

His Worship the Mayor  
Councillors  
City of Marion

## **Notice of General Council Meeting**

Council Chamber, Council Administration Centre  
245 Sturt Road, Sturt

**Tuesday, 24 May 2022 at 6.30 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.



Tony Harrison  
Chief Executive Officer

<b>1 OPEN MEETING.....</b>	<b>4</b>
<b>2 KAURNA ACKNOWLEDGEMENT .....</b>	<b>4</b>
<b>3 DISCLOSURE.....</b>	<b>4</b>
<b>4 ELECTED MEMBER DECLARATION OF INTEREST (IF ANY) .....</b>	<b>4</b>
<b>5 CONFIRMATION OF MINUTES .....</b>	<b>4</b>
5.1 Confirmation of Minutes of the General Council Meeting held on 10 May 2022.....	4
<b>6 COMMUNICATIONS .....</b>	<b>19</b>
6.1 Mayoral Communication Report .....	19
6.2 Deputy Mayor Communication Report.....	20
6.3 CEO and Executive Communication Report.....	20
<b>7 ADJOURNED ITEMS - NIL .....</b>	<b>24</b>
<b>8 DEPUTATIONS .....</b>	<b>24</b>
8.1 Deputation - Mitchell Street Parking .....	24
<b>9 PETITIONS - NIL .....</b>	<b>25</b>
<b>10 COMMITTEE RECOMMENDATIONS .....</b>	<b>25</b>
10.1 Confirmation of Minutes of the Review and Selection Committee Meeting held on 3 May 2022 .....	25
10.2 Confirmation of the Minutes of the Planning and Development Committee Meeting held on 3 May 2022 .....	33
<b>11 CONFIDENTIAL ITEMS .....</b>	<b>40</b>
11.1 Cover Report - Confirmation of Confidential Minutes of the Review and Selection Committee Meeting held on 3 May 2022 .....	40
11.2 Cover Report - City of Marion Water Business Update .....	41
11.3 Cover Report - Coastal Walkway Gullies Report for Construction.....	42
<b>12 CORPORATE REPORTS FOR DECISION .....</b>	<b>43</b>
12.1 Mitchell Street Parking .....	43
12.2 Delivery Options for Meals at Home Program (frozen meals) .....	47
12.3 Centres Zone Adjustment Code Amendment .....	52
12.4 Marion Arena Proposal 262A Sturt Road, Marion - Community Consultation .....	89
12.5 Capella Reserve - Stage 2 Opportunities .....	117
12.6 3rd Budget Review 2021/22.....	122
12.7 Council Subsidiary SRWRA - Draft Annual Business Plan and Budget 2022-23 .....	140
<b>13 CORPORATE REPORTS FOR INFORMATION/NOTING .....</b>	<b>159</b>
13.1 Corporate and CEO KPI Report Quarter Three 2021/22 .....	159
13.2 Finance Report - April 2022 .....	169
13.3 WHS Monthly Performance Report.....	184

<b>14 WORKSHOP / PRESENTATION ITEMS - NIL .....</b>	<b>189</b>
<b>15 MOTIONS WITH NOTICE - NIL.....</b>	<b>189</b>
<b>16 QUESTIONS WITH NOTICE - NIL .....</b>	<b>189</b>
<b>17 MOTIONS WITHOUT NOTICE .....</b>	<b>189</b>
<b>18 QUESTIONS WITHOUT NOTICE.....</b>	<b>189</b>
<b>19 OTHER BUSINESS .....</b>	<b>189</b>
<b>20 MEETING CLOSURE .....</b>	<b>189</b>

**1 Open Meeting****2 Kaurna Acknowledgement**

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

**3 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.

**4 Elected Member Declaration of Interest (if any)****5 Confirmation of Minutes****5.1 Confirmation of Minutes of the General Council Meeting held on 10 May 2022**

<b>Report Reference</b>	GC220524R5.1
<b>Originating Officer</b>	Unit Manager Governance & Council Support – Victoria Moritz
<b>Corporate Manager</b>	Manager Office of the Chief Executive – Kate McKenzie
<b>General Manager</b>	Chief Executive Officer – Tony Harrison

**RECOMMENDATION**

That the minutes of the General Council Meeting held on 10 May 2022 be taken as read and confirmed.

**ATTACHMENTS**

1. GC220510 - Final Minutes [5.1.1 - 14 pages]





**Minutes of the General Council Meeting  
held on Tuesday, 10 May 2022 at 6.30 pm  
Electronic Webinar**





All those in attendance were present via electronic attendance.

## **PRESENT**

His Worship the Mayor Kris Hanna

Councillor Ian Crossland

Councillor Maggie Duncan

Councillor Raelene Telfer (from 6.41pm)

Councillor Bruce Hull

Councillor Kendra Clancy

Councillor Sasha Mason

Councillor Matthew Shilling

Councillor Luke Hutchinson

Councillor Nathan Prior

Councillor Jason Veliskou

Councillor Joseph Masika

## **In Attendance**

Chief Executive Officer - Tony Harrison

Acting General Manager City Services - Matthew Allen

General Manager Corporate Services - Sorana Dinmore

General Manager City Development - Tony Lines

Manager Office of the CEO - Kate McKenzie

Unit Manager Governance and Council Support - Victoria Moritz

## **1 Open Meeting**

The Mayor opened the meeting at 6.30pm.

## **2 Kaurna Acknowledgement**

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

## **3 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.

## **4 Elected Member 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



## 5 Confirmation of Minutes

**5.1 Confirmation of Minutes of the General Council Meeting held on 12 April 2022**  
**Report Reference** GC220510R5.1

**Moved Councillor Masika**

**Seconded Councillor Hutchinson**

That the minutes of the General Council Meeting held on 12 April 2022 be taken as read and confirmed.

**Carried Unanimously**

## 6 Workshop / Presentation Items

**6.1 Public submissions on the Draft Annual Business Plan 2022-2023**  
**Report Reference** GC220510R6.1

The Mayor opened the item and invited any member of the public to comment on the Annual Business Plan and Budget and make a submission during the next 60 minute period, commencing at 6.34pm.

The item will resume at the conclusion of this period.

## 7 Adjourned Items - Nil

## 8 Deputations - Nil

## 9 Petitions - Nil

## 10 Committee Recommendations

**Moved Councillor Shilling**

**Seconded Councillor Duncan**

That the following items be moved en bloc:

- Confirmation of the Minutes of the Asset and Sustainability Committee Meeting held on 26 April 2022
- Confirmation of Minutes of the Special Finance, Risk and Audit Committee Meeting held on 26 April 2022

**Carried Unanimously**

**10.1 Confirmation of Minutes of the Asset and Sustainability Committee Meeting held on 5 April 2022**  
**Report Reference** GC220510R10.1

**Moved Councillor Shilling**

**Seconded Councillor Duncan**

That Council:

1. Receives and notes the minutes of the Asset and Sustainability Committee meeting held on 5 April 2022.
2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Asset and Sustainability Committee.

**Carried Unanimously**



**10.2 Confirmation of Minutes of the Special Finance, Risk and Audit Committee Meeting held on 26 April 2022**  
**Report Reference** GC220510R10.2

**Moved Councillor Shilling**

**Seconded Councillor Duncan**

That Council:

1. Receives and notes the minutes of the Special Finance, Risk and Audit Committee meeting held on 26 April 2022.
2. Notes that separate reports will be brought to Council on 24th May 2022 for consideration of any recommendations from the Finance, Risk and Audit Committee regarding the Coastal Walkway Section 48 Prudential Report.

**Carried Unanimously**

**11 Corporate Reports for Decision**

**11.1 Community Grants Round 2 2021-22**  
**Report Reference** GC220510R11.1

6.41pm Councillor Telfer entered the meeting

**Moved Councillor Shilling**

**Seconded Councillor Crossland**

That Council:

1. Endorses a total of \$49,882 to the following projects for the Community Grants Program Round Two funding in 2021-2022:
  - Marino Community Garden – Garden Bed Renewal (\$4,522).
  - Good Shepherd Lutheran Church Hallett Cove – Purchase of equipment for use by 'Men in the Shed' Community Group (\$4,534).
  - ROOSQUAD (Morphettville Park Sports & Community Club) – Fit for purpose football and cricket training equipment for people with a disability (\$5,000).
  - Trott Park Community Garden – Purchase equipment working towards a zero-carbon footprint (\$2,785).
  - Oaklands Community Garden – Improving infrastructure to increase community engagement (\$3,465).
  - Southern and Western Community Broadcasters Inc (COAST FM) – Community radio equipment upgrade (as the highest scoring application for more than \$5,000) (\$8,000).
  - Vocalize Choir – Sheet music for Vocalize Choir (\$2,000).
  - South Coast Cycling – Purchase of an e-bike (derny) (\$4,500).
  - Foodbank of South Australia – Foodbank emergency relief – Kindness in a Bag Program (\$5,000).
  - Lions Club of Marion City Inc – Purchase of equipment for community events (\$4,076).
  - Koorana Gymnastics Club Inc – Replacement / upgrade of gymnastic equipment (\$5,000).
  - Henley Sharks Water Polo Club – Come and Try Clinic at SA Aquatic Centre (\$0).
  - Marion Football Club Inc – GPS Trackers for football club (\$0).



- Vietnam Veterans' Foundation SA Branch Inc. The Yerbury Centre – Card making to support Australian troops and their families (\$1,000).

**Carried Unanimously**

**10.2 Lions Club of Hallett Cove Shed Build Project**  
**Report Reference** GC220510R10.2

**Moved Councillor Crossland**

**Seconded Councillor Hull**

That Council:

1. Subject to all statutory approvals being obtained by The Lions Club of Hallett Cove & Districts Incorporated, endorses a financial contribution of \$24,000 towards the cost of a new shed to be constructed at the premises currently leased from Council at Perry Barr Farm, and that this contribution be funded from the 2022/2023 Capital Budget.
2. Notes that approval will be granted by Council in its capacity as land owner for the construction of the shed and associated works.
3. Notes that a new 5 x year lease will be granted to The Lions Club of Hallett Cove & Districts Incorporated which will include an additional area to accommodate the new shed.

**Carried Unanimously**

**11.3 Regulated Tree Maintenance Fund - Trial Outcomes**  
**Report Reference** GC220510R11.3

Councillor Telfer declared a perceived conflict of interest as she could be a potential future beneficiary of the fund due to the location of a large tree on her property and will leave for the item.

6.46pm Councillor Telfer left the meeting

**Moved Councillor Shilling**

**Seconded Councillor Masika**

That Council:

1. Endorses the establishment of the Regulated Tree Maintenance Fund and allocates \$20,000 in 2022/23, and funds \$20,000 per annum ongoing thereafter.

**Carried Unanimously**

6.47pm Councillor Telfer re-entered the meeting



#### 11.4 Seacliff Village Development Site - Proposed Suburb Name Change

Report Reference GC220510R11.4

**Moved Councillor Crossland**

**Seconded Councillor Duncan**

That Council:

1. Advises the Surveyor General that Council does not support the proposed boundary realignment changes to the suburbs of Seacliff, Marino and Seacliff Park as Council has concerns with the choice of suburb name, the spatial location of boundaries, and confusion for emergency response services.
2. Requests that the Surveyor General consider:
  - a. making Scholefield Road the southern boundary for the suburb of Seacliff; and
  - b. including all of the land to the south of Scholefield Road and to the west of Ocean Boulevard (including the Seacliff Village site, Les Scott Reserve, a portion of the golf course currently within the suburb of Marino, the residential land within the vicinity of Clubhouse Road and all other land currently within Seacliff Park, as indicated in Attachment 7 of the Council report - Proposed Suburb Boundaries - CoM) within a new suburb named "Seacliff Heights".

**Carried Unanimously**

#### 11.5 BMX Pump Track

Report Reference GC220510R11.5

**Moved Councillor Duncan**

**Seconded Councillor Crossland**

That Council:

1. Rescinds the following resolution of Council relating to SWBMX Scope of Pump Track made on 27 July 2021 (GC210727M14.2):

*"That Council approve the scope of the pump track to be:  
A Union Cyclist International (UCI) pump track that will be sealed with bitumen with additional funding of \$64,000 to be provided from the Asset Sustainability Reserve."*

**Carried Unanimously**

**Moved Councillor Duncan**

**Seconded Councillor Crossland**

That Council:

1. Resolves the pump track to be specified as bitumen sealed of approximately 200-210 linear metres, providing a standard that can host events as well as accommodate for recreational needs associated the Sam Willoughby BMX facility.
2. Resolves a total budget allocation of \$450,000 with provision of additional funding of \$314,000, \$250,000 of which to be allocated through Council's 2022/23 Budget process and \$64,000 to be provided from Council's Asset Sustainability Reserve.



3. Resolves operational maintenance budget allocation of \$13,500 per annum commencing 2023/24.

**Carried Unanimously**

## **12 Corporate Reports for Information/Noting**

**Moved Councillor Telfer**

**Seconded Councillor Mason**

That the following Corporate Reports for Information / Noting be moved en bloc:

- Questions Taken on Notice Register
- Youth Collective Committee Annual Report 2021-22
- Minutes of the LGA Ordinary General Meeting held 8 April 2022

**Carried Unanimously**

### **12.1 Questions Taken on Notice Register Report Reference GC220510R12.1**

**Moved Councillor Telfer**

**Seconded Councillor Mason**

That Council:

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

**Carried Unanimously**

### **12.2 Youth Collective Committee Annual Report 2021-22 Report Reference GC220510R12.2**

**Moved Councillor Telfer**

**Seconded Councillor Mason**

That Council:

1. Notes the City of Marion Youth Collective Committee Annual Report March 2022, included as Attachment 1.

**Carried Unanimously**

### **12.3 Minutes of the LGA Ordinary General Meeting held 8 April 2022 Report Reference GC220510R 12.3**

**Moved Councillor Telfer**

**Seconded Councillor Mason**

That Council:

1. Note the minutes of the LGA OGM held 8 April 2022.

**Carried Unanimously**

**13 Motions With Notice**

**13.1 LKCC Event**  
**Report Reference** GC220510M13.1

**Moved Councillor Crossland****Seconded Councillor Clancy**

That Council:

1. Notes the details of Reconciliation Week event proposed by Southern Cultural Immersion at the Living Kurna Cultural Centre on the 1st June 2022
2. Notes that attendance and the activities will be free
3. Provides funding of \$10,932 (ex GST) towards the Reconciliation Week event.
4. Notes that Southern Cultural Immersion will be required to complete a City of Marion grant process, including a Council grant agreement and acquittal process, relating to the expenditure of these funds.

**Carried Unanimously**

**13.2 Climate Action Now**  
**Report Reference** GC220510M13.2

**Moved Councillor Hull**

That:

1. In line with the City of Marion Strategic Directions and Community Vision:- Valuing Nature, Council supports the initiative of Conservation Council SA by giving publicity to CLIMATE ACTION NOW signs:
  1. in City Limits.
  2. on social media posts.
  3. in the entry hall of the Administration Centre and all Community Centres.
  4. in our Libraries.
  5. during our events.
2. Council offers to Conservation SA that it will make their CLIMATE ACTION NOW materials available from Council's Libraries, Community Centres and Administration Centre.

**Lapsed for want of a Seconder**





**Moved Councillor Veliskou**

**Seconded Councillor Telfer**

1. That council be provided a report that identifies how:
  - Council is currently taking action on climate change;
  - Residents can be informed of practical steps and provided information on how they can act locally on climate change;
  - Options for the most effective approach in lobbying for increased climate action to be taken at other levels of Government;
  - Local environmental groups can be appropriately supported by council in increasing awareness on climate related issues.

**Carried**

7.36pm Councillor Shilling left the meeting

**Councillor Hull called a Division**

Those for: Councillors Prior, Masika, Hutchinson, Hull, Veliskou, Telfer and Clancy

Those against: Councillors Crossland, Mason and Duncan

**Carried**

**6.1 Public submissions on the Draft Annual Business Plan 2022-2023**  
**Report Reference** GC220510R6.1

7.38pm The item resumed at the conclusion of the one hour allocated period.

7.38pm Councillor Shilling re-entered the meeting

**Moved Councillor Masika**

**Seconded Councillor Prior**

That Council:

1. Notes feedback provided by any public representation on the Draft Annual Business Plan 2022-2023 and that a further report on public consultation will be presented to Council at the meeting to be held on 14 June 2022.

**Carried Unanimously**

**14 Questions With Notice**

**15 Motions Without Notice**

**Leave of Absence - Councillor Tim Gard**

**Moved Councillor Hutchinson**

**Seconded Councillor Clancy**

That Councillor Tim Gard be granted a leave of absence for the General Council Meetings on 10 May 2022 and 24 May 2022.

**Carried Unanimously**



## 16 Questions Without Notice

## 17 Confidential Items

**Moved Councillor Telfer**

**Seconded Councillor Masika**

That the following confidential cover reports to move into confidence be moved en bloc:

- *Cover Report - Confirmation of confidential Minutes of the Asset and Sustainability Committee Meeting held on 5 April 2022*
- *Cover Report - Confirmation of confidential Minutes of the Finance, Risk and Audit Committee Meeting held on 26 April 2022*
- *Cover Report - Confidential Rescission Motion - Hard Waste Collections*
- *Cover Report - Confidential QoN - Civil Service Review*
- *Cover Report - Code of Conduct*
- *Cover Report - Unsolicited Proposal - 262 Sturt Road, Marion*

**Carried Unanimously**

### 17.1 Cover Report - Confirmation of confidential Minutes of the Asset and Sustainability Committee Meeting held on 5 April 2022

Report Reference GC220510F17.1

**Moved Councillor Telfer**

**Seconded Councillor Masika**

That pursuant to Section 90(2) and (3)(b) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Chief Financial Officer, Manager Office of the Chief Executive, Unit Manager Governance and Council Support, be excluded from the meeting as the Council receives and considers information relating to Confirmation of Confidential Minutes of the Asset and Sustainability Committee meeting held on 5 April 2022 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 s to commercial information for infrastructure investment.

**Carried Unanimously**

7.41pm the meeting went into confidence.

**Moved Councillor Hutchinson**

**Seconded Councillor Prior**

In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, Confirmation of Confidential Minutes of the Asset and Sustainability Committee meeting held on 5 April 2022 any appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(b) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2022.

**Carried Unanimously**

7.51pm the meeting came out of confidence.



### 17.2 Cover Report - Confirmation of confidential Minutes of the Finance, Risk and Audit Committee Meeting held on 26 April 2022

Report Reference GC220510F17.2

**Moved Councillor Telfer**

**Seconded Councillor Masika**

That pursuant to Section 90(2) and (3)(b) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Chief Financial Officer, Manager Office of the Chief Executive, Unit Manager Governance and Council Support, be excluded from the meeting as the Council receives and considers information relating to Confirmation of Confidential Minutes of the Special Finance, Risk and Audit Committee meeting held on 26 April 2022, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information for infrastructure investment.

**Carried Unanimously**

7.51pm the meeting went into confidence

**Moved Councillor Duncan**

**Seconded Councillor Crossland**

In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, Confirmation of confidential Minutes of the Special Finance, Risk and Audit Committee Meeting held on 26 April 2022, any appendices and the 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 2022

**Carried Unanimously**

8.13pm the meeting came out of confidence.

### 17.3 Cover Report - Confidential Rescission Motion - Hard Waste Collections

Report Reference GC220510M17.3

**Moved Councillor Telfer**

**Seconded Councillor Masika**

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: Chief Executive Officer, General Manager City Development, General Manager Corporate Services, General Manager City Services, Manager Office of the CEO, Manager Operations, Unit Manager Operational Support, Unit Manager Governance and Council Support, be excluded from the meeting as the Council receives and considers information relating to Hard Waste Collection, 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 personal affairs.

**Carried Unanimously**

8.13pm the meeting went into confidence.

**Moved Councillor Crossland****Seconded Councillor Prior**

That Council:

1. Rescinds points 3 and 4 of the hard waste resolution moved on the 25th May 2021, namely that Council:
  3. *Adopts Option 2 as the preferred model to meet future Hard Waste Collection service demand.*
  4. *Based on Recommendation 3, commits the necessary funding in the Annual Business Plan and Long Term Financial Plan from 2022-23 to implement the adopted model.*
2. Continues to fund the existing staff and a truck to service around 7200 collections per financial year plus the current tip ticket budget.
3. That a further report is brought to the December 2022 General Council meeting to review the current service provision and make further recommendations regarding funding, tip tickets, second collections and the possibility of a fee for a second collection or second tip ticket.

**Lost**

**Councillor Prior called a Division**

Those for: Councillors Telfer, Prior, Crossland, Masika

Those against: Councillor Shilling, Hull, Duncan, Hutchinson, Veliskou, Clancy and Mason

**Lost**

**Moved Councillor Crossland****Seconded Councillor Hull**

That Council

1. In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that this report, *Rescission Motion - Hard Waste Collections*, 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 2022.

**Carried Unanimously**

8.42pm the meeting came out of confidence.

**17.4 Cover Report - Confidential QoN - Civil Service Review**  
 Report Reference GC220510Q17.4

**Moved Councillor Telfer****Seconded Councillor Masika**

That pursuant to Section 90(2) and (3)(d) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Services, General Manager City Development, General Manager Corporate Services, Manager Operations, Manager Office of the Chief Executive, Chief Financial Officer, Unit Manager Governance and Council Support be excluded from the meeting as the Council receives and considers information relating to provision of consultant support for the ongoing Civil Service Review, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a

GC220510 - General Council Meeting - 10 May 2022



place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercially sensitive pricing information.

**Carried Unanimously**

8.42pm the meeting went into confidence.

**Moved Councillor Veliskou**

**Seconded Councillor Masika**

That Council:

In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, Civil Service Review, and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(d) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2022.

**Carried**

8.51pm the meeting came out of confidence.

<b>17.5 Cover Report - Code of Conduct</b>	
Report Reference	GC220510F17.5

**Moved Councillor Telfer**

**Seconded Councillor Masika**

That pursuant to Section 90(2) and (3)(g) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager Corporate Services, General Manager City Services, Manager Office of the CEO, Unit Manager Governance and Council Support, be excluded from the meeting as the Council receives and considers information relating to a Code of Conduct matter, 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 disclosure of the information would breach a duty of confidence under Section 29A the Ombudsman Act 1972.

**Carried Unanimously**

8.53pm the meeting went into confidence

**Moved Councillor Crossland**

**Seconded Councillor Veliskou**

In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, Code of Conduct, any appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(g) 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 2022.

**Carried Unanimously**

9.04pm the meeting came out of confidence



**17.6 Cover Report - Unsolicited Proposal - 262 Sturt Road, Marion**  
Report Reference GC220510F17.6

**Moved Councillor Telfer**

**Seconded Councillor Masika**

That pursuant to Section 90(2) and (3)(d)(i) and (ii) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the Chief Executive, Manager City Activation, Chief Financial Officer, Communications Advisor, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Unsolicited Proposal – 262 Sturt Road Marion, 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 a proposal from a third party.

**Carried Unanimously**

9.05pm the meeting went into confidence.

**Meeting Extension**

**Moved Councillor Crossland**

**Seconded Councillor Prior**

That the meeting be extended until the conclusion of the item *Unsolicited Proposal - 262 Sturt Road, Marion*

**Carried**

9.29pm the meeting was extended

**Moved Councillor Telfer**

**Seconded Councillor Masika**

In accordance with Section 91(7) and (9) of the Local Government Act 1999, Council orders that the report, *Unsolicited Proposal – 262 Sturt Road, Marion*, and minutes arising from the report having been considered in confidence under Section 90(2) and (3)( d)(i) and (ii) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection until agreement has been reached with Marion Arena regarding announcements and statements to the media. At this time, the report and minutes for this item will be released with the exception of the annual rent amount to be redacted and kept confidential until the execution of the lease or for a period of 12 months from the date of this meeting. If not released prior, this confidentiality order will be reviewed at the General Council Meeting in December 2022.

**Carried Unanimously**

9.41pm the meeting came out of confidence.

**18 Other Business**

Nil

**19 Meeting Closure**

The meeting was declared closed at 9.41pm.

CONFIRMED THIS 24 DAY OF MAY 2022

\_\_\_\_\_  
CHAIRPERSON

GC220510 - General Council Meeting - 10 May 2022

## 6 Communications

### 6.1 Mayoral Communication Report

**Report Reference** GC220524R6.1

**Name of Council Member** Mayor - Kris Hanna

Date	Event	Comments
8 March 2022	Citizenship ceremony photograph	
16 March 2022	Multicultural Business Event	Gave speech
17 March 2022	Hallett Cove Walkway- Community Discussion	
17 March 2022	Marion 100 Community engagement Event	
3 April 2022	Mema Court Reserve Funding Announcement Event	
3 April 2022	Edwardstown Football Club Launch Day	
3 April 2022	Oaklands Estate Residents Association- 70 years celebration	
3 April 2022	Glenelg Rebels Softball Club Presentation Night	
7 April 2022	Ramsay Avenue Reserve Opening	
7 April 2022	2022 Community Leaders Friendship & Dialogue Iftar Dinner	
8 April 2022	LGA Ordinary General Meeting	
9 April 2022	Coastal Walkway – Field River Stage One Completion Celebration	
12 April 2022	Met with Edwardstown Lions Club regarding their 60 <sup>th</sup> anniversary celebrations this November	
22 April 2022	Marion Basketball Stadium Redevelopment Funding Announcement	
23 April 2022	Season opening game at Marion Basketball Stadium	
24 April 2022	ANZAC Day Eve Youth Vigil	Gave speech, laid tribute
25 April 2022	Hallett Cove Dawn Service	Laid wreath
25 April 2022	Marion RSL ANZAC Day Sausage Sizzle	
28 April 2022	CoastFM Radio Interview	
30 April 2022	Just Gluten Free Bakery, local business Opening	
30 April 2022	Southern Soccer Facility Press Conference	
2 May 2022	Funeral of Trevor Chapman, former President of Marion RSL	
2 May 2022	Met Acting Mayor of Onkaparinga	
4 May 2022	MarionLIFE Community Hub Rally	
4 May 2022	Southern Culturally and Linguistically Diverse Leaders Network	
5 May 2022	Meeting with South Adelaide Basketball Club's General Manager	
7 May 2022	Warradale Park Tennis Club Presentation Night	

11 May 2022	Meeting with Adelaide Cricket Club	
12 May 2022	Met with Youth Collective Committee re Youth Week	
12 May 2022	Ice Arena proposal announcement	
13 May 2022	Greening Adelaide, Leaders Event	
13 May 2022	Coral Balmoral Commemoration Service	Laid tribute
13 May 2022	GalleryM Reconciliation Exhibition	Gave speech
14 May 2022	South Australian Jockey Club Derby Day Luncheon	
In addition, the Mayor spoke with staff, residents, Members of Parliament, sport and community groups and local government representatives re various issues.		

## 6.2 Deputy Mayor Communication Report

**Report Reference** GC220524R6.2

**Name of Council Member** Deputy Mayor – Luke Hutchinson

Date	Event	Comments
30 March 2022	Australia Day Awards	
31 March 2022	2021 South Australian Landcare Awards Ceremony	
10 April 2022	Warradale Barracks Memorial Service	
22 April 2022	Marion Basketball Stadium Redevelopment Funding Announcement	
24 April 2022	ANZAC Day Eve Youth Vigil	
12 May 2022	Ice Arena proposal announcement	

## 6.3 CEO and Executive Communication Report

**Report Reference** GC220524R6.3

Date	Activity	Attended By
23 March 2022	Meeting   Sorana Dinmore (CoM) and KPMG re Review of Stakeholder Management Processes at CoM	Sorana Dinmore
23 March 2022	Meeting   Sorana Dinmore (CoM) Chris White Prospect Council	Sorana Dinmore
23 March 2022	Meeting   Tony Harrison (CoM)	Tony Harrison



	Liam Porter (KPMG) re Review of Stakeholder Management Processes at CoM	
25 March 2022	Meeting   Sorana Dinmore (CoM) Peter Auhl EQI Consulting	Sorana Dinmore
25 March 2022	City of Marion and LGFA meeting	Tony Harrison
28 March 2022	Meeting   City of Marion and Renewal SA re Alawoona Wetland and Streetscapes	Mathew Allen
28 March 2022	Meeting   Birch Crescent Streetscape Project Management with KPMG	Mathew Allen
29 March 2022	Disruptive Innovation Summit 2022	Sorana Dinmore
30 March 2022	Meeting   Oaklands Green PCG with Housing Renewal Australia	Mathew Allen Tony Lines
4 April 2022	Meeting   Sorana Dinmore (CoM) Pluralsight	Sorana Dinmore
4 April 2022	Meeting   Tony Harrison, Tony Lines, Warwick Deller-Coombs (City of Marion), Simon Channon(URPS), Darryl Royans and Jeff McHugh (Church Representatives) re Dwyer Road and 1 Diagonal Way, Oaklands Park	Tony Harrison Tony Lines
4 April 2022	Meeting City of Marion and Catholic Education Office	Tony Harrison Tony Lines
4 April 2022	SRWRA Board meeting	Sorana Dinmore
5 April 2022	Meeting   Sorana Dinmore (CoM) SynergyIQ	Sorana Dinmore
5 April 2022	Meeting   CEO and GM Corporate Services CCS, PAE and CoM re Property and rating module	Tony Harrison Sorana Dinmore
5 April 2022	Meeting   City Shaping Initiatives with City of Marion & Department for Infrastructure & Transport (T2D Project Team)	Tony Lines
6 April 2022	LGA CEO Network Forum - Program Addition: Local Government Cyber Security Toolkit	Tony Harrison
6 April 2022	LGA CEO Network Forum   LG Professionals SA and LGA Training	Tony Harrison

7 April 2022	Meeting   Majors Road Update with Department of Infrastructure & Transport	Mathew Allen
7 April 2022	Meeting   Tonsley PCG with PEET and Renewal SA	Mathew Allen Tony Lines
7 April 2022	Event   Tonsley Connections	Tony Lines
7 April 2022	Meeting   Sorana Dinmore (CoM) Salesforce - online	Sorana Dinmore
7 April 2022	Meeting   City of Marion and ORSR re Election Commitments	Tony Harrison Tony Lines
8 April 2022	Discussion   LGA Financial Reform with Inside Infrastructure	Mathew Allen
9 April 2022	Opening Event   Coastal Walkway Field River section	Tony Lines
11 April 2022	Meeting   Oaklands Green PCG with Housing Renewal Australia	Mathew Allen Tony Lines
11 April 2022	Meeting   Tony Harrison and Craig and Peter (Club Marion) re: SABC	Tony Harrison
11 April 2022	Meeting   Tony Harrison and Marion Tennis Club re SABC	Tony Harrison
20 April 2022	Meeting   Flexicar x RAA Car Sharing with RAA and Hertz	Mathew Allen
21 April 2022	Meeting   Sorana Dinmore (CoM) RH Advisory	Sorana Dinmore
29 April 2022	Southern Recycling Centre – Advisory Committee Meeting	Sorana Dinmore
29 April 2022	SMRF JVAC Extra Ordinary Meeting	Sorana Dinmore
2 May 2022	SRWRA Board meeting	Sorana Dinmore
2 May 2022	Meeting   Tony Harrison and Chris White (City of Prospect)	Tony Harrison
3 May 2022	Tony Harrison, Paul Sutton (City of Charles Sturt), Mark Withers (City of Port Adelaide Enfield) and Anthony Jones	Tony Harrison
9 May 2022	Meeting   City of Marion & SAALC	Tony Lines
9 May 2022	Meeting   Sorana Dinmore (CoM) Hannan & Partners	Sorana Dinmore
9 May 2022	Meeting   Sorana Dinmore (CoM) Microsoft Cloud Solution Advisor	Sorana Dinmore
9 May 2022	Meeting   Sorana Dinmore (CoM) Salesforce meeting	Sorana Dinmore

10 May 2022	Meeting   City of Marion and RSPCA	Tony Harrison
11 May 2022	Meeting   Mayor Hanna, Tony Harrison and Adelaide Cricket Club re Adelaide Cricket Club Glandore Oval Redevelopment	Tony Harrison
11 May 2022	Meeting   Oaklands Green PCG with Housing Renewal Australia	Mathew Allen Tony Lines
12 May 2022	Meeting   Sorana Dinmore (CoM) MuleSoft meeting	Sorana Dinmore
12 May 2022	Phone Meeting   Tony Harrison and Glenna re Croquet Club	Tony Harrison
12 May 2022	Meeting   Tony Harrison, Mayor Kris Hanna and Erin Thompson MP	Tony Harrison
12 May 2022	Meeting   Tony Harrison and Emma Hinchey	Tony Harrison
16 May 2022	Meeting   Road Maintenance and Traffic Services with Department of Infrastructure and Transport	Mathew Allen
16 May 2022	Meeting   Embodied carbon assessment pilot project – Lander Road/Young Street intersection upgrade with Mott McDonald	Mathew Allen
19 May 2022	Meeting   Tony Harrison, Milos Milutinovic and Sarah Watson re SDA and housing for out-of-home children projects	Tony Harrison
19 May 2022	Meeting   SAALC Quarterly Governance Meeting for Quarter 3	Tony Lines
20 May 2022	Meeting   SA Power Networks re plantings under power lines	Mathew Allen
20 May 2022	SMRF JV Advisory Committee	Sorana Dinmore
23 May 2022	Meeting   City of Marion and Junction Australia	Tony Harrison Mathew Allen Tony Lines

**7 Adjourned Items - Nil****8 Deputations****8.1 Deputation - Mitchell Street Parking**

<b>Report Reference</b>	GC220524D8.1
<b>Originating Officer</b>	Executive Assistant to the Mayor – Tom Matthews
<b>Corporate Manager</b>	Manager Office of the CEO – Kate McKenzie
<b>General Manager</b>	Chief Executive Officer – Tony Harrison

**SPEAKER**

Kerry Saul

**ORGANISATION**

Resident

**COMMENTS**

Resident Kerry Saul has requested to make a deputation to Council on behalf of residents of Mitchell Street, Glengowrie, regarding a lack of practical on-street vehicle parking affecting traffic flow.

Mr Saul submitted the petition on this matter that was received by Council on 7 October 2021.

**ATTACHMENTS**

Nil

**9 Petitions - Nil****10 Committee Recommendations****10.1 Confirmation of Minutes of the Review and Selection Committee Meeting held on 3 May 2022**

<b>Report Reference</b>	GC220524R10.1
<b>Originating Officer</b>	Manager People and Culture - Jessica Lynch
<b>Corporate Manager</b>	N/A
<b>General Manager</b>	Chief Executive Officer - Tony Harrison

**REPORT OBJECTIVE**

The purpose of this report is to facilitate the receiving and noting of the minutes of the Review and Selection Committee meeting held on 3 May 2022.

**EXECUTIVE SUMMARY**

A summary of items considered by the Committee Members is noted below.

**Reports for Discussion**

- Nil

**Reports for Noting**

- Corporate and CEO KPI Report Quarter Three 2021/22
- Cost of agency employees

**Confidential Items**

- CEO Performance and Remuneration Review
- COVID Mandatory Vaccination Policy implementation update
- Staff movements and exit survey data – 31/12/21 & 31/3/22
- Confirmation of the Confidential Minutes of the Review and Selection Committee Meeting held on 1 February 2022

**RECOMMENDATION****That Council:**

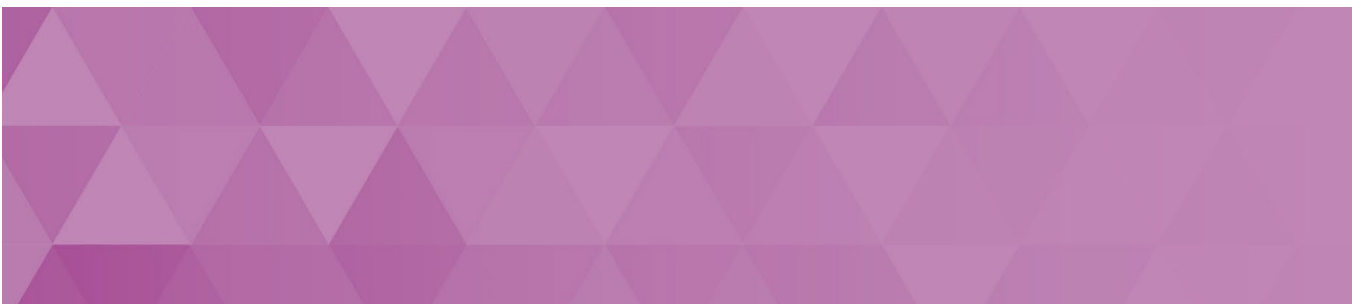
1. **Receives and notes the minutes of the Review and Selection Committee meeting held on 3 May 2022.**
2. **Notes that separate reports will be brought to Council for consideration of any recommendations from the Review and Selection Committee.**

**ATTACHMENTS**

1. RSC220503 - Final Public Minutes [**10.1.1** - 7 pages]



**Minutes of the Review and Selection Committee  
held on Tuesday, 3 May 2022 at 6.00 pm  
Virtual Meeting Room - Zoom**



**PRESENT**

His Worship the Mayor Kris Hanna  
Councillor Maggie Duncan

Councillor Matthew Shilling

**In Attendance**

Chief Executive Officer - Tony Harrison  
General Manager Corporate Services - Sorana Dinmore (from 6:45pm)  
Manager People and Culture - Jessica Lynch  
Manager Office of the CEO - Kate McKenzie  
Chief Financial Officer – Ray Barnwell

**1 Open Meeting**

The Mayor opened the meeting at 6.04pm.

**2 Kaurna Acknowledgement**

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

**3 Elected Member 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 disclosed.

**4 Confirmation of Minutes****4.1 Confirmation of Minutes of the Special Review and Selection Committee Meeting held on 6 April 2022**

Report Reference RSC220503R4.1

**Moved Councillor Shilling****Seconded Councillor Duncan**

That the minutes of the Review and Selection Committee Meeting held on 6 April 2022 be taken as read and confirmed.

**Carried unanimously**

**5 Reports for Discussion****6 Reports for Noting**

---

RSC220503 - Review and Selection Committee - 3 May 2022



## 6.1 Corporate and CEO KPI Report Quarter Three 2021/22

Report Reference RSC220503R6.1

The Committee discussed:

- KPI 7 – Staff Engagement
  - Explanation for three areas with staff participation in the survey below 50% and strategies to improve participation in the survey going forward.
- KPI 10 – Asset Utilisation of Sports and Community Venues
  - Factors contributing to low results in this quarter, including impacts of COVID-19 on accessing services and facilities.
  - How facilities are booked and whether the KPI should include data that accounts for leasing of facilities.
  - Composition of this particular KPI and understanding of the efficient use of facilities.
- Next steps to mature KPIs to ensure meaningful data is available to guide decision-making.
- Attachment 4 – Labour and FTE movement summary
  - Likelihood of cost pressures arising from impacts of inflation.
  - Impact of additional payments for attraction and retention, and those exiting the organisation.

### Action

- Administration to prepare a progress report for the next Review and Selection Committee meeting scheduled for 2 August 2022.

**Moved Councillor Duncan**

**Seconded Councillor Shilling**

That the Review and Selection Committee:

1. Notes this information and information contained within the attachments for Quarter Three 2021/22.

**Carried unanimously**

## 6.2 Cost of agency employees

Report Reference RSC220503R6.2

The Committee discussed:

- Employee cost increases over time.
- Retention and availability of suitable staff.
- Practices for the engagement of agency staff for the backfilling of vacant positions.

### Action:

---

RSC220503 - Review and Selection Committee - 3 May 2022





4

- Administration to provide a further report on Employee Costs to aid enhance understanding of % movement on prior years.

**Moved Councillor Shilling**

**Seconded Councillor Duncan**

That the Review and Selection Committee:

1. Note the report.
2. Note next steps to create greater visibility of the City of Marion workforce establishment.

**Carried unanimously**

## **7 Workshop / Presentation Items - Nil**

## **8 Confidential Items**

### **8.1 Cover Report - CEO Performance and Remuneration Review**

Report Reference RSC220503F8.1

**Moved Councillor Shilling**

**Seconded Councillor Duncan**

That pursuant to Section 90(2) and (3)(d) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons: Chief Executive Officer, Manager People and Culture, Manager Office of the CEO, and Chief Financial Officer be excluded from the meeting as the Committee receives and considers information relating to CEO Performance and Remuneration Review, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial figures of an independent third party.

**Carried unanimously**

6.40pm the meeting went into confidence.

**Moved Councillor Shilling**

**Seconded Councillor Duncan**

In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Committee orders that this report, CEO Remuneration Review, any appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(d) of the Act, except when required to effect or comply with the Committee's resolution(s) regarding this matter, be kept

---

RSC220503 - Review and Selection Committee - 3 May 2022



5

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 2022.

**Carried unanimously**

6.45pm the meeting came out of confidence.

### 8.2 Cover Report - COVID Mandatory Vaccination Policy implementation update

Report Reference RSC220503F8.2

**Moved Councillor Duncan**

**Seconded Councillor Shilling**

That pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons: Chief Executive Officer, Manager People and Culture, Manager Office of the CEO, Chief Financial Officer, General Manager Corporate Services, be excluded from the meeting as the Committee receives and considers information relating to COVID Mandatory Vaccination Policy Update, 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 personal affairs of City of Marion employees.

**Carried unanimously**

6.45 the meeting went into confidence.

**Moved Councillor Duncan**

**Seconded Councillor Shilling**

That the Review and Selection Committee:

1. Note the report.
2. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Committee orders that this report, COVID Mandatory Vaccination Policy implementation update, any appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(a) of the Act, except when required to effect or comply with the Committee's resolution(s) regarding this matter, be kept confidential and not available for public inspection 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 2022.

**Carried unanimously**

7.03pm the meeting came out of confidence.

### 8.3 Cover Report - Staff movements and exit survey data - 31/12/21 & 31/3/22

Report Reference RSC220503F8.3

**Moved Councillor Duncan**

**Seconded Councillor Shilling**

---

RSC220503 - Review and Selection Committee - 3 May 2022



That pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager Corporate Services, Manager People and Culture, Manager Office of the CEO, Chief Financial Officer, be excluded from the meeting as the Committee receives and considers information relating to Staff Movements and Exit Survey Data, upon the basis that the Committee is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to past and present employees of the City of Marion.

**Carried unanimously**

7.03pm the meeting went into confidence.

**Moved Councillor Duncan**

**Seconded Councillor Shilling**

In accordance with Section 91(7) and (9) of the Local Government Act 1999, the Committee orders that this report, Staff Movements and Exit Survey Data, any appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(a) of the Act be kept confidential and not available or 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 2022.

**Carried unanimously**

7.07pm the meeting came out of confidence.

**8.4 Cover Report - Confirmation of the Confidential Minutes of the Review and Selection Committee meeting held on 1 February 2022**

Report Reference RSC220503F8.4

**Moved Councillor Shilling**

**Seconded Councillor Duncan**

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: Chief Executive Officer, General Manager Corporate Services, Manager People and Culture, Manager Office of the CEO, Chief Financial Officer be excluded from the meeting as the Council receives and considers information relating to confirmation of the confidential minutes of the Review and Selection Committee meeting held on 1 February 2022, 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 personal affairs of City of Marion employees and Independent Committee Members.

**Carried unanimously**

7.07pm the meeting went into confidence.

**Moved Councillor Shilling****Seconded Mayor Hanna**

In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that the attachments to the report, Confirmation of the confidential minutes of the Review and Selection Committee Meeting held on 1 February 2022 arising from this report having been considered in confidence under Section 90(2) and (3)(a) of the Act, except when required to effect or comply with 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 2022.

**Carried unanimously**

7.09 the meeting came out of confidence.

**9 Other Business****10 Meeting Closure**

The meeting shall conclude on or before 9.00pm unless there is a specific motion adopted at the meeting to continue beyond that time.

The meeting was declared closed at 7:09pm.

CONFIRMED THIS 2ND DAY OF AUGUST 2022

---

CHAIRPERSON

**10.2 Confirmation of the Minutes of the Planning and Development Committee Meeting held on 3 May 2022**

<b>Report Reference</b>	GC220524R10.2
<b>Originating Officer</b>	Executive Officer to the General Manager City Development – Louise Herdegen
<b>Corporate Manager</b>	- N/A
<b>General Manager</b>	General Manager City Development - Tony Lines

**REPORT OBJECTIVE**

The purpose of this report is to facilitate the receiving and noting of the minutes of the Planning and Development Committee meeting held on 3 May 2022.

**EXECUTIVE SUMMARY**

A summary of items considered by the Committee Members is noted below.

**Presentation**

- SAJC Proposed Code Amendment - West of Morphet Road

**Reports for Discussion**

- Development Services Update including 12 month review of PDI
- Development Guidelines
- Centre Zone Options
- Code Amendments Update

**Reports for Noting**

- Land Development Projects Update
- North South Corridor Update

**RECOMMENDATION****That Council:**

1. **Receives and notes the minutes of the Planning and Development Committee meeting held on 3 May 2022.**
2. **Notes that separate reports will be brought to Council for consideration of any recommendations from the Planning and Development Committee.**

**ATTACHMENTS**

1. PDC220503 - Final Minutes [**10.2.1** - 6 pages]



**Minutes of the Planning and Development Committee  
held on Tuesday, 3 May 2022 at 6.30 pm  
Virtual Meeting Room - Zoom**



**PRESENT**

His Worship the Mayor Kris Hanna (from 7:16 pm)  
Councillor Kendra Clancy (Presiding Member)  
Councillor Raelene Telfer  
Councillor Luke Hutchinson  
Councillor Jason Veliskou

**In Attendance**

General Manager City Development - Tony Lines  
General Manager Corporate Services - Sorana Dinmore  
Acting General Manager City Services - Mathew Allen  
Manager Development & Regulatory Services – Warwick Deller-Coombs  
Senior Policy Planner – David Melhuish  
Team Leader Planning – Alex Wright  
Acting Unit Manager Community Health & Safety – Stephen Zillante  
Future Urban – Michael Osborn, Director  
SAJC – Neil Anderson, Development Manager  
Executive Officer to the General Manager City Development - Louise Herdegen

**1 Open Meeting**

The Chair opened the meeting at 6:38 pm.

**2 Kurna Acknowledgement**

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

**3 Elected Member Declaration of Interest**

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

The following interests were disclosed:

- Councillor Clancy advised working for the Minister Recreation, Sport & Racing but no involvement in this application. Consideration was given however not considered a conflict of interest.



#### 4 Confirmation of Minutes

##### 4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 1 March 2022

Report Reference	PDC220503R4.1
------------------	---------------

**Moved Councillor Telfer**

**Seconded Councillor Hutchison**

That the minutes of the Planning and Development Committee Meeting held on 1 March 2022 be taken as read and confirmed.

**Carried**

#### 5 Business Arising - Nil

#### 6 Workshop / Presentation Items

##### 6.2 SAJC Proposed Code Amendment - West of Morphett Road

Report Reference	PDC220503R6.2
------------------	---------------

Mr Michael Osborn (Future Urban – consultant on behalf of the SAJC) gave a presentation for the Code Amendment related to the land known as 88-90 Morphett Road, Glengowrie. The presentation provided an overview of the site, context of previous rezoning in the area, aspirational infill vision and the code amendment and engagement process.

The following discussion points were noted:

- The plans for Morphett Road in the presentation are highly conceptual and final design and details of any development would be managed through the application process.
- A traffic modelling study would be undertaken following the Ministers approval to continue with the Code Amendment process. This would include future impacts on the area if the future infill vision were realised.
- A wholistic approach will be taken with all activity in the area, including consideration of the City of Marion's Code Amendment proposal.
- The intent of presenting to this Committee is provide support to commence the process and communication will continue with Administration as the process progresses.

**Moved Councillor Hutchinson**

**Seconded Councillor Veliskou**

That the Planning and Development Committee:

1. Notes the presentation.

**Carried Unanimously**





## 7 Reports for Discussion

### 7.1 Development Services Update including 12 month review of PDI

Report Reference PDC220503R7.1

7:16 pm Mayor Hanna joined the meeting.

The Manager Development & Regulatory Services gave a summary of the work undertaken by the Development Services Unit with the trends from the past 12 months since the introduction of the new Planning & Design Code.

The following discussion points were noted:

- ERD appeals have remained around the same.
- The data sourced from the Plan SA reporting system contains some anomalies and limitations which impacts some of the outcomes.
- Discussion and explanation on 'out of time', 'deemed consent notices' and limitations of the system.

**Moved Councillor Telfer**

**Seconded Councillor Veliskou**

That the Planning and Development Committee:

1. Notes the report.

**Carried**

### 7.2 Development Guidelines

Report Reference PDC220503R7.2

The Manager Development & Regulatory Services gave a brief update on a set of residential design guidelines to assist an improved level of development in the City of Marion.

The following discussion points are noted:

- The design guides are for educational purposes rather than enforcement.
- Images contained in the design guides will be rendered to avoid identifying the property (noting some work had already been undertaken to de-identify where possible).
- Future design guides /fact sheets to potentially include stormwater, energy savings, landscape plans ie how to build a garden with code approval.
- Design guides will be available electronically on Council's website.

**Moved Mayor Hanna**

**Seconded Councillor Veliskou**



That the Planning and Development Committee:

1. Notes the report.
2. Commends staff for updating and publishing the brochures to improve design for the City of Marion.

**Carried Unanimously**

### 7.3 Centre Zone Options

Report Reference PDC220503R7.3

**Moved Councillor Veliskou**

**Seconded Councillor Mayor**

That the Planning and Development Committee:

1. Recommends to Council to endorse the 'Centres Zone Adjustment Proposal to Initiate' (attached to this report) and that it be forwarded to the Minister for consideration/approval.

**Carried Unanimously**

### 7.4 Code Amendments Update

Report Reference PDC220503R7.4

The Senior Policy Planner gave a brief outline as detailed in the report. The following discussion points were noted:

- Southern Hills – gradients detailed within the policy are not open for change, given the structure of the zoning policy and limitations within the Plan SA system.
- Marion Road – work is progressing to determine the most suitable zone given the current market demands for the area.

**Moved Councillor Telfer**

**Seconded Councillor Veliskou**

That the Planning and Development Committee:

1. Notes the report and Marion Road Corridor to be discussed in more detail at the next Planning & Development Committee meeting.

**Carried Unanimously**



## 8 Reports for Noting

### 8.1 Land Development Projects Update

Report Reference PDC220503R8.1

**Moved Councillor Veliskou**

**Seconded Mayor Hanna**

That the Planning and Development Committee:

1. Notes the report.

**Carried Unanimously**

### 8.2 North South Corridor Update

Report Reference PDC220503R8.2

**Moved Councillor Veliskou**

**Seconded Councillor Hutchinson**

That the Planning and Development Committee:

1. Notes the report.

**Carried Unanimously**

## 9 Confidential Items – Nil

## 10 Other Business - Nil

## 11 Meeting Closure

The meeting was declared closed at 7:57 pm.

CONFIRMED THIS 5 DAY OF JULY 2022

---

CHAIRPERSON

## 11 Confidential Items

### 11.1 Cover Report - Confirmation of Confidential Minutes of the Review and Selection Committee Meeting held on 3 May 2022

Report Reference	GC220524F11.1
Originating Officer	Manager People and Culture - Jessica Lynch
Corporate Manager	N/A
General Manager	Chief Executive Officer - Tony Harrison

#### REASON FOR CONFIDENTIALITY

##### ***Local Government Act (SA) 1999 S 90 (2) 3***

(a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead)

(d) commercial information of a confidential nature (not being a trade secret) the disclosure of which (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and (ii) would, on balance, be contrary to the public interest

#### RECOMMENDATION

That pursuant to Section 90(2) and (3)(d) and (a) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager Corporate Services, General Manager City Development, General Manager City Services, Manager People and Culture, Manager Office of the CEO, Unit Manager Governance and Council Support, be excluded from the meeting as the Council receives and considers information relating to Confirmation of confidential Minutes of the Review and Selection Committee Meeting, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information of a third party and information relating to personal affairs.

## 11.2 Cover Report - City of Marion Water Business Update

Report Reference	GC220524F11.2
Originating Officer	Water Resources Coordinator – Glynn Ricketts
Corporate Manager	Acting Manager Engineering, Assets and Environment - Brendon Lyons
General Manager	Acting General Manager City Services - Mathew Allen

### REASON FOR CONFIDENTIALITY

#### ***Local Government Act (SA) 1999 S 90 (2) 3***

(b) information the disclosure of which (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and (ii) would, on balance, be contrary to the public interest

### RECOMMENDATION

That pursuant to Section 90(2) and (3)(b) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Chief Financial Officer, Manager Engineering, Assets and Environment, Manager Office of the Chief Executive, Water Resources Coordinator and Unit Manager Governance and Council Support, be excluded from the meeting as the Committee receives and considers information relating to an update on the City of Marion Water Business, upon the basis that the Committee is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to matter that may impact commercial contracts with 3<sup>rd</sup> parties.

**11.3 Cover Report - Coastal Walkway Gullies Report for Construction**

Report Reference	GC220524F11.3
Originating Officer	Coordinator Coastal Walkway – Alex Cortes
Corporate Manager	Manager City Activation - Charmaine Hughes
General Manager	General Manager City Development - Tony Lines

**REASON FOR CONFIDENTIALITY*****Local Government Act (SA) 1999 S 90 (2) 3***

(k) tenders for the supply of goods, the provision of services or the carrying out of works

**RECOMMENDATION**

**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: Chief Executive Officer, General Manager City Development, Acting General Manager City Services, General Manager Corporate Services, Manager of the Office of the Chief Executive, Chief Financial Officer, Manager City Activation, Coordinator Coastal Walkway and Unit Manager Governance and Council Support, be excluded from the meeting as the Council receives and considers information relating to Coastal Walkway Gullies Report for Construction, 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 yet to be finalised tender outcomes and commercial expenditure.**

## 12 Corporate Reports for Decision

### 12.1 Mitchell Street Parking

<b>Report Reference</b>	GC220524R12.1
<b>Originating Officer</b>	Unit Manager Engineering – Carl Lundborg
<b>Corporate Manager</b>	Acting Manager Engineering, Assets and Environment - Brendon Lyons
<b>General Manager</b>	Acting General Manager City Services - Mathew Allen

### REPORT OBJECTIVE

The purpose of this report is to provide Council with an option of on-street parking within Mitchell Street (west), Glengowrie.

### REPORT HISTORY

<b>Report Reference</b>	<b>Report Title</b>
GC212021P9.1	Vehicle Parking and Access – Mitchell Street, Glengowrie
GC220222R12.2	Mitchell Street, Glengowrie Parking

### EXECUTIVE SUMMARY

On 7 October 2021, the City of Marion received a petition regarding the lack of practical on-street vehicle parking affecting traffic flow. The petitioners requested that Council construct the maximum number and most practical vehicle parking inserts/setbacks with “rolled”/ “soft” gutters on either or both sides of Mitchell Street (west).

At the 22 February 2022 General Council meeting a number of options for Mitchell Street (west) were considered with no resolution endorsed.

The Engineering team have now considered the feedback from Council and is seeking to progress with the following recommendation ‘Option 6’. Option 6 provides a low environmental impact (no tree removals), and addresses parking and manoeuvrability concerns.

Risks are associated with this option, such as paved parking area being potentially lost as a result of future residential property development requiring creation of more driveway access points. This option would set a precedent for future indented parking bays on Mitchell Street (east) that has a similar road environment.

### RECOMMENDATION

**That Council:**

- 1. Supports proceeding with Option 6 to undertake community consultation.**
- 2. Advises the head petitioner of the resolutions of Council.**
- 3. Endorses additional funding of up to \$17,500 to be incorporated into the 2022-23 Annual Business Plan to undertake Option 6 (subject to community consultation support).**

**OR**

1. Does not support Option 6.
2. Notes that no further parking interventions will be investigated on Mitchell Street (west) for a minimum 12 months.
3. Advises the head petitioner of the resolutions of Council.

## **BACKGROUND**

The Annual Business Plan 2021-22 includes a capital works project to install paved parking within Mitchell Street. The budget approved for this project is \$23,000 for the construction of paved parking in specific locations to assist with driveway access (not the full extent of Mitchell Street (west)).

On 7 October 2021, the City of Marion received a petition regarding the lack of practical on-street vehicle parking affecting traffic flow, road safety and residents' access in and out of their driveways in Mitchell Street, west of Filmer Avenue. The 44 signatories in the petition requested that Council construct the maximum number and most practical vehicle parking inserts/setbacks with "rolled"/"soft" gutters on either or both sides of Mitchell Street (west).

At the 12 October 2021 General Council meeting it was resolved that staff provide a report on Mitchell Street (west) that:

- Investigates options for maximising on-street and off-street parking.
- Looks at how to reduce access issues identified by local residents.
- Provides information on options for street widening or allowing cars to partially park on the current or adjusted verge.

At the 22 February 2022 General Council meeting a number of options for Mitchell Street (west) were considered, these included:

- Option 1 – Full Road Widening
- Option 2 – Road Widening (north side only)
- Option 3 – Partial Indented Parking Bays
- Option 4 – Partial Paved Parking
- Option 5 – Parking Controls

No resolution was endorsed, with general concerns regarding tree removals and setting a precedent for these types of parking solutions for the area and council.

Engineering have now considered the feedback from Council and is seeking to progress with an alternative option.

## **DISCUSSION**

### **TRAFFIC AND PARKING INVESTIGATION**

Mitchell Street, Glengowrie functions as a local road with a width of 6.6 metres west of Filmer Avenue with low vehicle volumes.

Mitchell Street has had a number of resident requests for parking reviews in the past and a number of interventions (custom signage to discourage vehicles parking adjacent and not leaving a 3-metre gap and yellow driveway lines to discourage vehicle parking directly next to a driveway invert) have been trialled to alleviate the concerns raised resulting in some improvement.

A parking investigation and survey was undertaken during December 2021. Multiple site observations were undertaken at various times of the day to ascertain the general parking behaviour in the street.



The result of the parking survey found that there were occasions where parking occupancy percentage was above 85%, concluding a high parking demand for the street. It is recommended that parking control or parking infrastructure be investigated and considered for community consultation.

## **PARKING OPTION**

### **OPTION 6: PARTIAL PAVED PARKING**

*See Attachment 1 for Concept Plan*

#### **Property Access and Vehicle Manoeuvrability**

This option provides an increase in available road width to assist vehicle manoeuvring on the road with the partial parking plateaus. In addition, line marking is included as part of the proposed plan which will control parking locations to improve vehicle access into private property.

#### **Parking**

The parking layout will increase the number of on-street parking to a total of 20 car parks (an increase of 3 additional on-street car parks). Yellow 'No Stopping' lines will be included to control the locations of parking to better assist access, manoeuvrability and remove legal and illegal parking ambiguity.

This type of on-street parking has been used at a number of sites across the City of Marion where road widths are below the standard 7.2m or limited parking available with a high parking demand (above 85% parking occupancy). These include:

- Newberry Avenue, Morphettville
- Ayers Court, Morphettville
- Morphett Road, Oaklands Park
- Ludgate Avenue, Trott Park
- Marion Road, Plympton Park

#### **Environmental**

No trees are to be removed for the proposed option. Permeable paving will be installed to support growth of adjacent trees and reduce stormwater runoff. The proposed parking areas will take up the verge space of up to 4 future tree planting locations.

#### **Cost**

This option provides low construction cost of \$40,500. Note Council had endorsed a budget of \$23,000 in 2021/22 Annual Business Plan for construction of parking bays in Mitchell Street.

#### **Risks**

Construction of partial indented parking bays could be potentially lost due to future residential property development requiring creation of more driveway access points.

Any infrastructure upgrades designed to improve the parking and manoeuvring of Mitchell Street (west), may need to be adopted for Mitchell Street (east) as it has similar concerns and may require a similar proposed treatment in future capital works programs (subject to community consultation).

Options presented and supported by Council should be presented to the community for consultation. There may be additional minor costs associated with service relocations. This will be determined during the detailed design phase following public consultation.

## **ATTACHMENTS**

1. Option 6 Hybrid [12.1.1 - 1 page]



LEGEND

	Stobie Pole / Light Pole		Paved Parking Area(s)
	Existing Tree to Remain		Proposed 'No Stopping at all times' Parking Restriction

PARKING COMPARISON		
Side of Road	Existing Number of car parks	Proposed Number of car parks
Northern Side	17*	9
Southern Side		11
Total	17*	20

\* Due to road width and relevant Australian Road Rule, cars cannot park opposite one another legally (3m not provided between vehicles). Therefore, total number of carparks for entire length of street will vary depending on locations that vehicles choose to park and the maximum number of vehicles that can current park (legally) at any given time is considered to be 16.

Trees Proposed to be Removed = 0



NOT TO SCALE



THE CORPORATION OF THE CITY OF MARION

MITCHELL STREET, GLENGOWRIE

OPTION 6: APPLY PAVED PARKING AREAS AND PARKING CONTROLS - WESTERN END

Drawn : N.A.S    Date : 18/03/2022    Approved : A.M.D    Last Revised :    Ref. No. : T\_06



## 12.2 Delivery Options for Meals at Home Program (frozen meals)

<b>Report Reference</b>	GC220524R12.2
<b>Originating Officer</b>	Team Leader Positive Ageing & Inclusion – Rima Sallis
<b>Corporate Manager</b>	Manager Community Connections - Merran Fyfe
<b>General Manager</b>	Acting General Manager City Services - Mathew Allen

### REPORT OBJECTIVE

This report provides Council with options regarding how the Meals at Home program (frozen meals) are delivered for 2022/23.

### REPORT HISTORY

<b>Report Reference</b>	<b>Report Title</b>
GC220412R10.5	Community Bus – Additional Vehicle

### EXECUTIVE SUMMARY

At the 12 April 2022 General Council meeting, Council resolved to cease the hire of the third community bus at the end of June 2022 (GC220412R10.5), acknowledging this bus has been used for the provision of Commonwealth Home Support Programme (CHSP) supported activities (predominantly shopping and social programs) and the Meals at Home program (frozen meals).

This report is being brought to Council in May 2022 to enable Council to decide how the Meals at Home program will be delivered noting that Council is required to fund the cost of the delivery of the frozen meal service under the existing grant agreement.

Options investigated to deliver the frozen meals included:

- Extending the allocated period of time the two existing City of Marion owned community buses are used; and
- The hiring of an additional vehicle.

Hiring an additional vehicle will require additional funding to be included in the 2022/23 draft budget and for the duration of the funding agreement. Continuing to utilise the two existing City of Marion community buses and extending the shifts (and/or utilising alternate vehicles without direct hire costs) for meal deliveries can be funded from the existing 2022/23 draft budget. This option is considered sustainable for the duration of the current funding agreement which is due to cease on 30 June 2023 and can support any potential extensions.

### RECOMMENDATION

**That Council:**

- 1. Notes the value and importance of the frozen meal service to vulnerable community members.**
- 2. Implements the following Option in relation to the delivery of frozen meals:**
  - a) Continues the delivery of the frozen meals with the two existing City of Marion community buses.**
  - b) Notes that the costs associated with this option are the responsibility of the City of Marion, and can be covered by the existing 2022/23 draft budget.**

- c) Notes that if the program funding agreement is extended beyond 30 June 2023, the associated recurrent budget allocation is carried forward pro rata.
- d) Notes that the two City of Marion community buses will not be available one day per week for other activities (e.g. social and shopping trips).

## GENERAL ANALYSIS

Liveable	We will make our services, facilities and open spaces more accessible.
Engaged	We will increasingly use data and community responses to understand our community values then we will deliver what they want. We will harness the experience, skills and interests of older people. We will provide ample structured opportunities for volunteering.
Opportunities	Increased numbers of volunteers and the desire for more flexible and short-term volunteering.
Organisational Excellence	Communities that embrace partnering, volunteering and social interaction. Meaningful opportunities for community engagement, partnerships, and co-creation.
Legal / Legislative / Policy	Council currently has a Commonwealth funding agreement for the meal delivery service.
Additional Resource Impact	Option 1 will require additional volunteers or extending the volunteer time commitment.  Option 2 will require the hiring of an additional vehicle and will require additional volunteers.
Timeline	The current program of three community buses will be utilised until the end of June 2022. Alternate delivery options will need to be implemented from July 2022 onwards.
Proposed Future Budget Allocation	For Option 1, any minor costs would be covered in existing City of Marion budget allocations.  For Option 2 between approximate \$5,500 and \$9,000 per annum depending on preferred vehicle.
Other Funding Sources	Federal funding is provided for provision of meals as per the funding agreement, excluding delivery costs.

## BACKGROUND

The City of Marion is funded by the Commonwealth Government to provide people who are 65 years and over with healthy nutritious meals to ensure the health and wellbeing of our vulnerable community. Prior to the global pandemic this funding was utilised to provide meals at Neighbourhood and Community Centres. The World Health Organisation (WHO) declared COVID-19 a global pandemic on 12 March 2020. As a result, the Commonwealth Government requested all service providers in receipt of meal funding transform their services to support older people to

remain healthy, limit their community presence and follow state directions. The City of Marion supported and actioned this request by establishing a Meals at Home service as many existing Meals at Home providers were struggling to accept any additional referrals with such a surge in demand. This change ensured The City of Marion continued to meet funding requirements.

Since the transformation of Meals at Centres to Meals at Home, community need has grown considerably due to the continuing effects of COVID-19 with 344 clients accessing this service between April 2021 and March 2022. The service remains predominantly unaffected by COVID restrictions, however the impact of the pandemic on older residents continues to be significant with many continuing to self-isolate, limit community participation and avoid crowds such as in supermarkets, restaurants and cafes. Meals at Home has ensured that participating older community members can receive one nutritious meal a day, a wellbeing check from our volunteers delivering the meals and support to maintain their independence. The program has included the delivery of over 18,000 meals in a 12 month period (April 2021 to March 2022) and averages 4.3 meals per person per delivery.

The three community buses (two City of Marion buses and one hire bus) commenced being utilised for meal delivery in April 2020 as the operation of the Community Bus Program had ceased due to the global pandemic. At the time, the use of the community buses to deliver meals served three purposes; it improved utilisation of bus fleet that was otherwise idle due to the pandemic impacts, it enabled the continued engagement of existing volunteers, and it met the demand of a new service provision. The three community buses also currently provide a door-to-door transport service and social programs for residents who are frail, aged and/or living with a disability on four other days per week.

## **DISCUSSION**

On 12 April 2022 Council resolved to cease the hire of the third community bus at the end of June 2022 and that:

*A report be presented back to Council in May 2022 outlining the frozen meal delivery options. (GC220412R10.5)*

The following options have been investigated for Council consideration:

### **Option 1: Continue delivery using two City of Marion buses**

This option would be implemented using a combination of rostering arrangements subject to availability of City of Marion volunteers and is the recommended option. It includes:

1. Extending the shifts (length of shifts and/or number of shifts) for existing and/or new volunteers to undertake trips delivering meals using the two existing community buses and return to City Services to restock as required. The cost of this delivery service (e.g. fuel) continues to be covered by the City of Marion Community Bus recurrent budget (as per existing arrangement).
2. Providing applicable reimbursements to volunteers (e.g. meal allowance, mileage, etc). This would be covered within the existing City of Marion Community Bus recurrent budget.
3. Up to two hours of labour per week for the cook to support volunteers with restocking may be required. This would be covered by the existing CHSP funding.

### **Option 2: Hire an additional vehicle**

This option includes hiring an additional vehicle one day per week for the meal deliveries. The intention would be that this vehicle would be used for all meal deliveries to maximise the full day hire cost that the City of Marion would be subject to, and therefore the two City of Marion community buses would be predominantly available to be used for either social or shopping trips on

the meal delivery day.

The options below have considered hire cost per day, ease of access to meals throughout the delivery period, pick up/drop off time requirement, storage type (e.g. esky, crate, etc), distance to hire company location and manual handling requirements for this volunteer run service. The options present a mix of complexities regarding the hire company locations, storage of volunteer's private vehicle at these sites for the duration of the hire and potential reimbursement costs to volunteers for the use of their private vehicle to attend the sites, along with other specific issues as noted in the table.

	Vehicle Hire type	Cost per day	Access and suitability	Comments/Site notes
2a	Refrigerator Van Hire	<p>\$114 + GST (full tank) 150 kms allowance per day, <i>(additional kms charged at 27c per km)</i>.</p> <p>Approximate cost per year <b>\$5,700 + GST</b>.</p> <p>(Plus potential additional mileage cost for volunteer to collect vehicle).</p>	<p>No steps to door or back door. Not possible to stand in vehicle presents risk to volunteers in loading and unloading.</p> <p>Eskies would not be used, however meals would need to be packaged in crates to ensure meals are secure and labelled for various areas.</p>	<p>Pick up would be from Adelaide Airport (24 kms round trip – 20 mins each way), Marlestone (15 kms round trip 15 mins each way).</p> <p>Collect day prior subject to volunteer availability.</p>
2b	Refrigerated Toyota Hilux (or equivalent)	<p>\$110 + GST per 24 hour, 200km allowance per day <i>(additional kms charged at 10c per km)</i>.</p> <p>Approximate cost per year <b>\$5,500 + GST</b>.</p> <p>(Plus potential additional mileage cost for volunteer to collect vehicle).</p>	<p>Double rear doors and 1 side door (passenger side) rear step. Not possible to stand in vehicle presents risk to volunteers in loading and unloading.</p> <p>Eskies would not be used however meals would need to be packaged in crates to ensure meals are secure and labelled for various areas.</p>	<p>Pick up would be from Wingfield (40 kms round trip, just over 1 hour round trip)</p> <p>Significant distance to collect vehicle – collect day prior subject to volunteer availability.</p>
2c	Mitsubishi Canter (or equivalent)	<p>\$175 + GST per 24 hour, 100km allowance per day <i>(additional kms charged at 15c per km)</i>.</p> <p>Approximate cost per year <b>\$8,750 + GST</b>.</p>	<p>Triple rear doors and 1 side door (passenger side). Not possible to stand in vehicle presents risk to volunteers in loading and unloading. A high fixed step presents manual handling risk for volunteers.</p>	<p>Pick up would be from Wingfield (40 kms round trip, just over 1 hour round trip)</p> <p>Significant distance to collect vehicle – collect day prior subject to volunteer availability.</p>

		(Plus potential additional mileage cost for volunteer to collect vehicle).		availability.
2d	Similar to existing third bus	\$129 + GST per day (Pick up 7-8am return before 5pm), 300km allowance per day.  Approximate cost per year <b>\$6,450 + GST.</b>	Vehicle has side access with sufficient room to stand inside. Eskies would be used as the vehicle is not refrigerated.	Pick up from Darlington.

## CONCLUSION

Based on investigation of the two options, staff recommend Option 1 given existing volunteer program feedback regarding vehicle use, associated risks, ad hoc hire arrangements and budget considerations. Volunteers are familiar and confident in driving the City of Marion community buses, and Option 1 also poses less of a manual handling risk for the volunteers and is the most cost-effective solution.

Staff will, as resolved on 12 April 2022 at General Council (GC220412R10.5), monitor the demand for the Community Bus Service and report to Council if in the future demand increases significantly from the current data.

## ATTACHMENTS

Nil

### 12.3 Centres Zone Adjustment Code Amendment

<b>Report Reference</b>	GC220524R12.3
<b>Originating Officer</b>	Senior Policy Planner – David Melhuish
<b>Corporate Manager</b>	Manager Development and Regulatory Services - Warwick Deller-Coombs
<b>General Manager</b>	General Manager City Development - Tony Lines

### REPORT OBJECTIVE

To seek the Council's endorsement on a 'Proposal to Initiate' for identified sites to commence a 'Centres Zone Adjustment Code Amendment'.

### REPORT HISTORY

<b>Report Reference</b>	<b>Report Title</b>
PDC210504R04	Centre zoning review and Urban Activation Opportunities.
GC210511R11	Proposed Code Amendments: Morphettville/Glengowrie stables, southern residential areas, centre zones, Marion Road corridor.
PDC220503R7.3	Centre Zone Options

### EXECUTIVE SUMMARY

Council has previously considered this matter in a workshop designed to highlight key issues with several local centre zones. Administration has contacted owners of sites in a pre-engagement exercise to ascertain levels of support for any zone changes.

A Code Amendment is proposed to address a variety of outstanding matters / irregularities associated with a few small-scale shopping centre sites where the spatial location and / or policy does not effectively support the land use or where there is potential to improve future site viability.

### RECOMMENDATION

That Council:

1. Endorses the 'Centres Zone Adjustment Proposal to Initiate' (attached to this report) relating to the following properties:
  - Woodend Primary School, 10-22 Edward Beck Drive, Sheidow Park
  - 62 Seacombe Road, Darlington
  - 97 McInerney Avenue, Mitchell Park
  - 32 Finnis Street, Marion
  - 28B, 29C & E Dwyer Road, 39B Johnstone Road, Oaklands Park
  - 28A & 28B Daws Road, Ascot Park
  - 1C, D & E Winton Street, Warradale
  - 23 Almond Grove and 506 Cross Road, Glandore
  - 51, 53, 55 & 57 Harbrow Grove, Seacombe Gardens
  - 66 Sixth Avenue, Ascot Park
2. That the proposal to Initiate be forwarded to the Minister for Planning for approval.

### DISCUSSION



In the Planning and Development Committee meeting on 4 May 2021, the Committee identified 12 sites within or adjacent to a Local Activity Centre Zone or Suburban Activity Centre Zone where it is apparent that rezoning and/or realignment of zone boundaries needs to occur to address a variety of outstanding matters/ irregularities e.g.:

- The site has been redeveloped with other types of land use that would be better supported by another zone
- There has been a misalignment of zone boundary that does not spatially reflect the location of the land use.
- A reduction or increase in zone boundary is required to better reflect the land uses in or immediately adjacent the zone.

The rezoning of an existing-and-operating centre to a Neighbourhood Zone, to provide opportunity for a greater diversity of appropriate forms of development to occur (mixed use) if required in the future, was also considered appropriate.

Administration sent letters to the owners and occupiers of the 12 affected properties, seeking their comments/opinion on the potential zoning change to ensure that an appropriate outcome is achieved.

Comments were received for 7 out of the 12 sites and following an analysis of the feedback and contextual considerations for each site, it was determined that re-zoning was appropriate for 10 out of the 12 sites. A summary of the comments received, and recommended actions can be found in **Attachment 1**.

The 10 sites being considered for re-zoning and the scope of the proposed amendments, which detail the current and the proposed zoning and associated policy, can be viewed in the 'Proposal to Initiate' document (**Attachment 2**) and the summary document (**Attachment 1**).

#### Objective of rezoning

- To seek a better alignment between the existing land uses and zoning where that land use is likely to remain for the foreseeable future, to enable/support more efficient and effective future planning outcomes.
- To address the misalignment of several zone boundaries.
- To provide the existing Local Activity Centre at Dwyer Road the opportunity to adapt better with changing future economic conditions, should the viability of the shops diminish. A Neighbourhood Zone would allow the site to be renewed with appropriate forms of mixed-use development, i.e., residential land uses and small scale complementary non-residential land uses that do not compromise residential amenity.

At the Planning and Development Committee meeting on 3 May 2022, the Committee supported the 'Centres Zone Adjustment Proposal to Initiate', and recommended that Council endorses the document, and that it be forwarded to the Minister for approval.

## **CONCLUSION AND NEXT STEPS**

The proposed Code Amendment will be an opportunity to change the zoning for those sites where the policy does not effectively represent/support the land use. Further, it is a chance to rezone an existing and operating centre to a Neighbourhood Zone to provide an opportunity for a greater diversity of appropriate forms of development to occur (mixed use), if required in future.

The 'Proposal to Initiate' is the first step in the Code Amendment process. If considered appropriate by Council, the document will be forwarded to PLUS seeking the Minister's formal approval to undertake a Code Amendment.

Administration would then draft the Code Amendment policy, before it comes back to Council and is endorsed for community engagement. Council has multiple opportunities to further refine the policy based on this process before submitting a final Code Amendment for endorsement.

## **ATTACHMENTS**

1. Attachment 1: Post consultation summary and recommendations [**12.3.1** - 3 pages]
2. Attachment 2: Proposal to Initiate a Code Amendment [**12.3.2** - 31 pages]

### Activity Centre Zone – Code Amendment – Response from initial consultation and recommendations to proceed

Address	Comments Received	Comments/observations – Property Owner/Council Planning Staff	Recommendation
10-22 Edward Beck Drive Sheidow Park	Yes	<u>Property Owner</u> <ul style="list-style-type: none"> <li>- Proposal is entirely logical and supported by the Department of Education</li> <li>- Property projections suggest stable student enrolments at school for foreseeable future</li> <li>- No indication of a change of use to site</li> <li>- In terms of outcomes, school is more consistent with Suburban Neighbourhood Zone</li> </ul>	Proceed with re-zoning from SACZ to SNZ.
1A Greenfield Road Seaview Downs	Yes	<u>Property Owner</u> <ul style="list-style-type: none"> <li>- Considers that change to zoning would reduce value of site.</li> <li>- Change to zone to Hills Neighbourhood would not allow medium density housing due to allotment size minimums of 700m<sup>2</sup></li> <li>- Does not consider that the rezoning would in fact provide “opportunity for greater flexibility” as outlined in letter.</li> <li>- Site is in close proximity to a number of services, facilities and public transport and is a high demand location.</li> <li>- Hills Policy Zone with current policy settings is not considered appropriate for site</li> <li>- Would consider policy settings under proposed Southern Hills Neighbourhood Zone amendment process.</li> <li>- Could consider potential re-zoning to Housing Diversity Zone</li> <li>- Strong opinion that site remains in Suburban Activity Centre Zone</li> </ul> <p>An application has since been lodged that incorporates a child care centre and four town-houses</p>	<p>Do not proceed with re-zone to HNZ.</p> <p>Wait on outcome of application.</p> <p>Upon determining application consider if site retains SACZ or include within Southern Suburbs Code Amendment.</p>

62 – 54 Seacombe Road Darlington	Yes	(54 Seacombe Road – residential property – currently in Suburban Activity Centre Zone) <u>Property Owner</u> <ul style="list-style-type: none"> <li>- Concerned that a re-zoning to Hills Neighbourhood Zone would restrict subdivision due to minimum site areas of 700m<sup>2</sup>.</li> <li>- Would consider further if included in review for Southern Suburbs Code Amendment where smaller allotment sizes would be sought.</li> </ul>	Do not proceed with re-zoning to HNZ  Consider inclusion in southern suburbs Code Amendment.
	No	(62 Seacombe Road – part of shopping centre – currently in Hills Neighbourhood Zone) <u>Planning Staff comments</u> - Rezoning of land containing commercial activities to Suburban Activity Centre Zone considered appropriate.	Proceed with re-zoning from HNZ to SACZ
97 McInerney Avenue Mitchell Park	Yes	<u>Property Owner</u> <ul style="list-style-type: none"> <li>- Supportive of re-zoning based on approval granted for 5 dwellings on the land.</li> </ul>	Proceed with re-zoning from LACZ to GNZ
28-30 and 32 Finnis Street Marion	Yes	<u>Property Owner</u> <ul style="list-style-type: none"> <li>- Agrees zoning of 32 Finnis Street should be changed to residential or “General Neighbourhood Zone”.</li> </ul>	Proceed with re-zoning of 32 Finnis Street from LACZ to GNZ.
67A-69 Finnis Street Marion and 1 Norfolk Road	Yes	Follow up phone conversation with <u>property owner of 69 and 69A Finnis Street</u> <ul style="list-style-type: none"> <li>- Did not want to see any changes that may affect the commercial viability of the shops either as it currently stands or the potential to knock down and re-build commercial or mixed use residential and commercial.</li> <li>- Current shops are viable and fully tenanted.</li> <li>- Shops are an investment for owners and not really looking to undertake residential development in short term future.</li> </ul> Follow up phone conversation with <u>property owner of 67A Finnis and 1 Norfolk Road</u> <ul style="list-style-type: none"> <li>- Did not object to either a change in the zone or for zone to remain as it currently stands.</li> <li>- Shop is no longer in use; dwelling is currently being used to store documents and goods and chattels.</li> </ul>	Do not proceed with re-zoning to GNZ.

		<ul style="list-style-type: none"> <li>- No longer seeks to reactivate the shop or site or redevelop.</li> </ul> <p><u>Planning staff comments</u> - Site at 69 Finniss may have limited viability as a residential site with detached or row dwelling sites due to triangular shape of allotment and location at the end of a T-Junction. Inclined to retain Local Activity Centre Zoning.</p> <p><u>Planning staff comments</u> - In order to keep options open for redevelopment of the site, particularly for opportunity to link/expand/amalgamate with 69 Finniss which has site limitations (i.e. size and shape), it is considered appropriate to maintain the zone as it currently stands.</p>	
Dwyer Road, Oaklands Park	Yes	<p><u>Property Owner</u></p> <ul style="list-style-type: none"> <li>- Owners questioned how the rezoning may affect how the site currently operates.</li> <li>- <u>Planning staff</u> explained that the re-zoning would not change the way the site currently operations nor would it result in any change to existing conditions.</li> </ul>	Proceed with re-zoning from LACZ to GNZ
26 to 28 Daws Road Ascot Park	No	<u>Planning staff comments</u> - Rezoning front portion of land of 26A and 26B Daws Road considered appropriate	Proceed with re-zoning from LACZ to GNZ
43 Addison Road and 1c, D and E Winton Street Warradale	No	<u>Planning staff comments</u> - Rezoning of residential portion of zone at 1 C, D and E Winton Street considered appropriate	Proceed with re-zoning from LACZ to HDNZ
508 -514 Cross Road Glandore	No	<u>Planning Staff comments</u> - Rezoning of land containing commercial activities at 23 Almond Grove and 506 Cross Road considered appropriate	Proceed with re-zoning from ENZ to SACZ
51-57 Harbrow Grove Sturt	No	<u>Planning staff comments</u> – Rezoning of residential properties at 51, 53, 55 and 57 Harbrow Grove considered appropriate	Proceed with re-zoning from SACZ to GNZ
93 Railway Terrace and 66 Sixth Avenue Ascot Park	No	<u>Planning staff comments</u> – Rezoning of residential portion of zone at 66 Sixth Avenue considered appropriate.	Proceed with re-zoning from LACZ to HDNZ

Total number to proceed to Code Amendment = 10

Total number to retain status quo/reconsider in Southern Suburbs Code Amendment = 3

**PROPOSAL TO INITIATE AN AMENDMENT TO THE  
PLANNING & DESIGN CODE**

**Centre Zone Adjustment Code Amendment**

**By Marion Council**

\_\_\_\_\_ (Signature Required)

**Marion Council (*the Proponent*)**

**Date: XX May 2022**

**This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*.**

**MINISTER FOR PLANNING AND LOCAL GOVERNMENT**

**Date:**

<b>1. INTRODUCTION</b>	3
1.1. Designated Entity for Undertaking the Code Amendment	3
1.2. Rationale for the Code Amendment	4
<b>2. SCOPE OF THE CODE AMENDMENT</b>	5
2.1. Affected Area	5
2.2. Scope of Proposed Code Amendment	6
<b>3. STRATEGIC PLANNING OUTCOMES</b>	13
3.1. Summary of Strategic Planning Outcomes	13
3.2. Alignment with State Planning Policies	13
3.3. Alignment with Regional Plans	14
3.4. Alignment with Other Relevant Documents	14
<b>4. INVESTIGATIONS AND ENGAGEMENT</b>	15
4.1. Investigations Already Undertaken	15
4.2. Further Investigations Proposed	15
4.3. Engagement Already Undertaken	15
4.4. Further Engagement Proposed	16
<b>5. CODE AMENDMENT PROCESS</b>	17
5.1. Engagement Plan	17
5.2. Engagement Report	17
5.3. Code Amendment Timetable	17

## 1. INTRODUCTION

Marion Council is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at various locations within the Council area (the Affected Area).

The purpose of this Proposal to Initiate is to seek approval of the Minister for Planning and Local Government (the Minister) to initiate the Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Proponent is the Council for the whole of the Affected Area.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The Council acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

### 1.1. Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements Act.
- 1.1.2. The Proponent declares that it has not and does not intend to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act. If the Proponent does enter into such an agreement, the Proponent will notify the Department prior to finalising the Engagement Report under section 73(7).
- 1.1.3. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:
  - a) David Melhuish, Senior Policy Planner
  - b) [david.melhuish@marion.sa.gov.au](mailto:david.melhuish@marion.sa.gov.au)
  - c) 08 83756721

and/or

  - a) Joanne Reid, Development Officer Planning
  - b) [joanne.reid@marion.sa.gov.au](mailto:joanne.reid@marion.sa.gov.au)
  - c) 08 83756667

and/or

  - a) Warwick Deller-Coombs, Manager Development & Regulatory Services
  - b) [Warwick.deller-coombs@marion.sa.gov.au](mailto:Warwick.deller-coombs@marion.sa.gov.au)
  - c) 08 8375 6665



1.1.4. The Council intends to undertake the Code Amendment by:

Utilising professional expertise of employees of the Council including:

Planning Practitioners

- David Melhuish, Senior Policy Planner – MPIA
- Joanne Reid, Development Officer Planning
- Warwick Deller-Coombs, Manager Development and Regulatory Services – MPIA

Community Engagement

- Communications Department
- Community Engagement Coordinator

## **1.2. Rationale for the Code Amendment**

Council recently undertook a review of its Commercial and Industrial zoned properties and sought feedback about whether the current zoning of that land suited the needs of property owners now and into the future.

Through further analysis of properties within the Local Activity Centre Zone and Suburban Activity Centre Zone it is apparent that rezoning and/or realignment of zone boundaries needs to occur in certain locations to address a variety of outstanding matters/irregularities e.g.:

- The site has been redeveloped with other types of land use that would be better supported by another zone,
- There has been a misalignment of zone boundary that does not spatially reflect the location of the land use,
- A reduction or increase in zone boundary is required to better reflect the land uses in or immediately adjacent the zone.

There were 12 sites identified through this process which displayed some inconsistencies or potential to consider a more flexible rezoning to allow other uses to occur with the Centre.

Council has notified the owners of the affected properties, seeking their comments/opinion on the potential zoning change, to ensure that an appropriate outcome is achieved.

Council has decided to proceed with a Code Amendment for 10 of the 12 sites identified.

Two of the original 12 sites are to be considered as part of a separate 'Southern Suburbs Residential Policy – Code Amendment'.

## 2. SCOPE OF THE CODE AMENDMENT

### 2.1. Affected Areas

The proposal seeks to amend the Code for the Affected Areas, being the following parcels of land in various locations within the Marion Council, as shown in the map in **Attachment A**.

- 10 - 22 Edward Beck Drive, Sheidow Park
- 62 Seacombe Road Darlington
- 97A, B, C, D, E McInerney Avenue, Mitchell Park
- 32 Finnis Street, Marion
- 28B and 39B Johnstone Road and 29C and E Dwyer Road
- 26-28 Daws Road, Ascot Park
- 1C, D and E Winton Street, Warradale
- 506 Cross Road 23 Almond Grove Glandore
- 51-57 Harbrow Grove, Sturt
- 66 Sixth Avenue, Ascot Park

## 2.2. Scope of Proposed Code Amendment

Site Locality	Current Policy	Amendment Outline	Intended Policy
<b>Site 1</b>  <b>10-22 Edward Beck Drive, Sheidow Park</b>	<b>Suburban Activity Centre Zone - SACZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 30 metres</li> <li>Hazards (Flooding - Evidence Required)</li> <li>Prescribed Wells Area.</li> <li>Regulated and Significant Tree</li> </ul> <u>TNVs</u> <ul style="list-style-type: none"> <li>Minimum Building Height (Levels) (Minimum building height is 2 levels)</li> <li>Maximum Building Height (Levels) (Maximum building height is 4 levels)</li> <li>Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)</li> </ul>	<p>The former shopping centre on the site ceased operating many years ago and was subsequently given development approval as an extension to the adjacent Woodend Primary school.</p> <p>It is proposed to integrate the zoning so that the entire school is located within the Suburban Neighbourhood Zone.</p>	<b>Suburban Neighbourhood Zone - SNZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 30 metres</li> <li>Affordable Housing</li> <li>Hazards (Flooding - Evidence Required)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Urban Tree Canopy</li> </ul> <u>TNVs</u> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 9m)</li> <li>Minimum Frontage (Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m)</li> <li>Minimum Site Area (Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 280 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm)</li> <li>Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>
<b>Site 2</b>  <b>62 Seacombe Road, Darlington</b>	<b>Hills Neighbourhood Zone - HNZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) (All structures over 30 metres)</li> </ul>	<p>There is currently a boundary misalignment where a section of the shopping centre is located within a</p>	<b>Suburban Activity Centre Zone – SACZ</b>  <u>Overlays</u> <p>Airport Building Heights (Regulated) (All structures over 30 metres)</p> <p>Hazards (Bushfire - Urban Interface)</p>

Site Locality	Current Policy	Amendment Outline	Intended Policy
	<ul style="list-style-type: none"> <li>Affordable Housing</li> <li>Hazards (Bushfire – Urban Interface)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Traffic Generating Development</li> <li>Urban Transport Routes</li> <li>Urban Tree Canopy</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 9m)</li> <li>Minimum Building Height (Levels) (Minimum building height is 2 levels)</li> <li>Gradient Minimum Frontage (Detached) (Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m)</li> <li>Gradient Minimum Frontage (Group) (Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 26m; greater than 1-in-4 is 26m)</li> <li>Gradient Minimum Site Area (Detached) (Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm)</li> <li>Gradient Minimum Site Area (Group) (Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm)</li> </ul>	<p>residential type zone (HNZ).</p> <p>It is proposed to realign the boundary so that the allotment is located within the same zone as other parts of the shopping centre (Suburban Activity Centre Zone)</p>	<p>Prescribed Wells Area</p> <p>Regulated and Significant Tree</p> <p>Traffic Generating Development</p> <p>Urban Transport Routes</p> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>Minimum Building Height (Levels) (Minimum building height is 2 levels)</li> <li>Maximum Building Height (Levels) (Maximum building height is 4 levels)</li> <li>Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)</li> </ul>
<p><b>Site 3</b></p> <p><b>97A to 97E McInerney Avenue, Mitchell Park</b></p>	<p><b>Local Activity Centre Zone- LACZ</b></p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated)</li> </ul>	<p>The former shopping centre has been demolished and the site has been approved for</p>	<p><b>General Neighbourhood Zone- GNZ</b></p> <p><u>Overlays</u></p>

Site Locality	Current Policy	Amendment Outline	Intended Policy
	<ul style="list-style-type: none"> <li>Hazards (Flooding - Evidence Required)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 9m)</li> <li>Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>	<p>residential dwellings. Construction is currently underway.</p> <p>The site is proposed to be rezoned to the GNZ to align with the zoning of the surrounding locality.</p>	<ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 110 metres</li> <li>Affordable Housing</li> <li>Hazards (Flooding - Evidence Required)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Urban Tree Canopy</li> </ul>
<p><b>Site 4</b></p> <p><b>32 Finniss Street, Marion</b></p>	<p><b>Local Activity Centre Zone - LACZ</b></p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 110 metres</li> <li>Heritage Adjacency</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 9m)</li> <li>Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>	<p>Although within a centre zone the property has been used for residential purposes for over 70 years.</p> <p>It is proposed to align the zoning with existing adjacent residential land uses (GNZ).</p> <p>The GNZ provides opportunity for mixed use development.</p>	<p><b>General Neighbourhood Zone - GNZ</b></p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 110 metres</li> <li>Affordable Housing</li> <li>Heritage Adjacency</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Urban Tree Canopy</li> </ul>
<p><b>Site 5</b></p> <p><b>28B and 39B Johnstone Road and 29C and E Dwyer Road</b></p>	<p><b>Local Activity Centre Zone - LACZ</b></p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 9m)</li> </ul>	<p>Although currently the shopping centre appears to be trading efficiently, a change in zone to GNZ would allow greater flexibility for future redevelopment potential, whilst allowing the centre to continue operating.</p>	<p><b>General Neighbourhood Zone - GNZ</b></p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 45 metres</li> <li>Affordable Housing</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Urban Tree Canopy</li> </ul>

Site Locality	Current Policy	Amendment Outline	Intended Policy
	<ul style="list-style-type: none"> <li>Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>		
<b>Site 6</b>  <b>28A and B Daws Road</b> <b>Ascot Park</b>	<b>Local Activity Centre Zone - LACZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) (All structures over 45 metres)</li> <li>Advertising Near Signalised Intersections</li> <li>Affordable Housing</li> <li>Building Near Airfields</li> <li>Hazards (Flooding - Evidence Required)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Traffic Generating Development</li> <li>Urban Transport Routes</li> <li>Urban Tree Canopy</li> </ul> <u>TNVs</u> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 9m)</li> <li>Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>	<p>The site contains a pair of semi-detached dwellings. Currently the site (and dwellings) straddles both the LACZ and the GNZ.</p> <p>It is proposed to rezone the entire site to GNZ (same as adjacent residential properties) to better reflect the residential nature of the land.</p>	<b>General Neighbourhood Zone - GNZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) (All structures over 45 metres)</li> <li>Advertising Near Signalised Intersections</li> <li>Affordable Housing</li> <li>Building Near Airfields</li> <li>Hazards (Flooding - Evidence Required)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Traffic Generating Development</li> <li>Urban Transport Routes</li> <li>Urban Tree Canopy</li> </ul>
<b>Site 7</b>  <b>1C, 1D and 1E Winton Avenue</b> <b>Warradale</b>	<b>Local Activity Centre Zone - LACZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) (All structures over 110 metres)</li> <li>Hazards (Flooding - General)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> </ul> <u>TNVs</u> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 12m)</li> </ul>	<p>The three dwellings at 1C, 1D, 1E Winton Avenue were built at the rear of an existing shopping centre around 2005.</p> <p>It is proposed to rezone the 3 properties to HDNZ (same as adjacent residential properties in near proximity to Addison Road) to better</p>	<b>Housing Diversity Neighbourhood Zone - HDNZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) (All structures over 110 metres)</li> <li>Affordable Housing</li> <li>Building Near Airfields</li> <li>Hazards (Flooding - General)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Traffic Generating Development</li> </ul>

Site Locality	Current Policy	Amendment Outline	Intended Policy
	<ul style="list-style-type: none"> <li>Maximum Building Height (Levels) (Maximum building height is 3 levels)</li> </ul>	reflect the residential nature of the land.	<ul style="list-style-type: none"> <li>Urban Tree Canopy</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 9m)</li> <li>Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 7m; residential flat building is 7m)</li> <li>Minimum Site Area (Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm)</li> <li>Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>
<b>Site 8</b>  <b>506 Cross Road &amp; 23 Almond Grove Glandore</b>	<p><b>Established Neighbourhood Zone - ENZ</b></p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 15 metres</li> <li>Affordable Housing</li> <li>Building Near Airfields</li> <li>Character Area - MarC1</li> <li>Hazards (Flooding - Evidence Required)</li> <li>Major Urban Transport Routes (506 Cross Road only)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Traffic Generating Development</li> <li>Urban Tree Canopy</li> </ul> <p><u>TNVs</u></p>	<p>Both properties are currently used for commercial type uses (bakery and home care products) but located in a residential type zone (ENZ). Both are located directly adjacent existing centre type uses.</p> <p>It is proposed to rezone the 2 properties to SACZ (same as adjacent centre type uses) to better reflect the commercial nature of the land and provide greater correlation with the adjoining centre uses</p>	<p><b>Suburban Activity Centre Zone - SACZ</b></p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 15 metres</li> <li>Building Near Airfields</li> <li>Hazards (Flooding - Evidence Required)</li> <li>Major Urban Transport Routes</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Traffic Generating Development</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>Minimum Building Height (Levels) (Minimum building height is 2 levels)</li> <li>Maximum Building Height (Levels) (Maximum building height is 4 levels)</li> <li>Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on</li> </ul>

Site Locality	Current Policy	Amendment Outline	Intended Policy
	<ul style="list-style-type: none"> <li>Minimum Frontage (Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m)</li> <li>Minimum Site Area (Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm)</li> <li>Maximum Building Height (Levels) (Maximum building height is 1 level)</li> <li>Site Coverage (Maximum site coverage is 40 per cent)</li> </ul>		orientation, measured 3m above natural ground at the boundary of an allotment)
<b>Site 9</b>  <b>51 to 57 Harbrow Grove Sturt</b>	<b>Suburban Activity Centre Zone – SACZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 110 metres</li> <li>Hazards (Flooding - General)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Traffic Generating Development</li> </ul> <u>TNVs</u> <ul style="list-style-type: none"> <li>Minimum Building Height (Levels) (Minimum building height is 2 levels)</li> <li>Maximum Building Height (Levels) (Maximum building height is 4 levels)</li> <li>Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)</li> </ul>	Part of the shopping centre was demolished approximately 20 years ago and 4 dwellings were constructed on the land.  It is proposed to rezone the 4 properties to GNZ (same as adjacent residential properties in the surrounding area) to better reflect the residential nature of the land.	<b>General Neighbourhood Zone - GNZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 110 metres</li> <li>Affordable Housing</li> <li>Hazards (Flooding - General)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Traffic Generating Development</li> <li>Urban Tree Canopy</li> </ul>
<b>Site 10</b>  <b>66 Sixth Avenue Ascot Park</b>	<b>Local Activity Centre Zone - LACZ</b>  <u>Overlays</u>	The site is approximately 800m <sup>2</sup> in area and contains a detached dwelling.	<b>Housing Diversity Neighbourhood Zone - HDNZ</b>  <u>Overlays</u>



Site Locality	Current Policy	Amendment Outline	Intended Policy
	<ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated) (All structures over 15 metres)</li> <li>• Building Near Airfields</li> <li>• Hazards (Flooding – Evidence Required)</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>• Maximum Building Height (Metres) (Maximum building height is 12m)</li> <li>• Maximum Building Height (Levels) (Maximum building height is 3 levels)</li> </ul>	<p>Currently the site straddles both the LACZ and the HDNZ.</p> <p>It is proposed to rezone the entire site to HDNZ (same as adjacent residential properties within close proximity to Railway terrace/train line) to better reflect the residential nature of the land and provide greater future redevelopment opportunity.</p>	<ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated) (All structures over 15 metres)</li> <li>• Affordable Housing</li> <li>• Building Near Airfields</li> <li>• Hazards (Flooding – Evidence Required)</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Stormwater Management</li> <li>• Urban Tree Canopy</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>• Maximum Building Height (Metres) (Maximum building height is 12m)</li> <li>• Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m)</li> <li>• Minimum Site Area (Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 220 sqm; row dwelling is 170 sqm; group dwelling is 200 sqm; residential flat building is 150 sqm)</li> <li>• Maximum Building Height (Levels) (Maximum building height is 3 levels)</li> </ul>

### 3. STRATEGIC PLANNING OUTCOMES

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

#### 3.1. Summary of Strategic Planning Outcomes

The key strategic planning considerations are summarised as follows:

- To seek a better alignment between the existing land uses and zoning where that land use is likely to remain for the foreseeable future to enable/support more efficient and effective future planning outcomes.
- To address the misalignment of a number of zone boundaries.
- To provide the existing Local Activity Centre at Dwyer Road the opportunity to adapt with changing economic conditions should the viability of the shops diminish and provide opportunity for a greater diversity of appropriate forms of development to occur (medium density housing/mixed use) if required in the future.

#### 3.2. Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><b>Principles of Good Planning</b></p> <p><i>Integrated delivery principles</i></p> <ul style="list-style-type: none"> <li>• Policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes.</li> </ul>	<p>The proposed Code Amendment seeks to align the most appropriate zone and policy to each affected site and existing land use (where that land use is unlikely to change for the foreseeable future) to enable/support more efficient and effective future planning outcomes.</p>
<p><b>Integrated Planning</b></p> <p><i>1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in</i></p>	<p>There are examples within the Council area where centres were no longer viable and have been replaced by residential housing. These sites are proposed to be rezoned to</p>

<i>appropriate locations supported by infrastructure, services and facilities.</i>	Neighbourhood Zones as part of this Code Amendment.
<b>Housing Supply and Diversity</b> <i>6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support livable and walkable neighbourhoods.</i>	The proposed Code Amendment also seeks to rezone an existing and operating centre to a Neighbourhood Zone to provide opportunity for a greater diversity of appropriate forms of development to occur (mixed use) if required in the future.

### 3.3. Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The 30-Year Plan for Great Adelaide (2017 Update) volume of the Planning Strategy is relevant for this Code Amendment.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
No relevant priorities, policies or targets further to those mentioned in the State Planning Policies above.	

### 3.4. Alignment with Other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
Nil	

## 4. INVESTIGATIONS AND ENGAGEMENT

### 4.1. Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Seeking level of support for proposed changes	Letter sent to all property owners and tenancies of affected sites and some adjoining landowners seeking level of support for possible rezoning.	Responses taken into consideration when deciding whether to include properties in the Code Amendment.

### 4.2. Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
To determine wider community sentiment in proposed rezoning	Communication to a wider radius of property owners and occupants will assist in determining whether nearby owners and occupants have opinions regarding the proposed re-zoning of affected sites.

### 4.3. Engagement Already Undertaken

The following engagement has occurred on the proposed Code Amendment:

- Commercial and Industrial Zoning Review undertaken including survey.
- Letter sent to all property owners, some adjoining property owners and tenancies within the affected areas seeking level of support for the rezoning proposal.
- Further follow up phone calls to some property owners within the affected areas that did not provide a response to the initial letter.

A summary of outcomes or matters raised through engagement already undertaken is as follows:

- Responses taken into consideration when deciding whether to include properties in the Code Amendment.

#### 4.4. Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the table below outlines what additional engagement will be undertaken to support the Code Amendment.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
<p>To potentially include:</p> <ul style="list-style-type: none"> <li>• 8-week consultation process on the Draft Code Amendment.</li> <li>• A copy of the Code Amendment in the Plan SA Portal.</li> <li>• A notice in the Advertiser Newspaper.</li> <li>• Information on Council's 'Making Marion' website, with information on the Code Amendment including, but not limited to a copy of the draft Code Amendment, FAQs and information on how to make comments.</li> <li>• A written notice to all property owners within the affected area and property owners immediately surrounding the affected area (as considered appropriate) inviting them to review and comment on the draft policy.</li> <li>• Notification of the draft Code Amendment to relevant State Government departments/agencies, Members of Parliament, adjacent Councils, infrastructure providers and other interested parties.</li> <li>• Copies of draft Code Amendment to be made available at Council offices and libraries.</li> <li>• The scheduling of a Public Meeting (if required) at the conclusion of the consultation process, at which any interested person may appear before Council's Planning and Development Committee to make representations on the proposed amendment.</li> </ul>	<p>The broad intent of the engagement process will be to:</p> <ul style="list-style-type: none"> <li>• Alert attention to the draft Code Amendment, its scope and intent.</li> <li>• Highlight any specific issues identified during the drafting process.</li> <li>• Provide details on the Code Amendment process and opportunities for input/comment.</li> <li>• Provide information on how to seek further information.</li> </ul>

## 5. CODE AMENDMENT PROCESS

### 5.1. Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment;
- if the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
  - the owners or occupiers of the land; and
  - owners or occupiers of each piece of adjacent land;
- consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

### 5.2. Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished to the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

### 5.3. Code Amendment Timetable

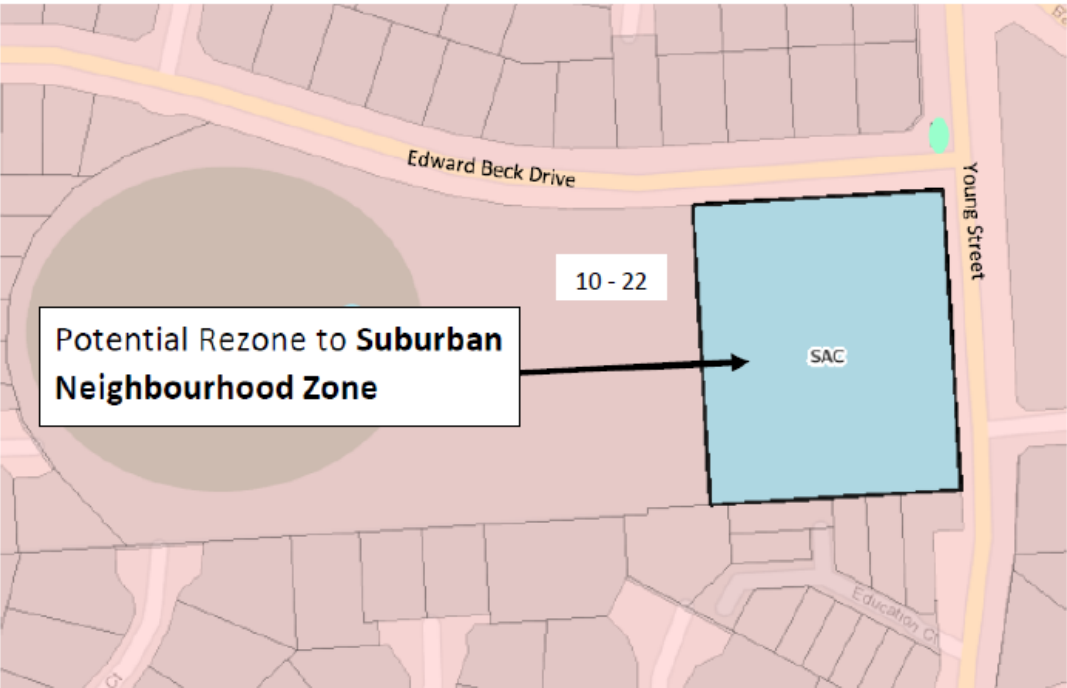
The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined in **Attachment B**. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to

provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment.

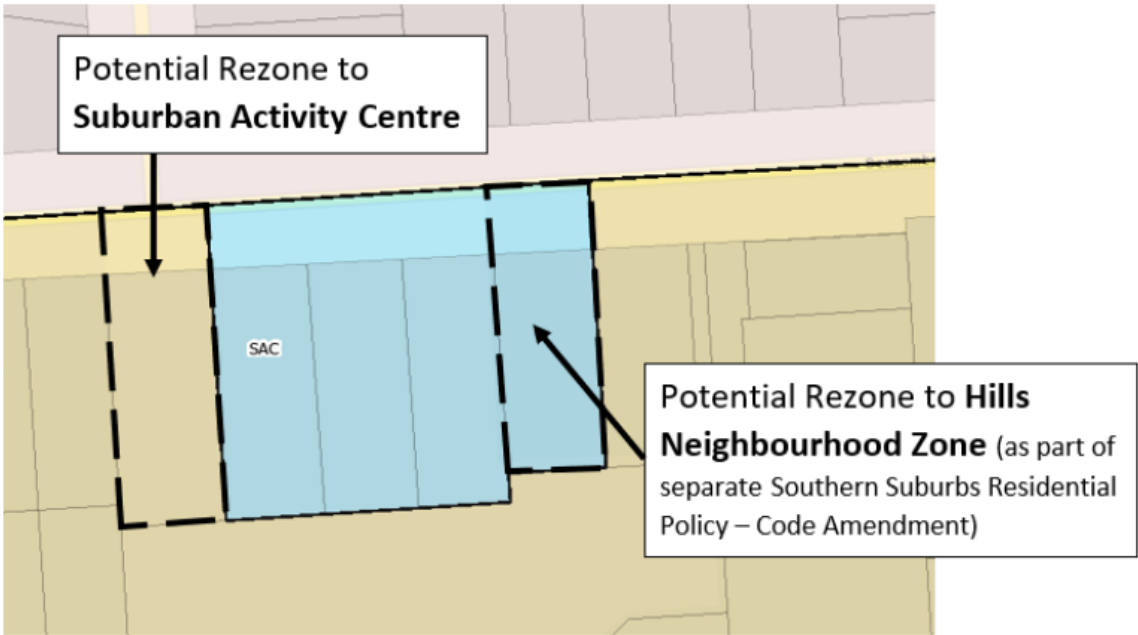
**ATTACHMENT A**  
**Maps of Affected Area**



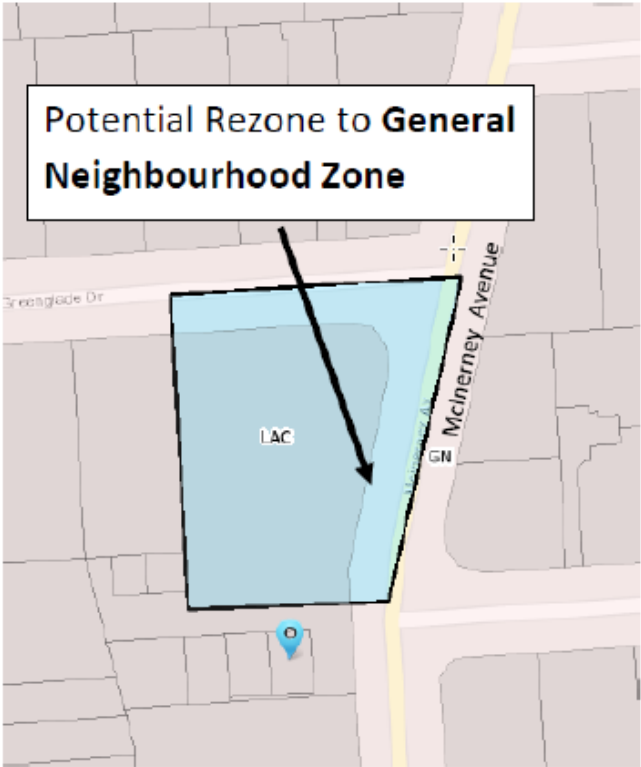
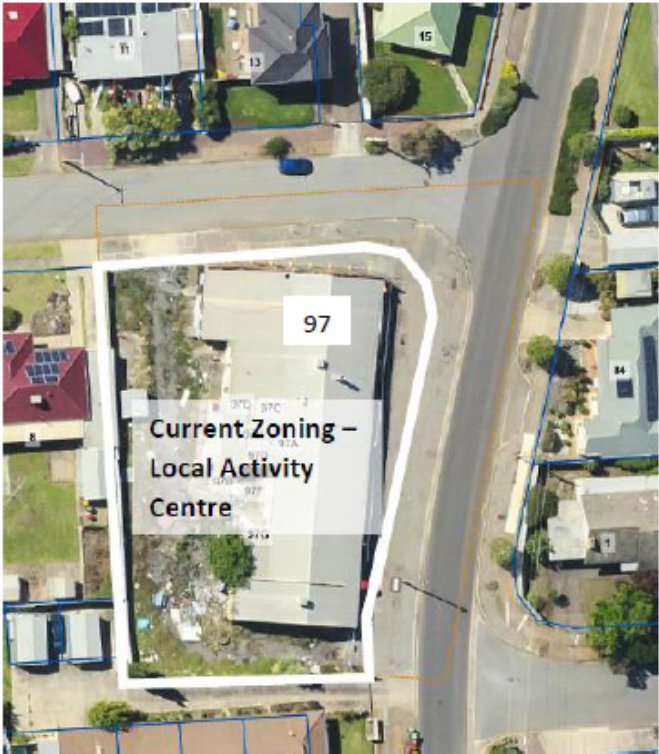
**Site 1** Woodend Primary School, 10-22 Edward Beck Drive Sheidow Park



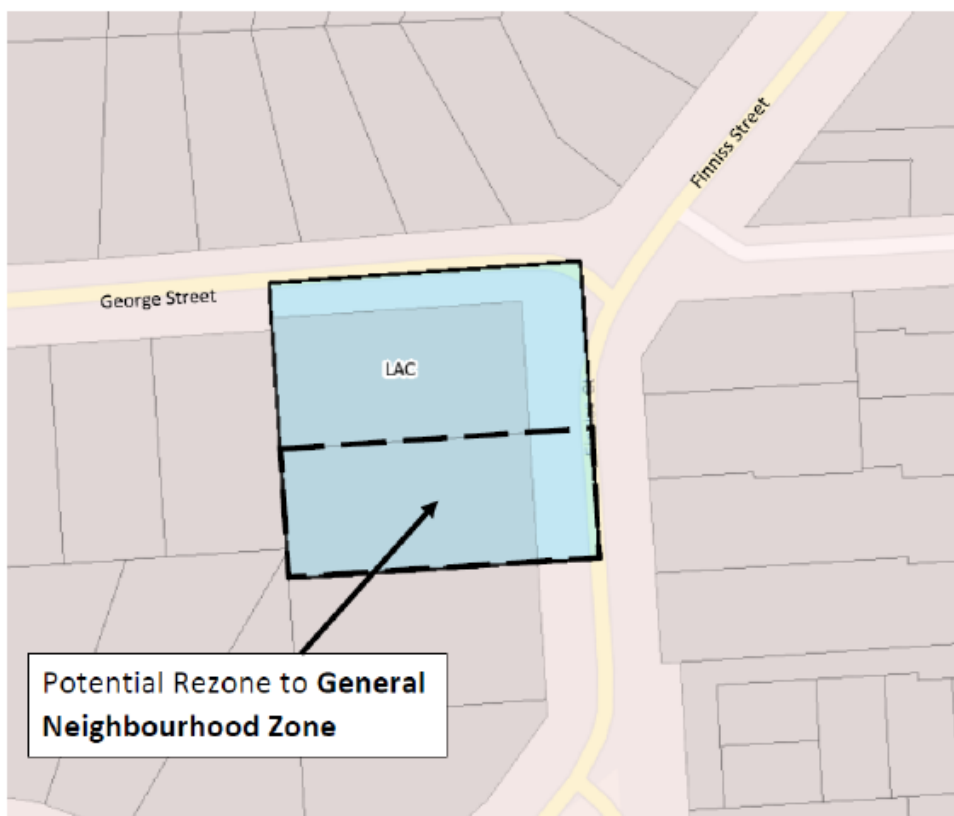
**Site 2** 54 – 62 Seacombe Road Darlington



**Site 3** 97 McInerney Avenue Mitchell Park (former shopping centre)

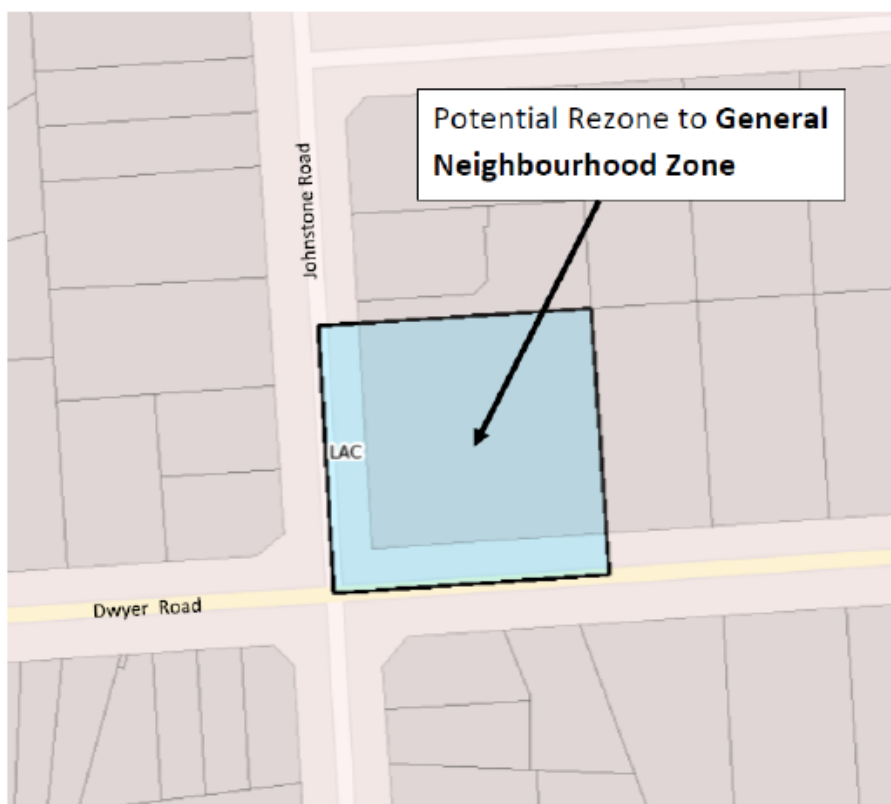


## Site 4 28 – 32 Finnis Street, Marion

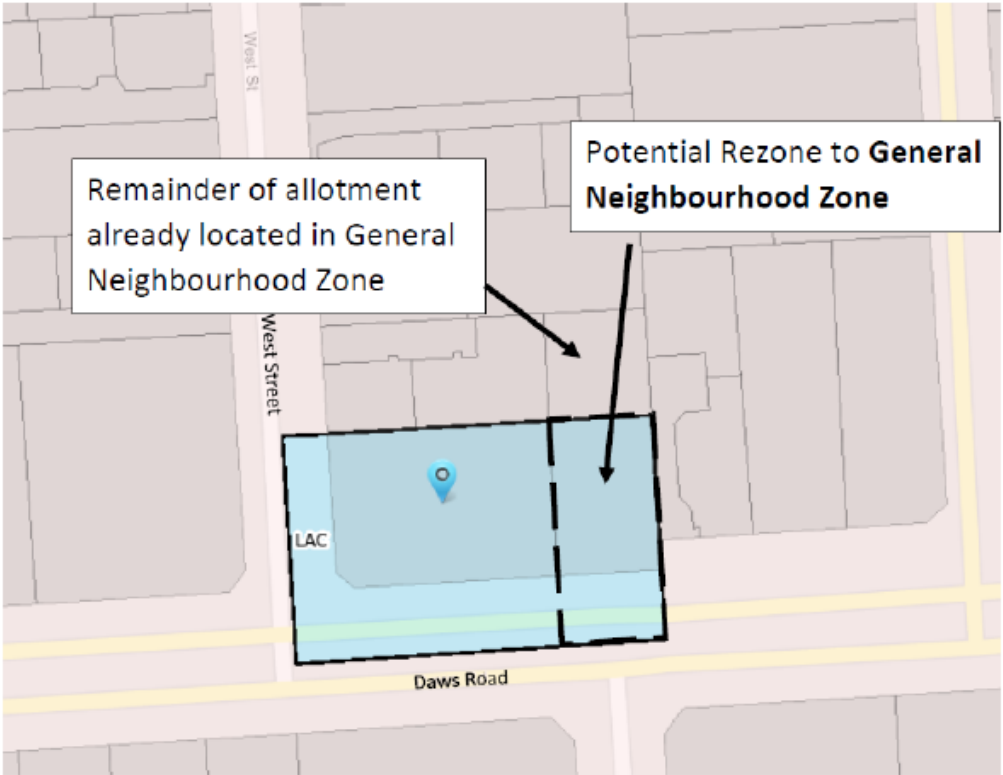




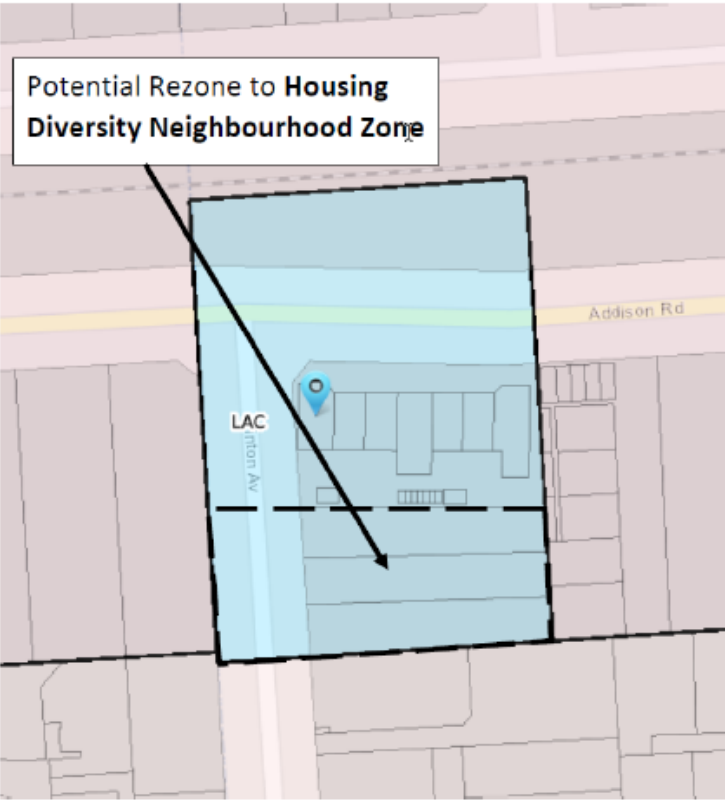
**Site 5** 28B, 29CE, Dwyer Road, 39B Johnstone Road, Oaklands Park



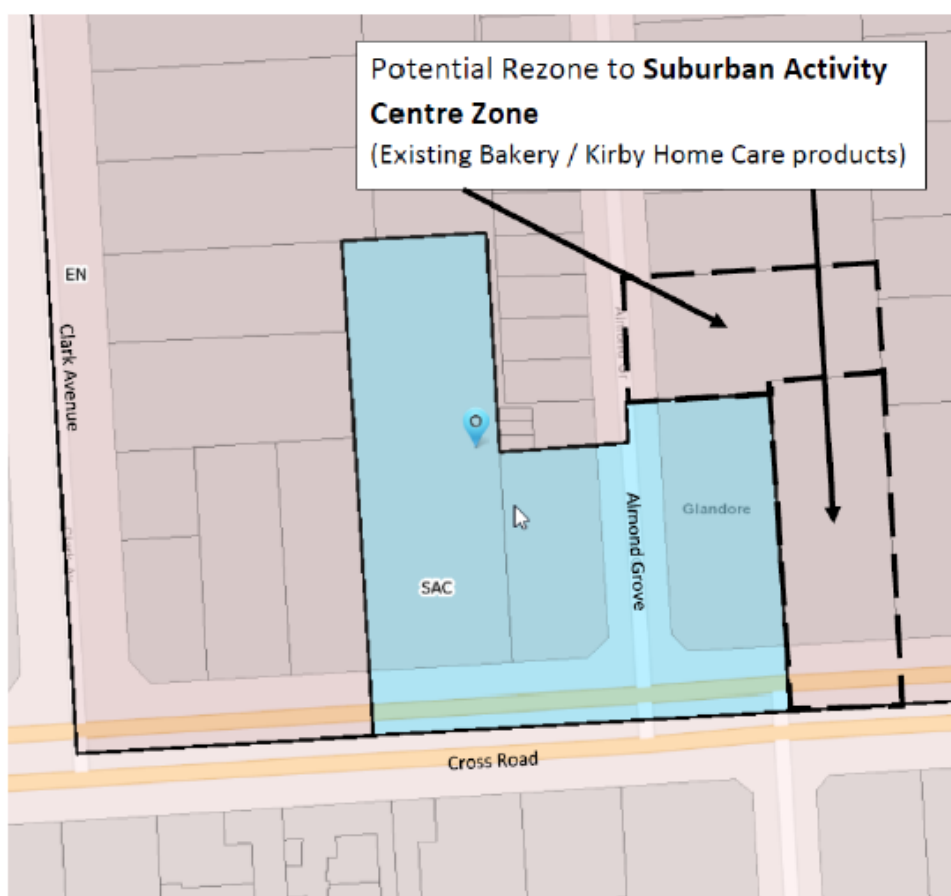
**Site 6** 26, 28 A & B Daws Road, Ascot Park



**Site 7** 43 Addison Road and 1C, D, E Winton Avenue, Warradale

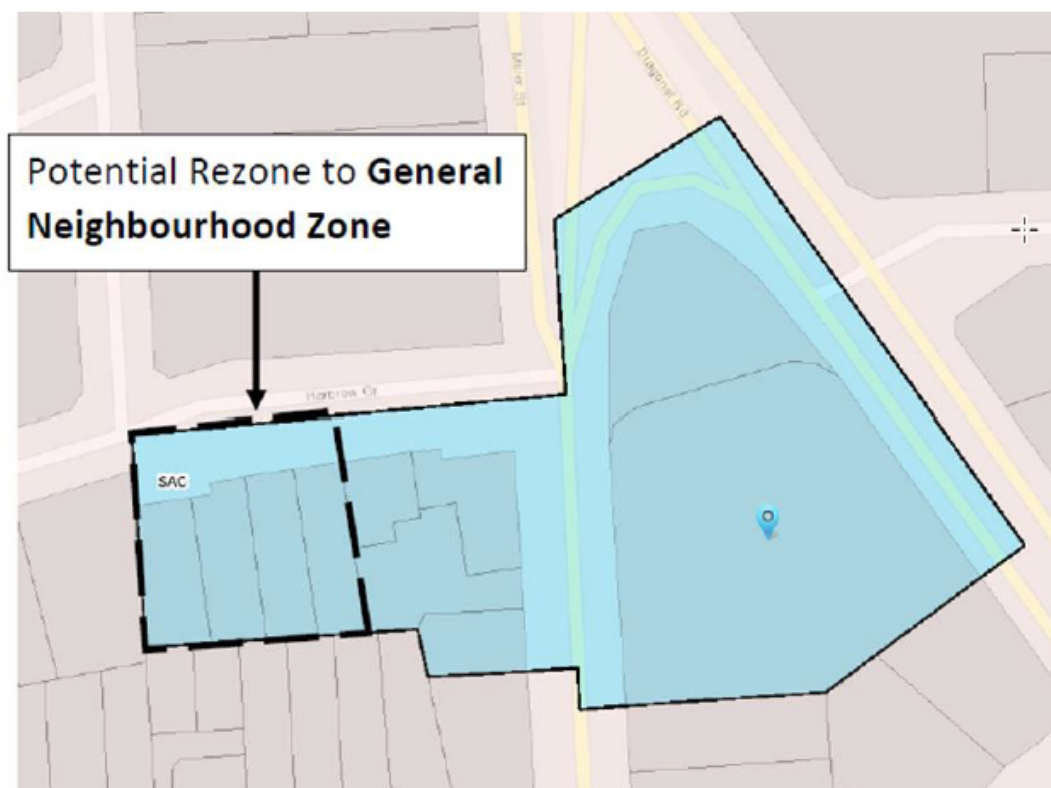


## Site 8 506 Cross Road, 23 Almond Grove, Glandore

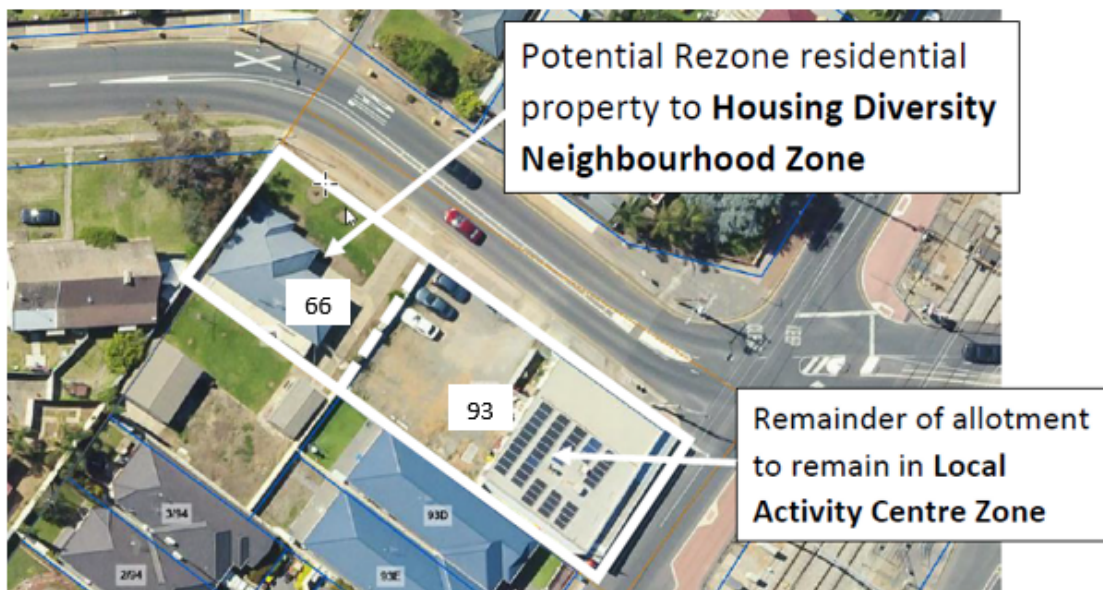




## Site 9 51 – 57 Harbrow Grove, Seacombe Gardens



## Site 10 66 Sixth Avenue, 93 Railway Terrace, Ascot Park



## ATTACHMENT B

### Timetable for Code Amendment by Proponent

Step	Responsibility	Timeframe (approx.)
<b>Approval of the Proposal to Initiate</b>		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	AGD	2 weeks <i>(includes lodgement and allocation + referral to Government Agencies within the first week)</i>
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary)	AGD, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
<b>Proposal to Initiate</b> agreed to by the Minister	Minister	2 weeks
<b>Preparation of the Code Amendment</b>		
Engagement Plan Prepared.  Investigations conducted; <b>Code Amendment Report</b> prepared  The Drafting instructions and draft mapping provided to AGD	Council	12 weeks
AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	AGD	1 week
Preparation of Materials for Consultation	Council	6 weeks
<b>Engagement on the Code Amendment</b>		
<b>Code Amendment Report</b> released for public consultation in accordance with the Community Engagement Charter and the prepared <b>Community Engagement Plan</b>	Council	12 weeks
<b>Consideration of Engagement and Finalisation of Amendments</b>		
Submissions summarised; Amended drafting instructions provided, <b>Engagement Report</b> prepared and lodged with AGD	Council	8 weeks
Assess the amendment and engagement.  Prepare report to the Commission or delegate  <i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i>	AGD	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	Commission	+ 3 weeks

Step	Responsibility	Timeframe (approx.)
<b>Decision Process</b>		
Minister considers the <a href="#">Code Amendment Report</a> and the <a href="#">Engagement Report</a> and makes decision	Minister	3 weeks
<b>Implementing the Amendment (operation of the Code Amendment)</b>		
Go- Live- Publish on the PlanSA Portal	AGD	2-4 weeks
<b>Parliamentary Scrutiny</b>		
Referral of approved <a href="#">Code Amendment</a> to ERDC	AGD	8 weeks

## 12.4 Marion Arena Proposal 262A Sturt Road, Marion - Community Consultation

<b>Report Reference</b>	GC220524R12.4
<b>Originating Officer</b>	Unit Manager Land & Property – Michael Collins
<b>Corporate Manager</b>	Manager City Property - Thuyen Vi-Alternetti
<b>General Manager</b>	General Manager City Development - Tony Lines

### REPORT OBJECTIVE

The objective of the report is to obtain Council's endorsement of the draft 'Marion Arena Community Land Management Plan' and to commence community engagement in accordance with Section 197 of the Local Government Act, 1999 and to commence a separate concurrent community engagement for the proposed ground lease of 262A Sturt Road, Marion, in accordance with Section 202 of the Local Government Act, 1999.

### EXECUTIVE SUMMARY

Council has received an Unsolicited Proposal to develop an indoor ice sports and rock climbing recreational facility on Council owned land at 262A Sturt Road, Marion to be known as the Marion Arena. This land is currently classified as community land and listed under the current 'Community Land Management Plan 6 – Principal Sporting or Recreational Facilities'. It is proposed to adopt a new management plan known as 'Marion Arena Community Land Management Plan' for this land only.

Should Council accept the Unsolicited Proposal, it will require that Council enter into a ground lease with the operator of the facility for a period of 42 years.

Under the Local Government Act, 1999 (the Act), it is necessary that Council undertake a period of public consultation separately for each matter, namely the adoption of a proposed Community Land Management Plan under Section 197 of the Act and the alienation of community land by a lease for more than 5 years under Section 202.

The public consultation will be run in accordance with Council's Public Consultation Policy, its Public Consultation Procedure and the attached Community Engagement Plan. The consultations will be run concurrently to one another for a period of 21 days.

### RECOMMENDATION

#### That Council:

1. **Endorses the draft 'Marion Arena Community Land Management Plan' (Attachment 2) to be subject to a period of community engagement in accordance with the requirements of Section 197 of the *Local Government Act 1999*, Council's Public Consultation Policy and the 'Marion Arena Community Engagement Plan' (Attachment 1).**
2. **Endorses a concurrent period of community engagement for the proposed lease agreement between the Corporation of the City of Marion as Lessor and Cruachan Investments trading as Ice Rinks Adelaide as Lessee in accordance with the requirements of Section 202 of the *Local Government Act 1999*, Council's Public Consultation Policy and the 'Marion Arena Community Engagement Plan' (Attachment 1).**



3. **Notes that two reports will be brought to a future General Meeting of Council to consider the feedback received from the community engagement for firstly, the draft 'Marion Arena Community Land Management Plan' and secondly, the proposed lease agreement, following the conclusion of the consultation that will allow Council to consider the feedback before making any further decisions.**
4. **Authorises the Chief Executive Officer to make minor changes to the draft 'Marion Arena Community Land Management Plan', if required, prior to the commencement of the Community Engagement.**
5. **Authorises the Mayor and Chief Executive Officer to attest to the affixation of the Common Seal of the Corporation of the City of Marion to the Applications for New Certificates of Title for Certificate of Title Register Book Volume 6063 Folio 666 and Certificate of Title Register Book Volume 5794 Folio 420.**

## **DISCUSSION**

### **Background**

Council has received an unsolicited proposal from Cruachan Investments trading as Ice Rinks Adelaide and the Pelligra Group (the Consortium) looking to develop an indoor ice sports and rock climbing recreational facility on Council owned land at 262A Sturt Road, Marion to be known as the Marion Arena.

The land is classified as Community Land and has been occupied by the Marion Croquet Club since 1981. The land is adjacent Club Marion, a short distance from Westfield Marion and the SA Aquatic and Leisure Centre.

Pursuant to the Local Government Act 1999 (the Act), this parcel has been included in 'Community Land Management Plan 6 – Principal Sporting or Recreational Facilities'. It is proposed for Council to adopt a separate management plan applicable to only this parcel titled 'Marion Arena Community Land Management Plan' due to the unique and specific nature of the proposed development.

Both the existing and proposed management plans include provisions for the development of the site as a Principal Sporting or Recreational Facility and allow for leases to be entered into by Council. The proposed management plan seeks to further reflect the unique and prominent position of this site by envisaging a long-term ground lease to allow a private developer the opportunity to fully develop the site as a Principal Sporting or Recreational Facility, subject to the standard Development Approval process, noting that no capital investment from Council will be required.

A ground lease is an agreement in which a tenant is permitted to develop the land during the lease term including the construction of buildings and infrastructure. Under Section 202 of the Act, a Council may grant a lease or licence over community land so long as it is consistent with the provisions of its adopted Community Land Management Plan and if the lease is for more than 5 years, the Council must follow the relevant steps set out in its public consultation policy and consult with the community before entering into the lease.

The actual terms of the ground lease are confidential because they are part of ongoing commercial negotiations, however the pertinent terms of the lease can be made known. The lease term will be for 42 years, there will be no capital or operating investment from the City of Marion and the agreement will include discounts for City of Marion residents between 5% and 10% on services provided at the Marion Arena. The lessee will be paying rent on the ground lease and council rates in accordance with Council policies.

The current occupiers of the site are the Marion Croquet Club, they have been advised of the proposal.

## The Land

The site is identified as Allotment 100 in Filed Plan 147234 comprised in Certificate of Title Volume 5794 Folio 420 (Attachment 3). The land is currently subject to a condition noted on the Certificate of Title that it is a Public Park pursuant to the Public Parks Act, 1943. This Act was repealed in 1999 with the introduction of the Local Government Act, 1999 and legal advice obtained by the Council has confirmed that this condition is no longer active. Council will apply for a new Certificate of Title free from the condition for Allotment 100 in Filed Plan 147234.

Once the new Certificate of Title has been issued, the title details will be updated in the management plan.

The condition on the title does not impact Council's ability to adopt a new management plan or enter into a lease agreement following community consultation because the Public Parks Act, 1943 has been repealed.

## The Proposed Development

The Consortium's proposal for the site of the Marion Arena will include:

- International standard ice rink (single sheet)
- 350-450 spectator capacity
- Pro shop
- International competition rock-climbing walls
- Recreational rock climbing and bouldering area
- Themed rock-climbing walls for children
- Children's play café
- Kiosk/restaurant

The proposed multi-purpose recreational, ice sports and sport climbing facility will service the broader inner and outer southern suburbs in addition to the residents of the City of Marion.

A render of the front of the proposed building is pictured below, the main entrance will be off Sturt Road and the following aerial photos with the proposed building overlay (copied from the proposal provided by the Consortium) show that there will be an increase in parking on the site and no significant trees will be removed. It is important to note that these plans may undergo minor changes as part of the approval process.





Figure 1. Site Plan with car parking layout.



Figure 2. Site Plan with car parking layout.

The Council will not be responsible for the repair or maintenance of any buildings or other improvements constructed on the land by the Consortium during the lease term.

Any development will require Development Approval, which among other things would include satisfactory traffic and parking solutions and need to reflect the prior decision by Council to prohibit traffic movements from the 262A Sturt Road, Marion Site to Shelley Avenue or Christina Street, Marion.

## Consultation

The Act provides that Council must follow the public consultation steps set out in its Public Consultation Policy for both the adoption of a Community Land Management Plan and the alienation of land by a lease. For each consultation Council will advise communities and stakeholder groups of the issues on which Council is consulting by:

- Publishing a notice in a newspaper circulating in the Council area;
- Publishing the matter including supporting documents on Council's Making Marion website, [www.makingmarion.com.au](http://www.makingmarion.com.au) ; and
- Inviting interested persons to make submissions within 21 days commencing after this Council meeting.

The consultation activities are designed to raise awareness, inform the community and to give the public an opportunity to express their opinions, provide information and suggest alternatives to Council's proposed management strategies for the use of the land.

It is important that the community be granted an opportunity to provide feedback on each proposal to inform Council's decision making on the matter and it should be noted that Council will not make a final decision on either proposal until the consultations have concluded and the feedback has been considered.



To enable Council to consider the submissions made during the consultation period, two separate reports will be presented to a future General Meeting of Council detailing the responses received and appropriate next steps.

It is important to note that the progression of the lease proposal may be contingent on the adoption of a new Community Land Management Plan, which is why the two proposals are being consulted on concurrently but are subject to separate consideration.

The draft management plan has been prepared to take into account that management plans are intended to be high level documents, and not operationally detailed and prescriptive. It has also been worded to make it meaningful, but also to balance risks to Council associated with recent case law.

### **Next steps**

If Council endorse this proposal, then the next steps will be:

- Undertake community consultation for the proposed 'Marion Arena Community Land Management Plan'.
- Undertake community consultation for the proposed ground lease.
- Separate reports on each of the consultations will be presented to Council to consider feedback received.
- Adoption or revision of the CLMP by Council.
- If adopted, then a Notice in the Advertiser newspaper and the Government Gazette.
- If revised or amended, then additional community consultation may be required prior to further consideration by Council for adoption.
- Subject to the outcomes of the consultation, execution of ground lease agreement.

### **Considerations**

If council proceeds with this proposal, the following should be considered:

- The location of this property is a high profile site, it is likely that the community will have many differing opinions on the best way to develop this site to meet the future Sporting and Recreational needs of the community. The community engagement process set out in this report will assist Council to consider the community's responses and make a balanced decision based on the benefits, opportunities, disadvantages and impacts of the proposal.
- An alternative to the adoption of a new Community Land Management Plan is the revocation of the Community Land classification currently applied to this property. This would allow Council to enter into a lease arrangement that does not require community consultation because it is no longer on community classified land. It is not recommended that Council consider revoking the Community Land classification for the following reasons:
  - The land can be appropriately managed as Community Land, Council is able to enter into a lease agreement for this land, however any lease agreement must be consistent with the management plan and for leases greater than 5 years, the community must be consulted with in accordance with Council's Public Consultation Policy.
  - The revocation process is a long process taking at least 12 months and requiring public consultation and Ministerial approval, and there is no guarantee that Council would be able to successfully revoke the Community Land classification from this land.

- The Council cannot execute a lease agreement while the revocation process is being undertaken because the land remains Community Land until after the revocation process has been completed, meaning current negotiations would be stalled.
- Should Council adopt a new Community Land Management Plan for the land at 262A Sturt Road Marion, it will need to make a minor amendment to the current 'Community Land Management Plan 6 – Principal Sporting or Recreational Facilities' by removing reference to CT 5794/420 (Marion Sports Club/Croquet Club) on page 11

## **ATTACHMENTS**

1. Draft Marion Arena Community Engagement Plan [**12.4.1** - 16 pages]
2. Draft Community Land Management Plan - Marion Arena [**12.4.2** - 6 pages]

## Marion Arena - 262a Sturt Road

### Community Engagement Plan

#### DRAFT



Project:	
Title	<b>Community Engagement Plan – 262a Sturt Road Project</b>
Program/Project name	262a Sturt Road – Marion arena Development
Date	May 2022 <b>DRAFT</b>
Project Manager	Michael Collins
Start / End Date	Wednesday 25 May – Wednesday 15 June
Budget/Cost Centre	

#### Background

The City of Marion has endorsed a \$20 million proposal from a group of private investors to build an international standard ice rink and rock-climbing facility in the southern suburbs, to be located at 262a Sturt Road, Marion (Volume 5794 Folio 420).

The site is owned by Council and is classified as “Community Land”. Council intends to consult on the adoption of a new site specific CLMP, and separately on the intention to lease before any formal deal is signed. Council would also seek to have the Public Land site constraint removed, and any signing of a lease is subject to this.

If the proposal is formally signed off, work on the facility would start later this year.

Once completed, the proposed arena would boast an international standard ice rink with a seating capacity of up to 450 spectators.

The proposed rink is expected to be the home of South Australia’s Australian Ice Hockey League team, Adelaide Adrenaline, possibly in time for the 2024 season.

The proposed facility is also planned to have international competition rock climbing walls for Sport Climbing, recreational rock climbing and bouldering, themed rock-climbing walls for children, a pro shop, kiosk, and children’s play café.

## Marion Arena - 262a Sturt Road

### Community Engagement Plan

#### DRAFT



#### Engagement objectives

- Inform the community of the proposals by Cruachan Investments and Pelligra Group for the development at 262a Sturt Road, Marion (Volume 5794 Folio 420) and the processes required to be undertaken by Council if it were to accept the proposal in its capacity as owner of the Land;
- Consult the Community in relation to the draft CLMP for 262a Sturt Road, Marion (Volume 5794 Folio 420).
- Consult the Community on the proposal to grant a lease (up to 42 years)
- Ensure Council is compliant with all relevant policies, and legislation in relation to this process, in particular Council's Community Engagement Policy and the Local Government Act 1999, and;
  - be clearly presented and relevant;
  - be readily accessible;
  - clearly define the aspects of the matter, subject to community engagement;
  - be provided with due regard to the resources available and to relevant legislation, Council Policies and Codes of Practice;
  - clearly state that submissions received will be treated as public documents; 4.6 provide contact details for further enquiries; and
  - outline the decision-making process of the matter, subject to the community engagement.
- Ensure the process is transparent and takes account of community expectations whilst being in plain English and technically/legally compliant; and
- Obtain feedback (separately) on the CLMP and lease proposal, and hear what the Community has to say, in favour, neutral, or opposed.
- Present the information to Council to enable Elected Members to make an informed decision

#### Engagement Scope

The scope of the engagement process is to inform and consult relevant stakeholders in relation to both the draft CLMP and the proposal to lease a portion of community land for up to 42 years.

In the interest of ensuring all potential stakeholders can respond to the process, it is intended that a variety of different engagement methods and mediums will be used.

Note that there is a separate Development Application process or processes whereby adjacent residents may have the opportunity to give feedback on the development proposal by Cruachan Investments and Pelligra Group, we will need to reinforce however that they still need to give their feedback separately on these proposals via this engagement process for Council to consider in its capacity as land owner. We will need to clearly differentiate between the two Council consultation processes.

The engagements on the CLMP and the proposal to lease are linked but separate processes requiring separate feedback from respondents.

## Marion Arena - 262a Sturt Road

### Community Engagement Plan

#### DRAFT



#### Key engagement messages

- Cruachan Investments and Pelligra Group have a development proposal and have approached Council for its consent to works on the land (interested parties are already aware that that this is the case)
- This consultation is separate to the Development Application (Planning) process
- To facilitate the proposal a new CLMP will need to be consulted upon and adopted by Council
- The engagements on the CLMP and the proposal to lease are linked but separate processes requiring separate feedback from respondents
- It is important to note that the grant of any lease to the Cruachan Investments and Pelligra Group is conditional upon:
  - the outcomes of consultation in respect of the CLMP and the resultant adoption (if at all) of a CLMP that supports leasing of the land; and
  - the outcomes of consultation in respect of the lease proposal
- No formal decision of Council has been made yet other than to undertake consultation.
- Any development will require Development Approval, which among other things would include satisfactory traffic and parking solutions.
- Prior decision by Council (GC 23 November 2021) notes traffic movements from 262a Sturt Road, Marion site to Shelley Avenue or Christina Street, Marion will be prohibited.
- The community's feedback is important and will be considered by Elected Members in their decision making.
- Acknowledge the process to date.

#### Outcomes

What decision or outcome is the engagement intending to lead to?

- To inform Council in relation to any decisions they make as to whether to:
  - a) adopt or amend the new management plan; and
  - b) grant land tenure by alienating community land in the form of a lease; and
  - c) support the development proposal in its capacity as landowner (including acceptance of the boundary realignment).

# Marion Arena - 262a Sturt Road

## Community Engagement Plan

### DRAFT



Stakeholder Identification				
Summary of stakeholders				
Stakeholder	Impact v Interest		What is their interest?	Responsibility
<b>Internal</b> Elected Members ELT Communications Community engagement City Activation Land and Property	Med	Med	To be involved in the development of engagement approach and to ensure consistency in messages and methodology	Communications Community Engagement Project lead
<b>Primary</b> <ul style="list-style-type: none"> <li>• Croquet Club</li> <li>• Club Marion</li> <li>• Bowls Club</li> <li>• Surrounding residential properties</li> <li>• Marion Tennis Club</li> <li>• Basketball SA</li> <li>• Ice Hockey Club (Adelaide Lightning*)</li> <li>• Beyond Bouldering</li> <li>• Rock Climbing bodies (Climbing Club of SA, SAREA)</li> <li>• Ice Sport bodies</li> <li>• Scouts</li> <li>• Marion RSL</li> <li>• Local businesses (Goodlife etc.)</li> </ul>	Med	Med	To be provided with detailed information of intended consultation	Communications Community Engagement Project lead

## Marion Arena - 262a Sturt Road Community Engagement Plan DRAFT



### Engagement Activities

The activities identified will happen concurrently and will be assessed in a cumulated form to understand the community's views and to assist in Council decision making.

Engagement activities identified but not limited to:

- **Making Marion website content**
  - Develop a comprehensive project page
  - Create a survey that help to shape the views of the community
  - Submit a question (FAQs)
  - Concept images
  - Promote across other mediums and direct back to Making Marion project page
  - Use of EDM
- **Marketing and Media Campaign**
  - Notice in Advertiser
  - Mayor messages and talking points
  - Social media channels posts throughout the project
  - Update on project at agreed touch points
  - Direct mail to identified zones surrounding the location
  - Signage around site/QR code to Making Marion site
- **Media and Comms**
  - Media kit including scope of engagement etc , media plan, talking points
  - Elected Member briefing session/notes
  - Staff info session
  - Media interviews

Marion Arena - 262a Sturt Road  
Community Engagement Plan  
DRAFT



Activities	IAP2 level of engagement	Target stakeholder groups	Objectives
Pre engagement	Inform	<ul style="list-style-type: none"> <li>Elected Members</li> <li>ELT</li> </ul>	<ul style="list-style-type: none"> <li>To review the engagement approach</li> <li>To endorse and support the engagement approach and have early awareness</li> </ul>
Stakeholder Notice	Inform & consult	<ul style="list-style-type: none"> <li>Any interested or affected parties</li> <li>Making Marion newsletter to database</li> </ul>	<ul style="list-style-type: none"> <li>Inform stakeholders of the proposal and invite to consult</li> </ul>
Council webpage content	Consult	<ul style="list-style-type: none"> <li>Any interested or affected parties</li> </ul>	<ul style="list-style-type: none"> <li>Inform stakeholders of the proposal and give information</li> <li>Making Marion page with online submission form</li> <li>Allow for feedback</li> </ul>
Social Media and Direct Mail	Inform	<ul style="list-style-type: none"> <li>Adjacent and surrounding residents and businesses</li> <li>Other identified stakeholders</li> </ul>	<ul style="list-style-type: none"> <li>Raise awareness and promote Making Marion opportunity to provide feedback</li> </ul>
Consideration of feedback	Consult	<ul style="list-style-type: none"> <li>Council staff</li> <li>Elected Members</li> </ul>	<ul style="list-style-type: none"> <li>Ensure feedback is captured and used to inform Council's decision-making process</li> </ul>
Feedback to those who engaged	Inform	<ul style="list-style-type: none"> <li>All parties that took part in the engagement process</li> </ul>	<ul style="list-style-type: none"> <li>Ensure those who engaged in the process are informed of how their feedback was used and of the final outcome – close the loop</li> </ul>



# Marion Arena - 262a Sturt Road

## Community Engagement Plan

### DRAFT



Consultation Activities Timeline									
Week Commencing Date	9 May	16 May	23 May	30 May	6 Jun	13 Jun	20 Jun	27 Jun	
Activity									
GM Signoff Engagement Plans									
Elected Member Notification			GC Meeting 24th						
Website (Making Marion Page)	Media announce 12 May								
Consultation period open			Open 25 May			Close 15 Jun			
Mail-out letters / electronic direct communication									
Site signage Erected									
Having CLMP available for viewing at Administration building									
Social Media (general) post in addition to a targeted (sponsored) advertisement		Sometime during the consultation period (advertiser ad)							
Consideration of Feedback and preparation of Council Reports									Report to July General Council Meeting

## Marion Arena - 262a Sturt Road Community Engagement Plan DRAFT



### LETTER TO RESIDENTS

#### - & Information to be Incorporated on Making Marion website

QR CODE

Dear Resident

**RE: 262a Sturt Road, Marion (Volume 5794 Folio 420) – Marion Arena Ice Rink Consultation**

This letter outlines

- Proposed changes to the way 262a Sturt Road (Volume 5794 Folio 420), Marion is managed
- Elements that Marion Council is seeking community feedback on
- Different ways that you can have your say – online, in person or in writing (closing 5pm 15 Jun 2022)

Note that no decision has been made by Council (aside from to progress with community consultation), as we want to understand all views before making any decisions.

We appreciate that this letter is lengthy, and there is a complexity in the processes that Council is legally obliged to follow. However, it is important that the content of this letter comprehensively outlines all elements of each process, and that the issue(s) are explained in detail to inform those wishing to provide feedback.

To assist in understanding and participating in this process, we have created a Frequently Asked Questions section on our online engagement page at <https://www.makingmarion.com.au/ice-rink>

#### Background

The City of Marion has endorsed a \$20 million proposal from a group of private investors (Cruachan Investments and Pelligra Group) to build an international standard ice rink and rock-climbing facility in the southern suburbs, to be located at 262a Sturt Road, Marion (Volume 5794 Folio 420).

The site is owned by Council and is classified as "Community Land". Council intends to consult on the adoption of a new site specific CLMP, and separately on the intention to lease before any formal deal is signed. Any signing of a lease is subject to this.

Any development will require Development Approval, which among other things would include satisfactory traffic and parking solutions.

Prior decision by Council (GC 23 November 2021) notes traffic movements from 262a Sturt Road, Marion site to Shelley Avenue or Christina Street, Marion will be prohibited.

If the proposal is formally signed off, work on the facility would start later this year.

Once completed, the arena will boast an international standard ice rink with a seating capacity of up to 450 spectators.

The rink is expected to be the home of South Australia's Australian Ice Hockey League team, Adelaide Adrenaline, possibly in time for the 2024 season.

## Marion Arena - 262a Sturt Road Community Engagement Plan DRAFT



The facility is also planned to have international competition rock climbing walls for Sport Climbing, recreational rock climbing and bouldering, themed rock-climbing walls for children, a pro shop, kiosk, and children's play café.

In order for the development to proceed, in its capacity as landowner, Council must separately approve:

- Changes to the current Community Land Management Plan for 262a Sturt Road, Marion (Volume 5794 Folio 420); and
- A new ground lease for a portion of the 262a Sturt Road, Marion (Volume 5794 Folio 420).

Council is required to seek community feedback on these two elements before making a decision. As such, the following consultation is occurring.

### 262 STURT ROAD, MARION CONSULTATIONS

Council is seeking feedback on two proposals in relation to 262 Sturt Road (Volume 5794 Folio 420), Marion:

#### **1. DRAFT 262a STURT ROAD (VOLUME 5794 FOLIO 420), MARION COMMUNITY LAND MANAGEMENT PLAN**

Pursuant to Section 196 & 197 *Local Government Act, 1999*

#### **2. ALIENATION OF COMMUNITY LAND BY LEASE OR LICENCE FOR A TERM UP TO 42 YEARS, THAT ALLOWS FOR THE CONSTRUCTION OF A MULTI-SPORT RECREATION FACILITY**

Pursuant to Section 202 *Local Government Act, 1999*

Council is requesting separate feedback on the two proposals mentioned above and encourages the community to provide its feedback, both positive and negative. All feedback will help Council make a decision on the Draft Community Land Management Plan ('CLMP'), and if progressed, then the alienation of the Community Land by Lease and Licence, which would also incorporate Council's consent (in its capacity as landowner) for the construction of the facility.

## Marion Arena - 262a Sturt Road Community Engagement Plan DRAFT



### 1. Draft Community Land Management Plan

The parcel known as 26a2 Sturt Road, Marion, Certificate of Title Volume 5794 Folio 420, is classified as Community Land.

262-264 Sturt Road is currently contained within Council's Community Land Management Plan for Principal Sporting or Recreational Facilities (available at <https://cdn.marion.sa.gov.au/sp/Community-Land-Management-Plan-6.pdf>).

#### *Community Land*

The *Local Government Act 1999* ('the Act') dictates that all land owned by or under the "care and control" of Council is classified as Community Land unless the land was excluded from Community Land classification, is a road, or has had its classification as Community Land revoked.

All Community Land must be subject to a management plan which states the purpose for which the land is held by Council; and states the Council's objectives, policies (if any) and proposals for the management of the land.

Council cannot sell Community Land and must carry out public consultation in accordance with its public consultation policy prior to granting a lease or licence for a term in excess of five years.

The CLMP helps guide Council in its decision-making processes in relation to the use of the Land, including: whether to grant a lease or licence, permitted use, and approval in its capacity as land owner for development activities.

#### *Next steps*

After consideration of community feedback, Council may decide to either:

1. Keep the land comprising 262a Sturt Road, Marion (Volume 5794 Folio 420) in its current CLMP, or
2. Adopt the Draft CLMP as it is currently written, or
3. Adopt an amended draft Community Land Management Plan which may require further community engagement if there are significant changes to be made.

If, after consideration of the consultation feedback, Council resolves to adopt the draft CLMP, the Act requires Council to give public notice of the adoption of the Management Plan. Once this notice has been placed, the Community Land Management Plan will take effect.

## Marion Arena - 262a Sturt Road Community Engagement Plan DRAFT



### 2. Alienation of Community Land for a Term of up to 42 Years

The lease proposal envisages an Agreement for Lease being entered into with a number of conditions precedent. Under the proposal, a 'ground lease' would be granted to Cruachan Investments and Pelligra Group whereby Cruachan Investments and Pelligra Group would be permitted to undertake the development as approved by Council. At the expiry or earlier termination of the lease term all improvements could be purchased by the Council in accordance with an option in the lease. The Council would not be responsible for the repair or maintenance of any buildings constructed on the land by Cruachan Investments and Pelligra Group during the lease term. A lease term of 42 years is proposed, which is the maximum term allowable for community land.

**Proposed Key Lease Terms \*\*\* Need to verify terms before sent out\*\*\***

- 42 (forty two) year term
- Agreed per annum rent

**It is important to note that two proposals are being consulted on concurrently but subject to entirely separate consideration.**

If the Draft CLMP is not adopted, the lease and redevelopment proposal may not be progressed.

#### *Next steps*

It is important to note that the grant of any lease to the Cruachan Investments and Pelligra Group is conditional upon:

- the outcomes of consultation in respect of the CLMP and the resultant adoption (if at all) of a CLMP that supports leasing of the land; and
- the outcomes of consultation in respect of the lease proposal.

Further information including Frequently Asked Questions and Cruachan Investments and Pelligra Group plans are available on Council's website (<https://www.makingmarion.com.au/ice-rink>) and to view at the Council Administration Building 245 Sturt Road, Sturt 5047.

## Marion Arena - 262a Sturt Road Community Engagement Plan DRAFT



### Providing Feedback

Feedback from the community on the proposals detailed in this letter is invited and encouraged. All responses from the community will be considered by Council in its decision making.

You can have your say by visiting our online engagement platform Making Marion at <https://www.makingmarion.com.au/ice-rink> or you can scan the QR code provided on the front page of this letter. An online submission form will allow you to provide any feedback you have on either proposal, and to seek further information.

It is preferred that your feedback is made via Making Marion website (<https://www.makingmarion.com.au/ice-rink>), however if you are unable to do so, then your feedback can be posted to PO Box 21, Oaklands Park SA 5048, OR hand delivered to the 245 Sturt Road, Sturt OR emailed to [communityengagement@marion.sa.gov.au](mailto:communityengagement@marion.sa.gov.au). Your feedback must be made in writing and must clearly identify the proposal you are wishing to make comment on, being headed either '262a Sturt Road, Marion (Volume 5794 Folio 420) - Community Land Management Plan' or '262a Sturt Road, Marion (Volume 5794 Folio 420) – Alienation of Community Land' depending on which proposal your feedback is in relation to, noting that we do require separate feedback on each proposal.

It is a requirement that all feedback includes your name, address and contact information. Please note, all submissions will become public documents upon receipt.

Residents may obtain further information by contacting Customer Service on telephone 08 8375 6600, or email [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au) – please get into contact with us if you require assistance accessing the information on Council's website, alternatives can be arranged for those with limited internet access. Interpreters and cultural advisors are available on request.

The closing date for submissions is 5pm Wednesday 15 June

Kind regards,

Marion Arena - 262a Sturt Road  
Community Engagement Plan  
DRAFT



## EMAIL TO EXISTING MAKING MARION FOLLOWERS

### DRAFT

Dear Stakeholder

The City of Marion invited you to provide your feedback on the proposed \$20M ice rink development at 262 Sturt Road, Marion.

For information and your opportunity to join the conversation, please visit  
<https://www.makingmarion.com.au/ice-rink>

Kind regards,

City of Marion Community Engagement Team

### SITE SIGNAGE WORDING

Consultation now open

262a Sturt Road, Marion – Marion Arena Development

COMMUNITY LAND MANAGEMENT PLAN

& LEASE PROPOSAL

[www.makingmarion.com.au/ice-rink](https://www.makingmarion.com.au/ice-rink)

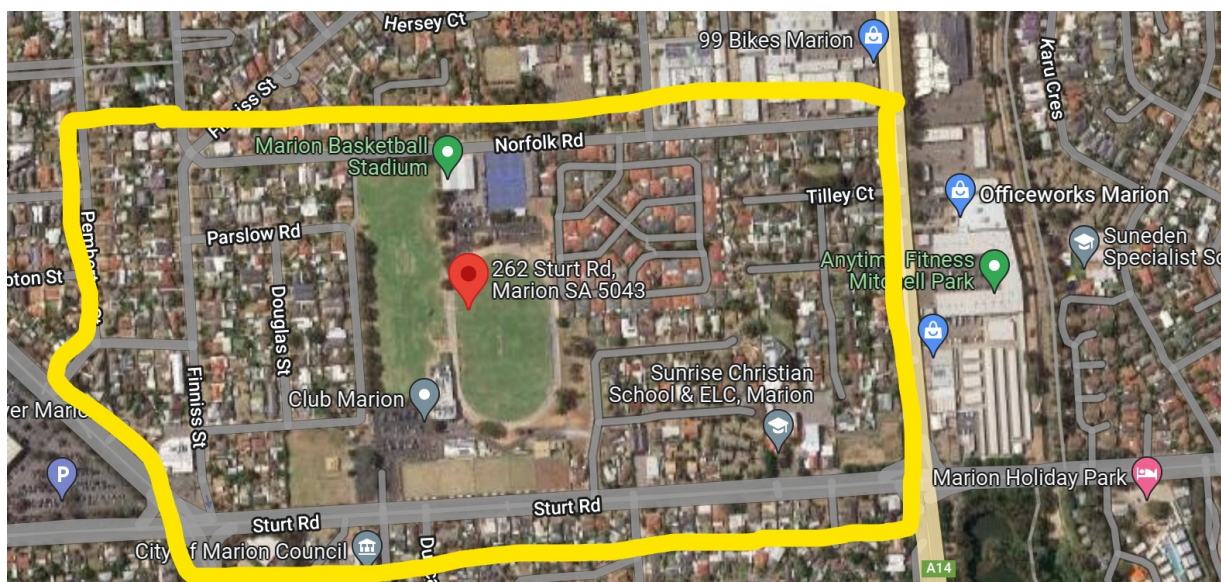
Consultation closes 5pm 15 JUNE 2022

## Marion Arena - 262a Sturt Road Community Engagement Plan DRAFT



**TBA**

**DIRECT MAIL DISTRIBUTION AREA - tbc**





## Marion Arena - 262a Sturt Road Community Engagement Plan DRAFT



### Making Marion Content

#### SURVEY QUESTIONS

#### Registration details – Name, address, postcode, age required

Council is seeking feedback on the following proposals, please provide your feedback below:

#### **Section 196 & 197 Local Government Act, 1999**

##### **1. DRAFT 262a STURT ROAD, MARION COMMUNITY LAND MANAGEMENT PLAN**

Do you support the Community Land Management Plan as drafted?

*No – I wish for no change to the CLMP for 262a Sturt Road, Marion*

*No – I wish for Council to consider amendments prior to adopting a new CLMP (please state below)*

*Yes – I support the 262a Sturt Road, Marion CLMP as drafted*

Please provide any comments in relation to the Community Land Management Plan below:

#### **Section 202 Local Government Act, 1999**

##### **2. ALIENATION OF COMMUNITY LAND BY LEASE OR LICENCE FOR A TERM UP TO 42 YEARS, THAT ALLOWS FOR THE CONSTRUCTION OF MULTI-SPORT RECREATION FACILITY**

If the CLMP is adopted by Council, it may subsequently consider Cruashan Investments and Pelligra Group's proposal, being a request to Lease a portion of the community land (part of 262a Sturt Road, Marion) for a maximum term of 42 years, incorporating a yearly rental fee and including provisions that allow for the development of a multi-sport recreation facility.

Do you support the proposal for Council to Lease a portion of 262a Sturt Road, Marion to consider Cruashan Investments and Pelligra Group as described above?

*No – I do not support the proposal*

*Yes, I support the proposal subject to amendments (please specify below)*

*Yes – I support the proposal and the grant of the lease by Council to consider Cruashan Investments and Pelligra Group as described above.*

Please provide any comments in relation to the Lease (and redevelopment) proposal below:

Marion Arena - 262a Sturt Road  
Community Engagement Plan  
DRAFT



Sign off	
Does this consultation require endorsement from Elected Members and Mayor?	Comments
<b>Yes</b>	
Signed by LT:	
Signed by SL	
Signed by ELT:	

DRAFT

## COMMUNITY LAND MANAGEMENT PLAN



### Marion Arena 262A Sturt Road, Marion

PO Box 21, Oaklands Park  
South Australia 5046

245 Sturt Road, Sturt  
South Australia 5047

T (08) 8375 6600

F (08) 8375 6699

E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

#### Kaurna Acknowledgement

Acknowledgement and respect is paid to the Traditional Owners of the land, the Kaurna People of the Adelaide Plains. It is upon their ancestral lands that the Land is situated. It is also The Place of the Kardi, the Emu, whose story travels from the coast inland. Respect is paid to Elders past and present and their spiritual beliefs and connections to land which are of continuing importance to the living Kaurna people of today. Acknowledgement is also given to the contributions and important role that Aboriginal people continue to play within our shared community.

#### The Land

Legal description	Address	Owner
Allotment 100 in Filed Plan 147234 being the whole of the land in Certificate of Title Volume 5794 Folio 420	262A Sturt Road, Marion	City of Marion

The Land is shaded in blue on the following aerial photo:



The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people as the traditional and continuing custodians of the land.



[marion.sa.gov.au](http://marion.sa.gov.au)

### Trust, Dedication or Restriction

None

### Purpose for which the Land is held by Council

The Land is held for the provision of Principal Sporting or Recreational Facilities, which may include portions of open space or community facilities that are of a minor nature or act in support of the primary usage.

The Land may be subject to leases and licences where the agreements:

- support the sporting/recreational purpose of the land;
- make a commercial return to Council to support other sporting/recreational activities;
- enhance the provision of services to a sporting/recreational group; or
- are for other reasons at the discretion of Council.

The Land is also held for secondary purposes associated with Council's operational needs including but not limited to environmental, urban design, heritage and stormwater management requirements.

### Objectives for the management of the Land

The following objectives each carry equal weighting. This means that not one objective outweighs another and rather, each objective is to be considered in a balanced and measured way taking into account (as relevant) the specific facts and circumstances applicable to the decision-making process.

- To provide facilities that encourage participation in recreational and community sport pursuits, and to seek to maximise the use of the Land and its facilities for these purposes.
- To pursue a use of the Land that maximises the high profile location of the site.
- To consider opportunities put forward by a Developer/Operator to manage a Sporting or Recreational Facility on this site pursuant to a long-term ground lease. (For any lease longer than 5 years, Council will follow its steps set out in its Public Consultation Policy.)
- To facilitate use of the Land for community/operational purposes consistent with this plan and in accordance with any lease or licence issued by the Council.
- To facilitate appropriate (as determined by the Council) recreational and cultural activities occurring on the Land in accordance with any lease, licence or permit issued by the Council.

The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people as the traditional and continuing custodians of the land.



[marion.sa.gov.au](http://marion.sa.gov.au)

### Leases and Licences for the Land

The current leases and licences for the Land (if any) are detailed in the Council's Community Land Register.

Leases and licences for less than 5 years that are consistent with the provisions of this Plan may be granted by Council in accordance with Section 202 of the Local Government Act.

Where a lease or a licence is proposed to be granted for a term of more than 5 years, Council will comply with its public consultation policy in accordance with Section 202(3) of the Local Government Act.

If the use of the Land will also include a business purpose, the business purpose must be consistent with the provisions of this Plan and Council may approve of such use in accordance with Section 200 of the Local Government Act.

If any proposal to grant a lease and/or a licence is contrary to this Plan, the Plan must be amended in accordance with Section 198 of the Local Government Act.

### Proposals for the management of the Land

Subject to compliance with the requirements of all relevant legislation and Council Policies, the Council may develop and manage the Land to enhance its use as a community asset.

Council's proposals for the management of the Land are:

- The development of a sporting and recreational facility that will complement other sporting and recreational activities already provided for in the community.
- The provision, maintenance, renewal and upgrade of Council owned assets, as appropriate and within budget constraints, including (but not limited to) buildings, playing surfaces, drainage, water detention, car parking, lighting, footpaths, access roads, furniture and landscaping.
- Council may at its discretion, approve the use of any part of the Land for business purposes, provided that such business purpose is not inconsistent with this Plan.
- Granting of a long-term lease to a sporting and recreational provider, including undertaking public consultation in accordance with Section 202(3) of the Local Government Act.

### Performance Targets and measures

Performance Target	Performance Measure
To support lease or licence holders to provide and develop sporting and recreational opportunities for the community.	Increased visitation to and use of the Land, which may be measured through customer surveys and feedback.

The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people as the traditional and continuing custodians of the land.



[marion.sa.gov.au](http://marion.sa.gov.au)

To ensure that any leases or licences that are in place clearly set out the responsibilities of each party.	Council is not notified of any breaches of the lease or licence and is not required to issue any Notices of Breach to agreement holders.
To provide high quality sport and recreation facilities and related infrastructure that meet community needs.	Any new infrastructure that is installed on the Land complies with applicable Australian Standards  Increased visitation to and use of the Land, which may be measured through customer surveys and feedback.
To ensure the provision of safe and appropriately maintained Council owned assets.	Periodic inspections of the Land to be conducted and any obvious safety concerns arising in connection with them will be addressed as a matter of priority and as soon as practical.  Any reported accidents or service requests will be investigated by Council and responded to in accordance with Council's customer service standard.  Signage to be erected on the Land where appropriate, to provide guidance to the public regarding appropriate uses of the Land.

### Relevant Policies and Plans

This Community Land Management Plan will be implemented and managed in accordance with other plans and policies that relate to the Land (as may be amended from time to time), including the plans and policies listed below.

These plans and policies establish objectives, strategies and actions that will guide the future development, maintenance and management of all community land within the Council's area, including the Land.

Each are available for inspection at the Council's principal office during ordinary business hours and on the Council's website [www.marion.sa.gov.au](http://www.marion.sa.gov.au).

In accordance with the Act, in the event of an inconsistency between the provision of an official plan or policy under another Act and the provisions of this CLMP, the provisions of the official plan or policy prevail to the extent of the inconsistency.

The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people as the traditional and continuing custodians of the land.



[marion.sa.gov.au](http://marion.sa.gov.au)

### Council Plans and Strategies

- **City of Marion Strategic Plan 2019-2029**  
A strategic plan that provides a framework to respond to the economic, social and environmental sustainability pressures faced by the Council region.
- **Open Space Framework 2018- 2028**  
The Council's Open Space Framework provides a strategic framework that guides the future provision, development and management of open space across the Council area over the next 10 years. The Framework is focused on achieving an equitable spread of appealing and functional open space across the City, establishes nine (9) areas to renew, develop and improve open space within the area, addresses current and future community needs, establishes a 'needs based' assessment to help deliver open space projects throughout Wards, and confirms how the council will engage with the community on local open space projects, including playgrounds and reserves.
- **Disability Access and Inclusion Plan 2020 -2024**  
The Disability Access and Inclusion Plan is a framework to ensure that all persons can participate in community life with dignity.
- **Resilient South**  
A plan to ensure the southern region remains a vibrant, desirable and productive place to live, work and visit, and that our businesses, communities and environments can respond positively to the challenges and opportunities presented by a changing climate.
- **Tree Management Framework**  
Has been developed to meet the changing nature of tree management principles in a strategic and sustainable way. This includes a tree character vision for the city and tree management principles, which drive directions for trees in parks, reserves and streets.
- **Local Government Land By-Law No 3**  
Regulates access to and activities that may be undertaken on the Land.

### Council Policies

- **Asset Management Policy**  
Identifies how asset management is to meet a required level of service in the most cost-effective way, through the creation, acquisition, maintenance, operation, rehabilitation and disposal of assets to provide for present and future community needs.
- **Climate Change Policy**  
Council's commitment to respond to climate change when undertaking operational activity.
- **Community Facilities Policy**

The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people as the traditional and continuing custodians of the land.



[marion.sa.gov.au](http://marion.sa.gov.au)



To guide the development of community facilities planning and works programs.

- Equity, Access and Social Inclusion Policy  
Supports Council's commitment to creating a community where people of all ages and abilities have equal opportunity to access and participate in community life with dignity.
- Leasing and Licensing of Council Owned Facilities Policy  
Guiding principles and statements that will form the negotiating position of Council as new leases are entered into for all organisations who occupy Council owned facilities.
- Risk Management  
Council will integrate risk management into its corporate culture and its everyday business operations at the strategic, project, operational and emergency risk levels.

#### South Australian Government Policy

- Resilient South Adaption Plan  
The goal of Resilient South is a region that is resilient to natural hazards associated with climate change, focused on preparedness and crisis avoidance and captures opportunities in innovation in adapting to climate change.

The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people as the traditional and continuing custodians of the land.



[marion.sa.gov.au](http://marion.sa.gov.au)

## 12.5 Capella Reserve - Stage 2 Opportunities

<b>Report Reference</b>	GC220524R12.5
<b>Originating Officer</b>	Open Space & Recreation Planner – Amy Liddicoat
<b>Corporate Manager</b>	Manager City Activation - Charmaine Hughes
<b>General Manager</b>	General Manager City Development - Tony Lines

### REPORT OBJECTIVE

To provide Council with an update on the progress of the Capella Reserve upgrade and information on items currently unfunded. This report seeks funding to change the surface type of the dirt BMX track to bitumen and upgrade the access steps from Capella Drive.

### REPORT HISTORY

GC201027R13	Capella Reserve Concept Design
GC210223F01	Capella Reserve Construction of Carpark, Youth Plaza & Skatepark Report

### EXECUTIVE SUMMARY

Construction of Stage 1 (Skatepark and carpark) was completed in December 2021.

Construction of Stage 2 (Playground, fitness equipment and amenities) commenced in February 2022 and is due for completion by July 2022.

During procurement of Stage 2 works, scope reductions were required to meet the challenging market conditions as a result of Covid. Project delivery has also been subject to meeting the timeframes of the Federal funding agreement. Further to engagement with the Ward Councillors the dog friendly area, Nannigai pathway link and steps were removed from the scope.

Additional funding is being sought to address a shortfall in funds to complete two priority items. \$25,000 is sought to change the BMX upgrade surface from dirt to bitumen in order to reduce ongoing maintenance costs and \$35,000 to facilitate an upgrade of the access steps from Capella Drive to the oval.

Electrical conduit for CCTV was installed during construction of the skatepark, with the view to seek future funding opportunities. CCTV is now able to be funded within the current CCTV upgrade program occurring across a range of existing Council facilities.

Other lower priority unfunded items remain and are provided for information should they need to be considered in the future. These items include a second shelter in the skatepark, an unsealed pathway link to Nannigai Reserve, provision of a 'dog friendly' area and removal of the Glauca trees.

If endorsed, the upgrade to the BMX track and Capella Drive steps can be achieved this financial year.

## RECOMMENDATION

### That Council:

1. **Endorses the allocation of an additional \$25,000 to upgrade the Capella Reserve dirt track (BMX) to a bitumen surface for delivery within 2021/22 to reduce ongoing maintenance costs.**
2. **Endorses an allocation of \$35,000 to upgrade the Capella Drive access steps for delivery in 2021/22.**
3. **Notes that funding for CCTV at Capella Reserve Skatepark will be provided through Council's existing CCTV program.**

## GENERAL ANALYSIS

### Construction Progress – Stage 1

Stage 1 (Skatepark and carpark) of the Capella Reserve upgrade was completed in December 2021. Construction included a new skatepark, carpark and recreation plaza with a bouldering wall and a 3 on 3 basketball court. The site has been well received by the community and was celebrated with an official opening that was planned with the assistance of Council's Youth Collective Committee, who had been a stakeholder in the design phase of the project.

[https://www.facebook.com/CityofMarion/videos/272795774887696/?\\_tn=%2CO](https://www.facebook.com/CityofMarion/videos/272795774887696/?_tn=%2CO)

### Construction Progress – Stage 2

Stage 2 (Playground, fitness, picnic areas) is currently in construction due for completion by July 2022.

The procurement process for this stage included some challenges due to the high tender costs received as a result of national and global market conditions and limited availability of contractors. As a result, the design elements were reviewed and prioritised based on initial community feedback with some items separated from the main contract, to potentially be achieved later. (Refer to Other Unfunded Elements).

This enabled the key recreational elements and supporting amenities to be constructed as a priority to ensure Council would meet funding timeframes in accordance with the Federal funding received through the Local Roads and Community Infrastructure program. The procurement process was finalised in December enabling construction to commence in February. Construction is due to be completed by July 2022 which will meet both Federal funding and Council budget timeframes.

### Capella Reserve Upgrade – BMX track

At the General Council meeting held on 27 October 2020 (GC201027R13), Council endorsed the concept plan for the Capella Reserve upgrade. This included a 'retained and upgraded dirt track (BMX)'.

Consultation was undertaken on the draft concept plan in 2020 and included feedback on the dirt track (BMX). The majority of respondents (62) wanted to see the dirt track improved however there were several comments questioning usage and other comments that were more focussed towards mountain bike use rather than BMX.

A specialised contractor, Youth Services Australia (YSA) was engaged by Council in early 2022 as part of Stage 2 construction works to design and construct the new BMX track. Through this procurement process a polymer/sand surface was considered and budgeted for as the contractor advised it would require less maintenance than dirt.

A consultation workshop was held with a group of Hallett Cove R-12 students (ranging from year 5 – 12), all keen riders, who wanted to assist with the design of the track. The students were 50%

mountain bike riders and 50% BMX riders. They indicated a preference for an intermediate style track that catered to more skilled riders and included features for both mountain bikes and BMX.

(YSA) has therefore designed a 'jump park' hybrid style track, incorporating features for both mountain bikes and BMX. The track will incorporate features requested in the school workshop including table-tops and step ups, larger jumps and a larger berm. YSA had also identified a gap in this type of track in South Australia and believe the hybrid style 'jump park' track will be a popular feature of the reserve that will complement the recently constructed skatepark and create a popular destination in the state for all styles of riders.

Following the design consultation, YSA provided an option to complete the track with a bitumen surface rather than dirt or polymer. The reasoning for this is to maintain the integrity of the design (as the jumps will be intermediate sized) and reduce the need for ongoing maintenance. Feedback from the student workshop included comments on the poor use of the existing track relating to lack of maintenance. This same feedback was also noted in the original community consultation.

Most importantly, the capital cost to upgrade the track to bitumen would be recovered within 6 years of maintenance savings.

If funded, this work can be completed by July 2022.

Track Surface Options		
Surface Type	Additional capital cost required	Annual maintenance (estimate)
Dirt	\$0	\$8,000
Polymer / Sand (pre-design budgeted option)	\$0	\$4,000
Bitumen (preferred option)	\$25,000	\$0

## Steps

The pedestrian access steps from Capella Drive down to the oval have declined over the years and residents and club users have requested an upgrade to improve accessibility. The reserve upgrade has included disability access from the new carpark to the oval, however many users prefer to park on Capella Drive and access the site from the steps. The steps are currently too steep, particularly for elderly residents.

The tendered pricing for this element was high due to the complex design and was removed from the scope during tender while an alternative quote was sourced. A more basic design can be achieved using a composite plastic material for \$35,000 that will provide sufficient access to the oval from Capella Drive.

If funded this work can be completed by July 2022.





### **CCTV**

During construction of the skatepark there was an opportunity to incorporate conduit for CCTV provision should it be required in the future.

Council has recently undertaken a procurement process to implement new CCTV infrastructure on multiple Council buildings and facilities. Capella Reserve was not included initially within this process as opportunities were being sought through grant funding or election promises. However, no external funding has been achieved.

The internal CCTV program has now progressed to procurement and funding is now available within this program to include CCTV provision at the skatepark.

### **Other unfunded elements**

The below items are not currently funded within this project and may be considered in the future should Council wish to fund / include them in a future open space plan review.

Capella Reserve Development - Unfunded Items updated 12.05.22				
Second shelter in skate park	Planned for stage 2 but required new design due to footing changes of stage 1 slab. Removed from scope to commence stage 2 asap. Separate design & quote required. Opportunity for smart shelter (solar / wifi / phone charging).	\$ 30,000	The skatepark only has one small shelter and consultation highlighted a desire for additional shade.	Possible grant funding opportunities or consider at next review of the open space plan.
Pathway link to Nannigai Reserve	Pathway (unsealed) link to Nannigai Reserve was removed during tender negotiations.	\$ 50,000	Improve community connection to facilities and provide additional walking and running opportunities through the reserve.	To be further evaluated following completion / 12 month review of reserve upgrade. If required consider at next review of open space plan.
Dog friendly area	Dog friendly area was identified due to community interest.	\$ 80,000	This area was included in the concept to allow for a future dog exercise area if required.	Defer this element to next review of open space plan / Animal Management Plan.
Removal of glauca trees	This work was included in the concept plan and could potentially be staged as part of the open space operations glauca removal program.	\$ 30,000	Removal of Glaucas due to pest species. Will also improve passive surveillance, however the root structure and impacts to large scale removal needs to be considered.	For consideration as part of the open space glauca removal program.

## ATTACHMENTS

Nil

## 12.6 3rd Budget Review 2021/22

<b>Report Reference</b>	GC220524R12.6
<b>Originating Officer</b>	Assistant Accountant Partnering – Katherine Galea
<b>Corporate Manager</b>	Chief Financial Officer - Ray Barnwell
<b>General Manager</b>	General Manager Corporate Services - Sorana Dinmore

### REPORT OBJECTIVE

The purpose of this report is to provide the financial results for the 3<sup>rd</sup> Budget Review for 2021-22. The budget review is a revised forecast of the original 2021-22 budget and as such any savings identified during the budget reviews will not be confirmed until the financial statements are prepared and audited at the end of the financial year.

### EXECUTIVE SUMMARY

The completion of the 3<sup>rd</sup> Budget Review has identified an unfavourable cash adjustment of **(\$0.091m)**. Deducting this from the 2<sup>nd</sup> Budget Review Deficit of (\$0.422m) leaves a revised full year cash deficit of **(\$0.513m)**, a favourable movement of \$0.168m against the original adopted budget deficit of (\$0.681m).

The 2021-22 3<sup>rd</sup> Budget Review adjustments can be attributed to the following:

<b>Cash Statement Reconciliation</b>		<b>\$</b>
2nd Budget Review Cash (Surplus)/Deficit		(422,044)
<b>3rd Budget Review Adjustments</b>		
<b><u>Favourable</u></b>		
Kerbside Waste Collection	172,000	
Kindergarten & Boatshed Café Rent	213,933	
Parking Fine income	54,813	
Reductions identified in Capital Works Program - savings, works removed	470,423	
Other various net adjustments	5,101	<b>916,270</b>
<b><u>Unfavourable</u></b>		
Employee Recruitment Costs	(35,000)	
Legal Consultants	(97,610)	<b>(132,610)</b>
<b>Total 3rd Budget Review adjustments</b>		<b>783,660</b>
<b>Revised 2021-22 Cash Surplus/(Deficit) before Council Resolutions</b>		<b>361,616</b>
<b><u>Less Council Resolutions funded from Rates</u></b>		
Confidential Items (GC220222F11.5)	(618,996)	
Glandore Oval Cricket Nets & Rose Garden (GC220222R13.3)	(229,500)	
Sports in Reserves Annual Report (GC220125R11.3)	(15,000)	
LKCC Reconciliation Week Event (GC220510M13.1)	(10,932)	<b>(874,428)</b>
<b>Total 3rd Budget Review adjustments including Council Resolutions</b>		<b>(90,768)</b>
<b>Revised 2021-22 Forecast Cash Deficit</b>		<b>(512,812)</b>



## RECOMMENDATION

### That Council:

1. **Adopt the revised budgeted statements including the Income Statement, Balance Sheet, Statement of Changes in Equity and Statement of Cash Flows.**

## GENERAL ANALYSIS

### BACKGROUND

Council is required to reconsider the approved budget three times during the year in accordance with *Section 123 (13) of the Local Government Act 1999* and *Section 9 of the Local Government (Financial Management) Regulations 2011*.

The original 2021-22 budget was developed within the context of a long term framework to achieve a balance between meeting the objectives of the Strategic Plan and attaining financial sustainability in the long term.

### FRAMEWORK

This budget review continues the focus on achieving the framework set by Council when developing the 2021-22 budget, this being:

- Support the achievement of the City of Marion's Strategic Directions;
- Address issues arising and opportunities identified from internal audit reviews and business excellence assessments;
- Maintain, on average, a breakeven or positive funding (cash) position over the Long Term Financial Plan;
- Continue to improve the maintenance of assets in accordance with Council's Asset Management Plans, with a priority on maintenance before renewal, and renewal before new where it is cost effective to do so;
- Review existing services and assets to ensure they meet prioritised community needs;
- Council only approve new major projects where it has the identified funding capacity to do so;
- Maintain Council's position for an average residential rate which remains among the lower rating metropolitan councils



## DISCUSSION

### Cash Position

The completion of the 3<sup>rd</sup> Budget Review has identified an unfavourable net cash adjustment of **(\$0.091m)**. Adding this to the current forecast cash deficit of (\$0.422m) leaves a revised full year forecast cash deficit of **(\$0.513m)**.

This budget review's unfavourable result can be attributable to the following adjustments to the adopted budget:

<b>Cash Statement Reconciliation</b>		<b>\$</b>
2nd Budget Review Cash Deficit		(422,044)
<b>3rd Budget Review Adjustments</b>		
<b>Favourable</b>		
Kerbside Waste Collection	172,000	
Kindergarten & Boatshed Café Rent	213,933	
Parking Fine income	54,813	
Reductions identified in Capital Works Program - savings, works removed	470,423	
Other various net adjustments	5,101	916,270
<b>Unfavourable</b>		
Employee Recruitment Costs	(35,000)	
Legal Consultants	(97,610)	
		<b>(132,610)</b>
<b>Total 3rd Budget Review adjustments</b>		<b>783,660</b>
<b>Revised 2021/22 Cash Surplus/(Deficit) before Council Resolutions</b>		<b>361,616</b>
<b>Less Council Resolutions funded from Rates</b>		
Confidential Items (GC220222F11.5)	(618,996)	
Glandore Oval Cricket Nets & Rose Garden (GC220222R13.3)	(229,500)	
Sports in Reserves Annual Report (GC220125R11.3)	(15,000)	
LKCC Reconciliation Week Event (GC220510M13.1)	(10,932)	<b>(874,428)</b>
<b>Total 3rd Budget Review adjustments including Council Resolutions</b>		<b>(90,768)</b>
<b>Revised 2021/22 Cash Deficit</b>		<b>(512,812)</b>

The cash result:

- Identifies the cash difference between total forecast revenues and expenditures of Council after allowing for funding from loans, investments, cash draw-downs and reserves.
- Includes capital expenditures, which are excluded from the operating result.
- Provides information of changes in uncommitted financial resources available to Council.
- Returns a cash surplus where savings arise from the original budget, representing an increase in uncommitted financial resources or returns a cash deficit when costs are greater than the original budget, representing a decrease in available financial resources.

The 3rd Budget review is based upon actual results to the end of March 2022 and forecast to June 2022. In accordance with the *Local Government (Financial Management) Regulations 2011* a revised budgeted income statement, balance sheet, statement of changes in equity and statement of cash flows are provided in the Attachments to Appendix 1.

## Operating Position

The 3rd Budget Review forecasts an operating deficit of (\$2.971m), an favourable adjustment of \$1.683m from the 2nd Budget Review deficit of (\$4.654m).

Operating Statement Reconciliation		\$
<b>2nd Budget Review Operating Deficit</b>		<b>(4,654,287)</b>
<b>3rd Budget Review Adjustments</b>		
Grants Commission Grant funding for 2022/23 received in advance	2,147,277	
Kindergarten & Boatshed Café Rent (favourable)	213,933	
Parking Fine income (favourable)	54,813	
Kerbside Waste Collection (favourable)	172,000	
Employee Recruitment Costs (unfavourable)	(35,000)	
Legal Consultants (unfavourable)	(97,610)	
Other various net adjustments (unfavourable)	(128,319)	<b>2,327,094</b>
<b>Non Cash Adjustments</b>		
Reclassification from Capital to Operating (unfavourable) *		<b>(617,919)</b>
<b>Total 3rd Budget Review Adjustments</b>		<b>1,709,175</b>
<b>Revised 2021/22 Operating Surplus/(Deficit) before Council Resolutions</b>		<b>(2,945,112)</b>
<b>Less Operating Council Resolutions</b>		
Sports in Reserves Annual Report (GC220125R11.3)	(15,000)	
LKCC Reconciliation Week Event (GC220510M13.1)	(10,932)	<b>(25,932)</b>
<b>Revised 2021/22 Operating Deficit</b>		<b>(2,971,044)</b>

\*No cash impact. Relates to accounting classification only

The non-cash reclassification from Capital to Operating expenditure of \$0.618m relates to the accounting classification of the operational element of capital projects, the total project budgets remain unchanged from a cash perspective. This reclassification is predominantly the result of Open Space Reserve Upgrade projects (\$391k) and Glandore Oval Cricket Nets & Rose Garden project (\$112k).

## Year to Date Actual v Approved Budget

During the original budget preparation, budget owners forecast monthly timing of their income & expenditure budgets. The basis for allocating timing of the budgets is to default to the applicable timing of the income & expenditure incurred from the prior year with adjustments made for expected variations. For new budgets and the capital works budgets, forecasts are provided based on the planned program of works.

At any time during the year timing variances will occur where the income or expenditure does not fall into the predicted month. These timing variances are not expected to impact on the end of year results but do require budget timing adjustments during the budget review process to realign the budgets. During the budget review process all budgets are reviewed to ensure that the current budget for the year is still appropriate.

Where the year to date actual is off track, either favourable or unfavourable, and it is not related to the timing of the monthly budget allocations, budget review adjustments are made that will impact on the end of year variance against the adopted budget.

Appendix 2 contains the Year to Date Actual v Budget Comparison Report

### Capital Budget

The 3<sup>rd</sup> Budget Review forecasts capital expenditure decreasing by \$2.944m from \$53.334m to \$50.389m (Renewal \$12.246m, New \$38.143m). This decrease is predominantly due to the reclassification of expenditure from Capital to Operating as part of the Capital Works program review (\$0.618m) and the retiming of Capital Works to 2022/23 (\$2.707m):

<b>Decrease in Capital Works Expenditure</b>	<b>\$'000</b>
Reclassification from Capital to Operating expenditure on Capital Projects *	(618)
Various net movements in Capital Works Programs	801

#### **Removal of jobs from Capital Works Program**

Roadworks at Adams Road, Sheidow Park	(107)
Roadworks at Messines Avenue	(78)
Drainage Works at Shetland Avenue	(100)
Footpath Works at Nungamoora Street, Hallett Cove	(42)
Koorana Gym Toilets	(93)
<b>Total Capital Works removed from program</b>	<b>(420)</b>

#### **Capital Works Retimed to 2022/23**

Diagonal Road Streetscapes (Trott to Crew)	(560)
Coach House Rehabilitation	(975)
Marion Golf Park Clubroom Upgrade	(50)
Marion Outdoor Pool Boiler Replacement	(105)
Marion Outdoor Pool Switchboard Upgrade	(123)
Park Holme Library Wall Rendering	(50)
Administration Building Upgrade	(250)
Cove FC Shed at Southern Soccer Facility	(40)
Boatshed Café Building Upgrade	(456)
Building Door Security System Upgrade	(50)
YMCA Solar System	(48)
<b>Total Capital Works Retimed to 2022/23</b>	<b>(2,707)</b>

**(2,944)**

*\* No cash impact. Relates to accounting classification only*

### Borrowings

The 3<sup>rd</sup> Budget Review forecasts no change to the original budget level of required loan funding or loan principal repayments.

Council also currently has substantial cash backed reserves and further consideration of the timing of taking out future borrowings will be reviewed as part of the 2022-23 Annual Business Planning process.

## Reserves

The 3<sup>rd</sup> Budget Review reports a decrease in the use of Reserves of \$4.709m mainly as a result of the forecast retiming of projects and capital works to 2022/23:

Decrease in use of reserves	\$'000
Grants Commission funding for 2022/23 received in advance (transferred to Reserve)	2,147
Capital Works budgets retimed to 2022/23 (transferred to Reserve)	2,707
Other net Reserve Movements	(145)
	<b>4,709</b>

## Labour Budgets

Overall labour budgets have reduced by \$0.027m in the 3<sup>rd</sup> Budget Review to \$39.885m. Although we are running under budget YTD current market conditions for the attraction of appropriately skilled resources is proving challenging.

## Carryovers

The current unspent balance of capital works budgets carried over from 2020/21 to 2021/22 (\$4.257m) as at the 30<sup>th</sup> April 2022 is \$0.937m.

	Carry Over Budget	Completed	Budget Remaining
Infrastructure	815,260	629,693	185,567
Land & Property	2,054,911	1,349,755	705,156
Open Space Planning	685,712	639,578	46,134
Other	700,958	700,958	0
<b>Total</b>	<b>4,256,841</b>	<b>3,319,984</b>	<b>936,857</b>

## Potential 2021/22 Capital Works Program Carryovers

Capital Works budgets for 2021/22 have been reviewed for potential Capital Works Carryovers at 30<sup>th</sup> June 2022 and we have retimed works to the value of \$2.707m during the 3<sup>rd</sup> Budget Review.

To the end of April the Capital works programs had a balance of \$16.764m remaining to be spent by 30<sup>th</sup> June 2022. Many of our capital works projects are currently work in progress with an expectation that projects will be completed or close to completion by 30<sup>th</sup> June 2022.

It should be noted that we are experiencing delays with supply chains and contractor availability that has the potential to delay some of these projects and lead to increased carryovers at 30<sup>th</sup> June 2022. There is an expectation that we will see further projects carried over into 2022/23.

## ATTACHMENTS

1. Appendix 1 - 3rd Budget Review 2021-22 [12.6.1 - 10 pages]
2. Appendix 2 - 3rd Budget Review 2021-22 [12.6.2 - 2 pages]

## APPENDIX 1

**Budgeted Funding Statement**

The following report details the proposed budget changes for the 3<sup>rd</sup> Budget Review.

CITY OF MARION Budgeted Funding Statement			
	2021/22 2nd Review \$000's	2021/22 3rd Review \$000's	Variance \$000's
<b>OPERATING REVENUE</b>			
Rates			
General	79,710	79,768	58
Other	2,083	2,057	(26)
Statutory Charges	2,109	2,150	41
User Charges	2,653	2,844	191
Operating Grants and Subsidies	9,714	12,861	3,147
Investment Income	347	351	4
Reimbursements	1,242	1,283	41
Other Revenues	878	843	(35)
Share of Profit - Equity Accounted Investments	365	365	0
	<b>99,101</b>	<b>102,522</b>	<b>3,421</b>
<b>OPERATING EXPENSES</b>			
Employee Costs	39,912	39,884	(28)
Contractual Services	32,467	34,287	1,820
Materials	5,496	5,518	22
Finance Charges	250	250	0
Depreciation	16,250	16,250	0
Other	9,380	9,306	(74)
	<b>103,755</b>	<b>105,495</b>	<b>1,740</b>
<b>Operating Surplus/(Deficit) before Capital rev's</b>	<b>(4,654)</b>	<b>(2,973)</b>	<b>1,681</b>
<i>Add</i>			
(a) <b>Capital Revenue</b>			
Capital Grants and Contributions	4,169	4,161	(8)
Physical Resources received free of charge	-	-	-
Asset disposal and fair value adjustments	-	-	-
<i>Equals</i> <b>Net Surplus/(Deficit) resulting from operations</b>	<b>(485)</b>	<b>1,188</b>	<b>1,673</b>
<i>Add</i>			
Depreciation	16,250	16,250	-
(Gain)/Loss on disposal of assets	-	-	-
Share of Profit SRWRA	(365)	(365)	-
<i>Equals</i> <b>Funding available for Capital Investment exp</b>	<b>15,400</b>	<b>17,073</b>	<b>1,673</b>
<b>Capital</b>			
<i>Less</i> Capital Expenditure - Renewal	14,775	12,246	(2,529)
<i>Less</i> Capital Expenditure - New	38,560	38,143	(417)
<i>Less</i> Capital - contributed assets	-	-	-
<i>Equals</i> <b>Net Overall funding Surplus/(Deficit)</b>	<b>(37,935)</b>	<b>(33,316)</b>	<b>4,619</b>

## APPENDIX 1

CITY OF MARION Budgeted Funding Statement			
	2021/22 2nd Review \$000's	2021/22 3rd Review \$000's	Variance \$000's
Funding transactions associated with accomodating the above net overall funding deficit (or applying the net overall funding surplus) are as follows:			
<b>LOANS</b>			
Loan Principal Receipts (Net)	10,920	10,920	-
Loan Receipts from Sporting Clubs (Net)	-	-	-
Less Loan Principal Payments	827	827	-
<b>Loan funding (Net)</b>	<b>10,093</b>	<b>10,093</b>	<b>-</b>
<b>Movement in level of cash &amp; accruals</b>			
(b) Cash Surplus/(Deficit) funding requirements	(422)	(513)	(91)
Reserves Net (transfer to/(transfer from))	(27,420)	(22,710)	4,710
<b>Cash/Investments/Accruals Funding</b>	<b>(27,842)</b>	<b>(23,223)</b>	<b>4,619</b>
<b>Equals Funding Transactions</b>	<b>37,935</b>	<b>33,316</b>	<b>(4,619)</b>

(a) Capital Revenue excludes book gains/loss on sale of assets

(b) Relates to use of cash to fund major projects

The 3<sup>rd</sup> Budget Review reports a cash deficit of (\$0.091m).

## APPENDIX 1

**Financial Indicators**

To assist Council in meeting its objective of financial sustainability a series of financial indicators endorsed by the Local Government Association are provided. The following table provides a matrix of indicators of the 3<sup>rd</sup> Budget Review 2021-2022 and compares the forecast results against the target rate:

Key Ratios	Target	2021-22 Forecast
<b>Operating Surplus Ratio</b>	<b>0 - 10%</b>	<b>-2.90%</b>
<i>This ratio expresses the operating surplus as a percentage of total operating revenue</i>		
Target :	Average between 0-10% over each consecutive 5-year period	
Comment :	Positive ratio indicates that Council has sufficient operating revenue to cover operational expenses The average Operating Surplus over the past five years is 6%. Ratio has been impacted by the Digital Transformation Project in 2021-22	
<b>Net Financial Liabilities Ratio</b>	<b>0 - 50%</b>	<b>0.45%</b>
<i>This ratio indicates the extent to which net financial liabilities can be met by total operating revenue</i>		
Comment :	This result indicates Council's Financial Liabilities are forecast to exceed its Financial Assets. This ratio falls within the target range. Council's capacity to meet its financial obligations remains strong	
<b>Debt Servicing Ratio</b>	<b>0 - 5%</b>	<b>1.05%</b>
<i>This ratio identifies Council's ability to service its debt obligations (principal &amp; interest) from operating revenues</i>		
Comment :	This ratio falls within the target range and indicates Council has a low debt holding and is well positioned for future borrowings outlined in the Long Term Financial Plan	
<b>Asset Renewal Funding Ratio</b>	<b>90 - 110%</b>	<b>100%</b>
<i>This ratio indicates whether Council is renewing or replacing existing assets at the rate of consumption</i>		
Comment :	The ratio can vary from year to year dependant on the renewal capital expenditure. Council's Long Term Financial Plan is set to achieve an average Asset Renewal Funding Ratio of 100% over the next three years	
<b>Asset Consumption Ratio</b>	<b>80 - 100%</b>	<b>75%</b>
<i>This ratio shows the consumption of the asset stock at a point in time and indicates the assets remaining useful life</i>		
Comment :	This ratio indicates that while falling under the target range Council's overall asset base has on average a relatively high remaining useful life	

**APPENDIX 1**

**Attachments to Appendix 2**

- Attachment 1 – Budgeted Income Statement
- Attachment 2 – Budgeted Statement of Financial Position
- Attachment 3 – Budgeted Statement of Changes in Equity
- Attachment 4 – Budgeted Statement of Cash Flows
- Attachment 5 – Consultants



## APPENDIX 1

## ATTACHMENT 1

CITY OF MARION Budgeted Income Statement		
	Actual 2021 \$000's	3rd Review 2022 \$000's
<b>OPERATING REVENUE</b>		
Rates		
General	78,184	79,768
Other	1,995	2,057
Statutory Charges	2,175	2,150
User Charges	2,701	2,844
Operating Grants and Subsidies	9,819	12,861
Investment Income	503	351
Reimbursements	872	1,283
Other Revenue	902	843
Net Gain - Equity Accounted Council Businesses	173	365
<b>TOTAL OPERATING REVENUE</b>	<b>97,324</b>	<b>102,522</b>
<b>OPERATING EXPENSES</b>		
Employee Costs	38,238	39,884
Contractual Services	26,927	34,287
Materials	5,276	5,518
Finance Charges	335	250
Depreciation	15,963	16,250
Other Expenses	10,329	9,306
Net Loss - Equity Accounted Council Business	-	-
<b>TOTAL OPERATING EXPENSES</b>	<b>97,068</b>	<b>105,495</b>
<b>Operating Surplus/(Deficit) before Capital Revenues</b>	<b>256</b>	<b>(2,973)</b>
<b>CAPITAL REVENUES</b>		
Capital Grants, Subsidies and Monetary Contributions	9,542	4,161
Physical resources received free of charge	2,001	-
Asset disposal and fair value adjustments	(2,102)	-
<b>Net Surplus/(Deficit) resulting from Operations</b>	<b>9,697</b>	<b>1,188</b>

## APPENDIX 1

## ATTACHMENT 2

CITY OF MARION		
Budgeted Statement of Financial Position		
	Actual	3rd
	2021	Review
	\$000's	2022
		\$000's
<b><u>CURRENT ASSETS</u></b>		
Cash & Cash Equivalents	54,012	30,789
Receivables	8,110	8,110
Inventory	311	311
<b>TOTAL CURRENT ASSETS</b>	<b>62,433</b>	<b>39,210</b>
<b><u>CURRENT LIABILITIES</u></b>		
Trade & Other Payables	17,721	17,721
Provisions	6,430	6,430
Borrowings	827	1,961
Lease Liabilities	15	15
<b>TOTAL CURRENT LIABILITIES</b>	<b>24,993</b>	<b>26,127</b>
<b>Net Current Assets/(Liabilities)</b>	<b>37,440</b>	<b>13,083</b>
<b><u>NON-CURRENT ASSETS</u></b>		
Investment in SRWRA & Council Solutions	6,627	6,992
Infrastructure, Property, Plant & Equipment	1,129,486	1,163,625
Other Non-Current Assets	10,328	10,328
<b>TOTAL NON-CURRENT ASSETS</b>	<b>1,146,441</b>	<b>1,180,945</b>
<b><u>NON-CURRENT LIABILITIES</u></b>		
Provisions	702	702
Borrowings	3,564	12,523
Lease Liabilities	11	11
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>4,277</b>	<b>13,236</b>
<b>NET ASSETS</b>	<b>1,179,604</b>	<b>1,180,792</b>
<b><u>EQUITY</u></b>		
Accumulated surplus	403,189	427,087
Asset Revaluation Reserves	732,120	732,120
Other Reserves	44,295	21,585
<b>TOTAL EQUITY</b>	<b>1,179,604</b>	<b>1,180,792</b>

## APPENDIX 1

## ATTACHMENT 3

CITY OF MARION		
Budgeted Statement of Changes in Equity		
	Actual	3rd
	2021	Review
	\$000's	2022
		\$000's
<b>ACCUMULATED SURPLUS</b>		
Balance at beginning of period	396,604	403,189
Net Surplus/(Deficit)	9,697	1,188
Adjustments	-	-
Transfers from Reserves	(3,112)	22,710
Transfers to Reserves	-	0
<b>Balance at end of period</b>	<b>403,189</b>	<b>427,087</b>
<b>ASSET REVALUATION RESERVE</b>		
Balance at beginning of period	753,528	732,120
Net change this year	(21,408)	-
<b>Balance at end of period</b>	<b>732,120</b>	<b>732,120</b>
<b>OTHER RESERVES</b>		
Balance at beginning of period	41,183	44,295
Net change this year	3,112	(22,710)
<b>Balance at end of period</b>	<b>44,295</b>	<b>21,585</b>
<b>Total Reserves</b>	<b>776,415</b>	<b>753,705</b>
<b>TOTAL EQUITY</b>	<b>1,179,604</b>	<b>1,180,792</b>

## APPENDIX 1

## ATTACHMENT 4

CITY OF MARION Budgeted Statement of Cash Flows		
	Actual 2021 \$000's	3rd Review 2022 \$000's
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
<i>Receipts</i>	103,808	102,157
<i>Payments</i>	(85,579)	(89,245)
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<b>18,229</b>	<b>12,912</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
<i>Receipts</i>		
Loans Received	-	10,920
Proceeds from Bonds & Deposits	-	-
<i>Payments</i>		
Principal	(1,244)	(827)
Repayment of Finance Lease Liabilities	(143)	-
Repayment of Bonds & Deposits	-	-
<b>NET CASH (USED IN) FINANCING ACTIVITIES</b>	<b>(1,387)</b>	<b>10,093</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
<i>Receipts</i>		
Capital Grants/Subsidies & Contributions/Investments	5,983	4,161
Sale of surplus assets	416	-
Sale of replaced assets	385	-
Distributions from Equity Accounted Investments	-	-
<i>Payments</i>		
Purchase of IPP&E	(23,845)	(50,389)
<b>NET CASH (USED IN) INVESTING ACTIVITIES</b>	<b>(17,061)</b>	<b>(46,228)</b>
<b>NET INCREASE/(DECREASE) IN CASH HELD</b>	<b>(219)</b>	<b>(23,223)</b>
<b>CASH AT BEGINNING OF REPORTING PERIOD</b>	<b>54,231</b>	<b>54,012</b>
<b>CASH AT END OF REPORTING PERIOD</b>	<b>54,012</b>	<b>30,789</b>

## APPENDIX 1

## ATTACHMENT 5

## CONSULTANTS

Consultants are defined as an expert called on to provide professional or technical advice not currently available within the organisation. An analysis of Council's accounts reveals the following information of actual year to date (to 4<sup>th</sup> May 2022) expenditure versus full year actuals for 2020/21 relating to expenditure on Consultants of an operating nature:

<b>Legal Consultants</b> <i>(As at 4th May 3rd Budget Review)</i>	<b>Full Year Actual 2020-21</b>	<b>Actual YTD 2021-22</b>
People & Culture ( <i>Employment advice</i> )	92,698	32,174
Environmental Health	440	4,726
General Inspection ( <i>Dog/Cat &amp; Parking Control</i> )	33,813	26,260
Governance	9,402	24,808
Financial Services	641	350
City Activation	9,241	2,975
Asset & Property Management	41,668	78,577
Development Assessment	97,415	100,731
Civil Services	1,368	6,924
Open Space Services	140	1,319
Community Development	7,817	390
Urban Renewal	0	9,080
Infra Mgt (Engineering)	0	2,870
<b>Total Legal Consultants Expenditure</b>	<b>294,643</b>	<b>291,184</b>
<b>Full Year Budget</b>		<b>250,361</b>

## APPENDIX 1

## ATTACHMENT 5

Other Consultants (excluding legal) (As at 4th May 3rd Budget Review)		Full Year Actual 2020-21		Actual YTD 2021-22
Development Assessment	(a)	66,235	(a)	49,825
Open Space Services		88,379		41,955
Process Improvement		36,059		0
Community Facilities Development	(b)	127,789	(b)	156,750
City Activation		23,730		5,827
Civil Services		25,424		3,060
Contracts & Purchasing		4,484		0
Governance		20,655		4,080
People & Culture		74,523		24,755
Information Mgt & Technology	(c)	488,580	(c)	293,363
Infrastructure Management (Engineering)		36,745		60,828
Asset & Property Management	(d)	25,761	(d)	120,667
Libraries		73		0
Customer Experience	(e)	0	(e)	54,000
Strategic Development		8,666		37,900
Strategy, Performance & Innovation		23,020		18,917
Urban Renewal		75,194		2,375
Recruitment		241,563		264,075
<b>Total Consultants Expenditure</b>		<b>1,366,880</b>		<b>1,138,377</b>
<b>Full Year Consultants Budgets</b>				<b>2,435,940</b>
CAP Meetings	(a)	24,450	(a)	19,945
Other Projects		41,785		29,880
		<b>66,235</b>		<b>49,825</b>
Marino Hall Feasibility Study	(b)	55,110	(b)	0
Cove Sports Club Feasibility Study		37,394		99,822
City of Marion Museum Feasibility Study		27,925		0
Other Projects		7,360		56,927
		<b>127,789</b>		<b>156,749</b>
Digital Transformation Project	(c)	473,594	(c)	260,313
Other Projects		14,986		33,050
		<b>488,580</b>		<b>293,363</b>
CoMPAS Project	(d)	0	(d)	56,547
Other Asset & Building works		25,761		64,120
		<b>25,761</b>		<b>120,667</b>
Community Engagement Framework project	(e)	0	(e)	54,000

## APPENDIX 2

CITY OF MARION Budgeted Funding Statement		Budget Original \$'000's	YTD Actual (30 Apr 2022) \$'000	YTD Budget (30 Apr 2022) \$'000	YTD Variance \$'000	Note	2021/22 2nd Review \$'000's	2021/22 3rd Review \$'000's	3rd Review Variance \$'000's
<b>OPERATING REVENUE</b>									
	Rates	81,693	68,169	68,131	38		81,793	81,825	32
	Statutory Charges	2,106	1,890	1,840	50		2,109	2,150	41
	User Charges	2,827	2,695	2,139	556	1	2,653	2,844	191
	Operating Grants and Subsidies	6,726	7,694	5,959	1,735	2	9,714	12,861	3,147
	Investment Income	347	284	284	0		347	351	4
	Reimbursements	1,222	799	911	(112)		1,242	1,283	41
	Other Revenues	538	543	632	(89)		878	843	(35)
	Share of Profit - Equity Accounted Investments	365	-	-	-		365	365	-
		<b>95,823</b>	<b>82,074</b>	<b>79,896</b>	<b>2,178</b>		<b>99,101</b>	<b>102,522</b>	<b>3,421</b>
<b>OPERATING EXPENSES</b>									
	Employee Costs	39,912	31,925	32,471	(546)	3	39,912	39,884	(28)
	Contractual Services	21,659	22,769	23,639	(870)	4	32,467	34,287	1,820
	Materials	5,186	4,257	3,869	388	5	5,496	5,518	22
	Finance Charges	254	123	123	0		250	250	-
	Depreciation	16,000	13,394	13,456	(62)		16,250	16,250	-
	Other	8,610	7,186	7,259	(73)		9,380	9,306	(74)
		<b>91,620</b>	<b>79,654</b>	<b>80,817</b>	<b>(1,163)</b>		<b>103,755</b>	<b>105,495</b>	<b>1,740</b>
	<b>Operating Surplus/(Deficit) before Capital rev's</b>	<b>4,203</b>	<b>2,420</b>	<b>(921)</b>	<b>3,341</b>		<b>(4,654)</b>	<b>(2,973)</b>	<b>1,681</b>
<i>Add</i>									
<i>(a)</i>	<b>Capital Revenue</b>								
	Capital Grants and Contributions	4,577	1,274	4,154	(2,880)	6	4,169	4,161	-
	Physical Resources received free of charge	-	-	-	-		-	-	-
	Asset disposal and fair value adjustments	-	(101)	-	(101)		-	-	-
<i>Equals</i>	<b>Net Surplus/(Deficit) resulting from operations</b>	<b>8,780</b>	<b>3,593</b>	<b>3,233</b>	<b>360</b>		<b>(485)</b>	<b>1,188</b>	<b>1,673</b>
<i>Add</i>	Depreciation	16,000	13,394	13,456	(62)		16,250	16,250	-
	(Gain)/Loss on disposal of assets	-	101	-	101		-	-	-
	Share of Profit SRWRA	(365)	-	-	-		(365)	(365)	-
<i>Equals</i>	<b>Funding available for Capital Investment exp</b>	<b>24,415</b>	<b>17,088</b>	<b>16,689</b>	<b>399</b>		<b>15,400</b>	<b>17,073</b>	<b>1,673</b>
	<b>Capital</b>								
<i>Less</i>	Capital Expenditure - Renewal	20,283	6,689	8,042	(1,353)	7	14,775	12,246	(2,529)
<i>Less</i>	Capital Expenditure - New	34,360	26,936	32,180	(5,244)	8	38,560	38,143	(417)
<i>Less</i>	Capital - contributed assets	-	-	-	-		-	-	-
<i>Equals</i>	<b>Net Overall funding Surplus/(Deficit)</b>	<b>(30,228)</b>	<b>(16,537)</b>	<b>(23,533)</b>	<b>6,996</b>		<b>(37,935)</b>	<b>(33,316)</b>	<b>4,619</b>
<b>Funding transactions associated with accommodating the above net overall funding deficit (or applying the net overall funding surplus) are as follows:</b>									
	<b>LOANS</b>								
	Loan Principal Receipts (Net)	10,920	-	-	-		10,920	10,920	-
	Loan Receipts from Sporting Clubs (Net)	-	-	-	-		-	-	-
<i>Less</i>	Loan Principal Payments	827	407	407	-		827	827	-
	<b>Loan funding (Net)</b>	<b>10,093</b>	<b>(407)</b>	<b>(407)</b>	<b>-</b>		<b>10,093</b>	<b>10,093</b>	<b>-</b>
	<b>Movement in level of cash &amp; accruals</b>								
<i>(b)</i>	Cash Surplus/(Deficit) funding requirements	(682)	10,476	3,480	6,996		(422)	(513)	(91)
	Reserves Net (transfer to/(transfer from))	(19,453)	(27,420)	(27,420)	-		(27,420)	(22,710)	4,710
	<b>Cash/Investments/Accruals Funding</b>	<b>(20,135)</b>	<b>(16,944)</b>	<b>(23,940)</b>	<b>6,996</b>		<b>(27,842)</b>	<b>(23,223)</b>	<b>4,619</b>
<i>Equals</i>	<b>Funding Transactions</b>	<b>30,228</b>	<b>16,537</b>	<b>23,533</b>	<b>(6,996)</b>		<b>37,935</b>	<b>33,316</b>	<b>(4,619)</b>

## APPENDIX 2

Year to Date Variance Analysis			
Note	Description	Variance \$'000	Comments
1	User Charges	556	Favourable variance predominantly relates to rent received from Kindergarten's & Boatshed Café (\$214k), Marion Outdoor Pool income (\$85k) tracking higher than expected. Timing of CHSP income (\$118k). Budget has been increase by \$190k in BR3
2	Operating Grants	1,735	Favourable variance reflects the receipt of Grants Commission funding for 2022/23 received in advance (\$2.147m) offset by Coach House Rehabilitation funding not yet received (\$750k) and other various minor grants received earlier than predicted and small unexpected grants received but not budgeted for
3	Employee Costs	546	Favourable variance due to timing lag in agency staff expenditure and savings from temporary vacant positions
4	Contractual Services	870	Favourable variance due to delays in Glandore Sports Club Cricket Pitch Upgrade (\$433k), timing of Digital Transformation Asset Management Information System (\$128k), Kerbside Waste Collection (\$103k) and a number of other individually insignificant variances
5	Materials	(388)	Unfavourable timing variance predominantly relating to expenditure on IT Devices (\$504k)
6	Capital Grants & Contributions	(2,880)	Unfavourable timing variance predominantly relating to the timing of the Local Roads & Community Infrastructure Grant (\$1.996m) and Mitchell Park Sports & Community Club Redevelopment (\$500k) grant funding not yet received
7	Capital Expenditure Renewal	1,353	Favourable variance reflects timing of Road Reseal program (\$286k), Building Upgrades (\$312k), Warriparinga Bridges (\$455k), Coastal Walkway (\$225k) and various other insignificant timing variances
8	Capital Expenditure New	5,244	Favourable variance reflects timing of capital works programs including progress payments for Mitchell Park Sports and Community Club Redevelopment (\$1,571k), Capella Drive Reserve Development (\$1.421m), Drainage Construction (\$912k), Hugh Johnson Reserve Development (\$585k), CCTV Upgrades (\$275k), Sporting Facility Lighting Upgrades (\$256k), Coastal Walkway Upgrades (\$221k)



**12.7 Council Subsidiary SRWRA - Draft Annual Business Plan and Budget 2022-23**

<b>Report Reference</b>	GC220524R12.7
<b>Originating Officer</b>	Chief Financial Officer – Ray Barnwell
<b>Corporate Manager</b>	N/A
<b>General Manager</b>	General Manager Corporate Services - Sorana Dinmore

**REPORT OBJECTIVE**

The purpose of this report is to consider the Draft 2022-23 Annual Business Plan and Budget of Council's regional subsidiary - The Southern Region Waste Resource Authority (SRWRA).

**EXECUTIVE SUMMARY**

SRWRA is a regional subsidiary, established by the Cities of Onkaparinga, Marion and Holdfast Bay, pursuant to Section 43 of the *Local Government Act (SA) 1999*. Under its charter, SRWRA is responsible for providing and operating waste management services on behalf of its constituent councils and ensuring a long-term sustainable Waste Management Strategy exists in the southern region of Adelaide.

SRWRA's Draft 2022-23 Annual Business Plan and Budget incorporates the parameters and objectives upon which the Business Plan and Budget are based. The Business Plan has been formed taking into account the needs of its constituent councils, various stakeholders and the current competitive environment in which it operates.

The Draft 2022-23 Budget recognises the current and future opportunities for SRWRA and the constituent councils by positioning the Authority to provide the services required over the long term.

A copy of SRWRA's Draft 2022-23 Annual Business Plan and Budget is provided as Attachment 1. The Draft 2022-23 Budget forecasts a surplus from operations of \$675k in addition to capital investment of \$435k.

**RECOMMENDATION****That Council:**

- 1. Advises the Southern Region Waste Resource Authority (SRWRA) that it supports the Draft 2022-23 Annual Business Plan and Budget (Attachment 1).**

**ATTACHMENTS**

1. SRWRA Draft 2022-23 Annual Business Plan and Budget [12.7.1 - 18 pages]



## Draft Budget Pack

2022-2023

Constituent Councils  
9 May 2022

## Contents

1. Draft Business Plan
2. Budget Parameters and Assumptions
3. Draft Budgeted Capital Works Program
4. Draft Budgeted Financial Statements



## 2022-2023 Annual Business Plan

### Vision

We are leaders in delivering innovative and sustainable waste management solutions for the benefit of our southern Adelaide communities and the environment.

### Mission

We accept and process waste at a price point that balances cost, environmental outcomes and community expectations; provide information and market intelligence to assist our Constituent Councils in their waste management strategies; and respond to our Constituent Council's requests for assessment of waste management methods and/or services.

### Purpose

To maintain an effective, cost efficient and environmentally responsible waste management service for our Constituent Councils and their communities by maximising the use of the SRWRA landfill site, assets and infrastructure.

### Our Strategy

To improve and increase the diversity of materials accepted at SRWRA and maximise waste avoidance, re-use, recycling and recovery opportunities prior to landfill disposal. We do this by building effective relationships with our joint venture partners, stakeholders and customers, capitalising on and promoting the circular environmental economy, being an incubator for compatible industries and operating a financially sustainable, well managed and appropriately governed enterprise.

### Overarching Principles

**Governance** – we provide good governance and accountability to our Constituent Councils

**Safety and environmental compliance** - we care for our people and our environment

**Financial Sustainability** – we are financially viable

**Community** - we are a responsible part of our community and achieve great outcomes for them

### Strategic Plan Horizon

Developing new ventures (Stage Two: 2019-2026) – research, modelling and testing of initiatives that will position SRWRA as an environmental hub that drives broader environmental outcomes and generates strong revenues.

### Objective

To identify, assess, and where viable implement initiatives that deliver the goals of the organisation, complement land-fill activities, enhance environmental and financial sustainability and contribute to positive community attitudes toward SRWRA.

## 2022-2023 Annual Business Plan

### Strategic Plan KPIs:

1. <i>Workplace Health and Safety</i>	Lost time injuries recorded for the 2018/19 Financial Year = 3. Reduction in the number of lost time injuries from the previous year, working towards zero lost time injuries.
2. <i>EPA Compliance</i>	Maintain EPA Licence.
3. <i>Service Mix to Support Constituent Councils</i>	Services are aligned to reflect the ongoing needs of the Constituent Councils e.g. Material Recovery Facility (MRF).
4. <i>Landfill Closure Costs are Fully Funded</i>	Biennial update of closure and post closure costs reflected in the Long Term Financial Plan.
5. <i>Landfill Airspace Life/Future Space</i>	30 years into the future.
6. <i>Diversion of Waste from Landfill</i>	>32% to increase by 1% per year.
7. <i>Power Produced from Site</i>	>22,000 MWh per Annum.
8. <i>Circular Economy</i>	Plan, develop and implement elements of the circular economy that supports SRWRA's business requirements.

## 2022-2023 Annual Business Plan

### Strategic Plan Actions

NUMBER	ACTION	TIMING	MEASURE
2.1	Actively seek multiple revenue streams to ameliorate risks associated with a narrow product/service base.	Opportunities are identified	The Board is informed about all potential opportunities and timing allows for exploration and considered decisions.
2.2	Continue investigating methods to contain litter.	Ongoing, or activated in response to EPA or community requirements	Off-site litter reduces year-on-year.
2.3	Undertake basic modelling to maintain an up-to-date understanding of the implications of different business options (e.g. increased tonnages, baling, green waste) in readiness for decision-making when conditions change.	Annual update of key Options	The Board receives an annual update about the implications of key options Councils have access to this information to support procurement and policy decisions.
2.4	Business cases are developed and implemented for prioritised ventures (e.g. Material Recovery Facility, Solar Farm, Water Storage, Gas Mitigation, Redevelopment of Buffer Land).	As set by Board	Business cases are delivered according to Board deadlines.
2.5	Monitor Constituent Council demand for potential SRWA provision of collection services (to Constituent and other Councils) to generate revenues and improve control over waste streams and volumes.	As requested by Councils	Business models to support these assessments are available should they be needed.
2.6	Investigate the viability of a regional transfer station to boost tonnages and generate economies of scale.	2022	Viability determined, and if positive, implementation plan has been developed and delivered.
2.7	If viable, identify opportunities to develop circular economies and undertake research to identify how SRWRA volumes contribute to, and can generate revenues from these economies.	As set by board	Viability determined, and if positive, implementation plan has been developed.
2.8	Investigate opportunities to co-locate compatible industry at the SRWRA site to support the local circular economy.	As set by Board	Viability determined, and if positive, implementation plan has been developed.

## 2022-2023 Annual Business Plan

### Business Plan Actions

<b>1. Resource Recovery – we deliver commercially sustainable solutions for our Constituent Councils and community.</b>				
<b>NUMBER</b>	<b>ACTION</b>	<b>STRATEGIC PLAN KPI / ACTION</b>	<b>TIMING</b>	<b>MEASURE</b>
<b>1.1</b>	Investigate markets and develop pathways for the receipt and processing of commercial and industrial products and associated reuse and commercial opportunities (Concrete, Bricks & Pavers).	2.1, 2.4, 2.7	June 2023	Business case has been considered by the Board.
<b>1.2</b>	Investigate options and pathways for the receipt and processing of organic waste and associated reuse and commercial opportunities.	KPI 6 2.1, 2.4, 2.5, 2.7	June 2023	Business case has been considered by the Board.
<b>1.3</b>	Investigate options to establish a Bio Pad to process green waste.	KPI 6 2.1, 2.4, 2.5, 2.7	June 2023	Business case has been considered by the Board
<b>1.4</b>	Grow the customer base for SRWRA and its Joint Ventures.	2.1, 2.6	June 2023	Additional customers secured.
<b>1.5</b>	Develop business case for the construction and operation of an education facility at SRWRA.	KPI 3, KPI 6, KPI 8 2.3, 2.8	March 2023	Business case has been considered by the Board.
<b>1.6</b>	Progress the development of the Circular Economy Park	KPI 8	June 2024	Concept and project implementation plan has been considered by the Board.

## 2022-2023 Annual Business Plan

2. Operational Excellence – we deliver a financially sustainable and well governed business model that values safety, regulatory compliance and positive environmental outcomes.				
NUMBER	ACTION	STRATEGIC PLAN KPI / ACTION	TIMING	MEASURE
2.1	Continuously review and improve workplace safety systems.	KPI 1	June 2023	Reduction in the number of lost time injuries from the previous year. Implement and complete the 2023 Risk Evaluation Action Plan (WHSIM Plan).
2.2	Maximise remaining landfill airspace.	KPI 5, KPI 6 2.3	June 2023	Maintain a forward fill plan and gaining efficiencies in reuse of daily / interim cover that is regularly reported. Maintain construction plan for supercell construction and capping.
2.3	Develop project scope and business case for the installation of rooftop solar power on the SMRF roof.	KPI 7 2.3	December 2022	Business case has been considered by the Board.
2.4	Maximise the compatible use of buffer land.	KPI 8 2.1, 2.8	June 2023	Opportunities are presented to the Board as they arise.
2.5	Continuous improvement of litter capture on site.	KPI 2 2.2	June 2023	Litter fencing works are delivered. Operational management practices across the SRWRA site are enhanced.



## 2022-2023 Annual Business Plan

3. Governance & Risk – we maintain business systems and processes that are grounded in				
NUMBER	ACTION	STRATEGIC PLAN KPI / ACTION	TIMING	MEASURE
3.1	Maintain a contemporary suite of policies.	KPI 1	June 2023	Policies of the Board are developed, reviewed and updated within the nominated review periods.
3.2	Work in accordance with the Risk Management Policy and Framework.	KPI 1 KPI 2	As per meeting schedule	Risk report provided to each ordinary meeting of the Audit Committee and Board.
3.3	Review and update the Business Continuity Plan.	KPI 2	March 2023	Updated Business Continuity Plan presented to the Board.
3.4	Review and update the Work Emergency & Evacuation Plan	KPI 1 KPI 2	November 2022	Updated Work Emergency & Evacuation Plan presented to the Board.
3.5	Develop a Technology Disaster Recovery Plan	KPI 2	June 2023	Technology Disaster Recovery Plan presented to the Board.
3.6	Board and Committee meetings are delivered as per the agreed timing and schedule.	KPI 3	As per meeting schedule	Board and Committees of the Board meetings are held at a frequency compliant with their respective Charter / Terms of Reference.
3.7	The Annual Business Plan and Budget is prepared, reviewed and reported and adopted in accordance with statutory timelines.	KPI 4	June 2023	Annual Business Plan and Budget adopted within statutory Timeframes.  Budget Reviews are delivered within statutory Timeframes.

## 2022-23 Financial Planning Parameters and Assumptions

### **Key Parameters:**

In preparing the annual budget, the following key parameters will be applied:

- (i) Annual Budgets are prepared on the basis that they are consistent with the objectives and initiatives of the Strategic Plan.
- (ii) SRWRA Operations are based on a commercial approach i.e.
  - Gate Fees to reflect the objectives of the Strategic Plan
  - Operating expenses are optimised
  - Appropriate Net Return on investment is realised

*SRWRA Gate prices are reviewed annually by the Board when the Budget is prepared. Operating expenses will be analysed to be kept to a minimum while meeting operating and legislative requirements.*

- (iii) Commercial opportunities to diversify and grow the revenue base will be considered in a strategic context to maximise the long term value of SRWRA's commercial interests, land holdings and assets.
- (iv) Joint Venture 'share in net profit' will be brought to account in SRWRA's budget. Where there are variations in accounting treatments between the Joint Ventures and SRWRA, SRWRA will ensure its budget reflects the required accounting standards for a Local Government Subsidiary with relevant explanations and reconciliations.
- (v) Future site post closure rehabilitation and landfill cell capping is assessed and funded by the annual gate fees charged over an estimated remaining filling life of the landfill and via the value of buffer land holdings.
- (vi) Operating surplus is maintained over the life of the Long Term Financial Plan (LTFP) (individual years may from time to time be in deficit if the underlying trend is a surplus).
- (vii) Positive operating cashflow is maintained over the life of the Long Term Financial Plan (LTFP) (individual years may from time to time be in deficit if the underlying trend is a surplus).

- (viii) Meet all legislative requirements i.e., WHS, EPA, Zero Waste, Licence conditions.
- (ix) Asset Management plans are in place and are reflected in budget figures.
- (x) Capital works program is planned and funded i.e., cell construction (reference LTFP).
- (xi) Historic budgeting, bottom up and zero based budgeting:

The principle approach to the budget is based on a blend of bottom up and zero based budgeting. This primarily includes forecasting quantities and rates/prices wherever possible for both income and expenditure. Where this is not possible or efficient, the forecasted budget is based on prior financial year Budget Review 2 data and adjusted to reflect known variations, appropriate indices and/or changes in assumptions/drivers.

All new services and or service levels are zero based.

The budgets are reviewed on a quarterly basis each financial year in line with changes and developments within the business and direct market.

A Consumer Price Index (CPI) increase (Adelaide All Groups CPI for year ending 31 December 2021) is used as a base indexation rate if no other more relevant data/indice(s) is applicable.

### **Key Assumptions:**

#### **1. Price indices and interest rates**

Adelaide All Groups CPI for year ending 31 December 2021 will be utilised to index costs and prices for the 2022-23 Budget unless an alternative index is more appropriate (eg contracted rates). Future indexation for use in the LTFP will be based on assessment of RBA forecasts and forecast SA Treasury rates.

Forecast interest rates will be assessed based on ANZ and LGFA forecasts for the 2022-23 Budget. Longer term rates for use in the LTFP will be based on assessment of SA Treasury, RBA Forecasts and Tier 1 banking institutions.

#### **2. Waste Volumes**

Waste volumes are re-assessed at the end of each quarter. Volumes are assessed in line with the data provided from the Joint Ventures, Constituent Councils, and major customers and in line with the updated Strategic Plan and LTFP.

Changes within the operations of the Joint Ventures will materially affect the number of tonnes to landfill being received by SRWRA. This will be included in the long term financial planning considerations.

New waste streams and customers will be pursued to increase waste volumes across SRWRA's facilities.

### **3. Waste Prices**

The majority of SRWRA's waste income from landfill operations is from commercial operators and our Joint Venture Operations. These prices are based on commercial agreements with relevant indexation/variation clauses.

The LTFP and Budget will be developed consistent with the Strategic Plan reflecting anticipated revenue requirements and informing required gate prices over the longer term.

Constituent Councils benefit from lower gate base rates in lieu of annual distributions. A minimum CPI increase will be applied.

### **4. Waste Levy**

The State Government reviews the Waste Levy on an annual basis. The State Waste Levy for 2021-22 was set at \$146 per tonne for Adelaide metropolitan waste and \$73 per tonne for Adelaide non-metropolitan waste volumes.

SRWRA, in its LTFP, has assumed that in subsequent years the Waste Levy will increase by forecast CPI.

From December 2021, changes to the Waste Levy came into effect whereby the \$0 levy on waste fill has been removed and the applicable metropolitan or non-metropolitan solid waste levy rate applied instead. Daily cover tonnes are counted and attract \$146 per tonne in addition to waste tonnes. A 10% daily cover deduction is applied to the total levy payment. Placement of other waste materials (such as crushed concrete or bitumen) for operational purposes (such as interim capping and road construction) attract the Waste Levy unless it is an approved operational use (AOU).

SRWRA has EPA declarations for AOU across five operational applications. AOU declarations are granted annually by the EPA and represent a financial risk to SRWRA if adequate AOU tonnes are not approved.

### **5. Joint Venture – Southern Recycling Centre**

The Southern Recycling Centre (SRC) continues to produce sustainable results in relation to recycling volumes and shared costs. Projections reflected in the SRWRA budget are to be based initially on the adopted budget and LTFP of the SRC which has been ratified by the SRC Advisory Committee. Throughout

the year, budget reviews will be based on historic YTD results and adjusted SRC forecasts for the remainder of the year. This will result in revised budgets potentially varying from the SRC adopted budgets but better reflecting the forecast whole of year impact for SRWRA.

SRWRA will include its expected share in the net profit of the SRC operations in the forecasted Statement of Comprehensive Income as well as any expected cash distributions, inter entity loan transactions and equity investment transactions expected between SRC and joint venture partners.

#### **6. Joint Venture – Southern Material Recovery Facility**

The Southern Material Recovery Facility (SMRF) commenced operations in 2021-22.

Projections reflected in the SRWRA budget are to be based on the adopted budget and LTFP of the SMRF. Throughout the year, budget reviews will be based on historic YTD results and adjusted SMRF forecasts for the remainder of the year. This will result in revised budgets potentially varying from the SMRF adopted budgets but better reflecting the forecast whole of year impact for SRWRA.

SRWRA will include its expected share in the net profit of the SMRF operations in the forecasted Statement of Comprehensive Income as well as any expected cash distributions, inter entity loan transactions and equity investment transactions expected between SMRF and joint venture partners.

#### **7. Staff & Labour Costs**

All staff are on individual contracts and any wage increases are based on merit. For budgeting purposes, the Adelaide All Groups Consumer Price Index figures for the year ending 31 December 2021 will be applied.

Resourcing impacts resulting from Covid-19 will be monitored and addressed via the budget review process.

The resource requirements and current resourcing model will be reviewed as part of the budget.

#### **8. Competitive Environment**

SRWRA has implemented effective and proven solutions in sustainable resource recovery, landfill management and waste management amidst the current environmental challenges and market competition and will continue to develop this strategic vision into the future.

## Budgeted Capital Works and Equity Investments

	2021-22 Remaining Budget	2022-23 Budget Requirement	
<b>Capital Works</b>			
Landfill (Regulatory Compliance)			
Capping Southern Batter	173,763	73,000	
Leachate Management Infrastructure	103,713	15,000	
Stormwater Management	11,071	136,000	
Groundwater Monitoring Bore	70,000	43,000	
Site Fencing	0	43,000	Renewal
Litter Fencing	0	15,000	
Wheel Wash	29,000	0	
Plant and Equipment			
Site Works			
Site Landscaping for DA (Bonded Works)	211,375	0	
Land and Buildings			
Information Technology			
Upgrade current software & hardware	0	10,000	
MFP for Office and Weighbridge Printer	0	10,000	Renewal
Weighbridge Software Upgrade	0	90,000	Renewal Upgrade
<b>Total Capital Works</b>	<b>598,922</b>	<b>435,000</b>	
<b>Capital Contributions and Equity Investments</b>	<b>941,042</b>	<b>525,000</b>	
<b>Total Capital Works and Equity Investments</b>	<b>1,539,964</b>	<b>960,000</b>	

## Southern Region Waste Resource Authority (SRWRA)

## Budgeted Statement of Comprehensive Income

2020/21		2021/22	2021/22	2022/23
Audited Actual		Original Budget	BR3	Draft Budget
\$'000		\$'000	\$'000	\$'000
	<b>Income</b>			
11,774	User Charges	10,689	10,166	10,429
487	Investment Income	677	598	668
-	Reimbursements	-	1,956	-
454	Other	810	274	272
1,032	Net gain - equity accounted Joint Venture	1,512	3,235	1,517
<b>13,747</b>	<b>Total Income</b>	<b>13,688</b>	<b>16,229</b>	<b>12,886</b>
	<b>Expenses</b>			
1,131	Employee Costs	1,302	1,017	1,125
11,176	Materials, Contracts & Other Expenses	10,344	11,331	10,036
1,002	Depreciation, Amortisation & Impairment	1,188	990	1,050
<b>13,309</b>	<b>Total Expenses</b>	<b>12,834</b>	<b>13,338</b>	<b>12,211</b>
<b>438</b>	<b>Operating Surplus / (Deficit)</b>	<b>854</b>	<b>2,891</b>	<b>675</b>
140	Net Gain/(Loss) on Disposal of Assets	-	-	-
-	Amounts received specifically for new or upgraded assets	-	-	-
<b>578</b>	<b>Net Surplus / (Deficit)</b>	<b>854</b>	<b>2,891</b>	<b>675</b>
-	<b>Other Comprehensive Income</b>	-	-	-
<b>578</b>	<b>Total Comprehensive Income</b>	<b>854</b>	<b>2,891</b>	<b>675</b>

## Southern Region Waste Resource Authority (SRWRA)

## Budgeted Statement of Cash Flows

2020/21		2021/22	2021/22	2022/23
Audited Actual		Original Budget	BR3	Draft Budget
\$'000		\$'000	\$'000	\$'000
<b>Cash Flows from Operating Activities</b>				
<b>Receipts</b>				
11,450	Operating Receipts	12,999	12,396	10,701
487	Investment Receipts	677	598	668
<b>Payments</b>				
(9,920)	Operating Payments to Suppliers and Employees	(11,880)	(12,582)	(11,484)
<b>2,017</b>	<b>Net Operating Cash Flows</b>	<b>1,796</b>	<b>412</b>	<b>(115)</b>
<b>Cash Flows from Investing Activities</b>				
<b>Receipts</b>				
244	Sale of Surplus Assets	-	-	-
600	Distribution received from equity accounted Joint Venture	3,042	1,400	1,277
<b>Payments</b>				
(634)	Expenditure on Renewal/Replacement Assets	(55)	(55)	(143)
(6,898)	Expenditure on New/Upgraded Assets	(869)	(1,615)	(219)
(5,679)	Expenditure on equity accounted contributed assets	-	-	-
(513)	Capital Contributed to Equity Accounted Joint Venture	(1,817)	(2,370)	(525)
<b>(12,880)</b>	<b>Net Cash Flows Investing Activities</b>	<b>301</b>	<b>(2,640)</b>	<b>390</b>
<b>Cash Flows from Financing Activities</b>				
<b>Receipts</b>				
	Proceeds from Related Party Loan Repayments	-	1,750	-
<b>Payments</b>				
-	Payments to Related Party Entity Loans	-	(400)	-
<b>-</b>	<b>Net Cash Flows from Financing Activities</b>	<b>-</b>	<b>1,350</b>	<b>-</b>
<b>(10,863)</b>	<b>Net Increase / (Decrease) in Cash Held</b>	<b>2,097</b>	<b>(878)</b>	<b>275</b>
15,506	Cash & Cash Equivalents at start of period	1,710	4,643	3,765
<b>4,643</b>	<b>Cash &amp; Cash Equivalents at end of period</b>	<b>3,807</b>	<b>3,765</b>	<b>4,040</b>



## Southern Region Waste Resource Authority (SRWRA)

## Budgeted Statement of Financial Position

2020/21		2021/22	2021/22	2022/23
Audited Actual		Original Budget	BR3	Draft Budget
\$'000		\$'000	\$'000	\$'000
<b>Current Assets</b>				
4,643	Cash & Cash Equivalents	3,807	3,765	4,040
3,008	Trade & Other Receivables	2,230	1,808	1,808
1,500	Related Party Loan	-	150	150
<b>9,151</b>	<b>Total Current Assets</b>	<b>6,037</b>	<b>5,723</b>	<b>5,998</b>
<b>Non-Current Assets</b>				
5,801	Equity Accounted Joint Venture	7,707	10,006	10,771
25,745	Property, Plant & Equipment	25,331	26,425	25,737
<b>31,546</b>	<b>Total Non-Current Assets</b>	<b>33,038</b>	<b>36,431</b>	<b>36,508</b>
<b>40,697</b>	<b>Total Assets</b>	<b>39,075</b>	<b>42,154</b>	<b>42,506</b>
<b>Current Liabilities</b>				
4,752	Trade & Other Payables	2,339	3,552	3,302
128	Provisions	145	128	128
<b>4,880</b>	<b>Total Current Liabilities</b>	<b>2,484</b>	<b>3,680</b>	<b>3,430</b>
<b>Non-Current Liabilities</b>				
13,726	Provisions	13,977	13,492	13,419
<b>13,726</b>	<b>Total Non-Current Liabilities</b>	<b>13,977</b>	<b>13,492</b>	<b>13,419</b>
<b>18,606</b>	<b>Total Liabilities</b>	<b>16,461</b>	<b>17,172</b>	<b>16,849</b>
<b>22,091</b>	<b>Net Assets</b>	<b>22,614</b>	<b>24,982</b>	<b>25,657</b>
<b>Equity</b>				
20,869	Accumulated Surplus	21,392	23,760	24,435
1,222	Asset Revaluation Reserve	1,222	1,222	1,222
<b>22,091</b>	<b>Total Equity</b>	<b>22,614</b>	<b>24,982</b>	<b>25,657</b>

## Southern Region Waste Resource Authority (SRWRA)

## Budgeted Statement of Changes in Equity

2020/21		2021/22	2021/22	2022/23
Audited Actual		Original Budget	BR3	Draft Budget
\$'000		\$'000	\$'000	\$'000
	<b>Accumulated Surplus</b>			
20,291	Balance at beginning of period	20,538	20,869	23,760
578	Net Surplus/(Deficit)	854	2,891	675
-	Transfers from reserves	-	-	-
-	Transfers to reserves	-	-	-
-	Distribution to Councils	-	-	-
<b>20,869</b>	<b>Balance at end of period</b>	<b>21,392</b>	<b>23,760</b>	<b>24,435</b>
	<b>Asset Revaluation Reserve</b>			
1,222	Balance at beginning of period	1,222	1,222	1,222
-	Gain on Revaluation of Property, Plant & Equipment	-	-	-
-	Transfers from reserve	-	-	-
<b>1,222</b>	<b>Balance at end of period</b>	<b>1,222</b>	<b>1,222</b>	<b>1,222</b>
<b>22,091</b>	<b>Total Equity</b>	<b>22,614</b>	<b>24,982</b>	<b>25,657</b>

**Southern Region Waste Resource Authority (SRWRA)**

Budgeted Uniform Presentation of Finances

	2021/22 \$'000	2021/22 \$'000	2022/23 \$'000
	Original Budget	BR3	Draft Budget
Operating Revenues	13,688	16,229	12,886
less Operating Expenses	(12,834)	(13,338)	(12,211)
<b>Operating Surplus/(Deficit)</b>	<b>854</b>	<b>2,891</b>	<b>675</b>
<b>Net Outlays on Existing Assets</b>			
Capital Expenditure on renewal and replacement of Existing Assets	(55)	(55)	(143)
Depreciation, Amortisation, Impairment	1,188	990	1,050
Proceeds from Sales of Replaced Assets	-	-	-
	<b>1,133</b>	<b>935</b>	<b>907</b>
<b>Net Outlays on New and Upgraded Assets</b>			
Capital Expenditure on New and Upgraded Assets	(869)	(1,615)	(219)
Amounts received specifically for New and Upgraded Assets	-	-	-
Proceeds from Sales of Surplus Assets	-	-	-
	<b>(869)</b>	<b>(1,615)</b>	<b>(219)</b>
<b>Net Lending/(Borrowing) for Financial Year</b>	<b>1,118</b>	<b>2,211</b>	<b>1,363</b>

## 13 Corporate Reports for Information/Noting

### 13.1 Corporate and CEO KPI Report Quarter Three 2021/22

<b>Report Reference</b>	GC220524R13.1
<b>Originating Officer</b>	Unit Manager Governance and Council Support – Victoria Moritz
<b>Corporate Manager</b>	Manager Office of the Chief Executive - Kate McKenzie
<b>General Manager</b>	Chief Executive Officer - Tony Harrison

#### REPORT OBJECTIVE

To advise the Council of the results of the CEO and Corporate KPI's for quarter three 2021-22.

#### EXECUTIVE SUMMARY

Monitoring performance of the Corporate and CEO KPI's is critical for ensuring that the Council is contributing to the achievement of its objectives in both the Strategic Plan and the 4-Year Business Plan 2019-2023.

Following discussions at the Council Member Planning Day in relation to KPI8 *Community Engagement / Communications*, Council clarified that they do not want to measure this KPI as a % but rather 'met' or 'not met'. This has been reflected in the quarter three reporting.

Council Members also requested additional information detailing *how* each of the KPI's are captured, measured and the data is collected. Consideration was given to the systems used, inclusions / exclusions, defined parameters, calculations, or formulas used. This additional information is provided in attachment 1b.

Further information on the 2022/23 CEO and Corporate KPI's will be presented to the Forum on the 31 May 2022.

Details of the quarter three results are provided in Attachments 1-4. For the quarter three results, Council achieved the Core Target on all KPI's with the exception of the following KPI:

- KPI – 10 Asset Utilisation of Sports and Community Venues. The result for Quarter 3 is 38.3% average utilisation rate for venue utilisation across community and sporting clubs. A significant contribution to these results was the impact of COVID-19. The responsible teams have undertaken a thorough review of the collection of this data and further defined the parameters which is reflected in attachment 1b.

#### RECOMMENDATION

**That Council:**

1. **Notes this information and information contained within the attachments for Quarter Three 2021/22.**

#### ATTACHMENTS

1. Attachment 1 KPI Overview [13.1.1 - 2 pages]
2. Attachment 1a - Supporting Information for KPI2 [13.1.2 - 1 page]
3. Attachment 1b - KPI Data Collection [13.1.3 - 2 pages]
4. Attachment 2 KPI Summary [13.1.4 - 1 page]

5. Attachment 3 FTE Employees Staff and Agency [**13.1.5** - 1 page]
6. Attachment 4 Labour and FTE Movement Summary [8BBS] [**13.1.6** - 1 page]

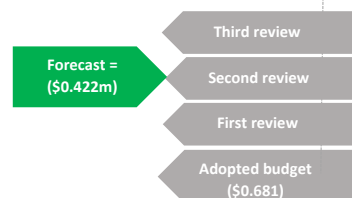
# CHIEF EXECUTIVE OFFICER and CORPORATE KEY PERFORMANCE INDICATORS 2021/22 QUARTER THREE: JAN '22 – MAR '22 - ATTACHMENT 1



1

## Financial Sustainability

**Core target:** Council maintains, on average a break even or better funding (cash) position over the Long-Term Financial Plan  
**Stretch target:** Council maintains a break-even or positive position in delivering its Annual Budget.  
**Measure:** This target compares funding cash position at the relevant budget review with the adopted budget figure.  
**Q3 Result:** The result of the second budget review forecasts a deficit of (\$0.422m) against an adopted budgeted deficit of (\$0.681m). The core target is forecast to be met with a surplus of \$5.278m over the ten years of the LTFP.



4

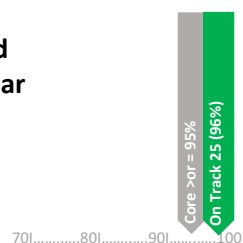
## Overall Satisfaction with Council's performance

**Core target:** Greater than or equal to 75% rated as satisfied or above.  
**Stretch target:** Greater than or equal to 85% rated as satisfied or above.  
**Measure:** Community Survey  
**Result:** This is an annual measure and a figure will be provided at the end of the 2021-22 financial year.

2

## Delivery of agreed projects identified in ABP and third year targets in 4-year Plan (26 projects)

**Core target:** Greater than or equal to 95%  
**Measure:** Monthly data as at 31 March 2022  
**Result:** 96% - 25 projects are on track (including 2 deferred projects and 2 completed Projects) and 1 project is considered off-track.

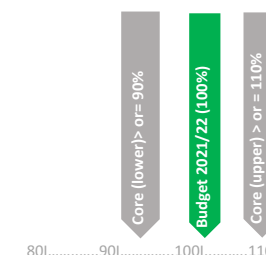


5

## Asset Renewal Funding Ratio

**Core target:** Asset Renewal Funding Ratio between 90 and 110%  
**Stretch target:** Asset Renewal Funding Ratio equal to 100% over the ten year long term financial plan  
**Q3 Result:** This is an Annual measure and is budgeted to achieve 100% which is within the core target.

The *Asset Renewal Funding Ratio* indicates whether Council is renewing or replacing existing assets at the rate of consumption.



3

## Total Employees Costs

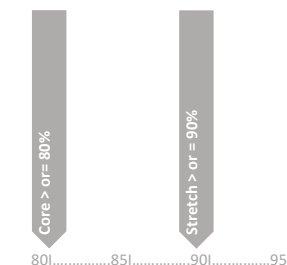
**Core target:** Less than or equal to 3% increase in actual employee costs (including agency staff) against prior year's actual costs – adjusted for Council endorsed changes to meet resourcing requirements.  
**Stretch target:** Less than or equal to 2% increase in actual employee costs (including agency staff) against prior year's actual costs – adjusted for Council endorsed changes to meet resourcing requirements.  
**Q3 result:** the 2021/22 forecast is \$39.912m which is a 2.22% increase over the 2020/21 audited result of \$38.239m after adjusting for council endorsed changes and additional grant funded positions.



6

## Delivery of Council's Capital Works

**Core target:** Greater than or equal to 85% delivery of Council's planned capital works program (adjusted for extraordinary items)  
**Stretch target:** Greater than or equal to 90% delivery of Council's planned capital works program (adjusted for extraordinary items)  
**Q3** This is an Annual measure



## CHIEF EXECUTIVE OFFICER KEY PERFORMANCE INDICATORS 2021/22 QUARTER THREE: JAN '22 – MAR '22 - ATTACHMENT 1



7

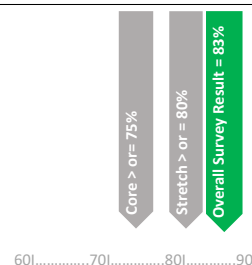
### Staff Engagement

**Core target:** Achievement of an overall employee pulse survey result of 75%, based on 9 metrics with at least 50% employee participation per SLT department

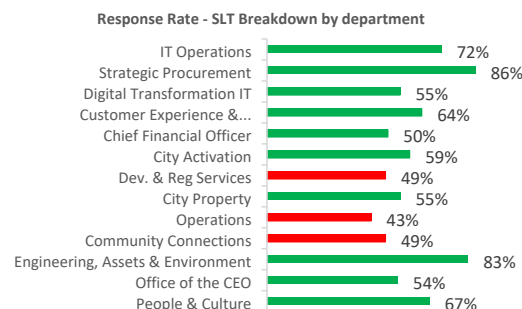
**Stretch target:** Achievement of an overall employee survey result of 80% with at least 50% participation per SLT department

**Measure:** Staff Teamgage survey results.

**Result:** Achieved 83% combined engagement results



**\*Note:** The Teamgage employee engagement tool is now being utilised, based on 9 metrics (including Communication, Leader Support, Collaboration, Resources, Integrity, Respect, Innovation, Safety and Wellbeing).



9

### Carbon Neutrality

**Core target:** Actual annual emissions less than the plan's annual target emissions

**Stretch target:** Actual annual emissions 5% less than the plan's annual target emissions.

**Measure:** Carbon emissions footprint, measured against Council's endorsed Carbon Neutral Plan

**Result:** This is an annual measure and the result will be provided at the end of the 21/22 Financial Year.

10

### Asset Utilisation of Sports and Community Venues

**Core target:** 70-80% utilisation across venues (through the booking system)

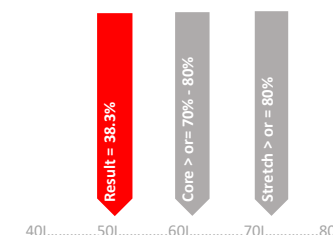
**Stretch target:** Greater than 80% across venues (through the booking system)

**Measure:** Monthly data as at 31 March 2022 based on the average utilization rate (Peak and off-peak)

**Result:** Q3 = 38.3% average utilisation rate for venue utilisation across community and sporting clubs.

Peak Utilisation = 42.95%

Off-Peak Utilisation = 32.8%



8

### Community Engagement / Communications

**Core target:** Project specific communications to the public should be timely and accurate

**Stretch target:** 100%

**Measure:** Based on feedback received on project specific distributed communications. This KPI is marked as 'met' or 'not met'.

**Result:** Q3 result = Met (have not been made aware of any inaccurate or untimely information provided to the public)



CEO and CORPORATE KEY PERFORMANCE INDICATORS 2021/22 – QUARTER THREE: JAN '22 – MAR '22

## ATTACHMENT 1a – Supporting Information

As at 31 March 2022 - 96% (25 projects) are on-track, including 2 that have been deferred and 2 projects that were completed in the quarter two period. 4% (1 project) is considered off-track.

The on-track includes projects that were started or completed in the third-year targets of the 2021/22 financial year and also includes those projects that are deferred and not started.

**Table 1: Year 3 Projects by exception (all other projects are considered on-track or completed)**

Project Name	Start Date	Completion Due Date	Q3	Q3 Supporting Comments
Marion Golf Club	01/07/2019	30/06/2023 Year 1	Deferred	Project on hold to enable council an opportunity to consider project funding allocations
Recreational Facilities at 262 Sturt Road	7/1/2020	6/30/2022	Deferred	Discussions are continuing and an unsolicited proposal is being assessed.
City Property Strategic Plan	01/07/2019	30/06/2020 Year 1	Off-Track	The City Property Strategic Plan is now referred to as city of Marion property asset strategy (CoMPAS). The project commenced in 2021 and is scheduled to go to Council in June to endorse for consultation and then back to Council for endorsement in July/August 2022.



KPI	Details	Core Target	Stretch Target	Measure and how the KPI is calculated
1	Financial sustainability.	Council maintains, on average a break even or better funding (cash) position over the Long-Term Financial Plan	Council maintains a break-even or positive cash funding position in delivering its Annual Budget	The adopted Long-Term Financial Plan outlines the annual operating and capital budgets and net funding/cash position for each of the next 10 years. The KPI is calculated using the net cumulative funding/cash position over the 10 years of the LTFP.
2	Delivery of agreed projects identified in the <i>Annual Business Plan</i> and the third-year targets in the four-year plan.	Greater than or equal to 95%	No Stretch Target	All projects identified within the third year targets of the Annual Business Plan are added into CAMMS. The progress of these are tracked monthly and each project owner is required to: 1. Update the project schedule and associated tasks 2. Review the project budget 3. Review project risks and issues and update any actions in the month 4. Provide commentary on project progress These updates are then exported into PDF reports and presented at various governance group meetings. The data is collated and used to measure delivery success.
3	Total employee costs (inc agency).	Less than or equal to 3% increase in actual employee costs (including agency staff) against prior year's actual costs – adjusted for Council endorsed changes to meet resourcing requirements	Less than or equal to 2% increase in actual employee costs (including agency staff) against prior year's actual costs – adjusted for Council endorsed changes to meet resourcing requirements	Changes to employee costs are measured between the forecast employee costs for the current year against the audited actual result from the prior year, adjusted where relevant for council endorsed changes. Any difference is expressed as a percentage movement from the prior year audited result.  The final year end result will measure the actual audited results for the current year against the actual audited result of the prior year adjusted for any Council endorsed changes.
4	Overall Satisfaction with Council's performance	Greater than or equal to 75% rated as satisfied or above	Greater than or equal to 85% rated as satisfied or above	A survey of n=1961 residents through the biennial City of Marion Community Satisfaction Survey to determine the community's satisfaction with Council services. This research was conducted in 2019 and again in 2022.
5	Asset Renewal Funding Ratio	Asset Renewal Funding Ratio between 90 and 110%	Asset Renewal Funding Ratio greater than or equal to 100%	As an annual measure, the Asset Renewal Funding Ratio is a measure presented in Council's Audited Financial Statements. It is expressed as the actual capital renewal expenditure (excluding carry overs) for the year divided by the renewal expenditure identified in each asset class's endorsed Asset Management Plan.
6	Delivery of Council's capital works program.	Greater than or equal to 85% delivery of Council's planned capital works program (adjusted for extraordinary items)	Greater than or equal to 90% delivery of Council's planned capital works program (adjusted for extraordinary items)	This is an annual measure calculated using the weighted average of completion of the capital works program against the original adopted capital works program, adjusted to include capital works programs carried over from the prior year.
7	Staff Engagement	Achievement of an overall employee pulse survey result of 75% based on 9 metrics with at least 50% employee participation per SLT department.	Achievement of an overall employee pulse survey result of 80% with at least 50% participation per SLT department.	Staff engagement is measured based on a combined result from 9 metrics in Teamgage as at a point in time. Metrics are communication, leader support, collaboration, resources, integrity, respect, innovation, safety, wellbeing. No achievement results are shown if there are less than 4 responses in a team. Participation rates are based on the Teamgage response rate. Data provided is at the end of each reportable quarter.
8	Community engagement / communications	Project specific communications to the public should be timely and accurate	100%	This data is based on feedback received from Council Members, Staff and Community Feedback as to whether in information distributed to the public has been untimely or inaccurate. It is recorded as either 'met' or 'not met'.
9	Carbon Neutrality – carbon emissions footprint, measured against Council's endorsed Carbon Neural Plan	Actual annual emissions less than the plan's annual target emissions	Actual annual emissions 5% less than the plan's annual target emissions	This is an annual measure combining Scope 1* and Scope 2*** emissions from Council operations along with some Scope 3*** emissions such as energy from mains water use (e.g. pumping), and estimated emissions from operational waste. Additional Scope 3 emissions will be added over time as data becomes available and in line with Climate Active guidelines. Data is collected from various sources such as Council's energy, water and fuel bills and imported to Trellis to enable calculation

	(applicable 2021/22 onwards)			<p>of carbon emissions using formulas recognised by the Australian Government for calculating carbon emissions. Link: <a href="https://www.legislation.gov.au/Details/F2017C00508">https://www.legislation.gov.au/Details/F2017C00508</a></p> <p>Emissions from the Marion community are not included.</p> <p>*Scope 1 = emissions under Council's direct control, for example energy generated on site from rooftop solar, fuel used in generators, and fuel used in Council fleet vehicles.</p> <p>**Scope 2 = emissions from the use of electricity generated elsewhere and purchased from the grid.</p> <p>*** Scope 3 = indirect emissions from the extraction, production and transport of fuel burned to generate electricity and produce fuel used by Council, and emissions from waste, business, travel and accommodation, office paper and water use.</p>
10	Asset utilisation of Sports and Community venues	70-80% utilisation across venues (through the booking system)	Greater than 80% across venues (through the booking system)	<p>The data is calculated by total hours hired/used, divided by total hours available to be hired/used.</p> <p>The hours available to be hired / used is inclusive of times the facility is open to the public, as well as suitable 'open and close' times appropriate for external hire / use at those sites.</p> <p>Included sites are those that are indoor bookable spaces appropriate for shared used through hire agreements or licences, and excludes those under ongoing exclusive leases. The sites have defined individual parameters appropriate for operations.</p> <p>The 13 sites are included: Libraries (Cove Civic Centre, Park Holme, MCC), Neighbourhood Centres (Mitchell Park, Coodina, Glandore, Trott Park), Sports and Cultural (Oaklands Wetlands, Castrol Shed, MCC, Marion Outdoor Pool, Cove Sports, Edwardstown Sports)</p>

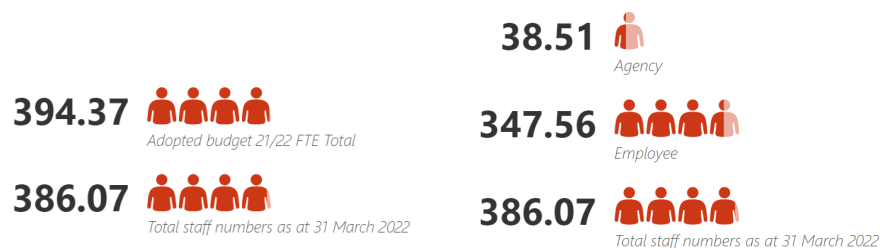
## Corporate and CEO KPI Report Quarter Three 2021/22 – ATTACHMENT 2

KPI	Details	Core Target	Stretch Target	Qtr 1	Qtr 2	Qtr 3	Qtr 4
1	Financial sustainability.	Council maintains, on average a break even or better funding (cash) position over the Long Term Financial Plan	Council maintains a break-even or positive cash funding position in delivering its Annual Budget	(\$0.488m) (forecast)	(\$0.488m) (forecast)	(\$0.422m) (forecast)	
				The result of the second budget review forecasts a deficit of (\$0.422) against an original forecast budget deficit of (\$0.488m). The core target is forecast to be met with a surplus of \$5.278m over the ten years of the LTFP. The Core Target is forecast to be met.			
2	Delivery of agreed projects identified in the <i>Annual Business Plan</i> and the third year targets in the four-year plan.	Greater than or equal to 95%	No Stretch Target	100%	92%	96%	
				96% - 25 projects are on track (including 2 deferred projects) and 4% - 1 project is considered off-track. The Core Target has been met.			
3	Total employee costs (inc agency).	Less than or equal to 3% increase in actual employee costs (including agency staff) against prior year's actual costs – adjusted for Council endorsed changes to meet resourcing requirements	Less than or equal to 2% increase in actual employee costs (including agency staff) against prior year's actual costs – adjusted for Council endorsed changes to meet resourcing requirements	2.22% (21/22 budget)	2.22% (21/22 budget)	2.22% (21/22 budget)	
				Q3 Result: Forecast employee costs for 2021/22 is \$39.912m which is a 2.22% increase over the 2021 audited actual result after adjusting for council resolutions and additional grant funded positions.			
4	Overall Satisfaction with Council's performance	Greater than or equal to 75% rated as satisfied or above	Greater than or equal to 85% rated as satisfied or above	NA	NA	NA	
				This is an annual measure and a figure will be provided at the end of the 2021-22 financial year.			
5	Asset Renewal Funding Ratio	Asset Renewal Funding Ratio between 90 and 110%	Asset Renewal Funding Ratio greater than or equal to 100%	100% (budgeted)	100% (budgeted)	100% (budgeted)	
				This is an annual measure and is budgeted to achieve 100% which is within the core target.			
6	Delivery of Council's capital works program.	Greater than or equal to 85% delivery of Council's planned capital works program (adjusted for extraordinary items)	Greater than or equal to 90% delivery of Council's planned capital works program (adjusted for extraordinary items)	NA	NA	NA	
				This is an annual measure.			
7	Staff Engagement	Achievement of an overall employee pulse survey result of 75% based on 9 metrics with at least 50% employee participation per SLT department.	Achievement of an overall employee pulse survey result of 80% with at least 50% participation per SLT department.	59%	83%	83%	
				Q3 result: Achieved an overall employee survey result of 83%. The Core target has been met, however three SLT Divisions did not achieve a 50% participation rate.			
8	Community engagement / communications	Project specific communications to the public should be timely and accurate	100%	100%	100%	Met	
				There was no information identified in the quarter 3 period that was inaccurate or untimely when distributed to the public. This KPI is currently met.			
9	Carbon Neutrality – carbon emissions footprint, measured against Council's endorsed Carbon Neural Plan (applicable 2021/22 onwards)	Actual annual emissions less than the plan's annual target emissions	Actual annual emissions 5% less than the plan's annual target emissions	NA	NA	NA	
				This is an annual measure and the result will be provided at the end of the 21/22 Financial Year.			
10	Asset utilisation of Sports and Community venues	70-80% utilisation across venues (through the booking system)	Greater than 80% across venues (through the booking system)	51%	52%	38.3%	
				The result of Q3 was 38.3% average utilisation rate for venue utilisation across community and sporting clubs. The Peak Utilisation Rate = 42.95% Off-Peak Utilisation Rate = 32.8%			

## ATTACHMENT 3

**FULLTIME EQUIVALENT (FTE) EMPLOYEE AGENCY**

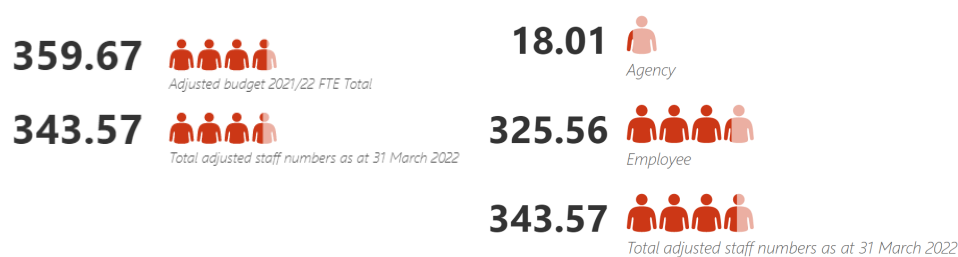
The number of FTE employees (staff and agency) employed across the organisation as at 31 March 2022



There are currently 36 temporary vacant positions comprised of:

- Recruitment in progress (required position) 14
- Currently under review 0
- Vacant required position 22

The following tables provide comparative FTE data with the Gap Year Team Members, Pool Staff, and Grant Funded positions being excluded.



## ATTACHMENT 4

## LABOUR AND FTE MOVEMENT SUMMARY

	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
<b>Total Employee Costs (including Agency)</b>	<b>39,912</b>	<b>38,238</b>	<b>36,487</b>	<b>34,861</b>	<b>33,274</b>	<b>32,221</b>	<b>31,783</b>	<b>31,757</b>	<b>31,532</b>
<b>% Movement on Prior Year</b>	<b>4.37%</b>	<b>4.79%</b>	<b>4.66%</b>	<b>4.77%</b>	<b>3.27%</b>	<b>1.40%</b>	<b>0.10%</b>	<b>0.70%</b>	<b>4.30%</b>
<b>Total Number of Employees (FTE as at 30 June)</b>	<b>386*</b>	<b>370</b>	<b>358</b>	<b>365</b>	<b>360</b>	<b>344</b>	<b>342</b>	<b>348</b>	<b>351</b>
<b>% Movement on Prior Year</b>	<b>4.32%</b>	<b>3.35%</b>	<b>-1.9%</b>	<b>1.38%</b>	<b>4.80%</b>	<b>0.60%</b>	<b>-1.70%</b>	<b>-0.90%</b>	<b>-2.20%</b>

**5-Year average FTE to June 2021     359.4**

\*YTD as at 31 March 2022 including seasonal increase for Marion Outdoor Pool

**13.2 Finance Report - April 2022**

<b>Report Reference</b>	GC220524R13.2
<b>Originating Officer</b>	Assistant Financial Accountant – Melissa Virgin
<b>Corporate Manager</b>	Chief Financial Officer – Ray Barnwell
<b>General Manager</b>	General Manager Corporate Services - Sorana Dinmore

**REPORT OBJECTIVE**

This report provides Council with information relating to the management of financial resources under its control as at April 2022. 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 Long-Term Financial Plan.

This report includes financial information regarding major projects. The principles used for the assessment of reportable projects are:

- Council has agreed to proceed with the project and approved a Prudential Report under Section 48 of the Local Government Act 1999.
- The Whole-of-Life Cost is greater than \$4 million dollars (including grant assisted projects).

**RECOMMENDATION**

**That Council:**

1. **Receives the report “Finance Report – April 2022”**

**DISCUSSION**

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.

**ATTACHMENTS**

1. Finance Report April Appendix 1 pts 1 2 3 4 [**13.2.1** - 5 pages]
2. Finance Report April Appendix 2 pts 1 2 [**13.2.2** - 7 pages]
3. Finance Report April Appendix 3 pts 1 2 [**13.2.3** - 2 pages]

## 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 2021-22 means a targeted operating surplus of between \$0 and \$9.910m.

**Comment:** Council currently has a net operating surplus result of \$2.420m before capital revenues, against a year to date forecast budget of \$0.921m deficit. This position is detailed in the attached Funding Statement and variation notes.

Capital Budget -  
\$53.335m

The Capital Budget is linked to Council's key financial indicator – "Asset Renewal Funding Ratio" and an actual to budget comparison reflects Council's progress in achieving its Capital program.

**Comment:** The actual to budget position reveals that 83.18% of the year to date Capital Renewal Budget has been spent.

## Loans -

The loans component of the Funding Statement identifies any new proposed loan receipts or principal payments. Council's borrowings are included in Council's key financial indicator – "Net Financial Liabilities" which reflects Council's total indebtedness.

**Comment:** \$10.920m of new borrowings and \$0.827m of principal repayment are budgeted for 2021-22, meaning that the overall loan liability balance is budgeted to increase by \$10.093m to \$14.483m at 30 June.

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.

## Reserves &amp; 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.

**Comment:** Council's Reserves are fully cash backed and are detailed in the below table. Council's adopted budget for 2021-22 includes Transfer to Reserves of \$1.087m and Transfers from Reserves of \$28.507m, and after accounting for amounts quarantined for specific projects or works, there is \$2.813m 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	9,819	1,029	1,525	3,537	17,910	859	2,441	23,086	44,296
Savings from 2020/21 audited accounts	0	856	0	0	0	856	285	0	0	1,141
Budgeted transfers to reserve	0	0	240	0	21	261	15	137	674	1,087
Budgeted transfers from reserve	0	(6,205)	(280)	(1,525)	(2,893)	(10,903)	0	(35)	(17,569)	(28,507)
Current Budgeted Closing Balance	2,000	4,470	989	0	665	8,124	1,159	2,543	6,191	18,017
Quarantined Funds	(2,000)	(4,470)	(949)	0	(435)	(7,854)	(1,159)	0	(6,191)	(15,204)
Projected Available Balance	0	0	40	0	230	270	0	2,543	0	2,813

The 2021-22 2<sup>nd</sup> budget review forecasts a net cash deficit of \$0.422m.

\*CFPP: Community Facilities Partnership Program

\*Other includes Walking & Cycling and Energy Efficiency.

**Funding Statement  
as at 30 April 2022**

Original Adopted Budget	Carryovers	Budget Review Adjustments		YTD Actual	YTD Budget	YTD Variance		Annual Budget	Note
\$'000	\$'000	\$'000		\$'000	\$'000	\$'000		\$'000	
			<b>Operating Revenue</b>						
81,693	-	101	<b>Rates</b>	68,169	68,131	38	F	81,794	
2,106	-	3	<b>Statutory Charges</b>	1,890	1,840	50	F	2,109	
2,827	-	(174)	<b>User Charges</b>	2,695	2,139	556	F	2,653	<b>A</b>
6,726	1,185	1,803	<b>Operating Grants &amp; Subsidies</b>	7,694	5,959	1,735	F	9,714	<b>B</b>
347	-	-	<b>Investment Income</b>	284	284	-	-	347	
1,222	-	20	<b>Reimbursements</b>	799	911	(112)	U	1,242	<b>C</b>
538	-	340	<b>Other Revenues</b>	543	632	(89)	U	878	
365	-	-	<b>Net gain - Equity Accounted Investments</b>	-	-	-	-	365	
<b>95,824</b>	<b>1,185</b>	<b>2,093</b>		<b>82,074</b>	<b>79,896</b>	<b>2,178</b>	<b>F</b>	<b>99,102</b>	
			<b>Operating Expenses</b>						
39,912	-	-	<b>Employee Costs</b>	31,925	32,471	546	F	39,912	<b>D</b>
21,659	4,156	6,652	<b>Contractual Services</b>	22,769	23,639	870	F	32,467	<b>E</b>
5,186	537	(227)	<b>Materials</b>	4,257	3,869	(388)	U	5,496	<b>F</b>
254	-	(4)	<b>Finance Charges</b>	123	123	-	-	250	
16,000	-	250	<b>Depreciation</b>	13,394	13,456	62	F	16,250	
8,610	64	706	<b>Other Expenses</b>	7,186	7,259	73	F	9,380	
<b>91,621</b>	<b>4,757</b>	<b>7,377</b>		<b>79,654</b>	<b>80,817</b>	<b>1,163</b>	<b>F</b>	<b>103,755</b>	
<b>4,203</b>	<b>(3,572)</b>	<b>(5,284)</b>	<b>Operating Surplus/(Deficit) before Capital Revenues</b>	<b>2,420</b>	<b>(921)</b>	<b>3,341</b>	<b>F</b>	<b>(4,653)</b>	
			<b>Capital Revenue</b>						
4,577	(801)	393	<b>Capital Grants &amp; Subsidies</b>	1,274	4,154	(2,880)	U	4,169	<b>G</b>
-	-	-	<b>Contributed Assets</b>	-	-	-	-	-	
-	-	-	<b>Asset Disposal and Fair Value Adjustment</b>	(101)	-	(101)	U	-	
<b>4,577</b>	<b>(801)</b>	<b>393</b>		<b>1,173</b>	<b>4,154</b>	<b>(2,981)</b>	<b>U</b>	<b>4,169</b>	
<b>8,780</b>	<b>(4,373)</b>	<b>(4,891)</b>	<b>Net Surplus/(Deficit) resulting from operations</b>	<b>3,593</b>	<b>3,233</b>	<b>360</b>	<b>F</b>	<b>(484)</b>	
16,000	-	250	<i>add</i> Depreciation	13,394	13,456	(62)		16,250	
-	-	-	<i>add</i> (Gain)/Loss on Asset Disposal	101	-	101		-	
(365)	-	-	<i>less</i> Share of Profit Equity Accounted Investments	-	-	-		(365)	
<b>24,415</b>	<b>(4,373)</b>	<b>(4,641)</b>	<b>Funding available for Capital Investment</b>	<b>17,088</b>	<b>16,689</b>	<b>399</b>	<b>F</b>	<b>15,401</b>	
			<b>Capital</b>						
20,283	2,644	(8,152)	<i>less</i> Capital Expenditure - Renewal	6,689	8,042	1,353	F	14,775	<b>H</b>
34,360	3,503	697	<i>less</i> Capital Expenditure - New	26,936	32,180	5,244	F	38,560	<b>I</b>
-	-	-	<i>less</i> Capital - Contributed assets	-	-	-	-	-	
-	-	-	<i>add</i> Proceeds from Sale of Surplus Assets	-	-	-	-	-	
<b>(30,228)</b>	<b>(10,520)</b>	<b>2,814</b>	<b>Net funding increase/(decrease)</b>	<b>(16,537)</b>	<b>(23,533)</b>	<b>6,996</b>	<b>F</b>	<b>(37,934)</b>	



Original Adopted Budget \$'000	Carryovers \$'000	Budget Review Adjustments \$'000		YTD Actual \$'000	YTD Budget \$'000	YTD Variance \$'000	Annual Budget \$'000	Note
<b>Funded by</b>								
<b>Loans</b>								
10,920	-	-	Loan Principal Receipts (Net)	-	-	-	10,920	
-	-	-	Loan Receipts/(Payments) from Sporting Clubs (Net)	-	-	-	-	
(827)	-	-	Loan Principal Repayments	(407)	(407)	-	(827)	
10,093	-	-	Loan Funding (Net)	(407)	(407)	-	10,093	
<b>Movement in level of cash, investments and accruals</b>								
(681)	-	260	Cash Surplus/(Deficit) funding requirements	10,476	3,480	6,996	(422)	
(19,453)	(10,520)	2,553	Reserves Net - Transfer to/(Transfer from)	(27,420)	(27,420)	-	(27,420)	
(20,134)	(10,520)	2,813	Cash/Investments/Accruals Funding	(16,944)	(23,940)	6,996	(27,842)	
30,228	10,520	(2,814)	Funding Transactions	16,537	23,533	(6,996)	F 37,934	J

**Variation Notes**

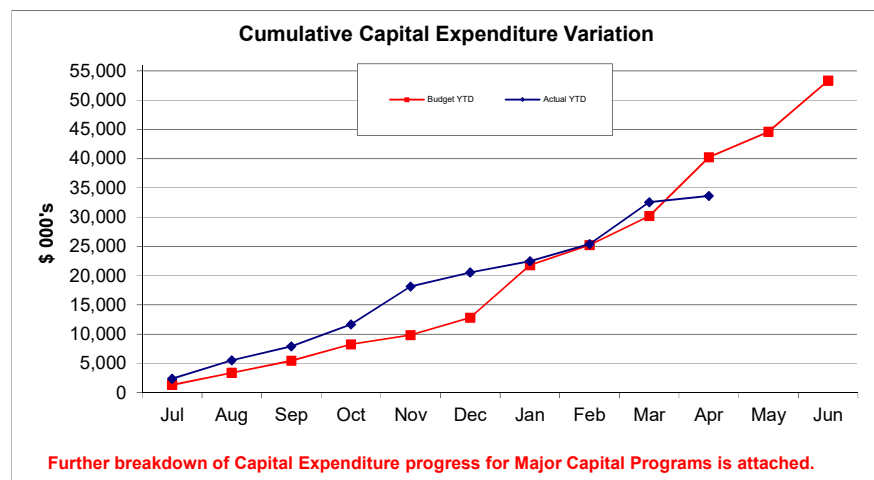
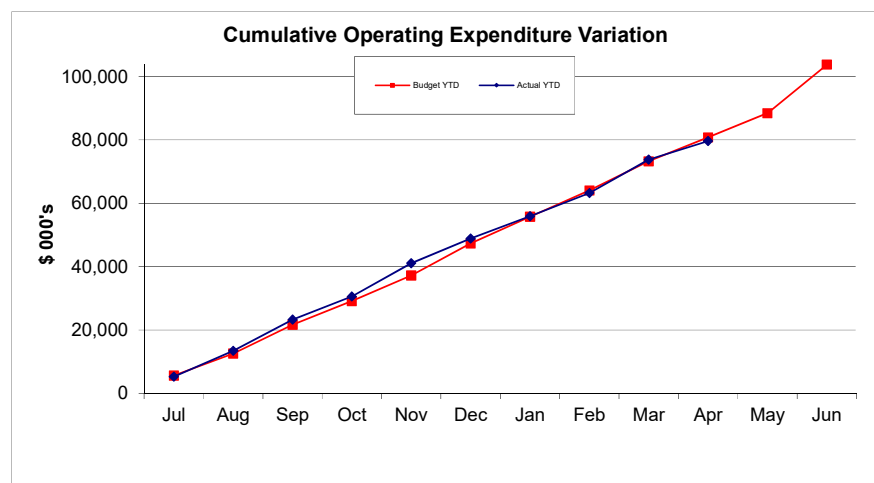
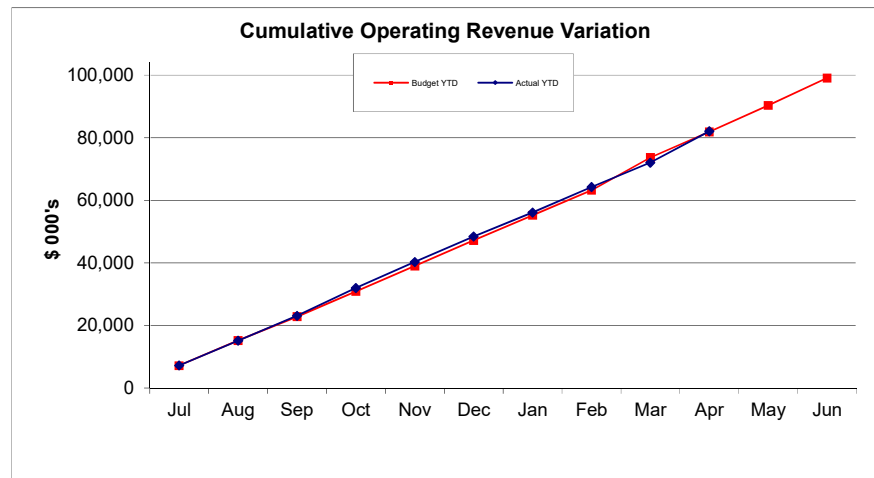
<b>A</b>	<b>User Charges</b>	<b>\$556k Favourable</b>	Relates to Rent for various sites (\$325k) and Admission Charges for the Marion outdoor Pool (\$85k) being greater than budgeted. There are a number of other variances, which are individually insignificant.
<b>B</b>	<b>Operating Grants &amp; Subsidies</b>	<b>\$1,735k Favourable</b>	Predominately relates to 2022/23 Grants Commission funding being received in advance.
<b>C</b>	<b>Reimbursements</b>	<b>\$112k Unfavourable</b>	Reflects lower than budgeted income received from Private Infrastructure works (\$47k), Edwardstown Sports Club (\$39k) and a number of variances which are individually insignificant.
<b>D</b>	<b>Employee Costs</b>	<b>Favourable \$546k</b>	Predominantly reflects budget-timing variances in addition to savings from temporarily vacant positions.
<b>E</b>	<b>Contractors</b>	<b>Favourable \$870k</b>	Reflects budget-timing variances with regards to Glandore Sports Cricket Pitch Upgrade (\$433k), Digital Transformation Asset Management Information System (\$128k), Waste (\$103k) and a number of variances which are individually insignificant.
<b>F</b>	<b>Materials</b>	<b>Unfavourable \$388k</b>	Predominately reflects budget-timing variances with regards to Digital Transformation Device Replacement Program.
<b>G</b>	<b>Capital Grants &amp; Subsidies</b>	<b>Unfavourable \$2,880k</b>	Reflects budget-timing with regards to the receipt of Local Roads and Community Infrastructure Grant (\$1,996k) and final milestone payment for Mitchell Park Sports and Community Club Redevelopment (\$500k) and a number of variances which are individually insignificant.
<b>H</b>	<b>Capital Expenditure (Renewal)</b>	<b>Favourable \$1,353k</b>	Reflects budget-timing variances with regards to Living Kurna Cultural Centre Bridges Renewal (\$455k), Road Reseals (\$286k), Coastal Walking Trail (\$225k), Diagonal Road Streetscape (\$169k), Proactive footpath Repair Program (\$95k) and a number of variances which are individually insignificant.
<b>I</b>	<b>Capital Expenditure (New)</b>	<b>Favourable \$5,244k</b>	Predominately reflects budget-timing variances with regards to Mitchell Park Sports and Community Club Redevelopment (\$1,571k), Capella Drive Reserve Development (\$1,421k), Drainage Construction (\$912k), Hugh Johnson Reserve Development (\$585k), CCTV Upgrade (\$275k), Sporting Facility Lighting Upgrades (\$256k) to Coastal Walkway (\$221k).
<b>J</b>	<b>Funding Transactions</b>	<b>Favourable \$6,996k</b>	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 Transactions**

This variance is the sum total of all variances and reflects an increase against council's expected YTD cash position.

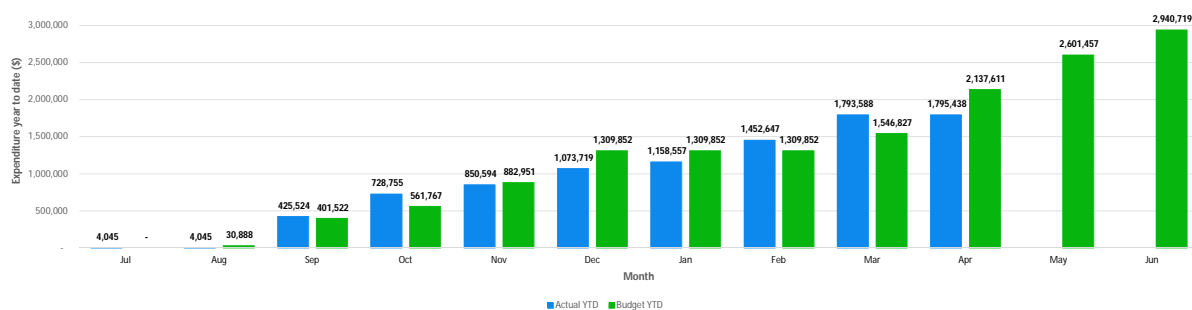
### Funding Statement Cumulative Position - 2021-22



### Road Reseal

#### Monthly Comment

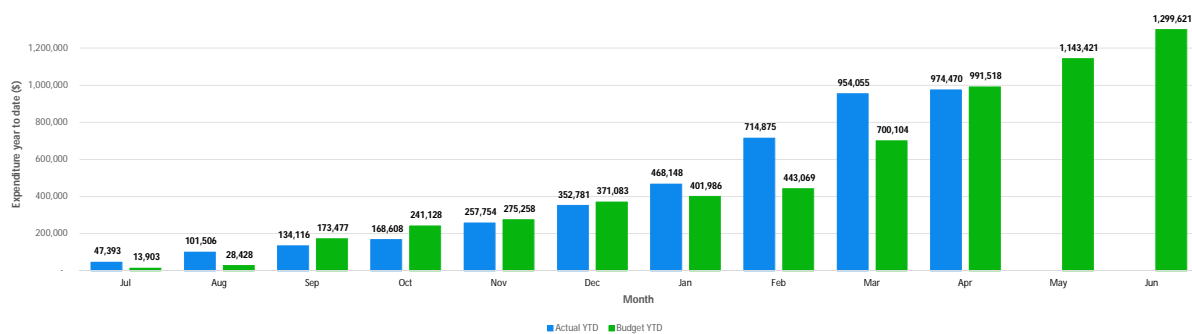
Program is on track with 39 roads out a target of 44 complete. This program is anticipated to be complete by end of financial year.



### Kerb and Water Table

#### Monthly Comment

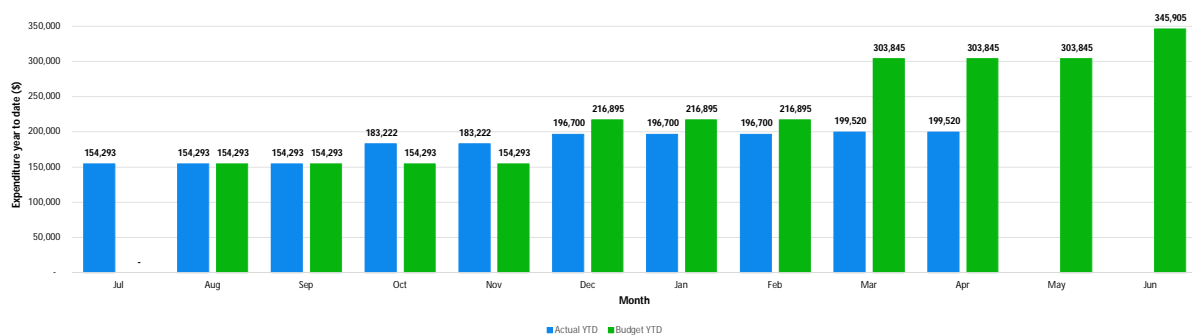
Kerb and Water Table and Kerb Ramp program are both on track and anticipated to be complete by end of financial year.



### New Footpath Construction

#### Monthly Comment

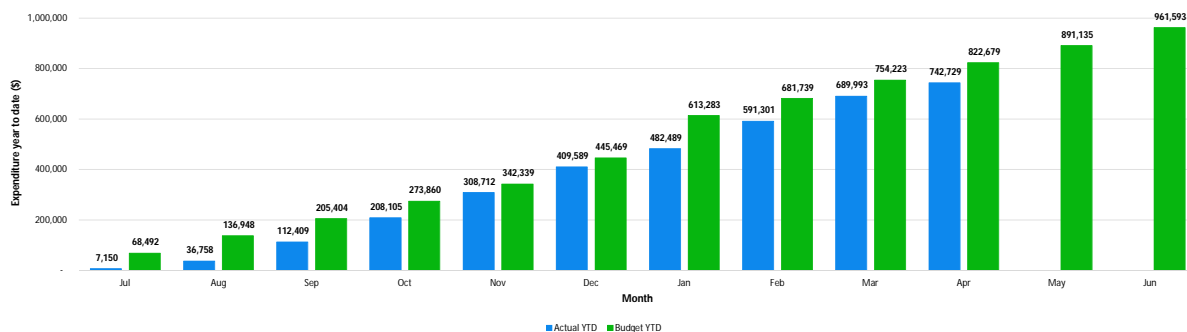
Program is 80% complete and on track. This program is anticipated to be complete by end of financial year.



### Renewal Footpath Construction

#### Monthly Comment

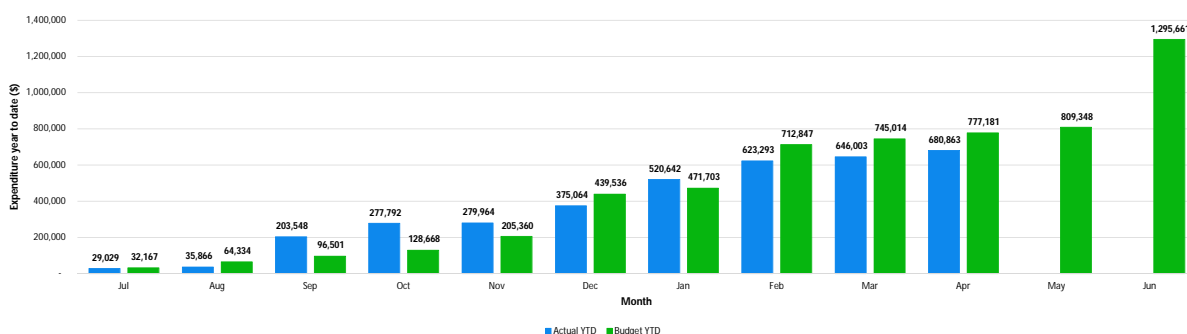
Program is in progress with 2823 lm (linear metres) complete out of the 3,500 lm program. Additional contractors have been engaged to assist in the delivery of the program, this program is anticipated to be complete by end of financial year.



### Transport

#### Monthly Comment

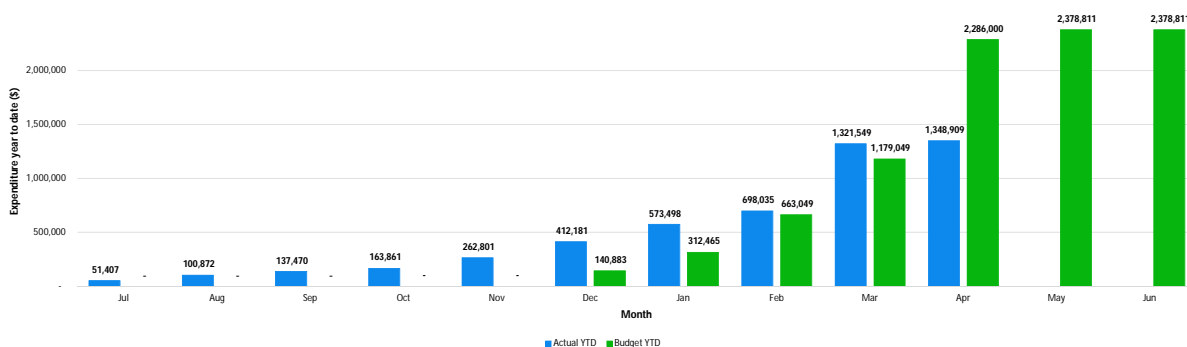
Program in progress with 90% of the Bus Shelter Program, The Esplanade, Hallett Cove and Marino Access Improvements complete. An agreement for land acquisition at Lander Road and Young Street has now been reached, works on this project can now proceed but a portion are anticipated to be a carry over. Construction has commenced on Hugh Johnson, Sheldow Park Parking Bays and Railway Terrace, Edwardstown. Mitchell Street, Glengowrie Parking Bay is being re-scoped in response to the February council report and will be subject to further decisions by council.



### Drainage

#### Monthly Comment

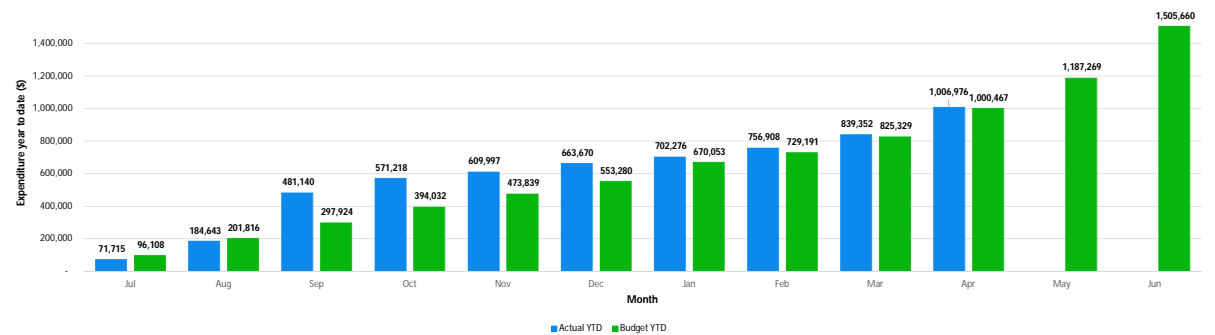
Program in progress with 4 out of 7 projects complete. Works at Berima Road and Santana Court are anticipated to be complete by end of April. Works at Coolah Terrace will commence in May.



Street Trees

Monthly Comment

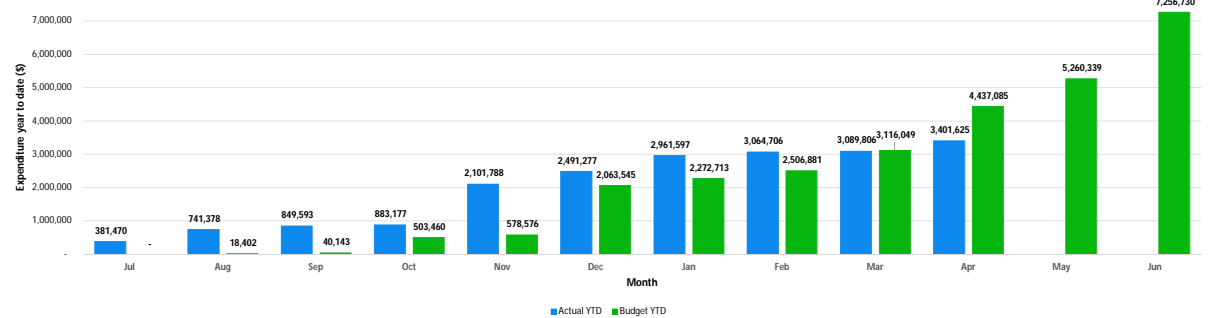
Tree planting has recommenced with 3,282 out of 3,900 trees from the Tree Planting Program complete. 141 out of 400 trees have been planted from the Advanced Tree Planting Program.



Streetscapes

Monthly Comment

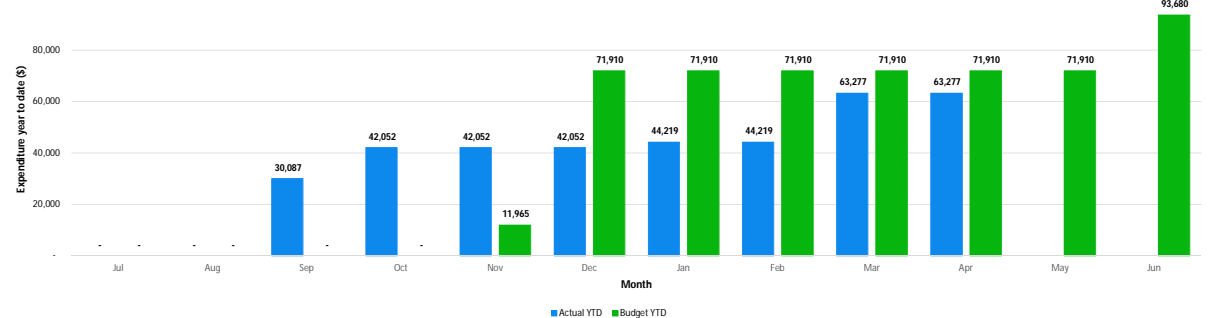
Program in progress with works on Sturt Road (carryover c/o), Crozier Terrace and Railway Terrace Verge (c/o) and complete. Construction has commenced on seven other projects in this program. Birch Crescent is at risk due to delays with land acquisition. Messines Avenue is anticipated to go to tender in April but is anticipated to be a carryover at the end of financial year.



Irrigation

Monthly Comment

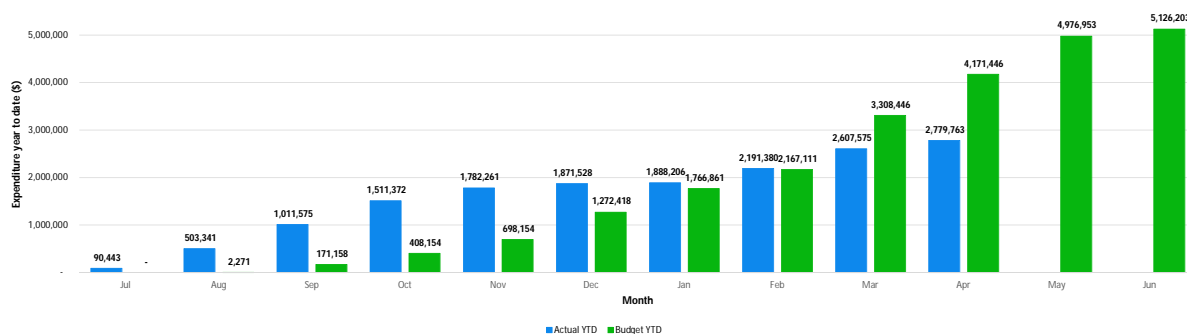
Program is complete.



## Open Space Developments

### Monthly Comment

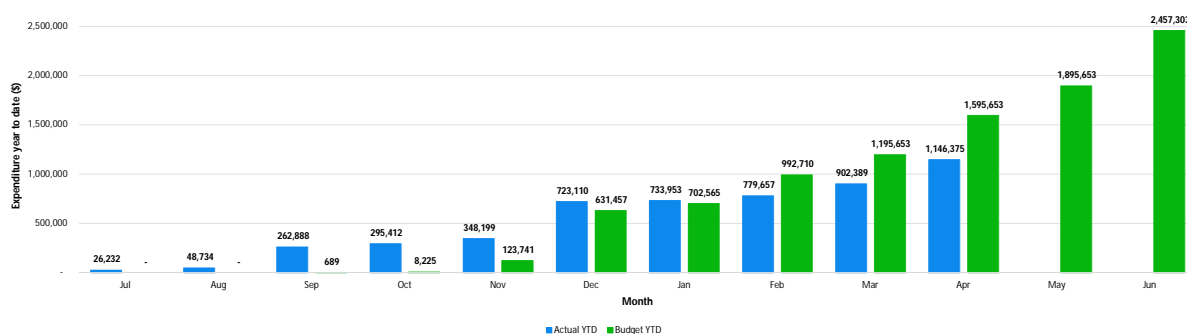
Program in progress with seven projects complete. Construction on eight projects has commenced with three anticipated to commence in May. This program is currently on track with the exception of Capella Stage two and Oaklands Skate Park. These two projects are anticipated to be carried over.



## Sports Facilities and Courts

### Monthly Comment

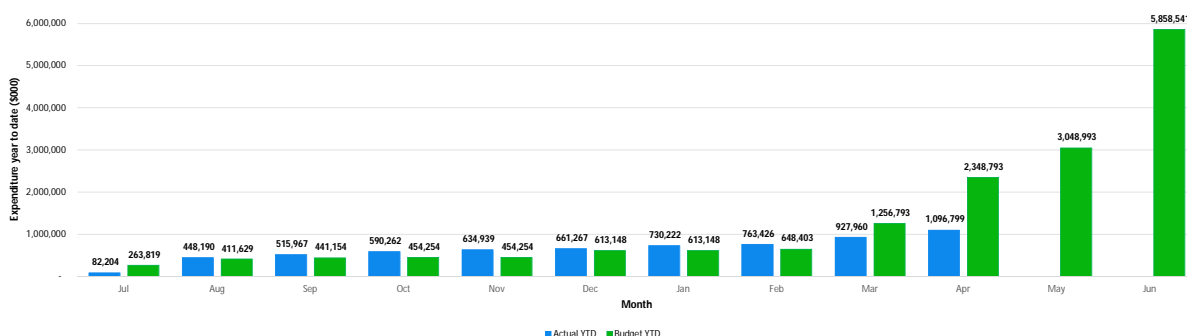
Works on Edwardstown Bowling Club Lighting Upgrade (c/o), Cove Cricket Pitch Matting, Plympton Park Sports Club Oval Lighting Upgrade (c/o), Morphetville Park Tennis Court Resurfacing and Cove Netball Courts Lighting (c/o) are complete. Works have commenced on Glandore Cricket Nets and Rose Garden (c/o), a portion of this project is anticipated to be carried over. Tender documentation for Tarnham Road Open Space Redevelopment is being reviewed, the construction of this project will continue into next financial year. Marion Golf Club (c/o) is subject of further Council decision and is anticipated to be carried over. Works on Morphetville Park Coach Boxes (c/o) will commence in May while works on Sporting Field Lighting are in progress.



## Building Upgrades

### Monthly Comment

Program in progress with 15 projects out of 36 complete. Five projects are currently in progress, one project is anticipated to commence in April and two in May. Tender for CCTV upgrade has been awarded but is at risk of carryover due to a delay in receiving the cameras. The Coach House Restoration is going to tender in April and is anticipated to be a carryover. A number of other projects in this program will be carried over.



## Major Projects

### Mitchell Park Sports and Community Club Redevelopment

	2021-22 Actual YTD 30/04/2022	2021-22 Budget	Project Cost At Completion
<b>Income</b>			
Commonwealth Government Grant Contribution		1,500,000	5,000,000
State Government Grant Contribution			250,000
<b>Total Income</b>	<b>-</b>	<b>1,500,000</b>	<b>5,250,000</b>
<b>Expenditure</b>			
<b>Operating</b>	-	-	-
<b>Capital Construction</b>	(10,537,337)	(12,730,360)	(16,250,000)
<b>Total Expenditure</b>	<b>(10,537,337)</b>	<b>(12,730,360)</b>	<b>(16,250,000)</b>
<b>Project Result Surplus/(Deficit)</b>	<b>(10,537,337)</b>	<b>(11,230,360)</b>	<b>(11,000,000)</b>

The net deficit forecast will be funded in the following manner:

<b>Funded By :</b>	<b>\$</b>
<b>(Over Project Life)</b>	
Proposed Borrowings	10,920,000
Reserve Transfer	
- Asset Sustainability Reserve – Energy Efficiency	80,000
	<b>11,000,000</b>

Council have received \$4.5m of the Commonwealth Governments \$5.0m contribution and \$250k of the State Governments contribution to this project.



**Sam Willoughby International BMX Facility**

	<b>2021-22 Actual YTD 30/04/2022</b>	<b>2021-22 Budget</b>	<b>Project Cost At Completion</b>
<b>Income</b>			
City of Onkaparinga Contribution	-	375,000	750,000
State Government Grant Contribution	-	-	3,550,000
<b>Total Income</b>	<b>-</b>	<b>375,000</b>	<b>4,300,000</b>
<b>Expenditure</b>			
<b>Operating</b>	-	-	-
<b>Capital Construction</b>	(4,185,411)	(3,787,198)	(6,050,000)
<b>Total Expenditure</b>	<b>(4,185,411)</b>	<b>(3,787,198)</b>	<b>(6,050,000)</b>
<b>Project Result Surplus/(Deficit)</b>	<b>(4,185,411)</b>	<b>(3,412,198)</b>	<b>(1,750,000)</b>

The net deficit forecast will be funded in the following manner:

<b>Funded By :</b>	<b>\$</b>
<b>(Over Project Life)</b>	
Reserve Transfer	
- Asset Sustainability Reserve	1,750,000
	<b>1,750,000</b>

Council have received the State Governments contribution and \$375k of City of Onkaparinga's \$750k contribution to this project.

**Southern Soccer Facility**

	2021-22 Actual YTD 30/04/2022	2021-22 Budget	Project Cost At Completion
<b>Income</b>			
State Government Grant Contribution	-	-	2,500,000
<b>Total Income</b>	<b>-</b>	<b>-</b>	<b>2,500,000</b>
<b>Expenditure</b>			
<b>Operating</b>	-	-	-
<b>Capital Construction</b>	(5,501,798)	(5,199,833)	(7,000,000)
<b>Total Expenditure</b>	<b>(5,501,798)</b>	<b>(5,199,833)</b>	<b>(7,000,000)</b>
<b>Project Result Surplus/(Deficit)</b>	<b>(5,501,798)</b>	<b>(5,199,833)</b>	<b>(4,500,000)</b>

The net deficit forecast will be funded in the following manner:

<b>Funded By :</b>	<b>\$</b>
<b>(Over Project Life)</b>	
Reserve Transfer	
- Asset Sustainability Reserve	4,500,000
	<b>4,500,000</b>

Council have received the State Governments contribution to this project.

Sundry Debtors Report - Ageing report as at 30 April 2022

Appendix 3

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	1,464.18	1,464.18	.00	.00	.00	.00	0%	
Neighbourhood Centres Total	2,070.00	1,320.00	750.00	.00	.00	.00	0%	
Regulatory Services Land Clearing Total	12,945.86	.00	5,493.00	1,380.40	1,279.32	4,793.14	4%	Made up of 1 out of 10 debtors. This debtor is on a payment plan.
City Property Facilities Total	197,694.97	50,542.99	104,331.29	.00	.00	42,820.69	32%	Made up of 1 out of 18 debtors. This account is being worked through.
Civil Services Private Works Total	73,047.00	19,100.00	3,750.00	5,200.00	6,300.00	38,697.00	29%	Made up of 20 out of 40 debtors in this category with five accounts totalling \$17,805.00 relating to works not commenced, awaiting payment. Seven accounts totalling \$8,052.00 are on payment plans, payments of \$1,830.00 have subsequently been received in May. One account totalling \$3,850.00 is in the process of being transferred to their rates accounts as a charge on the land. Four accounts totalling \$4,020.00 have subsequently been settled in May.
Swim Centre Debtors Total	34,132.25	23,774.50	4,085.25	3,895.50	2,377.00	.00	0%	
Grants & Subsidies Total	24,365.00	24,365.00	.00	.00	.00	.00	0%	
Environmental Health Inspections Total	51,166.48	43,273.78	869.20	131.00	1,078.00	5,814.50	4%	Made up of 31 out of 99 debtors, with none individually significant. Two accounts totalling \$262.00 have subsequently been settled in May 2021
Regulatory Services Other Total	40,843.65	.00	.00	.00	.00	40,843.65	31%	Made up of 153 debtors, with none individually significant.
Marion Cultural Centre Total	11,776.10	11,698.10	78.00	.00	.00	.00	0%	
Living Kaurna Cultural Centre Total	118.00	.00	.00	.00	.00	118.00	0%	Made up of 1 debtor. This account has been sent to the debt collector.
Local Government	1,739.28	1,739.28	.00	.00	.00	.00	0%	
Total	451,362.77	177,277.83	119,356.74	10,606.90	11,034.32	133,086.98		
Total Aging Profile		39%	26%	2%	2%	29%		

Category	Description
Employees	Anything that relates to CoM employees.
General	Anything that does not fit into one of the below categories.
Neighbourhood Centres	For hire of rooms in Neighbourhood Centres, etc. - usually charged out at an hourly rate. Also includes cultural workshops and tours.
Regulatory Services Land Clearing	When council has had to clear land due to non-compliance of owner.
Sporting Clubs & Other Leases	Rent, electricity, water, maintenance, etc. charged out to lessees.
Civil Services Private Works	Repairs or modifications to infrastructure (footpaths, kerbs, driveway inverts). Can be at resident request.
Swim Centre Debtors	Outdoor Swimming Centre - used for lane hire, school visits, etc.
Grants & Subsidies	Government grants and subsidies.
Environmental Health Inspections	Food Inspection fees.
Regulatory Services Other	Vehicle Impoundment fees and other regulatory services.
Supplier Refunds	Where a supplier owes the City of Marion funds. This category is used to keep track to ensure we have received payment for credits.
Development Services	Includes contribution from residents and/or developers for the removal and/or replacement of Council Street Trees and significant trees.
Living Kaurna Cultural Centre	Relates to programs run through the LKCC.
Environmental Health Testing	Environmental testing fees.
Local Government	Transactions with other Local Government corporations.
Communications	Anything related to communications.
Economic Development	Events, etc. relating to economic development within the City of Marion.
Marion Cultural Centre	Hiring of the Marion Cultural Centre.

\*any category that does not have any outstanding invoices will not be displayed.

## **Rates Report - Collection of Rates to 30 April 2022**

### **ANALYSIS OF OUTSTANDING RATES AS AT 30 APRIL 2022**

	<u>Note</u>		<b>% of Total Annual Rates</b>
CURRENT	1	\$ 13,989,690	17.1%
OVERDUE	2	\$ 1,521,372	1.9%
ARREARS	3	\$ 986,179	1.2%
INTEREST	4	\$ 45,104	0.1%
POSTPONED	5	\$ 216,566	0.3%
LEGALS	6	\$ 43,411	0.1%
		<b>\$ 16,802,321</b>	<b>20.6%</b>
<b>TOTAL ANNUAL RATES FOR 2021/22</b>		<b>\$ 81,668,804</b>	

#### **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.

### 13.3 WHS Monthly Performance Report

Report Reference	GC220524R13.3
Originating Officer	WHS Coordinator – Paul Johns
Corporate Manager	Manager People and Culture - Jessica Lynch
General Manager	Chief Executive Officer - Tony Harrison

#### REPORT HISTORY

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 HSE Plan 2019-23 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 (I.e. Hazard and near miss reporting, Tables 1 and 2));  
and
- Lag performance indicators (I.e. Injury data reported in Tables 3 to 5, Figures 1 to 4).

**Council's KPI is the achievement of a 10% reduction on last year's LTIFR of 14.5, to reach 13.0 or less in 2021-22.**

The 2021-22 LTIFR as at the end of April 2022 is **1.8** with **1** lost time injury claim being submitted and accepted. 1 LTI injury claim has been submitted and is currently deferred.

The wellbeing of the staff involved is paramount and management review each incident individually to ensure appropriate controls are in place to reduce or eliminate risk.

The organisation is continuing to implement various initiatives including the Health, Safety and Environment (HSE) Strategic Plan 2019-23 and Programs to address compliance, key risks and reduce the LTIFR.

#### ATTACHMENTS

1. WHS Monthly Performance Report - April 2022 [**13.3.1** - 4 pages]

### Attachment 1 – WHS Monthly Performance Report – April 2022

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. They can be compared against those reported last financial year which are outlined in Table 2.

**Table 1: Hazard and Near Miss Reports - Financial Year 2021/22**

Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Total	Ave
8	6	6	4	4	5	5	8	8	3			57	5.7

**Table 2: Hazard and Near Miss Reports - Financial Year 2020-21**

Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Total	Ave
11	7	12	14	17	11	7	8	10	6	5	12	120	10

#### 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 2021/22**

Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Total
0	0	0	0	0	0	0	0	1	1			2

**Table 4: Number of LTIs per month - Financial Year 2020-21**

Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Total
1	2	2	0	0	1	0	3	0	0	0	1	10

\*Two LTIs occurring late in 2019-20 either sought further medical intervention or were investigated and accepted post June 2020.

**Table 5: Outline of LTIs reported - Financial Year 2021/22**

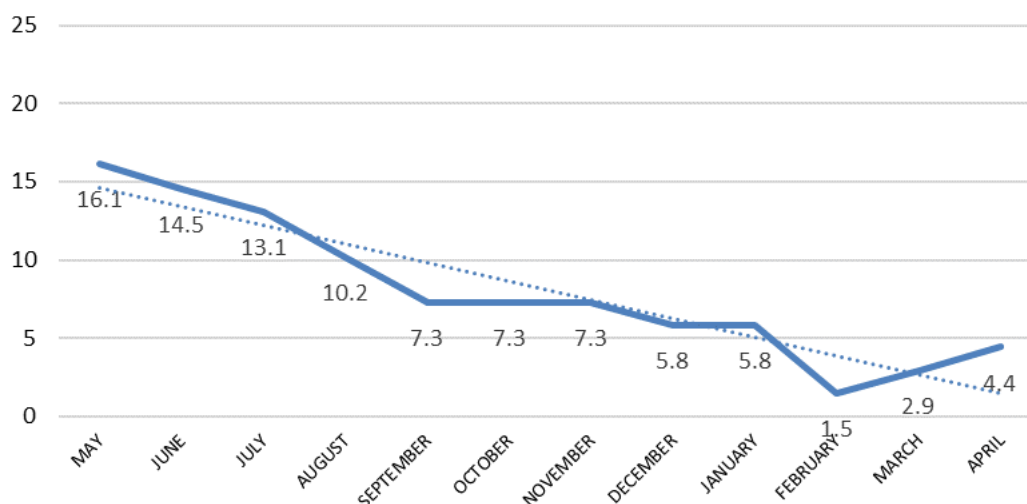
No.	Description of Incident	Mechanism of Injury	Injury Description
1	Replacing tree stakes and knocking in new stake with dropper knocker felt jabbing pain lower right-hand side of back	Muscular stress while handling objects other than lifting, carrying or putting down	Back pain, lumbago and sciatica
2	Back sore after using quick cut saw	Muscular stress while lifting, carrying or putting down objects	Back pain, lumbago and sciatica

### 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..

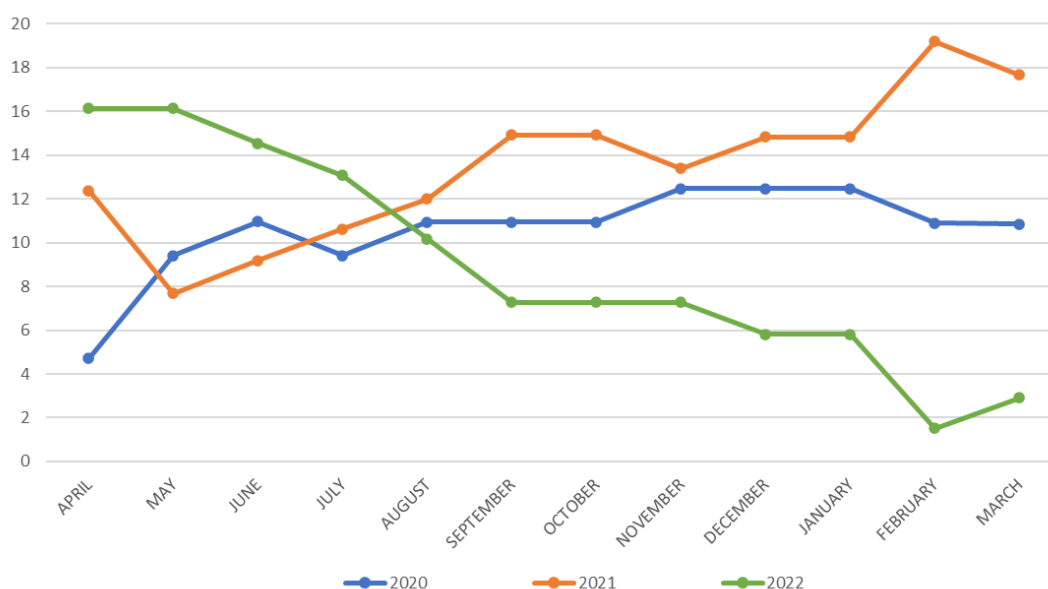
The rolling LTIFR, outlined with a solid blue line in Figure 1 from internal incident report data, provides analysis of the average LTIFR over the last 12 months.

**Figure 1: Rolling LTIFR over 12 months**



The current 12 month rolling LTIFR for the City of Marion is **4.4** which represents a **73%** reduction over the previous 12 months from.

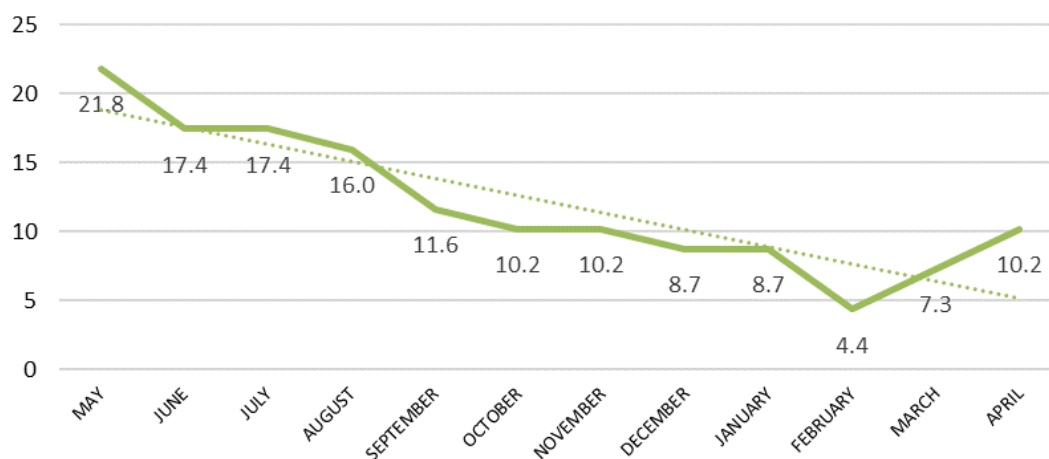
**Figure 2: Rolling LTIFR Comparison from most recent 3 years to end of March 2022**



The comparison above demonstrates improved LTIFR results in the 12 months to 31 March 2022 compared to previous two years of results.

**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 3: Rolling TRIFR over 12 months**

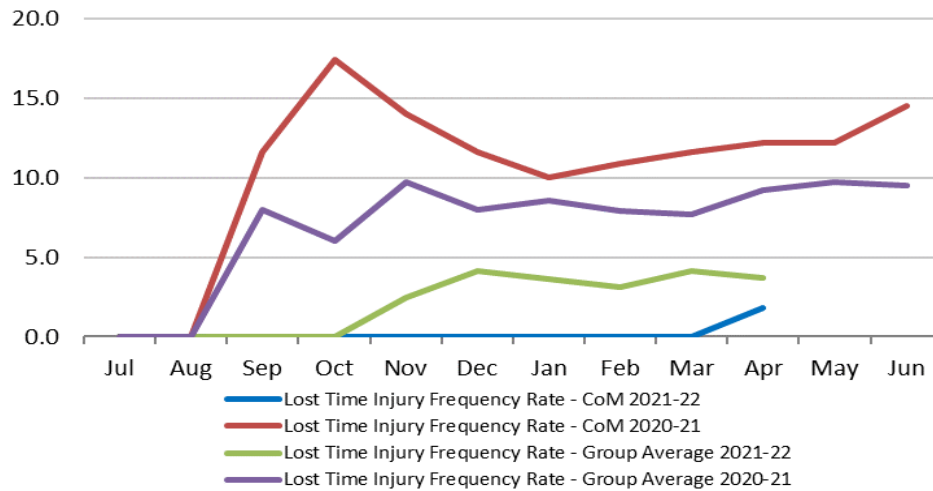
The current 12 month rolling TRIFR for the City of Marion is **10.2** which represents **53%** reduction over the previous 12 months.



### 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 (<sup>1</sup>GaC).

Figure 4: LTIFR compared against Group A Councils

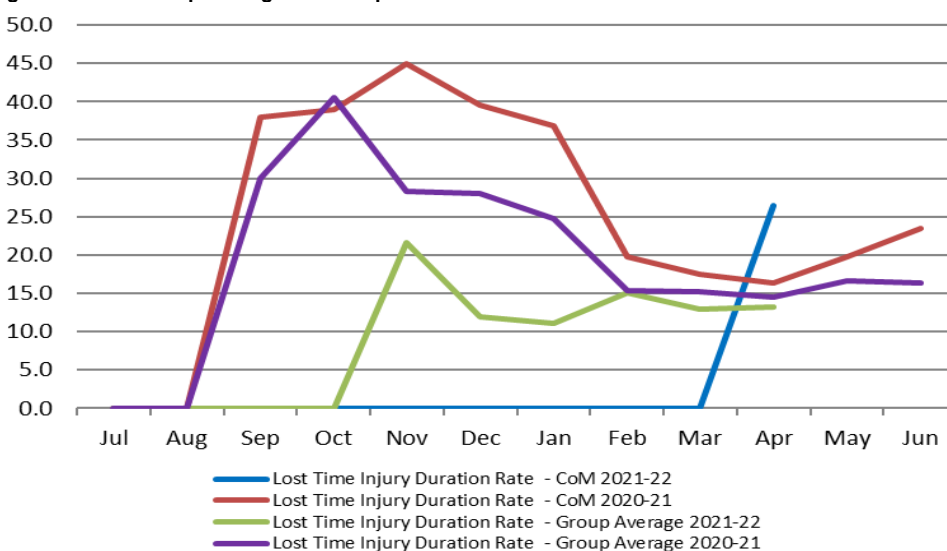


The current LTIFR for the City of Marion (which would be represented in blue) is **1.8**, compared to GaCs recording **3.7**, with no claims being recorded this year to date.

### 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 5: LTIDR compared against Group A Councils



The current LTIDR for the City of Marion (which would be represented in blue) is **26.4**, compared to GaCs recording **13.2**, with no claims being recorded this year to date.

<sup>1</sup> GaC are metropolitan councils with more than 300 staff (Marion, Adelaide, Charles Sturt, Onkaparinga, Playford, Port Adelaide Enfield, Salisbury and Tee Tree Gully).

**14 Workshop / Presentation Items - Nil**

**15 Motions With Notice - Nil**

**16 Questions With Notice - Nil**

**17 Motions Without Notice**

**18 Questions Without Notice**

**19 Other Business**

**20 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.