Barton Drive Reserve	TROTT PARK	Neighbourhood	Recreation - active	Drink fountain	Recreation - active	$10,000.00	21/22	14	2650
Brooklyn Drive Reserve	HALLETT COVE	Local	Play		Irrigation	$16,500	20/21		
Cadell Street Reserve	SEAVIEW DOWNS	Local	Play	Drink fountain, kick about goals.	Sport (Goals $5,000) Recreation - active (drink foutnain $10,000)	$15,000.00	23/24	14	9000
Chifley Cresent Reserve	TROTT PARK	Local	Recreation - non active	Nature play area, tree planting, entry node to trail. Tree Planting.	Recreation - active	$20,000.00	27/28		0
Christopher Grove Reserve	OHALLORAN HILL	Local	Play	Drink fountain.	Recreation - active	$10,000.00	20/21	13	0
Clare Avenue Reserve	SHEIDOW PARK	Local	Play	Drink fountain	Recreation - active	$10,000.00	26/27	13	1000
				Cycling and Walking Strategy	Local Trail	$30,000.00	26/27		
Doulton Drive Reserve	TROTT PARK	Local	Recreation - non active	To fit in with plans for Hessing. Renew bench seat as High Priority	Recreation - non active	$5,000.00	23/24	6	0
Enginehouse Court Reserve	SHEIDOW PARK	Local	Wetland / Watercourse / Stormwater	Work with the cycling and walking strategy to place seats and drink fountain in the reserve. Opportunity to add nature play elements alongside the trail.	Recreation - active	$25,000.00	26/27		0
				Cycling and Walking Strategy	Local Trail	$100,000.00	26/27		
Eurelia Road Reserve/Elgata Reserve	SHEIDOW PARK	Local	Play	Drink fountain.	Recreation - active	$10,000.00	21/22	13	1000
Gully Road Reserve North	SEACLIFF PARK	Local	Play	There is a clear desire line through the park to the Recreation Park that should be formalised. Cycling and Walking Strategy. Fund My Neighbourhood project asked for fitness equipment across the reserve.	Regional Trail ($175,000) Irriation ($92,233)	$267,233.00	26/27	14	10000
Gully Road Reserve South	SEACLIFF PARK	Local	Recreation - non active		Recreation - active (Fitness)	$55,000.00		12	5000
Hallett Close Reserve	SHEIDOW PARK	Local	Recreation - non-active	Renew seating and infill garden beds.	Recreation - non active ($25,000) Irrigation ($59,945)	$25,000 $59,945	20/21 21/22	5	0
Hessing Crescent Reserve	TROTT PARK	Neighbourhood	Sport	Apply natural landscaping and upgrade trails as per the Cycling and Walking Strategy.	Local Trail $50,000 Recreation - active ($29,405 Irrigation, $50,000 Shade)	$129,405.00	23/24	11	0
Hugh Johnstone Boulevard Reserve	SHEIDOW PARK	Neighbourhood	Recreation - active	Plantings on steep hillsides to control weed growth.	Natural Lanscaping area $35,000 Recreation - active ($98,120 Irrigation) Public Toilet ($175,000)	$308,120.00	21/22	15	6000
Hughes Court Reserve	TROTT PARK	Local	Natural Landscaping area	Seat for school pick up waiting	Recreation - non active	$5,000.00	27/28		0
Hughes Court Reserve	TROTT PARK	Local	Natural Landscaping area						0
Hume Street Reserve	SEAVIEW DOWNS	Local	Recreation - non active	Work with kindy to make this a useable space for the neighbourhood. Was added as a project for Fund My Neighbourhood.	Recreation - non active	$25,000.00	21/22	8	0
Islington Drive Reserve	SHEIDOW PARK	Local	Recreation - non active	Desire line through park and around water could be formalised.	Linear / Linkage	$20,000.00	27/28	7	0
Klippel Ave Reserve	TROTT PARK	Local	Recreation - non active	Construct Local Art Trail - Cycling and Walking Strategy	Local Trail	$20,000.00	23/24	9	0
Lander Road Reserve (Werlinga)	SHEIDOW PARK	Local	Recreation - non-active	Pathway to Patpa. Develop same time as Hugh Johnson.	Linear / Linkage	$75,000.00	21/22		0
Lander Road Reserve	TROTT PARK	Local	Linear / Linkage						

To be determined

Drink fountain only

Red — Must be completed in that year to align with other works

SOUTHERN HILLS WARD

OPEN SPACE SNAPSHOT JANUARY 2020

CITY OF MARION

Southern Hills - Draft Open Space Works

Reserve name	Suburb	Hierarchy Classification	Primary Classification	Recommended works and projects	Upgrade Service levels	$	Draft year	Irrigation score	Current irrigation area (m2)
Matthew Street Reserve	OHALLORAN HILL	Local	Natural Landscaping area	Nature play and picnic bench.	Recreation - non active	$15,000.00	26/27		0
Miners Court Reserve	SHEIDOW PARK	Local	Natural Landscaping area	3 v 3 basketball, netball ring, seating and landscaping.	Recreation - non active	$120,000	25/26		
Mitchell Street Reserve	SEAVIEW DOWNS	Local	Recreation - non active	Dog friendly reserve. Add 3 v 3 Basketball and Netball ring and sport goals?	Recreation - active ($100,000) Irrigation ($45,805)	$100,000.00 $45,805	26/27 20/21	10	0
Montague Drive Reserve	SHEIDOW PARK	Local	Natural Landscaping area	A desire line already exists through these reserves - formalise trails (as part of school access project) and add benches and seating elements along trail	Recreation - non active	$20,000.00	20/21	5	0
Morford Reserve	SHEIDOW PARK	Local	Natural Landscaping area						0
Morphett Road Reserve	OHALLORAN HILL	Local	Nature conservation	Formalise a trail to link bike riders to the recreation park. Cycling & Walking Strategy	Regional Trail	$75,000.00	24/25		0
Nari Drive Reserve	SHEIDOW PARK	Local	Natural Landscaping area	Dog friendly reserve. Be mindful of native grasses.	Dog Park	$15,000.00	24/25		0
				C&W - can we pass through private property to join reserves?	Proposed local trail				
Peter Court Reserve	OHALLORAN HILL	Local	Nature conservation	Bike repair station and drink fountain with dog bowl.	Recreation - non active	$25,000.00	24/25		0
Reserve Street Reserve	TROTT PARK	Regional	Dog Park	Construct Local Art Trail - Cycling and Walking Strategy	Local Trail	$30,000.00	23/24	14	5000
Roy Lander Reserve	SEAVIEW DOWNS	Neighbourhood	Recreation - active	Requires community consultation to determine open space improvements.	Recreation - active ($100,000) Irrigation ($82,850)	$182,850.00	24/25	14	5000
Sandy Glass Court Reserve	SHEIDOW PARK	Local	Play	Trail to primary school. Add school artwork / seating / drink fountain etc	Recreation - non active	$25,000	20/21	11	0
Scarvel Avenue Reserve	TROTT PARK	Local	Natural Landscaping area	Cycling and walking Strategy. Construct Local Art Trail. Add seating	Recreation - non active	$25,000.00	23/24		0
Skipper Close Reserve	HALLETT COVE	Local	Recreation - non active	Relocate seat on trail around water catchment. Drink fountain.	Recreation - active	$10,000.00	20/21		0
South Road Reserve	OHALLORAN HILL	Local	Nature conservation	Trail from Hallet Bridge to Lander Road. Use bridge as a focal point of reserve? HERO open space using the bridge as a focal point?	Linear / Linkage	$75,000.00	27/28	4	0
South Road Reserve	OHALLORAN HILL	Local	Nature conservation		Recreation - non active	$25,000.00			
South Road Reserve2 (Erin Place)	OHALLORAN HILL	Local	Nature conservation						0
Southbank Boulevard Reserve	SHEIDOW PARK	Neighbourhood	Play	No further items required after playground upgrade.			25/26	14	5000
Spinnaker Circuit Reserve - East	SHEIDOW PARK	Local	Natural Landscaping area	Once a determination is made for use of the reserve - what else is needed?					0
Spinnaker Circuit Reserve - West	SHEIDOW PARK	Local	Play	Drink fountain	Recreation - active	$10,000.00	24/25	11	0
The Cove Oval and Sports Club	HALLETT COVE	Regional	Sport	To be considered after BMX moves and within Facilities Report	Recreation - active (Shade $50,000)	$50,000.00	24/25	15	30000
The Cove Oval and Sports Club	HALLETT COVE	Regional	Sport						
Tyson Avenue Reserve	TROTT PARK	Local	Recreation - non active	Construct Local Art Trail - Cycling and Walking Strategy	Local Trail	$20,000	23/24	11	0
Wandana Reserve	SEAVIEW DOWNS	Local	Natural Landscaping area	Apply natural landscaping and tree planting.	Natural Lanscaping area	$20,000.00	27/28		0
Westall Way Reserve	SHEIDOW PARK	Local	Play	Wait to see what the future of the reserve is. Potential to work with school and kindy. Will need irrigation.	Local Playground ($95,250) Irrigation ($37,040)	$132,290	20/21	12	0
Wistow Crescent Reserve	TROTT PARK	Local	Play	Drink fountain.	Recreation - active (Drink Fountain $10,000, Irrigation $17,953)	$27,953	21/22	12	0
					Total	**$2,290,101.00**			**77000**

To be determined

Drink fountain only

Red — Must be completed in that year to align with other works

SOUTHERN HILLS WARD
OPEN SPACE PROGRAM

CITY OF MARION

Southern Hills - Continue to Maintain

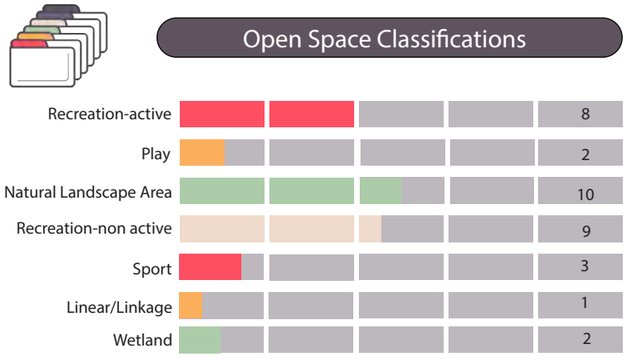
Reserve Name	Suburb	Hierarchy classification	Primary classification	Irrigation Score	Current Irrigation Area (m2)
Alia Drive Reserve	Sheidow Park	Local	Wetland / Watercourse / Stormwater	5	0
Bayley Circuit Reserve	Trott Park	Local	Natural Landscaping area		0
Berrima Road Reserve	Sheidow Park	Local	Nature Conservation	6	0
Elura Avenue Reserve	Sheidow Park	Local	Recreation - non-active	6	0
Eyre St Reserve	Seaview Downs	Local	Natural Landscaping area	5	1000
French Crescent Reserve	Trott Park	Local	Recreation - non active	7	0
Karkoo St Reserve	Seaview Downs	Local	Natural Landscaping area		0
Hamilton Court Reserve	Sheidow Park	Local	Wetland / Watercourse / Stormwater		0
Heysen Drive Reserve	Trott Park	Local	Linear / Linkage		0
Karkoo Street Reserve	Seaview Downs	Local	Natural Landscaping Area		0
O'Halloran Hill Recreation Park	O'Halloran Hill	State	Recreation - active		0
O'Halloran Hill Recreation Park	O'Halloran Hill	State	Recreation - active		0
O'Halloran Hill Recreation Park	O'Halloran Hill	State	Recreation - active		0
Percival Crescent Reserve	Trott Park	Local	Recreation - active		0
Phyllis Court Reserve	Trott Park	Local	Recreation - non active	5	0
Pryor Loop Reserve	Sheidow Park	Local	Natural Landscaping area	5	0
Strutt Court Reserve	Trott Park	Local	Play	9	0
West Street Reserve	Seacliff Park	Local	Natural Landscaping area		0
West Street Reserve	Seacliff Park	Local	Road Reservation		0
Young Street Reserve	Trott Park	Local	Natural Landscaping area	5	0
					1000

SOUTHERN HILLS WARD
OPEN SPACE PROGRAM
CITY OF MARION

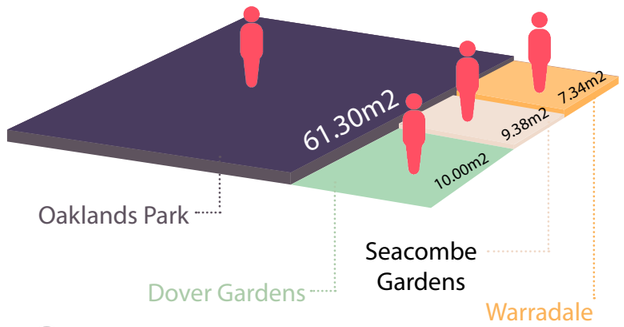
Site Plan



Open Space Classifications



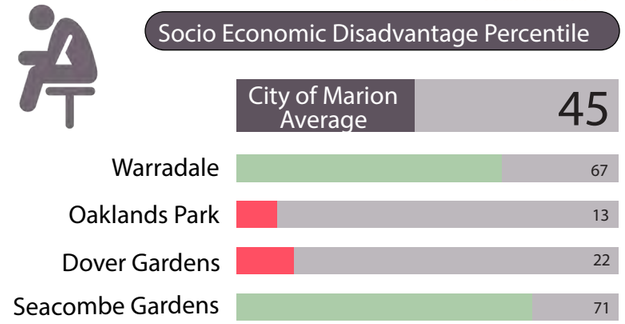
Sqm of Open Space Per Person



Open Space Irrigation per Suburb

Warradale	16700
Oaklands Park	51000
Dover Gardens	12000
Seacombe Gardens	14500
TOTAL (sqm)	94200

Socio Economic Disadvantage Percentile



Population



Community Facilities



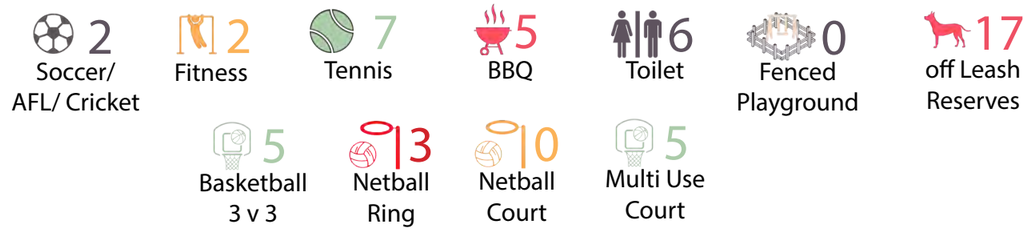
Number of Playground



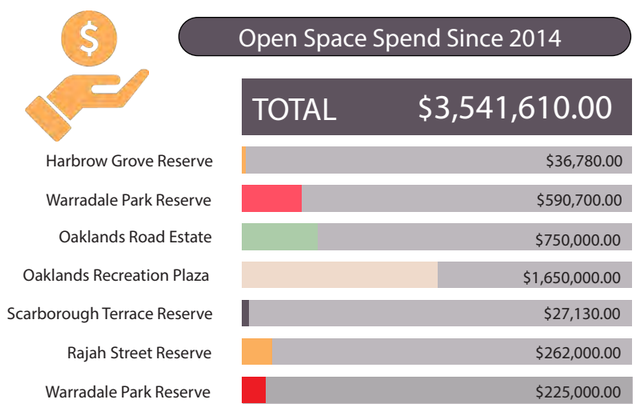
Open Space Hierarchy



Facilities



Open Space Spend Since 2014



WARRACOWIE WARD

OPEN SPACE SNAPSHOT JANUARY 2020

CITY OF MARION

Warracowie - Draft Open Space Works

Reserve Name	suburb	Hierarchy classification	Primary classification	Recommended Works and Projects	Upgrade Service Level	$	Draft Year	Irrigation Score	Current Irrigation Area (m2)
Anton Street Reserve	OAKLANDS PARK	Local	Natural Landscaping Area		Irrigation	$21,770	26/27		
Ballara Park Reserve	WARRADALE	Neighbourhood	Sport	Work with the community and kindy to develop open space. Upgrade the courts to multi use.	Sport - renew tennis court ($150,000) Recreation - active ($24,824 Irrigation)	$174,824	22/23	14	1000
Ben Pethick Reserve	MARION	Local	Play	Remove Play Equipment. Irrigation	Remove Play $20,000 Irrigation ($59,182) 24/25	$20,000 $59,182	19/20 24/25	14	2300
Bombay Street Reserve	OAKLANDS PARK	Local	Linear / Linkage	Work with Renewal SA to develop open space.				13	5000
Branksome Terrace Reserve	DOVER GARDENS	Local	Recreation - non-active	Dog friendly reserve	Dog Park	$15,000	25/26	10	0
Crown Street Reserve	DOVER GARDENS	Local	Recreation - non active	Shelter and picnic table	Recreation - active	$25,000	20/21	5	
Diagonal Way Reserve (opp Dwyer)	OAKLANDS PARK	Local	Natural Landscaping area	Redevelop in line with the Oaklands Crossing upgrade and Dwyer Road playground upgrade. Separate Project.					
Dwyer Road Reserve	OAKLANDS PARK	Neighbourhood	Recreation - active					13	0
Hamilton Park Reserve	WARRADALE	Neighbourhood	Recreation - active	Low open space in Warradale - upgrade open space to best potential. Feedback already received by residents.	Recreation - active $60,000, (Irrigation $88,150, Shade $50,000)	$138,150	23/24	15	10000
Jacaranda Grove Reserve - Pepper-tree Reserve	OAKLANDS PARK	Local	Recreation - non active	Increased tree planting, tables and seating.	Recreation - non active ($15,000) Irrigation ($52,310)	$67,310	24/25	11	3000
Kenton Avenue Reserve	OAKLANDS PARK	Neighbourhood	Recreation - active	Replace and renew fitness equipment	Recreation - active	$35,000	27/28	13	6000
Marion Community House	WARRADALE	Local	Recreation - non active	Upgrade signage and develop open space to suit use of buildings. Remove permapine fence?	Recreation - non active	$25,000	24/25	13	1700
McKay Street Reserve	DOVER GARDENS	Local	Play	Drink fountain	Recreation - active ($10,000) Irrigation ($37,040)	$47,040	27/28	13	2500
Murray Tce Vacant Land	OAKLANDS PARK	Local	Natural Landscaping area	Apply natural landscaping and pathway near fence line.	Natural Lanscaping area	$20,000	24/25		0
Oaklands Wetland	OAKLANDS PARK	Regional	Wetland / Watercourse	Additional Skate Park Infrastructure. Design and minor works 21/22 ready for spade ready grant funding 27/28.	Recreation Active	$35,000 $115,000	21/22 27/28	15	8000
Oliphant Avenue Reserve - (small)	OAKLANDS PARK	Local	Recreation - non active	Develop the back block for recreation - non active. Native turf and plantings, seating etc. Review use in the future	Recreation - non active ($25,000, drink fountain $10,000) Irrigation ($18,716)	$10,000 $43,716	20/21 27/28	9	0
Oliphant Avenue Reserve A - (large)	MARION	Local	Recreation - non active					9	0
Ramsay Avenue Reserve	SEACOMBE GARDENS	Neighbourhood	Recreation - active	Develop open space in partnership with Stella Maris school - suitbale for sport, PE lessons, lunctime play. Drink Fountain	Sport ($40,000) Recreation - active (drink fountain $10,000) Irrigation ($59,945)	$109,945	21/22	13	3500

To be determined

Drink fountain only

Red — Must be completed in that year to align with playground works

WARRACOWIE WARD
OPEN SPACE SNAPSHOT JANUARY 2020

CITY OF MARION

Warracowie - Draft Open Space Works

Reserve Name	suburb	Hierarchy classification	Primary classification	Recommended Works and Projects	Upgrade Service Level	$	Draft Year	Irrigation Score	Current Irrigation Area (m2)
Sandery Avenue Reserve	SEACOMBE GARDENS	Neighbourhood	Recreation - active	Drink fountain Replace chain mesh fence and add bottom rail to tennis court.	Recreation - active ($10,000 drink fountain) Sport - $35,000 Irrigation ($67,580)	$112,580	25/26	14	4000
Scarborough Terrace Reserve	DOVER GARDENS	Neighbourhood	Recreation - active	Playground upgrade budget includes fitness equipment.	Within playground budget			13	9500
Warradale Park Reserve	WARRADALE	Neighbourhood	Sport	Apply natural landscaping to reduce irrigation on site	Natural Landscaping ($40,000) Irrigation ($29,405)	$69,405	26/27	13	4600
					Total	**$1,203,922**			**61100**

To be determined

Drink fountain only

Red Must be completed in that year to align with playground works

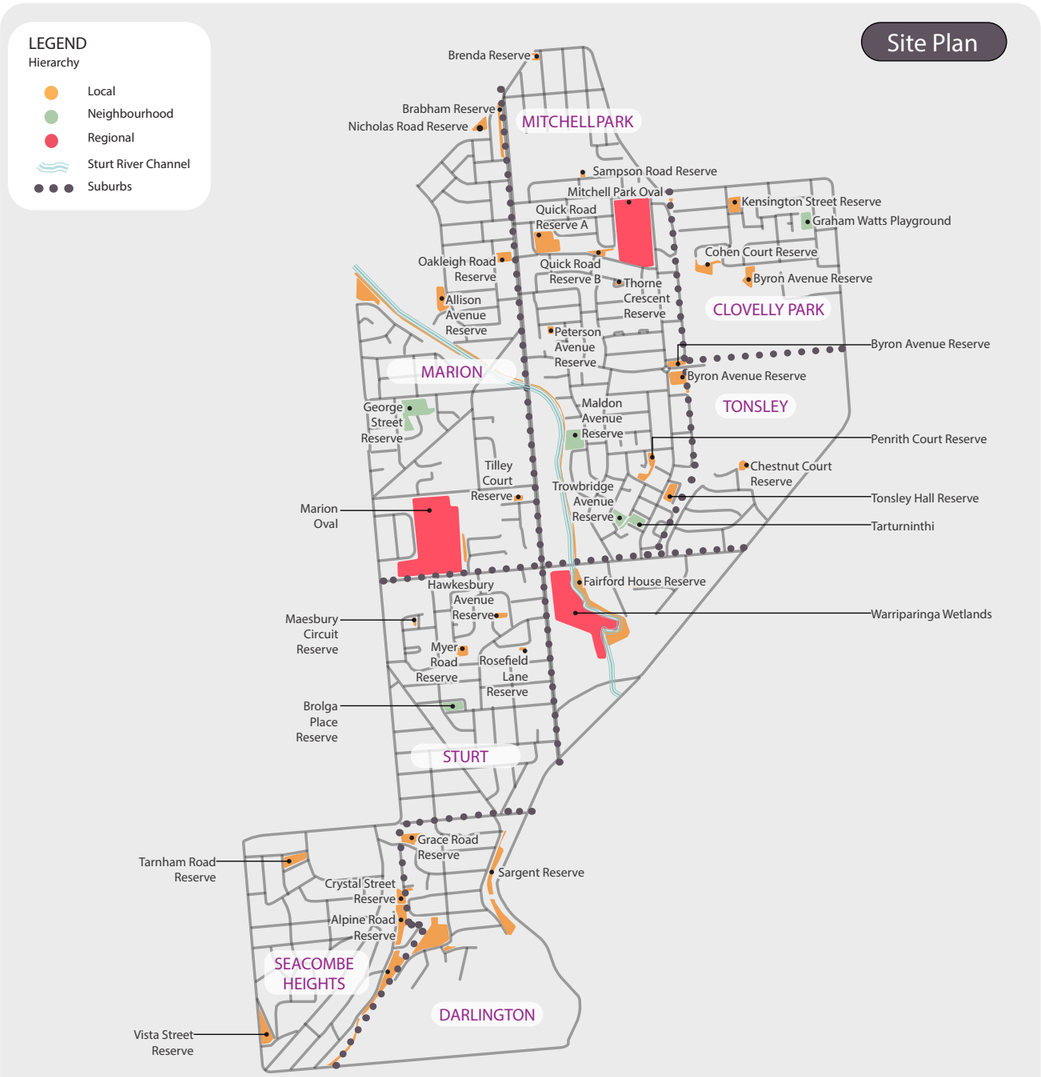
WARRACOWIE WARD

CITY OF MARION

Warracowie - Continue to Maintain

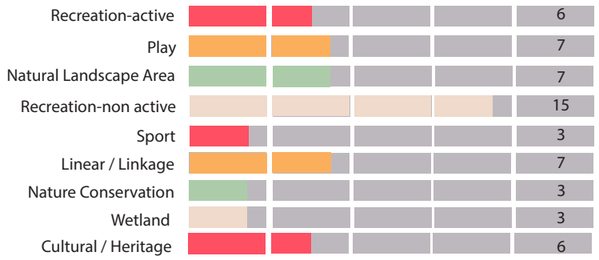
Reserve Name	Suburb	Hierarchy classification	Primary classification	Irrigation Score	Current Irrigation Area (m2)
Bristol Street Reserve	DOVER GARDENS	Local	Recreation - non-active	9	0
Chambers Street Reserve	MARION	Local	Natural Landscaping Area		0
Harbrow Grove Reserve	SEACOMBE GARDENS	Regional	Recreation - active	15	5000
Kent Avenue Reserve	SEACOMBE GARDENS	Local	Natural Landscaping area	8	2000
Minchinbury Tce Road Reserve (lawn outside Marion station)	MARION	Local	Linear / Linkage		0
Oaklands Road Estate	OAKLANDS PARK	Regional	Recreation - active	17	27000
Oaklands Wetland	OAKLANDS PARK	Regional	Wetland / Watercourse / Stormwater	15	8000
Oilphant Avenue Reserve (Sturt Linear Park)	MARION	Local	Linear / Linkage	13	3000
Parsons St / Kenton Ave Reserve	OAKLANDS PARK	Local	Natural Landscaping area	0	0
Parsons St / Kenton Ave Reserve Island	OAKLANDS PARK	Local	Natural Landscaping area		0
Parsons St Traffic Island	OAKLANDS PARK	Local	Natural Landscaping area	5	0
Rajah Street Reserve	OAKLANDS PARK	Neighbourhood	Recreation - active	13	2000
Russell Avenue Reserve	SEACOMBE GARDENS	Local	Natural Landscaping area		0
Sturt/ Diagonal Reserve (verge opp council offices)	SEACOMBE GARDENS	Local	Recreation - non active	6	0
Vinall Street Reserve	DOVER GARDENS	Local	Natural Landscaping area	5	0
Waratah Square Reserve	SEACOMBE GARDENS	Local	Recreation - non active	10	0
Westminster Reserve - Western Cnr	MARION	Local	Natural Landscaping area		
					47000

Site Plan

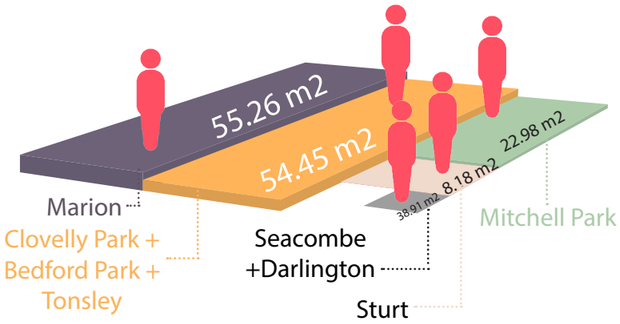


Open Space Classifications

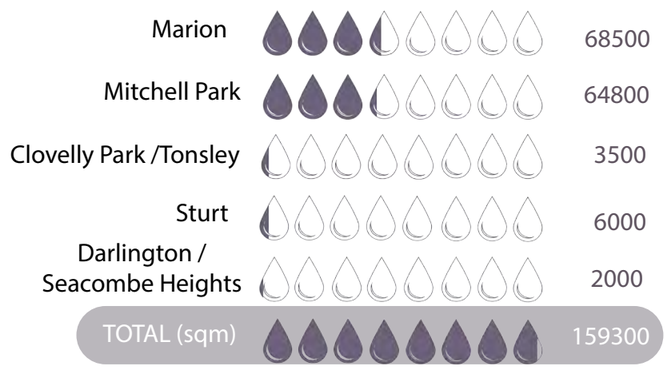




Sqm of Open Space Per Person

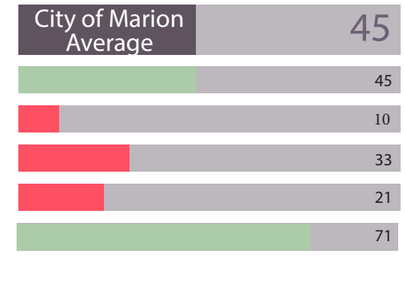


Open Space Irrigation per Suburb

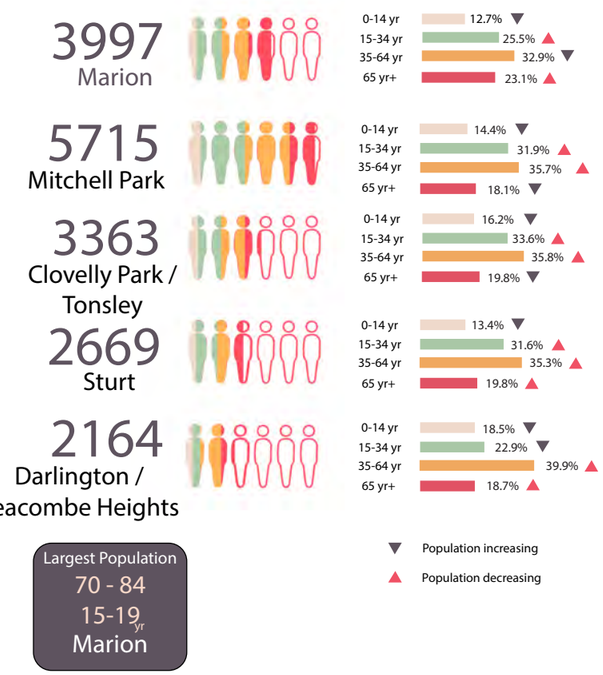


Socio Economic Disadvantage Percentile





Population



Largest Population
70 - 84
15-19yr
Marion

Community Facilities



* not CoM owned

Number of Playground

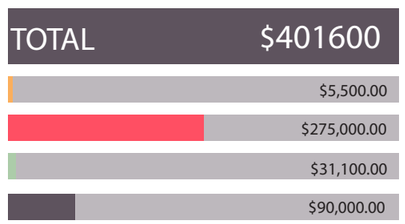


Open Space Hierarchy

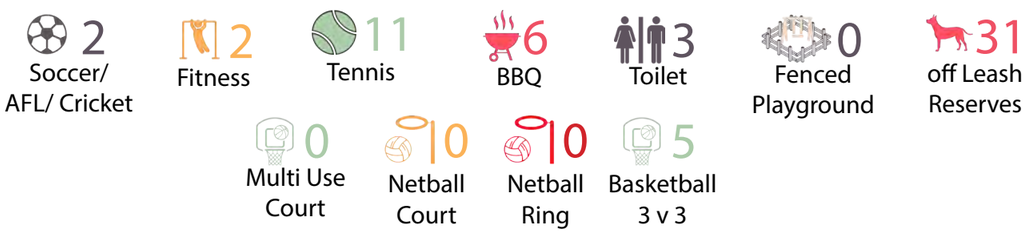


Open Space Spend Since 2014





Facilities



WARRIPARINGA WARD

OPEN SPACE SNAPSHOT JANUARY 2020

CITY OF MARION

Warriparinga - Draft Open Space Works

Reserve Name	Suburb	Hierarchy classification	Primary classification	Recommended works and projects	Upgrade Service Level	$	Draft year	Irrigation Score	Current Irrigation Area (m2)
Alawoona Avenue Reserve 1	MITCHELL PARK	Local	Recreation - non active	Entry Statements: Add roundabout into landscaping. Dependent on station layout	Recreation - non active	$35,000	22/23	5	0
Alawoona Avenue Reserve 2	MITCHELL PARK	Local	Natural Landscaping area		Natural Landscaping area	$20,000	22/23	5	0
Alison Avenue Reserve	MARION	Local	Play	Drink fountain and sports goals.	Sport ($20,000) Recreation - active ($10,000 drink fountain)	$30,000	24/25	13	2200
Alpine Road Reserve	SEACOMBE HEIGHTS	Local	Play	Pathways, plantings, seats, apply natural landscape guidelines. Adventure Equipment.	Linear / Linkage	$75,000	19/20	13	2000
Alpine Road Reserve	SEACOMBE HEIGHTS	Local	Nature Conservation		Recreation - active	$23,950	19/20		
Alpine Road Reserve				Cycling and Walking Strategy	Cycling and Walking Strategy	$47,025	20/21		
Brolga Place Reserve	STURT	Neighbourhood	Play	The area around the basketball court requires remediation and lines need to be remarked. Sports goals in open area? BBQ added. Court to be upgraded and netball ring added >2030	Recreation - active ($50,000) Recreation - non active ($15,000 BBQ)	$65,000	21/22	14	3000
Chestnut Court Reserve	TONSLEY	Local	Natural Landscaping area	Until soil contamination is resolved this reserve cannot be used.				12	0
Cohen Court Reserve	CLOVELLY PARK	Local	Play	Will be redeveloped within the Tonsley development.				13	2000
					Irrigation	$82,850	22/23		
Graham Watts Reserve (Cosgrove Hall)	CLOVELLY PARK	Neighbourhood	Recreation - active	Drink fountain. Look into design of hexagon building to see what we can do with that in the future. Public toilet gap in provision - provide toilet at this site.	Recreation - active (Drink fountain $10,000, Irrigation $29,405, Toilet $180,000)	$219,405	24/25	14	1500
Crystal St Reserve (adjoining Alpine)	SEACOMBE HEIGHTS	Local	Recreation - non active	See Alpine development			19/20		0
Dana Court (adjoining Alpine)	SEACOMBE HEIGHTS	Local	Natural Landscaping area						0
Fairford House Reserve	BEDFORD PARK	Local	Cultural / heritage	See Warriparinga Wetlands					0
George Street Reserve	MARION	Neighbourhood	Recreation - active	Opportunity to add sport infrastructure, including netball court. Multi use court - requires community consultation.	Sport - courts $200,000 Recreation - active (shade $50,000, irrigation $137,140)	$387,140	20/21	15	9500
Grace Road Land	DARLINGTON	Local	Recreation - active	Ensure connections to Alpine Reserve and Seacombe Road	Recreation - non active	$35,000	27/28	6	0
Hawkesbury Avenue Reserve	STURT	Local	Recreation - non active	Drink fountain	Recreation - active ($10,000 drink fountain, $29,405 Irrigation)	$39,405	23/24	14	2000
Jasmine Ave Reserve (next to marion oval)	MARION	Local	Recreation - non active	Pathway to oval - mulching around trees.	Natural Landscaping area	$25,000	25/26	13	1000
Maesbury Circuit	STURT	Local	Recreation - non active		Irrigation	$20,243	25/26	8	1000
Marion Oval	MARION	Neighbourhood	Sport	Consideration given to relocation of playground when renewal is proposed.				14	51000
Marion Oval	MARION	Regional	Recreation - active						

To be determined

Drink fountain only

Red — Must be completed in that year to align in with other works

WARRIPARINGA WARD
OPEN SPACE PROGRAM

CITY OF MARION

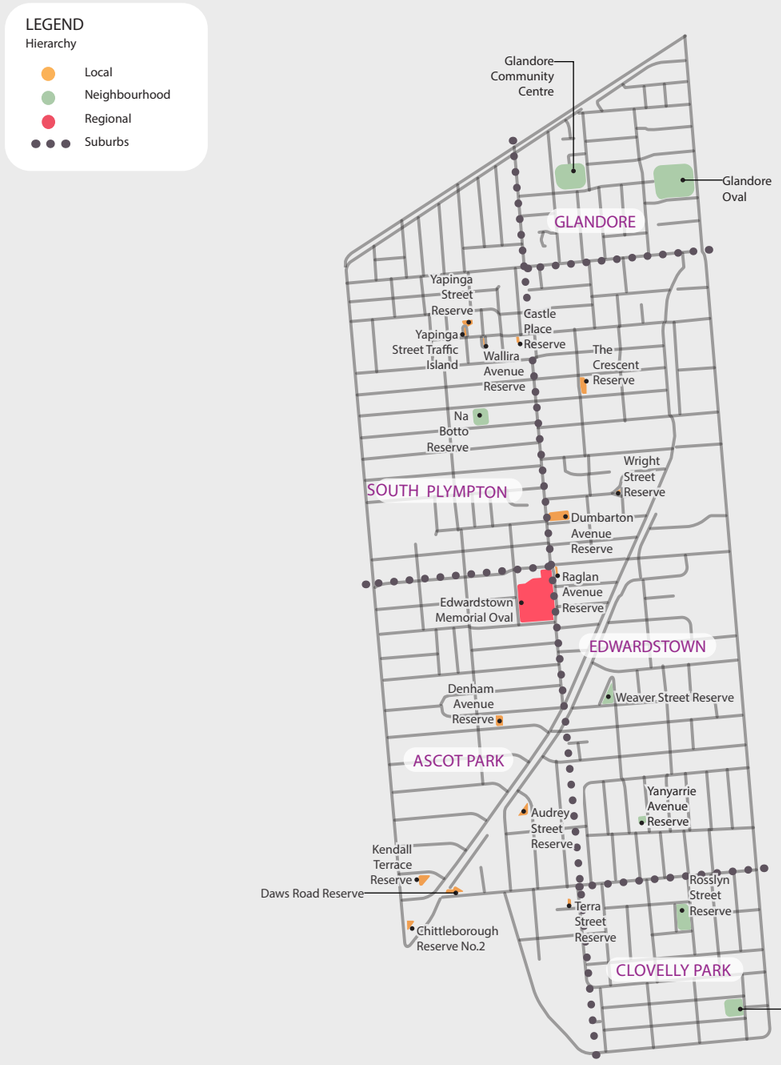
Warriparinga - Draft Open Space Works

Reserve Name	suburb	Hierarchy Classification	Primary Classificiation	Recommended works and projects	Upgrade Service level	$	Draft year	Irrigation Score	Current Irrigation area (m2)
Mitchell Park Oval/Reserve	MITCHELL PARK	Regional	Sport	Upgrade tennis court (western side) to multi purpose court and add lighting. (Requires new power board)	Sport ($250,000) 21/22 Irrigation ($246,730) 22/23	$250,000 $246,730	21/22 22/23	16	45700
Mostyn Road Reserve (Balconies)	DARLINGTON	Local	Recreation - non active	Consider this reserve when upgrading Alpine Road Reserve	Recreation - non active	$25,000	19/20	12	0
Myer Road Reserve (Travers)	STURT	Local	Linear / Linkage	Replant as front lot is sold and then upgrade reserve with resident feedback. Add entrance signage.	Planting $10,000 Irrigation ($18,716), Recreation - non active ($40,000)	$10,000 $58,716	20/21 25/26		0
Nathan Court Reserve	SEACOMBE HEIGHTS	Local	Recreation - non active	Consider this reserve when upgrading Alpine Road Reserve					0
Nicholas Road Reserve	MARION	Local	Nature conservation	Apply natural landscaping, seating, nature play. Consider approaching church to develop basketball at their property.	Natural Landscaping area	$35,000	24/25	5	0
Oakleigh Road Reserve	MARION	Local	Recreation - non active	Pathway along fence line to bus stop (look at goat trail) + seat and possible minor nature play.	Linear / Linkage	$35,000	21/22	13	2500
Peterson Avenue Reserve	MITCHELL PARK	Local	Play	Drink fountain	Recreation - active (Drink fountain $10,000, Irrigation $30,932)	$40,932	21/22	14	1600
Quick Road Reserve	MITCHELL PARK	Local	Recreation - non active	New furniture and seating. Drink fountain and dog bowl.	Recreation - active	$25,000	24/25	14	3000
Quick Road Reserve B	MITCHELL PARK	Local	Recreation - non active	Leave as is until Mitchell Park Oval is upgraded to understand what is required.			24/25		
Rosefield Lane Reserve	STURT	Local	Recreation - non active	Upgrade path and new plantings	Natural Landscaping area	$30,000	23/24		0
Sampson Road Reserve	MITCHELL PARK	Local	Recreation - non active	Formalise pathways to school entrance, seating, planting to screen fences	Linear / Linkage	$20,000	24/25		0
Tarnham Road Reserve	SEACOMBE HEIGHTS	Local	Sport	Consideration of open space made in line with demolition of courts. To be considered as a separate project.				11	0
Tarturninthi	MITCHELL PARK	Neighbourhood	Wetland / Watercourse / Stormwater	Pathways within reserve to be upgraded.	Recreation - active $100,000 (Irirgation $21,770)	$121,770	23/24	13	1000
Tjirbruki Gateway	BEDFORD PARK	Local	Cultural / heritage	See Warriparinga Wetlands					
Trowbridge Ave Reserve	MITCHELL PARK	Neighbourhood	Play	Upgrade basketball and add netball ring	Recreation - active $50,000, Irrigation ($37,040)	$87,040	23/24	14	2000
Vista Street Reserve	SEACOMBE HEIGHTS	Local	Recreation - non active	Very sloping site - what else can be considered here? Formal plantings?				7	0
Warriparinga Wetlands	BEDFORD PARK	Neighbourhood	Wetland / Watercourse / Stormwater	LKCC site - Extend BBQ slab so when cooking can look out onto oval, art work on slab Add picnic table and seating Path from LKCC to BBQ and through garden Install seat in Fairford House garden Add a picnic table in courtyard and near dam Remediate septic tank Add logs around campfire Shade over BBQ Nature play on oval outside LKCC (mens group can burn animals into logs) New logs and sand for palti circle / stone hollow upgrade Drink fountain	Recreation - active	$75,000	24/25	15	14500
Warriparinga Wetlands	BEDFORD PARK	Regional	Wetland / Watercourse / Stormwater						
				Total		**$2,195,030**			**97000**

Warriparinga- Continue to Maintain

Reserve Name	Suburb	Hierarchy classification	Primary classification	Irrigation Score	Current Irrigation Area (m2)
Brabham Straight	Marion	Local	Natural Landscaping area		0
Brenda Street Reserve	Mitchell Park	Local	Natural Landscaping area		0
Byron Avenue Reserve	Clovelly Park	Local	Nature Conservation		
Kensington Street Reserve	Clovelly Park	Local	Recreation - non active	10	
Maldon Avenue Reserve	Mitchell Park	Neighbourhood	Recreation - active	15	4000
Marion Oval	Marion	Regional	Sport	14	51000
Market St Square	Marion	Local	Cultural / heritage	10	500
Market St Square	Marion	Local	Cultural / heritage		
Market St Square	Marion	Local	Cultural / heritage		
Market St Square	Marion	Local	Cultural / heritage		
Penrith Court Reserve	Mitchell Park	Local	Recreation - active	13	2500
Sargent Reserve (alongside Southern Expressway)	Darlington	Local	Linear / Linkage		0
Sturt River Linear Park		Local	Linear / Linkage		
Sturt River Linear Park		Local	Linear / Linkage		
Sturt River Linear Park		Local	Linear / Linkage		
Sturt River Linear Park		Local	Linear / Linkage		
Thorne Cresent Reserve	Mitchell Park	Local	Natural Landscaping area	6	0
Tilley Court Reserve	Marion	Local	Play	13	1800
Tonsley Hall Reserve	Mitchell Park	Local	Recreation - non active	6	4000
					63800

Site Plan



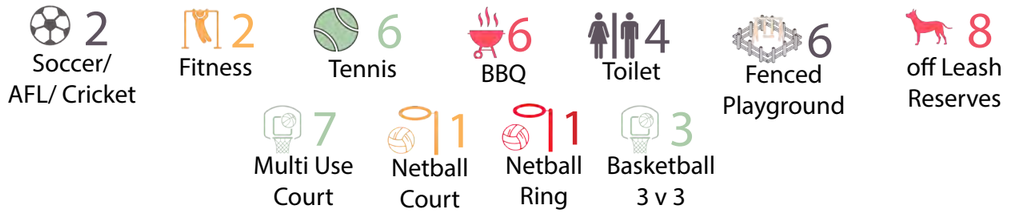
Number of Playground



Open Space Hierarchy



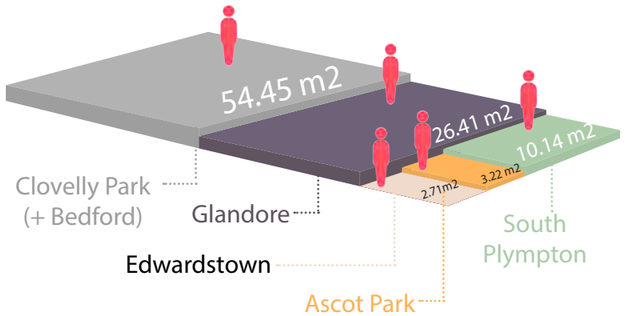
Facilities



Open Space Classifications



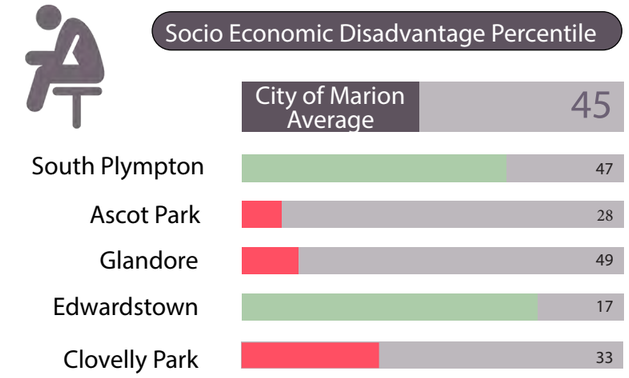
Sqm of Open Space Per Person



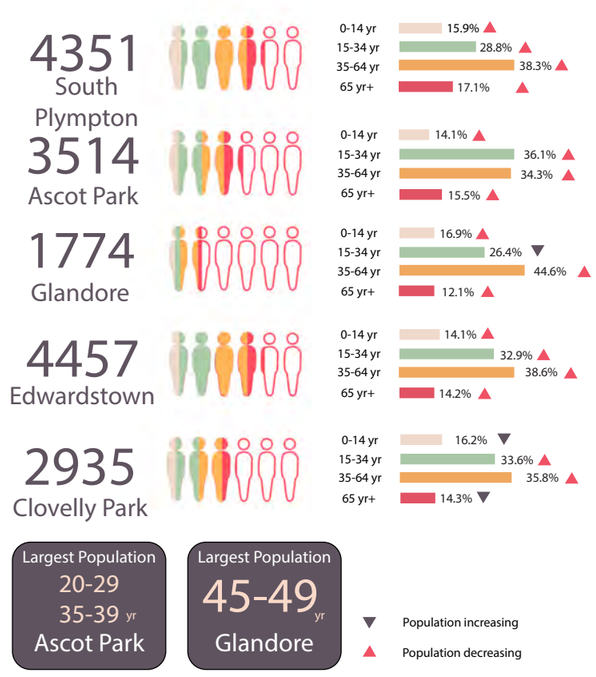
Open Space Irrigation per Suburb

South Plympton	21000
Ascot Park	3000
Glandore	11000
Edwardstown	24300
Clovelly Park	2900
TOTAL (sqm)	62200

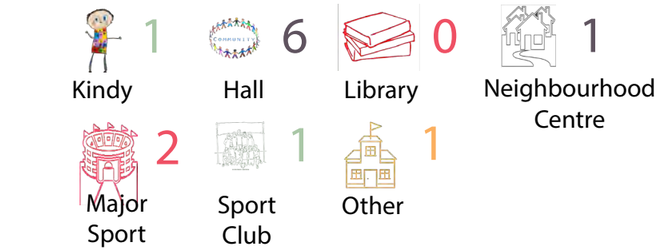
Socio Economic Disadvantage Percentile



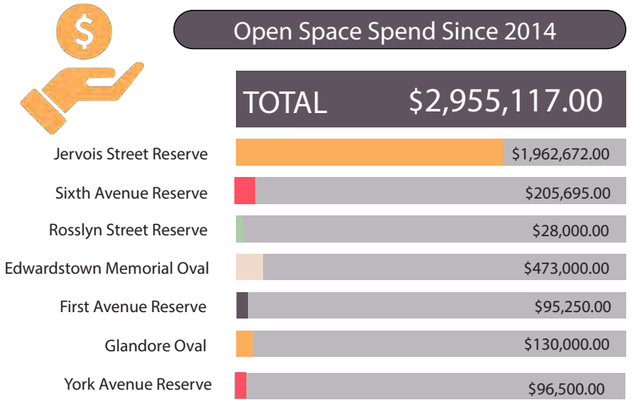
Population



Community Facilities



Open Space Spend Since 2014



WOODLANDS WARD

OPEN SPACE SNAPSHOT JANUARY 2020

CITY OF MARION

Woodlands - Draft Open Space Works

Reserve Name	suburb	Hierarchy classification	Primary Classification	Recommended Works and Projects	Upgrade Service Level	$	Draft Year	Irrigation Score	Current Irrigation Area (m2)
Daws Road Reserve	ASCOT PARK	Local	Natural Landscaping area	Apply natural landscaping	Natural Landscaping area	$15,000	23/24	0	0
Dumbarton Avenue Reserve	EDWARDSTOWN	Local	Play		Irrigation	$52,310	25/26	14	1500
Glandore Community Centre	GLANDORE	Neighbourhood	Recreation - active	Develop recreation sport infrastructure on site - basketball upgrade, volleyball (beach?). Work with the site history to upgrade landscaping with cottage planting etc. Explore option of party pavillion for childrens parties. FUNDED THROUGH GRANT	Recreation - active (Shade $50,000)	$50,000	20/21	15	11000
				Extensive Irrigation upgrade required	Recreation - active (irrigation $141,223)	$141,223	20/21		
Rosslyn Street Reserve	CLOVELLY PARK	Neighbourhood	Recreation - active	Add recreational sport goals, drinking fountain. Apply natual landscaping and further tree planting to NE corner near playground.	Sport ($10,000) Recreation - active ($10,000 drink fountain) Natural Landscaping ($15,000)	$35,000	22/23	14	2000
Terra Street Reserve	MITCHELL PARK	Local	Recreation - non active	Provide opportunity for recreation - non active, sustainability garden. Further review required	Recreation - non active	$20,000	22/23	5	1000
The Crescent Reserve	EDWARDSTOWN	Local	Play	Add recreational sport goals and natural landscaping.	Sport	$30,000	19/20	14	1000
Weaver Street Reserve	EDWARDSTOWN	Neighbourhood	Sport	Remove courts and club house. Upgrade 1 or 2 courts for multi use.	Sport ($200,000) Recreation - active ($17,189 Irrigation, $50,000 Shade)	$267,189	22/23	13	1500
Yanyarrie Avenue Reserve	EDWARDSTOWN	Neighbourhood	Recreation - active	Demolish tennis court and upgrade open space.	Recreation - active $60,000, ($50,000 Shade), Irrigation ($14,400)	$124,400	20/21	13	1300
Yapinga Street Reserve	SOUTH PLYMPTON	Local	Play	Add a piece of play equipment suitable for younger children in conjunction with residents and kindy.	Recreation - active	$20,000	21/22	14	1000
York Avenue Reserve	CLOVELLY PARK	Neighbourhood	Sport	Drink fountain	Recreation - active	$10,000	20/21	13	900
					Total	**$765,122**			**21200**

To be determined

Drink fountain only

Red — Must be completed in that year to align in with other works

WOODLANDS WARD
OPEN SPACE PROGRAM

CITY OF MARION

Woodlands - Continue to Maintain

Reserve Name	Suburb	Hierarchy classification	Primary Classification	Irrigation Score	Current Irrigation Area (m2)
Audrey Street Reserve	ASCOT PARK	Local	Play	14	1500
Castle Place Reserve	SOUTH PLYMPTON	Local	Natural Landscaping area	6	0
Edwardstown Memorial Oval	SOUTH PLYMPTON	Regional	Sport	15	19000
First Ave Reserve	ASCOT PARK	Local	Play	12	0
Glandore Oval	EDWARDSTOWN	Neighbourhood	Sport	15	19000
Jervois Street Reserve	SOUTH PLYMPTON	Neighbourhood	Play	16	1000
Marion Road Triangle NE of Railway Bridge	ASCOT PARK	Local	Recreation - non active	0	0
Joan Herraman Reserve	ASCOT PARK	Local	Play	14	1500
Raglan Avenue Reserve	EDWARDSTOWN	Local	Sport	5	0
Wallira Avenue Reserve	SOUTH PLYMPTON	Local	Natural Landscaping area	5	0
Wright Street Reserve	EDWARDSTOWN	Local	Natural Landscaping area	0	0
Yapinga Street Traffic Island	SOUTH PLYMPTON	Local	Natural Landscaping area	0	0
					42000

Works across City of Marion

Project	Recommended Works and Projects	Cost	Draft Year
Lighting Audit	Audit lighting within all Reserves with a view to replacing all lights with LED.	$5,000	20/21
Lighting upgrades	Using audit results upgrade lighting in Reserves ($10,000 per year)	$40,000	21/22-23/24
Open Space Activation	Activate open spaces that are not otherwise utilised with programs, activities, art etc ($10,000 per year)	$80,000	20/21 - 27/28
Minor Open Space Enhancement	Funding for minor imporvements in Open Space not identified for works within the Open Space Plan. ($10,000 per year)	$80,000	20/21 - 27/28

To be determined

Drink fountain only

Red Must be completed in that year to align in with playground upgrades

APPENDIX A

TOILET PROVISION

Toilet Location

The provision of toilets within our open spaces is primarily based on the service levels within the Open Space and playground Frameworks. Prioritisation regarding the placement of toilets is given to the following open spaces within the service level hierarchy:

- State level open space
- Regional Playground sites
- Regional Open Space

The placement of toilets at open spaces which have not been classified within the above service levels can be considered on a case-by-case basis have regard to the following:

- The minimum service level is a Neighbourhood level open space or playground
- The reserves includes facilities with longer stay amenities such as sports courts, barbecues or a medium to large playground
- It is reasonable to expect that people would be using the park for extended periods and therefore a public facility extends the use and enjoyment of the space.
- A number of requests have been received and an assessment has shown that the site has high usage rates.

Opening Hours

- Council's toilet facilities should be made available during the times when the activity that occurs at the site can happen safely and there is reasonable surveillance over the land.
- At the very minimum, Council's public toilets should be open from 6am to 8pm, unless specific circumstances warrant otherwise.

Signage

Signage should be provided to each facility. At a minimum, signage associated with public toilets should include:

- On-site signs - Located on or around the facility itself and should be clear and legible and indicate the following:
    - male/female/unisex facilities
    - Opening hours
    - Disability access (if applicable)
    - Baby change facility (if applicable)
    - Contact details to report vandalism or maintenance issues
- On-line information – Council's website should provide a page dedicated to facilities in public open spaces and include the following information for each toilet:
    - The location
    - Opening hours
    - Facilities offered
    - Level of accessibility
    - Link to the National Public Toilet Map (www.toiletmap.gov.au)

In some cases, where toilets have direct access from a major public road, directional signage may be appropriate. A 'public toilet' sign could be attached to the street sign which points to the direction that the toilet is located.

APPENDIX B

DOG FRIENDLY AREAS

The management of dogs in open space will be guided by Council's Dog exercise off leash and on leash areas. These areas will be reviewed by the Community Safety team, in conjunction with Open Space and Recreation Planning.

Consideration should be given to making fenced playgrounds dog free areas. Community expectations within these areas is that children can play without interference with dogs. It is still expected that accredited assistance dogs as per section 21 of the Dog and Cat management Act 1995 will still be allowed access.

Formal Dog parks will be provided strategically across the city of Marion to provide formal dog off leash exercise areas. These formal dog parks will have the following attributes

- Perimeter fencing
- Air lock gates
- Drink fountains with dog bowls
- Seating

Construction of dog parks will follow the guidelines set out in "Unleashed: a guide to successful dog parks".

In addition to dog parks, Council will provide dog friendly open spaces within open space designated as off leash areas. These areas may have the following infrastructure to promote dog walking.

- Drink fountain with dog bowl
- Seating
- Trails
- Clear signage

Consideration should also be given to providing dog free areas.

APPENDIX C

WALKING AND CYCLING GUIDELINES

City of Marion

2018 – 2022

This document details options for improving the walking and cycling network in the City of Marion

Walking and cycling encourages healthy and active lifestyles, reduces traffic congestion and supports environmental sustainability.

The guidelines provide actions and priorities for delivering an improved walking and cycling environment. The guidelines can be found here.

The Open Space Plan will

- Prioritise development of proposed regional and local networks
- Implement cycling and walking trails where corresponding open space is being developed

Trails will be developed to complement their hierarchy (either regional or local) and the environment in which they are planned.

Walking and cycling trails will be developed within the guidelines.

CONNECT WITH US ONLINE

City of Marion

@CityofMarion

City of Marion

@CityofMarion

City of Marion
245 Sturt Rd
Sturt SA 5047

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

marion.sa.gov.au

Front Cover Artwork
Title: Hendrie St Reserve

HAVE YOUR SAY COASTAL WALKWAY ASSETS

Your feedback will help shape the development of our Asset Management Plans so that we offer the right levels of service for our assets for the future.

The key questions are:

- **How well do they perform?**
- **Are they delivering our Community Levels of Service?**
- **What can be improved?**



Find out more and provide feedback at
makingmarion.com.au

Comments close on 22 September 2020.

The City of Marion Coastal Walkway provides open space for community recreation and conservation of the natural environment.

RECREATION AND CONSERVATION

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

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

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

The Coastal Walkway creates a recreational experience as well as a conservation corridor for natural vegetation and resident native fauna.

WHAT YOU TOLD US

Council uses a range of activities to engage with the community and stakeholders such as Social Media, Community Workshops and Meetings, Education Services, our website and via our Elected Members.

The Improvement Plan includes an action to investigate the feasibility of adding additional questions to Council's future Community Satisfaction Surveys.

HOW WE HAVE LISTENED

By listening and understanding what is important to you, we have developed Community Levels of Service:

SAFETY	Provide a safe open space walkway for enjoyment by members of the public
QUALITY	Operational requirements are safely and effectively met
FUNCTION	A walkway that provides a range of experiences to the public that supports health, wellbeing and nature conservation
CAPACITY	Assets are designed to cater for current demand
SUSTAINABILITY	Operational requirements are safely and effectively met, whilst minimising impact on the environment

We will optimise our spending through better asset management to deliver these service levels in the most affordable and efficient way.

The Coastal Walkway is described in a series of 12 Cells covering the entire coast from The Esplanade, Marino (Council's Northern boundary) to Sigma Road, Lonsdale (Council's Southern boundary).

Cell 8 covers the Hallett Cove Conservation Park which is a State Government asset managed by the Department for Environment and Water.

WHAT WE ARE DELIVERING

The Coastal Walkway provides a key tourism and visitation destination to residents and visitors from outside the City of Marion.

Deliver the Coastal Walkway Plan which responds to the need to renew and upgrade the Walkway and preserve its natural environs to restore its useful life to 50 years.

Coordinate these works with renewal and upgrade works proposed in the Hallett Cove Conservation Park. Creation of the last section of Coastal Walkway adjacent to the Field River Mouth.

Regular upkeep of structures, path infrastructure, native vegetation, landscaped zones.

It is proposed to install remote LoRaWAN people-counting technology at selected points along the walkway to gather utilisation data. This will drive data-driven decision making around future planning and service provision.

Document and approve an approach to Remnant Native Vegetation management along the Coastal Walkway to ensure best long-term conservation results.

Review lessons learnt from Stages 1 and 2 of the Coastal Walkway Plan.



COASTAL WALKWAY ASSET MANAGEMENT PLAN

EXECUTIVE SUMMARY

Assets covered by this plan



Coastal Walking trail from Marino to Hallett Cove
Gross replacement cost $5.56M
Reliable asset data

What it will cost over the 10-year planning period



Creation	$0.57M
Operation	$0.50M
Monitoring	$0.10M
Maintenance	$1.64M
Renewal	$10.90M
Total	$13.71M

Levels of Service



Provide a renewed Walking Trail, generally at Grade 2 standard as per the Australian Standard for Walking Track Construction (AS 2156) with a track width no less than 1.8 m with useful life of 50 years.

Funding levels are sufficient to continue to provide identified Community Levels of Service

Risk Management



Controls manage the major risk of a renewal funding shortfall

Infrastructure is monitored with increased maintenance intervention to manage high utilisation and the impacts of extreme weather events

Funding levels are sufficient to continue to manage risks in the medium term

Future Demands managed through ongoing monitoring



- Community Expectations
- Environmental Sustainability
- Improvement Initiatives
- Legislation
- Technology

Improvement Plan



- Measure utilisation to drive data driven decision making around future planning and service provision.
- Approve approach to Remnant Native Vegetation management along trail to ensure best long-term conservation results
- Review lessons learnt from Stages 1 and 2 of the Coastal Walkway Plan

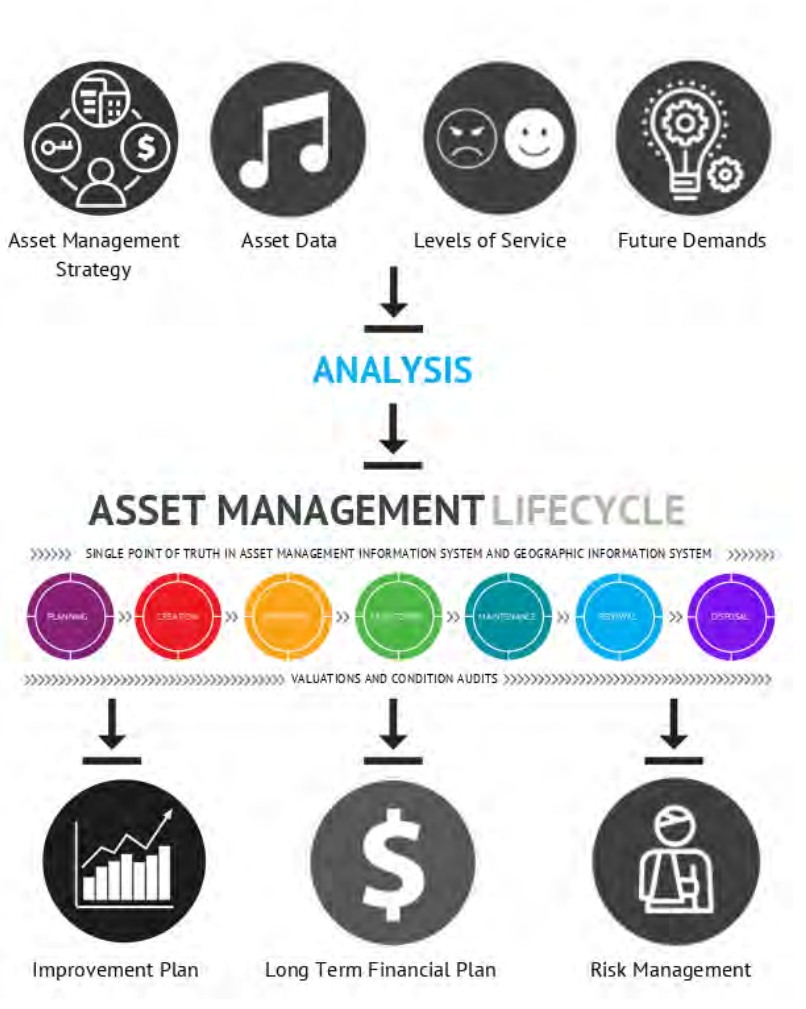
DRAFT Coastal Walkway Asset Management Plan 2020 - 2030

CITY OF MARION



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DATA SOURCES

CoM Coastal Walkway Plan 2020
JLL CoM Valuation Data 2018
Open Space Operations Budget 2018-19
CoM Tree Management Framework 2018
CoM Remnant Native Vegetation Plan 2018-23
2020 City of Marion Community Satisfaction Survey
30 Year Plan for Greater Adelaide

REFERENCES

IPWEA, 2008, 'NAMS.PLUS Asset Management', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/namsplus.
IPWEA, 2015, 2nd edn., 'Australian Infrastructure Financial Management Manual', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/AIFMM.
IPWEA, 2015, 3rd edn. 'International Infrastructure Management Manual', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/IIMM

1 - INTRODUCTION

What is this plan about?



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

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

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

The Coastal Walkway traverses a number of Council reserves and Road Reserve land under Council ownership and/or care and control. These Reserves exist to preserve natural assets including cliff faces, watercourses and natural vegetation along the coast.

The plan interfaces with other Asset Management Plans (AMPs) in particular the Stormwater AMP where stormwater assets discharge through those reserves, and Open Space AMP for the reserves.

The Coastal Walkway is described in a series of 12 Cells covering the entire coast from The Esplanade, Marino (Council northern boundary) to Sigma Road, Lonsdale (Council Southern boundary). Note: Cell 8 covers the Hallett Cove Conservation Park which is a State Government asset managed by the Department for Environment and Water.

This group of assets exists to provide open space for community recreation and conservation of the natural environment. It also provides a key tourism and visitation destination to visitors from outside the City of Marion.

This group of assets is a network which combine to create a recreational experience as well as a conservation corridor for natural vegetation and resident native fauna. The entire length of the corridor is in Coastal Land as designated by Coast Protection Board policy guidelines and listed as Coastal Conservation Zone in the City of Marion Development Plan.

Valued features of such zones in evidence along this section of coast include:

- coastal features and habitats that are sensitive to the direct impacts of development (including coastal dunes and cliffs, coastal wetlands, saltmarsh and mangrove areas)
- important coastal geological features or other natural features of scientific, educational, heritage or cultural importance (including coastal cliffs)
- buffer areas separating development from sensitive coastal and marine features and habitats
- coastal landscapes of high scenic quality
- areas exposed to coastal hazards (including flooding, erosion, acid sulfate soils and sand dune drift) where there are not adequate provisions to mitigate the hazard (such as a managed seawall or levee bank) or any strategies to provide future protection.

What is asset management?

Asset management is about how assets are 'looked after', both on a day-to-day basis (maintenance, monitoring and operation) and in the medium-to-long term (planning, creation, renewal and disposal).

What will we do?

A significant part of Council's annual spend is devoted to the repair, maintenance and upgrade of the assets which deliver safe and sustainable services to the community. Council will continue to invest in these assets as cost effectively as possible whilst considering beneficial advancements in technology.

This Asset Management Plan (AMP) has been aligned with Council's Asset Management Policy (2018) and Asset Management Strategy (2019). Any upgrades or new asset expenditure will require Council prioritisation.

Council recognises that climate change is likely to affect asset life and functionality. We are exploring what we can do to make fleet assets more environmentally sustainable and resilient to climate change.

What can you do?

Better understanding of community needs can help us improve user experience, attract more users and provide services more efficiently.

Council will be pleased to consider your thoughts on the issues raised in this plan and suggestions on how we may change or reduce the mix of services to ensure that the appropriate level of service can be provided to the community within available funding.

2 - EXECUTIVE SUMMARY

COASTAL WALKWAY ASSET MANAGEMENT PLAN

EXECUTIVE SUMMARY

Assets covered by this plan



Coastal Walking trail from Marino to Hallett Cove
Gross replacement cost $5.56M
Reliable asset data

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Creation	$0.57M
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Renewal	$10.90M
Total	$13.71M

Levels of Service



Provide a renewed Walking Trail, generally at Grade 2 standard as per the Australian Standard for Walking Track Construction (AS 2156) with a track width no less than 1.8 m with useful life of 50 years.

Funding levels are sufficient to continue to provide identified Community Levels of Service

Risk Management



Controls manage the major risk of a renewal funding shortfall

Infrastructure is monitored with increased maintenance intervention to manage high utilisation and the impacts of extreme weather events

Funding levels are sufficient to continue to manage risks in the medium term

Future Demands managed through ongoing monitoring



- Community Expectations
- Environmental Sustainability
- Improvement Initiatives
- Legislation
- Technology

Improvement Plan



- Measure utilisation to drive data driven decision making around future planning and service provision.
- Approve approach to Remnant Native Vegetation management along trail to ensure best long-term conservation results
- Review lessons learnt from Stages 1 and 2 of the Coastal Walkway Plan

3 - WHY WE NEED A PLAN

"Good asset management is critical to a high performing Council. Investing in People, Data, Process and Systems enables effective and informed decision-making and optimises community outcomes" Brendon Lyons, Unit Manager Asset Solutions



The Asset Management Framework aligns Council's asset portfolio to meet the service delivery needs of our community.

Council's purpose is:

To improve our residents' quality of life; continuously, smartly and efficiently

The City of Marion Asset Management vision is:

To maintain our assets to agreed levels of service which maximise community value throughout an asset's life

Supported by four Strategic Objectives:

1. **MAXIMISE COMMUNITY VALUE**
2. **DELIVER AGREED LEVELS OF SERVICE**
3. **INFORMED DECISION MAKING**
4. **OPTIMALLY MANAGED**

This Asset Management Plan reflects and responds to change It is based on the format recommended in Section 4.2.6 of the *International Infrastructure Management Manual* (IPWEA 2015).

This plan is driven by the priorities of Council's Strategic Plan, the Asset Management Policy and Asset Management Strategy. It is funded by the Long-Term Financial Plan and Annual Business Plan.

The effectiveness of this Asset Management Plan is measured annually through the following key performance indicators:

KEY PERFORMANCE INDICATOR
Asset Renewal Funding Ratio Calculated by measuring capital expenditure on renewal and replacement of assets relative to the Infrastructure and Asset Management Plan required expenditure. This indicates whether Council is renewing or replacing existing non-financial assets in accordance with its future Asset Management renewal requirements.
Asset Management Maturity Assessment Assessed against the Institute of Public Works Engineering Australasia (IPWEA) National Asset Management Strategy (NAMS) targets. The maturity scale builds from 1 - Aware to 3 - Core Maturity to 5 - Advanced Maturity

4 - WHAT ASSETS WE HAVE

Assets exist to meet community needs and support the delivery of services to the service levels adopted by Council. The Coastal Walkway assets in their current form are listed as follows:

Service Provided	Asset Category	Quantity
Built infrastructure	Pathways – on ground	5,750 m2
	Pathways – on road	729 m2
	Pathways - structural	927 m2
	Bridges - Timber beam, composite fibre deck	279 m2
	Bridges – Timber beam, timber deck	931 m2
	Bridges - other construction	123 m2
	Retaining wall	285 m
	Barriers - general fencing	3,311 m
	Barriers - stock fencing	1,012 m
	Barriers - Vehicle	498 m
	Barriers - other	147 m
	Signs	109 units
	Seats	31
	Artwork	2 items
	Toilet Blocks	2 units
	Off street carparking	3 areas
Green infrastructure	Constructed landscape as primary use (Heron Way Reserve and Grand Central Ave Reserve)	4 Ha
	Natural landscape/ vegetation as primary use – coastal reserves	31.8 Ha

Infrastructure items along the Coastal Walkway are recorded in the following categories:

- Artwork
- Signs
- General Fixtures
- Subsoil Drains
- Barrier Point
- Barrier Continuous
- Retaining Walls
- Pathways
- Bridges

Vegetation is recorded through independent arboriculture and native vegetation records.

The Coastal Walkway is also independently recorded spatially on the GIS system. Data includes reserve boundaries, selected infrastructure and the footprints of City of Marion owned buildings The GIS system also accesses up to date commercially sourced aerial photography for the entire City of Marion.

The City of Marion engaged Sproutt Professional Engineering Services in March – April 2019 to undertake a detailed audit of the Coastal Walkway. This audit was more comprehensive in scope and detail than the data previously stored by Council. The entire audit process was undertaken by Sproutt and Innovis professional engineering service firms. Sproutt undertaking all Level 2 bridge inspections as well as network associated asset capture, inspections and reporting. Innovis undertook all Level 3 bridge inspections and associated reporting. Bridge assessments were done using the Local Roads Bridge Management Manual as specified by Council.

The audit and subsequent report enabled the creation of a new asset database for these assets. The identification of defects along the Coastal Walkway assisted the development of a renewal program that Council has adopted in the Coastal Walkway Asset Management Plan. Implementing the Coastal Walkway Asset Management Plan will then ensure Council is in control of the lifecycle and operation of the asset.

Given the coastal location and the steep topography, preservation of the natural assets of the coastal reserves is a key feature of its community value. Accordingly, coastal erosion, the stability of natural slopes, riparian features and the health of indigenous vegetation are key to ensure the trail retains its integrity and its value to the community.

Indigenous vegetation assessments have taken place periodically. The most recent full assessment was done in 2008.

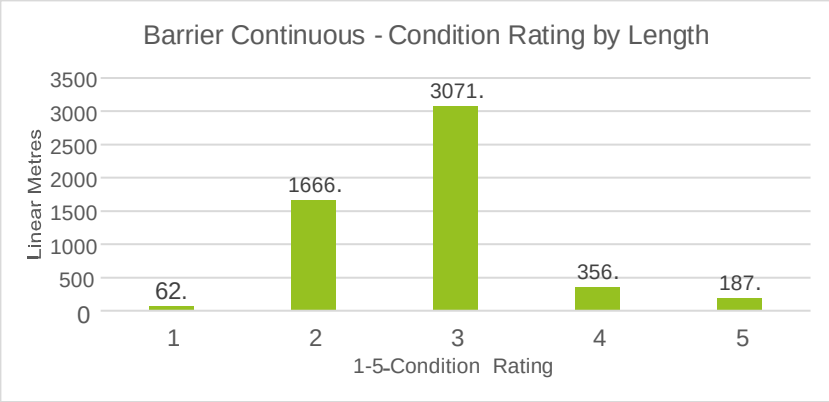
The Sproutt Audit 2019

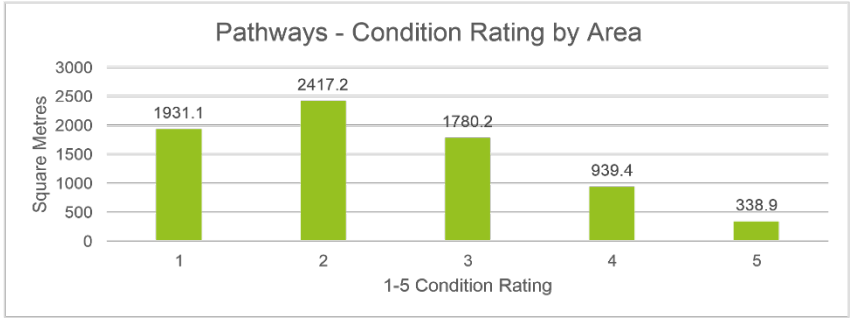
The Sproutt audit incorporated overall inspections at Level 1 with Level 2 and Level 3 audits for critical suspended infrastructure items.

The audit findings precipitated a decision to take the most vulnerable sections of the walkway out of service until investigations could be concluded and any practicable initial stabilising repairs could be undertaken.

The current state of the walkway is that all but a 0.45 km section is open for public use. A detailed 10 year upgrade program (the Coastal Walkway Plan) has been adopted by Council subject to receiving adequate external funding and is attached to this plan as Appendix B.

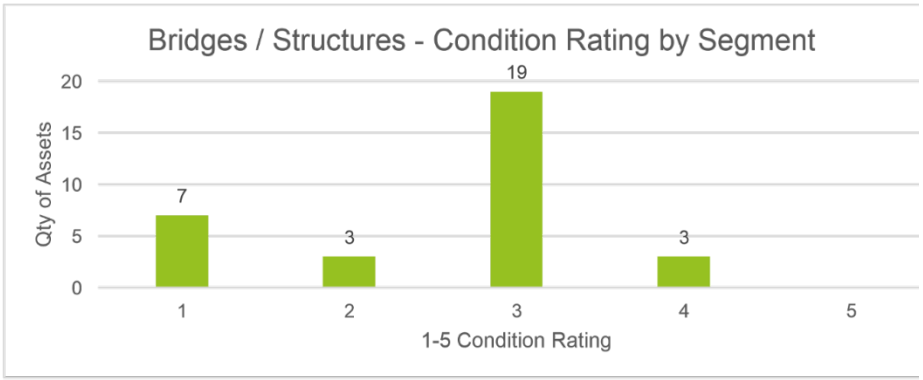
A summary of the outcomes follows:

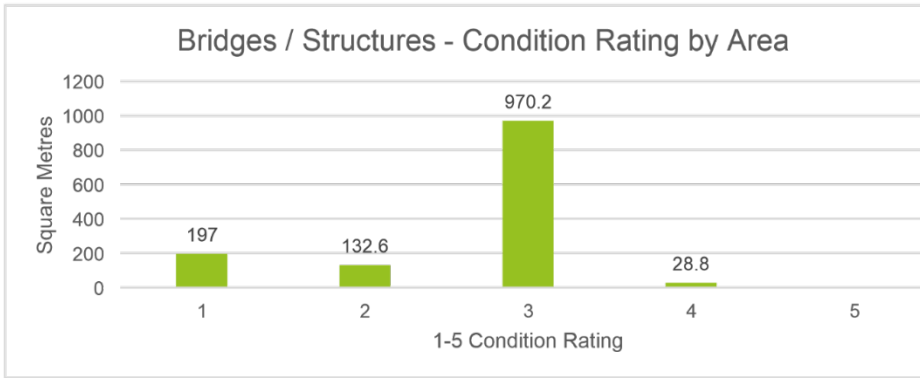




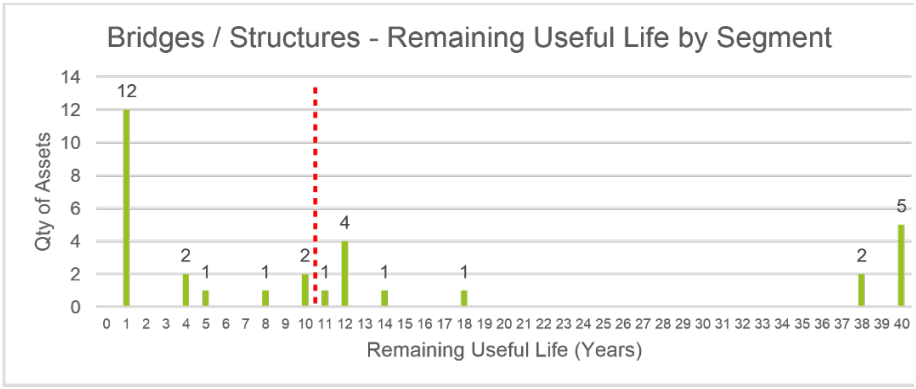
Five retaining walls will need replacing in the next 10 years.

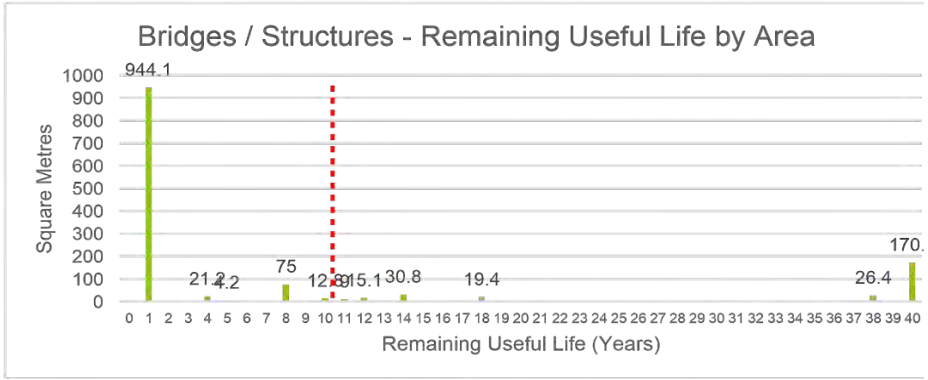
The rectification and renewal costs for Bridges and Structures far outweighed the remaining costs of the asset class pertaining to minor structures. As a consequence, a detailed Level 3 Bridge Audit Report focusing on these concerns added to the scope of the audit.





Although many bridge superstructure components were found to be in Good – Average condition, the footings and founding strata of all major structures (Level 3 inspections) are not able to be confirmed adequate to support the existing structure. Due to this, these assets were assigned a significantly lower remaining life as follows:





:

Data Quality

Currency and accuracy of asset data is critical to effective asset and financial management. Data confidence is classified on a 5-level scale:

Confidence Grade	Data Confidence	Description
A	Highly reliable data	• Based on sound records, procedures, investigations and analysis • Documented accurately • Agreed as the best method of assessment • Dataset is complete and estimated to be accurate ± 2%
B	Reliable data	• Based on sound records, procedures, investigations and analysis • Documented properly but has minor shortcomings • For example, some data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation • Dataset is complete and estimated to be accurate ± 10%
C	Uncertain data	• Either based on sound records, procedures, investigations and analysis which is incomplete or unsupported • Or extrapolated from a limited sample for which grade A or B data are available • Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated ± 25%
D	Very uncertain data	• Based on unconfirmed verbal reports and/or cursory inspections and analysis • Dataset may not be fully complete, and most data is estimated or extrapolated. • Accuracy ± 40%
E	Unknown	• Unknown, as none or very little data held

Data confidence is assessed for asset data used in the preparation of this plan at level B (Reliable) except for some items of infrastructure that were not accessible for level 3 inspections of structure footing conditions.

All figures in Council's Asset Management Plans are in present value (today's dollars) as a number of factors influence the indexation rates. When incorporating the figures into Council's Long Term Financial Plan, relevant indexations linked to the type of expenditure will be applied.

5 - LEVELS OF SERVICE

Community Levels of Service

Community levels of service are associated with the variety of services provided by Council to our community. The following table demonstrates how the assets covered under this Asset Management Plan assist in achieving community levels of service.

	Community Level of Service	Achieved By
Safety	Provide a safe open space walkway for the enjoyment by members of the public.	No preventable injuries Infrastructure risk assessed to ensure it is safe for community use. Due regard is given to community expectations to incorporate controlled environments that support a learned approach to developing risk-taking skills in children and adolescents. Compliance with applicable legislative or community standards is collected in the lead up to a major renewal project.
Quality	Operational requirements are safely and effectively met	Assets are managed and maintained to best practice industry standards.
Function	A Walkway that provides a range of experiences to the public that supports health, wellbeing and nature conservation.	Provide sufficient assets to meet levels of service Maintaining and renewing to a set Service Level. Data is currently collected in the lead up to a major renewal project. This is also tested through community surveys ahead of upgrade projects to get a general picture of demand and suitability. To date this has been lacking in a Service Level benchmark.
Capacity	Assets are designed to cater for current demand	Improved utilisation measurement. It is proposed to install remote LoRaWAN people counting technology at selected points along the walkway to gather utilisation data. Data is currently collected in the lead up to a major renewal project. This is also tested through community surveys ahead of upgrade projects to get a general picture of demand and suitability. To date this has been lacking in a Service Level benchmark.
Sustainability	Operational requirements are safely and effectively met, whilst minimising impact on the environment.	Environmental performance is assessed when selecting asset materials and products

The 2019 City of Marion Community Satisfaction Survey revealed the following data about the City of Marion's Open Space assets.

	Importance				Satisfaction			
	Very Important	Somewhat important	Low importance	Not important at all	Very Satisfied	Somewhat satisfied	Dissatisfied	Very Dissatisfied
Sport and Recreation Facilities	46%	39%	12%	3%	25%	62%	10%	3%
Quality and features of Playgrounds and reserves	54%	34%	10%	2%	29%	52%	12%	7%

This data indicates that Open Space assets as they are currently configured are highly valued by the community and there is a high level of satisfaction with their standard of facilities and upkeep. No specific survey questions were targeted at the Coastal Walkway. The Improvement Plan includes an action to investigate the feasibility of adding additional questions to Council's future Community Satisfaction Surveys.

Walking Trail Standards

The Australian Standard for Walking Track Construction (AS 2156) lists 5 potential grades as follows:

- Grade 1 - No bushwalking experience required. Flat even surface with no steps or steep sections. Suitable for wheelchair users who have someone to assist them.
- Grade 2 - No bushwalking experience required. The track is hardened or compacted surface and may have a gentle hill section or sections and occasional steps.
- Grade 3 - Suitable for most ages and fitness levels. Some bushwalking experience recommended. Tracks may have short steep hill sections a rough surface and many steps.
- Grade 4 - Bushwalking experience recommended. Tracks may be long, rough and very steep. Directional signage may be limited.
- Grade 5 - Very experienced bushwalkers with specialised skills, including navigation and emergency first aid. Tracks are likely to be very rough, very steep and unmarked.

Note that while the standard does not give guidance as to path width, a width of 1,200mm or more is expected for Grade 1 and 900mm or more for Grade 2 and logically depend of anticipated traffic and shared use.

The current City of Marion sector walkway, other than sections shared with urban footpaths, is generally classifiable as Grade 3 with capacity limitations that require negotiated passing or use of track verges thereby threatening adjacent vegetation. Notwithstanding the well documented issues associated with stair and boardwalk structures through the coastal ravines and highlighted in the Coastal Walkway Plan and the Sproutt Condition and Risk assessment which informed it, the general path surface includes long sections that are rough, narrow, poorly drained and have little or no constructed surface.

Similarly, the frequent level changes and reliance on steep steps in the ravine structures is another factor which gives the current walkway a Grade 3 rating. Alternative routing in these locations, including those now funded, should reduce reliance on steps for users. The southernmost sector of the walkway, that was recently constructed from Bilbao Ave Hallett Cove to the City of Onkaparinga boundary is classifiable as Grade 2 in its current state.

Service Standard adopted for Coastal Walkway

This Plan adopts a service level target line with AS 2156 Grade 2 as achieved in the Hallett Cove Conservation Park sector for the walkway from the City of Holdfast Bay boundary to the Field River (i.e. Cells 1-7 and 90), as well the sector south of Bilbao Ave to the City of Onkaparinga boundary (i.e. Cell 12). It adopts a service level target of AS2156 Grade 3 for the sector of the walkway south of the Field River through Hallett Cove Headland Reserve to Bilbao Ave (i.e. Cell11), but gives priority to measures that retain this standard of access while enhancing nature conservation.

It is proposed that the walkway improvements will be designed and constructed to a standard which will meet a service level target in line with Australian Standard for Walking Track Construction (AS 2156.1) Grade 2 as achieved in the existing Hallett Cove Conservation Park sector. This level aims to serve users with no bushwalking experience. The track shall have a hardened or compacted surface and may have a gentle hill section or sections and occasional steps.

Note: Grade 2 standard is not currently achieved in current configuration of the walkway. Also note that Grade 2 does not allow for full DDA accessibility, however favourable consideration will be given to routes that maximise DDA accessibility where vehicular access, topography and other constraints allow it. The clear width of the walkway shall be not less than 1.8m, except where local constraints render it impractical.

This position is based upon the following reasoning:

1. Maintaining the current infrastructure and replacing current closed or temporarily repaired structures with “like for like” in terms of location and step numbers would see Marion’s sector of the Coastal Walkway remain as a Grade 3 level walk. Improvements to path surface, path drainage and path width could achieve a more sustainable outcome in terms of increased user capacity and reduced threat to natural vegetation, however the route would retain its attractiveness as a trail run, while large sections would remain inaccessible to people with mobility issues and/or lower fitness levels. In addition, the “like for like” replaced structures on steep sections of the ravines would remain prone to instability due to erosion.

2. Clearly the natural topography of the walkway route makes upgrading to a Grade 1 route prohibitive, and would require large scale engineering for the length of the route which is not compatible with retaining natural vegetation or appreciation of the natural features of the coastline. In addition, it would easily become a shared use pathway attracting cyclists and skateboarders increasing danger for walkers. It is noted that alternatives for cyclists already exist on the Sea to Vines cycleway nearby.

3. Adopting Grade 2 as the service level target would be more consistent with the aim of preserving the current natural features which make this section of coast unique while making the route more accessible to community members with fitness and mobility issues. In addition, some changes of route, increased use of suspended walkways, and the introduction of some larger span structures would decrease its vulnerability to erosion while eliminating excessive steps. This would be consistent with the existing section within the Hallett Cove Conservation Park. Consideration should also be given to maintaining the walkway width at a minimum of 1.8m or wider if social distancing considerations become the norm.

4. The section south of the Field River through Hallett Headland Reserve to Bilbao Ave (i.e Cell 11) is particularly significant for the quality of its remnant natural vegetation. It is currently a Grade 3 standard. Its upgrade to Grade 2 may require rerouting and additional structures that may impinge on the existing vegetation. This AMP assumes this section will remain as a Grade 3 section but with priority given to vegetation conservation measures.

Technical Levels of Service

This determines the allocation of resources to service activities to best achieve the desired community outcomes and demonstrate effective performance throughout an asset's lifecycle. Council manages and operates assets at the agreed levels of service while managing whole-of-life costs to ensure the best value for resources used.

The following table demonstrates how community levels of service are supported by the assets covered under this Asset Management Plan.

Technical Level of Service	Achieved By
Planning in line with a 40-50 year asset renewal program based on optimum replacement	Preparation and regular review of the Coastal Walkway Plan.
Creation of the asset subject to a business case assessment which sets out capital requirements, whole of life costs and predicted utilisation	Assets created in keeping with intention to complete metropolitan Coast Park and in accordance with the service level targets.
Operation of an asset in the manner it was designed to be used	Regular upkeep of structures, path infrastructure, native vegetation, landscaped zones.
Monitoring utilisation, condition and recording asset downtime	• Level 1 Inspection - Weekly • Level 2 Inspection - Bi-monthly • Level 3 Inspection - At least every 3 years Incorporate measurement of Coastal Walkway utilisation to drive data driven decision making around future planning and service provision.
Maintenance of assets in line with a long-term asset sustainability index averaging 95-100%	Scheduled maintenance of structures and path infrastructure.
Renewal in accordance with optimum replacement timing principles based on whole of life costs	Assets are programmed to be renewed on the basis of current condition and vulnerability of location. Annual Replacement Program Budget developed, and Long-Term Financial Plan updated
Disposal where the item fails to meet minimum service levels or is no longer required	Complies with legislative requirements including Disposal of Land and Assets Policy. Disposal of Open Space subject to Community Land Management Provisions of the Local Government Act.

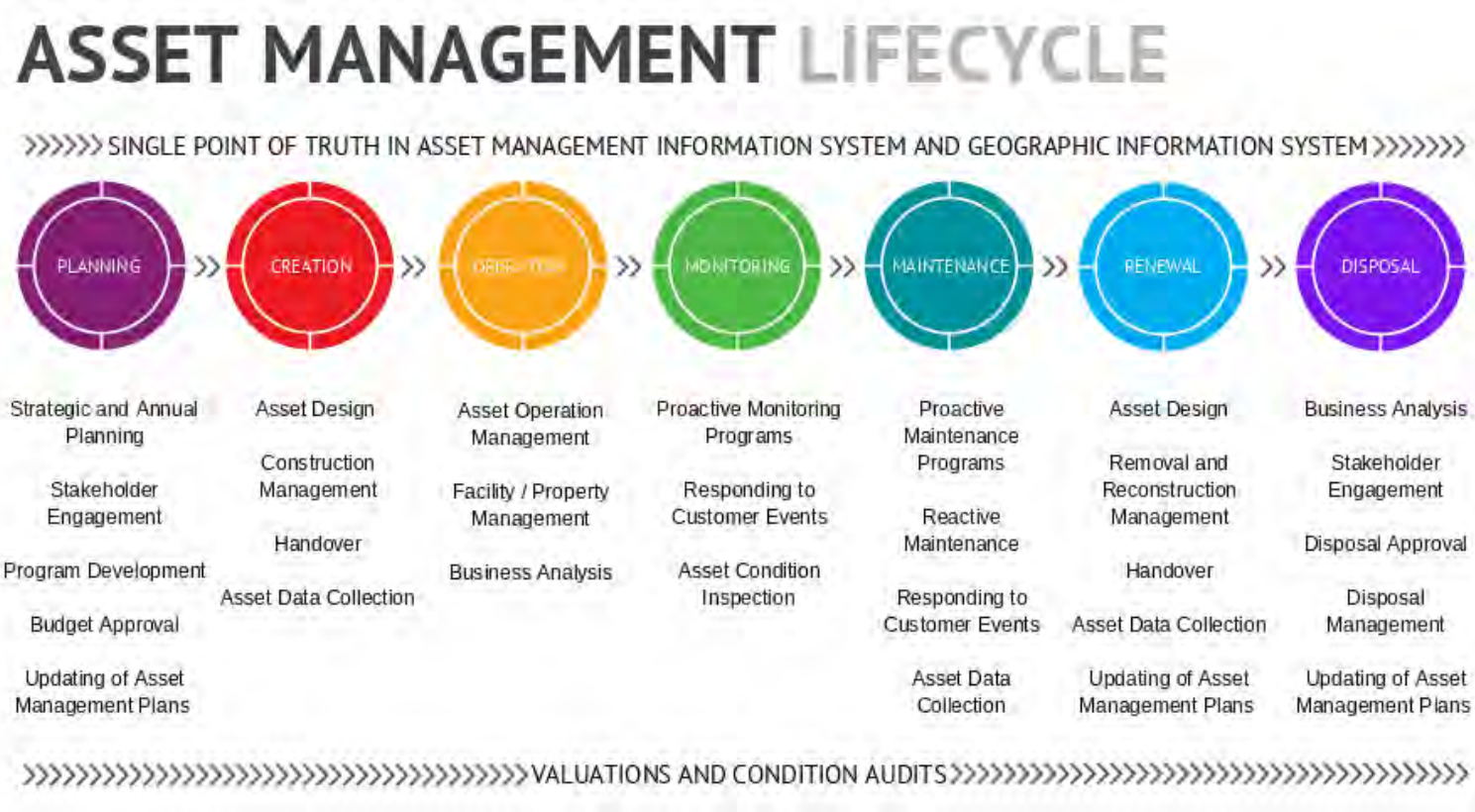
Legislative Requirements

Council considers the following legislative framework in the management of Open Space assets.

Legislation	Requirement
Aboriginal Heritage Act 1988	Provides for the protection and preservation of aboriginal heritage and includes legislation governing the discovery, acquisition, damage or sale of sites, objects, or remains of Aboriginal significance
Animal and Plant Control Act 1986	Seeks to control animals and plants for the protection of agriculture and the environment and for the safety of the public, amongst other purposes.
Australian Accounting Standards	Set out the financial reporting standards relating to the (re)valuation and depreciation of infrastructure assets
Coast Protection Act 1973	Defines the role of Coast Protection Board
Development Act 1993	Regulates development in the State; to regulate the use and management of land and buildings, and the design and construction of buildings; to make provision for the maintenance and conservation of land and buildings where appropriate; and for other purposes including the operation of Coastal Zones
Disability Discrimination Act 1992 and other relevant disability legislation	Sets the standard for accessibility to eliminate, as far as possible, discrimination against persons on the grounds of disability.
Environmental Protection Act 1993	Aims to protect the environment; it establishes the Environment Protection Authority and defines its functions and powers, amongst other purposes.
Local Government Act 1999	Sets out the role, purpose, responsibilities and powers of local governments including the preparation of a Long-Term Financial Plan supported by infrastructure and asset management plans for sustainable service delivery
Local Government (Financial Management and Rating) Amendment Act 2005	Provides the requirement for the development of a Strategic Management Plan, comprising an Asset Management Plan and Long-Term Financial Plan
Native Vegetation Act 1991	Provides incentives and assistance to landowners in relation to the preservation and enhancement of native vegetation; to control the clearance of native vegetation; and for other purposes
Work Health and Safety Act 2012 (SA)	Provides for the health, safety and welfare of persons at work

6 - HOW WE PROVIDE THE SERVICE

In simplest terms, asset management is about how assets are 'looked after', both on a day-to-day basis (operation, monitoring and maintenance) and in the medium-to-long term (planning, creation, renewal and disposal).



ASSET PLANNING

When specifying asset requirements, Council seeks to balance a range of factors including:

- Safety requirements by applying the hierarchy of hazard controls to designs to ensure hazards are eliminated, or where that is not reasonably practicable, are effectively controlled.
- Operational needs and functional requirements and where possible seek to identify innovation that may provide for greater level of efficiency or effectiveness in undertaking council's services or reduce risk of downtime.
- Factors that impact on our environment or where the environment may impact on the function or lifecycle of the asset

The Coastal Walkway Plan has reviewed the operation of the Coastal Walkway and its vulnerabilities. It conforms with the objectives of the companion Open Space Plan described below.

Focus Area	Objective
Low Open space areas	Improve the provision of open space in the areas with low provision across the City.
Environmental needs (people and nature)	Strengthen biodiversity, ecosystems and natural settings for our residents and the environment.
Open space activities	Create a vibrant city through the development, irrigation and renewal of open space to encourage active and healthy lifestyles and connect communities.
Partnership Projects	Develop partnerships to support the delivery of open spaces to maximise community outcomes.
Linkages and access to open space	Improve connections and access to open space
Promotion of Open Space	Improve community awareness of open space through effective marketing. Improve community awareness in open space through informative signage
Innovative use of open space	Create and enhance open spaces with the development of innovative treatments and activities to encourage healthy lifestyles
Integration with other open space related programs	Ensure a holistic and integrated approach to open space developments through considering all of Councils open space related programs and smart cities programs.
Asset Management	Improve asset management through the provision of planning and maintenance programs

The City of Marion has prepared the Coastal Walkway Plan based upon the best available information including investment in detailed auditing of the walkway infrastructure.

Implementation of the Plan has been premised upon gaining a significant (50%) contribution from the State Government through the Planning and Development Fund.

In March 2020 an initial tranche (**$2.48M**) of funding was announced which is enabling Stages 1 and 2 of the Plan to be delivered. The City of Marion will continue to seek a matching contribution for the remaining funding outlined in the Plan.

In any event, the completion of Stages 1 and 2 will be subject to review to confirm the validity of the assumptions made with regard to the costs and practicability of achieving the detailed objectives of the current Plan.

Therefore, the timing and scope of subsequent stages will be subject to a review of these factors in 2022-23.

A further full review of the Plan is due after 5 years

Future Demands

The Coastal Walkway runs the entire length of the Coastal Ward which has a resident population of just under 15,000. An increasing proportion of whom are aged 65 years and older. It also serves as the nearest section of coastline to the almost 14,000 residents in the Southern Hills Ward. Similarly, it is readily accessible to residents in adjacent wards of the City of Onkaparinga and the City of Holdfast Bay.

The Hallett Cove Conservation Park Management Plan (2010) confirmed that based on two years of data obtained from a counter at the most popular entrance to Hallett Cove Conservation Park, it is estimated in 2010 that 20 - 30,000 people visit the park per year, with the warmer months appearing to be a more popular time to visit. Anecdotal evidence suggests current usage of the CoM sections of the trail is at least this level and possibly higher, since Council have received numerous amounts of correspondence from residents and the broader community in relation to the 2019 Coastal Walkway closures, which has reiterated the popularity and importance of this asset to the community. The majority of the feedback has been centred on how valued the asset is for the community and queries around what time frames in which sections of the walkway will be reopened.

Open space in Marion serves a resident population as at June 2019 of 93,000. It is also accessible to the wider Greater Adelaide population and visitors. The population distribution is currently split at 0-14 years 16.2%, 15-34 years 27.7%, 35 – 64 years 38.8% and 65 years and over 17.3%and is reflecting the general ageing trend in the wider community and is increasing at a rate of 1.23% per annum which is slightly above the rate of increase for Greater Adelaide.

The importance of Open Space infrastructure such as the Coastal Walkway is supported by health studies which have demonstrated the numerous positive health effects of urban green spaces. Benefits include reduced depression and improved mental health, reduced cardiovascular morbidity and mortality, and reduced rates of obesity and diabetes through physical activity.

These factors are reflected in the 30 Year Plan for Greater Adelaide 2016 which includes the completion of the implementation of the Coast Park as a priority focus of the Planning and Development Fund.

Council recognises that climate change is likely to affect asset life and functionality. We are exploring what we can do to build asset resilience in response to climate impacts such as less rainfall, more frequent and intense rainfall events, increased frequency and intensity of bushfires, increased temperatures, more frequent and intense heatwaves and increased risk of coastal erosion and flooding as a result of sea level rise. The Marion Coast ‘s susceptibility to climate change has been the subject of detailed consideration through the Coastal Climate Change Adaptation Study 2018. The potential local impacts of Climate Change on the Walkway and the land it traverses has been the factored into this Asset Management Plan.

The City of Marion Carbon Neutral Plan 2020 – 2030 is currently being developed as a roadmap to reduce carbon emissions from Council operations by 2030.

Council has considered the following future demands during development of this Asset Management Plan:

Area	Demand	Impact on services	Demand Management Plan
Political	Political changes, Productivity Commissioner's report and possibility of council amalgamations	Change in services or service levels	Opportunities to coordinate Coastal Walkway Plan with Coast Park plans with neighbouring coastal Councils.
Social	Changing community demographics, needs and expectations	Change in services or service levels	Monitoring community expectations Communicating service levels and financial capacity with the community to balance asset priorities with what the community is prepared to pay.
Social	Changes in social interaction frameworks (e.g. COVID -19)	Potential impact of normalised social distancing.	Monitor and respond to community expectations of the walkway in the context of changed social norms.
Technological	Being a smart organisation that uses data to drive decision-making.	Ability to deliver services at a higher operational level achieved through use of GPS data. Implementing Internet of Things within facilities, assets and services to understand current demand and identify opportunities to improve service delivery	Utilisation based asset maintenance and renewal.
Legal	Legal changes	Complex legal and compliance requirements.	Established compliance registers. Considered within standard replacement cycle. Decisions made on a range of evaluation criteria
Environmental	Impacts of climate change	Change in services or service levels	Consider vulnerability of Coastal Walkway. Climate Risk Assessments will determine impact on asset useful lives. Communicating service levels and financial capacity with the community to balance asset priorities with what the community is prepared to pay.
Relationships	Collaboration between neighbouring councils and stakeholders within shared catchments	Improved information and data sharing.	Continue to work with neighbouring councils and share information.
Relationships	Collaboration between Cities of Marion, Charles Sturt and Port Adelaide Enfield	Ability to deliver services at a higher operational level.	Adopting best practice principles across all three councils to deliver best value. Note the collaboration partners all host sections of the metropolitan Coast Park. Continue to engage and consult with key stakeholders.
Relationships	Testing of levels of service	Improve understanding of costs and capacity to maintain current service levels.	Continue to analyse the cost of providing service and the capacity to fund at the required level of service.

ASSET CREATION

The creation of the last, currently missing section of Coastal Walkway adjacent the Field River Mouth is included in Stage 1 of the Coastal Walkway Plan which has been funded ($572,000) and the project is underway and described under Asset Renewal. No further asset creation activity is envisaged.

Activity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Section Creation	$250,000	$322,000	Not applicable							

ASSET OPERATION

Asset operation of reserves is included in the Open Space AMP. This includes the care of green infrastructure and landscaping at Heron Way Reserve which encompasses Cell 9 of the Coastal Walkway Plan.

Similarly, the operation of building assets along the walkway, namely two toilet blocks and the Boatshed Café at Heron Way are included in the Buildings and Property AMP.

It is however recognised that the remnant native vegetation along the walkway is particularly vulnerable from pressure from high numbers of users, where inadequate pathway surfaces and widths encourage users to veer away from the defined route in un-renewed sections , and re-establishing native vegetation along path edges and revegetated areas in renewed sections Accordingly an allowance for $50,000 per annum for native vegetation care is recommended.

Activity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Coastal Walkway Operations Expenditure –constructed landscape	Refer to Open Space AMP									
Stormwater operations	Refer to Stormwater AMP									
Remnant Native Vegetation and restored vegetation care pre and post renewal and trail rerouting	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000

After renewal it is assumed that vulnerability of Coastal Walkway structures to erosion is significantly reduced.

ASSET MONITORING

Council assesses the condition of its Coastal Walkway assets through a range of planned activities including:

- Routine visual inspections.
- Maintenance Reports
- Safety and Operational Audits.
- Valuation inspections.

The Technical Officer – Asset Systems Unit records the results of Level 1 audits of reserves annually for shelters and twice yearly for suspended decks. . Condition is measured using a 1 – 5 grading system in accordance with IPWEA standards:

Condition	Description of Condition
1	**Very Good**: only planned maintenance required
2	**Good**: minor maintenance required plus planned maintenance
3	**Fair**: significant maintenance required
4	**Poor**: significant renewal/rehabilitation required
5	**Very Poor**: physically unsound and/or beyond rehabilitation

Additional condition data is recorded in Level 2 audits when justified. Full Level 3 technical audits, including engineering assessments, occur on selected assets due for renewal. Going forward a 2-yearly Level 3 engineering assessment will be required on non-renewed structures.

Audit	Description
Level 1	Defect / Visual Inspection
Level 2	Condition Inspection (Includes Level 1 audit)
Level 3	Engineering /Technical Inspection (Includes Level 1 & Level 2 audit) Provides remaining life and recommendations on maintenance schedules etc.)

Asset Monitoring Forward Program (internal resourcing except for Level 3 Engineering assessments)

Asset	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Level 1 inspections (internal resources)	Weekly									
Level 1 Condition surveys (internal resources)	Ongoing on annual cycle									
Level 3 Condition Engineering Surveys of structures		2 yearly at $20,000		2 yearly at $20,000		2 yearly at $20,000		2 yearly at $20,000		2 yearly at $20,000
Annual Photo point monitoring of revegetation sites as per Remnant Native Vegetation Plan	Included in Open Space AMP									

ASSET MAINTENANCE

Asset Maintenance will continue prior and post renewal. Council engaged independent cost management consultants RLB to estimate ongoing maintenance costs for the Coastal Walkway pre and post renewal in accordance with the proposed staging. Consequently, the ongoing maintenance costs of built infrastructure over the ten years from 2020 to 2030 are as follows:

Asset Maintenance Forward Program - Breakdown by Cell

Stage	Cell	Scheduled renewal works period	Pre renewal Maintenance - to 2030	Post Renewal Maintenance - to 2030	Total Maintenance per stage to 2030
1	6,10	2020-22	$27,000	$100,522	$127,522
2	5	2020-22	$38,000	$112,347	$150,348
3	3	2024-26	$91,000	$38,783	$129,783
4	4	2026-28	$162,000	$22,435	$184,435
5	1	2028-30	$195,000	$0	$195,000
6	7	2029-31	$332,000	$0	$332,000
7	2	2030-32	$44,000	$0	$144,000
8	11	2031-33	$113,636	$0	$113,636
9	12	2032-34	$107,500	$0	$107,500
10	9	2033-35	$156,923	$0	$156,923
Total to 2030			**$1,367,059**	**$274,087**	**$1,641,146**

Breakdown by Year

Activity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Pre – Renewal Maintenance Planned	$82,000	$82,000	$82,000	$62,000	$62,000	$62,000	$62,000	$62,000	$62,000	$62,000
Pre – Renewal Maintenance - Unplanned	$82,000	$82,000	$82,000	$62,000	$62,000	$62,000	$62,000	$62,000	$62,000	$62,000
Post –renewal maintenance Planned	$0	$0	$0	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
Post – Renewal maintenance Unplanned	$0	$0	$0	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
Totals	**$164,000**	**$164,000**	**$164,000**	**$164,000**	**$164,000**	**$164,000**	**$164,000**	**$164,000**	**$164,000**	**$164,000**

This 10 year forward maintenance figure compares with the maintenance expenditure of the trail over the last 10 years of:

- $600,000 planned and reactive maintenance,
- $238,000 special structure investigation and repair (post Audit) in 2019, and
- Balustrade and handrail renewal expenditure of $713,000, totalling $1,551,000 in that 10-year period.

ASSET RENEWAL AND DISPOSAL

Asset Renewal Forward Program

Coastal Walkway Plan funding	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Totals
Total Capital Funding required	$544,000	$4,328,000	$0	$0	$160,000	$2,428,000	$128,000	$ 2,576,000	$70,000	$1,240,000	$11,474,000
Staging	Cells 5,6, 10	Cells 5,6,10			Cell 3	Cell 3	Cell 4	Cell 4	Cell 1	Cell 1, 7 Design	
Council Capital Contribution - Total	$277,000 Includes $250,000 for Asset Creation	$2,164,000 Includes $322,000 for Asset Creation	$0	$0	$80,000	$1,214,000	$64,000	$1,288,000	$35,000	$620,000	$5,737,000
Council Capital Contribution – Renewal only	$22,000	$1,842,000	$0	$0	$80,000	$1,214,000	$64,000	$1,288,000	$35,000	$620,000	$5,737,000
External Capital Contribution – Secured (State Government)	$277,000	$2,164,000									$2,440,000
External Capital contribution – yet to be secured					$80,000	$1,214,000	$64,000	$1,288,000	$35,000	$620,000	$3,297,000
Total Renewal Funding Required	**$294,000**	**$4,006,000**	**$0**	**$0**	**$160,000**	**$2,428,000**	**$128,000**	**$ 2,576,000**	**$70,000**	**$1,240,000**	**$10,903,000**

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation. The demolished sections of the Coastal Walkway will be disposed of as they are renewed.

7 - RISK MANAGEMENT

Risk management provides a process for the selection of treatment plans and management actions to protect the community against unacceptable risks. Risk assessment identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, develops a risk rating, evaluates the risk and develops a risk treatment plan for non-acceptable risks

An assessment of risks associated with service delivery from assets has identified the risks that will result in significant loss, 'financial shock' or a reduction in service:

Hazard Description	Current Controls	Current Rating	Further Actions	Forecast Rating
Current funding does not cover full costs of upgrade after necessary detailed engineering investigation is completed.	Project hold points.	Medium	Value management of design process.	Low
Future external funding of subsequent stages not secured.	Review after completion of initial stages and ensure documentation for further grant bids is prepared.	Medium	Consider other funding and staging options.	Low
High levels of utilisation accelerate deterioration of non-renewed sections.	Monitor utilisation patterns.	Medium	Increase maintenance levels, accelerate renewal or manage access.	Low
Extreme weather events damage key infrastructure.	Reduce vulnerability through improved structures and walkway routes.	Low	Monitoring	Low

Critical assets are those which have a high consequence of failure causing significant loss or reduction of service. Similarly, critical failure modes are those which have the highest consequences. By identifying critical assets and failure modes, investigative activities, condition inspection programs, maintenance and capital expenditure plans can be targeted at the critical areas. Activities may include increased inspection frequency, higher maintenance intervention levels, etc.

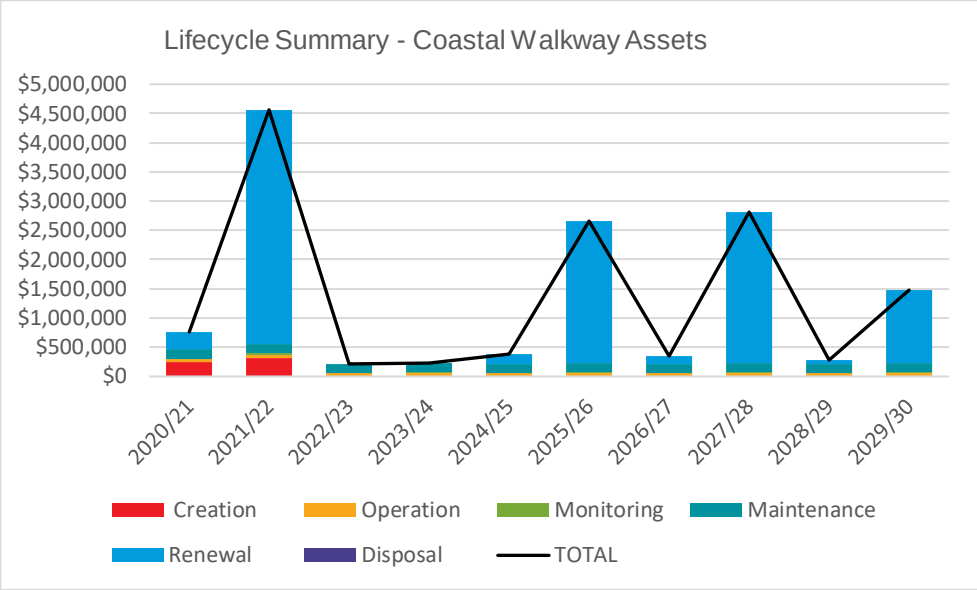
No assets have been identified as critical in this plan. All high-risk Coastal Walkway sections have been repaired or closed.

8 - WHAT IT WILL COST AND HOW WE WILL PAY FOR IT

Financial Statements and Projections

The decisions made in adopting this Plan are based on the objective to achieve the optimum benefits from the available resources.
This section contains the financial requirements resulting from all the information presented in the previous sections of this asset management plan. The financial projections will be improved as further information becomes available on desired levels of service and current and projected future asset performance.

Funding Strategy



This Asset Management Plan identifies the projected operations, maintenance and capital renewal expenditures required to provide an agreed level of service to the community over a 10-year period.

This provides input into 10 year financial and funding plans aimed at providing the required services in a sustainable manner. Funding is predicated on operating and maintenance costs escalating year on year by CPI of 2.5%.

All figures in Council's Asset Management Plans are in present value (today's dollars) as a number of factors influence the indexation rates. When incorporating the figures into Council's Long-Term Financial Plan, relevant indexations linked to the type of expenditure will be applied.

These figures will be revisited with each iteration of the Long-Term Financial Plan.

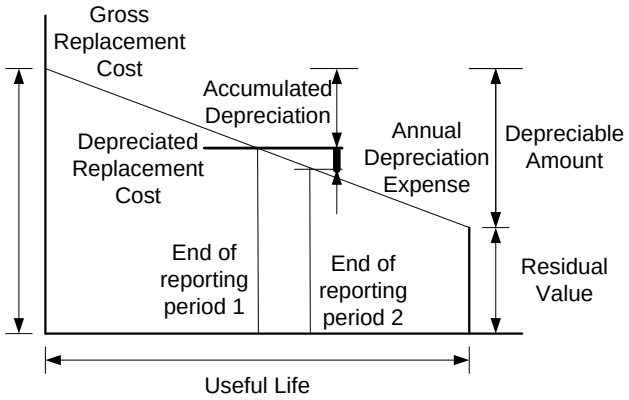
Lifecycle costs (or whole of life costs) are the average costs that are required to sustain the service levels over the asset life cycle. Lifecycle costs include operations and maintenance expenditure and asset consumption (depreciation expense). The lifecycle cost for the services covered in this Asset Management Plan is **$13.71M** (average operations and maintenance expenditure plus depreciation expense projected over 10 years).

The depreciation expense will increase as upgraded sections of the Coastal Walkway come into service increasing the Gross Replacement Cost

Lifecycle costs can be compared to llifecycle expenditure to give an initial indicator of affordability of projected service levels when considered with age profiles. Lifecycle expenditure includes operations, maintenance and renewal expenditure. Lifecycle expenditure will vary depending on the timing of asset renewals. The lifecycle expenditure over the 10-year planning period is **$13.71M** (average operations and maintenance plus capital renewal budgeted expenditure in LTFP over 10 years). These levels reflect Council's plan to upgrade the trail to a higher Service Level and longer service life with the help of external contributions.

Valuation Forecasts

The value of assets recorded in the asset register at 30 June 2019 covered by this asset management plans is shown below.



Gross Replacement Cost	**$5.56M**
Depreciable Amount	**$5.56M**
Depreciated Replacement Cost (Written Down Value / Fair Value)	**$3.56M**
Annual Average Asset Consumption	**$0.15M**

Council's useful life of trail elements is

- Structures and pathways 40 years
- Barriers 30 years

Rate of Annual Asset Consumption	**2.5%** (Depreciation/Depreciable Amount)
Rate of Annual Asset Renewal	**196%** (Capital renewal expenditure/Depreciable amount)

This reflects Council's plan to upgrade the walkway to a higher Service Level and longer service life with the help of external contributions, and the fact that the Native Vegetation and Coastal Topography assets included in the Coastal Walkway asset grouping is not given a monetary value despite their community and tourism value.

Coastal Walkway infrastructure was valued in 2018 by Jones Lang LaSalle.

Note that 'Green infrastructure', trees, remnant native vegetation are not valued under current valuation procedures. Green infrastructure includes the following:

- Indigenous flora, fauna and landscape, which may be in various states of health from fairly intact through to almost 100% exotic.
- Developed open spaces covering parks and gardens including sports fields and golf courses, roadside verges and nature strips.
- Waste land or unallocated sites where vegetation provides some ecosystem services but is essentially unmanaged.
- Water-sensitive urban design incorporating natural and artificial components.
- Vegetation integrated into the built environment, which includes street trees, green roofs and walls.
- Agricultural and horticultural land, where the primary activity is commercial.

(Source: Jones, R. N., Symons, J. and Young, C. K. (2015) Assessing the Economic Value of Green Infrastructure: Green Paper. Climate Change Working Paper No. 24. Victoria Institute of Strategic Economic Studies, Victoria University, Melbourne).

The table below details the key assumptions made in presenting the information contained in this Asset Management Plan and in preparing forecasts of required operating and capital expenditure and asset values, depreciation expense and carrying amount estimates.

Key Assumptions	Risk of Change to Assumptions
Climate Risk Assessments may impact asset useful lives	Medium
Carbon Neutral Plan may impact asset planning and renewal evaluation criteria	Medium
Community level of service expectations remain consistent.	Low
No significant changes in legislation.	Low
The materiality threshold for Infrastructure, Land and Buildings is $5,000	Low
Assets should have a useful life of greater than one year in order for the expenditure to be capitalised and have a value above the Materiality Thresholds described below. Any expenditure considered to be Capital must also pass a materiality test. Materiality levels are set so as not to misstate Financial Statements and to provide a guide whether it is practical from an Administrative perspective that expenditure is capitalised.	Low
Networked/Aggregate Assets - Expenditure can still be capitalised on items that fall below materiality thresholds individually but operate together as a cohesive whole to form a substantial/significant total value. Examples are the Computer Network, Library Books, and Reserve Furniture.	Low
The Long-Term Financial Plan will not change over the planning period.	Low
The new asset management system will be able to capture operations and maintenance costs to better manage the overall expenditure.	Low
Operation and Maintenance costs for new assets will be consistent with the operation and maintenance costs of existing assets.	Low

9 - WHAT WE WILL DO NEXT - IMPROVEMENT PLAN

	Task	Responsibility	Timeline/Frequency
1	Ensure asset handover process is utilised to ensure asset acquisition, upgrade, renewal and disposal is captured and communicated to maintain the Asset Management Information System.	Asset Owner – Manager City Activation	Ongoing
2	Review and revise chart of accounts to facilitate consistent and accurate cost allocation for all asset expenditure aligned with the Asset Management Lifecycle.	Manager Finance	Ongoing
3	Incorporate measurement of Coastal Walkway utilisation to drive data driven decision making around future planning and service provision.	Asset Owner – Manager City Activation	August 2020
4	Document and approve approach to Remnant Native Vegetation management along trail to ensure best long-term conservation results.	Manager Operations	June 2021
5	Investigate options to conduct Climate Risk Assessments for City of Marion assets and the forecast impacts on asset useful lives.	Unit Manager Asset Solutions	June 2021
6	Revise valuation procedures and valuer briefing to better reflect needs of Asset Management Planning cycle.	Unit Manager Asset Solutions	June 2021
7	Investigate feasibility of adding additional questions of Council's future Community Satisfaction Surveys.	Unit Manager Asset Solutions	June 2021
8	Develop targets for Community Levels of Service.	Asset Owner – Manager City Activation	June 2021
9	Undertake annual review of Asset Renewal Funding Ratio for asset class to ensure assets are being renewed as they are consumed (Ratio of 1.0).	Unit Manager Statutory Finance and Payroll	June 2021 then annually
10	Annual review of KPIs and benchmarks aligned to Asset Management Strategy.	Unit Manager Asset Solutions	June 2021 then annually
11	Update this Asset Management Plan during annual budget planning processes to show any material changes in service levels and/or resources available to provide those services as a result of budget decisions.	Manager City Activation	November 2021 then annually
12	Review lessons learnt from Stages 1,2 of Coastal Walkway Plan.	Asset Owner – Manager City Activation	June 2023
13	Undertake a full review of this plan at least every four years, within two years of each Council election or any review to Council's Strategic Plan.	Manager City Activation	November 2024
14	Full Review of Coastal Walkway Plan	Asset Owner – Manager City Activation	June 2025

APPENDIX A: Budgeted Expenditures Accommodated in Long Term Financial Plan

All figures in Council's Asset Management Plans are in present value (today's dollars) as a number of factors influence the indexation rates. When incorporating the figures into Council's Long-Term Financial Plan, relevant indexations linked to the type of expenditure will be applied.

Year	Creation	Operation	Monitoring	Maintenance	Renewal	Disposal	TOTAL
2020/21	$250,000	$50,000	$0	$164,000	$294,000	$0	**$758,000**
2021/22	$322,000	$50,000	$20,000	$164,000	$4,006,000	$0	**$4,562,000**
2022/23	$0	$50,000	$0	$164,000	$0	$0	**$214,000**
2023/24	$0	$50,000	$20,000	$164,000	$0	$0	**$234,000**
2024/25	$0	$50,000	$0	$164,000	$160,000	$0	**$374,000**
2025/26	$0	$50,000	$20,000	$164,000	$2,428,000	$0	**$2,662,000**
2026/27	$0	$50,000	$0	$164,000	$128,000	$0	**$342,000**
2027/28	$0	$50,000	$20,000	$164,000	$2,576,000	$0	**$2,810,000**
2028/29	$0	$50,000	$0	$164,000	$70,000	$0	**$284,000**
2029/30	$0	$50,000	$20,000	$164,000	$1,240,000	$0	**$1,474,000**
TOTAL	**$572,000**	**$500,000**	**$100,000**	**$1,640,000**	**$10,902,000**	**$0**	**$13,714,000**

Renewal includes secured and yet to be secured external contributions totalling $5,737,000

APPENDIX B

Coastal Walkway Plan

CITY OF MARION

A Coast Park for all South Australians to enjoy





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EXECUTIVE SUMMARY

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

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

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

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

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

The Coastal Walkway Plan will be reviewed every 5 years.

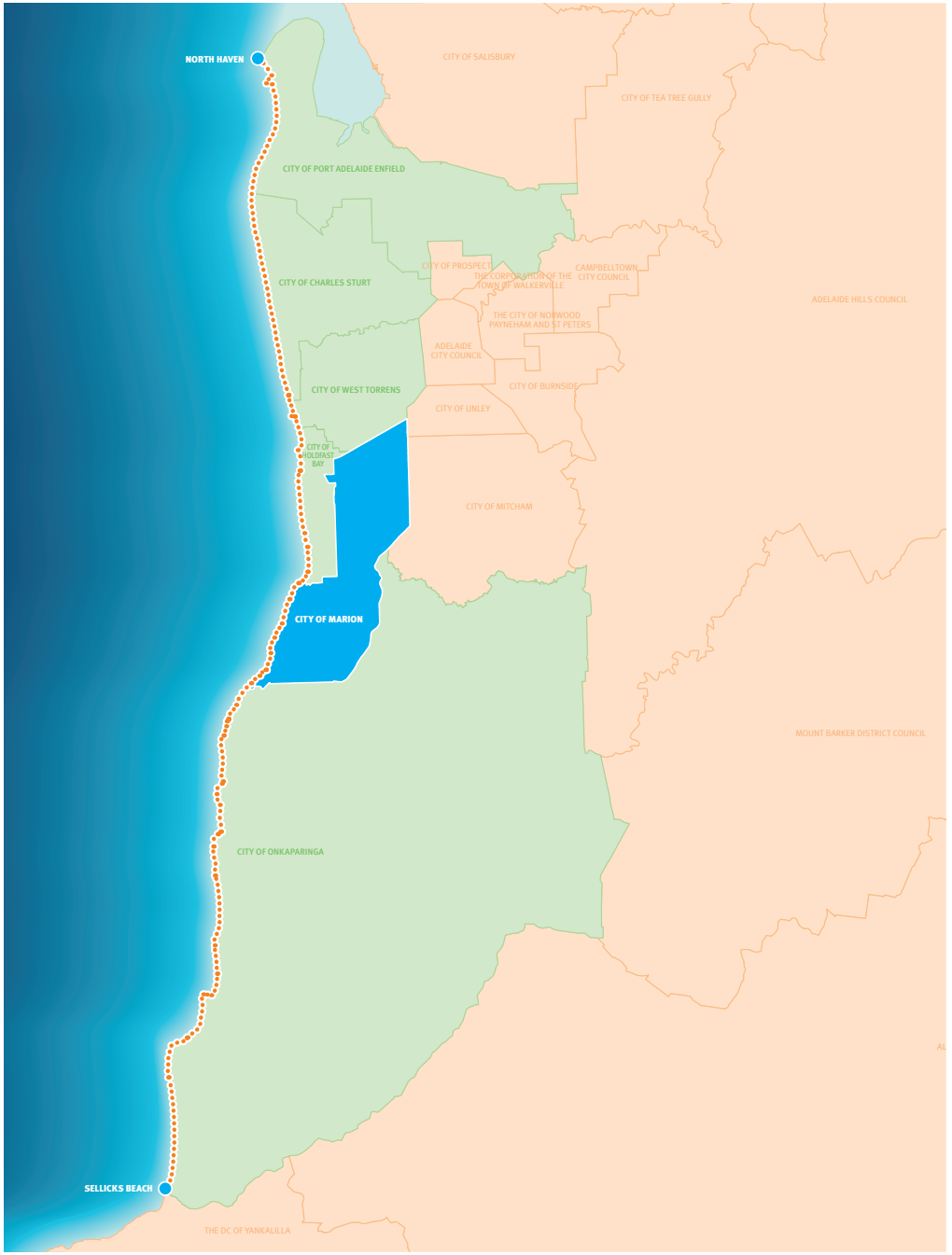
BACKGROUND

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

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

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

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



ALIGNMENT

State Government:

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

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

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

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

City of Marion:

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

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

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



STRUCTURAL ASSESSMENTS & INVESTIGATIONS

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

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

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



COMMUNITY CONSULTATION

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

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

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



Coastal Walkway Update

Erosion under structural pillar

Walkway bridge structure on cliff face.

First walkway sections set to re-open

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

Bridge structure traversing gully erosion

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

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

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

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

Hallett Cove Conservation Park remains open.

What's Council doing to fix it?

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

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

Council considered an update on engineering investigations on 24 September.

The update outlined:

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

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

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

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

CITY OF MARION

How to stay informed

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

Call Customer Service on 8375 6600

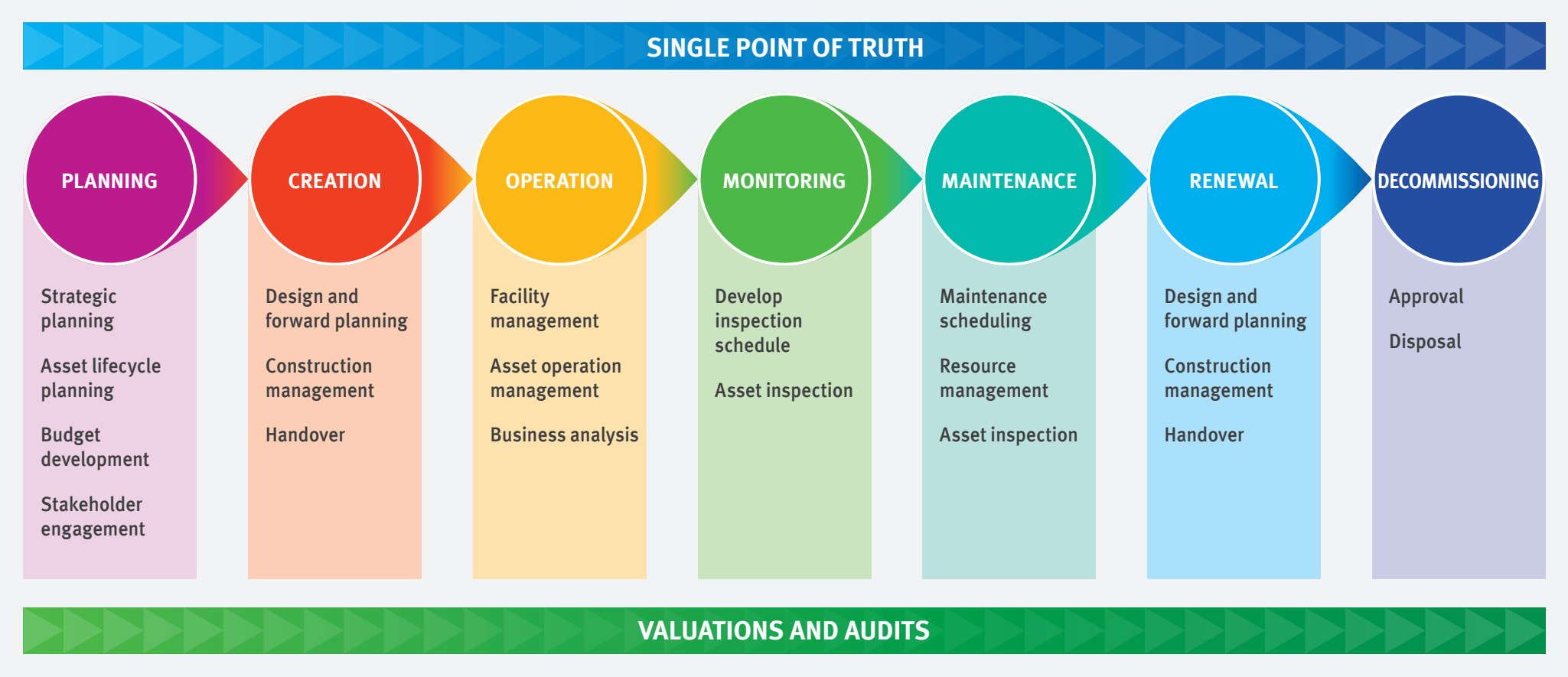
View the webpage www.marion.sa.gov.au/coastal-walkway

Follow us on facebook City of Marion

Email us coastalwalkwayupdate@marion.sa.gov.au

COASTAL WALKWAY ASSET MANAGEMENT LIFECYCLE

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



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



FORWARD PROGRAMMING & PRIORITIES / PLANNING



COSTING ANALYSIS

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

Cost Estimate

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

Location Summary

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

*All costing incorporates CPI increases.

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

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

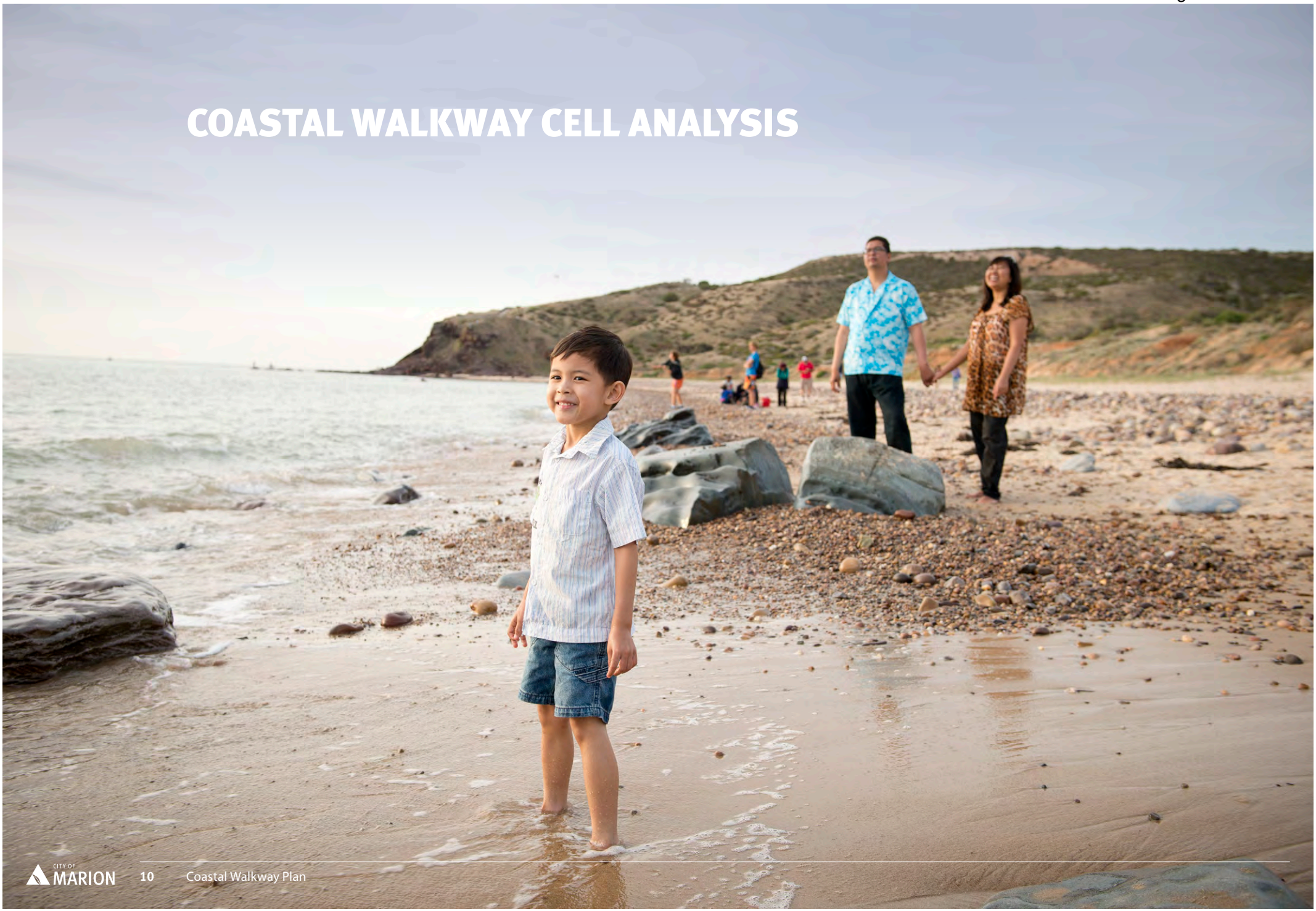
Notes on Costing:

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

Notes:

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

COASTAL WALKWAY CELL ANALYSIS



COASTAL WALKWAY CELL LOCATION



Aerial photo courtesy of Aerometrex

NORTH

Key

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

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

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

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

CELL 1 | THE HOLDFAST LINK | 0.65KM



Scope

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

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

Cost Solution

$1,288,360.00

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

Description

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

Programming and Planning Considerations

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

Recommendation (high / medium / low priority)

Medium Priority

Current Asset Management Lifecycle Status



CELL 2 | MARINO ROCKS | 0.5KM



Scope

Shared use trail 0.5km in length adjacent Marine Parade.

Cost Solution

$1,339,793.00

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

Description

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

Programming and Planning Considerations

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

Recommendation (high / medium / low priority)

Low Priority

Current Asset Management Lifecycle Status



CELL 3 | COVE ROAD LOOKOUT | 0.95KM



Scope

0.95km of shared use trail dependant on renewal considerations.

Cost Solution

$2,589,063.00

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

Description

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

Programming and Planning Considerations

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

Recommendation (high / medium / low priority)

High Priority

Current Asset Management Lifecycle Status



CELL 4 | WESTCLIFF | 0.63KM



Scope

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

Cost Solution

$2,186,925.00

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

Description

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

Programming and Planning Considerations

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

Recommendation (high / medium / low priority)

Medium Priority

Current Asset Management Lifecycle Status



CELL 5 | GREY ROAD GULLY | 0.25KM



Scope

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

Cost Solution

$2,488,833.00

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

Description

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

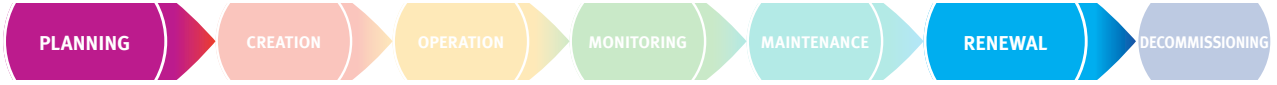
Programming and Planning Considerations

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

Recommendation (high / medium / low priority)

High Priority

Current Asset Management Lifecycle Status



CELL 6 | KURNABINNA GULLY | 0.45KM



Scope

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

Cost Solution

$1,820,293.15

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

Description

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

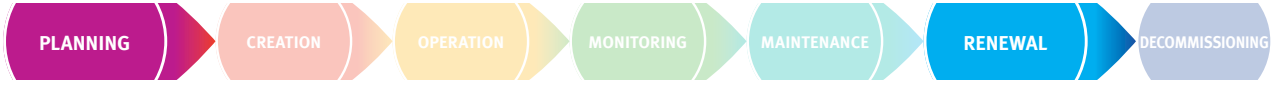
Programming and Planning Considerations

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

Recommendation (high / medium / low priority)

High Priority

Current Asset Management Lifecycle Status



CELL 7 | FRYER STREET | 0.5KM



Scope

0.5km of shared use trail

Cost Solution

$261,609.50

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

Description

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

Programming and Planning Considerations

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

Recommendation (high / medium / low priority)

Medium Priority

Current Asset Management Lifecycle Status



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



Scope

1.48km of shared use trail

Cost Solution

Not Council owned Land

Description

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

Programming and Planning Considerations

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

Recommendation (high / medium / low priority)

Not Council owned Land

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

Current Asset Management Lifecycle Status



CELL 9 | HERON WAY | 0.4KM



Scope

0.4km of shared use trail

Cost Solution

$875,237.00

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

Description

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

Programming and Planning Considerations

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

Recommendation (high / medium / low priority)

Low Priority

Current Asset Management Lifecycle Status



CELL 10 | FIELD RIVER | 0.85KM



Scope

0.85km of varied trail system

Cost Solution

$572,081.85

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

Description

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

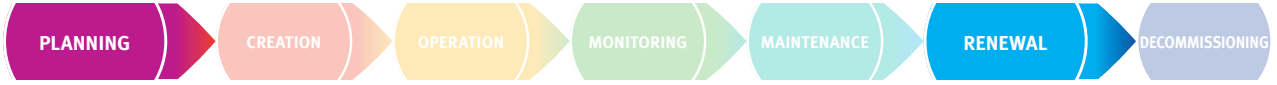
Programming and Planning Considerations

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

Recommendation (high / medium / low priority)

High Priority

Current Asset Management Lifecycle Status



CELL 11 | HALLETT HEADLAND 1.25KM



Scope

0.85km of varied trail system

Cost Solution

$913,967.00

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

Description

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

Programming and Planning Considerations

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

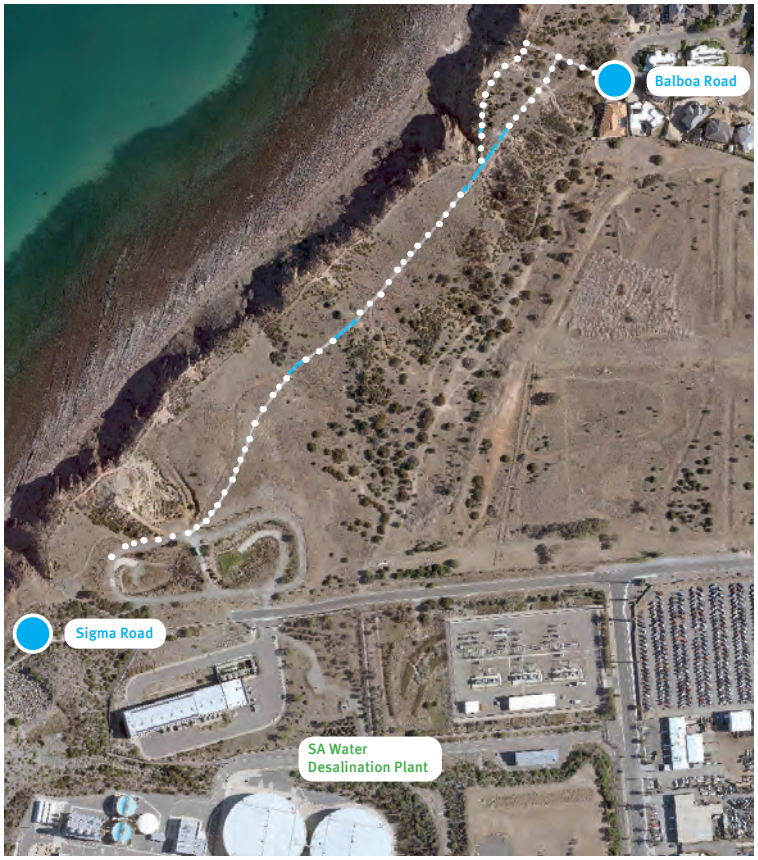
Recommendation (high / medium / low priority)

Low Priority

Current Asset Management Lifecycle Status



CELL 12 | THE ONKAPARINGA LINK | 0.65KM



Scope

0.65km of shared use trail

Cost Solution

$174,737.00

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

Description

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

Programming and Planning Considerations

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

Recommendation (high / medium / low priority)

Low Priority

Current Asset Management Lifecycle Status



DESIGN / STANDARDS AND GUIDELINES

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

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

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

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

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



CITY OF MARION

Coastal Walkway Plan

CONNECT WITH US ONLINE

City of Marion

@CityofMarion

City of Marion

@CityofMarion

City of Marion
245 Sturt Rd
Sturt SA 5047

Tel (08) 8375 6600
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Front Cover Artwork
Title: Coastal Walkway

ARTWORKS, CULTURE AND HERITAGE ASSETS

Your feedback will help shape the development of our Asset Management Plans so that we offer the right levels of service for our assets for the future.

The key questions are:

- **How well do they perform?**
- **Are they delivering our Community Levels of Service?**
- **What can be improved?**



Find out more and provide feedback at
makingmarion.com.au

Comments close on 22 September 2020.

Artworks, culture and heritage assets contribute to the unique identity of the City of Marion, and reflect the development of the community, its diversity and its history.

MAKING MARION MEMORABLE AND ENGAGING

Public art contributes to a sense of place creating a more attractive urban environment which reflects local character, community pride, ownership, sense of place and community identity.

Council collaborates with the Department of Premier and Cabinet's Public Art and Design program to commission high-quality new works of art and design for public places by practising professional South Australian artists.

The City of Marion acknowledges that it is situated on the traditional land of the Kaurna people where public space already carries long-held stories and meaning. When developing public art, Council is sensitive to the on-going cultural significance and stories of the land.

The Council Art Collection comprises purchases and donations of art that are recognised as having lasting value to the City and reflecting the diversity of the community past and present.

WHAT YOU TOLD US

Council uses a range of activities to engage with the community and stakeholders such as Social Media, Community Workshops and Meetings, Education Services, our website and via our Elected Members. Community engagement is underway on our Public Art Guidelines 2020 - 2028.

The Improvement Plan includes an action to investigate the feasibility of adding additional questions to Council's future Community Satisfaction Surveys.

HOW WE HAVE LISTENED

By listening and understanding what is important to you, we have developed Community Levels of Service:

SAFETY	Provide a safe public realm and open space network for enjoyment by members of the public
QUALITY	Provide quality artwork
FUNCTION	Contributes to a sense of place, sensitive to the on-going cultural significance and stories of the land
CAPACITY	Access to Public Art is a feature of the public realm across the City
SUSTAINABILITY	Operational requirements are safely and effectively met, whilst minimising impact on the environment

We will optimise our spending through better asset management to deliver these service levels in the most affordable and efficient way.

This Plan is a first step towards improved asset management for our Artworks Culture and Heritage assets. As such several improvements have been identified.

Future versions of this Plan will be informed by the improvement actions identified.

WHAT WE ARE DELIVERING

Incorporate Public Art in Open Spaces, Community Facilities, Sports and Recreation facilities and Public Infrastructure across the City.

Endorse Public Art Guidelines 2020-28.

Deliver a three-year program to promote the use of stobie poles and utility boxes as a setting for community art within improved streetscapes.

Manage a portfolio of artworks and items of cultural and heritage significance to the Marion community.

Explore options to increase community access to the City of Marion Art Collection.

Add to the collections of public art, visual and multimedia art, and culturally significant artefacts as opportunities arise.

Consider including the Marion Heritage Research Centre Collection within this Asset Management Plan. The collection is of significant historic and cultural importance to the Marion community and is a rich resource for current and future researchers of Marion's history.

ARTWORKS CULTURE AND HERITAGE ASSET MANAGEMENT PLAN

EXECUTIVE SUMMARY

Assets covered by this plan



Public Art	- Gross replacement cost	$1.23M
Portable Art Collection	- Fair value	$0.16M
Band Instruments	- Gross replacement cost	$0.33M

Uncertain asset data

What it will cost over the 10-year planning period



Planning and Creation	$0.375M
Operations and Maintenance	$0.130M
Renewal	$0.000M
Total	$0.505M

The Marion Heritage Research Centre collection is not included within this Plan

Levels of Service



- Provide a safe public realm and open space network for enjoyment by members of the public
- Provide quality artwork
- Contributes to a sense of place, sensitive to the on-going cultural significance and stories of the land.
- Regular upkeep of artworks in accordance with specific guidelines established in consultation with the works' originators

Funding levels are sufficient to continue to provide identified Community Levels of Service

Risk Management



Controls are in place to manage risks

Funding levels are sufficient to continue to manage risks in the medium term

Future Demands managed through ongoing monitoring



- Community Expectations
- Demand for quality open space and public realm
- Assuming care and control of Public Art incorporated in State Government-initiated infrastructure

Improvement Plan



- Endorse Public Art Guidelines
- Consider including the Marion Heritage Research Centre Collection within this Asset Management Plan
- Improve documentation of procedures for ongoing management of Artworks, Culture and Heritage assets

DRAFT Artworks, Culture and Heritage Asset Management Plan 2020 - 2030

CITY OF MARION



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DATA SOURCES

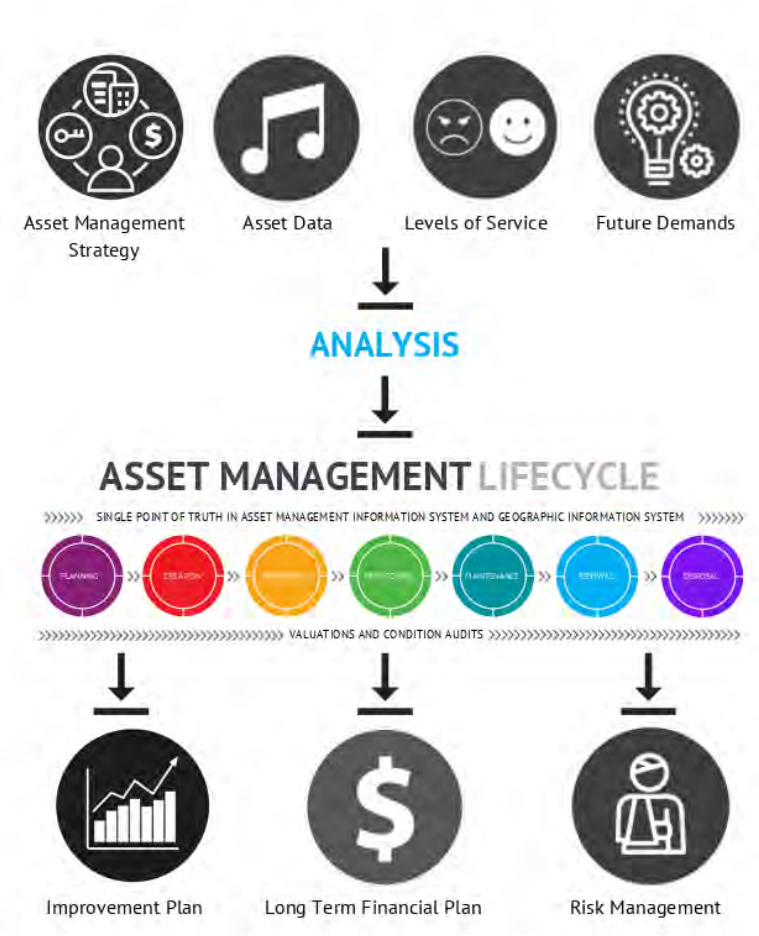
JLL Council Valuation Data 2018
CoM Draft Public Art Guidelines 2020-2028

REFERENCES

IPWEA, 2008, 'NAMS.PLUS Asset Management', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/namsplus.

IPWEA, 2015, 2nd edn., 'Australian Infrastructure Financial Management Manual', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/AIFMM.

IPWEA, 2015, 3rd edn. 'International Infrastructure Management Manual', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/IIMM



1 - INTRODUCTION

What is this plan about?

The City of Marion is custodian of a portfolio of artworks and items of cultural and heritage significance to the Marion community. This group of assets contribute to the unique identity of the City of Marion, and reflect the development of the community, its diversity and its history.

This comprises the following categories of items:

- Fixed public art
- Visual, sculptural and multimedia artworks (portable)
- Cultural items relating to the role of Mayor
- Cultural items owned by Council for the use of Community Organisations (e.g. Band Instruments)
- Cultural and heritage items of significance to the community donated for archiving and research (Marion Heritage Research Collection)



Hallett Cove One Million Years, Cove Civic Centre
Artists: Stephen Whittington, Margit Bruenner, Sebastian Tomczak, 2015
Photo: City of Marion



e.v.a., Morphettville Park Sports and Community Centre
Artist: Michael Kutschbach, 2020
Photo: S. Noonan

What is asset management?

Asset management is about how assets are “looked after”, both on a day-to-day basis (maintenance, monitoring and operation) and in the medium-to-long term (planning, creation, renewal and disposal).

What will we do?

A significant part of Council’s annual spend is devoted to the repair, maintenance and upgrade of the assets which deliver safe and sustainable services to the community. Council will continue to invest in these assets as cost effectively as possible whilst considering beneficial advancements in technology.

This plan has been aligned with Council’s Asset Management Policy (2018) and Asset Management Strategy (2019). Any upgrades or new asset expenditure will require Council prioritisation.

Council recognises that climate change is likely to affect asset life and functionality. We are exploring what we can do to make artworks, culture and heritage assets more environmentally sustainable and resilient to climate change.

What can you do?

Better understanding of community needs can help us improve user experience, attract more users and provide services more efficiently.

Council will be pleased to consider your thoughts on the issues raised in this plan and suggestions on how we may change or reduce the mix of services to ensure that the appropriate level of service can be provided to the community within available funding.

2 - EXECUTIVE SUMMARY

ARTWORKS CULTURE AND HERITAGE ASSET MANAGEMENT PLAN — EXECUTIVE SUMMARY

Assets covered by this plan

Public Art	- Gross replacement cost	$1.23M
Portable Art Collection	- Fair value	$0.16M
Band Instruments	- Gross replacement cost	$0.33M
Uncertain asset data		

What it will cost over the 10-year planning period

Planning and Creation	$0.375M
Operations and Maintenance	$0.130M
Renewal	$0.000M
Total	$0.505M

The Marion Heritage Research Centre collection is not included within this Plan

Levels of Service

- Provide a safe public realm and open space network for enjoyment by members of the public
- Provide quality artwork
- Contributes to a sense of place, sensitive to the on-going cultural significance and stories of the land.
- Regular upkeep of artworks in accordance with specific guidelines established in consultation with the works' originators

Funding levels are sufficient to continue to provide identified Community Levels of Service

Risk Management

Controls are in place to manage risks

Funding levels are sufficient to continue to manage risks in the medium term

Future Demands managed through ongoing monitoring

- Community Expectations
- Demand for quality open space and public realm
- Assuming care and control of Public Art incorporated in State Government-initiated infrastructure

Improvement Plan

- Endorse Public Art Guidelines
- Consider including the Marion Heritage Research Centre Collection within this Asset Management Plan
- Improve documentation of procedures for ongoing management of Artworks, Culture and Heritage assets

3 - WHY WE NEED A PLAN

"Good asset management is critical for a high performing Council. Investing in People, Data, Process and Systems enables effective and informed decision-making and optimises community outcomes" Brendon Lyons, Unit Manager Asset Solutions



The Asset Management Framework aligns Council's asset portfolio to meet the service delivery needs of our community.

Council's purpose is:

To improve our residents' quality of life; continuously, smartly and efficiently

The City of Marion Asset Management vision is:

To maintain our assets to agreed levels of service which maximise community value throughout an asset's life

Supported by four Strategic Objectives:

1. **MAXIMISE COMMUNITY VALUE**
2. **DELIVER AGREED LEVELS OF SERVICE**
3. **INFORMED DECISION MAKING**
4. **OPTIMALLY MANAGED**

This Asset Management Plan reflects and responds to change It is based on the format recommended in Section 4.2.6 of the *International Infrastructure Management Manual* (IPWEA 2015).

This plan is driven by the priorities of Council's Strategic Plan, the Asset Management Policy and Asset Management Strategy. It is funded by the Long Term Financial Plan and Annual Business Plan.

The effectiveness of this Asset Management Plan is measured annually through the following key performance indicators:

KEY PERFORMANCE INDICATOR
Asset Renewal Funding Ratio Calculated by measuring capital expenditure on renewal and replacement of assets relative to the Infrastructure and Asset Management Plan required expenditure. This indicates whether Council is renewing or replacing existing non-financial assets in accordance with its future Asset Management renewal requirements
Asset Management Maturity Assessment Assessed against the Institute of Public Works Engineering Australasia (IPWEA) National Asset Management Strategy (NAMS) targets. The maturity scale builds from 1 - Aware to 3 - Core Maturity to 5 - Advanced Maturity

4 - WHAT ASSETS WE HAVE

Assets exist to meet community needs and support the delivery of services to the service levels adopted by Council. This group of assets contribute to the unique identity of the City of Marion, and reflect the development of the community, its diversity and its history.

The City of Marion Community Vision 2040 describes a shared vision of a city that is liveable, valuing nature, engaged, innovative, prosperous and connected. Public art contributes to this vision and can make a city memorable, stimulating and engaging, thus attracting visitors and locals alike.

Public art contributes to a sense of place and it is often an indicator of a thriving cultural environment. Art in public places can be chanced upon by accident, enriches our everyday experience, and can be accessed free as a shared experience in public places.

The City of Marion acknowledges that it is situated on the traditional land of the Kaurna people. As such it acknowledges that public space already carries long-held stories and meaning. When developing public art, Council is sensitive to the on-going cultural significance and stories of the land.

The Artworks, Culture and Heritage assets in their current form are listed as follows:

Service Provided	Asset Category	Location	Quantity
Public Art	Individual works	Open space and public realm	137
Art collection (portable)	Individual works	245 Sturt Road and other core Council facilities	273
Band Instruments	Individual Instruments	Marion City Band	172
Mayoral robes	Set of Mayoral robes	245 Sturt Road	1
Gifted items	Marion Heritage Research Centre Collection	Marion Heritage Research Centre 245 Sturt Road	Not included

Improvements to the ongoing management of these assets are included in the Improvement Plan.

Detailed documentation of these assets is recorded on a collection of lists namely:

- Spreadsheet record of public artworks,
- Database record for the art collection (artworks housed in the council buildings),
- Spreadsheet record list the ceremonial artefacts (Mayoral regalia)
- Spreadsheet list of musical instruments that are purchased for the Marion City Band that Council owns and insures
- Catalogue record of the Marion Heritage Research Centre

These lists have been used to create a repository of Asset Register data on Artworks, Culture and Heritage which is held in the ‘Single Point of Truth dataset awaiting transition to a new asset management data system.

Public Art

Public art may be:

- Permanent and long lasting (usually a minimum of 15 years) using durable material
- Temporary, remaining for a fixed and specified time. Some of these art works are considered as assets, depending on their durability, for the purpose of this Plan.
- Ephemeral, in place for a very brief span or using non-durable materials, performative arts, projections or sound. These artworks are not considered as assets for the purpose of this Plan.

Public art can be stand alone and iconic or integrated into the public realm, architectural projects (both inside and outside), streetscapes, walking and cycling trails, playgrounds and reserves. It can also be:

- Site specific - designed specifically for and responsive to, a particular site in regard to scale, material, form, and concept
- Commemorative - acknowledging a specific event or person important to the local community, tell the history of place or connection to country
- Functional - art or design elements integrated into the built or natural environment with a practical purpose such as seating, lighting, furniture, bollards, signage, rubbish bins, landscaping elements, etc. Inside buildings, these elements could include building foyers or reception desks, window treatments, door handles, flooring, signage, lighting, furniture, or façade treatments

The majority of the Public Art Portfolio is installed on Council land. From time to time Council assumes the care and control of Public Art developed by public authorities and installed in other public infrastructure such as major roads and rail infrastructure by agreement with the originating public authority. Current examples include the Darlington Interchange public art (still in construction), Marion Railway Station artwork and the Ascot Park Railway Station mural.

Public Art is also commissioned by Council as part of infrastructure projects on land owned by public authorities for which Council assumes maintenance and control under agreement. Current examples include Mike Turtur Bikeway works: Chain figures, Badges on Poles and Which Way, and Tram top 6 Poetry signage project.

Art Collection

The Council Art Collection comprises purchases and donations of art that are recognised as having lasting value to the City and reflecting the diversity of the community past and present.

The Marion City Band has a five-year agreement with Council (July 2018 to end June 2023), with an annual subsidy of $35,209 (increased by CPI annually as per agreement). The subsidy is to be used for the day-to-day administration of the Band and represents Council's contribution to the periodic maintenance and replacement of instruments and uniforms.

The Art Collection is held in Council's operating premises and stored items kept in secure storage. The management of this collection would benefit from establishment of Collection Guidelines.

Band Instruments

The Marion City Band Constitution acknowledges that the City of Marion retains ownership of the musical instruments purchased by the Band and therefore the City of Marion will continue to maintain insurance cover for the instruments.

The Band instruments of the Marion City Band are owned by the City of Marion. These are on long term loan to the Band. Changes to the instrument collection are considered on advice from the Band leadership. Improvements to the ongoing management of this collection are included in the Improvement Plan.

Gifted Items

The Marion Heritage Research Collection is accommodated within the Marion Heritage Research Centre at 245 Sturt Road, Sturt.
The collection contains over 8,000 catalogued items, including:

- Books relating to heritage both current to out-of-print,
- Historical data sets
- A full set of the South Australian births, deaths and marriage registrations.
- Archived photographs
- Archived paper records
- Historic maps, plans and ephemera
- A few Special Collections, including the Phelps Collection and the Old Council Equipment Collection.

Donations and acquisitions are subject to a Collection Policy. The digitisation of the collection is ongoing. The collection is not subject to valuation unless specific items are deemed to have particular market value.

Although most of the Marion Heritage Research Centre collection items may not have great commercial value, they are of significant importance to the Marion community for their historic and cultural value as evidence and as a rich resource for current and future researchers of Marion's history.

Improvements to the documentation of ongoing management of this collection are included in the Improvement Plan.

Data Quality

Currency and accuracy of asset data is critical to effective asset and financial management. Data confidence is classified on a 5-level scale:

Confidence Grade	Data Confidence	Description
A	Highly reliable data	• Based on sound records, procedures, investigations and analysis • Documented accurately • Agreed as the best method of assessment • Dataset is complete and estimated to be accurate ± 2%
B	Reliable data	• Based on sound records, procedures, investigations and analysis • Documented properly but has minor shortcomings • For example, some data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation • Dataset is complete and estimated to be accurate ± 10%
C	Uncertain data	• Either based on sound records, procedures, investigations and analysis which is incomplete or unsupported • Or extrapolated from a limited sample for which grade A or B data are available • Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated ± 25%
D	Very uncertain data	• Based on unconfirmed verbal reports and/or cursory inspections and analysis • Dataset may not be fully complete, and most data is estimated or extrapolated. • Accuracy ± 40%
E	Unknown	• Unknown, as none or very little data held

Data confidence is assessed for asset data used in the preparation of this plan at Level C – Uncertain. Action identified in the Improvement Plan will improve data quality.

All figures in Council's Asset Management Plans are in present value (today's dollars) as a number of factors influence the indexation rates. When incorporating the figures into Council's Long Term Financial Plan, relevant indexations linked to the type of expenditure will be applied.

5 - LEVELS OF SERVICE

Community Levels of Service

Community levels of service are associated with the variety of services provided by Council to our community.

The proposed Levels of Service expected of the Public Art Portfolio are articulated in the draft Public Art Guidelines and associated process maps. These Guidelines include:

- Benefits and Values of Public Art
- Strategic Alignments
- Types of Public Art
- Siting of Public Art
- Development and Commissioning Process
- Themes
- Life Cycle procedures
- Maintenance and Repair of Damaged Artwork
- Removal
- Relocation

	Community Level of Service	Achieved By
Safety	Provide a safe public realm and open space network for enjoyment by members of the public.	Artwork risk assessed to ensure it is safe for community use.
Quality	Provide quality artwork.	Assets are managed and maintained to best practice industry standards and legislation requirements.
Function	Contributes to a sense of place. Sensitive to the on-going cultural significance and stories of the land.	Provide sufficient assets to meet levels of service Maintaining and referring to the draft Public Art Guidelines. Undertake network and asset analysis to determine where or if a service is required.
Capacity	Access to Public Art is a feature of the public realm across the City.	Assets are designed to cater for current demand Incorporating Public Art in Open Spaces, Community Facilities and Sports and Recreation facilities across the City. Encouraging Public Art to be incorporated in other public infrastructure servicing the City as outlined in the Public Art Guidelines. Assess the asset utilisation and determine if asset requires upgrade or disposal.
Sustainability	Operational requirements are safely and effectively met, whilst minimising impact on the environment.	Environmental performance is considered when commissioning new artworks.

Artwork, Culture and Heritage assets support Council to deliver services to the community. Council uses a range of activities to engage with the community and stakeholders on these services. The Improvement Plan includes an action to investigate the feasibility of adding additional questions to Council's future Community Satisfaction Surveys.

Technical Levels of Service

This determines the allocation of resources to service activities to best achieve the desired community outcomes and demonstrate effective performance throughout an asset's lifecycle. Council manages and operates assets at the agreed levels of service while managing whole-of-life costs to ensure the best value for resources used.

The following table demonstrates how community levels of service are supported by the assets covered under this Asset Management Plan.

Technical Level of Service	Achieved By
Planning to enrich the public realm experience for current and future generations.	A planned and sustainable process of adding to the collections of public art, visual and multimedia art, and culturally significant artefacts as opportunities arise.
Creation of the asset subject strict accessioning procedure maximising the community value and the sustainability of the permanent collections.	Public Art Assets created in keeping with the draft Public Art Guidelines. Art Collection – received through donation or acquisition, collection rotated. Preparation of Collection guidelines recommended Heritage Collection- subject to Collection Policy Band Instruments determined by the needs of the Band(s) and condition of instrument collection.
Operation of an asset in the manner it was designed to be used for.	Regular upkeep of public artworks in accordance with specific guidelines established in consultation with the works' originators Art collection held in secured premises, or secure storage Heritage Collection: Subject to Collection Policy Band Instruments utilised only by registered members of the Marion City Bands
Monitoring condition, utilisation and recording asset downtime.	Level 1 Inspection – Regular (period depending on the vulnerability of particular assets) Band instruments as reported by Band committee. Explore options to increase community access to City of Marion Art Collection
Maintenance of assets in line with originator's requirements.	Scheduled maintenance of public artworks in accordance with specific guideline, processes and procedures established in consultation with the works' originators. Immediate attention when. risks to structural or artefact integrity become evident. Art Collection: held in secure locations, repairs by appropriately qualified practitioners if damaged Heritage Collection: Subject to Collection Policy Band Instruments maintained by Band committee.
Renewal in accordance with optimum replacement timing principles based on whole of life costs.	Consideration of renewal where repair, damage or deterioration is impractical, along with other alternatives as per the Public Art Guidelines.
Disposal /Removal A work of art may need to be removed from public display for a range of reasons including if restoration is impractical, changes to surroundings impact the work or relevance to the community changes.	Public Art: Removal/ disposal procedures outlined in the draft Public Art Guidelines. Art Collection: Rare but in future to be subject to Collection Guidelines Heritage Collection: Subject to Collection Policy noting that digitisation may allow for ongoing record to be maintained. Band Instruments utilised for their life. Used for teaching or sold and funds utilised for purchase of replacement instruments.

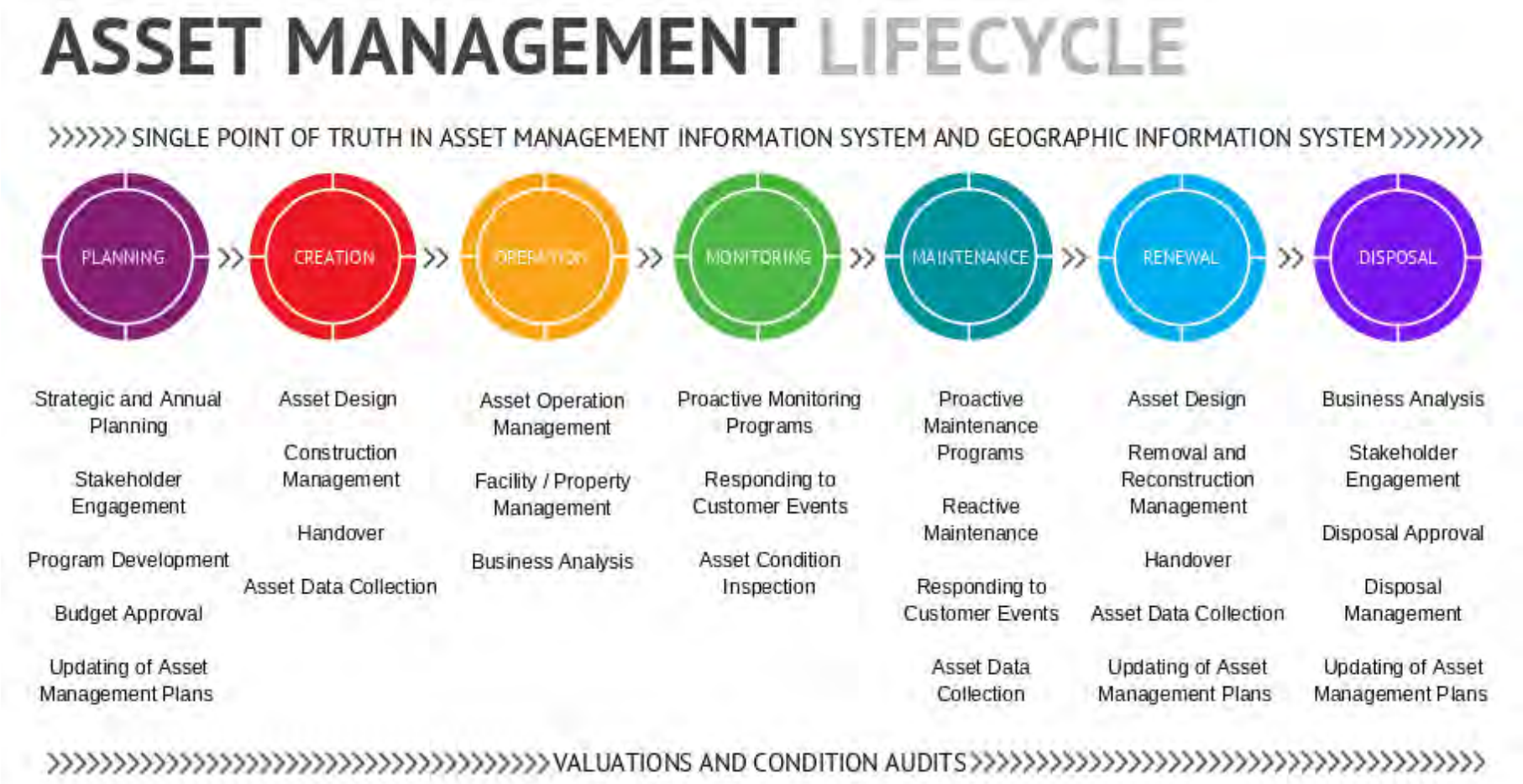
Legislative Requirements

Council considers the following legislative framework in the management of Artwork, Culture and Heritage assets.

Legislation	Requirement
Aboriginal Heritage Act 1988	Provides for the protection and preservation of Aboriginal heritage and includes legislation governing the discovery, acquisition, damage or sale of sites, objects, or remains of Aboriginal significance
Australian Accounting Standards	Sets out the financial reporting standards relating to the (re)valuation and depreciation of infrastructure assets
Development Act 1993	Sets development and building approval and requirements to control stormwater from developments
Disability Discrimination Act 1992, Disability Inclusion Act 2018 and other relevant disability legislation	Sets the standard for accessibility to eliminate, as far as possible, discrimination against persons on the grounds of disability
Environmental Protection Act 1993	Provides guidelines for protection of the environment; establishes the Environment Protection Authority and defines its functions and powers, amongst other purposes
Local Government Act 1999	Sets out the role, purpose, responsibilities and powers of local governments including the preparation of a Long-Term Financial Plan supported by infrastructure and asset management plans for sustainable service delivery
Local Government (Financial Management and Rating) Amendment Act 2005	Provides impetus for the development of a Strategic Management Plan, comprising an Asset Management Plan and Long-Term Financial Plan
Native Vegetation Act 1991	Provides incentives and assistance to landowners in relation to the preservation and enhancement of native vegetation; it controls the clearance of native vegetation amongst other powers
Work Health and Safety Act 2012 (SA)	Provides guidelines for protection of the health, safety and welfare of persons at work

6 - HOW WE PROVIDE THE SERVICE

In simplest terms, asset management is about how assets are 'looked after', both on a day-to-day basis (operation, monitoring and maintenance) and in the medium-to-long term (planning, creation, renewal and disposal).

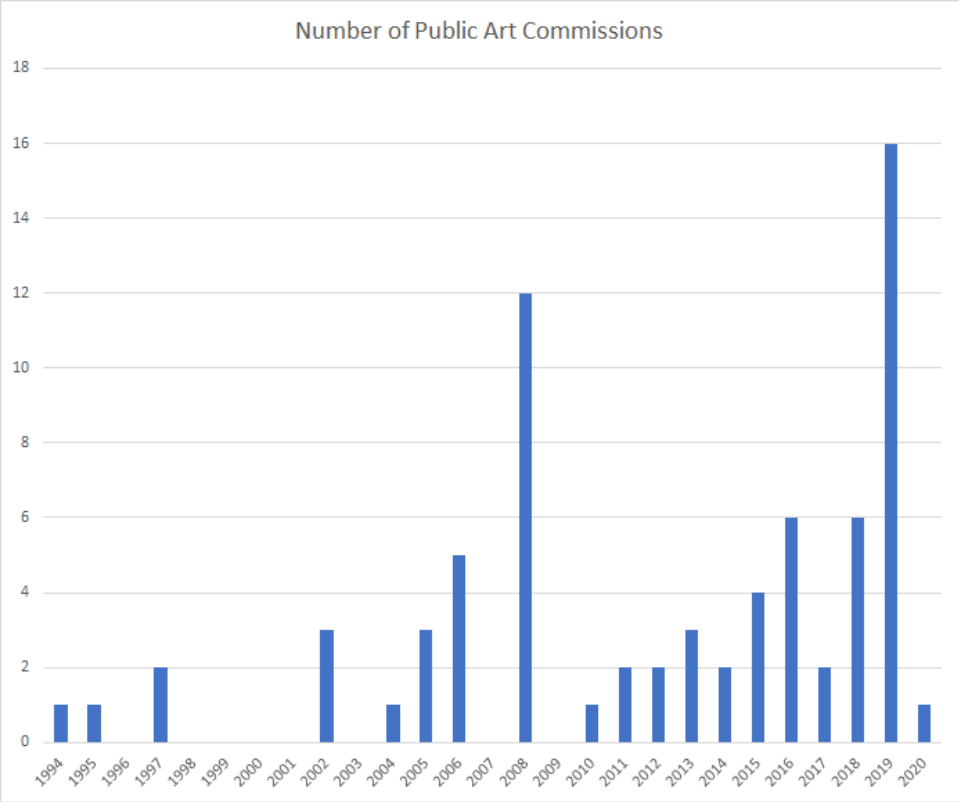


ASSET PLANNING AND CREATION

When specifying asset requirements, Council seeks to balance a range of factors including:

- Safety requirements by applying the hierarchy of hazard controls to designs to ensure hazards are eliminated, or where that is not reasonably practicable, are effectively controlled.
- Operational needs and functional requirements and where possible seek to identify innovation that may provide for greater level of efficiency or effectiveness in undertaking council's services or reduce risk of downtime.

Factors that impact on our environment or where the environment may impact on the function or lifecycle of the asset



Public artwork is generally developed as part of a new development, streetscape, reserve etc. Artwork is also developed in partnership with third parties such as DPTI road or DPTI rail.

There will be times that the artwork is also developed to express community issues, identity etc. or as part of a community art project and could range from permanent to temporary or ephemeral.

Some public murals are undertaken by the Art of Respect program.

The graph shows the pattern of Public Art commissions in Marion over the last 25 years:

Council is currently working on public artworks for Oaklands Connections, Mitchell Park Sports and Community Centre redevelopment (one work integral to the fabric of the building and one as a community arts project for inclusion in the building), Flinders Link culvert, Darlington Upgrade Redevelopment (with DPTI). Public art has also been included in the plans for some upcoming reserves.

In addition, Council have endorsed a three-year program to promote the use of stobie poles and utility boxes as a setting for community art within improved streetscapes. A budget of $15,000 per annum has been allocated to this initiative. A one-off budget of $40,000 has been approved by Council for the 2020/ 2021 financial year to develop public art along the Sturt River Linear Park.

Council collaborates with the Department of Premier and Cabinet (DPC), Public Art and Design program which supports the commissioning of high-quality new works of art and design for public places by practising professional South Australian artists.

This program offers supplementary funding in three categories:

- Project Seed Funding
- Commission Support Funding
- Major Commission Funding (one per year for the State).

Council has an ongoing budget of $25,000 p.a. which supports the Public Art planning and creation process. This includes identifying opportunities for the incorporation of public art in capital projects and preparing appropriate documentation in support of external funding bids. Where appropriate Public Art included in the budgets of capital projects.

In addition to Public Art, Council allocates an annual budget of $4,000 for the acquisition of items for the portable art collection. Acquisitions are made when items of particular significance to the City become available.



Little Marion Skipping, Marion
Artist: Gerry McMahon, 2008
Photo: Sam Oster

Asset Planning and Creation Forward Program (external resourcing only)

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Public Art	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
Stobie Pole Utility Box Community Art Initiative	$15,000	$15,000	$15,000	$0	$0	$0	$0	$0	$0	$0
Sturt River Linear Park Artworks	$40,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
Art Collection Acquisitions	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000
Total	**$84,000**	**$44,000**	**$44,000**	**$29,000**	**$29,000**	**$29,000**	**$29,000**	**$29,000**	**$29,000**	**$29,000**

Future Demands

Political, economic, social, technological, legal, environmental and relationship drivers that may impact future service delivery and use of assets are monitored via Council's environmental scan and corporate risk register.

Council recognises that climate change is likely to affect asset life and functionality. We are exploring what we can do to build asset resilience in response to climate impacts such as less rainfall overall, more frequent and intense rainfall events, increased frequency and intensity of bushfires, increased temperatures, more frequent and intense heatwaves and increased risk of coastal erosion and flooding as a result of sea level rise. Climate change currently has minimal impact on our artwork, culture and heritage assets; however, we will continue to consider climate change impacts within standard asset replacement processes.

The public realm in Marion serves a resident population estimated as at June 2019 of 93,000. It is also accessible to the wider Greater Adelaide population and visitors. The population distribution is currently split at 0-14 years 16.2%, 15-34 years 27.7%, 35 – 64 years 38.8% and 65 years and over 17.3%and is reflecting the general ageing trend in the wider community and is increasing at a rate of 1.23% per annum which is slightly above the rate of increase for Greater Adelaide.

Art in public places is commissioned for several reasons. The benefits to the growing and increasingly diverse Marion community are broad and wide reaching and address many of the themes in the Council Community Vision through:

- Helping to create a more attractive urban environment which reflects local character, community pride, ownership, sense of place and community identity.
- Being commemorative, interpretive, educative, celebratory, illustrative, functional, decorative, conceptual, experimental, innovative, entertaining, playful, or surprising creating and interpreting a range of meaning in the urban environment.
- Complementing natural settings in our public spaces.
- Encouraging opportunities for community involvement and participation through creative and practical skills development.
- Increasing community expression and awareness.
- Assisting the community to express and interpret issues facing them through the research, communication and expression of artists.
- Increasing an appreciation of art more broadly through equitable accessibility.
- Complementing the work of urban design professionals such as architects, landscape architects and urban designers.
- Creating vibrant destinations attracting tourists and visitors to places whilst attracting and retaining talent and trade to the City.
- Influencing or directing how people use or move through a space, including walking, cycling or driving vehicles.

Council has considered the following future demands during development of this Asset Management Plan:

Area	Demand	Impact on services	Demand Management Plan
Political	Political changes, Productivity Commissioner's report and possibility of council amalgamations.	Change in services or service levels.	Continue to liaise with neighbouring Councils.
Social	Changing community demographics, needs and expectations.	Change in services or service levels.	Monitoring community expectations. Communicating service levels and financial capacity with the community to balance asset priorities with what the community is prepared to pay for.
Technological	Being a smart organisation that uses data to drive decision-making.	Ability to deliver services at a higher operational level achieved through use of GPS data. Implementing Internet of Things within facilities, assets and services to understand current demand and identify opportunities to improve service delivery.	Use technology in public art where it enhances community value.
Legal	Legal changes.	Complex legal and compliance requirements.	Established compliance registers. Considered within standard replacement cycle. Decisions made on a range of evaluation criteria.
Environmental	Impacts of climate change.	Change in services or service levels.	Climate Risk Assessments will determine impact on asset useful lives. The City of Marion Carbon Neutral Plan 2020 – 2030 is currently being developed as a roadmap to reduce carbon emissions from Council operations by 2030.
Relationships	Collaboration between neighbouring councils and stakeholders within shared catchments	Improved information and data sharing.	Continue to work with neighbouring councils and share information.
Relationships	Collaboration between Cities of Marion, Charles Sturt and Port Adelaide Enfield.	Ability to deliver services at a higher operational level.	Adopting best practice principles across all three councils to deliver best value. Continue to engage and consult with key stakeholders.
Relationships	Testing of levels of service.	Improve understanding of costs and capacity to maintain current service levels.	Continue to analyse the cost of providing service and the capacity to fund at the required level of service.

ASSET OPERATION, MONITORING AND MAINTENANCE

Council operates, monitors and maintains assets to provide the defined level of service to approved budgets in the most cost-efficient manner. Council has a regular schedule for public art maintenance based on recommendations from the artists. Artists are required to provide an indicative maintenance plan at the concept phase and at the Design Development stage whereby the full maintenance plan is signed off before fabrication and installation.

There is a schedule of works based on the frequency recommended by the artist. A Customer Event System request is raised to the Civil team to undertake this work or in some instances a specialist is contracted to undertake the work.

There is a public art management cost centre of $13,000 per year that covers maintenance of most works. The maintenance of other works included in more recent major projects or reserve developments are included in the maintenance budgets for those places as assets against those projects. These costs are reflected in the Open Space and Buildings and Structures Asset Management Plans.

The Public Art Operations and Maintenance budget may be subject to future cost pressures as new commissions, new community art initiatives and public art in State government infrastructure is completed.

Major repairs are an irregular and infrequent requirement for Council's Public Art collections. Any such Asset Renewal would be subject to Council endorsement following consideration of other options. No assets have been identified for major repairs in this plan.

There are no budgets for operational or maintenance expenses for any of the other asset groups in this Plan.

Asset Operations and Maintenance Forward Program (external resourcing and Civil Field Services only)

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Public Art	$13,000	$13,000	$13,000	$13,000	$13,000	$13,000	$13,000	$13,000	$13,000	$13,000

Condition Data of Public Art works is monitored as follows

- Structural condition recorded by Technical Officer – Asset Systems
- General condition jointly recorded by Field Supervisor Civil Services, Field Supervisor Open Space, and the Public Art and Placemaking Officer (quarterly inspections)
- Risks to Public Safety or the Physical Integrity of Artworks are recorded and acted upon through the Customer Events system

Generally internal resources are used for this activity.

ASSET RENEWAL AND DISPOSAL

Asset renewal is an irregular and infrequent requirement for Council's Public Art collection. Asset Renewal is subject to Council endorsement following consideration of other options as outlined in the Public Art Guidelines and supporting process maps. No assets have been identified for renewal in this plan.

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation. No assets have been identified for disposal for this plan.

A work of art may need to be removed from public display for a range of reasons including:

- if the artwork has deteriorated in its condition to a point where public safety is at risk
- the cost of restoration is more than the original cost of the work
- the cost of ongoing maintenance is prohibitive
- if the conditions of the site impact on the artwork and compromises its integrity
- the artist raises concerns regarding the condition of the work, or if changes to the site affect the artist's original intent or moral rights
- the artwork is no longer relevant to the community
- a finding that the work does not comply with the Public Art Guidelines

Impartial expert advice is sought before removing an artwork. The views of a number of stakeholders are also considered.

7 - RISK MANAGEMENT

Risk management provides a process for the selection of treatment plans and management actions to protect the community against unacceptable risks. Risk assessment identifies credible hazards, the likelihood of the hazard event occurring, the consequences should the event occur, develops a risk rating, evaluates the risk and develops a risk treatment plan for non-acceptable risks

An assessment of risks associated with service delivery from fleet assets, using Council's risk matrix, has identified the hazards that will result in significant loss, 'financial shock' or a reduction in service:

Hazard	Current Controls	Current Rating	Further Actions	Forecast Rating
Future external funding of commissioning of Public Art is not secured.	Scale of commissioning kept within council project resources if required.	Medium	Consider other funding and cost options.	Low
Lack of maintenance allows deterioration of Public Art works.	Consideration of ongoing maintenance needs is made at the commissioning stage. Monitor asset condition and maintain accordingly.	Medium	Increase maintenance levels and consider options to reduce vulnerability.	Low
Inappropriate maintenance activity detracts from original artistic intent and integrity of artwork.	Maintenance guidelines for specific works prepared.	Medium	Adoption and application of Draft Guidelines.	Low
Public Art commissioned inconsistently across the City of Marion.	Community Cultural Development Team involvement at budget establishment and at the initiation of potential Public Art commissioning.	Medium	Adoption and application of Draft Guidelines and process maps.	Low
Extreme weather events damage Public Art assets.	Reduce vulnerability through improved structures where appropriate.	Low	Ongoing monitoring.	Low

Critical assets are those which have a high consequence of failure causing significant loss or reduction of service. Investigative activities, condition inspection programs, maintenance and capital expenditure plans can be targeted at the critical areas. Activities may include increased inspection frequency and higher maintenance intervention levels.

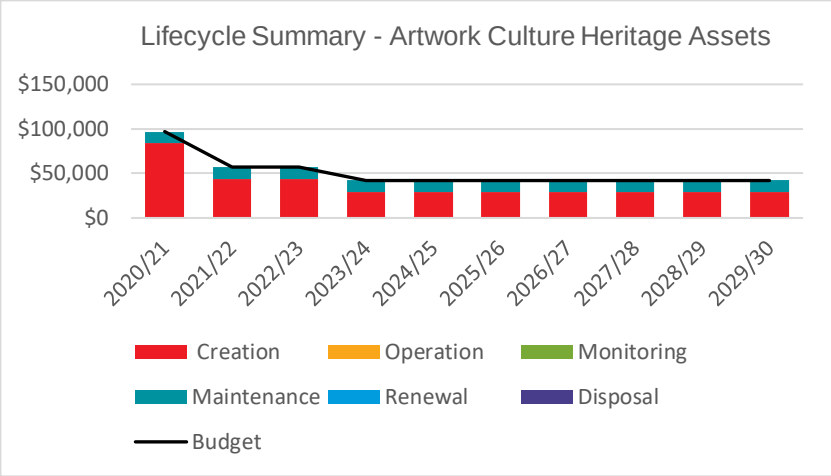
No assets within this plan have been identified as critical.

8 - WHAT IT WILL COST AND HOW WE WILL PAY FOR IT

Financial Statements and Projections

The decisions made in adopting this Plan are based on the objective to achieve the optimum benefits from the available resources.
This section contains the financial requirements resulting from all the information presented in the previous sections of this asset management plan. The financial projections will be improved as further information becomes available on desired levels of service and current and projected future asset performance.

Funding Strategy



This Asset Management Plan identifies the projected operations, maintenance and capital renewal expenditures required to provide an agreed level of service to the community over a 10-year period.

This provides input into 10 year financial and funding plans aimed at providing the required services in a sustainable manner.

All figures in Council's Asset Management Plans are in present value (today's dollars) as a number of factors influence the indexation rates. When incorporating the figures into Council's Long-Term Financial Plan, relevant indexations linked to the type of expenditure will be applied.

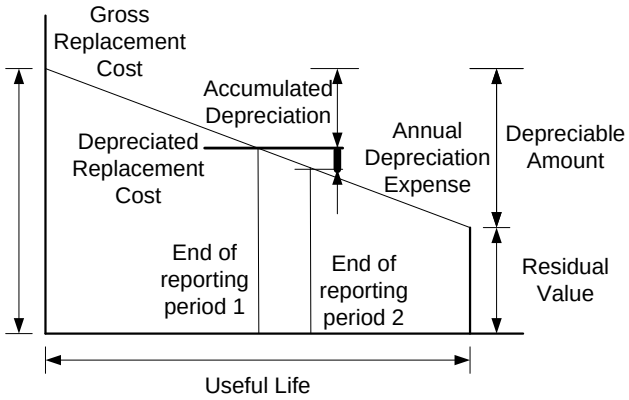
These figures will be revisited with each iteration of the Long-Term Financial Plan.

Lifecycle costs (or whole of life costs) are the average costs that are required to sustain the service levels over the asset life cycle. Lifecycle costs include operations and maintenance expenditure and asset consumption (depreciation expense). The lifecycle cost for the services covered in this Asset Management Plan is **$0.505M** (average operations and maintenance expenditure plus depreciation expense projected over 10 years). The depreciation expense will increase as new public art works come into service increasing the Gross Replacement Cost.

Lifecycle costs can be compared to lifecycle expenditure to give an initial indicator of affordability of projected service levels when considered with age profiles. Lifecycle expenditure includes operations, maintenance and renewal expenditure. Lifecycle expenditure will vary depending on the timing of asset renewals. The lifecycle expenditure over the 10-year planning period is **$0.505M** (average operations and maintenance plus capital renewal budgeted expenditure in LTFP over 10 years).

Valuation Forecasts

The value of assets recorded in the asset register at 30 June 2019 covered by this asset management plan is shown below.



Gross Replacement Cost	**$2.13M**
Depreciable Amount	**$2.13M**
Depreciated Replacement Cost (Written Down Value / Fair Value)	**$1.16M**
Annual Average Asset Consumption	**$0.041M**

Council's useful life of public art is generally at least 40 years. This may vary from 5 to 10 years for murals or 15 to 50 years for large scale artworks depending on the site and project.

Rate of Annual Asset Consumption	**2%** (Depreciation/Depreciable Amount)
Rate of Annual Asset Renewal	**0%** (Capital renewal expenditure/Depreciable amount)

This reflects the fact that these assets are not subject to Capital Renewal

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Public Art was valued in 2018 by Jones Lang LaSalle (JLL). Gross Replacement Cost of Public Art is **$1.23M** and a Fair Value of **$1.07M** with annual depreciation of **$29,945**.

The portable art collection has a Fair Value of **$160,095**. Note: Only six individual assets are above the materiality threshold of $3,000 Fair Value.

Mayoral robes are insured to a value of **$48,900**.

Band Instruments have a Gross Replacement Cost of **$334,220** and a Fair Value of $**89,317** with annual depreciation of **$10,965**.

The table below details the key assumptions made in presenting the information contained in this Asset Management Plan and in preparing forecasts of required operating and capital expenditure and asset values, depreciation expense and carrying amount estimates.

Key Assumptions	Risk of Change to Assumptions
Community level of service expectations remain consistent.	Low
Climate Risk Assessments may impact asset useful lives	Low
Carbon Neutral Plan may impact asset planning and renewal evaluation criteria	Low
No significant changes in legislation.	Low
The materiality threshold is $3,000.	Low
Assets should have a useful life of greater than one year in order for the expenditure to be capitalised and have a value above the Materiality Thresholds described below. Any expenditure considered to be Capital must also pass a materiality test. Materiality levels are set so as not to misstate Financial Statements and to provide a guide whether it is practical from an Administrative perspective that expenditure is capitalised.	Low
Networked/Aggregate Assets - Expenditure can still be capitalised on items that fall below materiality thresholds individually but operate together as a cohesive whole to form a substantial/significant total value. Examples are the Computer Network, Library Books, and Reserve Furniture.	Low
The Long-Term Financial Plan will not change over the planning period.	Low
The new asset management system will be able to capture operations and maintenance costs to better manage the overall expenditure.	Low
Operation and Maintenance costs for new assets will be consistent with the operation and maintenance costs of existing assets.	Low

9 - WHAT WE WILL DO NEXT - IMPROVEMENT PLAN

	Task	Responsibility	Timeline/Frequency
1	Ensure asset handover process is utilised to ensure asset acquisition, upgrade, renewal and disposal is captured and communicated to maintain the Asset Management Information System.	Asset Owner – Manager City Activation	Ongoing
2	Review and revise chart of accounts to facilitate consistent and accurate cost allocation for all asset expenditure aligned with the Asset Management Lifecycle.	Manager Finance	Ongoing
3	Endorse Public Art Guidelines 2020-28	Asset Owner – Manager City Activation	October 2020
4	Investigate options to conduct Climate Risk Assessments for City of Marion assets and the forecast impacts on asset useful lives	Unit Manager Asset Solutions	June 2021
5	Consider the need for the Cultural Heritage Archive (Marion Heritage Research Centre Collection) to be included in the scope of this plan	Asset Owner – Manager Community Connections	June 2021
6	Explore options to increase community access to City of Marion Art Collection	Asset Owner – Manager Community Connections	June 2021
7	Develop targets for Community Levels of Service	Asset Owner – Manager Community Connections	June 2021
8	Investigate feasibility of adding additional questions of Council's future Community Satisfaction Surveys	Unit Manager Asset Solutions	June 2021
9	Ensure all Public Art commissioning is executed in accordance with draft Guidelines	Asset Owner – Manager City Activation	June 2021 then annually
10	Regularly revalue Public Art assets as they are acquired	Asset Owner – Manager City Activation	June 2021 then annually
11	Monitor Operations and Maintenance expenditure on Public Art through Civil Operations, Open Space Operations and Buildings and Property and ensure a consistent approach is applied as per draft Public Art Guidelines	Asset Owner – Manager City Activation	June 2021 then annually
12	Improve condition monitoring of public art through regular inspections by structural engineer (potentially engaging external consultant)	Asset Owner – Manager City Activation	June 2021 then annually
13	Annual review of KPIs and benchmarks aligned to Asset Management Strategy.	Unit Manager Asset Solutions	June 2021 then annually
14	Undertake annual review of Asset Renewal Funding Ratio for asset class to ensure assets are being renewed as they are consumed (Ratio of 1.0)	Unit Manager Statutory Finance and Payroll	June 2021 then annually
15	Update this Asset Management Plan during annual budget planning processes to show any material changes in service levels and/or resources available to provide those services as a result of budget decisions.	Asset Owner – Manager City Activation	November 2021 then annually
16	Improve documentation of procedures for ongoing management of Artworks,Culture and Heritage assets	Asset Owner Manager - Community Connections	December 2021

	Task	Responsibility	Timeline/Frequency
17	Complete the transition of existing asset data into the new Council Asset Management System	Asset Owner – Manager City Activation	June 2022
18	Improve documentation of procedures for ongoing management of Band Instrument collection	Asset Owner Manager-City Activation	June 2023
19	Undertake a full review of this plan in 2024 and thereafter within two years of each Council election or any review to Council's Strategic Plan	Asset Owner – Manager City Activation	November 2024

APPENDIX A: Budgeted Expenditures Accommodated in Long Term Financial Plan

All figures in Council's Asset Management Plans are in present value (today's dollars) as a number of factors influence the indexation rates. When incorporating the figures into Council's Long Term Financial Plan, relevant indexations linked to the type of expenditure will be applied.

Year	Creation	Operation	Monitoring	Maintenance	Renewal	Disposal	TOTAL
2020/21	$84,000	$0	$0	$13,000	$0	$0	**$97,000**
2021/22	$44,000	$0	$0	$13,000	$0	$0	**$57,000**
2022/23	$44,000	$0	$0	$13,000	$0	$0	**$57,000**
2023/24	$29,000	$0	$0	$13,000	$0	$0	**$42,000**
2024/25	$29,000	$0	$0	$13,000	$0	$0	**$42,000**
2025/26	$29,000	$0	$0	$13,000	$0	$0	**$42,000**
2026/27	$29,000	$0	$0	$13,000	$0	$0	**$42,000**
2027/28	$29,000	$0	$0	$13,000	$0	$0	**$42,000**
2028/29	$29,000	$0	$0	$13,000	$0	$0	**$42,000**
2029/30	$29,000	$0	$0	$13,000	$0	$0	**$42,000**
TOTAL	**$375,000**	**$0**	**$0**	**$130,000**	**$0**	**$0**	**$505,000**

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Front Cover Artwork

Title: Dig and Delve

Year: 2018

Created by : Laura Wills and Will Cheesman

Location: Hendrie Street Reserve Inclusive Playground, Park Holme

CITY OF MARION

CORPORATE REPORTS FOR INFORMATION/NOTING

Work Health & Safety - Monthly Performance Report - July 2020

Originating Officer	Unit Manager Risk - Sherie Walczak
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager City Services - Tony Lines
Report Reference	GC200825R16

REPORT OBJECTIVE

The objective of this monthly report is to provide Council with assurance that the City of Marion has effective strategies in place to meet its legal obligations as outlined in the Work Health and Safety Act (SA) 2012, and to monitor Council's core target of a 10% reduction of the Lost Time Injury Frequency Rate (LTIFR) from the previous year.

RECOMMENDATION

That Council:

1. **Notes the report and statistical data contained therein.**

DISCUSSION

Targets and performance indicators have been established in order to measure the continual improvement of the program. Performance against these targets are outlined in **Attachment 1** which are measured in two ways:

- Positive performance indicators (PPI's); and
- Lag performance indicators (LPI's)

Council's KPI is the achievement of a 10% reduction on last year's 6.1 LTIFR, to reach 5.4 or less in 2020-21.

The *rolling* LTIFR, based on internal incident reports, is 7.6 with 5 lost time injuries being recorded over the last twelve months.

The *current* LTIFR, based on LGAWCS (Schemes) claims data, is 0.0 with 1 lost time injury claim being submitted however not yet being accepted. This is also in alignment with the industry comparison LTIFR rate of 0.0.

Key initiatives being implemented in 2020-21 aimed at reducing the LTIFR, including the implementation of the four year HSE 2019-23 Strategic Plan (currently in its second year) and various initiatives based on compliance and key risks.

Attachment

#	Attachment	Type
1	GC200825R - WHS Monthly Performance Report July 2020	PDF File

WHS Monthly Performance Report – July 2020

City of Marion's HSE Vision is that **'We can all make a difference towards achieving zero harm, to people and the environment'.** We are specifically focused on further developing our leadership styles, organisational culture and systems committing to:

- Developing our people to lead the change across the City of Marion
- Embedding a culture of safety and wellbeing as a part of normal business practice
- Continually improving our WHS Management System (WHSMS) and Environmental Management System (EMS) to achieve best practice

Hazard and Near Miss Reports (Internal WHS SkyTrust reporting data)

Historical statistics inform us that when there is a healthy culture of Hazard/Near Miss Reporting, there is a consequential reduction in injuries to Workers. Hazards and Near Misses are reported to date for this financial year and are outlined in Table 1 and can be compared against those reported last financial year which are outlined in Table 2.

➢ **Annual Target Total = 118 hazard and near miss reports during Financial Year 20-21.**

Table 1: Hazard and Near Miss Reports - Financial Year 2020-21

Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Total	Ave
11												**11**	**11**

Table 2: Hazard and Near Miss Reports - Financial Year 2019-20

Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Total	Ave
14	13	10	9	10	9	9	6	7	6	7	12	**112**	**9.3**

Lost Time Injuries Reported (Internal WHS SkyTrust reporting data)

Lost Time Injuries (LTI's) are those injuries where a whole work day or more has been lost due to a workplace injury. LTI's reported to date for this financial year are outlined in Table 3 and can be compared against those reported last financial year which are outlined in Table 4.

Table 3: Number of LTI's per month - Financial Year 2020-21

Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Total
1												**1**

Table 4: Number of LTIs per month - Financial Year 2020-21

Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Total
0	1	0	0	1	0	0	0	0	0	1	1	**4**

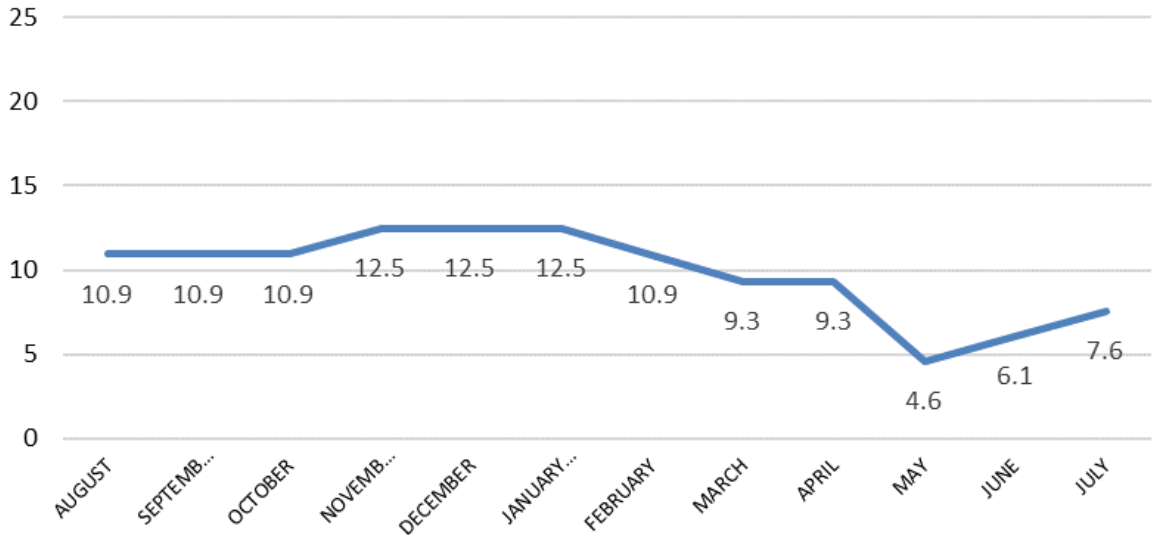
Table 5: Outline of LTIs reported - Financial Year 2019-20

No.	Description of Incident	Mechanism of Injury	Injury Description
1	Experienced left shoulder pain while lifting, dragging & feeding branches into the woodchipper	Muscular stress while lifting, carrying or putting down objects	Sprain to left shoulder

Rolling Lost Time Injury Frequency Rate (Internal WHS SkyTrust reporting data)
Rolling injury frequency rate over a 12 month or greater period is a common monitoring for performance of WHS and Return to Work performance. It continues over financial and calendar years rather than starting from zero so that longer term trends can be observed and appropriate action taken to address upward trends and/or seasonal spikes in injuries..

The rolling LTIFR, outlined with a solid blue line in Figure 1 from internal incident report data, provides analysis of the average LTIFR over the last 12 months.

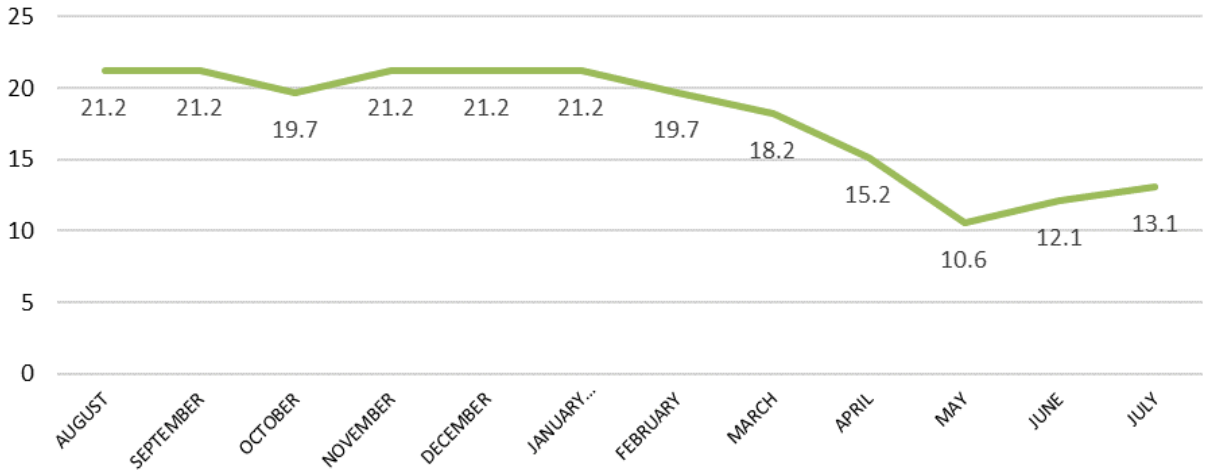
Figure 1: Rolling LTIFR over 12 months



The current rolling LTIFR for the City of Marion is 7.6, which represents a 30% reduction over the previous 12 months.

Rolling Total Recordable Incident Frequency Rate (Internal WHS SkyTrust reporting data)
Total Recordable Incidents include fatalities, LTI's and incidents resulting in the employee receiving medical treatment and/or is certified as only fit to undertake suitable duties. The Rolling Total Recordable Incident Frequency Rate (TRIFR), outlined with a solid green line in Figure 2 from internal incident report data, provides analysis of the average TRIFR over the last 12 months.

Figure 2: Rolling TRIFR over 12 months

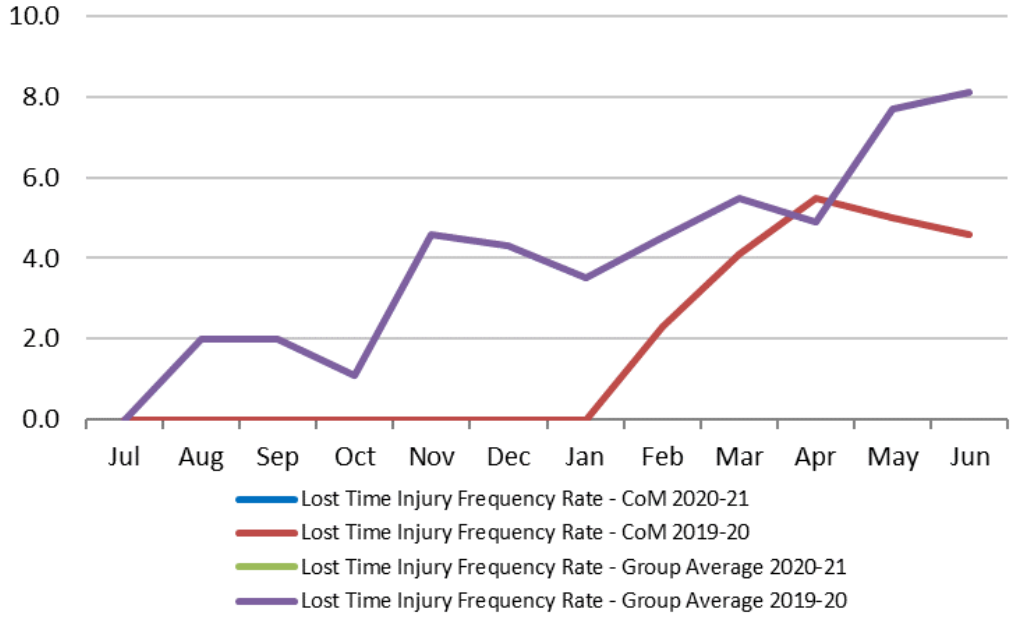


The current 12 month rolling TRIFR for the City of Marion is 13.1 which represents a 38% reduction over the previous 12 months.

Lost Time Injury Frequency Rate (LGAWCS Claims Data)

Lost Time Injury Frequency Rate (LTIFR), is an industry standard tool for measuring LTI's within a given reporting period which enables comparison to other organisations. Council's LTIFR is outlined in Figure 3, from the LGA's Member Portal data once claims have been determined and can be measured and monitored against our industry counterparts being the Group A Councils ([1]GaC).

Figure 3: LTIFR compared against Group A Councils

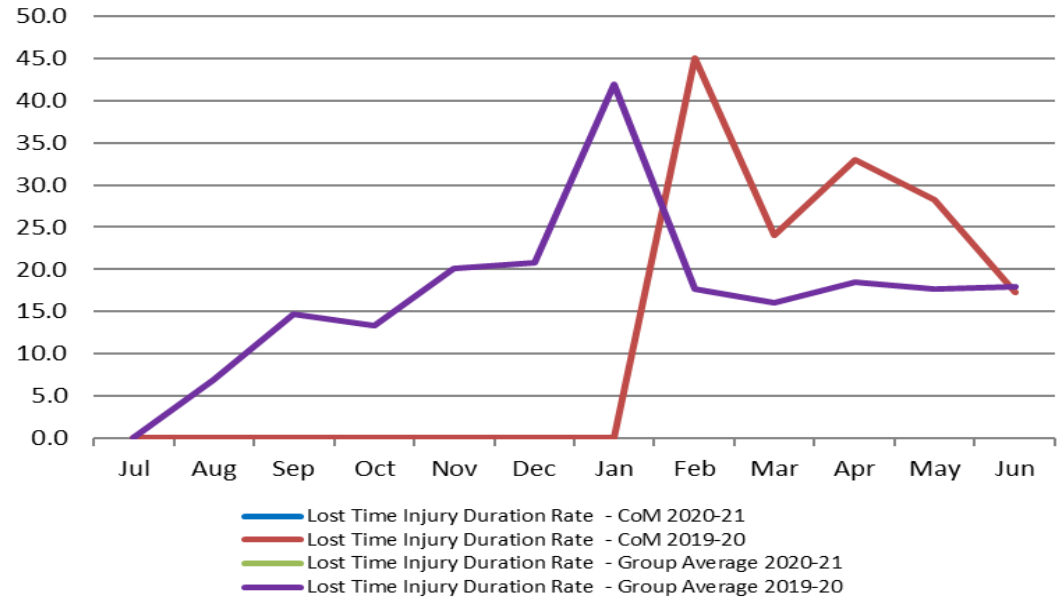


The current LTIFR for the City of Marion (represented in blue) is **zero**, compared to GaCs recording **zero** as no claims have been accepted to date this year.

Lost Time Injury Duration Rate (LGAWCS Claims Data)

The Lost Time Injury Duration Rate (LTIDR), is an industry standard tool for measuring the average days lost from LTI's within a reporting period to enable comparison to other organisations. Council's LTIDR is outlined in Figure 4, data is sourced from the LGA's Member Portal once claims have been determined and can be measured and monitored against our industry counterparts being the GaC.

Figure 4: LTIDR compared against Group A Councils



The current LTIDR for the City of Marion (represented in blue) is **zero**, compared to GaCs recording **zero** as no claims have been accepted to date this year.

1 GaC are metropolitan councils with more than 300 staff (Marion, Adelaide, Charles Sturt, Onkaparinga, Playford, Port Adelaide Enfield, Salisbury and Tee Tree Gully).

CITY OF MARION

Corporate Risk Quarterly Report

Originating Officer	Unit Manager Risk - Sherie Walczak
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager City Services - Tony Lines
Report Reference	GC200825R17

REPORT OBJECTIVE

The purpose of this report is to provide Council with assurance that the City of Marion is committed to managing its corporate risks, and provide information on those risks currently rated as high or above through the provision of the Corporate Risk Quarterly Report.

EXECUTIVE SUMMARY

Council last considered the Corporate Risk Quarterly Report at its meeting on 9 June 2020 (GC200609R10).

Since then, a more comprehensive quarterly review has been undertaken. An overview of the risk review process and methodology is provided in **Attachment 1**.

This review resulted in the Corporate Risk Register now identifying 102 risks, with current risk ratings as follows: 6 high, 70 medium and 26 low. The summary of quarterly review outcomes for the last 12 months illustrates recent movement in our risk exposure as provided in **Attachment 2/Table 1**.

A report outlining the overview of the risk review process methodology and the movement in our risk exposure was provided to the Finance and Audit Committee (FAC) at their meeting on 18 August 2020 (FAC200818R08) where they provided positive feedback.

RECOMMENDATION

That Council:

1. **Notes the report including the risk review process, methodology undertaken and the resulting risk movement.**

BACKGROUND

The Corporate Risk Register is reviewed and reported on a quarterly basis. This quarterly review process is well entrenched in the risk reporting schedule.

The Corporate Risk Register was last reported for Quarter 3 (January to March) 2020 and feedback from the FAC recommended that a comprehensive desktop review of the Corporate Risk Register be undertaken to provide:

- A clearer description of the identified risk.
- A consistent, appropriate and supported transition from Inherent, Current and Forecast risk ratings.
- Confirmation that the documented control framework is current.
- Current treatment plans with a deadline management system in place.

RISK REVIEW PROCESS AND METHODOLOGY

In response to feedback from the FAC, a more intensive review has been undertaken with the relevant SLT members. The review has been undertaken as a desk-top exercise through one on one meetings between the Risk Unit (Risk Coordinator) and the SLT Risk Owner, and where appropriate the relevant Unit Manager. Further detail of the risk review process and methodology is provided in **Attachment 1**.

REVIEW OUTCOMES

As at the end of Quarter 3, January to March 2020, the Corporate Risk Register contained 109 risk records comprising current risk ratings of ***10 High, 78 Medium and 21 Low***. The outcome of the comprehensive desktop review undertaken has resulted in the profile of risk being revised, with a total of 102 risks identified in the Corporate Risk Register with current risk ratings of ***6 High, 70 Medium and 26 Low.*** An overview of the Risk movement resulting from the risk review is provided in **Attachment 2**.

Another outcome is the introduction of a Risk Plan on a Page, in response to the FAC's recommendation for higher level management of those risks currently assessed as outside the City of Marion adopted risk appetite (operationalised as any current risk assessed as High or Extreme). The Risk Plan on a Page will provide greater details on the context of High or Extreme risks and the treatments currently being undertaken, for discussion and monitoring by Risk Working Group.

ENVIRONMENTAL SCANNING

Every quarter, the organisation undertakes an environmental scan using the PESTLER model, focussing on the micro and macro environment. The latest environmental scan suggests areas for continued observation to be:

- Downturn in economic indicators from COVID-19 related restriction measures present the potential for an increase in the rate of financial distress and inability to pay rates.
- The effects of COVID-19 causing mental distress amongst the community, which may lead to an increase in demand on our facilities and services (which may be an opportunity). It may also lead to an increase in aggressive customer interaction and antisocial behaviour in the community.
- COVID-19 has seen a decline in volunteer availability, in part because of our facility close downs, but now also because many of our volunteers are in the ‘at risk’ population group (specifically elderly) and are now reportedly reluctant to return to volunteer duties.
- Increasing rate of Cyber-attack being experienced across all levels of government and within the private sector. ITT continue to be vigilant with required mitigation strategies and communication to employees on matters to heighten awareness.
- Increase in the motivation elements of Fraud & Corruption being both pressure from the situational context and potential opportunity from workarounds enacted quickly to enable our people to work remotely.
- Changes being implemented within the Planning and Development areas with the introduction of new legislation.
- Significant proposed amendments to the Local Government Act 1999 to increase accountability for Elected Members and to streamline processes.

CONCLUSION

The quarterly risk review process, culminating in an updated Corporate Risk Register, provides assurance to the organisation and its stakeholders of an integrated approach to identifying and managing risks. Opportunities for improvement identified during the current review will, when implemented, streamline future reviews and improve reporting of progress updates on further actions.

Attachment

#	Attachment	Type
1	Attachment 1 - Review Process and Methodology as at Q4 2020	PDF File
2	Attachment 2 - Risk Movement as at Q4 2020	PDF File

Risk Review Process & Methodology - Quarter 4 2020 Review

An objective of the City of Marion's Risk Management Policy is to 'implement consistent risk management processes to manage risk and opportunities throughout City of Marion's organisational systems and functions'. The Risk Management Framework outlines the risk management process including the development of a risk register to identify, analyse, evaluate, treat and monitor risk.

Risk Review Process

Risk owners were asked to consider each risk against the strategic and operational deliverables and to ensure an alignment between the two. They were also asked to review the control framework to ensure that the nominated controls were current and mitigated the risks. Initiatives that do not constitute a control have been marked for removal from the register or have been transferred to the further treatment section.

From a process perspective the main areas of focus were:

- A review of each risk for currency and relevance
- An analysis of each risk description to ensure it adequately describes the uncertainty in achieving strategic and operational objectives
- A review of current controls having regard to the identified causes and consequences
- A consideration of the impact of the controls on the identified causes and consequences and of contingency plans should the risk materialise
- A review of further actions and deadline management for their completion
- Consideration of the accuracy of assessed Inherent, Current and Forecast risk ratings in line with revisions made

Leaders were asked to consider the risk description in consideration of the uncertainty to their objectives and then rate the Inherent, Current and Forecast risk with a specific focus on the impact of controls and treatments on the consequence ratings.

Where it was determined that the current risk required further action, Leaders confirmed the proposed treatments, reviewed the delivery time frames and assigned a responsible officer.

This process has produced clearer risk descriptions and a greater alignment of controls to cause/consequence profiles. Managers' report that they have a greater comprehension of the risk they are accountable for and have more confidence that the controls in place are addressing the uncertainty facing their respective services.

Risk Register Revision Methodology

The Corporate Risk Register has been updated with minor and non-material changes. These comprise of 'common amendments' as outlined below. This will continue as an iterative process at each review in line with the principles of the Risk Management standards.

Common amendments

- **Risk Description**
  Risk is described as "the effect of uncertainty on objectives". A number of risk records have been amended so that they more clearly describe the uncertainty that may impact on our objectives. The focus has been on identifying and describing the uncertainty which may impact our operations rather than a generic description of "There is a risk of failure to deliver…. ". This aspect requires ongoing review

- **Controls**
  A control is described as “a measure that maintains and/or modifies a risk" and can include any process, policy, device, practice, or other conditions and/or actions which maintain and/or modify risk. From an organisational perspective where resources are committed to implement the control it is important that we can measure the cost and effectiveness of the initiative. A number of records have been amended to remove reference to initiatives where it was unclear that a formalised and measurable program, process or policy was being applied. Similarly, a number of Controls have been transferred to the treatment column as they are initiatives that are still in planning or implementation.
- **Treatments**
  A treatment can be described as “a specific initiative to maintain or modify risk through the development and establishment of a new control or a project to specifically treat an aspect of the risk”. Treatments should be framed as ‘SMART’ goals, assigned to a specific officer and time constrained. Treatments have been reviewed to seek to include initiatives that are specific, measurable, actionable (in the time frame proposed), reportable and time constrained. Where treatments were prefixed by actions such as “review” or “consider”, SLT members were asked to revise the initiative to reflect the action that will be taken to modify or maintain the risk.

Significant or material changes or revisions are recorded in blue font within the register. An outline of these changes is provided in **Attachment 2**.

Risk Outcomes - Quarter 4 2020 Review

The quarterly movement of risks identified in the Corporate Risk Register is outlined in Table 1 with the high risks being highlighted in red.

Table 1: Quarterly Movement of Corporate Risks

Period:	Qtr 1: Jul to Sept 2019			Qtr 2: Oct to Dec 2019			Qtr 3: Jan to Mar 2020			Qtr 4: Apr to Jun 2020			
[1]Corporate Risk	I	C	T	I	C	T	I	C	F	I	C	T	Overall Impact*
Extreme	20	0	0	20	0	0	20	0	0	26	0	0	↔
High	71	8	0	71	8	0	71	10	0	62	6	0	↓
Medium	18	81	67	18	79	65	18	78	70	14	70	58	↓
Low	0	20	42	0	22	44	0	21	39	0	26	44	↑
Total	109	109	109	109	109	109	109	109	109	102	102	102	
Current High Risk %		7%			7%			9%			6%		

[1]Key: I = Inherent, C = Current, T = Target *Overall impact from Inherent Risk Rating to Target Risk Rating

New Risks Identified

Risk Owners have proposed four new risk records either to bridge an identified gap or as part of a rationalisation of records. Risk records proposed for addition to the Corporate Risk Register are:

Risk Ref	Work Area	Risk Description	Inherent Rating	Current Rating	Rationale
OSR05	City Activation / Open Space	Non-compliant, inappropriate and/or ineffective systems and processes for the planning and delivery of open space and recreation capital projects	High	Low	Risk record to rationalize OSR01, OSR02 and OSR03
LPR04	City Property / Leasing	Breach of tenure agreement arising out of the ineffective management of third-party use (leasing, Licensing, hiring) of council land or property assets	High	Low	New risk record to address tenancy risk
MCC02	City Property / Marion Cultural Centre	Failure to appropriately manage high risk activities by staff (such as working from heights/platforms, work with hoists and gantry systems, low visibility work environment, electrical systems etc)	Extreme	Medium	New risk to manage high risk activities at MCC by staff
MCC03	City Property / Marion Cultural Centre	Failure to appropriately manage high risk activities by contractors (such as provision of technicians, plant servicing and maintenance, stage and set construction) by contractors	Extreme	Medium	New risk to manage high risk activities at MCC by contractors

Proposed deletion of risk records

Risk Owners have proposed to remove eleven risk records due to obsolescence or rationalization of records:

Risk Ref	Risk Description	Rationale
ASY01	Lack of strategic positioning for the future management of assets	proposed for deletion as risk controls in ASY02 are cover this uncertainty
FIN03	Non-compliant, inappropriate and/or ineffective systems and processes for financial services across the CoM community	Proposed deletion of FIN03 as FIN04 covers cause/consequence and control framework addresses uncertainty
OSR01	Failure to deliver planned strategic objectives in addition to new high-level projects	new risk OSR05 to replace OSR01, OSR02, OSR03. This aligns risk records to City Activation projects and focusses on Project planning and development (OSR05) and Project construction (OSR04)
OSR02	Failure to maximise collaboration opportunities for CoM	
OSR03	Non-compliant, inappropriate, ineffective and/or substandard delivery of Open Space Planning initiatives	
CAC06	Inappropriate and/or ineffective systems and processes for the development of city activation for the CoM community	Record proposed for deletion as it is substantially captured in the risk and controls identified in CAC03
INN02	Lack of measurable and demonstrable outcomes from the service review program	Record proposed for deletion as Service Reviews have been suspended until after the Digital Transformation project has been implemented
COM03	Inability to identify, respond and manage key emerging external risks and issues	Risk Records COMM02 and COM04 cover this record
OSU03	Failure to appropriately manage relationships with internal/external stakeholders	management of stakeholder relationships is a core component of operations and there is no overt risk impacting on service delivery which is not already managed through existing policies and procedures. Record not required as a discrete risk record

OSP06	Lost opportunity or inability to create, renew, manage and maintain Open Space assets (Reserves, Play Spaces & Streetscapes etc)	Implementation of the 10yr open space plan removes the uncertainty around the delivery of open space facility projects. The plan also allows appropriate programming and maintenance planning
LIB05	Non compliant, inappropriate and/or ineffective customer service processes deliver a sub-standard customer experience	Record proposed for deletion as risk (including corporate controls) is being incorporated into LIB01

Risk records scheduled for further review

The desktop review has identified several risks where it is recommended that a more comprehensive review be undertaken. This has arisen where a risk owner seeks more detailed input from their teams and other stakeholders to better inform the risk assessment and proposed management strategy. The specific risk records scheduled for further review include:

Risk Ref	Risk Description	Rationale
GOV12	The records management system/process is inadequate to support the business	Mgr CG has identified that that there are two distinct risks in this space and has directed further engagement with the TL Records management to better detail the risk and management strategy
INN01	Failure to innovate to meet the changing needs of the City of Marion residents/demographics	This service represents a new addition to the Mgr CE portfolio. Accordingly the Mgr CE seeks input from the key staff and stakeholders before updating this risk record.
DSE09	Adverse public health incident arising out of a failure to deliver effective and timely Health & Safety services for the Community	Time constraints have not permitted a comprehensive review of these risks (being 4 of the 12 risks aligned to this service) . Time has been scheduled with the Mgr DRS to undertake a review prior to the end of the current quarter
DSE10	Lack of integrity in data, systems and support processes to enable accurate record keeping and enforcement	
DSE11	Failure to meet the legislative requirements of the Dog And Cat Management Act	
DSE12	Failure to provide legislated building services due to increased workloads ie: influx of private sector referrals due changes in industry's Professional Indemnity cover	
STR01	Failure to deliver key strategic outcomes, manage emerging issues and pursue new opportunities	Mgr CG seeks further stakeholder engagement before updating these risks
STR02	Failure of operational business planning (ABP&B & Work Area Plans) leading to gaps in service provision	
STR03	Absent, out dated and/or ineffective public policies, procedures & processes to support delivery of key strategic outcomes	

Further, given the significant changes proposed with the Digital Transformation program it is recommended that a more comprehensive review of ICT risk be undertaken.

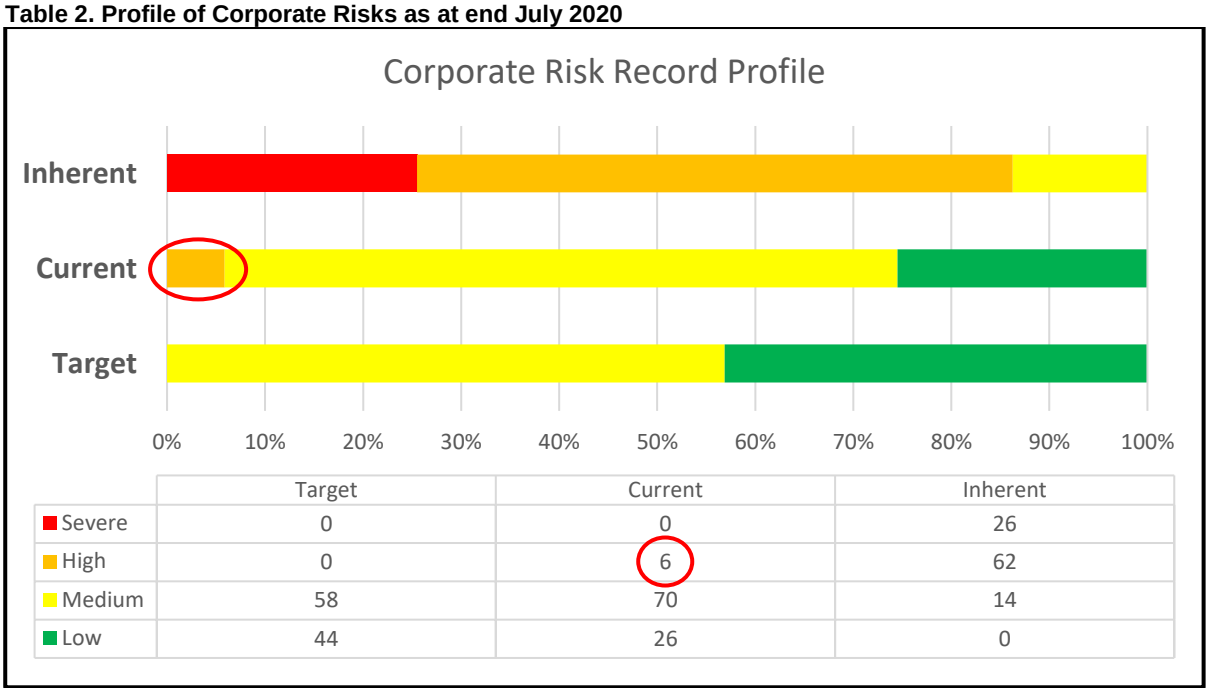
Current High Risks

Council's Risk Appetite, as outlined in the Risk Management Framework, is "*The City of Marion is committed to the achievement of its strategic objectives and 'improving our residents' quality of life; continuously, smartly and efficiently'. It acknowledges that it must take and accept risk to gain benefit. In so doing, it also accepts that failures and setbacks may occur. The Council therefore has a risk appetite, which is HIGH for pursuing opportunities to become more innovative in the delivery of our services and creating partnerships, which benefit our community through increased active participation in our services and facilities. The City of Marion expects that its people conduct themselves with integrity, respectfully strive for achievement and aim for continuous delivery of services. It has a MEDIUM risk appetite for activities that may impact on our role as a significant contributor within the community and a LOW risk appetite for legislative non-compliance or practices and behaviours that could reasonably be expected to harm the organisation, its people or the environment.*"

Although the Risk Appetite outlines varying tolerance levels for specific risk criteria, the reporting structure outlined in the Risk Management Framework requires that risks with a current risk rating of extreme or high are to be reported to the Risk Working Group and therefore, to Council via its Finance and Audit Committee.

The current profile of risks identified through the Corporate Risk Register is outlined in Table 2 with the high risks being circled in red. There is also an alternative profile provided in Table 2.1 for discussion with the FAC for preferred table moving forward.

Table 2. Profile of Corporate Risks as at end July 2020



	Target	Current	Inherent
Severe	0	0	26
High	0	6	62
Medium	58	70	14
Low	44	26	0

Table 2.1 Alternate Profile of Corporate Risks as at end July 2020

	Insignificant	Minor	Moderate	Major	Severe
Almost Certain	0	0	0	0	0
Likely	0	1	2	0	0
Possible	0	2	10	3	1
Unlikely	0	13	23	13	0
Rare	0	0	13	6	15

The last Corporate Risk Quarterly Report, for the period January to March 2020, identified 10 risks that had a current risk rating of High. An outcome of the current Corporate Risk Register review is to propose that the number of High risks be reduced to 6. The risks identified as high last quarter and this quarter is provided in Table 3 which outlines the movement of rating up or down.

Table 3. Evaluation of High Risks in Quarter 4

Risk Ref	Risk Description	Inherent Risk Rating	Current Risk Rating	Mvmnt this Qtr	Ongoing treatments
LPR02	Harm, injury, damage or near miss incident arising out of a failure of CoM contractors to comply with contract conditions and CoM HSE requirements	High	High		1. City Property staff to undertake Procurement & Contractor Management training 2. Establish a contractor management process for Property Maintenance
ITT02	Poor data quality and information governance not supporting informed decision making	Extreme	High		1. Implementation of the ICT Service Review recommendations 2. Embed the Data Governance Framework across the organisation 3. Seek endorsement of Data Governance/Database Administrator to implement and oversee the Data Governance Framework 4. DTP project - data warehouse project
ESU03	Failure to understand, plan and act to respond to the projected impacts of climate change.	Extreme	High		1. Update Review of climate change projections/observations & use of pathways approaches in adaptation planning as part of the Resilient South Regional Implementation Plan review. 2. Develop & implement a Climate Risk Governance program 3. Implement findings of Coastal Climate Adaption Plan 4. Undertake a skills/capability audit & document training gaps in the TNA 5. Implementation of CoM Climate Risk & Governance 2019 Assessment gap analysis recommendations 6. Development of a Carbon Neutral Plan to achieve carbon neutrality by 2030 for Council operations (includes development of ESD Guidelines for Council Buildings) 7. integration of environmental impacts and climate change into AMPs.
GOV02	Break down of Council Administration and Elected Members working relationship, impacting on sound and effective decision making process for the delivery of aligned and strategic business outcomes.	High	High		1. Implementation of LG reforms including introduction and application of revised behavioural standards code 2. Undertake a Council effectiveness survey (Dec 2020)
GOV10	Failure in Council's ability to prevent, prepare, respond to and promote resilience in the community in the event of an emergency ie pandemic (human disease), earthquake, flood, extreme heat, bushfire and terrorism	High	High		1. .Distribute reviewed Corporate Emergency Management Risk Assessment 2. Finalise LGA Council Ready Action Plan 3. Implementation of Ex Rumble's recommendations 4. Implementation of Ex Unite's recommendations 5. Implementation of Ex Swelter's recommendations 6. Implementation of IMT response to COVID19 for staff /EMs and community eg: remote working/communications updates & strategies/community engagement/reduced services 7. Implementation of Commonwealth & State directives re 'Stop the Spread' etc
ITT04	Failure to deliver key corporate initatives/projects as identified by the business	High	High		1. Implement Digital Transformation program management framework 2. Align DT program with CoM change agenda 3. Recruit 2 x Project Managers to DT program 4. Finalise stabilisation of current operating environment for BAU activities
GOV06	Failure of COMs officers to discharge Due Diligence obligations under the WHS Act	Extreme	Medium		Current control framework assessed as effective. No additional resources to further mitigate this risk beyond the implement of existing controls I proposed at this stage
DSE09	Failure to deliver Health & Safety services for the Community (eg: re Food Act, Public Health Act, animals, fire prevention, parking, Local	High	Medium		1. Risk profile was raised in response to the increased demand on CoM teams to respond to undertake and assist with COVID 19 response. Demand for additional resource has abated allowing CoM teams to resume more BAU operations 2. Risk restored to pre COVID assessment

	Nuisance and Litter Control, Local Government Act, Council By-Laws)				Ongoing treatments inlc: 1. Implement IMT actions regarding increased EHO inspections 2. Clarify LG exemptions to the Public Health Act re: legislated requirements to inspect/assess businesses/premises 3. Liaise with People & Culture team to ensure adequate resourcing for increased volume of workload/inspections
ASY02	Failure to strategically manage assets and associated funding, to effectively inform future planning, acquisition, renewal , maintenance, management and disposal	Extreme	Medium		1. Update Asset Management Plans (x 8) - will incorporate reference to Climate Change Adaptation & SMART Cities 2. Review asset condition inspection regime and implement action plan (refer to AM Plans - Improvement plans 3. Finalise 'single point of truth' for all asset data 4. Finalise review and setting of asset service levels 5. Finalise and adopt the City Property Strategic Asset Management Plan 6. Undertake activity level process mapping. 7. Develop & implement ICT Asset Management Information System (AMIS) 8. Implement Asset Mgt Improvement Program (AMIP 3.0) 9. Develop a Key Performance Indicator (KPI) program
PCU05	Ineffective strategic work force planning	High	Medium		1. Further implementation of Workforce Planning Framework 2. Research , report and action best practice models for workplace planning 3. Change management framework 4. Pilot Workforce Planning Process (WFP) with ITT 5. Workforce plan 6. Implement IMT actions for strategic management of CoM workforce following immediate closure of key worksites as a consequence of legislated COVID-19 restrictions
CON03	Failure to manage contractors appropriately to ensure that contractual obligations are met	High	Low		1. Contract Management Internal Audit recommendations 2. WHS KPI Action Plan 2020 Financial/HSE/Bus Cont/Org criteria controls considered adequate to mitigate to a low level Note other work areas report a higher degree of risk with activities involving contractors and contract management

Monitoring of Treatment initiatives.

Risk Owners remain responsible for ensuring the timely delivery of further actions identified to mitigate and manage risk. Progress is being monitored and reported as part of the quarterly review process

To assist Risk Owners the Risk Unit proposes to prepare and issue monthly reports highlighting any overdue treatments and treatments falling due in the current quarter.

Adding Value and Realising Opportunity

Observations from the Risk Coordinator and feedback from the Risk Owners has identified opportunities for further improvement and adding of value, these are outlined in Table 1 and will be implemented as bespoke initiatives in the Risk Strategic Plan 2020-23.

Table 4. Observations and Opportunities for Improvement

Framework component	Observation	Proposed Action
Risk Criteria and consequence tables	The application of the consequence table is not well understood, and the risk criteria being applied to the register is unclear and inconsistently applied	1. Produce a guide for Risk Owners to follow in completing a risk assessment. 2. Formulate and implement a process to clearly identify the risk criteria used to record risk ratings on the CRR 3. Provide a formalised training program for both Risk Owners and all employees.
Control impact on Consequence	The cumulative impact of controls is not being applied to our assessment of consequences. This is most prevalent with risks where the inherent rating is premised on the HSE consequence category and the	1. Formulate a common approach to the assessment of controls on consequence based on the most probable consequences having regard to the control framework.

	most probable consequence is assessed as death or critical injury. This consequence does not change despite controls which serve to mitigate the consequences to the organisation.	2. Consider the range of corporate controls which mitigate adverse corporate consequence (such as Insurance)
Corporate v Operational controls	Inconsistency in the level of controls and treatments that are being recorded in the CRR with some controls being operationally focused. Further there are controls which, whilst potentially maintaining or modifying a risk are not implemented in a formal or consistent manner or which, as recorded, do not drive an action which will modify or maintain a risk rating.	1. Adopt protocols on the type and nature of risk records to be entered into the CRR 2. Adopt and apply a formal process for the addition and/or removal of risk from the CRR
Control Owner	uncertainty around who the control owner is. In some instances the control owner is listed as the officer delegated with responsibility to ensure that the control framework is in place (HSE framework, policy and procedures – WHS coordinator for example) in other the control owner is recorded as the officer directly responsible for ensuring that the control is being implemented in their respective work area.	1. Adopt a formal position on the Control Owner (for example Risk Framework is the responsibility of the UM Risk however each SLT member is responsible to ensure the framework is applied to there are of operation)
Operational Risks	There is an expectation that Work Areas are compiling and managing their respective operational risks but there is no consistent framework or tool kit for Work Areas to undertake this process.	1. Develop and make available risk Management tools, including operational risk registers for individual work areas to allow the identification, recording and management of operational risk and to inform the corporate risk register
Review and Update process	It is unclear what process is undertaken to review and update risk records on a quarterly basis, including how Risk Owners are obtaining progress reports from Treatment owners or how this progress is being recorded and reported	1. Provide a guide to SLT members to follow when updating a risk register 2. Apply a process for the review process including record of the officer undertaking the review and the changes made 3. Provide SLT members with a monthly report on current and due treatment initiatives to inform the quarterly review process
Due Date Management	The CRR does not clearly provide the RWG and Finance and Audit an indication of the status of progress of risk treatment initiatives other than	1. Include a further column in the CRR to provide a high-level progress status indicator for each initiative

CITY OF MARION

Finance Report - July 2020

Originating Officer	Assistant Financial Accountant - Melissa Virgin
Corporate Manager	Manager Finance - Ray Barnwell
General Manager	General Manager Corporate Services - Sorana Dinmore
Report Reference	GC200825R18

REPORT OBJECTIVE

This report provides Council with information relating to the management of financial resources under its control as at July 2020.This report is one of a series of reports designed to assist Council in achieving and maintaining a financially sustainable position. Other reports assisting in this process include the Quarterly Budget Reviews and the LongTerm Financial Plan.

It is considered appropriate that financial information regarding Major Projects be presented on a monthly basis in this report. The principles used for assessment of reportable projects are according to the following criteria:

- Council has agreed to proceed with the project and approved a Section 48 Prudential Report.
- The Whole-of-Life Cost is greater than $4 million dollars (including grant assisted projects).

RECOMMENDATION

That Council:

1. **Receives the report “Finance Report – July 2020”**

GENERAL ANALYSIS

BACKGROUND

This report is presented on a monthly basis to provide Elected Members with key financial information to assist in monitoring Council’s financial performance against budget.

APPENDICES

Appendix 1: Monthly Financial Reporting
Appendix 2: Capital Works Reporting including Major Projects
Appendix 3: Debtors Reports for Sundry Debtors & Rates Debtors

Attachment

#	Attachment	Type
1	Finance Repot_July Appendix 1 pts 1 2 3 4	PDF File
2	Finance Repot_July Appendix 2 pts 1 2	PDF File
3	Finance Repot_July Appendix 3 pts 1 2	PDF File

APPENDIX 1

Funding Statement – Actual versus Budget

The Funding Statement provides a view of Council's financial performance against the approved budget and is consistent with the information provided at budget reviews. It provides a review against all of the elements contained within the Statement of Comprehensive Income and the Statement of Financial Position that are adopted as part of the Annual Budget Report. It details Council's:

Statement of Comprehensive Income -

The operating result is recognised as one of Council's key financial indicators. The budget framework includes a commitment to its ongoing Financial Sustainability maintaining an Operating Surplus Ratio of between 0% and 10%, on average over each five-year period, which for 2020/21 means a targeted operating surplus of between $0 and $9.583m.

Comment: Council currently has a net operating surplus result of $2.669m before capital revenues, against a year to date forecast budget of $1.744m surplus. This position is detailed in the attached Funding Statement and variation notes.

Capital Budget - The Capital Budget is linked to Council's key financial indicator – "Asset Sustainability Ratio" and an actual to budget comparison reflects Council's progress in achieving its Capital program.

Comment: The actual to budget position reveals that 119.68% of the year to date Capital Renewal Budget has been spent.

Loans - The loans component of the Funding Statement identifies any new proposed loan receipts or principal payments. Council's borrowings are included in Council's key financial indicator – "Net Financial Liabilities" which reflects Council's total indebtedness.

Comment: $2.0m of new borrowings are included in the 2020/21 budget and principal repayments of $1.245m, meaning that the overall loan liability balance is forecast to increase by $0.755m to $6.39m at 30 June 2021.

Reserves & Cash - Various fund movements such as surplus budget review results, unspent grants and carryover projects at year end are reflected as transfers to reserves, whilst utilisation of reserve funds are recognised as transfers from reserves.

Cash may be utilised to fund expenditure within the context of Treasury Management to ensure loans are not drawn down where temporary cash holdings are available.

Comment: Councils Reserves are detailed in the below table. Transfer to Reserves of $0.315m and Transfers from Reserves of $14.632m are forecast to occur in 2020/21, and after accounting for amounts quarantined for specific projects or works, there is $2.359m available.

Reserves ($000s)	Asset Sustainability Reserve						Water Reserve - Oaklands Wetland	Open Space Reserve	Grants & Carryover Reserve	TOTAL ALL RESERVES
	Major Infrastructure Failure	General	Other	Major New Projects	CFPP	TOTAL ASR				
Opening Balance	**2,000**	**9,753**	**840**	**1,525**	**3,517**	**17,635**	**613**	**2,055**	**11,295**	**31,598**
Budgeted transfers to reserve	0	0	240	0	19	**259**	40	16	0	**315**
Budgeted transfers from reserve	0	(5,340)	(1,000)	(1,430)	(2,385)	**(10,155)**	0	0	(4,477)	**(14,632)**
Current Budgeted Closing Balance	**2,000**	**4,413**	**80**	**95**	**1,151**	**7,739**	**653**	**2,071**	**6,818**	**17,281**
Quarantined Funds	**(2,000)**	**(5,017)**	**0**	**(70)**	**(1,010)**	**(8,097)**	**(7)**	**0**	**(6,818)**	**(14,922)**
Projected Available Balance	**0**	**(604)**	**80**	**25**	**141**	**(358)**	**646**	**2,071**	**0**	**2,359**

The 2020/21 budget forecasts a net cash surplus of $0.154m.

*CFPP: Community Facilities Partnership Program
*Other includes Walking & Cycling and Energy Efficiency.

Funding Statement
as at 31 July 2020

Original Adopted Budget $'000		YTD Actual $'000	YTD Budget $'000	YTD Variance $'000		Annual Budget $'000	Note
	Operating Revenue						
80,044	**Rates**	6,710	6,723	(13)	U	80,044	
2,161	**Statutory Charges**	118	118	-	-	2,161	
2,278	**User Charges**	124	122	2	F	2,278	
7,824	**Operating Grants & Subsidies**	737	440	297	F	7,824	**A**
755	**Investment Income**	6	13	(7)	U	755	
1,164	**Reimbursements**	36	48	(12)	U	1,164	
1,235	**Other Revenues**	54	63	(9)	U	1,235	
365	**Net gain - Equity Accounted Investments**	-	-	-	-	365	
95,826		**7,785**	**7,527**	**258**	**F**	**95,826**	
	Operating Expenses						
37,973	**Employee Costs**	2,029	2,069	40	F	37,973	
20,848	**Contractual Services**	993	1,785	792	F	20,848	**B**
4,808	**Materials**	151	242	91	F	4,808	
322	**Finance Charges**	-	-	-	-	322	
15,708	**Depreciation**	1,309	1,309	-	-	15,708	
9,478	**Other Expenses**	634	378	(256)	U	9,478	**C**
89,137		**5,116**	**5,783**	**667**	**F**	**89,137**	
6,689	**Operating Surplus/(Deficit) before Capital Revenues**	**2,669**	**1,744**	**925**	**F**	**6,689**	
	Capital Revenue						
8,163	**Capital Grants & Subsidies**	-	-	-	-	8,163	
-	**Contributed Assets**	-	-	-	-	-	
-	**Asset Disposal and Fair Value Adjustment**	-	-	-	-	-	
8,163		**-**	**-**	**-**	**-**	**8,163**	
14,852	**Net Surplus/(Deficit) resulting from operations**	**2,669**	**1,744**	**925**	**F**	**14,852**	
15,708	***add*** **Depreciation**	1,309	1,309	-		15,708	
	add **(Gain)/Loss on Asset Disposal**	-	-	-		-	
(365)	***less*** **Share of Profit Equity Accounted Investments**	-	-	-		(365)	
30,195	**Funding available for Capital Investment**	**3,978**	**3,053**	**925**	**F**	**30,195**	
	Capital						
17,119	***less*** **Capital Expenditure - Renewal**	298	249	(49)	U	15,528	
27,993	***less*** **Capital Expenditure - New**	54	-	(54)	U	29,584	
-	***less*** **Capital - Contributed assets**	-	-	-	-	-	
-	***add*** **Proceeds from Sale of Surplus Assets**	-	-	-	-	-	
(14,917)	**Net funding increase/(decrease)**	**3,626**	**2,804**	**822**	**F**	**(14,917)**	

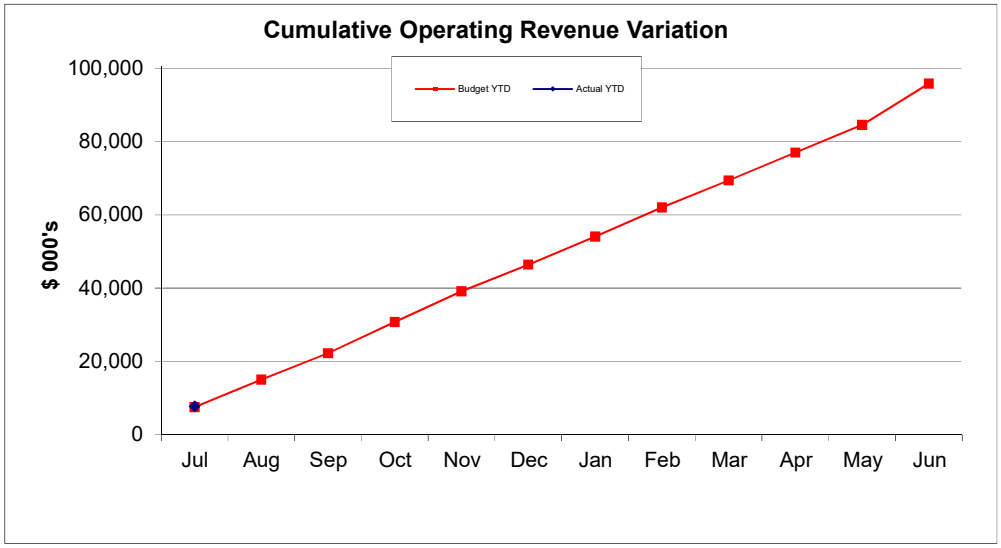
Original Adopted Budget $'000		YTD Actual $'000	YTD Budget $'000	YTD Variance $'000		Annual Budget $'000	Note
	Funded by						
	Loans						
2,000	**Loan Principal Receipts (Net)**	-	-	-		2,000	
-	**Loan Receipts/(Payments) from Sporting Clubs (Net)**	-	-	-		-	
(1,245)	**Loan Principal Repayments**	-	-	-		(1,245)	
755	**Loan Funding (Net)**	**-**	**-**	**-**		**755**	
	Movement in level of cash, investments and accruals						
154	**Cash Surplus/(Deficit) funding requirements**	17,943	17,121	822		154	
(14,317)	**Reserves Net - Transfer to/(Transfer from)**	(14,317)	(14,317)	-		(14,317)	
(14,163)	**Cash/Investments/Accruals Funding**	**3,626**	**2,804**	**822**		**(14,163)**	
14,917	Funding Transactions	**(3,626)**	**(2,804)**	**(822)**	**F**	**14,917**	**D**

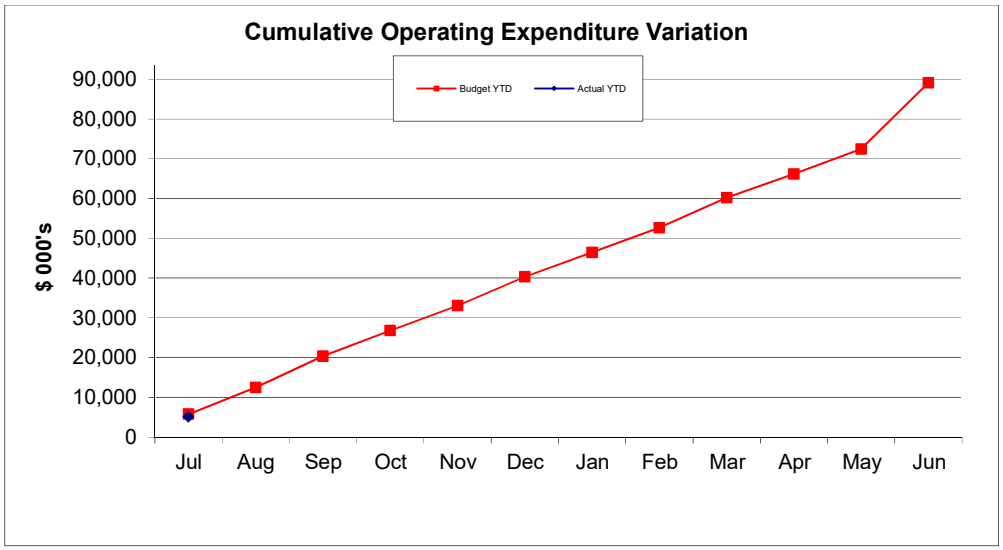
Variation Notes

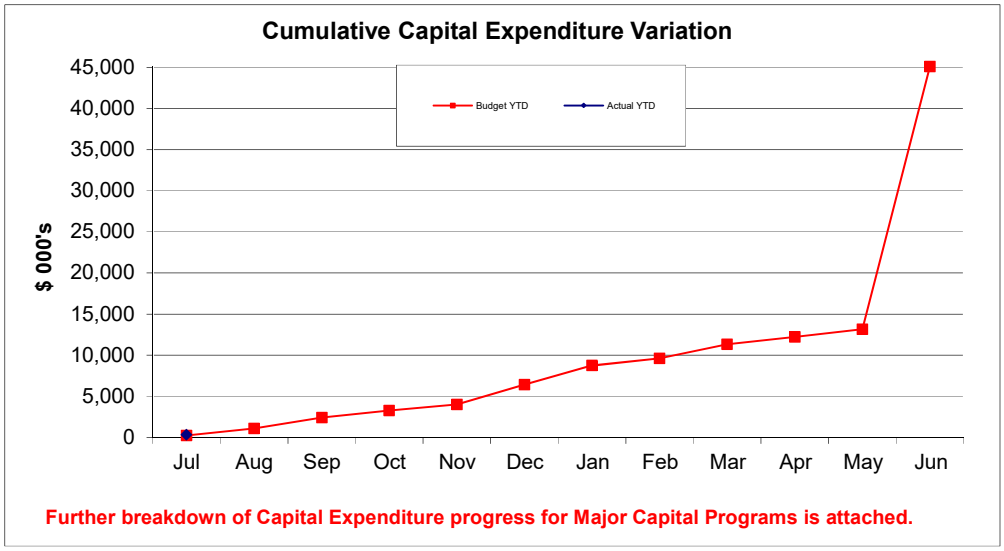
A	**Operating Grants & Subsidies**	**Favourable $297k**	Predominately reflects an unbudgeted grant received for Marion Golf Park Clubroom Upgrade ($200k) and budget-timing for grant received for Family and Community Development ($68k).
B	**Contractors**	**Favourable $792k**	Reflects budget-timing variances with regards to Waste ($350k), Tree Management Framework ($118k), Maintenance Agreements ($70k) and a number of other variances which are individually insignificant.
C	**Other Expenses**	**Unfavourable $256k**	Reflects a number of variances, which are individually insignificant.
D	**Funding Transactions**	**Favourable $822k**	This variance is the sum total of all variances and reflects an increase against council's expected YTD cash position.

The above comments referring to budget timing variations are where some monthly budget estimates are not reflective of the actual expenditure patterns as at the reporting date.

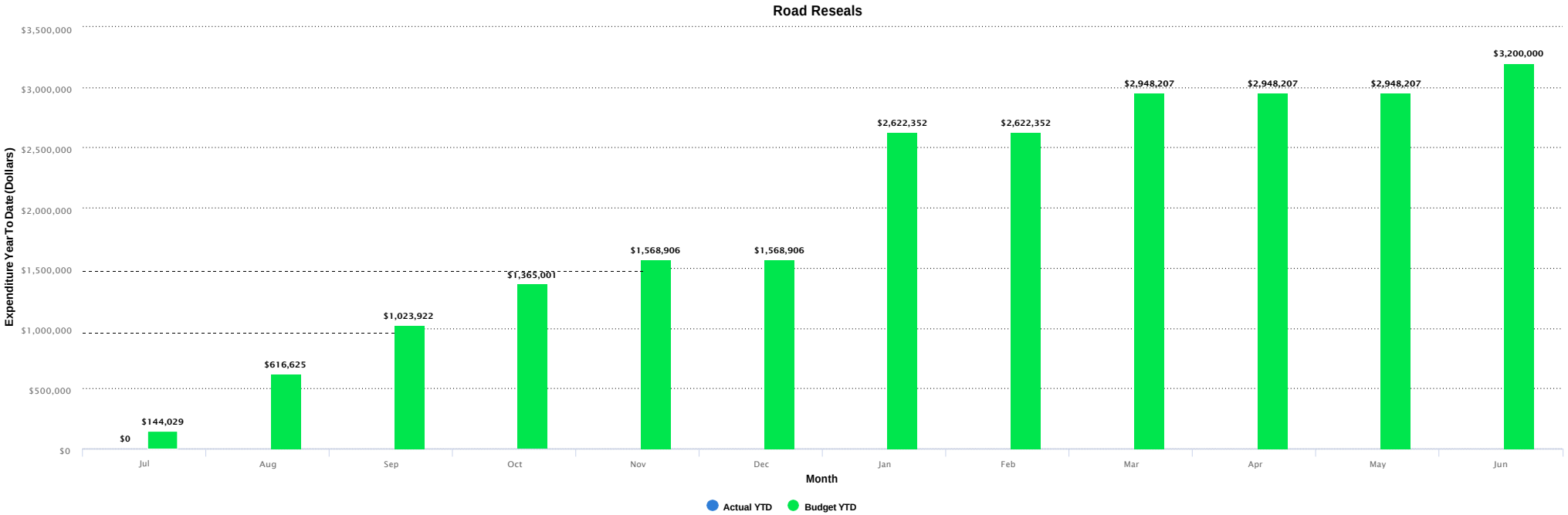
Funding Statement Cumulative Position - 2020/21





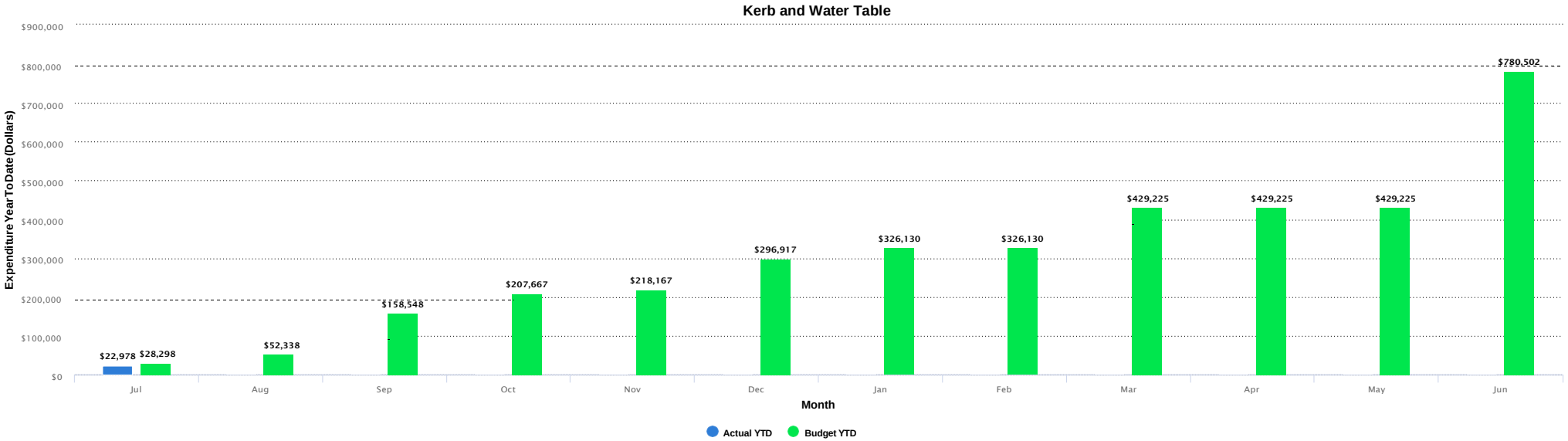


* Major Projects currently timed for June include Sam Willoughby International BMX Facility ($5.7m), Southern Soccer Facility ($6.3m) and Mitchell Park Sports Club ($6.6m).



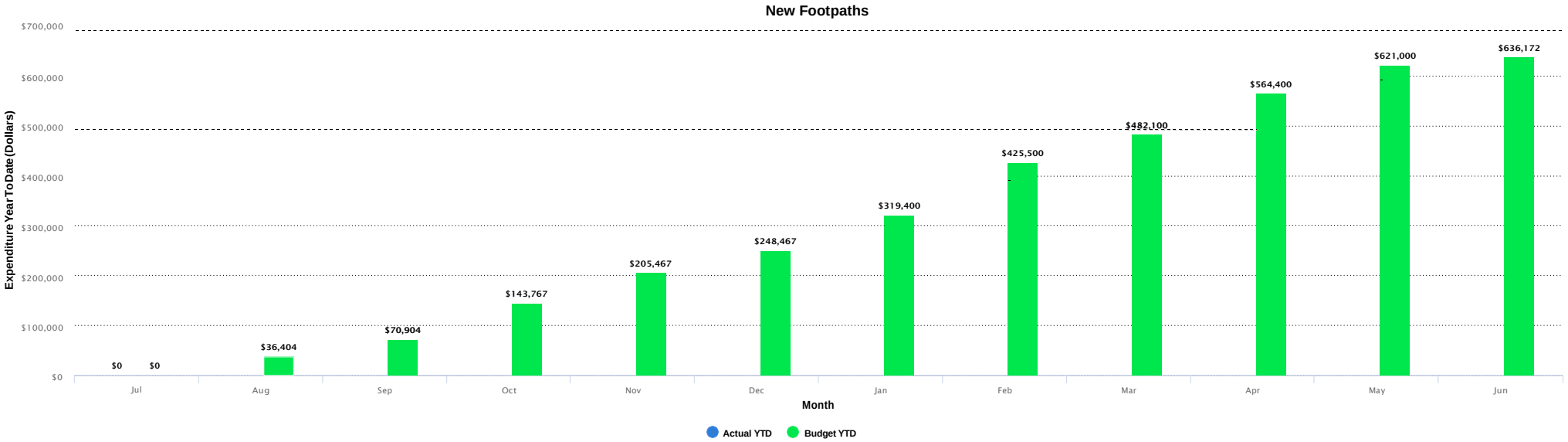
2020/21 Road Reseal Program

Road Reseal program is in progress with 8% complete. Road Rehabilitation program is scheduled to commence in September and Road Rejuvenation program to commence in November.



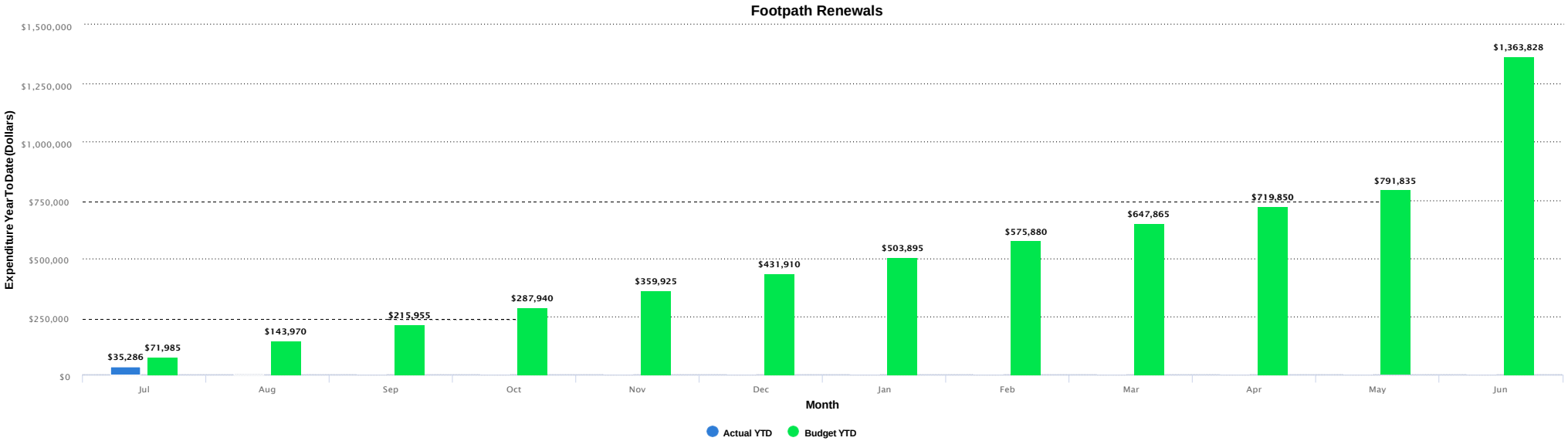
2020/21 Kerb and Water Table

The Kerb and Water program is in progress and on track. The June budget includes $300,000 for the Kerb Ramp program which will be allocated once the assessment of works is complete.



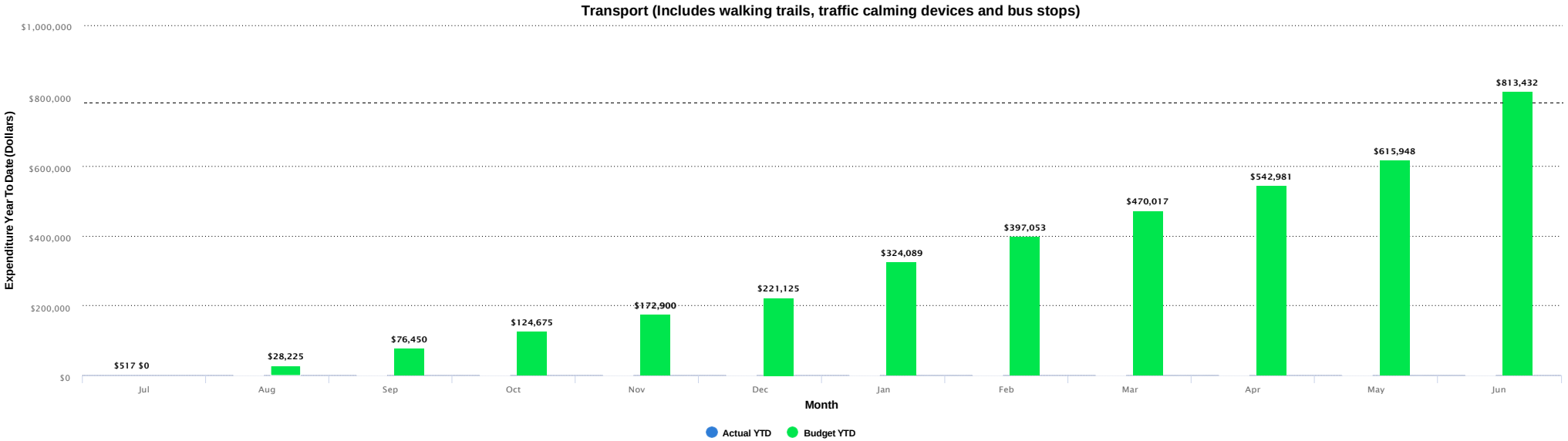
2020/21 New Footpath Construction

The New Footpath Program is scheduled to commence in August.



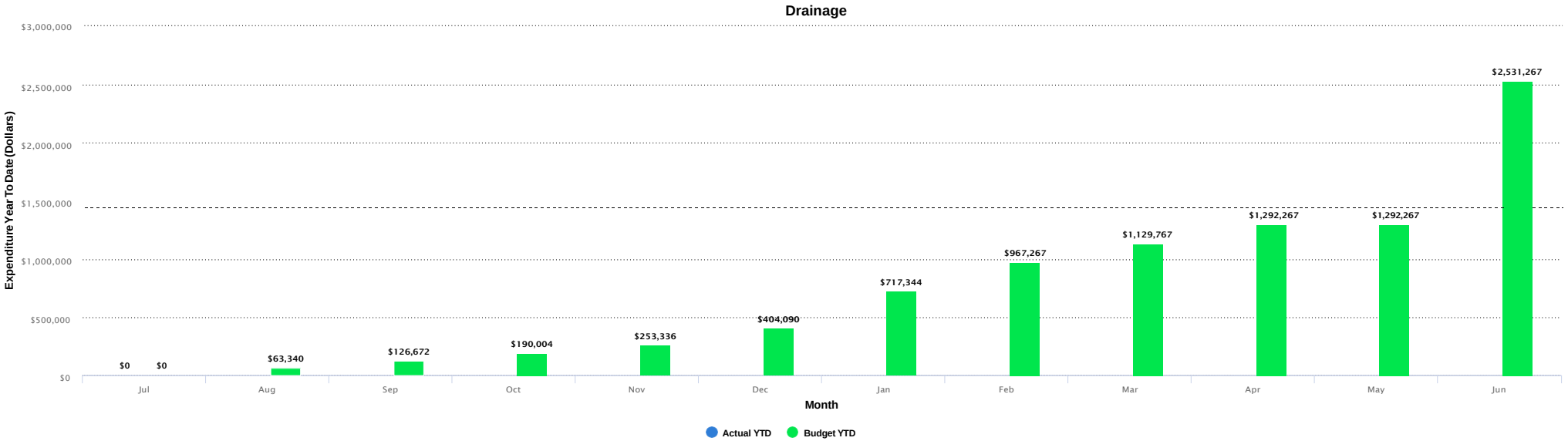
2020/21 Proactive Footpath Construction – 2% complete

Program in progress with 58.6 linear metres (lm) completed out of a 350 lm program. This program is currently off track due to the need to reallocate resources to Footpath Blitz reactive projects.



2020/21 Transport Construction

Program in progress with 17% of Bus Shelters and 93% of Sturt River Linear Park Shared Path complete. Dunrobin Road, Young Street and Lander Road are in the design phase with construction to commence in January. The project scope is being reviewed for Alpha Street, Ayres Court and Ludgate Avenue.



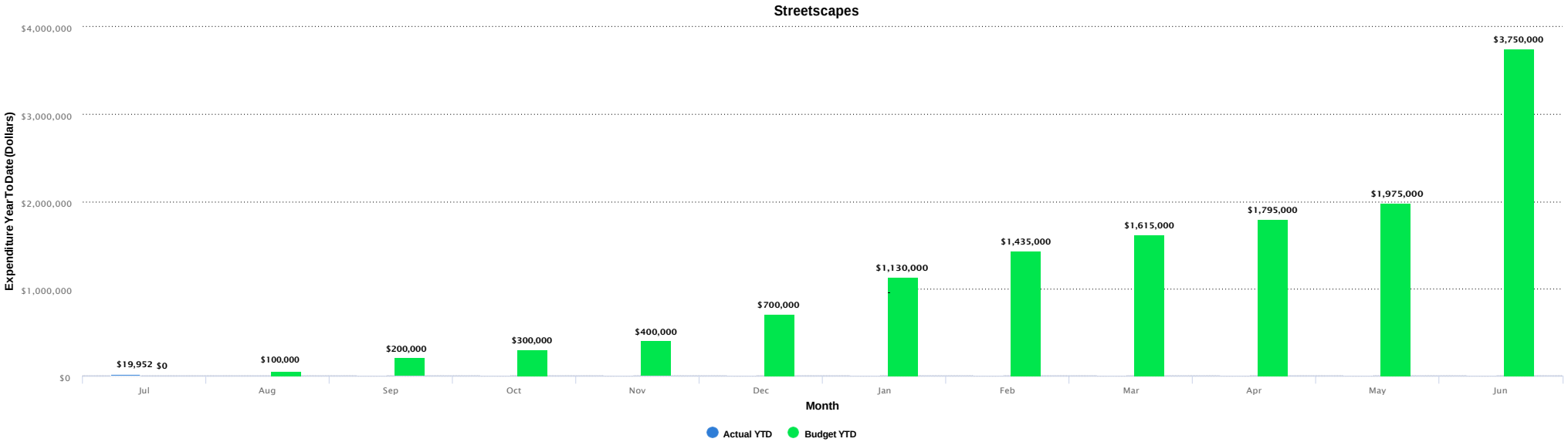
2020/21 Drainage Construction

Designs are complete for Ayre Street, Shaftesbury Lane and Bandon Terrace Reserve and Lynton Avenue and Castle Street. Construction on Ayre Street and Lynton Avenue and Castle Street will commence in September while Shaftesbury Lane and Bandon Terrace Reserve designs will go out to tender in November. Two design options for Lucretia Way Reserve are currently out for community consultation. Construction for Shetland Avenue will commence in September with Coolah to commence upon completion of Shetland Avenue.



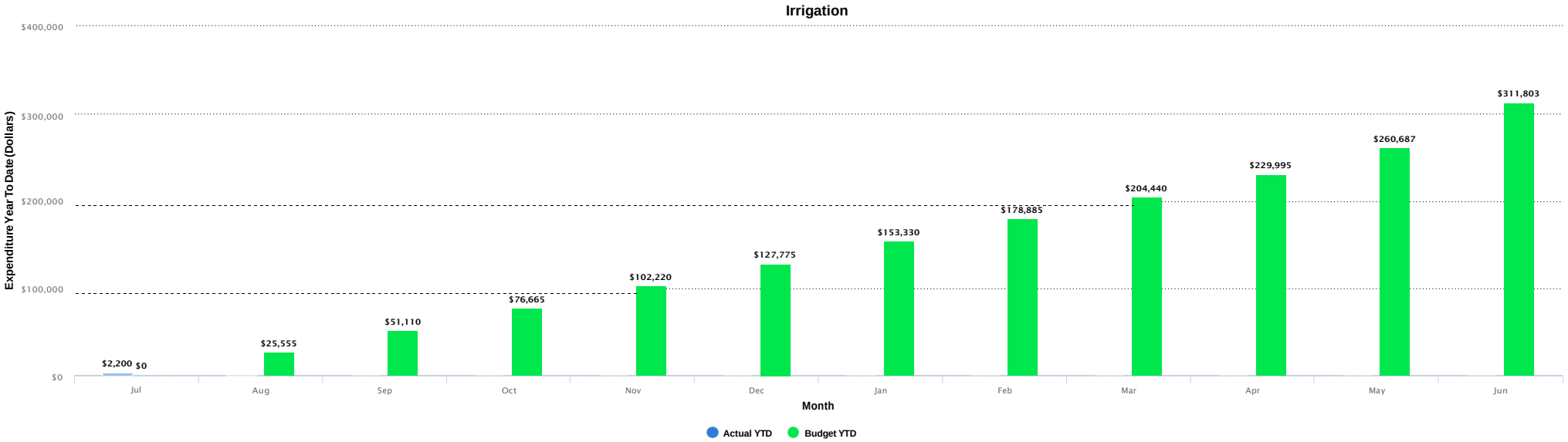
2020/21 Street Tree Program

Program in progress with 1,188 street trees planted against a target of 3,000 for the Street Tree Planting program. For the Reserve Tree Planting program 217 trees have been planted against a target of 200. Tree pits for the Treescaping program have been prepared and ready for planting once discussions with DPTI are finalised.



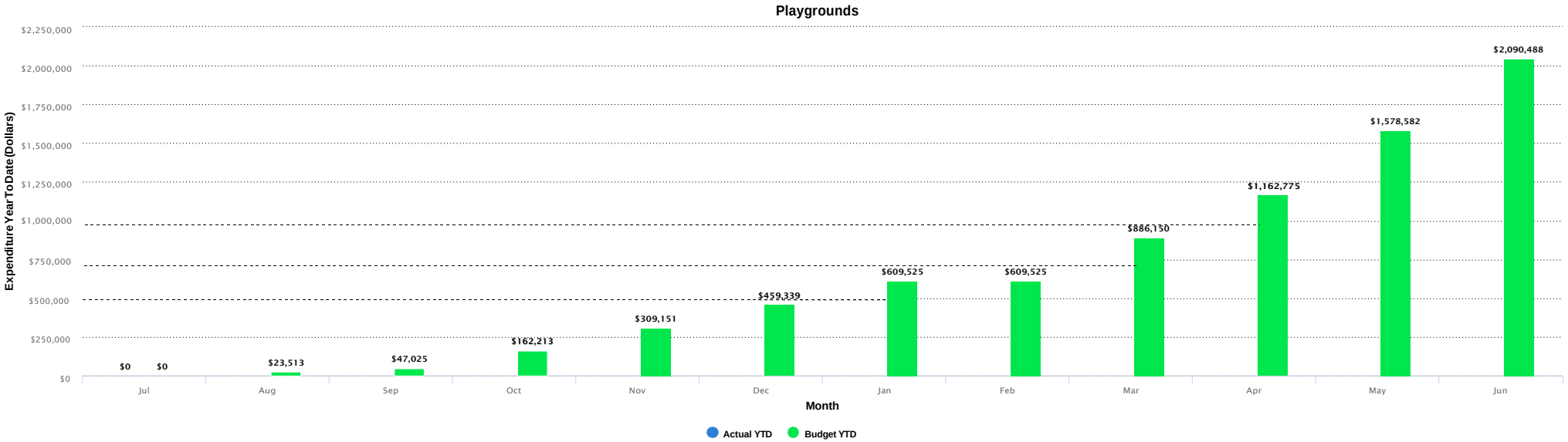
2020/21 Streetscape Program

Construction is in progress for Strut Road (stage 1) (carryover), Diagonal Way and Quick Road. Birch Crescent and Sturt Road (stage 2) are currently in the design phase while preliminary designs have been completed for Alawoona Avenue.



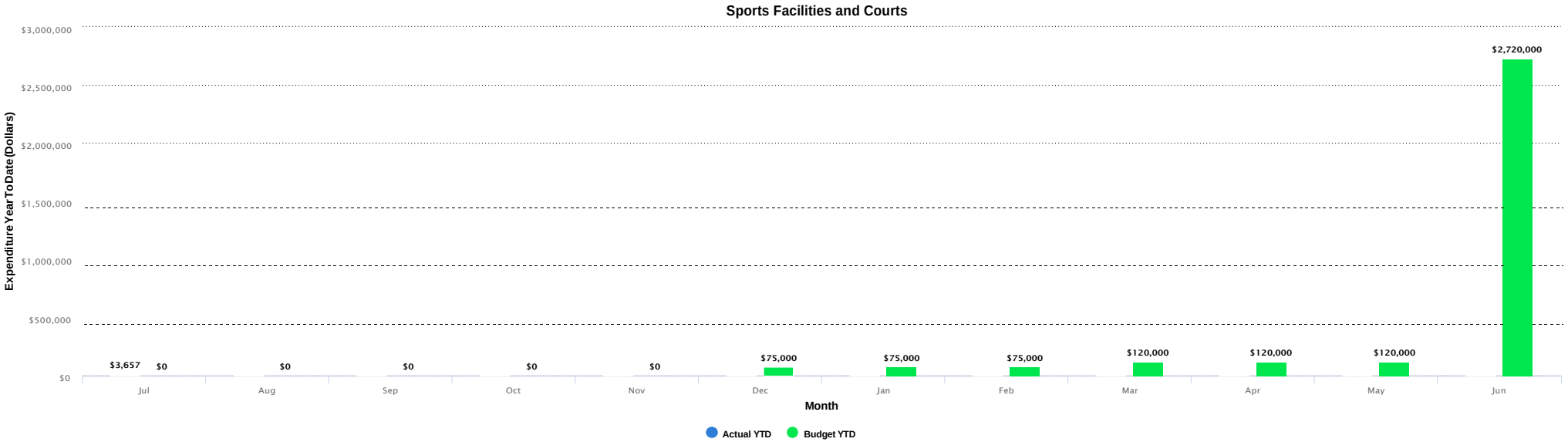
2020/21 Irrigation Program – 12% complete

Program in progress. Mitchell Reserve irrigation is complete, the Cross Council irrigation team will recommence works in the City of Marion in November.



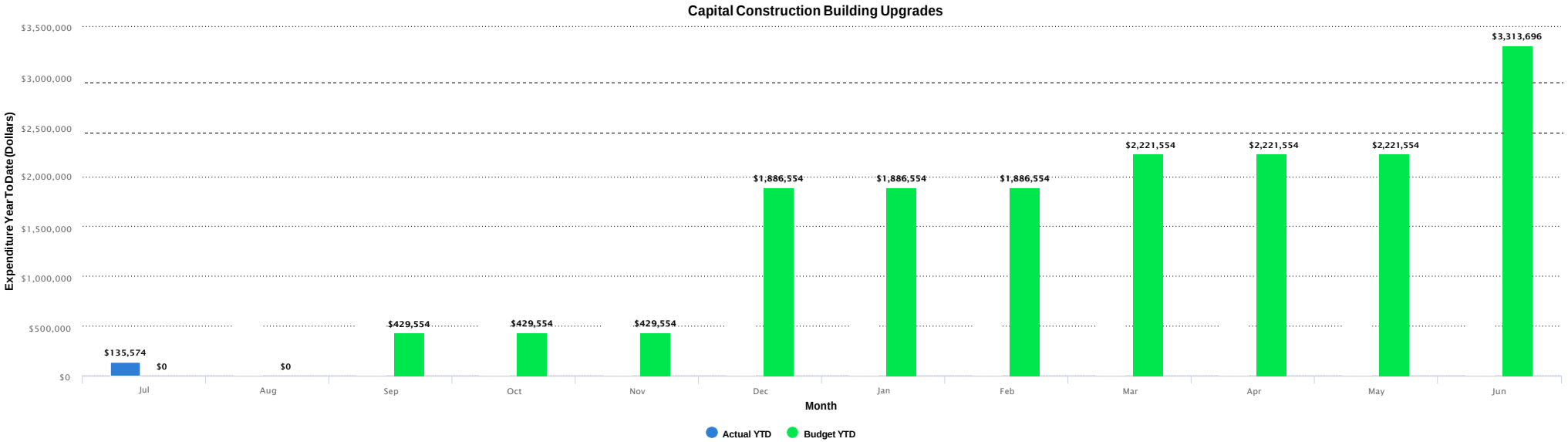
2020/21 Playground delivery

Brooklyn Drive Reserve, Oakvale Way Reserve and Yanyarrie Avenue Playgrounds are out to tender. Community consultation is complete for Glandore Community Centre, Stanley Street Reserve and George Street Playgrounds with detailed design commencing for George Street and Stanley Street.



2020/21 Sports Facilities and Courts

Preliminary works have commenced for Edwardstown Soldiers Memorial Recreation Ground LED upgrade, Glandore Oval Shed, Marion Bowls Tennis Club and Marion Tennis Fence Replacement. Poles have been installed at Edwardstown Bowls Club ready for the shade sails to be installed. The timing for Tarnham Road Redevelopment is yet to be finalised and makes up $1.640m of the balance in June.



2020/21 Building Upgrades

Construction has commenced at the Edwardstown Soldiers Memorial Recreation Grounds with the perimeter fence complete and bowling shelters under construction. Play equipment for the Marion Outdoor Pool is due to be delivered in August. Preliminary works have commenced on other projects which are expected to commence in September.

Major Projects

Mitchell Park Sports and Community Club Redevelopment

	2020/21 Actual YTD 31/07/2020	2020/21 Budget	Project Cost At Completion
Income			
Federal Grant Contribution	-	4,605,000	5,000,000
Total Income	**-**	**4,605,000**	**5,000,000**
Expenditure			
Operating	-	-	-
Capital Construction	(270)	(6,605,000)	(15,000,000)
Total Expenditure	**(270)**	**(6,605,000)**	**(15,000,000)**
Project Result Surplus/(Deficit)	**(270)**	**(2,000,000)**	**(10,000,000)**

The net deficit forecast will be funded in the following manner:

Funded By : (Over Project Life)	**$**
Proposed Borrowings	10,000,000
	10,000,000

Sam Willoughby International BMX Facility

	2020/21 Actual YTD 31/07/2020	2020/21 Budget	Project Cost At Completion
Income			
City of Onkaparinga Contribution	-	750,000	750,000
State Budget Grant Contribution	-	-	3,300,000
Total Income	**-**	**750,000**	**4,050,000**
Expenditure			
Operating	-	-	-
Capital Construction	(5,963)	(5,726,568)	(5,800,000)
Total Expenditure	**(5,963)**	**(5,726,568)**	**(5,800,000)**
Project Result Surplus/(Deficit)	**(5,963)**	**(4,976,568)**	**(1,750,000)**

The net deficit forecast will be funded in the following manner:

Funded By : (Over Project Life)	**$**
Reserve Transfer	
- Asset Sustainability Reserve	1,750,000
	1,750,000

Council have received the State Governments $3.3m contribution to this project.

Southern Regional Football Facility

	2020/21 Actual YTD 31/07/2020	2020/21 Budget	Project Cost At Completion
Income			
State Budget Grant Contribution	-	2,500,000	2,500,000
Total Income	**-**	**2,500,000**	**2,500,000**
Expenditure			
Operating	-	-	-
Capital Construction	(3,170)	(6,315,000)	(7,000,000)
Total Expenditure	**(3,170)**	**(6,315,000)**	**(7,000,000)**
Project Result Surplus/(Deficit)	**(3,170)**	**(6,315,000)**	**(4,500,000)**

The net deficit forecast will be funded in the following manner:

Funded By : (Over Project Life)	**$**
Reserve Transfer	
- Asset Sustainability Reserve	4,500,000
	4,500,000

Appendix 3

Sundry Debtors Report - Aging report as at 31 July 2020

Debtor	Total Balance	Current	30 Days	60 Days	90 Days	90+ Days	Percentage of total 90+ day balance	Comments for 90+ Day balances
General Total	**22,946.49**	**1,320.16**	**20,549.10**	**.00**	**.00**	**1,077.23**	1%	Made up of 1 out of 4 debtors.
Neighbourhood Centres Total	**1,999.00**	**144.00**	**.00**	**.00**	**.00**	**1,855.00**	1%	Made up of 1 out of 2 debtors. This debtor is on a payment plan through the debt collector, this is currently on hold due to hardship.
Regulatory Services Land Clearing Total	**2,890.94**	**.00**	**.00**	**.00**	**.00**	**2,890.94**	2%	Made up of 4 debtors, with one account totalling $1,725.35.
City Property Facilities Total	**92,745.68**	**6,566.17**	**.00**	**108.52**	**115.11**	**85,955.88**	63%	Made up of 10 out of 11 debtors. One account totalling $39,130.99 relates to Edwardstown Memorial Sports & Community Club, this account is currently being worked through, another account totalling $2,963.33 is on a payment plan. One account totalling $11,465.63 has subsequently been settled in August.
Civil Services Private Works Total	**35,259.17**	**11,958.00**	**4,011.00**	**4,800.00**	**.00**	**14,490.17**	11%	Made up of 12 out of 31 debtors in this category, with two of these totalling $1,399.00 relating to works not commenced, awaiting payment, one of the remaining accounts totals $3,190.00. Six accounts totalling $7,200.50 are on payment plans. Payments of $388.00 have subsequenly been received in August.
Swim Centre Debtors Total	**4,176.30**	**.00**	**.00**	**.00**	**2,490.00**	**1,686.30**	1%	Made up of 4 out of 6 debtors with none individually significant. One account totalling $775.50 has subsequently been settled in August.
Grants & Subsidies Total	**85,777.50**	**3,277.50**	**.00**	**.00**	**82,500.00**	**.00**	0%	
Environmental Health Inspections Total	**15,971.30**	**4,463.20**	**2,420.70**	**.00**	**743.60**	**8,343.80**	6%	Made up of 48 out of 101 debtors, with none individually significant. Two accounts totalling $242.00 were subsequently settled in August.
Regulatory Services Other Total	**26,406.00**	**.00**	**3,448.50**	**.00**	**3,454.00**	**19,503.50**	14%	Made up of 83 out of 110 debtors in this category, with none individually significant. One account totalling $165.00 has subsequently been settled in August.
Living Kaurna Cultural Centre Total	**2,142.50**	**2,142.50**	**.00**	**.00**	**.00**	**.00**	0%	
Local Government Total	**61,598.30**	**17,580.04**	**44,018.26**	**.00**	**.00**	**.00**	0%	
Economic Development Total	**13,268.48**	**.00**	**13,268.48**	**.00**	**.00**	**.00**	0%	
Marion Cultural Centre Total	**69.82**	**69.82**	**.00**	**.00**	**.00**	**.00**	0%	
Total	**365,251.48**	**47,521.39**	**87,716.04**	**4,908.52**	**89,302.71**	**135,802.82**		
Total Aging Profile		**13%**	**24%**	**1%**	**24%**	**37%**		

Category	Description
Employees	Anything that relates to CoM employees.
General	Anything that does not fit into one of the below categories.
Neighbourhood Centres	For hire of rooms in Neighbourhood Centres, etc. - usually charged out at an hourly rate. Also includes cultural workshops and tours.
Regulatory Services Land Clearing	When council has had to clear land due to non-compliance of owner.
Sporting Clubs & Other Leases	Rent, electricity, water, maintenance, etc. charged out to lessees.
Civil Services Private Works	Repairs or modifications to infrastructure (footpaths, kerbs, driveway inverts). Can be at resident request.
Swim Centre Debtors	Outdoor Swimming Centre - used for lane hire, school visits, etc.
Grants & Subsidies	Government grants and subsidies.
Environmental Health Inspections	Food Inspection fees.
Regulatory Services Other	Vehicle Impoundment fees and other regulatory services.
Supplier Refunds	Where a supplier owes the City of Marion funds. This category is used to keep track to ensure we have received payment for credits.
Development Services	Includes contribution from residents and/or developers for the removal and/or replacement of Council Street Trees and significant trees.
Living Kaurna Cultural Centre	Relates to programs run through the LKCC.
Environmental Health Testing	Environmental testing fees.
Local Government	Transactions with other Local Government corporations.
Communications	Anything related to communications.
Economic Development	Events, etc. relating to economic development within the City of Marion.
Marion Cultural Centre	Hiring of the Marion Cultural Centre.

*any category that does not have any outstanding invoices will not be displayed.

Rates Report - Collection of Rates to 31 July 2020

ANALYSIS OF OUTSTANDING RATES AS AT 31 JULY 2020

	Note			% of Total Annual Rates
CURRENT	1	$	73,802,845	92.2%
OVERDUE	2	$	874	0.0%
ARREARS	3	$	2,501,355	3.1%
INTEREST	4	$	60,687	0.1%
POSTPONED	5	$	209,708	0.3%
LEGALS	6	$	27,791	0.0%
		$	**76,603,260**	95.7%
TOTAL ANNUAL RATES FOR 2020/21		**$**	**80,044,096**	

Note 1: Current
Current rates represent the total amount of rates levied in the current financial year that are not yet due for payment. For example at 1st January this represents Quarter 3 & Quarter 4 rates unpaid.

Note 2: Overdue
Overdue rates represent rates levied in the current financial year that remain unpaid past their due payment date. For example on 1st January, this represents rates from Quarter 1 and Quarter 2 that remain unpaid.

Note 3: Arrears
Rates in arrears represent rates and charges levied in previous financial years that remain unpaid .

Note 4: Interest
Interest represent the fines and interest applied to overdue rates and rates in arrears.

Note 5: Postponed
Postponed rates represent any rates amount due by seniors that have been granted a deferral, until the eventual sale of their property, as allowable under the Local Government Act. Interest is charged on these deferred rates and is recoverable when the property is sold.

Note 6: Legals
Legals represent any legal fees, court costs that have been incurred by Council in the collection of rates in the current financial year. These amounts represent costs that have been on-charged to the defaulting ratepayers and are currently outstanding.

CITY OF MARION

Questions Taken on Notice Register

Originating Officer	Governance Officer - Angela Porter
Corporate Manager	Manager Corporate Governance - Kate McKenzie
General Manager	General Manager City Services - Tony Lines
Report Reference	GC200825R19

REPORT OBJECTIVE

To receive and note the information contained within the *Questions Taken on Notice Register* provided in Appendix 1.

EXECUTIVE SUMMARY

At the 8 May 2018 General Council meeting Council resolved that (GC080518M01):

Questions without Notice that were not answered at the same meeting will be entered into a register. This register will be tabled as an information report at the following meeting.

Under Regulation 9 of the Local Government (Procedures at Meetings) Regulations 2013 (The Regulations):

(3) A member may ask a question without notice at a meeting.

(4) The presiding member may allow the reply to a question without notice to be given at the next meeting.

(5) A question without notice and the reply will not be entered in the minutes of the relevant meeting unless the members present at the meeting resolve that an entry should be made.

RECOMMENDATION

That Council:

1. **Notes the report 'Questions Taken on Notice Register'.**

Attachment

#	Attachment	Type
1	GC200825 - QON Register FINAL	PDF File

Appendix 1

Questions Taken on Notice Register

Report Reference	Meeting Date	Councillor	Responsible Officer	Question taken on notice during the meeting	Response
GC200811R06 – Draft State Government Waste and Food Waste Strategies – Consultation Responses	11 August 2020	Cr Bruce Hull	Allison Byrne – Education Officer Waste and Recycling	**What is the City of Marion's contribution to waste to energy?**	General waste (red-lid bin) collected by the City of Marion's 3-bin kerbside service provided by Cleanaway is taken to the Southern Region Waste Resource Authority (SRWRA) where generation of renewable energy from landfill gas extracted from the site has been operational for a number of years. The recently upgraded 3.0 MW plant is operated by LMS, with electricity generated sold on the energy market. In addition, there are two sources of waste handled by Cleanaway that go to the alternative fuel plant operated by SUEZ-ResourceCo where it is converted to process-engineered fuel for energy supply to Adelaide Brighton Cement kilns. 1. Approx 50% of CoM hard waste is not recyclable and goes to either SRWRA or Inkerman for landfill, or to Suez ResourceCo for alternative fuel. (Cleanaway's decision) 2. The material collected from the 660L comingled recycling bulk bins at the high density apartments in MAB Circuit at Tonsley is being sent to the Adelaide SUEZ ResourceCo Recovery Facility. These bulk bins are being collected by Cleanaway as part of their Commercial Comingled Recyclables collection run rather than the household kerbside collection service. City of Marion does not have a critical mass of numbers of 660L Comingled Recyclable bulk bins in our area to enable a dedicated run to occur (which would then enable us to process waste collected at normal recycling materials recovery facilities (e.g. Visy, NRWMA)).

Appendix 1

Questions Taken on Notice Register

GC200811R12 – Leases and Licences Update	11 August 2020	Cr Ian Crossland	Thuyen Vi-Alternetti – Manager City Property	**There are 16 premises that are on a different lease than others. Can a list please be provided to Members via the Questions Taken on Notice Register.**	In June 2020 City of Marion collaboratively worked with the City of Charles Sturt to undertake a joint leasing internal audit and a subsequent report was presented to the Finance & Audit Committee on 10 July 2020 and subsequently to Council on 11 August 2020 for endorsement. Within the audit report, Finding 1 for the City of Marion identified that there were 16 tenants that currently do not pay any leasing or licensing fee, this was due to a variety of reasons including a number of legacy agreements that attracted nil rental value also leases that were pending further lease renewal discussions. The 16 sites are identified are: 1. Gallery M 2. Altus Traffic Pty Ltd 3. Belair Turf Management Pty Ltd & Marion Park Golf Club 4. Cosgrove Hall 5. Cove Sports & Community Club – 5 affiliate clubs 6. Dancers by Donna (Castrol Shed) 7. Hallett Cove Netball 8. Kiwanis Bus Service 9. Lions Club of Edwardstown Inc. 10. Marino Community Garden Inc 11. Marion Croquet Club 12. Marion RSL 13. Marion Tennis Club 14. Plympton Sporting & Recreation Club Inc. 15. Abbyfield Society 16. YMCA Aquatics – Pools Residence As part of the Agreed management actions for this finding, Administration will investigate the agreements in place to ensure that the rental fees align with Council's current policy, noting that some are existing leases that are not due for renewal and therefore opportunity to align them to the new policy will be when the new lease negotiations take place.

Appendix 1

Questions Taken on Notice Register

GC200811M02 – Skorpos Garage GC200811M03 – Vacant / Underutilised Sites	11 August 2020	Cr Maggie Duncan	Warwick Deller-Coombs – Manager Development and Regulatory Services	**Is this a contaminated site and are the tanks that remain at the site a risk to the community and the environment?**	• The Skorpos Petrol Station site is a registered site on the EPA's public register listing the "Potentially Contaminating Activity" as a "Service Station". • The land owner is the responsible party for ensuring no contamination occurs and the State Government through the EPA is the authorised regulator of contamination activities and evaluator of risk. • On contacting the EPA, staff were advised there have been 2 reports completed regarding the site, including an assessment of any effects to ground water, and members of the public can request the reports for free. The EPA staff are yet to provide the reports to Administration and were not able to advise how long it might take to receive the reports. • At this point in time Administration don't have any immediate insight as to whether there is contamination at this site and whether the tanks that remain provide a risk until we've viewed these reports. Staff have requested the reports and will follow up and review once received and also send to Council for their information. • The public may also request a copy of the report by emailing epa.publicregister@sa.gov.au quoting the Notification Number from the EPA's Site Contamination Index (60199 – 01).
GC200811Q02 – Westfield Marion Area – Residential Parking Scheme Exemptions	11 August 2020	Cr Bruce Hull	Warwick Deller-Coombs – Manager Development and Regulatory Services	**Can the residential parking permits be collected from Admin or must they be posted?**	• City of Marion residential parking permits are bulk mailed out directly to nominated addresses through a distributer. • A resident may also collect their residential parking permit at the Administration Centre by prior arrangement with staff. • Residents can arrange this by phoning customer service or emailing the community safety team communitysafety@marion.sa.gov.au. • For new permit applicants, staff have changed the application form to allow residents to select an option to pick up their permits from the Admin Centre.

WORKSHOP / PRESENTATION ITEMS - Nil

MOTIONS WITH NOTICE - Nil

QUESTIONS WITH NOTICE

Dog and Cat Registration

Elected Member Councillor Matthew Shilling

Report Reference: GC200825Q01

Question:

How many dogs were registered in CoM at the end of the 19/20 and break down of breed?

How many cats were voluntarily registered in CoM for the same period?

How many residents refused to pay their registration fees and what actions were taken to ensure they were paid?

Supporting Information:

Nil.

Response Received From:

Manager Development and Regulatory Services - Warwick Deller-Coombs

Staff Comments:

How many dogs were registered in CoM at the end of the 19/20 and break down of breed?

13,591 dogs were registered. A breakdown of the dog breeds is attached.

How many cats were voluntarily registered in CoM for the same period?

938 cats were recorded in the state-wide database (DACO) by their owner.

How many residents refused to pay their registration fees and what actions were taken to ensure they were paid?

In 2019/2020:

- 3,513 dogs were not re-registered by the due date (31 August 2019), so a reminder notice was sent to dog owners in September 2019.
- If the registration was not paid, the dog owner was issued a late fee of $15 and Community Safety Inspectors followed up with the dog owner to register the dog.
- If the dog remained unregistered, an expiation notice was issued for unregistered dog (currently $170 fee).
- For the 1,693 dogs that then remained unregistered, Community Safety Inspectors followed up by phone or site inspection with the owners.
- 103 expiations were issued for dogs that still remained unregistered and these are in the process of being paid, challenged or redirected to relevant residents.

ATTACHMENTS:

#	Attachment	Type
1	Attachment 1- Dog Registrations - Breakdown of Breeds	PDF File

Dog Registrations - Breakdown of Breed - 2019/2020

Affenpinscher	1		Unknown	5
AkitaJapanese	1		ChowChow	6
AmericanStaghound	1		DachshundLongHaired	6
BelgianShepherdDogMalinois	1		ManchesterTerrier	6
BelgianShepherdDogTervueren	1		Poodle	6
Boerboel	1		AustralianKoolie	7
BrazilianMastiff	1		CollieRough	7
Briard	1		IrishTerrier	7
BullTerrierMiniature	1		Newfoundland	7
CaneCorso	1		ShibaInu	7
ChesapeakeBayRetriever	1		StBernard	7
Collie	1		AustralianStumpyTailCattleDog	8
EnglishSetter	1		BullArab	8
FinnishLapphund	1		DoguedeBordeaux	8
Foxhound	1		GermanCoolie	8
GermanSpitzMittelAndKlein	1		GriffonBruxellois	8
GrandBassetGriffonVendeen	1		OldEnglishSheepdog	8
Harrier	1		Schipperke	8
LargeMunsterlander	1		SoftCoatedWheatenTerrier	8
NeapolitanMastiff	1		WelshSpringerSpaniel	8
NorfolkTerrier	1		Deerhound	9
PetitBassetGriffonVendeen	1		LagottoRomagnolo	9
Sarplaninac	1		Schnauzer	9
SchnauzerGiant	1		IrishWolfhound	10
ScotchCollie	1		WhiteSwissShepherdDog	10
Smithfield	1		BassetHound	11
WelshTerrier	1		CollieSmooth	11
AmericanPitBullTerrier	2		DachshundSmoothHaired	11
BelgianShepherdDogGroenendael	2		NovaScotiaDuckTollingRetriever	11
Borzoi	2		ScottishTerrier	11
ClumberSpaniel	2		DachshundMiniatureLongHaired	12
DachshundWireHaired	2		TibetanTerrier	12
EnglishToyTerrierBlackAndTan	2		WelshCorgiPembroke	12
FrenchMastiff	2		Basenji	13
LakelandTerrier	2		BelgianSheepdog	13
Leonberger	2		Bulldog	13
NorwegianBuhund	2		CockerSpanielAmerican	13
AfghanHound	3		Staghound	13
BedlingtonTerrier	3		Akita	14
GermanPinscher	3		BeardedCollie	14
GermanWirehairedPointer	3		DachshundMiniatureWireHaired	14
KerryBlueTerrier	3		ChineseCrestedDog	15
NorwegianElkhound	3		IrishSetter	15
PortugueseWaterDog	3		Pointer	16
PyreneanMountainDog	3		CurlyCoatedRetriever	17
SwedishVallhund	3		Weimaraner	17
AnatolianShepherdDog	4		GermanShepherdDogLongStockCoat	19
Pekingese	4		AiredaleTerrier	20
Brittany	5		Keeshond	21
Saluki	5		Retriever	22

Dog Registrations - Breakdown of Breed - 2019/2020

EnglishSpringerSpaniel	23		Rottweiler	145
Havanese	24		Spaniel	147
MiniaturePinscher	24		WestHighlandWhiteTerrier	152
YorkshireTerrier	24		CrossBreed	155
BorderTerrier	25		Boxer	158
MaremmaSheepdog	25		Pomeranian	175
TibetanSpaniel	25		SchnauzerMiniature	176
WelshCorgiCardigan	25		SiberianHusky	178
JapaneseSpitz	26		PoodleToy	197
BostonTerrier	29		ShihTzu	201
ItalianGreyhound	29		Greyhound	213
BerneseMountainDog	31		Chihuahua	238
BritishBulldog	31		Pug	246
AustralianTerrier	32		Beagle	259
Samoyed	32		CockerSpaniel	263
DachshundMiniature	33		PoodleMiniature	264
ChihuahuaLongCoat	34		AustralianCattleDog	280
Dobermann	36		AmericanStaffordshireTerrier	298
SchnauzerStandard	36		GermanShepherdDog	387
AmericanBulldog	37		GoldenRetriever	527
AustralianBulldog	38		JackRussellTerrier	564
CairnTerrier	38		CavalierKingCharlesSpaniel	615
Mastiff	38		AustralianKelpie	621
SharPei	40		BorderCollie	729
Dalmatian	41		StaffordshireBullTerrier	833
GreatDane	42		LabradorRetriever	1069
HungarianVizsla	42		Maltese	1470
Dachshund	43			
FoxTerrierSmooth	43			
ShetlandSheepdog	43			
Papillon	45			
DachshundMiniatureSmoothHaired	46			
AustralianSilkyTerrier	50			
AlaskanMalamute	51			
FoxTerrier	56			
Bullmastiff	57			
ChihuahuaSmoothCoat	59			
LhasaApso	59			
KingCharlesSpaniel	60			
PoodleStandard	66			
BullTerrier	68			
AustralianShepherd	70			
GermanShorthairedPointer	70			
Whippet	70			
FoxTerrierWire	76			
TenterfieldTerrier	78			
BichonFrise	87			
FrenchBulldog	89			
RhodesianRidgeback	109			
Terrier	137			

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.