

His Worship the Mayor
Councillors
City of Marion

Notice of General Council Meeting

Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

Tuesday, 28 June 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

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1 Open Meeting**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 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 14 June 2022**

Report Reference	GC220628R5.1
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Ryles
Corporate Manager	Manager Office of the Chief Executive – Kate McKenzie
General Manager	Chief Executive Officer – Tony Harrison

RECOMMENDATION

That the minutes of the General Council Meeting held on 14 June 2022 be taken as read and confirmed.

ATTACHMENTS

1. G C 220614 - Final Public Minutes [**5.1.1** - 11 pages]



**Minutes of the General Council Meeting
held on Tuesday, 14 June 2022 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**



**PRESENT**

His Worship the Mayor Kris Hanna
Councillor Ian Crossland
Councillor Maggie Duncan
Councillor Raelene Telfer
Councillor Bruce Hull
Councillor Kendra Clancy
Councillor Sasha Mason

Councillor Tim Gard
Councillor Matthew Shilling

Councillor Nathan Prior
Councillor Jason Veliskou
Councillor Joseph Masika

In Attendance

Chief Executive Officer - Tony Harrison
General Manager City Services - Ben Keen
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 Kurna Acknowledgement

We acknowledge the Kurna 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

The following interests were disclosed:

- Councillor Gard declared a perceived conflict of interest in the item *Council Member Representative for the Council Assessment Panel (CAP) 2022-23*.



5 Confirmation of Minutes

5.1 Confirmation of Minutes of the General Council Meeting held on 24 May 2022
Report Reference GC220614R5.1

Moved Councillor Shilling

Seconded Councillor Telfer

That the minutes of the General Council Meeting held on 24 May 2022 be taken as read and confirmed.

Carried Unanimously

6 Adjourned Items - Nil

7 Deputations - Nil

8 Petitions - Nil

9 Committee Recommendations

9.1 Confirmation of Minutes of the Finance, Risk and Audit Committee Meeting held on 17 May 2022
Report Reference GC220614R9.1

Moved Councillor Duncan

Seconded Councillor Veliskou

That Council:

1. Receives and notes the minutes of the Finance, Risk and Audit Committee meeting held on 17 May 2022.
2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Finance, Risk and Audit Committee.

Carried Unanimously

10 Confidential Items

10.1 Cover Report - Confirmation of Minutes of the Confidential Finance, Risk and Audit Committee Meeting held on 17 May 2022
Report Reference GC220614F10.1

Moved Councillor Prior

Seconded Councillor Mason

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

- *Cover Report - Confirmation of Minutes of the Confidential Finance, Risk and Audit Committee Meeting held on 17 May 2022*
- *Cover Report - CEO Performance and Remuneration Review*

Carried Unanimously

GC220614 - General Council Meeting - 14 June 2022



Moved Councillor Prior

Seconded Councillor Mason

That pursuant to Section 90(2) and (3)(e) 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, Chief Financial Officer, Unit Manager Governance and Council Support, be excluded from the meeting as the Council receives and considers information relating to Confidential Finance, Risk and Audit Committee Meeting held on 17 May 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 the current status of the CoM Cyber Security and the impact on contractual expectations.

Carried Unanimously

6.33pm the meeting went into confidence

Moved Councillor Shilling

Seconded Councillor Duncan

That Council In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, *Confirmation of Minutes of the Confidential Finance, Risk and Audit Committee Meeting held on 17 May*, any appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(e) 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

6.35pm the meeting came out of confidence

10.2 Cover Report - CEO Performance and Remuneration Review

Report Reference

GC220614F10.2

Moved Councillor Prior

Seconded Councillor Mason

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 People and Culture, Manager Office of the CEO, Unit Governance and Council Support, Executive Officer to the CEO be excluded from the meeting as the Council 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

6.35pm the meeting went into confidence

**Moved Councillor Veliskou****Seconded Councillor Crossland**

That Council In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council 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 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

6.37pm the meeting came out of confidence

11 Corporate Reports for Decision

11.1 Cove Sports and Community Club Stage 1 - Prudential report Report Reference GC220614R11.1

Moved Councillor Shilling**Seconded Councillor Duncan**

That Council:

1. Notes that the Section 48 Prudential Report for the Cove Sports and Community Club Stage One upgrade addresses the requirements under the Local Government Act 1999 (noting the requirements of Section 48 (2)(f) are covered in this report).
2. Endorses the Section 48 Prudential Report for the Cove Sports and Community Club Stage One upgrade.
3. Endorses Administration to complete the detailed design phase for the project.
4. Endorses the CEO to award the construction contract providing the tender price is within budget.

Carried Unanimously

11.2 State Government 2022 Election commitments Report Reference GC220614R11.2

Moved Councillor Masika**Seconded Councillor Mason**

That Council:

1. Notes the additional State Government funding commitment of \$90,000 toward a 'wombat' pedestrian crossing on Great Eastern Avenue, Sheidow Park.
2. Authorises the Chief Executive Officer and General Manager- City Services and General Manager- City Development to enter into formal funding agreements for the projects at Attachment 1 via the Smartygrants electronic portal.



3. Authorises the Chief Executive Officer to negotiate minor amendments to the agreements, where necessary, to enable progress of the projects.
4. Endorses the Mayor and Chief Executive Officer to enter, sign and seal the Deed on behalf of the Council, if required by the State Government (pursuant to Section 38(c) of the Local Government Act 1999).
5. Notes that an updated Open Space Plan will be brought to General Council in August 2022.

Carried Unanimously

11.3 Draft Annual Business Plan 2022-2023 and Long-Term Financial Plan Report Reference GC220614R11.3

Meeting Suspension

Moved Councillor Veliskou

Seconded Councillor Telfer

That formal meeting procedures suspended to discuss the item.

6.51pm formal meeting procedures suspended

7.34pm Councillor Mason left the meeting

7.37pm Councillor Mason re-entered the meeting

7.46pm Councillor Duncan left the meeting

7.47pm Councillor Duncan re-entered the meeting

7.48pm formal meeting procedures resumed

Moved Councillor Shilling

Seconded Councillor Crossland

That Council:

1. Endorses the Draft Annual Business Plan 2022-23 and Draft Long Term Financial Plan (Attachment 1) be prepared for final consideration at the 28 June 2022 General Council meeting with variations as approved by Council on the basis of:
 - Average Rate increase of 2%
 - Minimum Rate of \$1091
 - Capping set at 10% with a \$20 minimum and \$200 maximum
 - Differential Rate by Land use:
 - Commercial 115%
 - Industrial 105%
 - Vacant Land 120%.
2. Endorses the changes now incorporated into the Draft ABP 2022-2023 and LTFP (Attachment 1), outlined in Table 1 of this report, with the final Draft 2022-23 ABP and LTFP to be presented for adoption at the 28 June 2022 General Council Meeting.
3. Endorses the Draft Fees and Charges Schedule for 2022-23 (Attachment 2) with the revised amendments to the rates for room hire for community centres and libraries provided in Attachment 1 to the minutes.



4. Endorses the forecast Grants Program for 2022-23 (Attachment 3).
5. Notes the Public Consultation feedback provided at Attachment 4 and that any amendments to the Draft Annual Business Plan 2022-23 will be brought back as part of the final endorsed version on 28 June 2022.
6. Endorses the inclusion of Glandore Oval as a strategic project noting that initial project planning and scoping will occur in 2022-2023 with the project brought into the budget in 2024-25.
7. Notes the suite of Corporate Key Performance Indicators for 2022-2023 (Attachment 5) with the following amendments to be included in the final version of the draft plan to be endorsed at the 28 June 2022 meeting:
 - *KPI-3 Total Employees Costs* amend to: a stretch target of 4% and core target 4.5%
 - *KPI-7 Staff Engagement*: agree with staff recommendations (altered questions for staff survey)
 - *KPI-10 Asset Utilisation of Sports and Community Venues*: amend the target to: 50% utilisation across venues (through the booking system).

Carried**Councillor Hull called a Division**

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

Those against: Councillor Hull

Carried

11.4 1 Cumbria Court, Mitchell Park - Future Use

Report Reference GC220614R11.4

Moved Councillor Telfer**Seconded Councillor Veliskou**

That Council:

1. Notes that from the week commencing 13 June 2022 the Mitchell Park Neighbourhood Centre will be located and operational in the new Mitchell Park Sports and Community Centre on Moreland Avenue.
2. Does not proceed with granting an occupancy agreement to any of the organisations that submitted an Expression of Interest during the community consultation process.
3. Endorses Option 4 A (Seek to purchase DECS land and demolish and dispose all of the site) and authorises:
 - a. The Chief Executive Officer to explore a potential purchase of the DECS owned portion of land currently leased to Council from DECS (see Attachment 7), and for the Mayor & Chief Executive Officer to be authorised to attest to the affixation of the Common Seal of the Corporation of the City of Marion, and for the Chief Executive Officer to execute any documentation as may be required to effect such purchase of the land. Council further resolves that any land purchased from DECS will be excluded from classification as community land.

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- b. The commencement of the process to investigate the revocation of the community land classification of 1 Cumbria Court Mitchell Park contained in Certificate of Title Volume 5808 Folio 815, and that a further report be presented to Council at the 26 July 2022 General Council Meeting seeking endorsement of a Section 194 Report for Consultation, in accordance with the requirements of Section 194 (2)(a) of the Local Government Act 1999.
4. Notes that subject to item 3 above, and all necessary regulatory and consultation steps as legally required being followed, that it is Council's intention that the buildings located on 1 Cumbria Court Mitchell Park contained in Certificate of Title Volume 5808 Folio 815 are demolished with a view to Council disposing of the land for market value.
5. Endorses that the service and pedestrian lane from Cumbria Court to Penrith Court and Harkin Avenue be retained, and that the nature play elements currently located at 1 Cumbria Court be relocated to Harkin Avenue Reserve in conjunction with other upgrades to Harkin Avenue Reserve to be determined.

Carried**Councillor Clancy called a Division**

Those for: Councillors Masika, Mason, Veliskou, Prior, Telfer, Shilling, Duncan, Gard and Crossland

Those against: Councillors Clancy and Hull

Carried

11.5 YMCA Solar - Marion Leisure & Fitness Centre

Report Reference GC220614R11.5

8.13pm Councillor Telfer left the meeting

8.16pm Councillor Telfer re-entered the meeting

Moved Councillor Veliskou**Seconded Councillor Clancy**

That the matter be left lying on the table to allow for additional information to be received.

Carried Unanimously

11.6 LGA Climate Change Policy Review

Report Reference GC220614R11.6

Moved Councillor Shilling**Seconded Councillor Crossland**

That Council:

1. Endorses the feedback to the LGA Climate Change Policy provided in Attachment 3, subject to any amendments made in the meeting.

Carried



11.7 Council Member Representative for the Council Assessment Panel (CAP) 2022-23
Report Reference GC220614R11.7

Councillor Gard declared a perceived conflict of interest in the item due to a matter that is likely to come before the Council Assessment Panel and will remain in the meeting for the item.

Councillor Prior declared a perceived conflict of interest in the item due to a potential build in the future that may come before the Council Assessment Panel and will remain in the meeting for the item.

Councillor Telfer nominated for the Council Member Position and was granted leave of the meeting to provide a brief summary of relative experience and why she should be considered for the position. Councillor Telfer declared an actual conflict of interest and left the meeting.

Councillor Shilling nominated for the Council Member Position and was granted leave of the meeting to provide a brief summary of relative experience and why he should be considered for the position. Councillor Shilling declared an actual conflict of interest and left the meeting.

8.28pm Councillor Telfer left the meeting.

8.28pm Councillor Shilling left the meeting.

Moved Councillor Crossland

Seconded Councillor Prior

That Council:

1. Appoints Councillor Shilling as Member of the Council Assessment Panel for a period of 1 July 2022 to 30 June 2023.
2. Appoints Councillor Telfer as Deputy Member of the Council Assessment Panel for a period of 1 July 2022 to 30 June 2023.

Carried Unanimously

Councillor Gard voted in favour
 Councillor Prior voted in favour

8.31pm Councillor Telfer re-entered the meeting

8.31pm Councillor Shilling re-entered the meeting

12 Corporate Reports for Information/Noting - Nil

13 Workshop / Presentation Items - Nil

14 Motions with Notice - Nil

15 Questions with Notice - Nil

16 Motions Without Notice

17 Questions Without Notice



18 Other Business

Councillor Mason - Recognition and Thanks for Service

The Mayor sought and was granted leave of the meeting to thank Councillor Mason for her contribution to Council noting this is her last General Council Meeting.

19 Meeting Closure

The meeting was declared closed at 8.31pm.

CONFIRMED THIS 28 DAY OF JUNE 2022

CHAIRPERSON

Attachment 1:

Revised amendments to the rates for room hire for Community Centres and Libraries

**Attachment 1:***Revised amendments to the rates for room hire for Community Centres and Libraries*

	GST	2021/22 Charge	Corporate Rates		Community Rate	
			Non CoM Business	CoM Business	Non CoM Community Grp	CoM Community Grp
			Corporate Rates		Community Rate	
			Non CoM Business	CoM Business	Non CoM Community Group, Non CoM individual/residents	CoM Community Group, CoM individual/residents
Hall Hire- Cooinda						
Cooinda Function Space (Hall, Café & Kitchen)	Y	New	\$65.00	\$32.00	\$32.00	\$16.00
Main Hall	Y	\$100.00	\$50.00	\$25.00	\$25.00	\$12.00
Café Space	Y	New	\$30.00	\$15.00	\$15.00	\$7.00
Kitchen	Y	New	\$30.00	\$15.00	\$15.00	\$7.00
Craft Room 1	Y	\$50.00	\$30.00	\$15.00	\$15.00	\$7.00
Craft Room 2	Y	New	\$30.00	\$15.00	\$15.00	\$7.00
Multipurpose Room	Y	New	\$30.00	\$15.00	\$15.00	\$7.00
Small Office	Y	New	\$10.00	Free	\$10.00	Free
Hall Hire - Glandore						
Clarke Hall (Hall, kitchen, studio and stage)	Y	\$100.00	\$65.00	\$32.00	\$32.00	\$16.00
Clarke Hall- Studio	Y	New	\$50.00	\$25.00	\$25.00	\$12.00
Clarke Hall- Stage	Y	New	\$50.00	\$25.00	\$25.00	\$12.00
Clarke Kitchen	Y	New	\$30.00	\$15.00	\$15.00	\$7.00
Rugby	Y	\$80.00	\$50.00	\$25.00	\$25.00	\$12.00
Slade Training Room	Y	\$50.00	\$30.00	\$15.00	\$15.00	\$7.00
Slade Community Room	Y	New	\$30.00	\$15.00	\$15.00	\$7.00
Slade Office 1	Y	New	\$10.00	Free	\$10.00	Free
Slade Office 2	Y	New	\$10.00	Free	\$10.00	Free
Opal Whole Site	Y	New	\$50.00	\$25.00	\$25.00	\$12.00
Opal Café	Y	New	\$30.00	\$15.00	\$15.00	\$7.00
Opal Café- side room	Y	New	\$30.00	\$15.00	\$15.00	\$7.00
Opal kitchen	Y	New	\$30.00	\$15.00	\$15.00	\$7.00
Hall Hire- Trott Park						
Whole Site (Hall, kitchenette and community)	Y	New	\$65.00	\$32.00	\$32.00	\$16.00
Main Hall	Y	\$100.00	\$50.00	\$25.00	\$25.00	\$12.00
Multipurpose Room	Y	New	\$30.00	\$15.00	\$15.00	\$7.00
Trott Park Community Room	Y	\$50.00	\$30.00	\$15.00	\$15.00	\$7.00
Kitchen	Y	New	\$10.00	Free	\$10.00	Free
Hall Hire - Mitchell Park Sports						
Activity Room A	Y	New	\$30.00	\$15.00	\$15.00	\$7.00
Activity Room B	Y	New	\$30.00	\$15.00	\$15.00	\$7.00
Activity A and B	Y	New	\$50.00	\$25.00	\$25.00	\$12.00
Activity C	Y	New	\$30.00	\$15.00	\$15.00	\$7.00
Activity D	Y	New	\$30.00	\$15.00	\$15.00	\$7.00
Activity E	Y	New	\$50.00	\$25.00	\$25.00	\$12.00
Meeting Room	Y	New	\$10.00	Free	\$10.00	Free
Upstairs Room - small	Y	New	\$50.00	\$25.00	\$40.00	\$20.00
Upstairs Room - Large	Y	New	\$80.00	\$40.00	\$50.00	\$25.00
Upstairs Room - Combined	Y	New	\$120.00	\$60.00	\$80.00	\$40.00
Cove Civic Centre						
Hall whole (200 people) p/hour	Y	\$100.00	\$90.00	\$45.00	\$40.00	\$20.00
Hall half (100 people) p/hour	Y	\$75.00	\$70.00	\$35.00	\$30.00	\$15.00
Hall quarter (50 people) p/hour	Y	\$50.00	\$50.00	\$25.00	\$20.00	\$10.00
Meeting Rooms (6 people) p/hour	Y	\$10.00	\$10.00	\$5.00	\$5.00	Free
Meeting Rooms (10 people) p/hour	Y	\$50.00	\$20.00	\$10.00	\$10.00	\$5.00
IT Training Room	Y	\$75.00	\$70.00	\$35.00	\$30.00	\$15.00
Co-working Space casual daily rate	Y	\$5.00			\$5.00	
Co-working Space partner monthly rate	Y	\$20.00			\$20.00	
Park Holme Library						
Meeting Room - full (12 people) p/hour	Y	New	\$20.00	\$10.00	\$10.00	\$5.00
Meeting Room - half (6 people) p/hour	Y	New	\$10.00	\$5.00	\$5.00	Free

6 Communications

Nil

6.1 Elected Member Verbal Communications

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

6.2 Mayoral Communication Report

Report Reference GC220628R6.2

Name of Council Member Mayor - Kris Hanna

Date	Event	Comments
15 May 2022	Palestine Memorial event at the Migration Museum	Attended
16 May 2022	Club Marion Committee Meeting	Attended
20 May 2022	Marion VIEW Club 20th Birthday Lunch	Attended
23 May 2022	Community Grants Presentation Ceremony	Presented
26 May 2022	LGA Climate Change Forum	Attended
26 May 2022	COAST FM Radio Interview	
26 May 2022	Defence Industry Day	Speaker
31 May 2022	Australian Friends of Palestine Association Dinner	Attended
29 May 2022	Palestinian Cultural Day	Attended
3 June 2022	Mitchell Park Neighbourhood Centre Farewell	Attended
15 June 2022	Marion City Lions 2022 Handover Dinner	Guest Speaker
15 June 2022	Opening of Wistow Crescent Reserve	Speaker
15 June 2022	Meeting with Bill Lianos – Owner of Pizza Hut Oaklands Park	
18 June 2022	South Adelaide Basketball Club match	Attended
19 June 2022	Launch of Refugee Week event	Speaker

6.3 Deputy Mayor Communication Report

Report Reference GC220628R6.3

Name of Council Member Deputy Mayor – Luke Hutchinson

Date	Event	Comments
1 June 2022	Southern Cultural Immersion Reconciliation event	Attended
6 June 2022	2022 Volunteer Awards Presentation	Attended
26 to 29 June 2022	Australian Local Government Association National General Assembly	Attended

6.4 CEO and Executive Communication Report

Report Reference GC220628R6.4

Date	Activity	Attended By
23 May 2022	Meeting Sorana Dinmore (CoM) MuleSoft meeting	Sorana Dinmore
24 May 2022	Meeting RAA EV Charge Network x Marion Council	Mathew Allen
25 May 2022	Meeting Sorana Dinmore (CoM) Chris White Prospect Council	Sorana Dinmore
25 May 2022	Meeting Tony Lines, Australian Gas Infrastructure Group	Tony Lines
25 May 2022	Meeting City of Marion, BYDA, Power Water and SA Water	Mathew Allen
26 May 2022	Meeting Sorana Dinmore (CoM) John Catarinich Agilyx	Sorana Dinmore
26 May 2022	Tour of Line Zero, Factory of the Future (BAE)	Tony Harrison Tony Lines

26 May 2022	Defence Industry Day	Tony Harrison
27 May 2022	Meeting Tony Harrison, Milos Milutinovic (Grand Parc) and Sarah Watson (Uniting Communities)	Tony Harrison
27 May 2022	Meeting Tony Harrison and Glenna (Croquet Club)	Tony Harrison
27 May 2022	Meeting City of Marion and City of Holdfast Bay re SMP	Mathew Allen
27 May 2022	Annual Leadership Excellence Gala Awards	Tony Harrison Sorana Dinmore
30 May 2022	Meeting Sorana Dinmore (CoM) Hannan & Partners	Sorana Dinmore
31 May 2022	Meeting Sorana Dinmore (CoM) Sofia Sy Randstad	Sorana Dinmore
31 May 2022	Marion Croquet Club Committee Meeting	Tony Harrison
31 May 2022	Meeting City of Marion and Mark Devine (Peet) re Tonsley Village Open Space)	Tony Lines
31 May 2022	Meeting Tony Harrison and Christine Locher	Tony Harrison
1 June 2022	Meeting Tony Harrison, Paul Sutton (City of Charles Sturt), Mark Withers (City of Port Adelaide Enfield) and Anthony Jones	Tony Harrison
1 June 2022	Meeting Tony Harrison, Maria Palumbo and Sonia Sheppard (Junction Australia)	Tony Harrison
1 June 2022	RSPCA Animal care Campus VIP Launch	Tony Harrison
1 June 2022	Meeting City of Marion, Bruce Hull & Westfield Marion Centre Management	Ben Keen
3 June 2022	Mitchell Park Neighbourhood Centre Farewell	Ben Keen
6 June 2022	SRWRA Board meeting	Sorana Dinmore
7 June 2022	Meeting Sorana Dinmore (CoM)	Sorana Dinmore

	DataCom	
7 June 2022	Meeting Sorana Dinmore (CoM) Denise Picton Oz Train	Sorana Dinmore
8 June 2022	Oaklands Green PCG Monthly Meeting	Tony Lines Ben Keen
9 June 2022	Meeting Sorana Dinmore (CoM) John Catarinich Agilyx	Sorana Dinmore
9 June 2022	Meeting Tony Harrison, Tony Lines and Stephen Campbell	Tony Harrison Tony Lines
9 June 2022	Meeting City of Marion, City Of West Torrens and Chantal Milton (Holmes Dyer)	Tony Lines
9 June 2022	Meeting Tony Harrison, Mathew Allen (City of Marion) and Sarah Andrew MP (Member for Gibson)	Tony Harrison
9 June 2022	Meeting Tony Lines and Residents of River Parade re Coastal Walkway	Tony Lines
10 June 2022	Meeting City of Marion, City of Holdfast Bay and AGD re proposed Suburb Boundary realignment - Seacliff, Marino, Seacliff Park	Tony Lines
10 June 2022	Tonsley PCG Meeting	Tony Lines Ben Keen
14 June 2022	Meeting Sorana Dinmore (CoM) SynergyIQ	Sorana Dinmore
14 June 2022	Meeting Tony Lines, Warwick Deller-Coombs (City of Marion) and Uby Faddoul (Catholic Education)	Tony Lines
15 June 2022	Meeting City of Marion and Department of Infrastructure and Transport re City Shaping	Tony Lines
17 June 2022	SMRF JV Advisory Committee	Sorana Dinmore
17 June 2022	Meeting Sorana Dinmore (CoM) Niall Kennedy Preferred Training Networks	Sorana Dinmore

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6.5 Elected Member Communication Report

Report Reference GC220628R6.5
Name of Council Councillor Telfer
Member

Date	Event	Comments
26/5/2022	Reconciliation Action Plan	Working Group Meeting
1/6/2022	Reconciliation Week Southern Immersion	Display events participated
3/6/2022	General Manager Ben Keen	Ward issues meeting
10/6/2022	Tonsley reserves and hierarchies with City Activation and Open space staff	Regional facility discussion
13/6/2022	Warriparinga Ward briefing	By zoom with staff
13/6/2022	Mitchell Park Centre tour	With staff
15/6/2022	Council Assessment	Panel and chair farewell
13/6/2022	Mitchell Park Centre Tour Guides	Led induction
16/6/2022	Dover Dog Club and Spark a Revolution inspection	Negotiated concerns
22/6/2022	Launch Running Sheets and VIP arrangements	Staff discussion
23/6/2022	MPSCC Official Opening Launch & VIP function	Spoke at Launch
25/6/2022	Reconciliation Action Plan	Working Group Meeting

7 Adjourned Items - Nil

8 Deputations

8.1 Deputation - Marion Arena Proposal

Report Reference	GC220628D8.1
Originating Officer	Business Support Officer – Governance and Council Support – Cassidy Ryles
Corporate Manager	Manager Office of the CEO – Kate McKenzie
General Manager	Chief Executive Officer – Tony Harrison

SPEAKER

Ms Laura Galdes

ORGANISATION

Resident

COMMENTS

Ms Laura Galdes has requested to make a deputation to Council on behalf of the signatories of the petition in relation to the Marion Arena Proposal.

ATTACHMENTS

Nil

9 Petitions

9.1 Petition - Marion Arena Proposal

Report Reference	GC220628P9.1
Originating Officer	Manager Development and Regulatory Services – Warwick Deller-Coombs
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Tony Lines

PETITION FROM

Ms Laura Galdes

NUMBER OF SIGNATORIES

32

Both petitions have been signed by the same signatories and contain the same number of signatures.

DATE PETITION RECEIVED

17 June 2022

CORRESPONDENCE – Petition 1 (re: Community Land Management Plan)

Marion Area Ice Rink Consultation

Residents do not agree with the proposal; in relation to 262 Sturt Road (Volume 5794 Folio 420), Marion Draft 62a Sturt Road (Volume 5794 Folio 420), Marion Community Land Management Plan.

Residents do not agree with the proposed land use change (outlined above), as it will allow development at the site that will negatively impact residents.

We request that Council keep the land comprising 262a Sturt Road, Marion (Volume 5794 Folio 429) in its current Community Land Management Plan; 'Community Land Management Plan 6 - Principal Sporting or Recreational Facilities'.

We ask that the Council please consider maintaining the existing land management plan and recognise that the proposed changes will not benefit Marion residents, but in contrast will have detrimental impacts on the area and its residents.

ORIGINATING OFFICER COMMENTS – Petition 1 (re: Community Land Management Plan)

The draft Community Land Management Plan (CLMP) for Marion Arena does not change the proposed use of the land. The proposed lease and development of the site are not considered to be not inconsistent with the objectives of the current CLMP; '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 assessment process, noting that no capital investment from Council will be required.

It is recommended that Council consider the petition received alongside the report for the Marion Arena Community Land Management Plan.

CORRESPONDENCE – Petition 2 - (Proposal and Terms of Lease)

Marion Area Ice Rink consultation

Residents do not support the proposal for the 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

The above proposal will negatively impact residents through the following ways; traffic/parking issues, noise/lighting pollution, increased crime/ reduced safety, increased foot and vehicle traffic, reduced property values, ruin street scape, remove open space, change residential streetscape and liveability of area.

We request that Council reject the proposal for the 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, at 262a Sturt Road, Marion (Volume 5794 Folio 420).

ORIGINATING OFFICER COMMENTS – Petition 2

In addition to the response provided for Petition 1, and in order for the proposal to be commercially viable to deliver a sport and recreational facility at no costs to Council, the maximum term permitted under the Local Government Act 1999 needs to be applied for the developer to have an opportunity to recoup their capital investment into the site.

To note, any development application process will require an assessment of issues raised in this petition, particularly around traffic, streetscape, parking and amenity issues. Furthermore, based on early concept designs, the development proposal is likely to trigger a public notification process giving residents and the public a chance to provide comments.

It is recommended that Council consider the petition received alongside the report for the Marion Arena Proposal to Lease.

RECOMMENDATION

That Council:

- 1. Notes the two petitions received from Laura Galdes**
- 2. Considers the petitions in its decision making in relation to the reports for:**
 - a. Marion Arena Community Land Management Plan**
 - b. Marion Arena Proposal to Grant Lease**
- 3. Advises the head petitioner/s of the resolutions of Council.**

ATTACHMENTS

1. Petition re 262 A Sturt Road Marion [9.1.1 - 4 pages]

PETITION – CITY OF MARION

To His Worship the Mayor and Councillors of the City of Marion

Date Petition Initiated: 09-Jun-2022

Petition Contact Person: Laura Galdes

Address: Douglas Street, Marion SA 5043

Telephone: 0422 636 794

Email: tandlolsson17@gmail.com

Office Use Only
Date Petition Received

RECEIVED
CITY OF MARION

17 JUN 2022

RECORD NUMBER

The petition of (identify the individuals or group, e.g. residents of the City of Marion)

Residents of the City of Marion who live in close proximity to 262A Sturt Road, Marion.

Draws the attention of the Council (identify the circumstances of the case)

Marion Area Ice Rink consultation

Residents do not agree with the proposal; in relation to 262 Sturt Road (Volume 5794 Folio 420), Marion:
Draft 62a Sturt Road (Volume 5794 Folio 420), Marion Community Land Management Plan

Residents do not agree with the proposed land use change (outlined above), as it will allow development at the site that will negatively impact residents.

The petitioners therefore request that the Council (outline the action that the Council should or should not take)

We request that Council keep the land comprising 262a Sturt Road, Marion (Volume 5794 Folio 429) in its current Community Land Management Plan; 'Community Land Management Plan 6 – Principal Sporting or Recreational Facilities'.

We ask that the Council please consider maintaining the existing land management plan and recognise that the proposed changes will not benefit marion residents, but in contrast will have detrimental impacts on the area and its residents.

Name	Address (if you reside outside of the City of Marion, please indicate if you own a property or business within the City of Marion)	Y / N	Signature
Joanne Smith	16 Douglas St, MARION SA	Y	[Signature]
Mike Thorpe	" " "	"	[Signature]
Steve Dennis	13 Douglas St Marion		[Signature]
ANDREA GILBOURNE	18 DOUGLAS ST MARION	"	[Signature]
Margaret Said	14 Douglas St. Marion	"	[Signature]
Lynne Hargreaves	5 Douglas St, Marion	Y	[Signature]
STEVE POLITT	7 SHELLEY AVE MARION		[Signature]
Madeleine Said	4 Parslow Rd, Marion	-	[Signature]
Michelle Slow	11 Douglas St Marion		[Signature]
Peter Ward	9 Douglas St Marion		[Signature]

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

①

Identify the details of the petition on each page

Marion Ice Rink Consultation 262a Sturt Rd Marion
 Residents do not support the Proposed changes to the
 Existing Community Land Management Plan.

Name	Address (If you reside outside of the City of Marion, please indicate if you own a property or business within the City of Marion) Y/N	Signature
Linda Ward	9 Douglas Street, Marion	L Ward
Yukino Hall	3A Douglas Street, Marion	Yukino
Ben Hall	3A Douglas Street, Marion	Ben
Amanda Robinson	2 Parslow Rd, Marion	Amanda
Chris Lewis	7 Douglas St Marion	Chris
Gloria Lewis	7 Douglas St Marion	Gloria
VANITHA ARJUNAN	2, SHELLEY AVENUE, MARION	A. Vanitha
Corey Lloyd	6, Parslow Rd Marion	Corey
Liz Hearn	7 Parslow Rd Marion	Liz
Robert Taylor	2d Parslow Rd Marion	Robert
Annette Taylor	2d Parslow Rd Marion	A Taylor
Louise Ayling	2C Parslow Rd Marion	Louise
Emma Abeil	3 Parslow Rd, Marion	Emma
A. Waniarocha	2 Christina st.	A. Waniarocha
Geoff Mills	2A Parslow Rd Marion	Geoff
Barbara Walter	4 Douglas St Marion	Barbara
Alan Chalmers	10 Douglas St Marion	Alan
Wayne Phillips	6 Shelley Ave Marion	Wayne
Bikram Yonji	3 Shelley Ave Marion	Bikram
Alan Rayner	19 SHELLEY AVE MARION	Alan
Catherine Galdes	22 Douglas Street Marion	Catherine
Tobias Olsson	20 Douglas St Marion	Tobias

Attach additional sheets if required

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

(2)

②

PETITION – CITY OF MARION

To His Worship the Mayor and Councillors of the City of Marion

Office Use Only
Date Petition Received

Date Petition Initiated: 09-Jun-2022

Petition Contact Person: Laura Galdes

Address: Douglas Street, Marion

Telephone: 0422 636 794

Email: tandlolsson17@gmail.com

RECEIVED
CITY OF MARION

17 JUN 2022

RECORD NUMBER

The petition of (identify the individuals or group, e.g. residents of the City of Marion)

City of Marion Residents in close proximity to 262a Sturt Road, Marion (Volume 5794 Folio 420)

Draws the attention of the Council (identify the circumstances of the case)

Marion Arena Ice Rink Consultation

Residents do not support the proposal for the 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

The above proposal will negatively impact residents through the following ways; traffic/parking issues, noise/lighting pollution, increased crime/reduced safety, increased foot and vehicle traffic, reduced property values, ruin street scape, remove open space, change residential streetscape and livability of area.

The petitioners therefore request that the Council (outline the action that the Council should or should not take)

We request that Council reject the proposal for the 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, at 262a Sturt Road, Marion (Volume 5794 Folio 420)

Name	Address (if you reside outside of the City of Marion, please indicate if you own a property or business within the City of Marion) Y / N	Signature
Joanne Smith	16 Douglas Street, MARION	
Mike Thorpe	" " "	
STEVE DENNIS	13 Douglas Street Marion	
A. GILBOURNE	18 DOUGLAS ST MARION	
Margaret Said	14 Douglas St. Marion.	
Lynne Hargreaves	5 Douglas St, Marion	
STEVE POLYIS	7 SHELLEY AVE MARION	
Madeline Said	11 Parslow Road, Marion	
Michelle Slow	11 Douglas St Marion	
Peter Ward	9 Douglas St. Marion	

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

①

Identify the details of the petition on each page

Marion Ice Rink Consultation 262a Sturt Rd Marion
Residents do not support the proposed lease that allows
Construction of a multi-sport recreation facility.

Name	Address (if you reside outside of the City of Marion, please indicate if you own a property or business within the City of Marion)	Y/N	Signature
Linda Ward	9 Douglas Street, Marion		L Ward
Raeleen Hall	U2 2 Lambton St, Oaklands Park		R Raeleen
Amanda Robinson	2 Parslow Rd, Marion		A Robinson
Chris Lewis	7 Douglas St Marion		C Lewis
Gloria Lewis	7 Douglas St Marion		G Lewis
VANITHA ARJUNAN	2 Shelley Avenue, Marion		A. Vanitha
Monique Palumbo	1c Parslow Rd, Marion		M Palumbo
Corey Lloyd	6 Parslow Rd, Marion		C Lloyd
Liz Heann	7 Parslow Rd Marion		L Heann
Robert Taylor	2d Parslow Rd Marion		R Taylor
Annette Taylor	2d Parslow Rd Marion		A Taylor
Louise Ayling	2c Parslow Road Marion		L Ayling
Eryn Albert	3 Parslow Rd, Marion		E Albert
Hef. Klamianko	2 Christina		H Klamianko
Geoff Muth	2n Parslow Rd Marion		G Muth
Barbara Walter	4 Douglas St Marion		B Walter
Alan Chalmers	10 Douglas St Marion		A Chalmers
Wayne Philly	6 Shelley Ave Marion		W Philly
Birkom 7021	3 Shelley Ave Marion		Birkom
Alan Rayner	1A Shelley Ave Marion		A Rayner
Catherine Galdes	22 Douglas Street MARION		C Galdes
Tobias Olsson	20 Douglas St Marion		T Olsson

Attach additional sheets if required

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

(2)

10 Committee Recommendations - Nil

11 Corporate Reports for Decision

11.1 Marion Arena Community Land Management Plan

Report Reference	GC220628R11.1
Originating Officer	Unit Manager Land & Property – Michael Collins
Corporate Manager	Manager City Property - Thuyen Vi-Alternetti
General Manager	Acting General Manager City Development – Warwick Deller-Coombs

REPORT OBJECTIVE

The objective of the report is for Council to consider the responses received during the community consultation process for the proposal to adopt a new Community Land Management Plan (CLMP) for the Marion Arena site at 262A Sturt Road.

REPORT HISTORY

Report Reference	Report Title
GC220524R12.4	Marion Arena Proposal 262A Sturt Road, Marion – Community Consultation

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.

Council has resolved in accordance with the Local Government Act, 1999 (the Act), to undertake a period of public consultation separately for the adoption of a proposed CLMP under Section 197 of the Act and the alienation of community land by a lease for more than 5 years under Section 202.

The consultations which were run concurrently to one another for a period of 26 days opened on 25 May 2022 and closed 20 June 2022. This report considers the responses received in relation to the adoption of the new CLMP.

A total of 109 responses were received during the consultation. 72 were supportive of the proposal to adopt the new CLMP as written, 20 were not supportive of the proposal, and 17 were supportive subject to some changes being made to the CLMP. Overall, there was overwhelming support for the adoption of the CLMP as written.

RECOMMENDATION

That Council:

1. Notes the feedback received from the community consultation process has been considered by Council Members.
2. Resolves to adopt the Marion Arena CLMP included in Attachment 5 and
 - a. Places a Notice in the Advertiser Newspaper and the South Australian Government Gazette confirming the adoption of the Marion Arena CLMP.
 - b. Updates Council's 'Community Land Management Plan 6 – Principal Sporting

or Recreational Facilities’ to remove 262A Sturt Road Marion from the CLMP, and that this be done as a minor administrative change which will have limited or no impact on the community.

DISCUSSION

Background

Council 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. Marion Croquet Club currently occupy the site on a month-to-month basis and have no written agreement. 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 previously been included in ‘Community Land Management Plan 6 – Principal Sporting or Recreational Facilities’. Council has now separately considered the adoption of an individual 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 new 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 new management plan further reflects 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.

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 are applying for a new Certificate of Title free from the condition for Allotment 100 in Filed Plan 147234.

Community Consultation

The community consultation which was run concurrently with, but separately from the consultation on the proposal to alienate community land by lease for a period of more than 5 years and was open for a period commencing 25 May 2022 and closing on 20 June 2022.

The consultation activities included:

- A Notice in the Advertiser Newspaper
- A section on Council’s Making Marion website
- Direct Mail to 507 neighbouring properties
- Social media posts on Council social media accounts

The consultation activities were 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 use of the land.

A total of 109 responses were received during the consultation. 72 were supportive of the proposal to adopt the new CLMP as written, 20 were not supportive of the proposal, and 17 were supportive subject to some changes being made to the CLMP. Overall there was overwhelming support for the adoption of the CLMP as written.

Full details of the comments received during the consultation process can be found in **Attachment 1**. Those comments which were either opposed to the CLMP or wanted to see changes to the CLMP generally wanted to see more detailed information contained in the plan, which is only intended to be a high-level document. Details terms in relation to the lease of the site will be included in the lease agreement. A number of the comments were in relation to tree removal, further plantings and traffic management which will be matters for consideration as part of the Development Approval process for the development.

Summary

In view of the overwhelming support for the adoption of the Marion Arena CLMP as drafted it is recommended that Council endorse the adoption of the CLMP which will come into effect on publication of a Notice in the Advertiser Newspaper and the South Australian Government Gazette.

It is further recommended that Council resolve to amend the 'Community Land Management Plan 6 – Principal Sporting or Recreational Facilities' to remove 262A Sturt Road Marion from the CLMP, and that this be done as a minor administrative change which will have limited or no impact on the community, hence not requiring the need for community consultation.

ATTACHMENTS

1. Marion Arena Community Engagement Plan [**11.1.1** - 17 pages]
2. Marion Arena - CLMP Consultation [**11.1.2** - 9 pages]
3. Marion Arena - General Feedback Consultation [**11.1.3** - 6 pages]
4. 262a Sturt Road, Marion - General Feedback Consultation Comments [**11.1.4** - 20 pages]
5. 262a Sturt Road, Marion - Guestbook & Email Feedback [**11.1.5** - 10 pages]
6. Draft Community Land Management Plan - Marion Arena [**11.1.6** - 6 pages]

Marion Arena - 262a Sturt Road

Community Engagement Plan

DRAFT



Project:	
Title	Community Engagement Plan – 262a Sturt Road Project
Program/Project name	262a Sturt Road – Marion arena Development
Date	May 2022
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
- The community are asked whether they believe this proposal is favourable for themselves and the greater community.
- 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
Internal 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
Primary <ul style="list-style-type: none"> • Croquet Club • Club Marion • Bowls Club • Surrounding residential properties • Marion Tennis Club • Basketball SA • Ice Hockey Club (Adelaide Lightning*) • Beyond Boulderling • Rock Climbing bodies (Climbing Club of SA, SAREA) • Ice Sport bodies • Scouts • Marion RSL 	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



<ul style="list-style-type: none"> Local businesses (Goodlife etc.) 					
Engagement Activities					
<p>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.</p> <p>Engagement activities identified but not limited to:</p> <ul style="list-style-type: none"> Making Marion website content <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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"> Elected Members ELT 	<ul style="list-style-type: none"> To review the engagement approach To endorse and support the engagement approach and have early awareness
Stakeholder Notice	Inform & consult	<ul style="list-style-type: none"> Any interested or affected parties Making Marion newsletter to database 	<ul style="list-style-type: none"> Inform stakeholders of the proposal and invite to consult
Council webpage content	Consult	<ul style="list-style-type: none"> Any interested or affected parties 	<ul style="list-style-type: none"> Inform stakeholders of the proposal and give information Making Marion page with online submission form Allow for feedback
Social Media and Direct Mail	Inform	<ul style="list-style-type: none"> Adjacent and surrounding residents and businesses Other identified stakeholders 	<ul style="list-style-type: none"> Raise awareness and promote Making Marion opportunity to provide feedback
Consideration of feedback	Consult	<ul style="list-style-type: none"> Council staff Elected Members 	<ul style="list-style-type: none"> Ensure feedback is captured and used to inform Council's decision-making process
Feedback to those who engaged	Inform	<ul style="list-style-type: none"> All parties that took part in the engagement process 	<ul style="list-style-type: none"> Ensure those who engaged in the process are informed of how their feedback was used and of the final outcome – close the loop

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	EXTENDED TO 20 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



DRAFT

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 with an 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 Providing Feedback Community Engagement Plan



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. 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 – 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



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

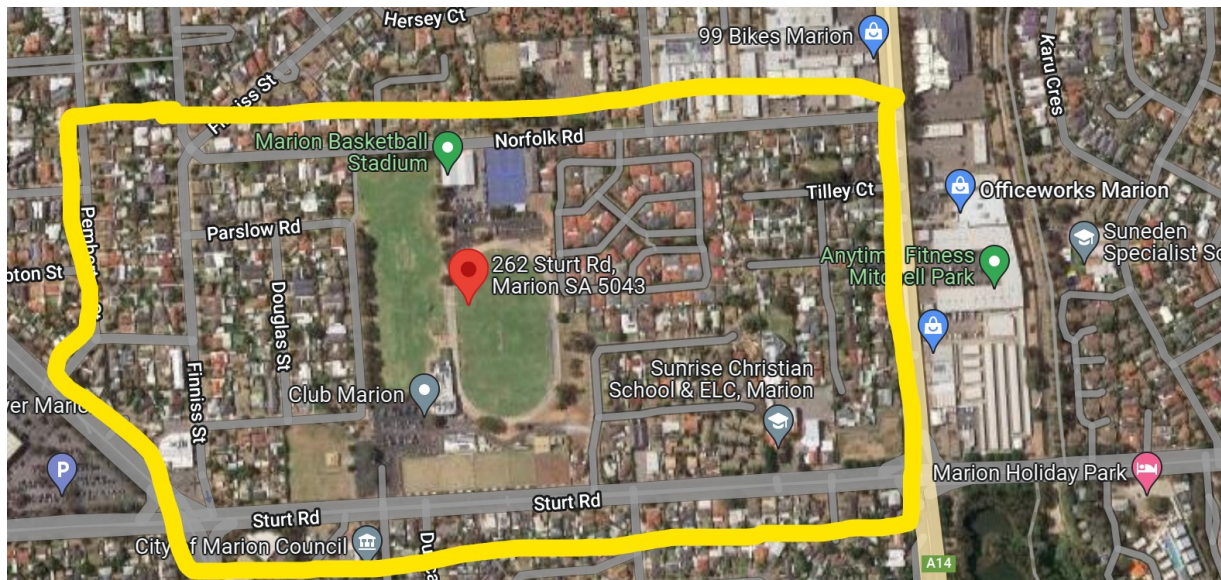
COMMUNITY LAND MANAGEMENT PLAN

& LEASE PROPOSAL

www.makingmarion.com.au/ice-rink

Consultation closes 5pm 1JUNE 2022

Marion Arena - 262a Sturt Road
TBA
 Community Engagement Plan
DRAFT
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:

GENERAL FEEDBACK SURVEY

Which suburb do you live in?

(Drop down list + 'other')

Please select which relevant activity you currently participate in (you may select more than one):

Ice hockey

Ice Skating - Recreational

Ice Skating – Competitively

Rock climbing – Recreational

Rock climbing – Competitively

Attend play café with children

None of the above

Other _____

Please indicate your response to the following statements - (Likert – Completely Agree, Agree, Neutral, Disagree, Completely disagree, Not applicable)

- I support the proposed Marion Arena by Cruashan Investments and Pelligra Group
- The proposed Marion Arena by Cruashan Investments and Pelligra Group will make Marion more Liveable
- I would use a facility such as the proposed Marion Arena by Cruashan Investments and Pelligra Group

Please provide any further comments below

CLMP SURVEY

Marion Arena - 262a Sturt Road Community Engagement Plan DRAFT

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:

LEASE SURVEY

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:

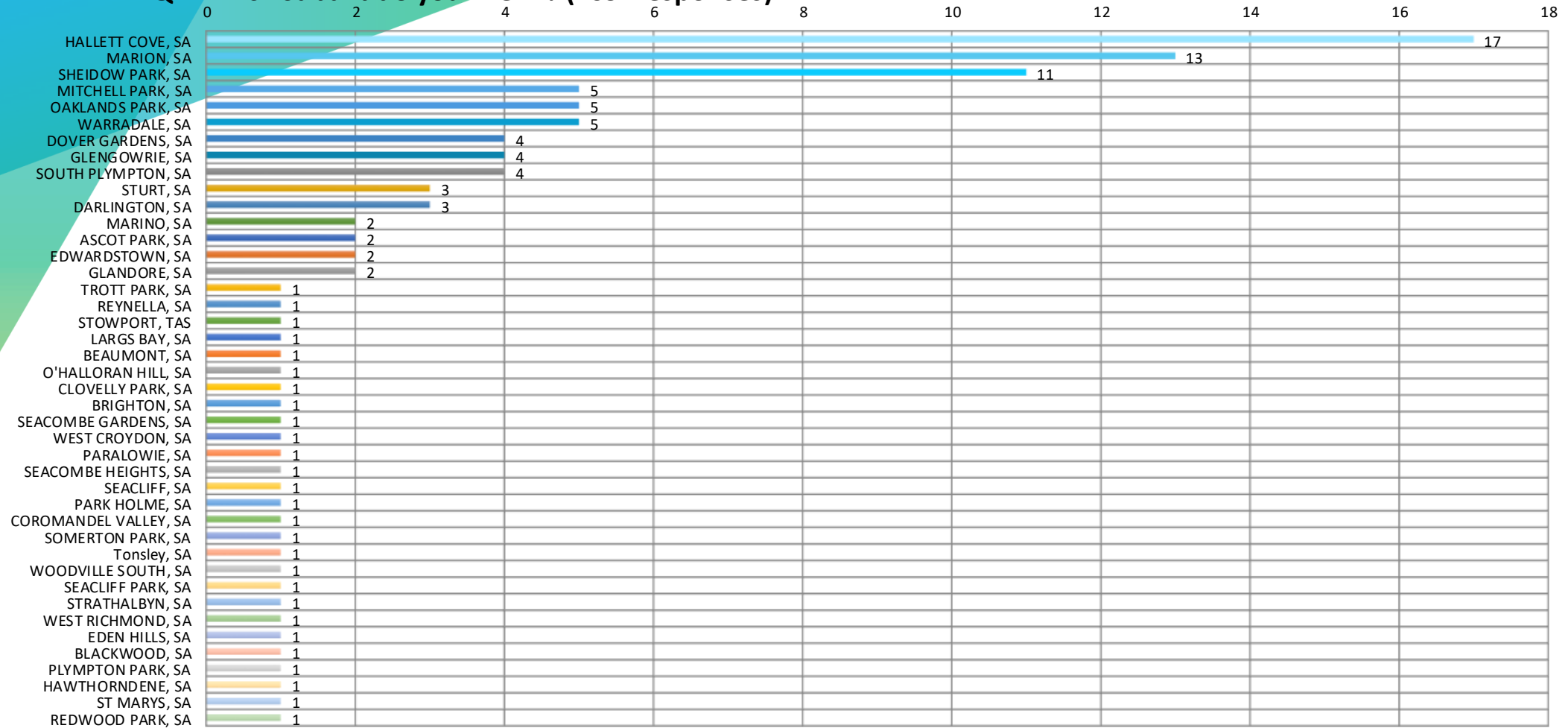
Marion Arena – 262a Sturt Road, Marion Draft CLMP Consultation

SURVEY RESPONSE REPORT
25 May 2022 - 20 June 2022

Visitors: 147

Contributors: 109

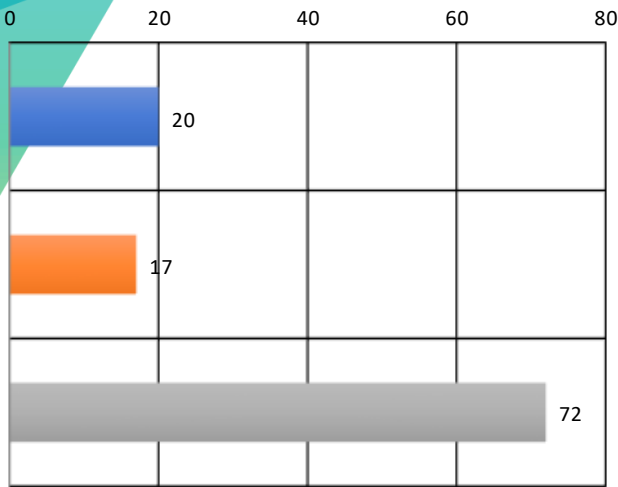
Q1 Which suburb do you live in? (109 Responses)



262a Sturt Road, Marion Draft CLMP Consultation 2022

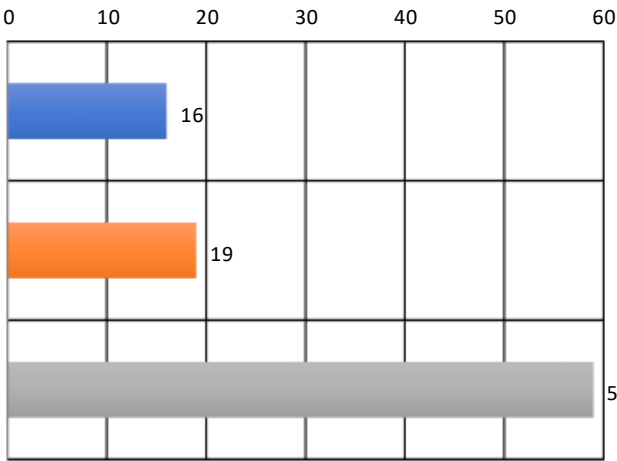
Do you support the Community Land Management Plan as drafted?

All Participants



- 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

CoM Residents Only



- 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

Suggested Amendments to CLMP from CoM participants who selected 'No – I wish for Council to consider amendments prior to adopting a new CLMP'

Ensure adequate parking for ALL users of this area & better access to Sturt Rd without further congesting Sturt Rd.
The ice rink would apply only to a certain demographic within the area and city
I would like to see effort made to incorporate significant planting to compensate for the lost vegetation in the area, WSUD drainage systems for the car park and energy efficiency considerations for the building as it will require massive energy use
No true Adelaidian will support extensive vertical structures in a suburban environment. Limit any plan to two stories or less and many of us may support the plan.
Should be kept as open land.
1. Secure cycle parking be provided close to entrances. This should be explicit in all developments considered by council but only car parking is mentioned here.
2. Developments should be carbon neutral or have an offset plan both for construction and operation
That the Plan ensures a sufficiently wide strip/zone of land along the Sturt Rd and western, northern and eastern sides of any building to allow for the planting of tall trees. Bearing in mind that current open space will be lost, this would soften the building's impact on the surrounding area.
More consideration for access and inclusion elements, including Universal Design and inline with your DAIP. For a 42 year lease, your DAIP will grow and change over the years, especially in light of the Royal Disability Commission - I would like to see foresight that this site seriously considers these features and adopts them in their plan for a more inclusive and accessible space EVERYONE can use.
Give Aboriginal community a veto if they approve the change.
No mentioned of what happens at the end of the lease? Should that be listed here? Sorry, I am lawyer. But would like to know what happens after the 42 years or if the lease is broken early.
We are building two townhouses next door (244 Sturt Road, Marion) and we want to make sure the Ice Arena Building isn't too close to the connecting fence and the air conditioners are on the other side of building so there is less noise.
The CLMP seems to be heavily geared towards commercial development of the site. I do not support this. Given Council's seeming intent to steer use of the site this way, I wish for the CLMP to be amended to ensure protection for the Council (and its ratepayers) regarding any developments/infrastructure erected on the land by private developers and the potential financial impacts of same on Council during the term of a lease and at the end of a lease. The current proposed development provides option for the Council to purchase the complex at an agreed price at the end of the lease. I don't feel this is appropriate. Any commercial arrangements should ensure that the investor can achieve a return on investment (recover costs of development and make a profit), in the scheduled term of the lease, with the infrastructure to be handed over to Council at the end of the lease term. Further, what are the implications for Council if the development fails to be completed (noting the instability of the current construction sector), or if the operator becomes bankrupt at some stage of the 42-year lease? What if the development proves to be financially unviable (i.e. fails to turn a profit)? Who pays to tear down the structure if it proves to be a 'white elephant'? The CLMP should include protection provisions ensuring that Council holds no financial liability for unprofitable commercial development proposals nor for the potential financial consequences of such developments at the end of a lease period and/or if they fail for any reason at any time during the lease.
how much energy will it cost in the future
I would like you to retain the big gum trees in the car park make them a feature to the entrance reduce the size of the complex
The two stately gum trees need to be protected. Marion Council has been planting tree saplings. A sapling will need to grow for many decades before it begins to contribute anywhere near what those two trees contribute to Marion City. They release into the atmosphere large amounts of oxygen. They draw in carbon dioxide beneath the soil amongst their vast root systems and draw in carbon above in their vast leaf canopies. Their vast canopies above and below the earth provides vital habitat for insects, birds and small animals. Children and adults alike can marvel at the grandeur and history of the trees and experience a sense of wonder that contributes to human well-being. Concrete, steel, glass, artificially-produced ice and bituminised car parks bare no comparison to the economic and social loss of those two magnificent trees. Will Council be ensuring that any building on the site is built to a high standard of sustainability which includes the care of the two trees in question?
The recent federal elections reflect the feeling and concerns of millions of citizens with the impending effects of Climate Change. I speak on behalf of the trees in question on the site. [REDACTED]

262a Sturt Road, Marion Draft CLMP Consultation 2022

Suggested Amendments to CLMP from participants who ARE NOT CoM residents and selected 'No – I wish for Council to consider amendments prior to adopting a new CLMP'

There is a significant loss of parking with no new proposed parking in documents to date. Marion Sports club already has parking restraints with existing use and council outsourced parking. This plan removes 30-40 car parks and adds significant more patronage to the limited space. It also removes green field spaces that are already lacking even as per the Councils own report 7 years ago (approx)

All Comments 1/4

I believe if an appropriate management plan is put in place and the proposed arena and climbing area is established that this will benefit the community through provision of year round opportunities for competitive sports and recreational opportunities.
Ensure adequate parking for ALL users of this area & better access to Sturt Rd without further congesting Sturt Rd.
I think this sounds like a great facility for the community.
The ice rink would apply only to a certain demographic within the area and city
I believe utilising existing recreational land for further recreation, which could draw in visitors for local, national and international events should be supported, and is why I fully support this plan, as one of the region's future interstate visitors!
Ice area would be amazing. I have small kids and it's way closer than taking them into the city
These types of projects are desperately needed. The only issue is that this area is used as overflow parking for Westfield in peak periods. Is there a solution proposed for that?
The rink is in line with ensuring the land is used for recreational purposes - and an improvement over the currently underused croquet grounds.
I would like to see effort made to incorporate significant planting to compensate for the lost vegetation in the area, WSUD drainage systems for the car park and energy efficiency considerations for the building as it will require massive energy use
No true Adelaidian will support extensive vertical structures in a suburban environment. Limit any plan to two stories or less and many of us may support the plan.
I support Marion Councils plans but encourage that traffic on Sturt road be unaffected.
The area does not need this change.
Hope this development 'gets its skates on'
It would be good to see the land used to bring in more people to the community at no cost to the Council. My concern is traffic management on the already busy Sturt Road. I don't travel down that road on a regular basis - avoiding it when possible because the traffic banks up from the Marion Road intersection. Turning lane extensions may be required and road markings to allow people to get out of the site without traffic being queued across. Another set of lights (maybe incorporating and moving the existing pedestrian crossing near Grandview St) may assist - or just make travelling in that area worse.
An ice hockey facility on this land is a great idea and will highly benefit community members.
I believe this area will be very welcome to the Marion community and be a great addition for families in the area.
I want to maintain the open space for sports use, the aesthetics and I'm concerned about the impact of increased traffic flow and parking into the adjacent streets of Shelley, Christina and Douglas Streets.
It's a great idea, something new for people today
Will there be 6-8 change rooms to host international ice hockey competitions?
Will glass be installed to host para hockey competitions?
Please make sure the extra traffic and parking issues are addressed
I have been playing Ice Hockey for nearly 8 years and coaching youth 4 years. I would suggest a double the international size ice sheet and increase to 1000 spectator capacity, plus small gym running exercising, warm-up and smaller gym with equipment.
Good size rock climbing wall and bouldering gym.
Lukas
I think it is a fantastic opportunity and I really hope it goes ahead to benefit families, kids and local business.
I'd like to see some trees kept around the perimeter

262a Sturt Road, Marion Draft CLMP Consultation 2022

All Comments 2/4

Community Land is a community asset and should stay that way. open space is at a premium and once the land use changes there is no protection for the community in the future. I am sure there are other sporting clubs that would benefit from the open space that are not currently utilising the facility, for example there is no netball club affiliated with Club marion, which would be a much better outlet for our young people.
Should be kept as open land.
Is there area located for the croquet club?
This is in a great position
1. Secure cycle parking be provided close to entrances. This should be explicit in all developments considered by council but only car parking is mentioned here.
2. Developments should be carbon neutral or have an offset plan both for construction and operation
It's community land NOT for private enterprise to steal for future use that only supports the wealthy to attend. I'd support council actually putting money into community facilities only on this site
I think this is a great idea and draws me to look to purchase a house closer to the Marion (currently renting)
Would love for this to go ahead as I play ice hockey since I was 16 and have always dreamt about the day we had a full size rink. Going to have to work on my fitness to make it all the way to the other end haha. Thank you
That the Plan ensures a sufficiently wide strip/zone of land along the Sturt Rd and western, northern and eastern sides of any building to allow for the planting of tall trees. Bearing in mind that current open space will be lost, this would soften the building's impact on the surrounding area.
More consideration for access and inclusion elements, including Universal Design and inline with your DAIP. For a 42 year lease, your DAIP will grow and change over the years, especially in light of the Royal Disability Commission - I would like to see foresight that this site seriously considers these features and adopts them in their plan for a more inclusive and accessible space EVERYONE can use.
Give Aboriginal community a veto if they approve the change.
No mentioned of what happens at the end of the lease? Should that be listed here? Sorry, I am lawyer. But would like to know what happens after the 42 years or if the lease is broken early.
I'd like to see more information about how you will offset the carbon emissions that will be generated by creating and maintaining the ice rink and necessary temperatures especially in our long hot summers.
We are building two townhouses next door (244 Sturt Road, Marion) and we want to make sure the Ice Arena Building isn't too close to the connecting fence and the air conditioners are on the other side of building so there is less noise.
I would prefer the land be used to support the whole community

All Comments 3/4

The CLMP seems to be heavily geared towards commercial development of the site. I do not support this. Given Council's seeming intent to steer use of the site this way, I wish for the CLMP to be amended to ensure protection for the Council (and its ratepayers) regarding any developments/infrastructure erected on the land by private developers and the potential financial impacts of same on Council during the term of a lease and at the end of a lease. The current proposed development provides option for the Council to purchase the complex at an agreed price at the end of the lease. I don't feel this is appropriate. Any commercial arrangements should ensure that the investor can achieve a return on investment (recover costs of development and make a profit), in the scheduled term of the lease, with the infrastructure to be handed over to Council at the end of the lease term. Further, what are the implications for Council if the development fails to be completed (noting the instability of the current construction sector), or if the operator becomes bankrupt at some stage of the 42-year lease? What if the development proves to be financially unviable (i.e. fails to turn a profit)? Who pays to tear down the structure if it proves to be a 'white elephant'? The CLMP should include protection provisions ensuring that Council holds no financial liability for unprofitable commercial development proposals nor for the potential financial consequences of such developments at the end of a lease period and/or if they fail for any reason at any time during the lease.

Wonderful idea, hope all goes well

Marion Council should NOT be considering unsolicited environmentally unsustainable proposals when we're in a Climate Emergency! Haven't you heard the State Government of SA has declared a Climate Emergency, yet the Marion Council has twice refused to declare one and accept this is happening. Very disappointing!!

A good idea

I am currently having a house built at 1D Shelley Av, Marion. I am opposed to an increase in traffic in the area. Do not want rink to have access to Shelley avenue, Marion.

how much energy will it cost in the future

This space is better left as a green area, like a dedicated space for personal training, play ground or a dog park. The wildlife need all the grass area (like the plovers, galah, grass parrots, rosellas etc) as so many houses now have artificial lawn and other developments are happening. The tree canopy is disappearing - plant more trees in this area, natives to provide nesting hollow logs etc. As the Westfield Marion new development/expansion is removing trees & carparks the suburb can not afford to loose this green space which currently used by local people, especially dog walkers. It's not the right spot for the proposed ice rink....better would be near either of the pools, or the under utilised carpark behind the council chambers or over by the gymnastic training facilities on Oaklands Road. The general area of the Marion Sporting facilities is used to capacity through out various times each week as is the carpark attached. An Ice rink is only going to bring more parking issues. People living in the vicinity already struggle with cars parking in the streets from Westfield Marion, the 24 hour Gym and the Oval when in use. The urbanisation of the surrounding housing blocks ie the nine units being built next door and the 21 units going up next to Flinders Clinic on Diagonal Road will be more strain on the roads, parking and infrastructure when complete (plus other future house developments). Residents struggle with the lights at night from the ovals, the Club Marion carpark & the Westfield signs and the noise from the various function centre during the week ends.

Minimally a tall wall would need to be built to shield the local streets/residents from additional noise, traffic, lights, activity and possible crime with NO car or pedestrian access to either Christina St or Shelley Ave. The croquet club dose under utilize this area, however the community does not and better management would be leaving the green space. However, one must make the observation too that the Thebarton ice arena is struggling consistently as a business, as do most aquatic centres, why would this business be any different - high running costs low profit margins - it is likely the council will be approached to prop up the business at some future point.

All Comments 4/4

I would like you to retain the big gum trees in the car park make them a feature to the entrance reduce the size of the complex
Council land should not be used for private purposes.
I do not agree with changing the community land management plan as the proposed changes will not benefit Marion residents, but in contrast will have detrimental impacts on residents and the area.

The existing community land management plan was created to preserve open space and provide recreational space for the community that is not of a commercial nature. This change goes against Marion's strategic community vision; engaged, liveable, connected, valuing nature.

Marion Arena – 262a Sturt Road, General Feedback Consultation

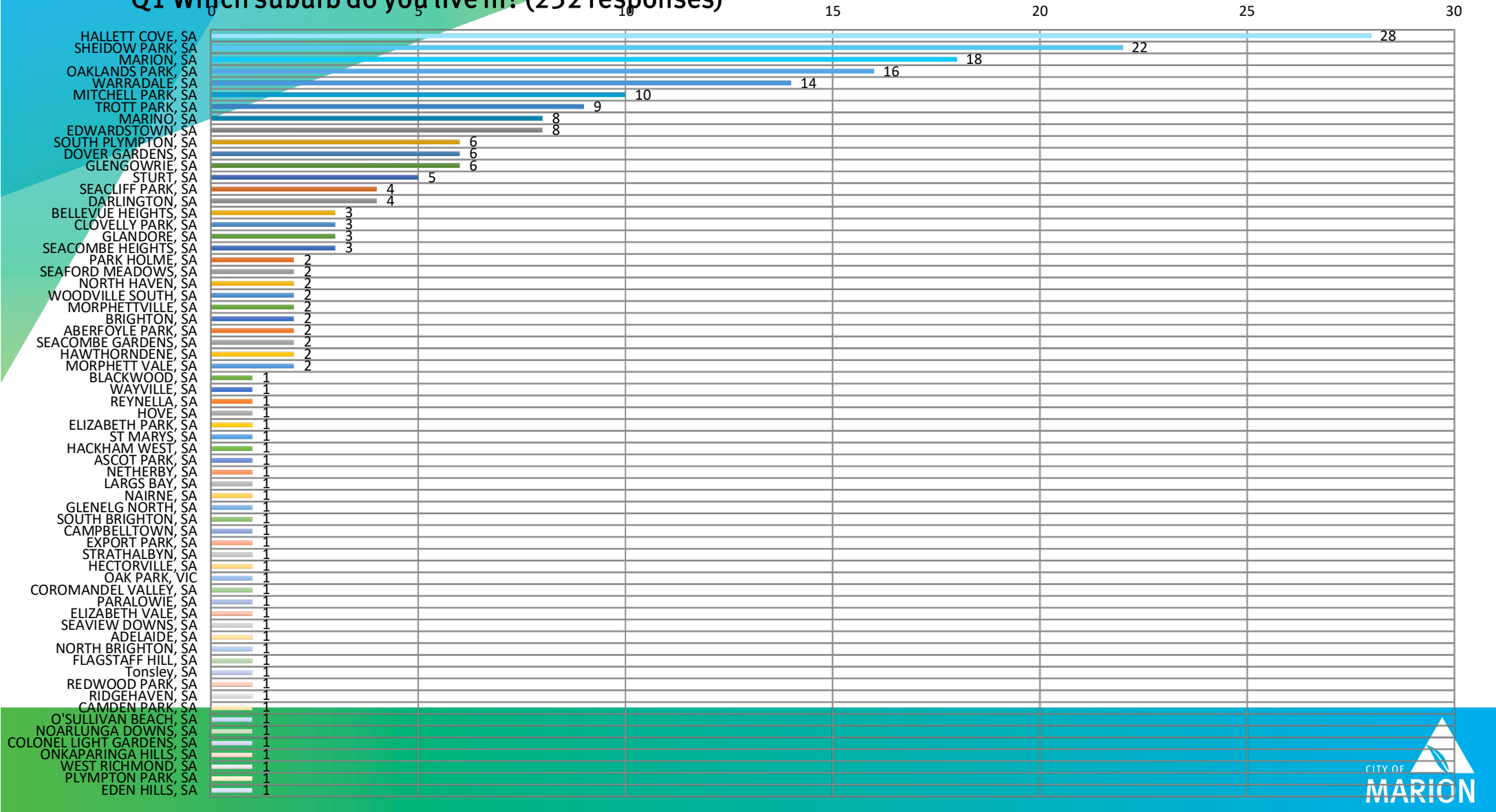
SURVEY RESPONSE REPORT

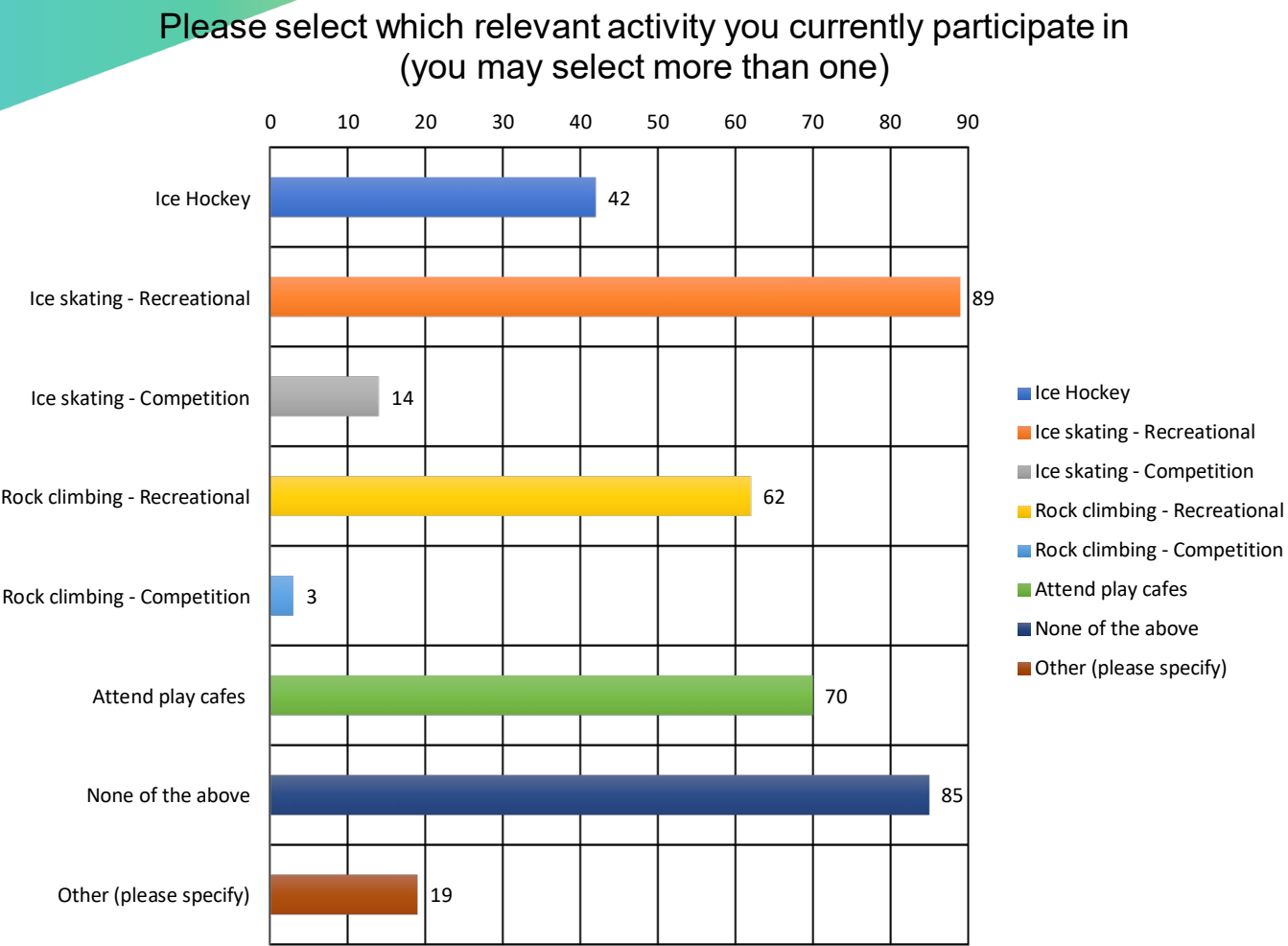
25 May 2022 - 20 June 2022

Visitors: 406

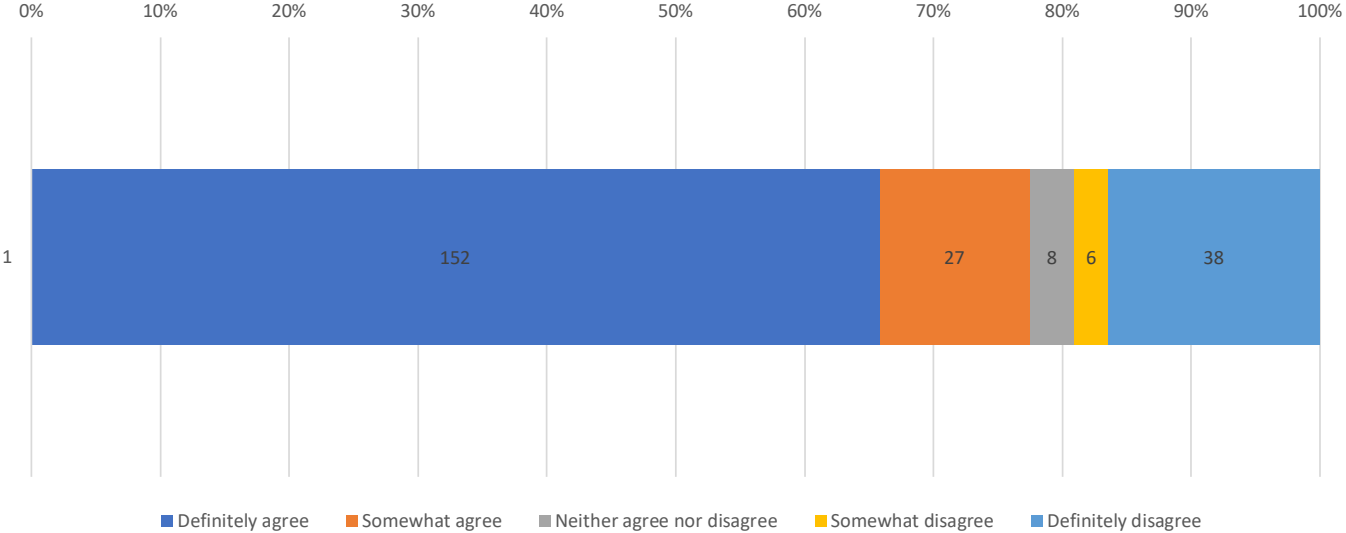
Contributors: 232

Q1 Which suburb do you live in? (232 responses)





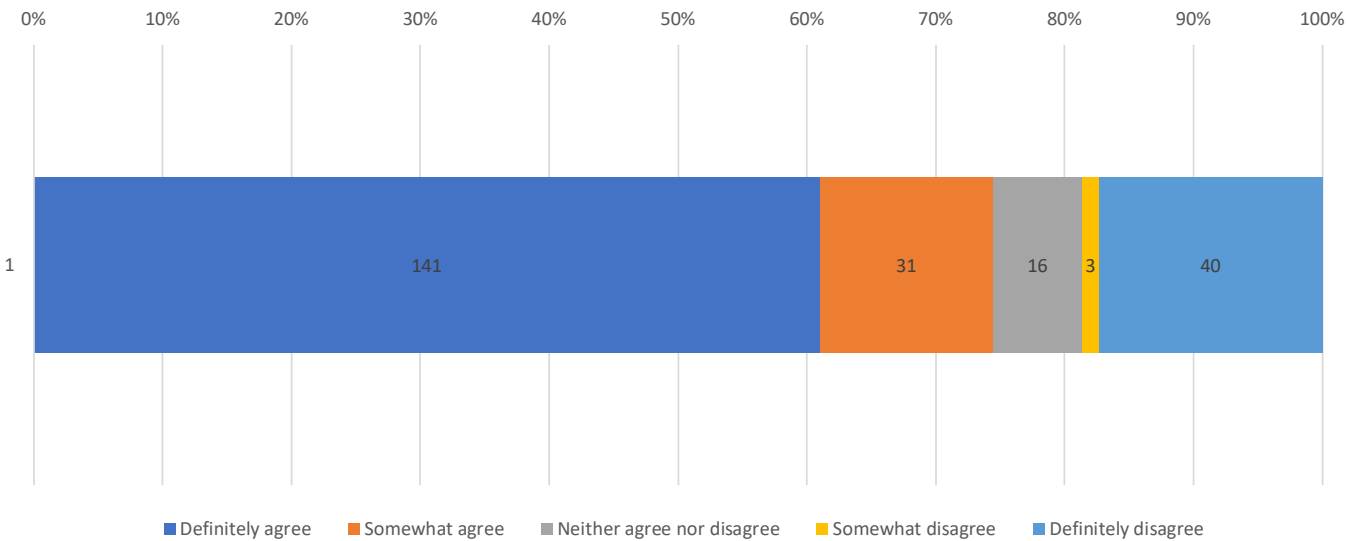
I support the proposed Marion Arena by Cruashan Investments and Pelligra Group

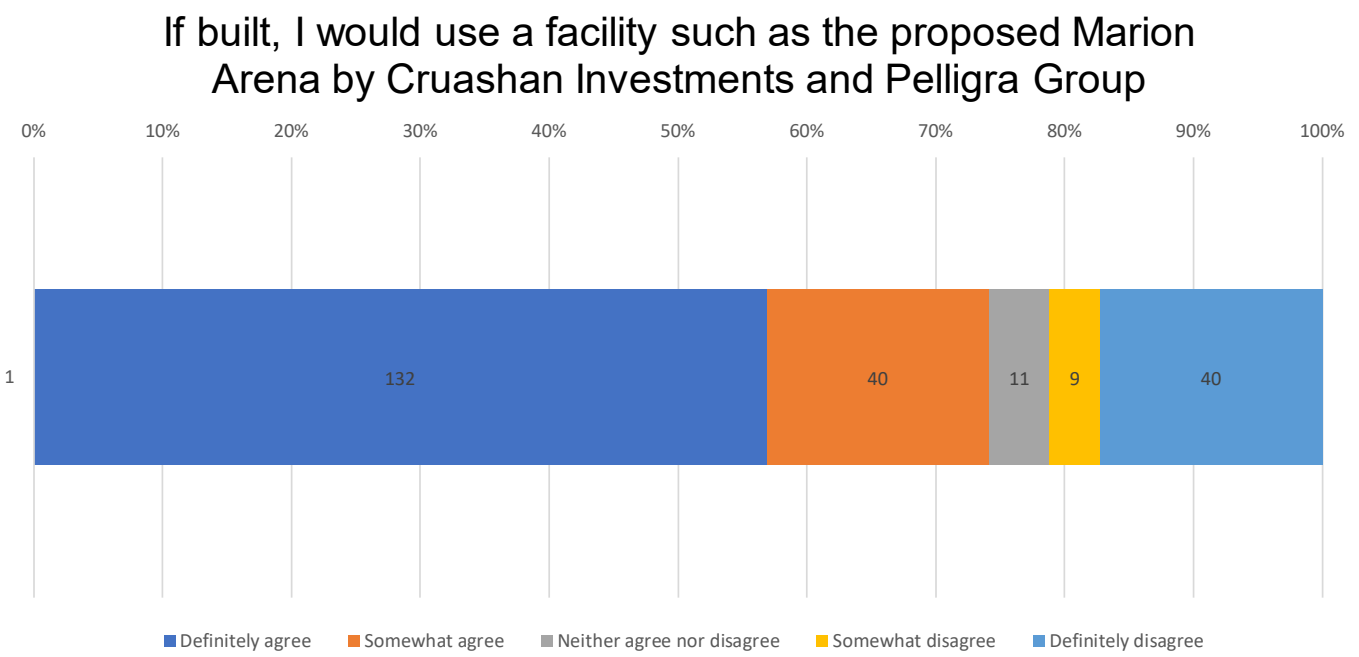


262a Sturt Road, Alienation of Community Land by Lease or Licence



The proposed Marion Arena by Cruashan Investments and Pelligra Group will make Marion more Liveable





Marion Arena – 262a Sturt Road, General Feedback Consultation

SURVEY RESPONSE REPORT - ALL COMMENTS

25 May 2022 - 20 June 2022

I cycle to work and use my bicycle regularly for shopping and general use. I frequently ride along Sturt road to Tonsley and note that there is no continuous bike lane along Sturt Road which often causes conflict with traffic in this location. I would suggest that any increase in traffic in this area should mean that the bike lanes along Sturt Road in the easterly direction be made continuous or other dedicated provisions made for vulnerable road users
It must be built to best environmental standards with stormwater capture, shade, adequate bicycle facilities and linkages and public transport links. It should be carbon negative and trees, especially mature ones, preserved as far as possible.
I think it will be a positive outcome for the Marion Community
Sounds like a fantastic opportunity to offer more sport and leisure options within Marion.
na

The Inner southern suburbs needs a facility like this not only for the youth of the area, but also if marketed well for groups including support service groups for disadvantaged for health and well being. Big supporter of this project.

I support the development, but there needs to be strong consideration of traffic impacts. Sturt Road can be busy and unmanageable at the best of times, turning left from Diagonal Road can back up relentlessly causing some cars to try "rat runs" to avoid and on Sundays when there's markets at the Community club it becomes quite dangerous. I assume with International Competition Grade facilities there is the expectation of regular events (similar to the National Swimming Championships held at the SA Aquatic Centre), which means even further impact on traffic.

I would like to see:

1. The Diagonal Road / Sturt Road intersection upgraded to include two lanes turning left (east) from Diagonal to Sturt, controlled by lights
2. Sturt Road widened in front of the new Ice Rink (and possibly in front of the bowling greens) to allow traffic to leave the flow of traffic prior to slowing and turning into any carpark/the site (and to also 'get up to speed' after leaving the site).

I support entry/exit be restricted or prohibited onto residential streets (Christina and Shelley), but then Sturt Road absolutely needs to be upgraded. There are times of the day I avoid it at all costs (where possible), but the other options aren't a lot better (Marion Road is a nightmare at the best of times) and around Christmas it is inevitable. I just don't think it can handle any additional traffic without serious re-configuring. I absolutely support the centre and want to see it built, I just want a serious traffic solution implemented at the same time.

Please ensure adequate parking for ALL users of the area including the Marion Club, Marion Bowls Club & this new facility.
Better access onto Sturt Rd is needed without disturbing the already busy Sturt Rd traffic flow.

Where is the croquet Club going?

Marion Arena – 262a Sturt Road, General Feedback Consultation - SURVEY RESPONSE REPORT - ALL COMMENTS

What is happening to the old bowls club building?
Sounds like a great facility. We have toddlers at the moment but as they get older I could see us using this facility a lot. Sounds like great potential for kids birthday parties too.
I think this is a wonderful idea for the young people of Marion Council area as it may stop them spray painting fences, poles, business premises etc.
I don't know that Adelaide necessarily needs another ice rink/facility but the rock climbing/bouldering part sounds good. Overall it seems a better use of the land than current at the very least and may turn out to be great for the area.
we currently drive to thebarton multiple times a week to use the ice arena. having an ice rink closer to home would change our life. a facility like this in the southern suburbs is such a fantastic addition to our community, it opens up recreation activities to people who otherwise might not access it. well done marion council pursuing this!
Suitable and enough parking not to effect the local residents

This is desperately needed however it shouldn't turn into a Marion swim centre where the public is a) not welcome b) has little or no access to the areas c) financially in affordable to access.
The proposal is excellent! It is in the perfect spot, extending the hub that is essentially Oaklands Train Station, Marion Shopping Centre, Marion Cultural Centre and now the arena, which endorses the local sporting clubs in that immediate zone i.e.. lawn bowls, soccer, basketball, football... and it's across from the Marion Council chambers - ideal! There is nothing like this in the area and I look forward to taking my young daughter ice-skating and in the future, somewhere positive and active for her to hang out with her friends. I can only imagine those opposed to it have personal agendas. It's an exciting and positive initiative and you are to be commended for rolling with it.... keep up the good work and thank you!
The name of Pelligra reminds me of an investor group who abandoned a development in Meningie. Please be careful. If they are GOOD they can achieve this within six months.
This is an enormous opportunity for any council. I don't live locally but I can guarantee I will be making the drive once a week to the rink. The current facility is falling behind, and this is something that a large community relies on.
I am hopeful that those in the Marion community can approve this rink and gain us as visitors. You have seen what a world class swim centre brings to the community, this is the same - just the water is frozen!
As long as rate payers don't have to subsidise the development in any way what so ever. The developers pay fair rates & the Croquet club is looked after

It's important to keep our entertainment facilities. With other entertainment venues either closed or proposed closed, our kids/teens/ adults need other venues of entertainment
This is a fantastic idea! Something that is lacking in Adelaide in general is fun things for adults to do. All we ever usually get is cafe's and parks which while nice, is getting pretty tedious. This will encourage people to actually do something fun and healthy.
This area of Marion is already extremely congested & swimmers already have a hard time getting to & from training due to the congestion. No more activities or buildings in this area to be built. There is plenty of other areas that aren't already congested suitable for this project.
I would like to see efforts made to consider the power consumption of the facility, such as installing solar panels/wind turbine to provide power. I would also like to see greening of the area such as planting and trees within the car park and WSUD systems
I would love to see this space be purposely inclusive of disabled individuals, living with physical disabilities, Autism and Intellectual disabilities. Doing so by creating inclusive times for disabled individuals through the means of "quiet sensory hours" where music volumes are lowered and lights and dimmed, fixed AAC visuals incorporated in toilets, disabled toilet facilities, ramps for wheelchair and pram use, fixed AAC boards around the centre, specialised wheelchair equipment on site to be used by disabled individuals to allow them to ice skate, the centre to accept companion cards, and the offering to local Special schools (such as Suneden Specialist School) to have excursions/come and try sessions.
I'm very excited about this project.

Details on what will happen to the Marion Croquet club seem to be missing from the proposal. Roller skating both quad and inline has had a resurgence in recent years. There are limited clean surfaces that allow this sport easily especially for beginners. Is there a way to incorporate a hard floor rink either in the same space or adjacent in order to widen the appeal and range of users? I am unlikely to ice skate but would love a roller skate rink. Thanks
two potential issues:- parking must be adequate - and not simply utilise the existing oval parking, but provide suitable number of additional parking spots. Entry & exit onto Sturt Road - particularly Sturt Road westbound right lane, as the right turn into Diagonal Road is already very congested. Slip lanes to the Arena entry/exit should be included on the northern side of Sturt Road (ie/. a third lane on the eastbound carriageway) to facilitate road safety. There is also likely to be increased pedestrian access to the Arena from the Marion Bus Interchange area - improvements to footpaths and the crossing of Diagonal Road will be required to ensure pedestrian safety - particularly for children (who will be big users of the Arena?)
Adelaide needs another Ice Arena as the current Ice Arena cannot keep up with the ice time availability as Ice Hocke, Figure staking and broomball has gained lot more interest over the years and one ice arena is just not enough to take on the demand.
Fantastic idea and will be a asset to the community
'I definitely disagree with the building of an ice arena. There is likely to be an unacceptable level of: - Energy needed to run an ice arena; - Serious pollution; and - Greenhouse gasses. Council should not entertain an ice arena. It goes against the SA Government goals for significantly reducing greenhouse gas emissions. It's also against Council's Climate Change Policy.

If the ice arena proponents are really serious, they should provide very detailed plans for energy use and mitigation of pollution and greenhouse gasses, for clearance by both the EPA and the Department for Environment and Water. There are articles on-line regarding ice arenas and their unacceptable use of energy and their negative environmental impact. That includes those using newer technologies such as 'synthetic ice'.
This is the last thing Sturt Rd needs. The traffic is pretty horrid as it is. This development would add way more traffic than the area could realistically handle. Site it instead next to Hungry Jacks at Darlington, opposite the Shell and McDonalds.
I think this is a great proposal and is a great attraction to the south of Adelaide. It will also greatly increase the value of the local area.
A new ice rink is a much needed investment in Adelaide with ice sports continuing to grow in popularity but the current Ice Arena does not have adequate capacity to properly grow these sports. This would be a draw card to the Marion Council area and would allow Adelaide to host Nationals events here, with great accommodation facilities already nearby. This facility would allow Marion to add to the drawcard of the Marion precinct, on top of the Aquatic Centre and shopping centre. We would use this facility often. We fully support and encourage the building and use of this facility as proposed.
Bring community together with attractions
If an indoor roller skating rink can be added to this design, the South Australian roller skating community would finally have an indoor venue. We currently have a 9 year old world champion who doesn't have a decent facility to train.

The said land has been vacant and unused for years. Location is ideal. Car parking will become a problem and clash with other sporting activities.
Yes. Get on with the development before rising costs make it prohibitive. Another great facility.
My only concern is that I want City of Marion residents to have a SIGNIFICANT discount to use the venue, so it is affordable to use it frequently. Our family would love to use all aspects of this facility, but we have no surplus money, so affordability must be considered! Maybe even include a free entry pass for each household as part of the deal.
An ice rink, rock climbing facility would be unique draw card and complement the cinema and aquatic centre. It would add to the nearby sporting facilities. Are there other entertainment options being considered for the site? It would be good that some options for older people are considered as part of the facility as it seems a young person development.
I appreciate and support the proposal for building an ice skating rink. I would also like to add that the establishment of a roller skating rink would be equally important and also in high demand. There is a big community out there who is looking for roller skating opportunities in Adelaide. Unfortunately the options are very limited. Currently the new established Mitsubishi site at Tonsley Park is used by a large amount of skaters out of desperation in not finding an appropriate skating rink in the Adelaide area. I am well connected to the Adelaide Roller Skating scene. It is a sport, which attracts all age groups, children, their parents and also seniors like myself. A Roller Skating Rink is cheaper to manage and maintain than an ice skating rink. To be of value, the floor should be a sprung floor and of international size (2 courts). It could be a place for Hockey, artistic roller skating, dance skating and speed skating including competitions and regular club training sessions. Marion Council would certainly make a big step into the future setting a great example of community involvement and progressive exemplary recreation

facilities with a reach far beyond The City of Marion.

Please contact me if you have any further questions or like to discuss my comment [REDACTED]

This would be a great addition to the Marion area for our community to use and a great facility for our ice sports in SA!

This would be a great addition to the Marion community and I believe would be very welcome.

We are a family of 5 marion resident ice hockey players that play and train at competitive levels and will frequent this rink up to 6 times a week to train and play. I know of so many ice sports participants that live within the marion area and many others near by that will definitely travel to a rink in this location in marion area. Ice Hockey is growing rapidly for players of any age, local economy will be stimulated we will have a facility that can host local and School/interstate/international tournaments and we NEED THIS! Thanks 😊

This arena is much needed by the ice sports communities. As an ice hockey player myself, and also my children are involved in the sport also, knowing that the current ice arena located in thebarton could quite possibly be shut down in the near future is very disheartening to my family and myself also including other members of the community. I am a strong believer that kids being involved in sports/ recreational activities keeps them off the streets and gives them not only something to do but goals that they can set for themselves at young ages to work towards and strive to accomplish. My family and myself benefit greatly that an arena can be made in an area more accessible to the southern suburbs making it easier to travel to and therefore we would attend the arena more frequently. Please make this happen it needs to happen for the growth and of ice sports within south Australia.

Adding an ice rink and rock climbing facility to the City of Marion would be a much welcomed step forward, both for residents of Marion, as well as residents of the greater SA community.

The aging and dilapidated IceArena has reached the end of its functional use-by date without major and considered reconstruction. The IceArena's rinks were never built properly for long term usage, with uneven and improperly laid under surfaces that are prone to warping, and ultimately causing damage and leakage to the improperly protected pipes below the ice surface. The facility has dangerous boards with exposed nails, screws and other hazards. The ice surfaces are increasingly failing, and may or may not be the cause of the extremely poorly maintained appearance and feeling thereof. The skating surface, especially near the boards and at particular corners and portions of the surface border on being hazardous, despite some very strong efforts by the staff. The newly renovated changerooms were built smaller and less-functionally useful than the previous ones, dodgy steelwork under the grandstands is an eye-opener, and despite some fresh costs of paint, ripping down some old walls, and having a gigantic video screen, the building still can't properly regulate its ambient temperature, provide a consistent surface, or guarantee that there won't be hazards in and around the ice from day to day. That being said, the staff works hard within the constraints that they are given, so credit where credit is due.

Make no mistake, I don't believe the proposed rink and climbing facility in Marion will functionally put the IceArena, or any other establishment, out of business. I believe competition is good, and people will vote with their dollars and attend the facility that offers the best value for money available. I do believe that a new facility will provide an opportunity for sporting growth, options for the community, and a forward step for people looking for alternatives to some recreational relics that have been functionally neglected over time. I believe a new facility would serve the community very well. When the addition of rock climbing facilities are factored in, this seems like a multi-purpose and community-positive step in the correct direction.

Ice Sports provide another outlet for young people to get involved in sport - or at the very least physical activity. Increased physical activity is the key to long term physical and social health....I'm all for it - Also the traffic impacts on Sturt Rd would be negligible. Considering that one of the largest shopping centres in the Southern Hemisphere is less than 1 km away
Absolutely love this idea will be a game changer for down south.
I have been playing Ice Hockey for nearly 8 years and coaching youth for 4 years. I would suggest a double international size ice sheet and increase to 1000 spectator capacity, plus small gym running exercising, warm-up and smaller gym with equipment. Good size rock climbing wall and bouldering gym.
My family is hugely invested in I've hockey and I've skating. We would LOVE this to go ahead so we can have something closer to us. If we had something closer we would go there a lot more than we do atm
The ice rink itself would attract a specific population who are invested in ice sports and it can host variety of interstate and international competitions hence bringing in more income to the retail, hospitality and accommodations around the rink. For those involved in the ice sports, they will be frequent attendees of the rink and many of these players would be interested in improving their fitness and hence the rock climbing and nearby gyms would also profit. It is an excellent proposal
As a resident who lives in Douglas Street, close to the proposed facility and I speak on behalf of a number of residents in the area, we are very concerned that if the project is to proceed, then all access and egress to car parking at the site must be maintained via Sturt Road. No access should be permitted via either Shelley or Christina Streets. Residents are concerned now at the increase in traffic and on street parking consequential of the subdivision of older blocks, so we demand that not be exacerbated by enabling traffic flow to/from the proposed facility into either Shelley or Christina Streets. In other

words, that the status quo that currently applies to the Marion Sports Club car park be maintained.
There is a very large ice hockey community in South Australia, building a world class facility is what this state lacks From other large states creating jobs and building potential for the economy and world ice hockey events. A win win really
This would be an amazing opportunity for Adelaide to enter the stage for national competitions. The IceArena is an embarrassment and should not in any way be represented in South Australian ice sports.
as a long time Ice Hockey Player/coach/supporter I am very excited about this Proposal, Thanks
Major asset to the state for all.
Great facilities for families

Please consider parking and implications for traffic
As someone with an interest in rock climbing I would love a site closer to home, however I am unclear on the proposed site, which I believe is currently community sports fields. If the proposal is to take community sports fields which are free to access for everyone, and provide sports opportunities to those with a low income a "level playing field" to exercise, socialise and compete? instead to access facilities on this site they would have to pay? then whilst I would love access to such state of the art facilities I'd rather they were relocated.
Secondly if it is only with the intention of 42 year lease it seems a rather short term benefit to the area. Will the lease be extended? 42 years doesn't seem like long term planning, but rather short term gain. If the lease is not to be extended will it be written into the contract that the company must return the "community land" to its current state of shared sports facilities?
Since the entrance price will be similar to the other play Centers (eg bounce) I properly would not use it more than 2x year. Unless my little one wants ice skating as a hobby.
As the secretary of the adjacent bowling club, I have issues regarding parking, traffic (entrance/exit) and security
Our household and family/friends would be very happy with this idea.

Better than public skatepark
Great addition for the city and location is great fit at Marion precinct
My daughter is building next door at 244 and we are concerned about the blocking of light into the property by the large buildings proposed. Need to see the plans.
While I think it is a good idea to have this facility I am concerned about extra traffic and appropriate parking. These issues need to be addressed
Make it accessible. Not like the bmx track that was built that can't be used but th public or the pool that you dramatically increased prices in and then gave a time limit even if next session not full.
More sporting and entertainment opportunities for the youth and international events for south Australia

<p>This development seems very limited. My question is, how many people currently ice skate? The are rock climbing places in many areas of Adelaide. This could put local ones out of business.</p> <p>What of the Croquet Club? There has been no effort at all to invite people to come and try. I think there should still be a croquet facility on this sight, in a smaller capacity</p>
<p>Adelaide is in need of a roped (top rope, lead) climbing gym in the southern suburbs. I believe there would be demand for such a venue if it were on par with the commercial bouldering gyms (i.e Beyond Bouldering) in Adelaide in terms of walls, fitout and facilities.</p>
<p>I would definitely purchase a membership to the facility and believe it would be very well received in the climbing community if it went ahead.</p>
<p>I endorse the Ice Arena as long as the Croquet Club has a facility for older residents to play and meet. Healthy communities cater for all interests and ages.</p>
<p>My daughters love ice skating and doing it with their friends. This complex would allow my 13 yo daughter to safely meet her friends and catch the bus there. It is not safe to go to the city by herself.</p>
<p>Keep community land available to the community. Will this proposed arena be removed & the open land re-instated at the end of 42 yr lease? Doubtful to say the least. Consider equity & access issues - not everyone can afford to pay to visit an ice area or indoor rockclimbing. Not everyone is physically able to enjoy such pursuits. Business case - are existing ice-arenas & rock climbing centres financially successful businesses in Adelaide region? Additional traffic & noise - how will this effect local residents - especially during/after a major event?</p>

<p>It would cause parking problems. Also disagreeing does seem to make any difference as the petrol station on Miller street is still going ahead even with the locals having their say and disagreeing. Leave open space and stop allowing more homes on smaller blocks.</p>
<p>At this stage I have seen no mention of parking or traffic access to the proposed facility. Traffic flow is already an issue on Finniss St as is the parking in side streets.</p>
<p>The ice sports community has been hoping for a new rink for a very long time and the level of excitement and demand for this facility will be very high.</p>
<p>There is a rock climbing facility already in Clovelly Park. There is an Ice Arena near the CBD, easily accessible by tram and train. I have not seen any demand or even discourse around this being a needed or necessary addition to Marion. There are many, many more ideas that would provide far greater benefit to the wider community and encourage community participation in Marion. If this is being suggested and considered, other organisations should also have been offered the opportunity to propose ideas for the site. Obviously this will go ahead and any feedback gained through consultation will be ignored. That is why people are entirely disenfranchised with all levels of politics.</p>
<p>The ice hockey community is a growing community and having a new rink that's being taken care of is only going to benefit the Marion area</p>
<p>Concerned about the traffic increase on Parslow road and Douglas street This would be an easier access for cars than using Sturt road</p>

I think this is good for the local community for both families and kids, our current facility is in dire need of replacement. The interest in hockey has skyrocketed over the last few years for both children and adults and this project will also number large numbers from all over Adelaide to attend the Marion area to play especially if it is the only facility. Also allowing players and their families opportunity to spend money in the area while here at local cafes and shops.
i think it is so important to have an ice arena in Adelaide. The current arena fees keep driving up and in the near future plans are to knock it down for real estate Leaving the whole of SA without an arena. There is a massive and rapidly growing community for ice hockey and figure skating. Its important for the kids as a hobby, fitness, engaging with other and participating in team sport learning life skills and making life long friends.
I think the timing of this proposal is spot on... Adelaide has grown a lot, and only has one poor condition rink. The ice hockey clubs find it very hard to get enough rink time between them. There has been a massive surge in club hockey numbers, and one rink can't cope. I really hope this happens! Thankyou
i beleive it would be a great assest tot he community , as long as it provides free parking and loads of it , or bus access for those in need .
Given the current state of disrepair at the ice arena thebarton and that fact that the arena regularly sells out ice hockey games you should consider greater spectator capacity
I feel that a Roller skating rink would attract more people,the surface could then be used for other sports,easier and cheaper to maintain. Having done Roller and Ice in my much younger days,the former seems to attract a more varied age group,apart from being easier on ones ankles and equipment to purchase is a lot more economical.Our Grandchildren love Rock Climbing in Sydney. The Ice Arena at Thebarton was never financially viable even before it became a dump.

If people want this type of facility they will be willing to travel for it. a commercial proposal should be built on commercial land. taking community assets away from the community is a terrible way of future proofing our ability to be active, have open space and improve urban greening. having a facility that only people with money can afford to go and is only open at certain times does not facilitate recreational activities. it needs to be open to the public all the time and free of charge for this to be a suitable community asset for now and in the future.
This would be great for the ice hockey league.
I think with an ice skating rink, rock climbing wall and Marion swim centre it could be a good recreational hub and might help to keep local kids out of trouble.
Just agree and build a better future for our youth and residents that enjoy this kind of sport making people more fit and healthy
Sincerely hope nearby residents will not be over shadowed with a "Minecraft" type of construction. Something that will compensate for the loss of view of open space & into the hills.
Marion needs this, schools could do ice skating excursions, or rock climbing. Birthday parties. Options are endless.

I think it sounds like a fantastic idea! The ice arena in Thebarton is so run down and they don't have enough room to run all their programs as it is. A new arena will be a massive draw card and like the Swimming Centre, draw people nationwide (even perhaps internationally). It sets SA as a prime sports city and gets kids and adults alike active!
Obligation and ownership hidden in a confidential commercial agreement keeps the public in the dark the about the real cost in the agreement. We need more green space for people to be outside rather than inside. If it were to go ahead it needs to be an 100% green building oriented correctly and using renewable energy.
What happens to the croquet club? Will it be incorporated into this facility?
It will be a welcome edition to the Marion council
SA recently lost its state team due to a poor rink facilities. Recreational hockey is growing very quickly. In the past 5 years I've seen hundreds of new players. By supporting an ice hockey rink I believe the city of Marion can continue to be a sporting leader. TBH I care less about the group that is proposing the rink and more about having one in Marion.
Great idea, needed for community and surrounding areas. Ice Arena at thebarton, is falling apart.

A great idea and sport for the future of the area.
This is a disgraceful proposal. As a council you need to keep open space for all people, for the visual amenity and people's wellbeing and not approve the building of a commerical icerink that will be used by only a few people.
I think this is a great idea
The facility will make a terrific addition to our community.
Please also considering building one at Playford I don't drive and it is hell to get to Marion but it will be worth it because I will use it every weekend but I prefer coming down here as well
This an energy intensive development that will release huge amounts of CO2 from construction and continuing emissions from the operation of an ice rink. Council must insist on an environmental sustainability in developments and commitment to net zero.

This is community land that was used successfully and profitably for many years, it MUST remain as a community facility to profit the local community NOT private developers! Ice arena is not a profitable option you can see this with the 2 that have closed over the past 20 years. I don't understand how council would be supporting this rather than giving back to the community with community facilities rather than expensive activities that the broader community can not utilise! Put this at the airport land where other private enterprise is located NOT on community land!

will provide opportunities for the youth in the marion area

I would very much look forward to such a unique arena available in the local Marion area. As a native Canadian, I would love to have ice hockey local to me, as well as introduce my 2 small boys to ice skating. Knowing that it would also have kids climbing available and a play cafe would be the icing on the cake.

It's a great location for an ice arena, and i think it will bring significant benefit to the community

A dedicated rollerskating rink would be cheaper and would probably appeal to more people

Why can't this proposal be not only for ice skating, why can't it be for roller-skating too

A dedicated rollerskating rink should be included in this proposal as well. Adelaide has been desperately needed one for decades and the popularity for skating is continuing to grow.

i suggest a dedicated roller skating rink would make the facility appeal more to young people, families, and even adults. there is a large skate community in adelaide with nowhere to skate without booking sessions, competing for space with other groups and sport events, and it would be highly beneficial for everybody.

Absolutely support new sporting and recreational facilities in the City of Marion. We need to utilise our community land and while that means development in this particular case, it appears to supplement the sporting precinct in this area on a largely unutilised portion of the land. Does the Marion Croquet Club have an alternative facility they can go to, or can they share with another existing facility? We should seek to provide for their need, though I suspect the new development will certainly eclipse the number of users that the land is currently servicing at the croquet club.

Pray and hope that this goes ahead

As a part of a large skating community in Adelaide, I would agree that a dedicated rink would be widely used, and a safe place for those who like to skate indoors. We have had many incidents of people getting upset with us sharing a path with them, and it's not legal to skate on the road. Our skating community is large and we have regular events. It would be a worthwhile project! ❤️🙏

My partner is heavily involved in recreational and competition figure skating and I am an avid ice hockey enthusiast and while we have lived in Melbourne for the past 6 years we own our own home in Seacliff Park and have always planned to move back to SA eventually.

The proposed Ice Rink is a fantastic idea for the Marion area and Adelaide as a whole due to the aged nature of South Australia's currently only other rink in

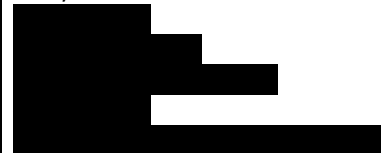
<p>Thebarton.</p> <p>We are both extremely excited at the prospect of having this amazing new development built literally on our doorstep as a way for us to enjoy the sports we love and stay in the area we plan to settle once we return to the state.</p>
<p>As I am an older citizen with grandchildren living close to the Marion City area, they would be very interested in using these facilities, and watching games there.</p>
<p>Please consider a roller rink instead of an ice skating rink. There is a huge demand for roller/inline skating facilities among both adults and children plus it is a sport that is increasing rapidly in popularity again since COVID-19. The Tonsley gets utilised a lot by people (again - adults and children) who skate but it would be perfect to have an indoor facility with access to toilets (compared to the lack of toilet access at the Tonsley). Furthermore, facilities like Blackwood and Noarlunga are only open for such a short time (2 hours each weekend day only) which does not suit those of us who aim to skate 3-4 times per week as part of routine exercise. I have also been advised by the city of Marion FB page that the new recreation centre in Mitchell Park will not be available for private or public roller/inline skating.</p> <p>Thank you for your consideration.</p> <p>It is a fantastic Idea</p>
<p>As there is already an ice rink in Adelaide, it would be great to have Adelaide's only roller skating rink in the area instead. Roller skating and inline skating is rapidly increasing in popularity, in part due to Roller Derby. It's an activity and sport that would be better cultivated in our climate than an ice rink which needs a substantial amount of energy to maintain.</p>

<p>My concern is the consideration for people living with disability, universal design and inclusive and accessible features. Inline with your DAIP I would like to see more consideration for these features before approval is granted.</p> <p>Thanks.</p>
<p>Need to improve the surrounding infrastructure to support this.</p> <p>Sturt Road is often already congested.</p>
<p>My parents live in Oaklands Park so i regularly visit the area with my kids A roller skating rink would be more versatile and just as beneficial to the area and the state</p>
<p>My Concern is the parking. Often in the evening (during training nightd) and on weekends Marion Club parking can be heavy. If you are having ice hocky games and a event at the Club it it going to create problems</p>
<p>Having a second rink would allow others from the south to be able to do ice skating.</p>
<p>I want to recieve communications on the project. I am the State Manager of Special Olympics SA which is a worldwide organisation providing inclusive sport programs to people with intellectual disabilities. We have a full winter sports pathway (local -through to worlds).</p> <p>I would love to create winter sport inclusive programs in ice skating, Kurling etc. I am committed to creating new programs and already have weekly programs in Basketball (Clovelly Park), Ten Pin Bowling (Oaklands Park) and Swimming (Oakland Park).</p>

Being a local resident myself I am very grateful for the high quality sports facilities that we have available to us.

I want to continue to develop new, additional inclusive sport opportunities to showcase both what Special Olympics SA can provide but also make the City of Marion a leading LGA in the inclusive sport space.

Many thanks



I have been a local resident and Marion Council ratepayer for 30 years. I live in Oaklands Park and enjoy many of its surrounding amenities including those outside its boundaries such as nearby beaches, parks, reserves, sporting facilities, restaurants, shops and cinemas.

I am responding to this consultation which appears to be pitched to Marion Council ratepayers as a "positive win-win" solution by the proposed development of a parcel of community land at 262a Sturt Road Marion.

I have concerns with this development, not only because it will benefit an interstate construction company rather than a local one, but for the following reasons.

1. There is no mention of the plight of existing tenants on this land, Marion Croquet Club, in the Community Consultation letter or media release from the City of Marion Community Engagement Team, other than a brief reference on the council's website stating, "Members have been informed of the decision. The club does not currently have a lease agreement with the council." What arrangements, if any, have been made to relocate the Marion Croquet Club to an alternative local venue?

2. This property venture will generate a substantial financial boost to Marion Council through a long-term lease arrangement, with no apparent financial benefit for its ratepayers, other than a ice rink entry discount.

3. Similar arrangements in the past involving Marion Council community land have also been touted as "money-spinners" such as the SA Aquatic Centre, or

being of significant community benefit, such as the Marion Cultural Centre and Library, both of which are inadequately promoted and under-utilised consequently resulting in only a small representation of the wider Marion Council community using them.

4. Personally, I would prefer a substantial council rates discount from the earnings of this venture rather than a proposed discounted entry ticket to the ice rink.

5. Finally, I have seen the preliminary designs of this building and as they stand, I believe it will become another architectural blight on the City of Marion landscape, as is the SA Aquatic Centre, that will further tarnish Marion Council's reputation by associating itself through the process of approving such "eye-sore" developments.

6. For these reasons, I believe that the Marion Arena Ice Rink would be better located in an industrial precinct rather than on the gateway to the City of Marion, or alternatively it should be scrapped as a favoured development concept by Marion Council.

Building a new rink would benefit the local community by providing a source of recreation and entertainment, not to mention providing extra jobs within the community both during and after construction. The proposed project would also benefit the ice skating/hockey and climbing communities as well; it will inevitably generate more interest in the sports. It would be great to have a new and improved rink, as the current rink certainly feels neglected and no one within any of the ice sport communities are happy with the way it is.

Support the most livable city by being the most loved council zone for fun activities

While I am supportive of development and improvements I am very mindful of the environmental impact of such a facility in terms of energy use (presumably maintaining a large body of ice will require significant power supply, will this come from the grid and what are the offsets being proposed?). The second area of concern I have relates to the visual impact of the proposed building on the streetscape, which is currently very open and low impact. The third area of concern I have relates to the impact of the additional traffic that will add to

what is already a very busy road system, with the significant road junctions and shopping centre within the immediate proximity of the proposed development.
I'm sure my grandchildren will use such a facility
As a spectator and fan of ice hockey I can't wait to see Adelaide finally be able to play on a surface where they can play their best. After visiting the Melbourne arena you see how inferior the ice arena is. Looking forward to cheering on Adelaide from a top notch facility. Exciting for the sport, the players and the fans.
I am a local registered Architect living in the City of Marion for 10 years. I am strongly supportive of the proposed development to bring contemporary facilities for Ice skating and Ice Hockey to SA. The current infrastructure at Thebarton is aged and well past its life and in need of substantial repair. Ice Hockey is a national sport and it is essential that SA provide quality facilities for this community. Very excited to see such a development in the proposed location which feels appropriate from a planning perspective and integrated into an existing community recreational area. Fantastic initiative.
this proposal is for a select group of people only who like rock climbing and ice skating. I would rather something built that provides for the whole of the community
I think this is a fantastic idea for our community and will be used by many families that I know of in the area. It would bring people from all over Adelaide to the area which will help a lot of small businesses as well.

Great Idea!!!

In my opinion, the proposed development is inconsistent with several of Council's policies, including the provision of facilities that cater to a wide range of constituents of all ages and abilities, ensuring the provision of wide open spaces and conserving/regenerating native wildlife habitats. I believe the proposed development effectively shuts out a large proportion of the Council community from engaging in recreational activities. I also feel that, at the end of the lease, Council will be left with a 'white elephant' of a structure similar to the 'Ice Arena', which has been the subject of much negative feedback for decades now due to the general community perception of its limited benefit to, and use by, the broader community. While I recognise the proposed development's income-generating potential for the Council, I feel that the site could be developed in a way that supports wildlife/habitat regeneration while at the same time enabling enjoyment of the site by a much broader cross-section of the local community.

This would be a highly desired facility to enhance ice sports within South Australia as well as providing another world class sporting arena in the Marion area to compliment the Aquatic Centre. This submission should be supported and encouraged, I have seen the crowds at Adelaide Adrenaline matches, it would be supported by match day attendance and this would only enhance Marion's reputation further.

I would like to see the design of the building made more attractive and engaging, such as by making the internal use of the facility visible from the street. Hardrock climbing on Swanston St, Melbourne is a great example that creates a greater sense of activity and engagement for the area.

I would closely scrutinise the failed Playford area proposal that is connected to these investors, for potential risks in this project. I think 42 years is too long and there should be a 10 year probation period which allows for a performance guarantee with a lease totalling 25 years. There should be concession priced admission for concession card holders in keeping with it being community land as well as good deals for schools and community groups. Potential costs to

ratepayers should be considered in a thorough risk analysis. There should be no benefits to the business profits resulting from the fact that it is council owned land. The profits made should be the same as though it was privately leased land. Any amount of profit greater than this should benefit the community above the investment companies.
I think it would be a great addition for the Marion community, not only for young families, but for all aged people
Please we don't need another concrete building and carpark! What we do need as a healthy, thriving community is open space and for the big trees on the site to remain. What consideration have you given to them? The State Government has just declared a climate emergency and we've got the Marion Council considering allowing an indoor ice rink!.. You could be leading the way but you twice chose not to declare a climate emergency and are in denial. You pick and chose what suits you rather than making the hard decisions that truly benefit the long term health and well-being of your residents. Already heavy traffic flow there is going to cause further congestion, delays and accidents. Shame on you Marion Council a very short sighted proposal
Seems like a good idea and will bring opportunities for the residents, especially younger people.
As a resident of Douglas St. The proposal for industrial refrigeration and plant equipment (noise) and the noise from venue music in a residential area will lead to living standards to suffer , property values to fall. The area of shelley and christina streets being over whelmed with parking overflow from cars and busses/coaches is inconsiderate and unacceptable, for a venue that size would require 100 to 200 parking spaces. Will you be paving over some of sports fields to accommodate this extra parking. Or as usual you dont care about anyone living in the area.

Biggest concern is the traffic to and from Shelley ave, Douglas st, and Christina st. These streets will be heavily impacted with ongoing traffic. I didn't build house here to cope with the difficulties with this development proposal by the council.
Community Garden would be a better option as people of all ages and fitness levels could use the facilities . Ice rink. ongoing environmental impact and only a select few in the community would use it.
I am worried how financially viable is this project. Noarlunga had an ice rink and closed down.
This space is better left as a green area, like a dedicated space for personal training, play ground or a dog park. The wildlife need all the grass area (like the plovers, galah, grass parrots, rosellas etc) as so many houses now have artificial lawn and other developments are happening. The tree canopy is disappearing - plant more trees in this area, natives to provide nesting hollow logs etc. As the Westfield Marion new development/expansion is removing trees & carparks the suburb can not afford to lose this green space which is currently used by local people, especially dog walkers. It's not the right spot for the proposed ice rink....better would be near either of the pools, or the under utilised carpark behind the council chambers or over by the gymnastic training facilities on Oaklands Road. The general area of the Marion Sporting facilities is used to capacity throughout various times each week as is the carpark attached. An ice rink is only going to bring more parking issues. People living in the vicinity already struggle with cars parking in the streets from Westfield Marion, the 24 hour Gym and the Oval when in use. The urbanisation of the surrounding housing blocks ie the nine units being built next door and the 21 units going up next to Flinders Clinic on Diagonal Road will be more strain on the roads, parking and infrastructure when complete (plus other future house developments). Residents struggle with the lights at night from the ovals, the Club Marion carpark & the Westfield signs and the noise from the various

function centre during the week ends.

Minimally a tall wall would need to be built to shield the local streets/residents from additional noise, traffic, lights, activity and possible crime with NO car or pedestrian access to either Christina St or Shelley Ave. The croquet club dose under utilize this area, however the community does not and better management would be leaving the green space. However, one must make the observation too that the Thebarton ice arena is struggling consistently as a business, as do most aquatic centres, why would this business be any different - high running costs low profit margins - it is likely the council will be approached to prop up the business at some future point.

I'm very excited about this project. It'll be great way to keep fit and healthy and connect with others.

Nowhere does it state whether this development will incorporate a multi-storey car park. Where will all the traffic go? Even if there is a dedicated car park, the number of spectators catered for during ice hockey and rock climbing events equates to hundreds of cars in an already congested area. People will park in nearby streets making life for residents and current users of Marion Sports and Social Club very difficult. Entry to Sturt Road is already dangerous from the Marion Sports and Social Club car park and from Jasmine Avenue where I live. There are rear end collisions on the stretch of Sturt Road between Diagonal Road and Marion Road almost every day. This will be made worse by more large volumes of traffic entering and exiting from the ice arena. Also, such a development seems to be against the grain of the statement that Community Land Management Plans assist and keep Council accountable in the delivery of its 'Community Vision' including its six themes of developing a 'liveable, prosperous, innovative, engaged and connected City of Marion that values nature.' The ice rink development will make the surrounding area UNLIVEABLE for local residents and will replace open space that fits with valuing nature to DEVALUING NATURE. the size of the building will heat up the surrounding environment and the number of cars will add to local pollution.

Marion residents should receive substantial discounted entry to use the facilities recreationally.

Traffic control needs to include traffic lights at Sturt Rd 262 Entrance. Pedestrian safety is already an issue with traffic encroaching over the Sturt Rd footpath and limiting pedestrian free access and safety to continue passage down Sturt Road footpath.

An ice arena should be build on private land, not public land.

I do not support the proposed Marion Arena by the Cruashan Investments and Pelligra Group as I do not feel it suits the location or would benefit the local residents and community. I do not feel it would make the area more liveable for the current residents who live near the proposed development. The development would lead to increased foot traffic, noise, extra lighting road traffic and put extra parking pressures on already busy streets. The Arena would be open weeknights (evenings) and weekdays and create extra light to the area, reducing liveability and wellbeing. Having extra visitors, foot traffic and people coming to the area (Arena) could reduce security and safety, with an increase in crime being possible. This could sadly lead to issues with community safety. Housing (townhouse) developments happening on Shelley Ave will already put extra parking pressures on Douglas Street and Shelley Ave and visitors to the Marion Arena would be likely to park on these streets and use the roads. If the Arena development is approved careful planning needs to occur to consider the needs and rights of the current residents. I would hope no car access will be given to the back (Shelley Ave) of the Arena development and special parking provisions are put in place. Many people park in the Marion Club parking for sporting activities and visiting the club most evenings and weekends, gym residents (Goodlife) often park on Shelley Ave on weekends and Monday evenings and builders are often parked in front of my house (Douglas Street). I have observed an increase in car congestion, parking and street parking over the last few months. The Arena would add extra pressures to parking. There are many other suitable locations for the Arena in Marion or areas/suburbs in the Marion council e.g., Majors Road O'Halloran Hill, near the

Marion Aquatic Centre or the Outdoor Marion Pool. The croquet club (vacant land and proposed site) would be lovely open space, a nature reserve or dog park, as many residents have dogs and would love to have a dog park for exercise and socialisation.

I believe that Australia lacks a international standard climbing facility. By the construction of this in the Marion council will bring interstate tourism and also help build the competitive climbing scene in Australia.

As a resident I am very disappointed that the proposal for a ice rink on 262a Sturt Road has been raised once again, when it was already rejected in 2018. I understand amendments have been made to the proposed plans, but the proposal still raises the same concerns for us as residents in close proximity.

One of our greatest concerns in regard to this proposal is around parking issues (even if there is no direct access to Shelley avenue) visitors will still park in our streets to access the ice skating rink, due to the major congestion already occurring on Sturt Rd. Illegal parking and limited parking already exists on Shelley avenue and Douglas street, due to the additional housing development and Goodlife Gym members. These parking concerns will only be exacerbated by the upcoming future apartment/townhouse developments being proposed on Shelley Av.

I do not believe the additional parking issues that will occur from the proposed ice rink will be adequately addressed, due to the limited parking being proposed by the ice rink and the development requirement for there to be 'satisfactory traffic and parking solutions'.

Another concern we have regarding the proposal is that the street scape, feel, environment and quiet suburban street will drastically change by this huge building and large number of visitors accessing the site. Many of the residents in this area our families and the elderly the addition of a ice skating rink would not make our area more 'liveable', 'connected', 'engaged' or demonstrate 'valuing nature'. Reducing block sizes and backyards in this area (through council development approvals) has increased demand from residents for open space and there is very limited demand for an ice skating rink.

I am also concerned we will have an increase in crime and unwanted visitors to the area, as the streets will become a thoroughfare and if late night entertainment (such as ice hockey matches or activities outside of 9-5) take place we will be disturbed and experience unwanted antisocial behaviour on our streets.

In addition i am concerned about the specific details of the proposed development and operating conditions the centre will operate under, such as noise pollution (eg. from fans/cooling), lighting and hours of operation or security on site etc..

Whilst I strongly oppose this proposal, if it were to occur, consideration should be given to providing permit parking to residents, a large/high wall should be built along Shelley Ave that blocks out the ice rink and prevents pedestrian access to the site, late night trading should not occur and additional trees and some open space should be provided around the boundaries of Shelley avenue. If our area is going to be treated as a commercial/city/urban area we should be eligible for permit parking.

I am also concerned that this development will have negative impacts on our property values and question has any consideration gone into this matter.

It is concerning to me that 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. If there is maintenance issues, disruptions to residents or issues with operation residents will not be able to seek support or assistance from council.

The current open space at this site defines the outer border of metropolitan area, helping to contain the commercial/busy areas. It provides a welcome contrast from busy dense and intense urban and commercial environment. Adding a huge ice rink development to this site will provide no separation from the commercial zone to the residential zone.

This proposal will not provide any benefit to the community and will reduce the

limited open space and natural features we have in the area. This land was classified as community land as the value of community recreation/open space was seen as important and should be preserved. This could be maintained through another activity that has a lower impact on the environment and residents.

This site is already used informally by a large amount of residents as a recreational informal dog park, this demonstrates the demand for the feature and has limited impact on close by residents. Alternatively the Marion Sports clubs appear to have limited space for activities and could utilise this site.

There is too much traffic going down local streets and this will only increase. Marion road, Sturt Rd are too narrow for this facility. Smaller house blocks also push cars on the streets. We want less cars. Better infrastructure. Put it up near majors road Put it anyway but on a road leading to Marion shopping centre. It would even be better at the army barracks. They have way more land. Place

Fix the traffic problems before creating more. You keep building and congestion g the streets. It's dangerous now for kids on bikes. Our car has been hit at the front of our house. Infrastructure projects require vision and minimal impact. Just move it out of the suburbs please

That location will cause more congestion. Plus taking away from some of the open areas with trees that we still have left.
Its a fad and at this point not something we need in Adelaide.

and I thought Marion Council was wanting an environmental and sustainable community, not agreeing to mass development and filling up community space with a private investment.

Great idea! I understand it will mean more traffic movements and create noise etc for surrounding properties, but designs should achieve the best outcome for all. It will strengthen Marion/Oaklands Park as a sport & recreational hub. Please also consider future upgrades to the Norfolk Rd basketball stadium.

I think that council owned land should stay in council hands. It is currently open space and should stay that way. We already have an ice rink in Adelaide. It is not a big enough city to justify a second ice rink.

What about an outdoor recreation facility? Outdoor adventure playground? Outdoor rock climbing walls? New croquet ground? Green open space please. That is what would make Marion more "livable". Think about environmental sustainability. Do we need another concrete monolith?

Build local community connections.

Think about your stated council aims and values.

Don't outsource our entertainment, please!

I am opposing this development on environmental grounds. I understand that there will be significant loss of trees if this proposal goes ahead. Given that we are facing an existential crisis in the form of climate change, the building of ice arenas in a city as hot and dry as Adelaide is, is simply unconscionable. Such development is unacceptable on environmental grounds and does nothing to make Marion more "livable". Furthermore the alienation of community land to a private company for a profit making opportunity is wrong, no matter what the "benefits" that you think you might be able to sell to time-poor community members too stretched to take a long hard look at the proposal.

I strongly oppose the proposal. The South Australian Government has declared a climate emergency. This proposal will have dire climate consequences from construction through to operation. The embodied energy in the materials to construct an 'artificial' ice skating rink and rock climbing wall will not be paid back by adding a few PV panels to the roof. Few City of Marion residents will benefit from the proposal and more trees and open spaces will make the city more liveable by providing shade and relief from the heat island effect. This proposal will only make the surrounds hotter, not only through site coverage but from air conditioning and ice freezing equipment. We live in a changing world and the Council will be adding to climate risks if they proceed with this

irresponsible proposal. The three week consultation timeline is unfair for busy and time poor community members and biased towards the proponents.

Before putting anything like this on the agenda, a community surveys should be conducted. One of people living in proximity to the area, and another of those living across the Marion Council.

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I strongly object to the chipping away of community land. The alienation of community land to a private company for a profit making opportunity does little to benefit the community in the long term.

I am currently building a property (one of 8 townhouses) next door to the proposed Arena. I am very disappointed as I am extremely concerned about the building blocking my light into the balcony, noise from the building airconditioning, carpark useage, traffic congestion and noise, blocking of my views to the hills and over the bowling club. It would be better used as a playground and BBQ area for children of families who attend football and other sporting matches. I believe council should work more to have open space. This building will impact my residence greatly and also probably depreciate it.

Any development in that area would need to include significant additional car parking - Club Marion is regularly very busy with football, soccer and the club facility. Also heavy traffic on Sturt Road around peak hour already makes entry/exit from that area a nightmare. There would need to be consideration given to better access to that area. Lastly, an ice arena would require heavy refrigeration so the plan needs to include details on how it will operate in line with the Council's policy on climate change.

Investors need to Purchase their own Land for Developments. Community Land should not have any Buildings. China establishes 100 year policies, Marion Council giving away 46 year lease policy with a short term assessment of our Country's limited land resource in Coastal communities. Look at Singapore, no land left and has limited Business future when 1/3 of land will be swallowed by rising sea level. I'm a Professional Figure Skater and Coach, and am apposed to the Development on Community land.

I believe Adelaide is in desperate need of a Ice Arena that can compete with the other more contemporary facilities found in other cities around Australia.

Access to ice facilities is clearly something that the community want, as evident by the popularity of the Ice Arena in Thebarton, however, it is clear that the establishment is now at the point of it requiring a rebuilt, which is very unlikely. This would be an opportunity to provide a facility that the community clearly want, while also putting Marion as a destination city to visit and reside in.

I don't believe this facility will help our environment issue because the energy to maintain an ice facility would be sizable. It would age over time too and the cost to maintain this facility would be massive.

I'm very disappointed with the proposal to reclassify our community land and allow it to be used to benefit private enterprise to our detriment. My main concern is the traffic and parking issues that will come from building an ice rink. The area around the land in question is already incredibly busy with visitors to the Marion sports club, the Goodlife health club and the Westfield shopping centre, as well as peak hour traffic heading south. Eight units are already under construction at 244 Sturt Road with each unit only having one car space, and other land in the area continues to be subdivided with no thought about traffic and parking. It's becoming increasingly difficult to navigate our residential

streets which weren't designed for this amount of traffic.

The streets in my neighbourhood are currently well used by walkers, runners and children, due to its proximity to the Marion sports ovals. Increased car traffic and restricted visibility due to parked vehicles on narrow streets are dangerous for pedestrians and I'm concerned that it will discourage residents making use of the streets to exercise and socialise.

I would also like to point out that Marion has previously voiced concerns about the traffic on Sturt Road and how difficult it is for cars to depart the Marion sports club (I refer to the proposal to create an exit onto Shelley Avenue) and the proposal to build an ice rink will certainly exacerbate this issue.

This land belongs to the Marion community and it should be used in a manner that benefits local residents. One such suggestion is a community garden, such as those which are popular in other Adelaide councils. A community garden is particularly relevant right now due to the number of sub-divisions resulting in smaller gardens, and it would serve the purpose of bringing residents, young and old, together.

I am not against the ice rink but i do think that it should be built in an already treeless area where an old building could be taken down. It should not go on a space that is green and remove trees in order to build such a structure. This is Kaurana land and many of the local people will not be able to use it. Community land should not be used for a private companies investment.

Marion Arena – 262a Sturt Road

Guestbook and Email Comments

25 May 2022 - 20 June 2022

Comments received via 'Guestbook' function on Making Marion:

May 12 22 10:55:01 am	Love it!
May 12 22 12:25:59 pm	One of my main concerns would be the issue of carparking - would the rink/wall be reliant on the carpark next to the bowls Club/Club Marion? Street parking non existent And the Adelaide Ice Arena is in trouble- how would that problem be addressed when you're talking of having a rink even further from the CBD? And how high would this building be ?
May 12 22 12:31:02 pm	Absolutely love this idea. My granddaughters had just become interested in ice-skating and this will be brilliant as we live in Hallett Cove and other granddaughters live Blackwood so easily accessible for all.
May 12 22 01:48:45 pm	It sounds like a great idea, it gives people a chance to experience ice skating and I know that my kids and I would go. Rock climbing too! The only concern I would have is the car parking traffic on Sturt road , there would need to be easy access otherwise it may clog up the road when people are going to Marion Shopping Centre. But It

	is good the council is considering new ideas, we need more fun things for people to do and gets people active. Would trees be taken away for the build however? You would need to make sure that you planted some more trees near the building if you were to take any down for a build.
May 12 22 02:23:10 pm	Sounds great, as long as council residents get a significant discount so we can afford to use it frequently.
May 12 22 03:15:37 pm	This is a fantastic proposal, the ice hockey community needs a new venue. I support this 100% as a mum to an ice hockey player this is the best news!!
May 12 22 04:00:32 pm	Where is the parking for this going to be? Club Marion & Bowls club is already used as overflow carpark for Marion Shopping Centre staff at Christmas this will just increase the conjection around the area. Perhaps consider opening up another entrance from the rear to access all the carparks. Entrance from Sturt Road only is not tennable. Would be good to see the site plan with how they are planning this to look on the current land. Its hard to believe this will all fit on the Crochet Club. Unless they are planning under building parking!!!
May 12 22 05:05:38 pm	Adelaide needs a new rink for all those involved in ice activities, such a great idea and proposed location. My only thoughts are to have the full size rink plus a smaller one for training and activities. I hope this goes ahead.

Marion Arena – 262a Sturt Road, Guestbook and Email Comments

May 12 22 05:51:09 pm	i am a marion resident in full support of this idea! we need more and varied recreational facilities in the southern suburbs. and with 2 ice hockey players in our family, we will be frequent users and strong supporters of an ice rink in marion.
May 12 22 08:12:51 pm	What a great idea! Would love to have a rink that is in our region. The climbing wall is also a very exciting venture. The popularity of the TheBarton arena suggests that this would be a worthwhile project.
May 12 22 08:52:03 pm	This is such an amazing idea I put my full support behind it , knowing our kids can have somewhere to hang out and to be able to pursue competitive world class Figure Skating, Hockey , learn curling! or speed skating and rock climbing I really can't wait for this we will be there multiple times a week
May 12 22 10:05:53 pm	On face value, it seems like a great idea. However, I have concerns around on site parking and access from Sturt Road. It is already so difficult getting in and out of the sports club, especially when doing a right hand turn and this is just going to increase the traffic and cars in the area.
May 12 22 10:10:10 pm	Thrilled to see this. From the perspective of a fan of ice hockey, Thebarton is miserable. There's very little seating, and much of it is bleachers only, not actual seats. In addition, most views of the ice from what little seating is available are at least partially obstructed, which is frustrating. To make matters much worse, a dispute between the AIHL and the current operators of the Thebarton facility (who favour a new, rival replacement league, and have set up a team for that league instead) has resulted in the Adelaide Adrenaline not being able to play in 2022, after already being unable

to play in 2021 and 2020. The arrival of a new facility means the Adrenaline could theoretically be saved, if they can hang on long enough and make a deal with the new facility.

It's also worth noting that the Thebarton facility is also itself possibly not long for this world- a month ago there was an Advertiser article indicating that the company that previously operated the facility was \$3.5m in the hole, and it's difficult to imagine how the group replacing them will do much better. It's a very tired building, and it needs to be replaced.

The only thing that seems to be a drawback is the fact that there'll only be one sheet of ice. Between demand for use for hockey, figure skating and general recreation, the schedule for that one sheet of ice will fill up very quickly, and there's going to be people disappointed that they simply can't get time. If there's any way to get a second sheet of ice back on the agenda, I strongly recommend exploring it.

May 12 22
10:32:40
pm
I love the idea of having an ice rink and rock climbing down south. As I do not drive and all the attractions for my children are way to far away via buses and trains (takes us half the day getting there). I do see why we as marion council residents can't have a nice attraction down our way instead of it all being on the other side of the city.

May 13 22
08:12:56
am
I live around the corner in Oaklands Park. I might use the ice rink every now and then, but I'd really use this facility if it also included a roller skating rink. We have an avid group of roller skaters in Adelaide who have been calling for a suitable venue for years. This is a great opportunity to make that happen!

Marion Arena – 262a Sturt Road, Guestbook and Email Comments

May 13 22 09:10:43 am	Brilliant idea, Adelaides ice rink is embarrassing on a national level with most other states having multiple rinks of a higher standard. Make it happen!
May 13 22 09:18:04 am	Have two ice skating rings. One can be used by the general public when the main ring is occupied for sporting events and/or ice hockey games. Plus increase sitting capacity to about 4000/5000ish, with corporate boxes, for the venue to bid for major event and shows e.g. Disney on Ice. Can you also provide plans for the parking issues, as parking will be an issue if there sporting events at the oval.
May 13 22 10:38:21 am	Very glad this proposed site is back on the table - great location and it will be well used for ice sports and general public. Agree that it would be much more effective having two ice surfaces - one for general public and the second for ice sports/skating/events. Larger seating capacity would be ideal as well as adequate plans for parking given the area. Fully support and hope it goes ahead!
May 13 22 11:41:40 am	Sounds great, love it!!
May 13 22 12:34:39 pm	Sounds awesome and great for everyone!! As long as Seacliff and surrounding residents also get a discount

May 13 22 01:35:32 pm	Fantastic, two arenas would be ideal, granted, not everyone is into ice sports, so the climbing aspect is a good addition in that respect. Parking may not be adequate as others have stated if there are events on at the Marion Soccer and Football clubs at the same time as the ice area.
May 13 22 02:01:48 pm	I think this Ice Arena will be great for our area! I have lived nearby for over 40 years ; and wish this had been around when my kids were young! It would be great for my Grandchildren to be able to enjoy it! ...Cheers Rose! 65 years old
May 13 22 03:44:31 pm	This is a fantastic proposal and my family would use it heavily. I have played ice hockey in adelaide for 26 years and I love the sport. The current rink is well past it's usable life and is only just hanging in there, it won't be around forever. I think a rink in this location would get heavily used and be quite successful. 2 sheets of large ice is crucial to make it work well, so ice sports and public skating can be run simultaneously. Obrien Arena in Melbourne is a brilliant example. This facility is amazing for ice sports players, casual ice skaters and the viewing public. Great work City of Marion - lets get this thing built!
May 13 22 04:05:57 pm	As a person who has played ice hockey my whole life I am naturally for it. The rink will bring in good business through for neighbouring businesses and provide a another great venue for residents as well. A similar plan with long term lease helped build a rink in

Marion Arena – 262a Sturt Road, Guestbook and Email Comments

	Reservoir Victoria and that rink and the community has benefited greatly from it. I think this not only would be beneficial to many sporting communities, but also the City of Marion.
May 13 22 04:18:10 pm	<p>As a Tasmanian, a State that is about to lose its sole Ice Skating Rink, I cannot think of a better opportunity for the people and visitors to Marion. I would like to wish the people and council of Marion and surrounds, the very best in welcoming this opportunity, for creating future athletes and potentially Olympians in both the ice sports and rock climbing.</p> <p>This type of opportunity does not come along often, so to the Council and residents, who will gain significantly through a brand new community hub to bring in families and friends from all over the region, nationally, and even internationally, I bid you every possible success in this endeavour.</p> <p>Simply ask those people who have lost an ice skating venue in the past if they would welcome this in their region, and the answer would be an undoubtable YES.</p> <p>So here's my YES to both the leasing arrangement, and the chance for Marion to be Australia's next ice sports centre.</p> <p>Good luck to the community and the group putting the hard work and finance into making this facility a reality, I look forward to visiting from Tasmania, as soon as it's ready!</p>

May 13 22 06:08:23 pm	<p>would need have a minimum of 1500 seat for hockey matches to be profitable..</p> <p>The old Payneham ice rink could hold 4000 people & would sell out every Saturday night @ \$5.00 a head time 4000 = \$20000 in 1980..</p> <p>this would more than cover running costs..</p>
May 14 22 05:58:25 pm	<p>Fantastic idea - I agree with many, that seating should be in the thousands, for international events and also examples like Disney on Ice and other Fringe / Festival Events that could be initiated. Having 2 rinks would be better of course, for the time allowed for sport training for ice hockey, figure skating, curling? etc, as well as public access. Please consider noise with all the venues components, especially play cafe. I see the value of residents given discount, but others want to come too at an affordable cost!</p>
May 14 22 09:08:31 pm	<p>Rock climbing all the way! There is only one crappy rock climbing gym in Adelaide and this needs to be remedied! Adelaide has a large and active climbing community who would make a climbing gym very economically sustainable as evidenced by the popularity of the increasing number of (expensive) bouldering gyms around. Please provide more info about the climbing area design and consult the climbing community in the design of it! Very excited at the prospect of this project.</p>
May 14 22 09:10:36 pm	<p>The architectural merit of the facade in the images is very lacking! Large blank walls make for dull streetscapes.</p>

May 15 22 11:30:12 am	Would absolutely love to see another rock climbing gym in Adelaide! Big demand and only one gym that is a very long way for people live south of Adelaide. No doubts that the facility would cover running costs due to demand but also think seating for ice hockey should be increased. Really hope this goes ahead!
May 16 22 02:53:55 pm	This would be an excellent opportunity for South Australia. Please build a speed climbing wall and consult with the Sport Climbing South Australia and the climbing club of South Australia. There are currently no proper speed climbing walls in Australia. You have an opportunity to do something right - don't miss it. Speed Climbing will be a sport of its own in 2024 Paris Olympics - for Australia to not even have a facility is a missed opportunity - you will have lots of engagement and interest from the climbing community if you do this part right. Don't compromise! Be ambitious!!!
May 16 22 08:02:35 pm	This is a great opportunity for young people to engage in active pursuits year round. The south of Adelaide has no roped rock climbing venue, the sport is growing rapidly. I would use the site personally, I would bring my own children and I would bring my students (I am the head of outdoor education at a local secondary college).
May 16 22 08:16:25 pm	It would be great if they made the rock climbing visible from the street similar to the Hard Rock climbing centre on Swanston St, Melbourne where the glass facade means you can be driving past and see climbers as they climb. Makes for great advertising for the climbing centre and gives climbers a view too! Would be a big improvement on the blank concrete they're showing in those images too.

May 19 22 08:57:57 am	This is an enormous opportunity for any council. I don't live locally but I can guarantee I will be making the drive once a week to the rink. The current facility is falling behind, and this is something that a large community relies on. I am hopeful that those in the Marion community can approve this rink and gain us as visitors. You have seen what a world class swim centre brings to the community, this is the same - just the water is frozen!
May 19 22 09:55:23 am	Excellent idea for a joint facility where it is likely to cross populate sports. Also good access to surrounding businesses is excellent. If there is opportunity to include expansion of spectation that should be considered especially with respect to the ice rink. Hockey in south Australia is in need of a better venue. And hockey crowds will come if there is room for them. Look forward to developments for this.
May 19 22 11:31:16 am	Sad for Croquet Club, why didnt they have a tenancy agreement? otherwise I think its a excellent idea. I really cant believe places like Downtown aren't around anymore (Roller Skating also)
May 19 22 10:17:03 pm	The ice rink idea makes lots of sense and Adelaide needs it. The IceArena is so runned down and always a battle whose responsible for the repairs and maintenance. Ice sports are getting more and more popular within th community and we need another venue to grow it even further and put Adelaide on the world map. My vote on this is 'YES'. Let them build it!

Marion Arena – 262a Sturt Road, Guestbook and Email Comments

May 25 22 10:54:30 pm	<p>I appreciate and support the proposal for building an ice skating rink. I would also like to add that the establishment of a roller skating rink would be equally important and also in high demand. There is a big community out there who is looking for roller skating opportunities in Adelaide. Unfortunately the options are very limited. Currently the new established Mitsubishi site at Tonsley Park is used by a large amount of skaters out of desperation in not finding an appropriate skating rink in the Adelaide area.</p> <p>I am well connected to the Adelaide Roller Skating scene. It is a sport, which attracts all age groups, children, their parents and also seniors like myself.</p> <p>A Roller Skating Rink is cheaper to manage and maintain than an ice skating rink. To be of value, the floor should be a sprung floor and of international size (2 courts). It could be a place for Hockey, artistic roller skating, dance skating and speed skating including competitions and regular club training sessions. Marion Council would certainly make a big step into the future setting a great example of community involvement and progressive exemplary recreation facilities with a reach far beyond The City of Marion.</p> <p>Please contact me if you have any further questions or like to discuss my comment (Mob: 0402 908 260) Kind regards Carmen Koster</p>
May 31 22 05:14:24 pm	<p>Against anything that hands our public spaces over to developers.</p> <p>What Marion Council should be doing is GREENING up these open public spaces to make available for urban native habitat,.... this Council seems to be allowing such habitat to disappear in our streets and backyards.</p>

	<p>Just think of the future use of this green space as a "TREE' haven, where it would provide cool shade & habitat,....That's what we'll really need to make this place liveable.</p>
Jun 01 22 11:45:33 am	<p>My daughter is currently one of 8 townhouses being built (No 244) next to this proposed complex. She is very disappointed naturally and is concerned about the blockage of light to her complex, noise, increased traffic and access as this road is extremely busy and could inhibit safe access and exit to and from her complex. Also open space will be directly impacted. Maybe they could think about not building high building on western side, maybe keep open. Regards Kaye</p>
Jun 15 22 02:55:03 pm	<p>I would like you to retain the two big trees make them a feature dont cut them down reduce your carbon foot print and leave the trees the would make a stunning entrance to the area</p>
Jun 15 22 05:31:30 pm	<p>Dumb location, Busy intersection Diagonal/Sturt Rd , lack of parking . Zero consideration to residences next door.</p> <p>Ice Skating rinks are built in industrial areas away from residential zones due to the noise they generate from refrigeration and plant equipment, venue music .etc .</p> <p>Due to its close proximity to residences there would need to be traffic and parking restrictions in neighbouring streets , noise curfews and abatements</p> <p>This small open space should be retained as such for the use of outdoor sports and activities for all to use freely.</p>

Marion Arena – 262a Sturt Road, Guestbook and Email Comments

Jun 15 22
07:56:08
pm

This project has strong potential to be the first step towards Adelaide regaining its place as one of Australia's premier ice hockey and ice sports venues. Having been previously involved with the Adelaide Adrenaline ice hockey club, it has been a source of disappointment to see the deterioration of ice facilities across Adelaide, particularly the current state of the Ice Arena. With outdated facilities and equipment that is constantly in disrepair, which I would guess are contributing to the significant debts being accrued by the current Ice Arena management, the Adelaide ice sports community is crying out for a new facility. Taking hockey as an example, although the Adrenaline are a club with a long history of success in the Australian Ice Hockey League, in recent years it has been a significant challenge for the club to recruit high-quality international players (and retain good local talent) and draw strong crowds, due to the poor quality of ice and facilities (e.g., change rooms, stands, concessions) at the Ice Arena. This rink development has the potential to give current and prospective hockey players across Adelaide a high-quality facility that I believe can only rejuvenate grassroots participation in the sport, and eventually drive success at the highest levels.

Jun 15 22
08:47:12
pm

I don't understand why the proponent doesn't find and buy their own suitable piece of real estate. Public Council land should not be "given over" to a private company. As others have pointed out the site already has parking issues for the current sporting groups and Club Marion. Vehicular traffic on Sturt Road is already at a premium, so building here would only make it worse. I appreciate that skaters want a new facility but this is not the appropriate site, and is not large enough for 2 rinks and substantially more seating as requested by many other comments.

What happens if the operation fails? We have seen many other links close down in recent years.
What happens after the proposed 42 years lease? Will Council be buying a worn-out facility which becomes a financial burden on ratepayers?
If the link is financially successful why would the owner want to sell after 42 years?
Council should keep this land as open space. With growing population we need all we've got for the future. When it's gone, it's gone forever!

Marion Arena – 262a Sturt Road, Guestbook and Email Comments



Comments Received Via Email:

I've tried to submit feedback online regarding the ice rink. As a former figure skater I am incredibly excited about this proposal. Growing up in North America, ice rinks abound and it's time SA had a respectable facility.

Some feed back for consideration:

- I think it's short sighted to only have once ice surface. I think down the track this will be regrettable. If you want to attract high caliber coaches and competitors you should at least have a smaller studio sized surface with mirrors for coaching. This will enable you to run camps and residential programmes for skaters.
- off ice facilities for training will also be beneficial
- please make sure you have plans for a good size pro shop where both hockey and figure skating apparel and equipment can be purchased and blades sharpened etc
- adequate grandstand seating

I think that's it, and I really hope this gets approved!

My thoughts on this matter are entirely for this project to commence as soon as possible. I have played, coached and officiated ice hockey for nearly 5 years, and in that time I have seen the demand for ice time increase steadily. With training times starting at 5:45am and running well after midnight in some cases, another rink is long overdue.

What will happen is that the people that attend the rink will most likely end up at the Marion Shopping Centre afterwards for some retail therapy.

The Marion Council is setting a precedent here, one that will hopefully open the floodgates for ice sports in South Australia. Ice hockey is a fast growing sport, along with broom ball and curling, figure skating and speed skating and others. I am still meeting people in Adelaide through my work that still don't know that ice hockey is a sport played in Australia. That needs to change! I hope that this project goes ahead and ice sports become popular in Adelaide.

This is a great idea, it will give local people another avenue for sport. Some comments have expressed the thought of this facility to have two rinks, and making it big enough to have ice shows as well, all are great ideas.

It would be appreciated if you could contact me to discuss this. My daughter, [REDACTED], has signed a contract for one of eight townhouses that are currently being built at [REDACTED].

She is most concerned about a number of things. Those being, devaluation of her property, blockage of light to her complex from the large buildings, noise from generators keeping ice frozen and other general noise. Lack of open space, parks etc. Also, as you would be aware the traffic on this section of road is horrific and the complex would create a very dangerous risk to the increased vehicle and pedestrian traffic.

This is her first home and with a young toddler it would be devastating to see her dream destroyed by this complex being built there. Her balcony will look into a wall by the looks of the concept drawing instead over playing fields and towards the hills.

Is this allowed? I do hope you take these comments seriously and have them addressed with a view to considering to place this complex elsewhere.

I can be contacted on [REDACTED]

[REDACTED] will also be making direct contact with you as well.

[REDACTED] came into council to give his thoughts. (he could not find his phone number and he does not use a PC)

He would like to know the footprint of the development – he has concerns about the size and the look of the building.

Marion Arena – 262a Sturt Road, Guestbook and Email Comments

He thinks it would not be a viable proposal. There is another ice arena in Adelaide and 42 years is not enough time to make the business work

He is concerned about the noise – especially as it will be operating 7 days a week

He is okay with the site being developed but not for this type of business.

To Whom It May Concern

I am shocked to receive this news, especially when we are advised that it would not be going ahead.

Just a few months back you were urging residents to protest about the amount of houses being built in our area and the cause for concern for traffic and parking problems.

Funny how things can change to suit non residents.

I am not sure why it is a good idea to send more traffic onto Sturt Road. An already accident prone road.

Then there is the issue of traffic being allowed back out through Shelley Avenue??? Obviously no one has been to the street to see the problems which occur regularly.

Cars travelling at excessive speed as they cut through from Diagonal Road to try and miss the lights. It wont be long before someone is injured trying to leave the fitness centre.

We live at Norfolk Estate, adjoining the oval and proposed land. We would be in favour of a ice rink and proposed centre . As long as there is plenty of parking for such a huge centre. No doubt houses on Christina St would not be pleased.

Sincerely [REDACTED]

Hello, I would like to direct my words to Kris Hana, Mayor of Marion, if possible, thank you.

Dear sir, I think an ICE rink at Marion would be great, I live in O'Sullivan Beach, by being 'central southern' the Marion location will ensure this services a large population, and ice hockey players are like permanent residents with steady ensured fee revenue. Public skating is a healthy activity, and good wholesome fun. An NHL size rink, or even a big Olympic size would be great. Our existing rink at The Ice Arena really is in very poor shape, and is lacking in many ways. Thank you for your time, and fingers crossed!

Yours, [REDACTED]

Dear CE Person

I am not in your council area. I recently visited Raelene Telfer (Marion Councillor) who gave me certain information regarding an unsolicited proposal to develop a multi-sport recreation facility. I wish to pass a positive comment on this proposal.

My grandchildren, one of whom is autistic, quite frequently (perhaps once per fortnight) go to the ice arena in Thebarton , which I understand is highly likely to close soon. The non-autistic children less frequently attend a wall-climbing place somewhere considerably north of where they live.

The proposal to build the MSRF, including an ice arena and a climbing wall, would be a wonderful boost to this general area. I wholeheartedly endorse the proposal.

The accompanying adults would use the proposed cafe, and perhaps not only with children in tow.

Sounds good to us.

NO NO NO ...why would council give over ...again council land to private companies?

I'd like to give feedback to the current plans for the ice and rock climbing facilities:

I generally welcome new sport/recreation facilities. The Ice Rink is certainly one of them. My only concerns are regarding the need, again, as previously with our Oakland's Train Station, to remove a significant amount of old trees. Marion City Council is trying to green Marion, mainly with non-native trees, which will be mature in 40 years. We have so much loss of old trees all providing much needed

Marion Arena – 262a Sturt Road, Guestbook and Email Comments



hollows to our native animals, we can not afford more loss. If this development goes ahead, we need to ensure the old trees are going to be incorporated into the building plans and not felled and replaced with small, new trees, which will be useless to maintain our current wildlife for decades to come.
Thank you kindly.
[REDACTED]

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

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.



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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.

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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.

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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.

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.

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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**

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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.

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11.2 Marion Arena Proposal to Grant Lease

Report Reference	GC220628R11.2
Originating Officer	Unit Manager Land & Property – Michael Collins
Corporate Manager	Manager City Property - Thuyen Vi-Alternetti
General Manager	Acting General Manager City Development – Warwick Deller-Coombs

REPORT OBJECTIVE

The objective of the report is for Council to consider the responses received during the community consultation process for the proposal to grant a ground lease over 262A Sturt Road, Marion for a term of 42 years to Cruachan Investments trading as Ice Rinks Adelaide and the Pelligra Group (the Consortium) for the purpose of constructing and operating 'Marion Arena' indoor ice sports and rock-climbing recreational facility.

REPORT HISTORY

Report Reference	Report Title
GC220524R12.4	Marion Arena Proposal 262A Sturt Road, Marion – Community Consultation

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.

Council has resolved in accordance with the Local Government Act, 1999 (the Act), to undertake a period of public consultation separately for 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 consultations which were run concurrently to one another for a period of 26 days opened on 25 May 2022 and closed 20 June 2022. This report considers the responses received in relation to the proposal to grant the lease for a term in excess of five years.

A total of 94 responses were received during the consultation. 56 were supportive of the proposal to grant the lease, 26 were not supportive of the proposal, and 12 were supportive of the proposal subject to amendments. Overall there was overwhelming support for the proposal to grant the lease.

It is recommended that subject to the new Community Land Management Plan having been adopted by Council, that Council authorise Administration to issue a notice to Marion Croquet Club to vacate the site, and to finalise lease negotiations with the consortium for the lease of the land.

RECOMMENDATION

That Council:

- Notes the feedback received from the community consultation process has been considered by Council Members.**
- Subject to the new Marion Arena Community Land Management Plan having been**

adopted:

- a. Authorises Administration to negotiate and agree final terms and make further amendments to the draft lease agreement as reasonably required, for the lease between Council and the Consortium over 262A Sturt Road Marion described as Allotment 100 in Filed Plan 147234 comprised in Certificate of Title Volume 5794 Folio 420.**
- b. 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 a grounds lease agreement with the Consortium or their related entity nominee for a term of 42 (forty two) years for an indoor ice sports and rock climbing recreational facility to be constructed and operated.**
- c. Authorises Administration to serve the required notice to Marion Croquet Club to terminate their occupancy agreement of the site which is currently operating on a month-to-month basis with no written agreement in place.**

DISCUSSION

Background

Council 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. Marion Croquet Club currently occupy the site on a month-to-month basis and have no written agreement. 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 previously been included in 'Community Land Management Plan 6 – Principal Sporting or Recreational Facilities'. Council has now separately considered the adoption of an individual 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 new 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 new management plan further reflects 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 a rent amount on the ground lease and will be responsible for the cost of their own separately metered utilities.

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 is applying for a new Certificate of Title free from the condition for Allotment 100 in Filed Plan 147234.

Community Consultation

The community consultation which was run concurrently with, but separately from the consultation on the Marion Arena Community Land Management Plan was open for a period commencing 25 May 2022 and closing on 20 June 2022.

The consultation activities included:

- A Notice in the Advertiser Newspaper
- A section on Council's Making Marion website
- Newsletter sent to all relevant Making Marion subscribers
- Direct Mail to 507 neighbouring properties
- Social media posts on Council social media accounts

The consultation activities were 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 use of the land.

A total of 94 responses were received during the consultation. 56 were supportive of the proposal to grant the lease, 26 were not supportive of the proposal, and 12 were supportive of the proposal subject to amendments. Overall there was overwhelming support for the proposal to grant the lease.

Full details of the comments received during the consultation process can be found in **Attachment 1**. Those opposed to the granting of the lease included comments from community members who would prefer to see the area retained as open space, or had concerns in relation to traffic impacts of the development, these will be further considered as part of the Development approval process.

Summary

In view of the overwhelming support for the proposal by the Consortium for the Marion Arena, and for Council's proposal to grant a ground lease to facilitate this, it is proposed that Council authorises Administration to negotiate and agree final terms and make any further amendments to the draft lease agreement as reasonably required, for the lease between Council and the Consortium over 262A Sturt Road Marion, and authorise the Mayor and Chief Executive Officer to attest to the affixation of the Common Seal of the Corporation of the City of Marion to a grounds lease agreement with the Consortium or their related entity nominee for a term of 42 (forty two) years for an indoor ice sports and rock climbing recreational facility to be constructed and operated.

Prior to the new lease agreement being executed the required notice to Marion Croquet Club to terminate their occupancy agreement of the site, which is currently operating on a month-to-month basis with no written agreement in place, will need to be served in order that vacant possession may be provided to the consortium.

ATTACHMENTS

1. Marion Arena Community Engagement Plan [**11.2.1** - 17 pages]
2. Marion Arena - Lease Consultation [**11.2.2** - 10 pages]
3. Marion Arena - General Feedback Consultation [**11.2.3** - 6 pages]
4. 262 a Sturt Road, Marion - General Feedback Comments [**11.2.4** - 20 pages]
5. 262 a Sturt Road, Marion - Guestbook & Email Feedback [**11.2.5** - 10 pages]

Marion Arena - 262a Sturt Road Community Engagement Plan DRAFT



Project:	
Title	Community Engagement Plan – 262a Sturt Road Project
Program/Project name	262a Sturt Road – Marion arena Development
Date	May 2022
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
- The community are asked whether they believe this proposal is favourable for themselves and the greater community.
- 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
Internal 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
Primary <ul style="list-style-type: none"> • Croquet Club • Club Marion • Bowls Club • Surrounding residential properties • Marion Tennis Club • Basketball SA • Ice Hockey Club (Adelaide Lightning*) • Beyond Boulderling • Rock Climbing bodies (Climbing Club of SA, SAREA) • Ice Sport bodies • Scouts • Marion RSL 	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



<ul style="list-style-type: none"> Local businesses (Goodlife etc.) 					
Engagement Activities					
<p>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.</p> <p>Engagement activities identified but not limited to:</p> <ul style="list-style-type: none"> Making Marion website content <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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"> Elected Members ELT 	<ul style="list-style-type: none"> To review the engagement approach To endorse and support the engagement approach and have early awareness
Stakeholder Notice	Inform & consult	<ul style="list-style-type: none"> Any interested or affected parties Making Marion newsletter to database 	<ul style="list-style-type: none"> Inform stakeholders of the proposal and invite to consult
Council webpage content	Consult	<ul style="list-style-type: none"> Any interested or affected parties 	<ul style="list-style-type: none"> Inform stakeholders of the proposal and give information Making Marion page with online submission form Allow for feedback
Social Media and Direct Mail	Inform	<ul style="list-style-type: none"> Adjacent and surrounding residents and businesses Other identified stakeholders 	<ul style="list-style-type: none"> Raise awareness and promote Making Marion opportunity to provide feedback
Consideration of feedback	Consult	<ul style="list-style-type: none"> Council staff Elected Members 	<ul style="list-style-type: none"> Ensure feedback is captured and used to inform Council's decision-making process
Feedback to those who engaged	Inform	<ul style="list-style-type: none"> All parties that took part in the engagement process 	<ul style="list-style-type: none"> Ensure those who engaged in the process are informed of how their feedback was used and of the final outcome – close the loop

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	EXTENDED TO 20 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



DRAFT

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 with an 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 Providing Feedback Community Engagement Plan



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. 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 – 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



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

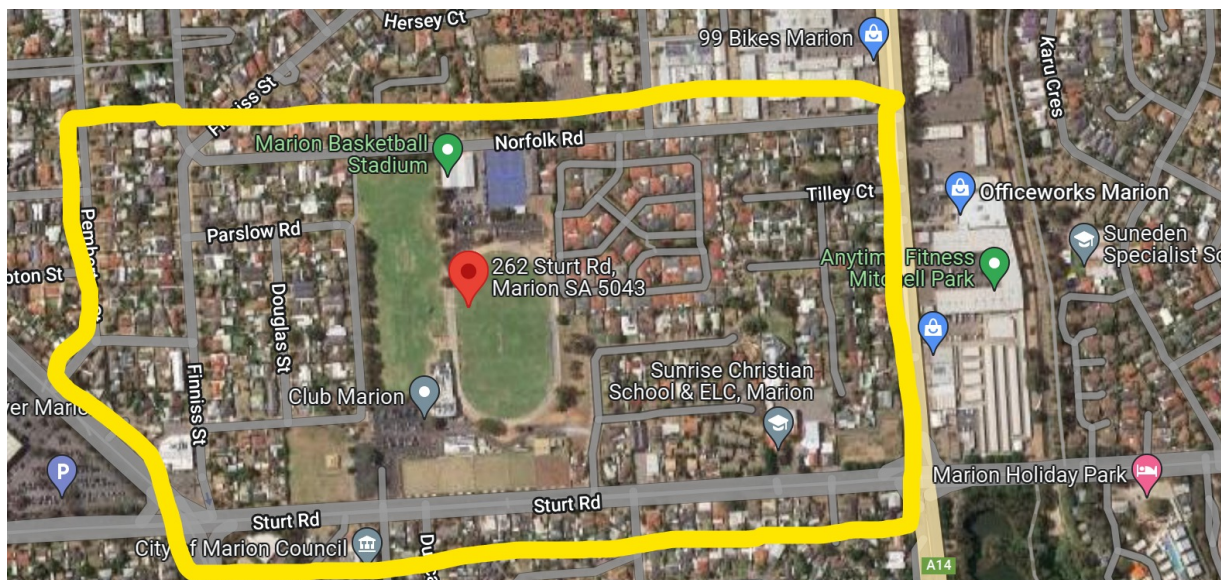
COMMUNITY LAND MANAGEMENT PLAN

& LEASE PROPOSAL

www.makingmarion.com.au/ice-rink

Consultation closes 5pm 1JUNE 2022

Marion Arena - 262a Sturt Road
TBA
 Community Engagement Plan
DRAFT
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:

GENERAL FEEDBACK SURVEY

Which suburb do you live in?

(Drop down list + 'other')

Please select which relevant activity you currently participate in (you may select more than one):

Ice hockey

Ice Skating - Recreational

Ice Skating – Competitively

Rock climbing – Recreational

Rock climbing – Competitively

Attend play café with children

None of the above

Other _____

Please indicate your response to the following statements - (Likert – Completely Agree, Agree, Neutral, Disagree, Completely disagree, Not applicable)

- I support the proposed Marion Arena by Cruashan Investments and Pelligra Group
- The proposed Marion Arena by Cruashan Investments and Pelligra Group will make Marion more Liveable
- I would use a facility such as the proposed Marion Arena by Cruashan Investments and Pelligra Group

Please provide any further comments below

CLMP SURVEY

Marion Arena - 262a Sturt Road Community Engagement Plan DRAFT

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:

LEASE SURVEY

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, Alienation of Community Land by Lease or Licence

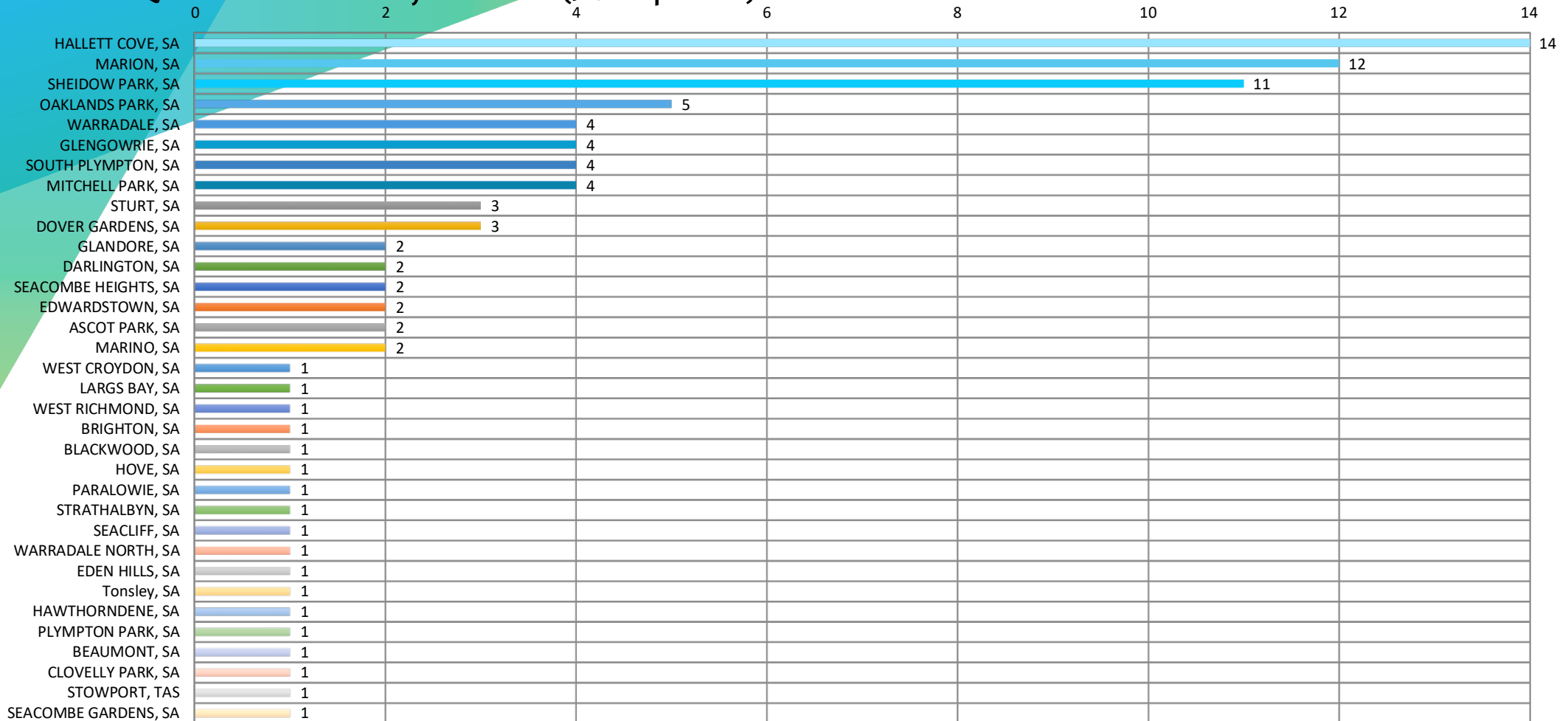
SURVEY RESPONSE REPORT

25 May 2022 - 20 June 2022

Visitors – 112

Contributors - 94

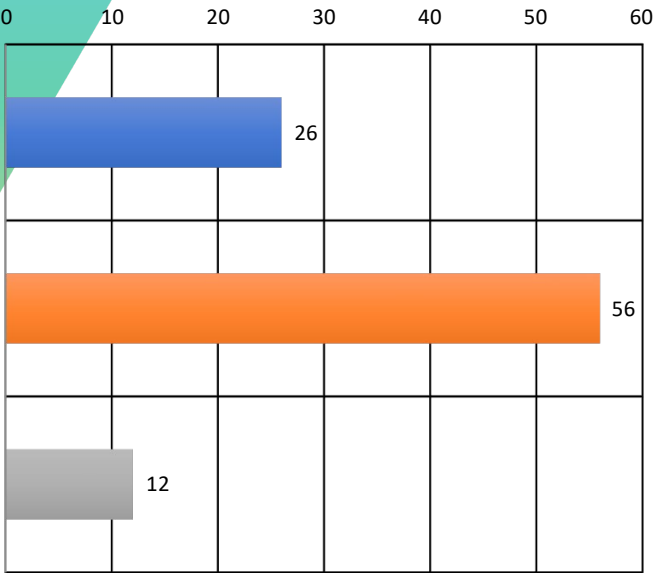
Q1 Which suburb do you live in? (94 responses)



262a Sturt Road, Alienation of Community Land by Lease or Licence

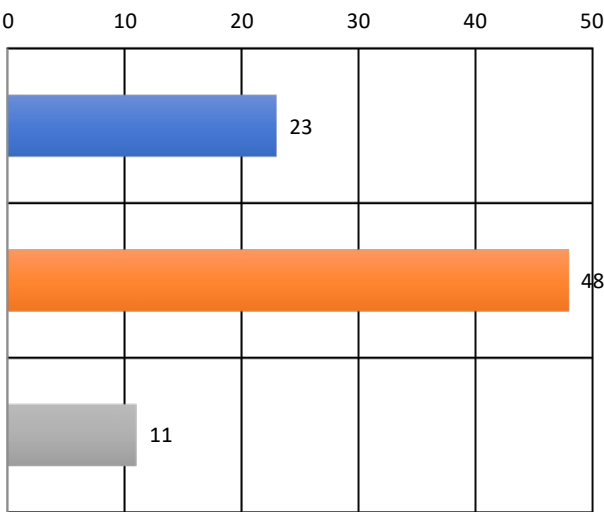
Do you support the proposal for Council to Lease a portion of 262a Sturt Road, Marion to consider Cruashan Investments and Pelligra Group as described?

All Participants



- No – I do not support the proposal
- Yes – I support the proposal and the grant of the lease by Council to consider Cruashan Investments and Pelligra Group as described above.
- Yes, I support the proposal subject to amendments (please specify below)

CoM Residents Only



- No – I do not support the proposal
- Yes – I support the proposal and the grant of the lease by Council to consider Cruashan Investments and Pelligra Group as described above.
- Yes, I support the proposal subject to amendments (please specify below)

Comments from CoM residents who selected 'Yes, I support the proposal subject to amendments'

Adequate parking for ALL users of the region. Planned traffic control onto an already busy Sturt Rd. Noise control for the residents of the region.
I think this will provide much growth for the community with employment, bringing tourism
Must include a significant discount for City of Marion residents to make frequent use affordable. Consider including requirement for a couple of free passes each year for rate payers.
That extra traffic around the area be looked at as it is already congested on the corner of Diagonal Rd and Sturt Rd. Appropriate parking provided so people don't park in surrounding streets.
That enough rental is charged to include the eventual cost of de construction & return to open spaces at the end of the lease if the facility is unviable for any reason.
That the proposal is net carbon zero in construction and operation
Yes I support this as I think the opportunity to have a multi-sport facility would be fantastic for the Marion area. Currently I feel the land is being under utilised and doesn't cater to enough demographics. I believe the multi-sport arena would be excellent and would be a great use of land for multiple age groups and demographics.
What happens to the building after lease? Should the owner have responsibility to tear it down once finished? Or give it to the council for free? Will the bowling club get an alternative place to play?
Inclusion of carbon offsets clause which should be mandatory nowadays in any new project and construction.
Response/ Concerns from the Marion Sports and Community Club Committee 1. MSCC generally happy with the concept 2. MSCC look forward to see more detailed traffic and parking plans noting we believe that this is unlikely to be satisfactory – especially to support a facility with capacity of 450 people 3. MSCC would definitely not support alcohol licensed operations

262a Sturt Road, Alienation of Community Land by Lease or Licence

Comments from participants who ARE NOT CoM residents and selected ‘Yes, I support the proposal subject to amendments’

I feel that in addition to the initial 42-year term, the Council should also offer the investors the opportunity to extend the lease at the conclusion of the initial term, for up to an additional 58 years, where the greater community also supports such an extension. The extension of lease proposed would thereby offer the community an opportunity to increase the likelihood of ensuring an ice sports and rock climbing industry, and potentially drawing more complementary venue investors into the greater city of Marion, for the next Century. I fully support this lease or licence opportunity offered by the Marion Council.

All Comments 1/5

I think this is a great opportunity for the community
Added bonus would be a weekly "snow play session" similar to what Thebarton arena offers.
Action to reduce emissions is required to avoid catastrophic climate change. Every development needs to be designed to be net zero in development and operation.
The building could be less ugly. Something more nature inspired, more respectful to land it will sit on.
What about parking space?
Will it be affordable ? I do not support it if entry fees are super high. What is their estimate how much entry fees will be?
I am not an engineer but I imagine that maintaining an ice rink is going to generate significant carbon emissions so how will these be offset or avoided in the first place?
This is the last thing Sturt Rd needs. The traffic is pretty horrid as it is. This development would add way more traffic than the area could realistically handle. Site it instead next to Hungry Jacks at Darlington, opposite the Shell and McDonalds.
Not a necessary facility needed in this area. Build it in a less congested area.
It could possibly cause issues for club Marion and their sporting facilities.
The Marion/Oaklands park area is already feeling congested this will add to it.
I'm concerned about the increase of car parking in adjacent streets. All access to car parks must be maintained via Sturt Road
I am unsure why we would be considering a proposal of this nature. The climate is changing, and the resources to maintain something like this into the future are questionable at best. I do not see even enough demand for ice skating with the facility located at Mile End to justify another facility existing in Adelaide, let alone having the lease of council owned land for many decades. It would do better to lease such a space to aged care services, mental health services, homeless services or literally any services that will not disproportionately benefit the wealthy, whilst leaving the most vulnerable groups behind.
Obviously these groups seek to profit from this project, and I do not think ratepayers should be losing precious space in an environment ever shrinking, for the sake of capitalism.
community open space should be available for free not at a discounted rate. support an alternative sporting club to utilise the facility if you no longer want the croquet club there
Rather than allowing private investors to build and make profit off of community land it would be in the communities interest to allow NGO/non-profits to use the area to provide supports to local residents. Also would prefer the consideration of a community food garden - research has shown better community outcomes - community connectivity, improved mental health as well as the environmental benefits.
This is community land, for the whole community and not for a section of the community. As a council you should not be leasing this land. Please do not lease this land to Cruashan Investments and Pelligra Group for the construction of a multi-sport recreational facility.
Its community land not for the profit of private investment! Perhaps let community organisations have a go rather than wealthy developers!
I have concerns with this development because it will benefit an interstate construction company rather than a local one.
There is no mention of the plight of existing tenants on this land, Marion Croquet Club, in the Community Consultation letter or media release from the City of Marion Community Engagement Team, other than a brief reference on the council's website stating, "Members have been informed of the decision. The club does not currently have a lease agreement with the council."
What arrangements, if any, have been made to relocate the Marion Croquet Club to an alternative local venue?
I believe that the Marion Arena Ice Rink would be better located in an industrial precinct, with provision for adequate carparking.
an ice rink and rock climbing is only for a select few

262a Sturt Road, Alienation of Community Land by Lease or Licence

All Comments 2/5

Marion Council
245 Sturt Road
Sturt

Marion Bowling Club – submission re alienation of Community Land 262a Sturt Road

The Marion Bowling Club is adjacent to this site and naturally interested in any change of use of the land. While it can be argued that the land is currently under-utilised, we are concerned that leasing the land to a developer for a commercial venture will have some adverse consequences for the Bowling Club and other current users of the precinct.

These concerns mainly centre around the loss of open space, parking, access and security.

Loss of open space

While our Club and members support developments which provide opportunities for recreational and sporting activities, we do not think it should be at the expense of losing open space. There are already a number of sporting groups based in this precinct that have to play away from here because there is not sufficient open space available for them. Converting the area to another soccer/cricket oval would provide more facilities for the current clubs.

Parking

It would be expected that leasing the area as a commercial venture will result in the facility being used on most, if not all, days of the week and for extended periods of the day and evening. There are currently between 200-250 car parking spaces available in this area at present with 50 of those being in the proposed lease area. With capacity of up to 450 spectators it would be expected that any new venture would often utilise a significant proportion of those car parks, unless they are providing additional parking on their site. This will cause problems on days/evenings when either the Bowling Club or other sports host some of their larger events. There is virtually no overflow parking available in the area and on busy days it is likely that Christina and Douglas Streets and Shelley Avenue will be used by patrons.

Access

Vehicle access in and out of the precinct is currently a problem and will be exacerbated with all the additional vehicles. This part of Sturt Road is very busy at most times of the day and with cars turning right out of the precinct there will be an increased risk of accidents.

Security

The whole precinct is a very open area and some people use the bowling club grounds as a short cut. We have also had cases where our greens have been damaged. We have concerns that additional activity around the area at night could increase the likelihood of this occurring.

Please get back to me if you have any questions.

Regards

[Redacted signature block]

262a Sturt Road, Alienation of Community Land by Lease or Licence

All Comments 3/5

This space is better left as a green area, like a dedicated space for personal training, play ground or a dog park. The wildlife need all the grass area (like the plovers, galah, grass parrots, rosellas etc) as so many houses now have artificial lawn and other developments are happening. The tree canopy is disappearing - plant more trees in this area, natives to provide nesting hollow logs etc. As the Westfield Marion new development/expansion is removing trees & carparks the suburb can not afford to lose this green space which currently used by local people, especially dog walkers. It's not the right spot for the proposed ice rink....better would be near either of the pools, or the under utilised carpark behind the council chambers or over by the gymnastic training facilities on Oaklands Road. The general area of the Marion Sporting facilities is used to capacity through out various times each week as is the carpark attached. An Ice rink is only going to bring more parking issues. People living in the vicinity already struggle with cars parking in the streets from Westfield Marion, the 24 hour Gym and the Oval when in use. The urbanisation of the surrounding housing blocks ie the nine units being built next door and the 21 units going up next to Flinders Clinic on Diagonal Road will be more strain on the roads, parking and infrastructure when complete (plus other future house developments). Residents struggle with the lights at night from the ovals, the Club Marion carpark & the Westfield signs and the noise from the various function centre during the week ends.

Minimally a tall wall would need to be built to shield the local streets/residents from additional noise, traffic, lights, activity and possible crime with NO car or pedestrian access to either Christina St or Shelley Ave. The croquet club dose under utilize this area, however the community does not and better management would be leaving the green space. However, one must make the observation too that the Thebarton ice arena is struggling consistently as a business, as do most aquatic centres, why would this business be any different - high running costs low profit margins - it is likely the council will be approached to prop up the business at some future point.

I firmly believe that this land should continue to be used for outdoor recreational facilities (with some indoor spaces) that cater to the whole population of Marion, from infants to the very old, and for people of all abilities. Other than the specific sporting fields, there is no general recreation space with barbecue facilities, shelters, toilets, a safely fenced toddler playground, an adventure playground for older children and teenagers, or learning to ride cycle track within easy to access distance for many residents. Recreation involves more than just organised sports. I think that 'alienation of community land' in reference to this proposal sets a dangerous precedent and opens the door to future developments that are not suitable for sites in question, and that no lease should be considered. If this development is approved and the ice rink goes defunct, we will have a massive white elephant on land that should have been retained for open space sporting / recreation use. And perhaps other white elephants given approval due to this precedent.

The above proposal will have negative impact on residents through the following ways; traffic/parking issues, noise/light pollution, increased crime/reduced safety, increased foot and vehicle traffic, reduced property values, ruin streetscape, removing already limited open space, change residential streetscape and liveability of the area.

I oppose it on the grounds of the big trees being given the axe, reduced open space and the building of an environmentally unsustainable ice rink with concrete and carpark. Traditional ice rinks have noise, energy waste and pollution costs and their alternative, the synthetic ice rink, while resolving those issues, still generate other environmental concerns surrounding microplastic and plastic detriments. The big trees have been given no consideration at all - why not try to at least lessen the environment footprint and keep the trees? We're in a state that's declared a climate emergency so all government, including local government should be thinking of the environment in the first instance which benefits the whole community.

262a Sturt Road, Alienation of Community Land by Lease or Licence

All Comments 4/5

I do not support the proposal and the arena development (construction of a multi-sport recreation facility). I do not believe that a construction on 262a Sturt Road Marion would be beneficial to local residents and the wider Marion community. The location for the proposed type of recreation centre is not ideal and it would be better suited to another location. The construction and development would have detrimental impacts for local residents including traffic and noise increases and changes, would create and lead to extra street parking and parking in the Marion Sports complex carpark and more congestion. More housing developments are already planned for Sturt Rd, Shelley Ave and possibly Douglas Street, and therefore more parking pressures will already be occurring. The construction and development will increase visitors to the area and surrounding streets, noise and lighting. This will occur during the day but also evenings and during weekdays and weekends. This will therefore impact residents and change current conditions, ultimately reducing the liveability (lifestyle) of the area for current residents. Living on Douglas Street I will see the construction from my house and be exposed to extra noise and lights. Foot traffic may also increase to Douglas Street and Shelley Ave and connecting streets as visitors come and leave and try to access the development (recreation facility).

I do not support changes to the land (plot and site) should be preserved for community land, recreation, fitness and free based community and exercise activities. The land or site shouldn't be used for commercial use and should be preserved for the local community. It should be kept as open space (green space) and maintained and preserved as community land. It could be redeveloped to support and improve the the environmental, lifestyle, wellbeing and community needs of the residents living in the nearby streets and Marion community.

I strongly object to the chipping away of community land. The alienation of community land to a private company for a profit making opportunity does little to benefit the community in the long term.

I do not believe that this arena proposal is in the best interest for the local community. The Thebarton Ice arena is not used as much nowadays as it was as ice skating is not popular. The current ice arena is in debt so I question if this new proposal went ahead whether it would become a white elephant for council and a complete waste of money. The area is more suited to outdoor recreation and sporting facilities such as parks, netball, tennis etc. Im sure Marion croquet club would appreciate an upgrade! They would be used much more. Should the proposal go ahead, I am also extremely concerned as I am building next door to this proposed land use and it could well have a negative impact on the dwelling being constructed eg. blockage of natural light, noise from the centre's airconditioning and ice cooling generators, traffic hazzards etc. Please give serious consideration on the effect this will have on neighbouring properties.

As community land, this should be maintained, preferably as open space, well vegetated including existing mature canopy trees, for free use by the Marion community and for climate mitigation. We do not need more for-profit buildings at the expense of nature and community. Thank you.

My main concern is the increased traffic and parked cars that will result from this proposal, which will impact local residents and make our streets dangerous for pedestrians.

great to see private/govmnt partnerships to enhance our community with limited risk for COM

262a Sturt Road, Alienation of Community Land by Lease or Licence

All Comments 5/5

Sounds like a exciting facility for our community

My support is contingent on:

- 1- The facility being in continuous operation for 42 years
- 2- That the facility's ownership reverts to Council at the end of the lease (no sale possible)
- 3- That the surrounding land is landscaped using edibles which are made available to the community for free

An ice hockey sports facility on this land would be of great benefit to community members and an excellent use of this land.

Please build this, it will be well utilised by all members of the community - children, teens, young adults and adults - and give more social options rather than crime

If they are prepared to do what has been offered I would recommend this project goes ahead

I have played and loved the game of ice hockey since I was 16. Now nearly 40 It feels like I have waited my whole life for Adelaide to finally be blessed with its own full size rink. I would love nothing more than to be able to play my remanding years and teach my daughter to skate and play when she's old enough on a purpose size rink and the joy it would bring knowing she can play on a competitive size rink like the rest of the world. Thank you

Issues that need to be addressed pending finalisation of the project:

- 1) What is the rent to be paid? How is this calculated? As it is for a long term period of 42 years, what are the rent increases that will apply and how will this be calculated?
- 2) Maintenance - although the council will not be financially burdened now, after 42 years, the plant etc will be so old and run down that to maintain it as an ice skating rink could be a financial burden on the council finances. How is this to be addressed? Maybe the company should be required to replace all the existing plant etc with new ones prior to the end of the lease. This is to ensure that the council is not financially burdened immediately after the end of the lease!
- 3) Charges for residents in the council area - how is this to be decided and potential yearly increases?
- 4) What if after 42 years, the council decides not to keep the ice skating rink - will the operator demolish the site and return it to council to its current form?
- 5) What assurance does council have that the lessor will be financially sound during the 42 year period of the lease that it will be able to operate the ice skating rink and maintain it to the standards required? Maybe a performance guarantee issued by a bank should be secured as this is a major project!

Unfortunately I shan't be around in 42 years time but my grandchildren will!

262a Sturt Road, Alienation of Community Land by Lease or Licence

Marion Arena – 262a Sturt Road, General Feedback Consultation

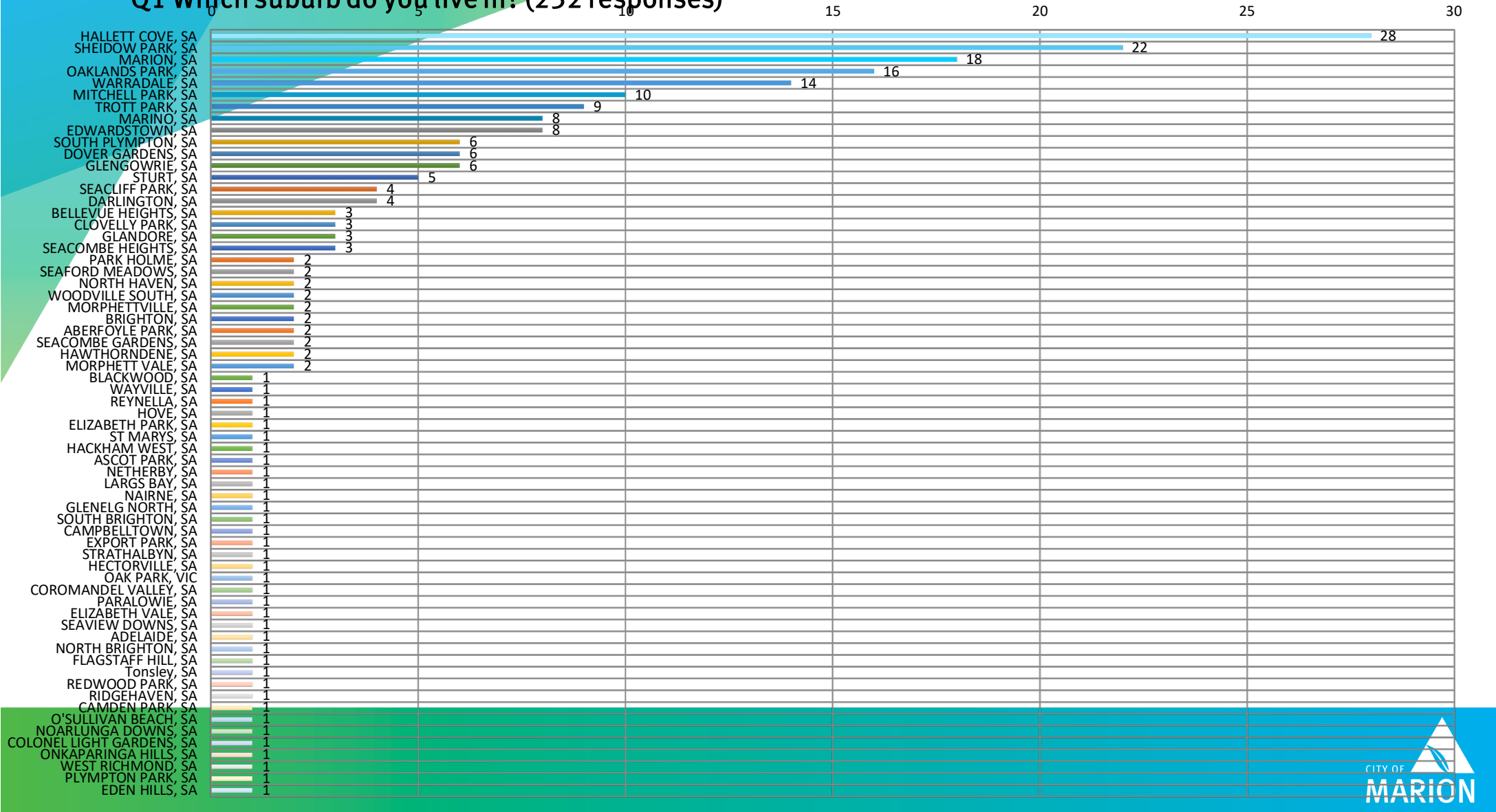
SURVEY RESPONSE REPORT

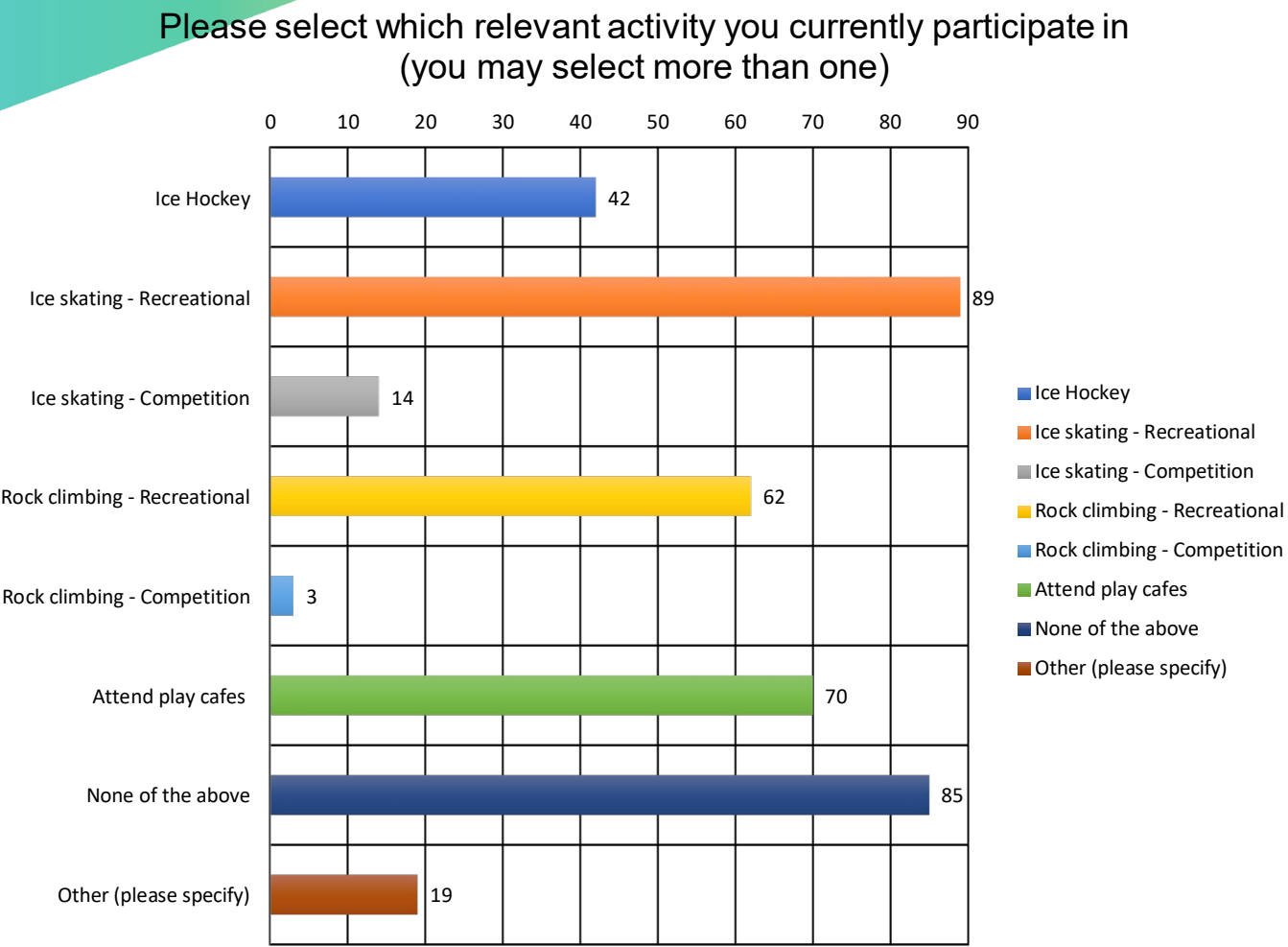
25 May 2022 - 20 June 2022

Visitors: 406

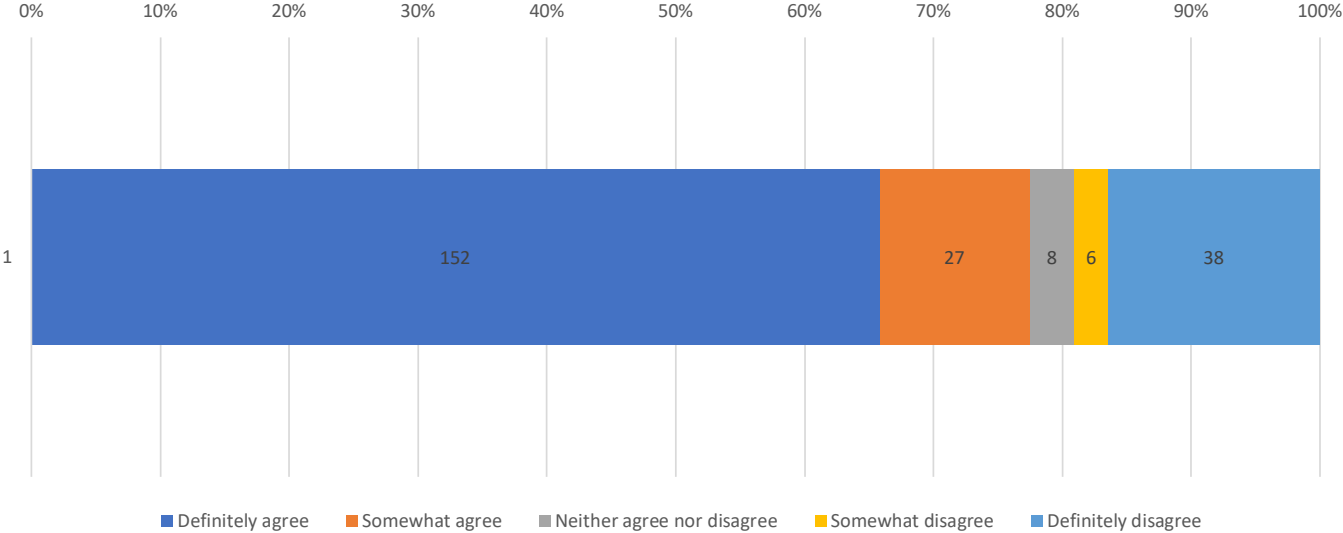
Contributors: 232

Q1 Which suburb do you live in? (232 responses)

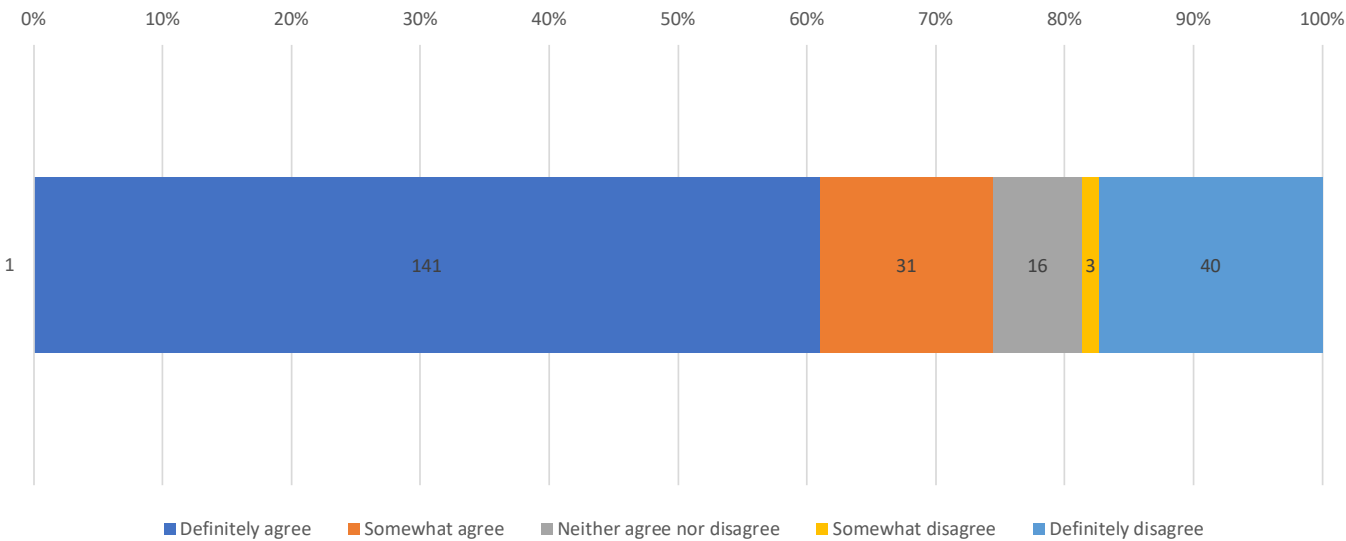


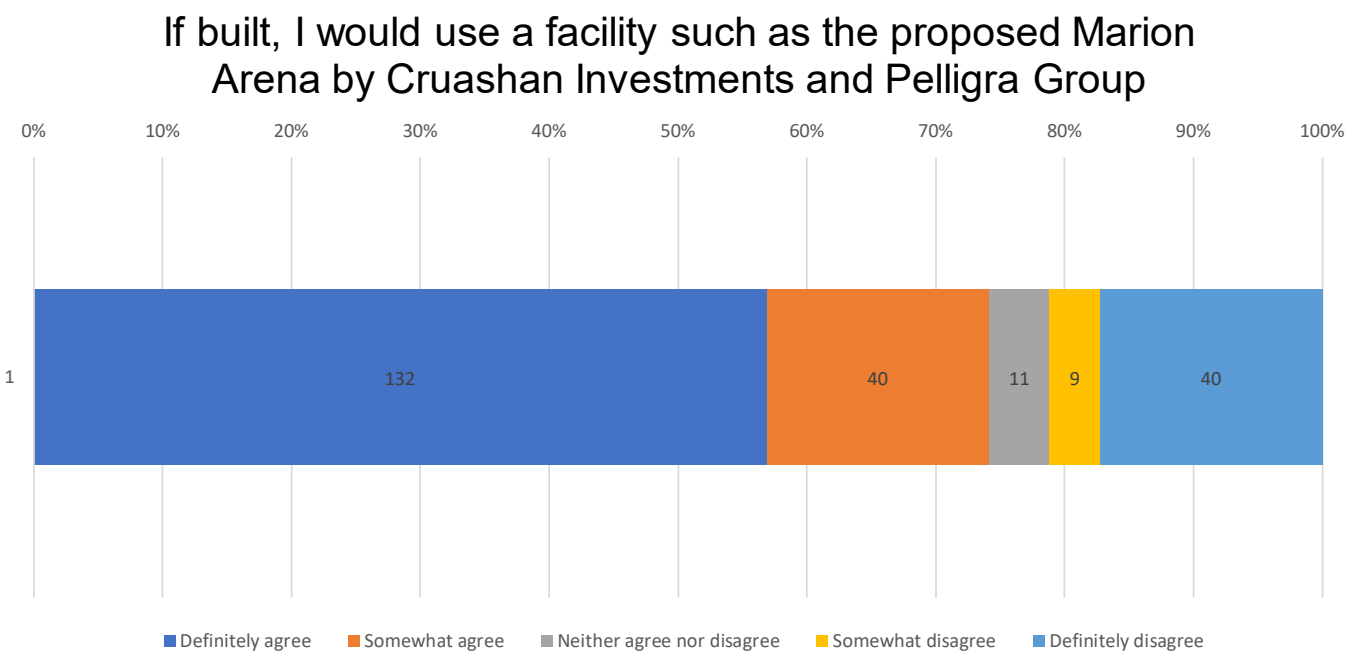


I support the proposed Marion Arena by Cruashan Investments and Pelligra Group



The proposed Marion Arena by Cruashan Investments and Pelligra Group will make Marion more Liveable





Marion Arena – 262a Sturt Road, General Feedback Consultation

SURVEY RESPONSE REPORT - ALL COMMENTS

25 May 2022 - 20 June 2022

I cycle to work and use my bicycle regularly for shopping and general use. I frequently ride along Sturt road to Tonsley and note that there is no continuous bike lane along Sturt Road which often causes conflict with traffic in this location. I would suggest that any increase in traffic in this area should mean that the bike lanes along Sturt Road in the easterly direction be made continuous or other dedicated provisions made for vulnerable road users
It must be built to best environmental standards with stormwater capture, shade, adequate bicycle facilities and linkages and public transport links. It should be carbon negative and trees, especially mature ones, preserved as far as possible.
I think it will be a positive outcome for the Marion Community
Sounds like a fantastic opportunity to offer more sport and leisure options within Marion.
na

The Inner southern suburbs needs a facility like this not only for the youth of the area, but also if marketed well for groups including support service groups for disadvantaged for health and well being. Big supporter of this project.

I support the development, but there needs to be strong consideration of traffic impacts. Sturt Road can be busy and unmanageable at the best of times, turning left from Diagonal Road can back up relentlessly causing some cars to try "rat runs" to avoid and on Sundays when there's markets at the Community club it becomes quite dangerous. I assume with International Competition Grade facilities there is the expectation of regular events (similar to the National Swimming Championships held at the SA Aquatic Centre), which means even further impact on traffic.

I would like to see:

1. The Diagonal Road / Sturt Road intersection upgraded to include two lanes turning left (east) from Diagonal to Sturt, controlled by lights
2. Sturt Road widened in front of the new Ice Rink (and possibly in front of the bowling greens) to allow traffic to leave the flow of traffic prior to slowing and turning into any carpark/the site (and to also 'get up to speed' after leaving the site).

I support entry/exit be restricted or prohibited onto residential streets (Christina and Shelley), but then Sturt Road absolutely needs to be upgraded. There are times of the day I avoid it at all costs (where possible), but the other options aren't a lot better (Marion Road is a nightmare at the best of times) and around Christmas it is inevitable. I just don't think it can handle any additional traffic without serious re-configuring. I absolutely support the centre and want to see it built, I just want a serious traffic solution implemented at the same time.

Please ensure adequate parking for ALL users of the area including the Marion Club, Marion Bowls Club & this new facility.
Better access onto Sturt Rd is needed without disturbing the already busy Sturt Rd traffic flow.

Where is the croquet Club going?

Marion Arena – 262a Sturt Road, General Feedback Consultation - SURVEY RESPONSE REPORT - ALL COMMENTS

What is happening to the old bowls club building?
Sounds like a great facility. We have toddlers at the moment but as they get older I could see us using this facility a lot. Sounds like great potential for kids birthday parties too.
I think this is a wonderful idea for the young people of Marion Council area as it may stop them spray painting fences, poles, business premises etc.
I don't know that Adelaide necessarily needs another ice rink/facility but the rock climbing/bouldering part sounds good. Overall it seems a better use of the land than current at the very least and may turn out to be great for the area.
we currently drive to thebarton multiple times a week to use the ice arena. having an ice rink closer to home would change our life. a facility like this in the southern suburbs is such a fantastic addition to our community, it opens up recreation activities to people who otherwise might not access it. well done marion council pursuing this!
Suitable and enough parking not to effect the local residents

This is desperately needed however it shouldn't turn into a Marion swim centre where the public is a) not welcome b) has little or no access to the areas c) financially in affordable to access.
The proposal is excellent! It is in the perfect spot, extending the hub that is essentially Oaklands Train Station, Marion Shopping Centre, Marion Cultural Centre and now the arena, which endorses the local sporting clubs in that immediate zone i.e.. lawn bowls, soccer, basketball, football... and it's across from the Marion Council chambers - ideal! There is nothing like this in the area and I look forward to taking my young daughter ice-skating and in the future, somewhere positive and active for her to hang out with her friends. I can only imagine those opposed to it have personal agendas. It's an exciting and positive initiative and you are to be commended for rolling with it.... keep up the good work and thank you!
The name of Pelligra reminds me of an investor group who abandoned a development in Meningie. Please be careful. If they are GOOD they can achieve this within six months.
This is an enormous opportunity for any council. I don't live locally but I can guarantee I will be making the drive once a week to the rink. The current facility is falling behind, and this is something that a large community relies on.
I am hopeful that those in the Marion community can approve this rink and gain us as visitors. You have seen what a world class swim centre brings to the community, this is the same - just the water is frozen!
As long as rate payers don't have to subsidise the development in any way what so ever. The developers pay fair rates & the Croquet club is looked after

It's important to keep our entertainment facilities. With other entertainment venues either closed or proposed closed, our kids/teens/ adults need other venues of entertainment
This is a fantastic idea! Something that is lacking in Adelaide in general is fun things for adults to do. All we ever usually get is cafe's and parks which while nice, is getting pretty tedious. This will encourage people to actually do something fun and healthy.
This area of Marion is already extremely congested & swimmers already have a hard time getting to & from training due to the congestion. No more activities or buildings in this area to be built. There is plenty of other areas that aren't already congested suitable for this project.
I would like to see efforts made to consider the power consumption of the facility, such as installing solar panels/wind turbine to provide power. I would also like to see greening of the area such as planting and trees within the car park and WSUD systems
I would love to see this space be purposely inclusive of disabled individuals, living with physical disabilities, Autism and Intellectual disabilities. Doing so by creating inclusive times for disabled individuals through the means of "quiet sensory hours" where music volumes are lowered and lights and dimmed, fixed AAC visuals incorporated in toilets, disabled toilet facilities, ramps for wheelchair and pram use, fixed AAC boards around the centre, specialised wheelchair equipment on site to be used by disabled individuals to allow them to ice skate, the centre to accept companion cards, and the offering to local Special schools (such as Suneden Specialist School) to have excursions/come and try sessions.
I'm very excited about this project.

Details on what will happen to the Marion Croquet club seem to be missing from the proposal. Roller skating both quad and inline has had a resurgence in recent years. There are limited clean surfaces that allow this sport easily especially for beginners. Is there a way to incorporate a hard floor rink either in the same space or adjacent in order to widen the appeal and range of users? I am unlikely to ice skate but would love a roller skate rink. Thanks
two potential issues:- parking must be adequate - and not simply utilise the existing oval parking, but provide suitable number of additional parking spots. Entry & exit onto Sturt Road - particularly Sturt Road westbound right lane, as the right turn into Diagonal Road is already very congested. Slip lanes to the Arena entry/exit should be included on the northern side of Sturt Road (ie/. a third lane on the eastbound carriageway) to facilitate road safety. There is also likely to be increased pedestrian access to the Arena from the Marion Bus Interchange area - improvements to footpaths and the crossing of Diagonal Road will be required to ensure pedestrian safety - particularly for children (who will be big users of the Arena?)
Adelaide needs another Ice Arena as the current Ice Arena cannot keep up with the ice time availability as Ice Hocke, Figure staking and broomball has gained lot more interest over the years and one ice arena is just not enough to take on the demand.
Fantastic idea and will be a asset to the community
'I definitely disagree with the building of an ice arena. There is likely to be an unacceptable level of: - Energy needed to run an ice arena; - Serious pollution; and - Greenhouse gasses. Council should not entertain an ice arena. It goes against the SA Government goals for significantly reducing greenhouse gas emissions. It's also against Council's Climate Change Policy.

If the ice arena proponents are really serious, they should provide very detailed plans for energy use and mitigation of pollution and greenhouse gasses, for clearance by both the EPA and the Department for Environment and Water. There are articles on-line regarding ice arenas and their unacceptable use of energy and their negative environmental impact. That includes those using newer technologies such as 'synthetic ice'.
This is the last thing Sturt Rd needs. The traffic is pretty horrid as it is. This development would add way more traffic than the area could realistically handle. Site it instead next to Hungry Jacks at Darlington, opposite the Shell and McDonalds.
I think this is a great proposal and is a great attraction to the south of Adelaide. It will also greatly increase the value of the local area.
A new ice rink is a much needed investment in Adelaide with ice sports continuing to grow in popularity but the current Ice Arena does not have adequate capacity to properly grow these sports. This would be a draw card to the Marion Council area and would allow Adelaide to host Nationals events here, with great accommodation facilities already nearby. This facility would allow Marion to add to the drawcard of the Marion precinct, on top of the Aquatic Centre and shopping centre. We would use this facility often. We fully support and encourage the building and use of this facility as proposed.
Bring community together with attractions
If an indoor roller skating rink can be added to this design, the South Australian roller skating community would finally have an indoor venue. We currently have a 9 year old world champion who doesn't have a decent facility to train.

The said land has been vacant and unused for years. Location is ideal. Car parking will become a problem and clash with other sporting activities.
Yes. Get on with the development before rising costs make it prohibitive. Another great facility.
My only concern is that I want City of Marion residents to have a SIGNIFICANT discount to use the venue, so it is affordable to use it frequently. Our family would love to use all aspects of this facility, but we have no surplus money, so affordability must be considered! Maybe even include a free entry pass for each household as part of the deal.
An ice rink, rock climbing facility would be unique draw card and complement the cinema and aquatic centre. It would add to the nearby sporting facilities. Are there other entertainment options being considered for the site? It would be good that some options for older people are considered as part of the facility as it seems a young person development.
I appreciate and support the proposal for building an ice skating rink. I would also like to add that the establishment of a roller skating rink would be equally important and also in high demand. There is a big community out there who is looking for roller skating opportunities in Adelaide. Unfortunately the options are very limited. Currently the new established Mitsubishi site at Tonsley Park is used by a large amount of skaters out of desperation in not finding an appropriate skating rink in the Adelaide area. I am well connected to the Adelaide Roller Skating scene. It is a sport, which attracts all age groups, children, their parents and also seniors like myself. A Roller Skating Rink is cheaper to manage and maintain than an ice skating rink. To be of value, the floor should be a sprung floor and of international size (2 courts). It could be a place for Hockey, artistic roller skating, dance skating and speed skating including competitions and regular club training sessions. Marion Council would certainly make a big step into the future setting a great example of community involvement and progressive exemplary recreation

facilities with a reach far beyond The City of Marion.

Please contact me if you have any further questions or like to discuss my comment [REDACTED]

This would be a great addition to the Marion area for our community to use and a great facility for our ice sports in SA!

This would be a great addition to the Marion community and I believe would be very welcome.

We are a family of 5 marion resident ice hockey players that play and train at competitive levels and will frequent this rink up to 6 times a week to train and play. I know of so many ice sports participants that live within the marion area and many others near by that will definitely travel to a rink in this location in marion area. Ice Hockey is growing rapidly for players of any age, local economy will be stimulated we will have a facility that can host local and School/interstate/international tournaments and we NEED THIS! Thanks 😊

This arena is much needed by the ice sports communities. As an ice hockey player myself, and also my children are involved in the sport also, knowing that the current ice arena located in thebarton could quite possibly be shut down in the near future is very disheartening to my family and myself also including other members of the community. I am a strong believer that kids being involved in sports/ recreational activities keeps them off the streets and gives them not only something to do but goals that they can set for themselves at young ages to work towards and strive to accomplish. My family and myself benefit greatly that an arena can be made in an area more accessible to the southern suburbs making it easier to travel to and therefore we would attend the arena more frequently. Please make this happen it needs to happen for the growth and of ice sports within south Australia.

Adding an ice rink and rock climbing facility to the City of Marion would be a much welcomed step forward, both for residents of Marion, as well as residents of the greater SA community.

The aging and dilapidated IceArena has reached the end of its functional use-by date without major and considered reconstruction. The IceArena's rinks were never built properly for long term usage, with uneven and improperly laid under surfaces that are prone to warping, and ultimately causing damage and leakage to the improperly protected pipes below the ice surface. The facility has dangerous boards with exposed nails, screws and other hazards. The ice surfaces are increasingly failing, and may or may not be the cause of the extremely poorly maintained appearance and feeling thereof. The skating surface, especially near the boards and at particular corners and portions of the surface border on being hazardous, despite some very strong efforts by the staff. The newly renovated changerooms were built smaller and less-functionally useful than the previous ones, dodgy steelwork under the grandstands is an eye-opener, and despite some fresh costs of paint, ripping down some old walls, and having a gigantic video screen, the building still can't properly regulate its ambient temperature, provide a consistent surface, or guarantee that there won't be hazards in and around the ice from day to day. That being said, the staff works hard within the constraints that they are given, so credit where credit is due.

Make no mistake, I don't believe the proposed rink and climbing facility in Marion will functionally put the IceArena, or any other establishment, out of business. I believe competition is good, and people will vote with their dollars and attend the facility that offers the best value for money available. I do believe that a new facility will provide an opportunity for sporting growth, options for the community, and a forward step for people looking for alternatives to some recreational relics that have been functionally neglected over time. I believe a new facility would serve the community very well. When the addition of rock climbing facilities are factored in, this seems like a multi-purpose and community-positive step in the correct direction.

Ice Sports provide another outlet for young people to get involved in sport - or at the very least physical activity. Increased physical activity is the key to long term physical and social health....I'm all for it - Also the traffic impacts on Sturt Rd would be negligible. Considering that one of the largest shopping centres in the Southern Hemisphere is less than 1 km away
Absolutely love this idea will be a game changer for down south.
I have been playing Ice Hockey for nearly 8 years and coaching youth for 4 years. I would suggest a double international size ice sheet and increase to 1000 spectator capacity, plus small gym running exercising, warm-up and smaller gym with equipment. Good size rock climbing wall and bouldering gym.
My family is hugely invested in I've hockey and I've skating. We would LOVE this to go ahead so we can have something closer to us. If we had something closer we would go there a lot more than we do atm
The ice rink itself would attract a specific population who are invested in ice sports and it can host variety of interstate and international competitions hence bringing in more income to the retail, hospitality and accommodations around the rink. For those involved in the ice sports, they will be frequent attendees of the rink and many of these players would be interested in improving their fitness and hence the rock climbing and nearby gyms would also profit. It is an excellent proposal
As a resident who lives in Douglas Street, close to the proposed facility and I speak on behalf of a number of residents in the area, we are very concerned that if the project is to proceed, then all access and egress to car parking at the site must be maintained via Sturt Road. No access should be permitted via either Shelley or Christina Streets. Residents are concerned now at the increase in traffic and on street parking consequential of the subdivision of older blocks, so we demand that not be exacerbated by enabling traffic flow to/from the proposed facility into either Shelley or Christina Streets. In other

words, that the status quo that currently applies to the Marion Sports Club car park be maintained.
There is a very large ice hockey community in South Australia, building a world class facility is what this state lacks From other large states creating jobs and building potential for the economy and world ice hockey events. A win win really
This would be an amazing opportunity for Adelaide to enter the stage for national competitions. The IceArena is an embarrassment and should not in any way be represented in South Australian ice sports.
as a long time Ice Hockey Player/coach/supporter I am very excited about this Proposal, Thanks
Major asset to the state for all.
Great facilities for families

Please consider parking and implications for traffic
As someone with an interest in rock climbing I would love a site closer to home, however I am unclear on the proposed site, which I believe is currently community sports fields. If the proposal is to take community sports fields which are free to access for everyone, and provide sports opportunities to those with a low income a "level playing field" to exercise, socialise and compete? instead to access facilities on this site they would have to pay? then whilst I would love access to such state of the art facilities I'd rather they were relocated.
Secondly if it is only with the intention of 42 year lease it seems a rather short term benefit to the area. Will the lease be extended? 42 years doesn't seem like long term planning, but rather short term gain. If the lease is not to be extended will it be written into the contract that the company must return the "community land" to its current state of shared sports facilities?
Since the entrance price will be similar to the other play Centers (eg bounce) I properly would not use it more than 2x year. Unless my little one wants ice skating as a hobby.
As the secretary of the adjacent bowling club, I have issues regarding parking, traffic (entrance/exit) and security
Our household and family/friends would be very happy with this idea.

Better than public skatepark
Great addition for the city and location is great fit at Marion precinct
My daughter is building next door at 244 and we are concerned about the blocking of light into the property by the large buildings proposed. Need to see the plans.
While I think it is a good idea to have this facility I am concerned about extra traffic and appropriate parking. These issues need to be addressed
Make it accessible. Not like the bmx track that was built that can't be used but th public or the pool that you dramatically increased prices in and then gave a time limit even if next session not full.
More sporting and entertainment opportunities for the youth and international events for south Australia

<p>This development seems very limited. My question is, how many people currently ice skate? There are rock climbing places in many areas of Adelaide. This could put local ones out of business.</p> <p>What of the Croquet Club? There has been no effort at all to invite people to come and try. I think there should still be a croquet facility on this site, in a smaller capacity</p>
<p>Adelaide is in need of a roped (top rope, lead) climbing gym in the southern suburbs. I believe there would be demand for such a venue if it were on par with the commercial bouldering gyms (i.e Beyond Bouldering) in Adelaide in terms of walls, fitout and facilities.</p>
<p>I would definitely purchase a membership to the facility and believe it would be very well received in the climbing community if it went ahead.</p>
<p>I endorse the Ice Arena as long as the Croquet Club has a facility for older residents to play and meet. Healthy communities cater for all interests and ages.</p>
<p>My daughters love ice skating and doing it with their friends. This complex would allow my 13 yo daughter to safely meet her friends and catch the bus there. It is not safe to go to the city by herself.</p>
<p>Keep community land available to the community.</p> <p>Will this proposed arena be removed & the open land re-instated at the end of 42 yr lease? Doubtful to say the least.</p> <p>Consider equity & access issues - not everyone can afford to pay to visit an ice area or indoor rockclimbing. Not everyone is physically able to enjoy such pursuits.</p> <p>Business case - are existing ice-arenas & rock climbing centres financially successful businesses in Adelaide region?</p> <p>Additional traffic & noise - how will this effect local residents - especially during/after a major event?</p>

<p>It would cause parking problems. Also disagreeing does seem to make any difference as the petrol station on Miller street is still going ahead even with the locals having their say and disagreeing. Leave open space and stop allowing more homes on smaller blocks.</p>
<p>At this stage I have seen no mention of parking or traffic access to the proposed facility. Traffic flow is already an issue on Finniss St as is the parking in side streets.</p>
<p>The ice sports community has been hoping for a new rink for a very long time and the level of excitement and demand for this facility will be very high.</p>
<p>There is a rock climbing facility already in Clovelly Park. There is an Ice Arena near the CBD, easily accessible by tram and train. I have not seen any demand or even discourse around this being a needed or necessary addition to Marion. There are many, many more ideas that would provide far greater benefit to the wider community and encourage community participation in Marion. If this is being suggested and considered, other organisations should also have been offered the opportunity to propose ideas for the site. Obviously this will go ahead and any feedback gained through consultation will be ignored. That is why people are entirely disenfranchised with all levels of politics.</p>
<p>The ice hockey community is a growing community and having a new rink that's being taken care of is only going to benefit the Marion area</p>
<p>Concerned about the traffic increase on Parslow road and Douglas street This would be an easier access for cars than using Sturt road</p>

I think this is good for the local community for both families and kids, our current facility is in dire need of replacement. The interest in hockey has skyrocketed over the last few years for both children and adults and this project will also number large numbers from all over Adelaide to attend the Marion area to play especially if it is the only facility. Also allowing players and their families opportunity to spend money in the area while here at local cafes and shops.
i think it is so important to have an ice arena in Adelaide. The current arena fees keep driving up and in the near future plans are to knock it down for real estate Leaving the whole of SA without an arena. There is a massive and rapidly growing community for ice hockey and figure skating. Its important for the kids as a hobby, fitness, engaging with other and participating in team sport learning life skills and making life long friends.
I think the timing of this proposal is spot on... Adelaide has grown a lot, and only has one poor condition rink. The ice hockey clubs find it very hard to get enough rink time between them. There has been a massive surge in club hockey numbers, and one rink can't cope. I really hope this happens! Thankyou
i beleive it would be a great assest tot he community , as long as it provides free parking and loads of it , or bus access for those in need .
Given the current state of disrepair at the ice arena thebarton and that fact that the arena regularly sells out ice hockey games you should consider greater spectator capacity
I feel that a Roller skating rink would attract more people,the surface could then be used for other sports,easier and cheaper to maintain. Having done Roller and Ice in my much younger days,the former seems to attract a more varied age group,apart from being easier on ones ankles and equipment to purchase is a lot more economical.Our Grandchildren love Rock Climbing in Sydney. The Ice Arena at Thebarton was never financially viable even before it became a dump.

If people want this type of facility they will be willing to travel for it. a commercial proposal should be built on commercial land. taking community assets away from the community is a terrible way of future proofing our ability to be active, have open space and improve urban greening. having a facility that only people with money can afford to go and is only open at certain times does not facilitate recreational activities. it needs to be open to the public all the time and free of charge for this to be a suitable community asset for now and in the future.
This would be great for the ice hockey league.
I think with an ice skating rink, rock climbing wall and Marion swim centre it could be a good recreational hub and might help to keep local kids out of trouble.
Just agree and build a better future for our youth and residents that enjoy this kind of sport making people more fit and healthy
Sincerely hope nearby residents will not be over shadowed with a "Minecraft" type of construction. Something that will compensate for the loss of view of open space & into the hills.
Marion needs this, schools could do ice skating excursions, or rock climbing. Birthday parties. Options are endless.

I think it sounds like a fantastic idea! The ice arena in Thebarton is so run down and they don't have enough room to run all their programs as it is. A new arena will be a massive draw card and like the Swimming Centre, draw people nationwide (even perhaps internationally). It sets SA as a prime sports city and gets kids and adults alike active!
Obligation and ownership hidden in a confidential commercial agreement keeps the public in the dark the about the real cost in the agreement. We need more green space for people to be outside rather than inside. If it were to go ahead it needs to be an 100% green building oriented correctly and using renewable energy.
What happens to the croquet club? Will it be incorporated into this facility?
It will be a welcome edition to the Marion council
SA recently lost its state team due to a poor rink facilities. Recreational hockey is growing very quickly. In the past 5 years I've seen hundreds of new players. By supporting an ice hockey rink I believe the city of Marion can continue to be a sporting leader. TBH I care less about the group that is proposing the rink and more about having one in Marion.
Great idea, needed for community and surrounding areas. Ice Arena at thebarton, is falling apart.

A great idea and sport for the future of the area.
This is a disgraceful proposal. As a council you need to keep open space for all people, for the visual amenity and people's wellbeing and not approve the building of a commerical icerink that will be used by only a few people.
I think this is a great idea
The facility will make a terrific addition to our community.
Please also considering building one at Playford I don't drive and it is hell to get to Marion but it will be worth it because I will use it every weekend but I prefer coming down here as well
This an energy intensive development that will release huge amounts of CO2 from construction and continuing emissions from the operation of an ice rink. Council must insist on an environmental sustainability in developments and commitment to net zero.

This is community land that was used successfully and profitably for many years, it MUST remain as a community facility to profit the local community NOT private developers! Ice arena is not a profitable option you can see this with the 2 that have closed over the past 20 years. I don't understand how council would be supporting this rather than giving back to the community with community facilities rather than expensive activities that the broader community can not utilise! Put this at the airport land where other private enterprise is located NOT on community land!

will provide opportunities for the youth in the marion area

I would very much look forward to such a unique arena available in the local Marion area. As a native Canadian, I would love to have ice hockey local to me, as well as introduce my 2 small boys to ice skating. Knowing that it would also have kids climbing available and a play cafe would be the icing on the cake.

It's a great location for an ice arena, and i think it will bring significant benefit to the community

A dedicated rollerskating rink would be cheaper and would probably appeal to more people

Why can't this proposal be not only for ice skating, why can't it be for roller-skating too

A dedicated rollerskating rink should be included in this proposal as well. Adelaide has been desperately needed one for decades and the popularity for skating is continuing to grow.

i suggest a dedicated roller skating rink would make the facility appeal more to young people, families, and even adults. there is a large skate community in adelaide with nowhere to skate without booking sessions, competing for space with other groups and sport events, and it would be highly beneficial for everybody.

Absolutely support new sporting and recreational facilities in the City of Marion. We need to utilise our community land and while that means development in this particular case, it appears to supplement the sporting precinct in this area on a largely unutilised portion of the land. Does the Marion Croquet Club have an alternative facility they can go to, or can they share with another existing facility? We should seek to provide for their need, though I suspect the new development will certainly eclipse the number of users that the land is currently servicing at the croquet club.

Pray and hope that this goes ahead

As a part of a large skating community in Adelaide, I would agree that a dedicated rink would be widely used, and a safe place for those who like to skate indoors. We have had many incidents of people getting upset with us sharing a path with them, and it's not legal to skate on the road. Our skating community is large and we have regular events. It would be a worthwhile project! ❤️🙏

My partner is heavily involved in recreational and competition figure skating and I am an avid ice hockey enthusiast and while we have lived in Melbourne for the past 6 years we own our own home in Seacliff Park and have always planned to move back to SA eventually.

The proposed Ice Rink is a fantastic idea for the Marion area and Adelaide as a whole due to the aged nature of South Australia's currently only other rink in

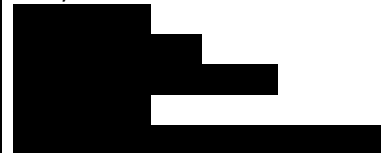
<p>Thebarton.</p> <p>We are both extremely excited at the prospect of having this amazing new development built literally on our doorstep as a way for us to enjoy the sports we love and stay in the area we plan to settle once we return to the state.</p>
<p>As I am an older citizen with grandchildren living close to the Marion City area, they would be very interested in using these facilities, and watching games there.</p>
<p>Please consider a roller rink instead of an ice skating rink. There is a huge demand for roller/inline skating facilities among both adults and children plus it is a sport that is increasing rapidly in popularity again since COVID-19. The Tonsley gets utilised a lot by people (again - adults and children) who skate but it would be perfect to have an indoor facility with access to toilets (compared to the lack of toilet access at the Tonsley). Furthermore, facilities like Blackwood and Noarlunga are only open for such a short time (2 hours each weekend day only) which does not suit those of us who aim to skate 3-4 times per week as part of routine exercise. I have also been advised by the city of Marion FB page that the new recreation centre in Mitchell Park will not be available for private or public roller/inline skating.</p> <p>Thank you for your consideration.</p> <p>It is a fantastic Idea</p>
<p>As there is already an ice rink in Adelaide, it would be great to have Adelaide's only roller skating rink in the area instead. Roller skating and inline skating is rapidly increasing in popularity, in part due to Roller Derby. It's an activity and sport that would be better cultivated in our climate than an ice rink which needs a substantial amount of energy to maintain.</p>

<p>My concern is the consideration for people living with disability, universal design and inclusive and accessible features. Inline with your DAIP I would like to see more consideration for these features before approval is granted.</p> <p>Thanks.</p>
<p>Need to improve the surrounding infrastructure to support this. Sturt Road is often already congested.</p>
<p>My parents live in Oaklands Park so i regularly visit the area with my kids A roller skating rink would be more versatile and just as beneficial to the area and the state</p>
<p>My Concern is the parking. Often in the evening (during training nightd) and on weekends Marion Club parking can be heavy. If you are having ice hocky games and a event at the Club it it going to create problems</p>
<p>Having a second rink would allow others from the south to be able to do ice skating.</p>
<p>I want to recieve communications on the project. I am the State Manager of Special Olympics SA which is a worldwide organisation providing inclusive sport programs to people with intellectual disabilities. We have a full winter sports pathway (local -through to worlds).</p> <p>I would love to create winter sport inclusive programs in ice skating, Kurling etc. I am committed to creating new programs and already have weekly programs in Basketball (Clovelly Park), Ten Pin Bowling (Oaklands Park) and Swimming (Oakland Park).</p>

Being a local resident myself I am very grateful for the high quality sports facilities that we have available to us.

I want to continue to develop new, additional inclusive sport opportunities to showcase both what Special Olympics SA can provide but also make the City of Marion a leading LGA in the inclusive sport space.

Many thanks



I have been a local resident and Marion Council ratepayer for 30 years. I live in Oaklands Park and enjoy many of its surrounding amenities including those outside its boundaries such as nearby beaches, parks, reserves, sporting facilities, restaurants, shops and cinemas.

I am responding to this consultation which appears to be pitched to Marion Council ratepayers as a "positive win-win" solution by the proposed development of a parcel of community land at 262a Sturt Road Marion.

I have concerns with this development, not only because it will benefit an interstate construction company rather than a local one, but for the following reasons.

1. There is no mention of the plight of existing tenants on this land, Marion Croquet Club, in the Community Consultation letter or media release from the City of Marion Community Engagement Team, other than a brief reference on the council's website stating, "Members have been informed of the decision. The club does not currently have a lease agreement with the council." What arrangements, if any, have been made to relocate the Marion Croquet Club to an alternative local venue?

2. This property venture will generate a substantial financial boost to Marion Council through a long-term lease arrangement, with no apparent financial benefit for its ratepayers, other than a ice rink entry discount.

3. Similar arrangements in the past involving Marion Council community land have also been touted as "money-spinners" such as the SA Aquatic Centre, or

being of significant community benefit, such as the Marion Cultural Centre and Library, both of which are inadequately promoted and under-utilised consequently resulting in only a small representation of the wider Marion Council community using them.

4. Personally, I would prefer a substantial council rates discount from the earnings of this venture rather than a proposed discounted entry ticket to the ice rink.

5. Finally, I have seen the preliminary designs of this building and as they stand, I believe it will become another architectural blight on the City of Marion landscape, as is the SA Aquatic Centre, that will further tarnish Marion Council's reputation by associating itself through the process of approving such "eye-sore" developments.

6. For these reasons, I believe that the Marion Arena Ice Rink would be better located in an industrial precinct rather than on the gateway to the City of Marion, or alternatively it should be scrapped as a favoured development concept by Marion Council.

Building a new rink would benefit the local community by providing a source of recreation and entertainment, not to mention providing extra jobs within the community both during and after construction. The proposed project would also benefit the ice skating/hockey and climbing communities as well; it will inevitably generate more interest in the sports. It would be great to have a new and improved rink, as the current rink certainly feels neglected and no one within any of the ice sport communities are happy with the way it is.

Support the most livable city by being the most loved council zone for fun activities

While I am supportive of development and improvements I am very mindful of the environmental impact of such a facility in terms of energy use (presumably maintaining a large body of ice will require significant power supply, will this come from the grid and what are the offsets being proposed?). The second area of concern I have relates to the visual impact of the proposed building on the streetscape, which is currently very open and low impact. The third area of concern I have relates to the impact of the additional traffic that will add to

what is already a very busy road system, with the significant road junctions and shopping centre within the immediate proximity of the proposed development.

I'm sure my grandchildren will use such a facility

As a spectator and fan of ice hockey I can't wait to see Adelaide finally be able to play on a surface where they can play their best. After visiting the Melbourne arena you see how inferior the ice arena is. Looking forward to cheering on Adelaide from a top notch facility. Exciting for the sport, the players and the fans.

I am a local registered Architect living in the City of Marion for 10 years. I am strongly supportive of the proposed development to bring contemporary facilities for Ice skating and Ice Hockey to SA. The current infrastructure at Thebarton is aged and well past its life and in need of substantial repair. Ice Hockey is a national sport and it is essential that SA provide quality facilities for this community. Very excited to see such a development in the proposed location which feels appropriate from a planning perspective and integrated into an existing community recreational area. Fantastic initiative.

this proposal is for a select group of people only who like rock climbing and ice skating. I would rather something built that provides for the whole of the community

I think this is a fantastic idea for our community and will be used by many families that I know of in the area. It would bring people from all over Adelaide to the area which will help a lot of small businesses as well.

Great Idea!!!

In my opinion, the proposed development is inconsistent with several of Council's policies, including the provision of facilities that cater to a wide range of constituents of all ages and abilities, ensuring the provision of wide open spaces and conserving/regenerating native wildlife habitats. I believe the proposed development effectively shuts out a large proportion of the Council community from engaging in recreational activities. I also feel that, at the end of the lease, Council will be left with a 'white elephant' of a structure similar to the 'Ice Arena', which has been the subject of much negative feedback for decades now due to the general community perception of its limited benefit to, and use by, the broader community. While I recognise the proposed development's income-generating potential for the Council, I feel that the site could be developed in a way that supports wildlife/habitat regeneration while at the same time enabling enjoyment of the site by a much broader cross-section of the local community.

This would be a highly desired facility to enhance ice sports within South Australia as well as providing another world class sporting arena in the Marion area to compliment the Aquatic Centre. This submission should be supported and encouraged, I have seen the crowds at Adelaide Adrenaline matches, it would be supported by match day attendance and this would only enhance Marion's reputation further.

I would like to see the design of the building made more attractive and engaging, such as by making the internal use of the facility visible from the street. Hardrock climbing on Swanston St, Melbourne is a great example that creates a greater sense of activity and engagement for the area.

I would closely scrutinise the failed Playford area proposal that is connected to these investors, for potential risks in this project. I think 42 years is too long and there should be a 10 year probation period which allows for a performance guarantee with a lease totalling 25 years. There should be concession priced admission for concession card holders in keeping with it being community land as well as good deals for schools and community groups. Potential costs to

ratepayers should be considered in a thorough risk analysis. There should be no benefits to the business profits resulting from the fact that it is council owned land. The profits made should be the same as though it was privately leased land. Any amount of profit greater than this should benefit the community above the investment companies.
I think it would be a great addition for the Marion community, not only for young families, but for all aged people
Please we don't need another concrete building and carpark! What we do need as a healthy, thriving community is open space and for the big trees on the site to remain. What consideration have you given to them? The State Government has just declared a climate emergency and we've got the Marion Council considering allowing an indoor ice rink!.. You could be leading the way but you twice chose not to declare a climate emergency and are in denial. You pick and chose what suits you rather than making the hard decisions that truly benefit the long term health and well-being of your residents. Already heavy traffic flow there is going to cause further congestion, delays and accidents. Shame on you Marion Council a very short sighted proposal
Seems like a good idea and will bring opportunities for the residents, especially younger people.
As a resident of Douglas St. The proposal for industrial refrigeration and plant equipment (noise) and the noise from venue music in a residential area will lead to living standards to suffer , property values to fall. The area of shelley and christina streets being over whelmed with parking overflow from cars and busses/coaches is inconsiderate and unacceptable, for a venue that size would require 100 to 200 parking spaces. Will you be paving over some of sports fields to accommodate this extra parking. Or as usual you dont care about anyone living in the area.

Biggest concern is the traffic to and from Shelley ave, Douglas st, and Christina st. These streets will be heavily impacted with ongoing traffic. I didn't build house here to cope the difficulties with this development proposal by the council.
Community Garden would be a better option as people of all ages and fitness levels could use the facilities . Ice rink. ongoing environmental impact and only a select few in the community would use it.
I am worried how financially viable is this project. Noarlunga had an ice rink and closed down.
This space is better left as a green area, like a dedicated space for personal training, play ground or a dog park. The wildlife need all the grass area (like the plovers, galah, grass parrots, rosellas etc) as so many houses now have artificial lawn and other developments are happening. The tree canopy is disappearing - plant more trees in this area, natives to provide nesting hollow logs etc. As the Westfield Marion new development/expansion is removing trees & carparks the suburb can not afford to lose this green space which currently used by local people, especially dog walkers. It's not the right spot for the proposed ice rink....better would be near either of the pools, or the under utilised carpark behind the council chambers or over by the gymnastic training facilities on Oaklands Road. The general area of the Marion Sporting facilities is used to capacity through out various times each week as is the carpark attached. An Ice rink is only going to bring more parking issues. People living in the vicinity already struggle with cars parking in the streets from Westfield Marion, the 24 hour Gym and the Oval when in use. The urbanisation of the surrounding housing blocks ie the nine units being built next door and the 21 units going up next to Flinders Clinic on Diagonal Road will be more strain on the roads, parking and infrastructure when complete (plus other future house developments). Residents struggle with the lights at night from the ovals, the Club Marion carpark & the Westfield signs and the noise from the various

function centre during the week ends.

Minimally a tall wall would need to be built to shield the local streets/residents from additional noise, traffic, lights, activity and possible crime with NO car or pedestrian access to either Christina St or Shelley Ave. The croquet club dose under utilize this area, however the community does not and better management would be leaving the green space. However, one must make the observation too that the Thebarton ice arena is struggling consistently as a business, as do most aquatic centres, why would this business be any different - high running costs low profit margins - it is likely the council will be approached to prop up the business at some future point.

I'm very excited about this project. It'll be great way to keep fit and healthy and connect with others.

Nowhere does it state whether this development will incorporate a multi-storey car park. Where will all the traffic go? Even if there is a dedicated car park, the number of spectators catered for during ice hockey and rock climbing events equates to hundreds of cars in an already congested area. People will park in nearby streets making life for residents and current users of Marion Sports and Social Club very difficult. Entry to Sturt Road is already dangerous from the Marion Sports and Social Club car park and from Jasmine Avenue where I live. There are rear end collisions on the stretch of Sturt Road between Diagonal Road and Marion Road almost every day. This will be made worse by more large volumes of traffic entering and exiting from the ice arena. Also, such a development seems to be against the grain of the statement that Community Land Management Plans assist and keep Council accountable in the delivery of its 'Community Vision' including its six themes of developing a 'liveable, prosperous, innovative, engaged and connected City of Marion that values nature.' The ice rink development will make the surrounding area UNLIVEABLE for local residents and will replace open space that fits with valuing nature to DEVALUING NATURE. the size of the building will heat up the surrounding environment and the number of cars will add to local pollution.

Marion residents should receive substantial discounted entry to use the facilities recreationally.

Traffic control needs to include traffic lights at Sturt Rd 262 Entrance. Pedestrian safety is already an issue with traffic encroaching over the Sturt Rd footpath and limiting pedestrian free access and safety to continue passage down Sturt Road footpath.

An ice arena should be build on private land, not public land.

I do not support the proposed Marion Arena by the Cruashan Investments and Pelligra Group as I do not feel it suits the location or would benefit the local residents and community. I do not feel it would make the area more liveable for the current residents who live near the proposed development. The development would lead to increased foot traffic, noise, extra lighting road traffic and put extra parking pressures on already busy streets. The Arena would be open weeknights (evenings) and weekdays and create extra light to the area, reducing liveability and wellbeing. Having extra visitors, foot traffic and people coming to the area (Arena) could reduce security and safety, with an increase in crime being possible. This could sadly lead to issues with community safety. Housing (townhouse) developments happening on Shelley Ave will already put extra parking pressures on Douglas Street and Shelley Ave and visitors to the Marion Arena would be likely to park on these streets and use the roads. If the Arena development is approved careful planning needs to occur to consider the needs and rights of the current residents. I would hope no car access will be given to the back (Shelley Ave) of the Arena development and special parking provisions are put in place. Many people park in the Marion Club parking for sporting activities and visiting the club most evenings and weekends, gym residents (Goodlife) often park on Shelley Ave on weekends and Monday evenings and builders are often parked in front of my house (Douglas Street). I have observed an increase in car congestion, parking and street parking over the last few months. The Arena would add extra pressures to parking. There are many other suitable locations for the Arena in Marion or areas/suburbs in the Marion council e.g., Majors Road O'Halloran Hill, near the

Marion Aquatic Centre or the Outdoor Marion Pool. The croquet club (vacant land and proposed site) would be lovely open space, a nature reserve or dog park, as many residents have dogs and would love to have a dog park for exercise and socialisation.

I believe that Australia lacks a international standard climbing facility. By the construction of this in the Marion council will bring interstate tourism and also help build the competitive climbing scene in Australia.

As a resident I am very disappointed that the proposal for a ice rink on 262a Sturt Road has been raised once again, when it was already rejected in 2018. I understand amendments have been made to the proposed plans, but the proposal still raises the same concerns for us as residents in close proximity.

One of our greatest concerns in regard to this proposal is around parking issues (even if there is no direct access to Shelley avenue) visitors will still park in our streets to access the ice skating rink, due to the major congestion already occurring on Sturt Rd. Illegal parking and limited parking already exists on Shelley avenue and Douglas street, due to the additional housing development and Goodlife Gym members. These parking concerns will only be exacerbated by the upcoming future apartment/townhouse developments being proposed on Shelley Av.

I do not believe the additional parking issues that will occur from the proposed ice rink will be adequately addressed, due to the limited parking being proposed by the ice rink and the development requirement for there to be 'satisfactory traffic and parking solutions'.

Another concern we have regarding the proposal is that the street scape, feel, environment and quiet suburban street will drastically change by this huge building and large number of visitors accessing the site. Many of the residents in this area our families and the elderly the addition of a ice skating rink would not make our area more 'liveable', 'connected', 'engaged' or demonstrate 'valuing nature'. Reducing block sizes and backyards in this area (through council development approvals) has increased demand from residents for open space and there is very limited demand for an ice skating rink.

I am also concerned we will have an increase in crime and unwanted visitors to the area, as the streets will become a thoroughfare and if late night entertainment (such as ice hockey matches or activities outside of 9-5) take place we will be disturbed and experience unwanted antisocial behaviour on our streets.

In addition i am concerned about the specific details of the proposed development and operating conditions the centre will operate under, such as noise pollution (eg. from fans/cooling), lighting and hours of operation or security on site etc..

Whilst I strongly oppose this proposal, if it were to occur, consideration should be given to providing permit parking to residents, a large/high wall should be built along Shelley Ave that blocks out the ice rink and prevents pedestrian access to the site, late night trading should not occur and additional trees and some open space should be provided around the boundaries of Shelley avenue. If our area is going to be treated as a commercial/city/urban area we should be eligible for permit parking.

I am also concerned that this development will have negative impacts on our property values and question has any consideration gone into this matter.

It is concerning to me that 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. If there is maintenance issues, disruptions to residents or issues with operation residents will not be able to seek support or assistance from council.

The current open space at this site defines the outer border of metropolitan area, helping to contain the commercial/busy areas. It provides a welcome contrast from busy dense and intense urban and commercial environment. Adding a huge ice rink development to this site will provide no separation from the commercial zone to the residential zone.

This proposal will not provide any benefit to the community and will reduce the

limited open space and natural features we have in the area. This land was classified as community land as the value of community recreation/open space was seen as important and should be preserved. This could be maintained through another activity that has a lower impact on the environment and residents.

This site is already used informally by a large amount of residents as a recreational informal dog park, this demonstrates the demand for the feature and has limited impact on close by residents. Alternatively the Marion Sports clubs appear to have limited space for activities and could utilise this site.

There is too much traffic going down local streets and this will only increase. Marion road, Sturt Rd are too narrow for this facility. Smaller house blocks also push cars on the streets. We want less cars. Better infrastructure. Put it up near majors road Put it anyway but on a road leading to Marion shopping centre. It would even be better at the army barracks. They have way more land. Place

Fix the traffic problems before creating more. You keep building and congestion g the streets. It's dangerous now for kids on bikes. Our car has been hit at the front of our house. Infrastructure projects require vision and minimal impact. Just move it out of the suburbs please

That location will cause more congestion. Plus taking away from some of the open areas with trees that we still have left.
Its a fad and at this point not something we need in Adelaide.

and I thought Marion Council was wanting an environmental and sustainable community, not agreeing to mass development and filling up community space with a private investment.

Great idea! I understand it will mean more traffic movements and create noise etc for surrounding properties, but designs should achieve the best outcome for all. It will strengthen Marion/Oaklands Park as a sport & recreational hub. Please also consider future upgrades to the Norfolk Rd basketball stadium.

I think that council owned land should stay in council hands. It is currently open space and should stay that way. We already have an ice rink in Adelaide. It is not a big enough city to justify a second ice rink.

What about an outdoor recreation facility? Outdoor adventure playground? Outdoor rock climbing walls? New croquet ground? Green open space please. That is what would make Marion more "livable".
Think about environmental sustainability. Do we need another concrete monolith?

Build local community connections.

Think about your stated council aims and values.

Don't outsource our entertainment, please!

I am opposing this development on environmental grounds. I understand that there will be significant loss of trees if this proposal goes ahead. Given that we are facing an existential crisis in the form of climate change, the building of ice arenas in a city as hot and dry as Adelaide is, is simply unconscionable. Such development is unacceptable on environmental grounds and does nothing to make Marion more "livable". Furthermore the alienation of community land to a private company for a profit making opportunity is wrong, no matter what the "benefits" that you think you might be able to sell to time-poor community members too stretched to take a long hard look at the proposal.

I strongly oppose the proposal. The South Australian Government has declared a climate emergency. This proposal will have dire climate consequences from construction through to operation. The embodied energy in the materials to construct an 'artificial' ice skating rink and rock climbing wall will not be paid back by adding a few PV panels to the roof. Few City of Marion residents will benefit from the proposal and more trees and open spaces will make the city more liveable by providing shade and relief from the heat island effect. This proposal will only make the surrounds hotter, not only through site coverage but from air conditioning and ice freezing equipment. We live in a changing world and the Council will be adding to climate risks if they proceed with this

irresponsible proposal. The three week consultation timeline is unfair for busy and time poor community members and biased towards the proponents.

Before putting anything like this on the agenda, a community surveys should be conducted. One of people living in proximity to the area, and another of those living across the Marion Council.

The South Australian Government has declared a climate emergency. This proposal will have dire climate consequences from construction through to operation. The embodied energy in the materials to construct an 'artificial' ice skating rink and rock climbing wall will not be paid back by adding a few PV panels to the roof. Few City of Marion residents will benefit from the proposal and more trees and open spaces will make the city more liveable by providing shade and relief from the heat island effect. This proposal will only make the surrounds hotter, not only through site coverage but from air conditioning and freezing equipment. We live in a changing world and the Council will be adding to climate risks if they proceed with this irresponsible proposal. The three week consultation timeline is unfair to busy and time poor community members and biased towards the proponents.

I strongly object to the chipping away of community land. The alienation of community land to a private company for a profit making opportunity does little to benefit the community in the long term.

I am currently building a property (one of 8 townhouses) next door to the proposed Arena. I am very disappointed as I am extremely concerned about the building blocking my light into the balcony, noise from the building airconditioning, carpark useage, traffic congestion and noise, blocking of my views to the hills and over the bowling club. It would be better used as a playground and BBQ area for children of families who attend football and other sporting matches. I believe council should work more to have open space. This building will impact my residence greatly and also probably depreciate it.

Any development in that area would need to include significant additional car parking - Club Marion is regularly very busy with football, soccer and the club facility. Also heavy traffic on Sturt Road around peak hour already makes entry/exit from that area a nightmare. There would need to be consideration given to better access to that area. Lastly, an ice arena would require heavy refrigeration so the plan needs to include details on how it will operate in line with the Council's policy on climate change.

Investors need to Purchase their own Land for Developments. Community Land should not have any Buildings. China establishes 100 year policies, Marion Council giving away 46 year lease policy with a short term assessment of our Country's limited land resource in Coastal communities. Look at Singapore, no land left and has limited Business future when 1/3 of land will be swallowed by rising sea level. I'm a Professional Figure Skater and Coach, and am apposed to the Development on Community land.

I believe Adelaide is in desperate need of a Ice Arena that can compete with the other more contemporary facilities found in other cities around Australia.

Access to ice facilities is clearly something that the community want, as evident by the popularity of the Ice Arena in Thebarton, however, it is clear that the establishment is now at the point of it requiring a rebuilt, which is very unlikely. This would be an opportunity to provide a facility that the community clearly want, while also putting Marion as a destination city to visit and reside in.

I don't believe this facility will help our environment issue because the energy to maintain an ice facility would be sizable. It would age over time too and the cost to maintain this facility would be massive.

I'm very disappointed with the proposal to reclassify our community land and allow it to be used to benefit private enterprise to our detriment. My main concern is the traffic and parking issues that will come from building an ice rink. The area around the land in question is already incredibly busy with visitors to the Marion sports club, the Goodlife health club and the Westfield shopping centre, as well as peak hour traffic heading south. Eight units are already under construction at 244 Sturt Road with each unit only having one car space, and other land in the area continues to be subdivided with no thought about traffic and parking. It's becoming increasingly difficult to navigate our residential

streets which weren't designed for this amount of traffic.

The streets in my neighbourhood are currently well used by walkers, runners and children, due to its proximity to the Marion sports ovals. Increased car traffic and restricted visibility due to parked vehicles on narrow streets are dangerous for pedestrians and I'm concerned that it will discourage residents making use of the streets to exercise and socialise.

I would also like to point out that Marion has previously voiced concerns about the traffic on Sturt Road and how difficult it is for cars to depart the Marion sports club (I refer to the proposal to create an exit onto Shelley Avenue) and the proposal to build an ice rink will certainly exacerbate this issue.

This land belongs to the Marion community and it should be used in a manner that benefits local residents. One such suggestion is a community garden, such as those which are popular in other Adelaide councils. A community garden is particularly relevant right now due to the number of sub-divisions resulting in smaller gardens, and it would serve the purpose of bringing residents, young and old, together.

I am not against the ice rink but i do think that it should be built in an already treeless area where an old building could be taken down. It should not go on a space that is green and remove trees in order to build such a structure. This is Kaurna land and many of the local people will not be able to use it. Community land should not be used for a private companies investment.

Marion Arena – 262a Sturt Road

Guestbook and Email Comments

25 May 2022 - 20 June 2022

Comments received via 'Guestbook' function on Making Marion:

May 12 22 10:55:01 am	Love it!
May 12 22 12:25:59 pm	One of my main concerns would be the issue of carparking - would the rink/wall be reliant on the carpark next to the bowls Club/Club Marion? Street parking non existent And the Adelaide Ice Arena is in trouble- how would that problem be addressed when you're talking of having a rink even further from the CBD? And how high would this building be ?
May 12 22 12:31:02 pm	Absolutely love this idea. My granddaughters had just become interested in ice-skating and this will be brilliant as we live in Hallett Cove and other granddaughters live Blackwood so easily accessible for all.
May 12 22 01:48:45 pm	It sounds like a great idea, it gives people a chance to experience ice skating and I know that my kids and I would go. Rock climbing too! The only concern I would have is the car parking traffic on Sturt road , there would need to be easy access otherwise it may clog up the road when people are going to Marion Shopping Centre. But It

	is good the council is considering new ideas, we need more fun things for people to do and gets people active. Would trees be taken away for the build however? You would need to make sure that you planted some more trees near the building if you were to take any down for a build.
May 12 22 02:23:10 pm	Sounds great, as long as council residents get a significant discount so we can afford to use it frequently.
May 12 22 03:15:37 pm	This is a fantastic proposal, the ice hockey community needs a new venue. I support this 100% as a mum to an ice hockey player this is the best news!!
May 12 22 04:00:32 pm	Where is the parking for this going to be? Club Marion & Bowls club is already used as overflow carpark for Marion Shopping Centre staff at Christmas this will just increase the conjection around the area. Perhaps consider opening up another entrance from the rear to access all the carparks. Entrance from Sturt Road only is not tennable. Would be good to see the site plan with how they are planning this to look on the current land. Its hard to believe this will all fit on the Crochet Club. Unless they are planning under building parking!!!
May 12 22 05:05:38 pm	Adelaide needs a new rink for all those involved in ice activities, such a great idea and proposed location. My only thoughts are to have the full size rink plus a smaller one for training and activities. I hope this goes ahead.

Marion Arena – 262a Sturt Road, Guestbook and Email Comments

May 12 22 05:51:09 pm	i am a marion resident in full support of this idea! we need more and varied recreational facilities in the southern suburbs. and with 2 ice hockey players in our family, we will be frequent users and strong supporters of an ice rink in marion.
May 12 22 08:12:51 pm	What a great idea! Would love to have a rink that is in our region. The climbing wall is also a very exciting venture. The popularity of the TheBarton arena suggests that this would be a worthwhile project.
May 12 22 08:52:03 pm	This is such an amazing idea I put my full support behind it , knowing our kids can have somewhere to hang out and to be able to pursue competitive world class Figure Skating, Hockey , learn curling! or speed skating and rock climbing I really can't wait for this we will be there multiple times a week
May 12 22 10:05:53 pm	On face value, it seems like a great idea. However, I have concerns around on site parking and access from Sturt Road. It is already so difficult getting in and out of the sports club, especially when doing a right hand turn and this is just going to increase the traffic and cars in the area.
May 12 22 10:10:10 pm	Thrilled to see this. From the perspective of a fan of ice hockey, Thebarton is miserable. There's very little seating, and much of it is bleachers only, not actual seats. In addition, most views of the ice from what little seating is available are at least partially obstructed, which is frustrating. To make matters much worse, a dispute between the AIHL and the current operators of the Thebarton facility (who favour a new, rival replacement league, and have set up a team for that league instead) has resulted in the Adelaide Adrenaline not being able to play in 2022, after already being unable

to play in 2021 and 2020. The arrival of a new facility means the Adrenaline could theoretically be saved, if they can hang on long enough and make a deal with the new facility.

It's also worth noting that the Thebarton facility is also itself possibly not long for this world- a month ago there was an Advertiser article indicating that the company that previously operated the facility was \$3.5m in the hole, and it's difficult to imagine how the group replacing them will do much better. It's a very tired building, and it needs to be replaced.

The only thing that seems to be a drawback is the fact that there'll only be one sheet of ice. Between demand for use for hockey, figure skating and general recreation, the schedule for that one sheet of ice will fill up very quickly, and there's going to be people disappointed that they simply can't get time. If there's any way to get a second sheet of ice back on the agenda, I strongly recommend exploring it.

May 12 22
10:32:40
pm
I love the idea of having an ice rink and rock climbing down south. As I do not drive and all the attractions for my children are way to far away via buses and trains (takes us half the day getting there). I do see why we as marion council residents can't have a nice attraction down our way instead of it all being on the other side of the city.

May 13 22
08:12:56
am
I live around the corner in Oaklands Park. I might use the ice rink every now and then, but I'd really use this facility if it also included a roller skating rink. We have an avid group of roller skaters in Adelaide who have been calling for a suitable venue for years. This is a great opportunity to make that happen!

Marion Arena – 262a Sturt Road, Guestbook and Email Comments

May 13 22 09:10:43 am	Brilliant idea, Adelaides ice rink is embarrassing on a national level with most other states having multiple rinks of a higher standard. Make it happen!
May 13 22 09:18:04 am	<p>Have two ice skating rings. One can be used by the general public when the main ring is occupied for sporting events and/or ice hockey games.</p> <p>Plus increase sitting capacity to about 4000/5000ish, with corporate boxes, for the venue to bid for major event and shows e.g. Disney on Ice.</p> <p>Can you also provide plans for the parking issues, as parking will be an issue if there sporting events at the oval.</p>
May 13 22 10:38:21 am	Very glad this proposed site is back on the table - great location and it will be well used for ice sports and general public. Agree that it would be much more effective having two ice surfaces - one for general public and the second for ice sports/skating/events. Larger seating capacity would be ideal as well as adequate plans for parking given the area. Fully support and hope it goes ahead!
May 13 22 11:41:40 am	Sounds great, love it!!
May 13 22 12:34:39 pm	Sounds awesome and great for everyone!! As long as Seacliff and surrounding residents also get a discount

May 13 22 01:35:32 pm	<p>Fantastic, two arenas would be ideal, granted, not everyone is into ice sports, so the climbing aspect is a good addition in that respect.</p> <p>Parking may not be adequate as others have stated if there are events on at the Marion Soccer and Football clubs at the same time as the ice area.</p>
May 13 22 02:01:48 pm	<p>I think this Ice Arena will be great for our area! I have lived nearby for over 40 years ; and wish this had been around when my kids were young!</p> <p>It would be great for my Grandchildren to be able to enjoy it! ...Cheers</p> <p>Rose! 65 years old</p>
May 13 22 03:44:31 pm	<p>This is a fantastic proposal and my family would use it heavily.</p> <p>I have played ice hockey in adelaide for 26 years and I love the sport.</p> <p>The current rink is well past it's usable life and is only just hanging in there, it won't be around forever.</p> <p>I think a rink in this location would get heavily used and be quite successful.</p> <p>2 sheets of large ice is crucial to make it work well, so ice sports and public skating can be run simultaneously.</p> <p>Obrien Arena in Melbourne is a brilliant example. This facility is amazing for ice sports players, casual ice skaters and the viewing public.</p> <p>Great work City of Marion - lets get this thing built!</p>
May 13 22 04:05:57 pm	<p>As a person who has played ice hockey my whole life I am naturally for it. The rink will bring in good business through for neighbouring businesses and provide a another great venue for residents as well.</p> <p>A similar plan with long term lease helped build a rink in</p>

Marion Arena – 262a Sturt Road, Guestbook and Email Comments

	Reservoir Victoria and that rink and the community has benefited greatly from it. I think this not only would be beneficial to many sporting communities, but also the City of Marion.
May 13 22 04:18:10 pm	<p>As a Tasmanian, a State that is about to lose its sole Ice Skating Rink, I cannot think of a better opportunity for the people and visitors to Marion. I would like to wish the people and council of Marion and surrounds, the very best in welcoming this opportunity, for creating future athletes and potentially Olympians in both the ice sports and rock climbing.</p> <p>This type of opportunity does not come along often, so to the Council and residents, who will gain significantly through a brand new community hub to bring in families and friends from all over the region, nationally, and even internationally, I bid you every possible success in this endeavour.</p> <p>Simply ask those people who have lost an ice skating venue in the past if they would welcome this in their region, and the answer would be an undoubtable YES.</p> <p>So here's my YES to both the leasing arrangement, and the chance for Marion to be Australia's next ice sports centre.</p> <p>Good luck to the community and the group putting the hard work and finance into making this facility a reality, I look forward to visiting from Tasmania, as soon as it's ready!</p>

May 13 22 06:08:23 pm	<p>would need have a minimum of 1500 seat for hockey matches to be profitable..</p> <p>The old Payneham ice rink could hold 4000 people & would sell out every Saturday night @ \$5.00 a head time 4000 = \$20000 in 1980..</p> <p>this would more than cover running costs..</p>
May 14 22 05:58:25 pm	<p>Fantastic idea - I agree with many, that seating should be in the thousands, for international events and also examples like Disney on Ice and other Fringe / Festival Events that could be initiated. Having 2 rinks would be better of course, for the time allowed for sport training for ice hockey, figure skating, curling? etc, as well as public access. Please consider noise with all the venues components, especially play cafe. I see the value of residents given discount, but others want to come too at an affordable cost!</p>
May 14 22 09:08:31 pm	<p>Rock climbing all the way! There is only one crappy rock climbing gym in Adelaide and this needs to be remedied! Adelaide has a large and active climbing community who would make a climbing gym very economically sustainable as evidenced by the popularity of the increasing number of (expensive) bouldering gyms around. Please provide more info about the climbing area design and consult the climbing community in the design of it! Very excited at the prospect of this project.</p>
May 14 22 09:10:36 pm	<p>The architectural merit of the facade in the images is very lacking! Large blank walls make for dull streetscapes.</p>

May 15 22 11:30:12 am	Would absolutely love to see another rock climbing gym in Adelaide! Big demand and only one gym that is a very long way for people live south of Adelaide. No doubts that the facility would cover running costs due to demand but also think seating for ice hockey should be increased. Really hope this goes ahead!
May 16 22 02:53:55 pm	This would be an excellent opportunity for South Australia. Please build a speed climbing wall and consult with the Sport Climbing South Australia and the climbing club of South Australia. There are currently no proper speed climbing walls in Australia. You have an opportunity to do something right - don't miss it. Speed Climbing will be a sport of its own in 2024 Paris Olympics - for Australia to not even have a facility is a missed opportunity - you will have lots of engagement and interest from the climbing community if you do this part right. Don't compromise! Be ambitious!!!
May 16 22 08:02:35 pm	This is a great opportunity for young people to engage in active pursuits year round. The south of Adelaide has no roped rock climbing venue, the sport is growing rapidly. I would use the site personally, I would bring my own children and I would bring my students (I am the head of outdoor education at a local secondary college).
May 16 22 08:16:25 pm	It would be great if they made the rock climbing visible from the street similar to the Hard Rock climbing centre on Swanston St, Melbourne where the glass facade means you can be driving past and see climbers as they climb. Makes for great advertising for the climbing centre and gives climbers a view too! Would be a big improvement on the blank concrete they're showing in those images too.

May 19 22 08:57:57 am	This is an enormous opportunity for any council. I don't live locally but I can guarantee I will be making the drive once a week to the rink. The current facility is falling behind, and this is something that a large community relies on. I am hopeful that those in the Marion community can approve this rink and gain us as visitors. You have seen what a world class swim centre brings to the community, this is the same - just the water is frozen!
May 19 22 09:55:23 am	Excellent idea for a joint facility where it is likely to cross populate sports. Also good access to surrounding businesses is excellent. If there is opportunity to include expansion of spectation that should be considered especially with respect to the ice rink. Hockey in south Australia is in need of a better venue. And hockey crowds will come if there is room for them. Look forward to developments for this.
May 19 22 11:31:16 am	Sad for Croquet Club, why didnt they have a tenancy agreement? otherwise I think its a excellent idea. I really cant believe places like Downtown aren't around anymore (Roller Skating also)
May 19 22 10:17:03 pm	The ice rink idea makes lots of sense and Adelaide needs it. The IceArena is so runned down and always a battle whose responsible for the repairs and maintenance. Ice sports are getting more and more popular within th community and we need another venue to grow it even further and put Adelaide on the world map. My vote on this is 'YES'. Let them build it!

Marion Arena – 262a Sturt Road, Guestbook and Email Comments



May 25 22 10:54:30 pm	<p>I appreciate and support the proposal for building an ice skating rink. I would also like to add that the establishment of a roller skating rink would be equally important and also in high demand. There is a big community out there who is looking for roller skating opportunities in Adelaide. Unfortunately the options are very limited. Currently the new established Mitsubishi site at Tonsley Park is used by a large amount of skaters out of desperation in not finding an appropriate skating rink in the Adelaide area.</p> <p>I am well connected to the Adelaide Roller Skating scene. It is a sport, which attracts all age groups, children, their parents and also seniors like myself.</p> <p>A Roller Skating Rink is cheaper to manage and maintain than an ice skating rink. To be of value, the floor should be a sprung floor and of international size (2 courts). It could be a place for Hockey, artistic roller skating, dance skating and speed skating including competitions and regular club training sessions. Marion Council would certainly make a big step into the future setting a great example of community involvement and progressive exemplary recreation facilities with a reach far beyond The City of Marion.</p> <p>Please contact me if you have any further questions or like to discuss my comment (Mob: 0402 908 260) Kind regards Carmen Koster</p>
May 31 22 05:14:24 pm	<p>Against anything that hands our public spaces over to developers.</p> <p>What Marion Council should be doing is GREENING up these open public spaces to make available for urban native habitat,.... this Council seems to be allowing such habitat to disappear in our streets and backyards.</p>

	<p>Just think of the future use of this green space as a "TREE' haven, where it would provide cool shade & habitat,....That's what we'll really need to make this place liveable.</p>
Jun 01 22 11:45:33 am	<p>My daughter is currently one of 8 townhouses being built (No 244) next to this proposed complex. She is very disappointed naturally and is concerned about the blockage of light to her complex, noise, increased traffic and access as this road is extremely busy and could inhibit safe access and exit to and from her complex. Also open space will be directly impacted. Maybe they could think about not building high building on western side, maybe keep open. Regards Kaye</p>
Jun 15 22 02:55:03 pm	<p>I would like you to retain the two big trees make them a feature dont cut them down reduce your carbon foot print and leave the trees the would make a stunning entrance to the area</p>
Jun 15 22 05:31:30 pm	<p>Dumb location, Busy intersection Diagonal/Sturt Rd , lack of parking . Zero consideration to residences next door.</p> <p>Ice Skating rinks are built in industrial areas away from residential zones due to the noise they generate from refrigeration and plant equipment, venue music .etc .</p> <p>Due to its close proximity to residences there would need to be traffic and parking restrictions in neighbouring streets , noise curfews and abatements</p> <p>This small open space should be retained as such for the use of outdoor sports and activities for all to use freely.</p>

Jun 15 22
07:56:08
pm

This project has strong potential to be the first step towards Adelaide regaining its place as one of Australia's premier ice hockey and ice sports venues. Having been previously involved with the Adelaide Adrenaline ice hockey club, it has been a source of disappointment to see the deterioration of ice facilities across Adelaide, particularly the current state of the Ice Arena. With outdated facilities and equipment that is constantly in disrepair, which I would guess are contributing to the significant debts being accrued by the current Ice Arena management, the Adelaide ice sports community is crying out for a new facility. Taking hockey as an example, although the Adrenaline are a club with a long history of success in the Australian Ice Hockey League, in recent years it has been a significant challenge for the club to recruit high-quality international players (and retain good local talent) and draw strong crowds, due to the poor quality of ice and facilities (e.g., change rooms, stands, concessions) at the Ice Arena. This rink development has the potential to give current and prospective hockey players across Adelaide a high-quality facility that I believe can only rejuvenate grassroots participation in the sport, and eventually drive success at the highest levels.

Jun 15 22
08:47:12
pm

I don't understand why the proponent doesn't find and buy their own suitable piece of real estate. Public Council land should not be "given over" to a private company. As others have pointed out the site already has parking issues for the current sporting groups and Club Marion. Vehicular traffic on Sturt Road is already at a premium, so building here would only make it worse. I appreciate that skaters want a new facility but this is not the appropriate site, and is not large enough for 2 rinks and substantially more seating as requested by many other comments.

What happens if the operation fails? We have seen many other links close down in recent years.
What happens after the proposed 42 years lease? Will Council be buying a worn-out facility which becomes a financial burden on ratepayers?
If the link is financially successful why would the owner want to sell after 42 years?
Council should keep this land as open space. With growing population we need all we've got for the future. When it's gone, it's gone forever!

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Comments Received Via Email:

I've tried to submit feedback online regarding the ice rink. As a former figure skater I am incredibly excited about this proposal. Growing up in North America, ice rinks abound and it's time SA had a respectable facility.

Some feed back for consideration:

- I think it's short sighted to only have once ice surface. I think down the track this will be regrettable. If you want to attract high caliber coaches and competitors you should at least have a smaller studio sized surface with mirrors for coaching. This will enable you to run camps and residential programmes for skaters.
- off ice facilities for training will also be beneficial
- please make sure you have plans for a good size pro shop where both hockey and figure skating apparel and equipment can be purchased and blades sharpened etc
- adequate grandstand seating

I think that's it, and I really hope this gets approved!

My thoughts on this matter are entirely for this project to commence as soon as possible. I have played, coached and officiated ice hockey for nearly 5 years, and in that time I have seen the demand for ice time increase steadily. With training times starting at 5:45am and running well after midnight in some cases, another rink is long overdue.

What will happen is that the people that attend the rink will most likely end up at the Marion Shopping Centre afterwards for some retail therapy.

The Marion Council is setting a precedent here, one that will hopefully open the floodgates for ice sports in South Australia. Ice hockey is a fast growing sport, along with broom ball and curling, figure skating and speed skating and others. I am still meeting people in Adelaide through my work that still don't know that ice hockey is a sport played in Australia. That needs to change! I hope that this project goes ahead and ice sports become popular in Adelaide.

This is a great idea, it will give local people another avenue for sport. Some comments have expressed the thought of this facility to have two rinks, and making it big enough to have ice shows as well, all are great ideas.

It would be appreciated if you could contact me to discuss this. My daughter, [REDACTED], has signed a contract for one of eight townhouses that are currently being built at [REDACTED].

She is most concerned about a number of things. Those being, devaluation of her property, blockage of light to her complex from the large buildings, noise from generators keeping ice frozen and other general noise. Lack of open space, parks etc. Also, as you would be aware the traffic on this section of road is horrific and the complex would create a very dangerous risk to the increased vehicle and pedestrian traffic.

This is her first home and with a young toddler it would be devastating to see her dream destroyed by this complex being built there. Her balcony will look into a wall by the looks of the concept drawing instead over playing fields and towards the hills.

Is this allowed? I do hope you take these comments seriously and have them addressed with a view to considering to place this complex elsewhere.

I can be contacted on [REDACTED]

[REDACTED] will also be making direct contact with you as well.

[REDACTED] came into council to give his thoughts. (he could not find his phone number and he does not use a PC)

He would like to know the footprint of the development – he has concerns about the size and the look of the building.

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He thinks it would not be a viable proposal. There is another ice arena in Adelaide and 42 years is not enough time to make the business work

He is concerned about the noise – especially as it will be operating 7 days a week

He is okay with the site being developed but not for this type of business.

To Whom It May Concern

I am shocked to receive this news, especially when we are advised that it would not be going ahead.

Just a few months back you were urging residents to protest about the amount of houses being built in our area and the cause for concern for traffic and parking problems.

Funny how things can change to suit non residents.

I am not sure why it is a good idea to send more traffic onto Sturt Road. An already accident prone road.

Then there is the issue of traffic being allowed back out through Shelley Avenue??? Obviously no one has been to the street to see the problems which occur regularly.

Cars travelling at excessive speed as they cut through from Diagonal Road to try and miss the lights. It wont be long before someone is injured trying to leave the fitness centre.

We live at Norfolk Estate, adjoining the oval and proposed land. We would be in favour of a ice rink and proposed centre . As long as there is plenty of parking for such a huge centre. No doubt houses on Christina St would not be pleased.

Sincerely [REDACTED]

Hello, I would like to direct my words to Kris Hana, Mayor of Marion, if possible, thank you.

Dear sir, I think an ICE rink at Marion would be great, I live in O'Sullivan Beach, by being 'central southern' the Marion location will ensure this services a large population, and ice hockey players are like permanent residents with steady ensured fee revenue. Public skating is a healthy activity, and good wholesome fun. An NHL size rink, or even a big Olympic size would be great. Our existing rink at The Ice Arena really is in very poor shape, and is lacking in many ways. Thank you for your time, and fingers crossed!

Yours, [REDACTED]

Dear CE Person

I am not in your council area. I recently visited Raelene Telfer (Marion Councillor) who gave me certain information regarding an unsolicited proposal to develop a multi-sport recreation facility. I wish to pass a positive comment on this proposal.

My grandchildren, one of whom is autistic, quite frequently (perhaps once per fortnight) go to the ice arena in Thebarton , which I understand is highly likely to close soon. The non-autistic children less frequently attend a wall-climbing place somewhere considerably north of where they live.

The proposal to build the MSRF, including an ice arena and a climbing wall, would be a wonderful boost to this general area. I wholeheartedly endorse the proposal.

The accompanying adults would use the proposed cafe, and perhaps not only with children in tow.

Sounds good to us.

NO NO NO ...why would council give over ...again council land to private companies?

I'd like to give feedback to the current plans for the ice and rock climbing facilities:

I generally welcome new sport/recreation facilities. The Ice Rink is certainly one of them. My only concerns are regarding the need, again, as previously with our Oakland's Train Station, to remove a significant amount of old trees. Marion City Council is trying to green Marion, mainly with non-native trees, which will be mature in 40 years. We have so much loss of old trees all providing much needed

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hollows to our native animals, we can not afford more loss. If this development goes ahead, we need to ensure the old trees are going to be incorporated into the building plans and not felled and replaced with small, new trees, which will be useless to maintain our current wildlife for decades to come.
Thank you kindly.
[REDACTED]

11.3 Annual Business Plan 2022--23 and Long Term Financial Plan

Report Reference	GC220628R11.3
Originating Officer	Unit Manager Statutory Finance & Payroll – Andrew Doyle
Corporate Manager	Chief Financial Officer - Ray Barnwell
General Manager	General Manager Corporate Services - Sorana Dinmore

REPORT OBJECTIVE

The objective of this report is to seek Council's final consideration and adoption of the Annual Business Plan 2022--2023 (Attachment 1) and Long-Term Financial Plan 2022-2032 (Attachment 2), as well as approval of the Financial Governance Policies (Attachment 3)

EXECUTIVE SUMMARY

Council's 2022-2023 Annual Business Planning process is set to conclude with Council's final consideration and adoption of the Annual Business Plan 2022-2023 (ABP 2022-2023) and Long Term Financial Plan for 2022-2032 (LTFP).

The purpose of this report is to seek:

1. Council's final consideration and adoption of the ABP 2022-2023 (Attachment 1) and LTFP (Attachment 2), following its consideration of the final Draft ABP 2022-2023 and LTFP at the General Council meeting on 14 June 2022 (GC220614R11.3).
2. Approval for Council's Financial Governance Policies (Attachment 3). Council has several Financial Policies which are reviewed annually. The Financial Governance Policies outline the principles, rules, responsibilities, and legislative requirements that assist in achieving excellence in Financial Management. The policies assist in providing a framework and parameters from which the ABP 2022-2023 and LTFP are prepared.

The Capital Works Program for 2022-2023 (Attachment 1 – [Appendix 1]) and the Rate Impact Analysis (Attachment 4) are included for information purposes only.

The Annual Business Plan and Budget for 2022-2023 of our Regional Subsidiary, Southern Region Waste Resource Authority (SRWRA) is also included for information purposes only (Attachment 5)

At its meeting on 14 June 2022 Council resolved (GC220614R11.3) that the Draft ABP 2022-2023 and Draft LTFP be prepared for final consideration at the 28 June 2022 General Council meeting on the basis of an average rate increase of 2% for 2022-2023.

Council is in a strong financial position at this time and well placed to support the community applying a lower than CPI average rate increase of 2% for the 2022-2023 financial year. In addition, Council's forecast average rate increase over the 10 years of the LTFP is based on a forecast average increase in rates of 2% for all years of the LTFP.

Council also plans to support the local economy with the delivery of a \$40.395m capital works program in 2022-2023.

Council's robust financial position ensures a balanced or better funding position is maintained over the 10 year term of the LTFP, sufficient to support operational needs and meet councils financial sustainability targets.

RECOMMENDATION

That the following be adopted by council in the following order:

- 1) Financial Policies (Attachment 3)
 - a) Rating Policy
 - b) Treasury Management Policy
 - c) Fees and Charges Policy
 - d) Reserve Funds Policy
 - e) Asset Accounting Policy
 - f) Budget Policy
- 2) Pursuant to Section 123(6) of the *Local Government Act 1999* and regulation 6 of the *Local Government (Financial Management) Regulations 2011*, the Annual Business Plan 2022-2023 (Attachment 1)
- 3) Pursuant to Section 123(7) of the *Local Government Act 1999*, and regulation 7 of the *Local Government (Financial Management) Regulations 2011*, the Annual Budget 2022-2023 (Attachment 1)
- 4) Pursuant to Section 122(1a) of the *Local Government Act 1999*, and regulation 5 of the *Local Government (Financial Management) Regulations 2011*, the Long Term Financial Plan 2022-2032 (Attachment 2).
- 5) That in accordance with the 2022-2023 Annual Business Plan and budgeted borrowings included in the 2022-2023 budget, Council is authorised to negotiate with lending authorities for additional loan borrowings of up to \$4.4m.
- 6) That the Mayor and the Chief Executive Officer be authorised to execute any relevant documentation in relation to the borrowings for and on behalf of Council and affix the Council's common seal thereto.

DISCUSSION

Council is required by the *Local Government Act 1999* to prepare and adopt an ABP each year, and in doing so determine the key strategic priorities for the ensuing 12 months in the context of Council's long-term aspirations. The ABP and LTFP are an integral part of Council's suite of strategic management plans.

This ABP 2022-2023 (Attachment 1) describes the services, programs and projects which Council plans to deliver in the 2022-2023 financial year, and further describes how it plans to resource and fund this work. It supports the delivery of the fourth and last year of the 2019-2023 Business Plan, along with a number of new strategic projects and service improvements.

There have been no changes to the 'framework and key assumptions' that the ABP and LTFP have been prepared under, since those presented and endorsed by Council at the 12 April 2022 General Council Meeting (GC220412R10.6).

Financial Policies

Council's Financial Policies are designed to express the direction and framework by which Council intends to manage the community's resources. They set the parameters by which Council intends to maintain long term financial sustainability as set out in the LTFP. The following policies are reviewed annually and are a means by which Council ensures it is accountable to the community:

- Rating Policy
- Treasury Management Policy

- Fees and Charges Policy
- Reserve Funds Policy
- Asset Accounting Policy
- Budget Policy

Amendments have been made to the Rating Policy to incorporate dates relating to the 2022-2023 rating process.

The Reserve Funds Policy has also been amended with marked up changes to reflect Council's optimisation of available cash reserves to support the delivery of previously unfunded projects while also minimising the financial impact on the community in the delivery of its 2022-23 budget. The proposed changes were supported by the Finance, Risk and Audit Committee at their 17 May meeting (FRAC220517R6.3) with their feedback incorporated into the policy now being presented for endorsement.

All other policies have not required any further changes.

The Annual Business Plan

The ABP 2022-2023 has been prepared in accordance with the requirements of the *Local Government Act 1999* and *Local Government (Financial Management) Regulations 2011*. It includes appropriate information about the rates and charges that Council intends to levy as well as a range of other information required by the *Local Government (Financial Management) Regulations*. The budget includes statutory statements being Uniform Presentation of Finances, Income Statement, Statement of Financial Position, and Statement of Cash Flows. In addition to these statements, a 'Funding Statement' is provided that details funding sources and a net overall funding position.

In the development of the ABP 2022-2023, consideration has been given to Council's refined strategic framework, financial parameters and key social, cultural, economic and environmental issues identified through the environmental scanning process, as well as the relevant federal, state and regional strategies and plans.

The ABP 2022-2023 has been prepared in accordance with the *Local Government Act 1999*. In accordance with Section 123(7) of the Act the Annual Business Plan must be adopted before the Annual Budget is adopted.

Changes made to the draft ABP document

Since the ABP was considered by Council at its 14 June meeting (GC220614R11.3), the following minor amendments have been made:

- Removed reference to the word 'draft' throughout the document
- Updated the Corporate Key Performance indicators (page 22) as outlined at the 14 June meeting
- Minor change to page 20 to remove the reference to 'retail' zones with a replacement to 'local and neighbourhood centre zones' to ensure clarity around the planning code.
- Inclusion of a table on page 25 to fulfil new legislative requirements regarding the average change in dollar terms per each land use category
- Removed back page of ABP doc with the LTFP funding statement across the 10 years which is now incorporated into the more detailed LTFP document (attachment 2).

Annual Business Plan and Budget Summary

Section 123 (9) of the *Local Government Act 1999* requires a summary of the annual business plan to be prepared and distributed with the first rates notice to ratepayers after the declaration of its rates.

In accordance with this requirement a summary of the Annual Business Plan 2022-2023 will be prepared and distributed with Council's first rates notice to ratepayers in July 2022.

Rate Impact Analysis

An updated copy of the Rate Impact Analysis, containing updated rating information, is attached to this report for Council's information (Attachment 4).

Southern Region Waste Resource Authority (SRWRA)

SRWRA is a Regional Subsidiary, established by the Cities of Marion, Onkaparinga 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 2022-23 Annual Business Plan and Budget incorporates the parameters and objectives on which the Business Plan and Budget are based and has been formed taking into account the needs of its constituent councils, various stakeholders and the current competitive environment in which it operates.

The 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 2022-23 Annual Business Plan and Budget is provided in Attachment 5. The 2022-23 Budget forecasts a surplus from operations of \$673k in addition to capital investment of \$435k.

CONCLUSION:

It is proposed that Council adopt the Financial Policies as presented. These Policies provide direction to the Annual Budget and Long Term Financial Plan to maintain Council's financial sustainability, viability and accountability to the community.

The ABP 2022-2023 and LTFP 2022-2032 have been developed on the basis of Council's refined financial framework which encompasses maintaining current services and service delivery levels for the community, as well as meeting Councils planned capital renewal programs for 2022-2023. The ABP 2022-2023 has been prepared on the basis of a two per cent (2%) average rate increase (excluding new developments and capital improvements).

This report seeks Council's adoption of the financial policies (Attachment 3), ABP 2022-2023 (Attachment 1) and LTFP 2022-2032 (Attachment 2).

The Capital Works Program for 2022-23 (Attachment 1 – [Appendix 1]) and the Rate Impact Analysis (Attachment 4) are included for information purposes only.

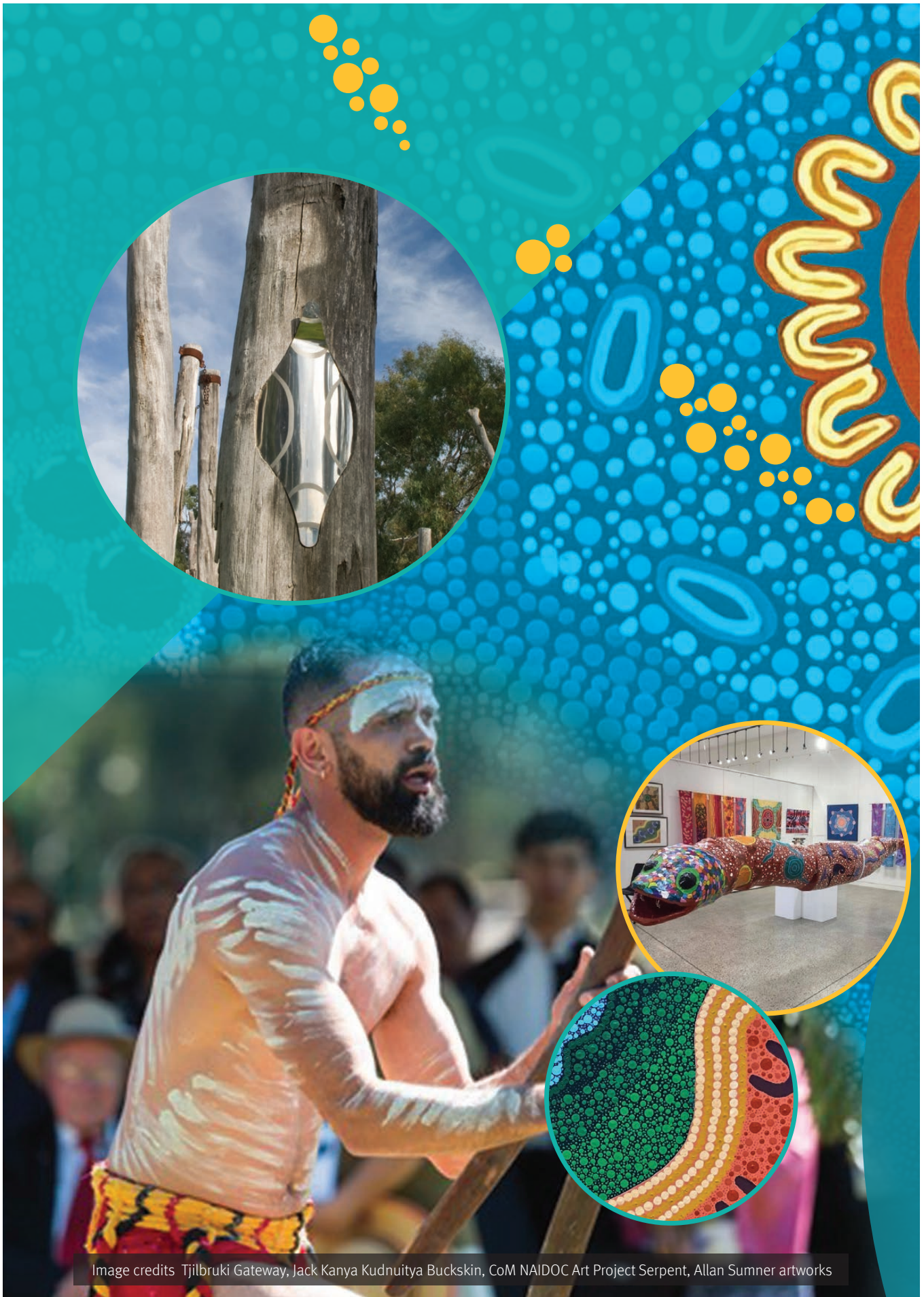
ATTACHMENTS

1. Attachment 1 - Annual Business Plan 2022-2023 [**11.3.1** - 47 pages]
2. Attachment 2 - Long Term Financial Plan 2022 - 2032 [**11.3.2** - 20 pages]
3. Attachment 3 - Financial Policies [**11.3.3** - 30 pages]

4. Attachment 4 - Rate Impact Analysis June 2022 [**11.3.4** - 17 pages]
5. Attachment 5 - SRWRA Annual Business Plan And Budget 2022-23 [**11.3.5** - 14 pages]

City of Marion Annual Business Plan 2022-2023









KAURNA ACKNOWLEDGEMENT

Ngadiu tampendi Kaurna meyunna
yaitya mattanya yaintya yerta

This Kurna acknowledgement was prepared in consultation with traditional custodians.

ACKNOWLEDGEMENT OF COUNTRY

The City of Marion acknowledges we are situated on the traditional lands of the Kurna people and recognises the Kurna people as the traditional custodians of the land.

OUR VISION FOR RECONCILIATION

Our Reconciliation Action Plan 2020-2023 details actions that the City of Marion leads, promotes and facilitates to achieve significant, tangible and meaningful reconciliation outcomes within our community.

Our reconciliation vision is for strong relationships built on trust, respect, integrity, inclusion and equity for all members of our community.

The Annual Business Plan provides the resource allocation to enable the effective and efficient delivery of our Reconciliation Action Plan (and other initiatives) for 2022-2023.



AMENDMENTS TO THE ANNUAL BUSINESS PLAN

Section 123 6(a) of the Local Government Act 1999 states that if a council proposes to adopt an annual business plan with amendments, the council must include in the adopted business plan a statement-

- a) Setting out any significant amendments from the draft annual business plan; And
- b) Providing reasons for those amendments

As a result of the timing of the 2022 State and Federal Government elections that occurred in the late stages of council's budget cycle and community consultation period, several funding commitments were pledged to council to support the delivery of projects.

Funding commitments toward the following projects are included in the 2022-2023 budget.

- Marino Hall upgrade
- Cove Sports and Community Club facilities upgrade (pending agreement on the scope)
- Warradale Park Tennis Club upgrade
- South Adelaide Basketball redevelopment (formerly named Recreational Facilities- 262 Sturt Road)
- Plympton Sporting and recreation club masterplan
- Edwardstown Oval- big screen
- New toilets* for the Coastal Walkway, Tonsley Precinct and Maldon Avenue Reserve, Mitchell Park and Ballara Park Reserve, Warradale
- Reserve upgrade at Aldridge Avenue Reserve, Plympton Park
- A new pedestrian crossing at Woodend Primary School, Sheidow Park

Council has also received several funding commitments including Glandore Oval and reserve upgrades that require further discussion with the State and Federal governments to understand the expectations of funding provided.

*pending community consultation outcomes

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WELCOME

Welcome to the City of Marion's Annual Business Plan 2022-2023.

Here is the City of Marion's Annual Business Plan 2022-2023. This plan outlines Council's proposed priorities and program of works for the coming financial year.

Essentially it is "the budget".

Since we consulted the community about the draft budget, some changes have been made (outlined on a separate page), mainly as a result of the Federal election commitments of millions of dollars. This budget has been drawn up at a time of rapidly escalating costs which Council is experiencing, particularly in construction of our major projects.

Many people focus on the percentage increase in rates for the average residential property. Your Council is committed to setting an average residential rate rise well under the rate of inflation; in fact, the rate rise for Marion Council residents is expected to be the lowest in South Australia.

Property owners will, of course notice their rate rise varies according to the relative value of their property - a factor outside of Council's control.

This year's proposed projects include:

- Commencing an upgrade of the Marion Cultural Centre Plaza
- Renewed Tarnham Road Tennis and Netball courts at Seacombe Heights, with new play areas
- Delivering a recycled water pipeline to irrigate local schools and reserves
- Completing the restoration of the historic Coach House at Warriparinga
- Designing a Flinders Bikeway route connecting Tonsley to the bikeway to Adelaide
- Designing improvements to the Warradale Park Tennis clubhouse for subsequent construction
- Completing designs for the Stage 1 improvements (primarily carpark and netball areas) to the Cove Sports and Community Club
- Commencing the rebuild of the ageing Marino Community Hall.

We have borrowed for some of these capital improvements but your Council remains in a very strong financial position.

Yours faithfully,

KRIS HANNA

Kris Hanna
Mayor



YOUR RATES AT A GLANCE

AMOUNTS SPENT PER ONE HUNDRED DOLLARS (\$100)



Urban Development, Inspection, Regulation and Control

- Parking control
- Development services
- Dog and cat control
- Food safety



Community Facilities

- Marion Outdoor Pool
- Sporting facilities
- Property management
- Facilities hire (casual and long term)



Waste Collection and Management Services

- Kerbside waste collection and management
- Household waste, recyclables, green organics
- Hard rubbish collection and illegal dumping
- Management of waste through our materials recycling facility



Open Space, Parks and Gardens

- Reserve maintenance
- Playgrounds
- Public toilets
- Playground maintenance



Library Services

- Marion Cultural Centre Library
- Parkholme Library
- Cove Civic Centre Library
- Library programs/events



Health and Community Care

- Aged care services
- Community buses
- Emergency response



Community Development and Capacity Building

- Youth services
- Neighbourhood centre operations and programs
- Community grant programs



Culture and Recreation

- Cultural heritage
- Community events



Infrastructure Management

- Civil infrastructure maintenance
- Asset management
- Stormwater drainage network
- Traffic management



Environmental Sustainability

- Street tree management
- Environmental regulation
- Native vegetation



OVERVIEW

The Annual Business Plan 2022-2023 outlines the strategic projects, services and programs that we will aim to deliver in the coming financial year. Council is determined to undertake strategic initiatives outlined in the Four Year Business Plan 2019-2023, along with other projects supported to progress the community's aspirations in the City of Marion Community Vision 'Towards 2040' and the goals outlined in the 10 Year Strategic Plan 2019-2029.

Council is committed to delivering value to our ratepayers. Through a focus on prudent financial management and decision making, Council will continue to identify on-going savings. Funding secured from both the State and Federal Governments supports the delivery of new infrastructure. A strong efficiency focus has enabled us to support our community with a 2% increase in the average rate for 2022-2023.

During 2022-2023, the City will continue to be improved through investment in the following initiatives:



MARION CULTURAL CENTRE PLAZA

A plan to revitalise the Marion Cultural Centre Plaza area with a recreation space that will transform the area to bring people together for events.

The Federal Government have partnered with Council to support this project.



ALTERNATIVE WATER SUPPLY PROJECT

A 12km pipe will be installed to divert treated stormwater from the Oaklands Wetlands to irrigate local reserves and schools.

Council has committed \$1.8m to the project, additional grant funding from the Federal Government supports the project.



COASTAL WALKWAY

Work will continue on the 1.6km section of the Coastal Walkway trail at the Grey and Kurnabinna Gullies at Hallett Cove.

The State Government have partnered with Council to support this project.



FLINDERS BIKEWAY

The Flinders Bikeway is a key connection between Flinders University, Tonsley and further north to the Marino Rocks Greenway (bike way).

A \$40,000 concept design that includes landscaping and engineering considerations will be developed.

Community consultation will inform support to the project. If supported, proposed implementation of the new bikeway will occur in 2023-2024.



COVE SPORTS AND COMMUNITY CLUB

A multi-stage upgrade is planned for this ageing sporting infrastructure. Stage 1 development includes demolition of the existing BMX track, expansion of the playing field, and expanded northern car park.

Redevelopment of the netball facility is also part of Stage 1, and includes an upgrade to the netball courts.

The State Government have partnered with Council to support this project.



MARINO HALL

A rebuild of the ageing hall will commence to support a new vibrant centre that attracts a broad range of community groups.

The new pavilion style hall will include meeting spaces, a performance area, art gallery and studio.

A café and expanded car park will also support the site as an accessible creative and community events hub.

The State and Federal Governments have partnered with Council to support this project.



TENNIS AND NETBALL COURTS - OPEN SPACE AT TARNHAM ROAD RESERVE

Council will replace eight ageing tennis courts with two multi-use tennis/netball courts and two tennis courts.

A 'ninja adventure' style course and climbing wall supports running, climbing and jumping activity. A skate area and public toilet will be installed.



LIVING KAURNA CULTURAL CENTRE COACH HOUSE

Significant restoration work will continue at the state heritage listed Coach House so that it can be used by the community as a venue and hall facility, and further complement the educational opportunities of the area's history.

The State Government have partnered with Council to support this project.



EDWARDSTOWN EMPLOYMENT PRECINCT

Council is continuing work in Edwardstown to improve the amenity of the area as a place to do business.

An action plan includes research into renewable energy management programs, encouraging a 'buy local' supply chain, and improving traffic flow in the area.



WARRADALE PARK TENNIS CLUB

The tennis club has provided preliminary designs for an upgraded modern club room and facilities. Council will work with the club to progress a detailed design that meets the broad needs of community users.

The State Government have partnered with Council to support this project

OUR PURPOSE, VISION AND VALUES

OUR PURPOSE

(Why we exist)

To improve our residents' quality of life; continuously, smartly and efficiently.

OUR COMMUNITY VISION

(What we want to become)

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

OUR VALUES

With the community and safety at the forefront of everything we do, we value:

Respect - Treating everyone as we want to be treated, where all contributions are valued

Integrity - Fostering trust and honesty in all of our interactions

Achievement - Enhancing our knowledge and performance to reach our shared goals, while being dedicated to supporting one another

Innovation - Encouraging new ideas, and learning from our experience to do things better



The six themes of our Community Vision represent the shared values and aspirations guiding how our city develops, towards 2040. These outcomes are important for this community now and into the future:

LIVEABLE

By 2040 our city will be well planned, safe and welcoming, with high quality and environmentally sensitive housing, and where cultural diversity, arts, heritage and healthy lifestyles are celebrated.

PROSPEROUS

By 2040 our city will be a diverse and clean economy that attracts investment and jobs, and creates exports in sustainable business precincts while providing access to education and skills development.

VALUING NATURE

By 2040 our city will be deeply connected with nature to enhance people's lives, while minimising the impact on the climate, and protecting the natural environment.

INNOVATIVE

By 2040 our city will be a leader in embracing and developing new ideas and technology to create a vibrant community with opportunities for all.

ENGAGED

By 2040 our city will be a community where people are engaged, empowered to make decisions, and work together to build strong neighbourhoods.

CONNECTED

By 2040 our city will be linked by a quality road, footpath and public transport network that brings people together socially, and harnesses technology to enable them to access services and facilities.

STRATEGIC MANAGEMENT FRAMEWORK

This Annual Business Plan 2022-2023 is an integral part of Council's Strategic Management Framework that will enable strategic and operational plans, management systems and processes to work together to effectively deliver the Community Vision.





SIGNIFICANT INFLUENCES

In the development of the Annual Business Plan we undertake a review of our internal environment and broader external environment that includes political, economic, environmental, social and technological influences. This identifies key issues that help provide the context for the development of this plan.

The following broad trends impacting our city include:



NORTH SOUTH CORRIDOR

Progress along South Road will occur as the State Government led North- South Corridor Tunnel commences.

The former State Government announced a 'City shaping fund' related to the project that aims to connect communities and stimulate business investment. Outcomes will support revitalised urban design at the road level of the project as it progresses in the years ahead.



ENVIRONMENT

Council has a Carbon Neutral Plan to reduce emissions to council owned assets by 2030. Key actions for the year will include developing a fleet transition plan and entering a contract for 100% renewable energy from January 2023. Tree planting efforts will continue to be a focus with 3,900 street and reserve trees to be planted. A further 400 advanced trees will be planted along main roads and thoroughfares to cool the city.



SUPPLY CHAIN ISSUES

Council procures a range of goods and services as part of its Annual Capital Program. Over the last 12 months the persistent disruption to supply chains and distribution networks and their ongoing effects on prices has provided uncertainty. Council staff are actively working to mitigate the exposure to these risks, including timing of tendering and project delivery to ensure projects maintain their value for money proposition.



ELECTIONS

Council has taken a proactive approach to advocacy at both State and Federal levels to leverage any election funding provided to the sector to support the delivery of infrastructure projects.



PUBLIC HEALTH

Council continues to monitor the COVID-19 environment and will be guided by directives from SA Health. Any changes that may impact Council facilities will be communicated through our website and social media channels. Business continuity measures are in place to ensure that services can continue.



INFLATION

The Reserve Bank of Australia provide regular commentary on the key issues that are impacting on inflation rates. General price increases that include climbing oil prices, local suppliers with stock shortages, and skilled labour shortages are just a few of the key observations that have been felt by council.



POPULATION

Population growth within the council area has traditionally risen at a rate of 1% per annum. Population demographics are considered in the establishment of key Asset Management Plans and planning of infrastructure projects and services. The release of the Australian Bureau Statistics Census data will provide an updated context to shifts in the population including the important trends that shape our community to assist with future city planning.

FRAMEWORK OF THE ANNUAL BUSINESS PLAN

The Annual Business Plan 2022-2023 has been prepared on the basis of a framework that aims to inform the community and hold the City of Marion accountable to its stakeholders. The key items in this framework are as follows:

Support the achievement of the City Of Marion's strategic directions.

This Annual Business Plan has been reviewed against the Community Vision – Towards 2040 to ensure that Council's activities over the next 12 months make the best possible progress towards achieving the Community Vision for the future City of Marion.

Address issues arising and opportunities identified from internal audit reviews, and business excellence assessments.

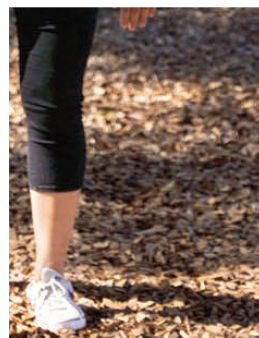
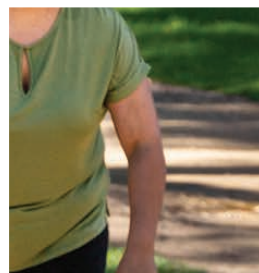
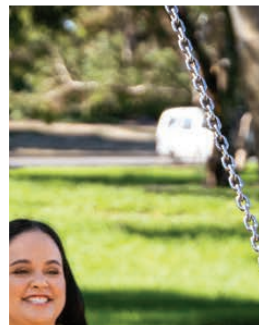
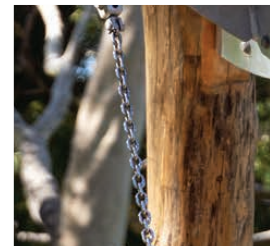
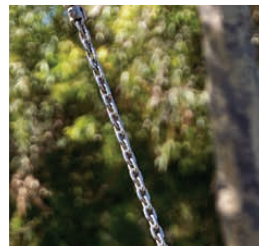
Every year the Council undertakes a number of internal audits. These reviews and assessments have identified a number of key opportunities or requirements for the Council to improve its operations. This document includes the necessary resources to continue Council's independent review process and implement recommendations accordingly.

Maintain, on average, a break-even or positive funding (cash) position over the long term financial plan.

With a primary focus on cash flow and ensuring the Council's asset renewal and upgrades are fully funded, this target is currently being met. To ensure ongoing financial sustainability, the Council monitors and reviews all its financial indicators together.

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 when it is cost effective to do so.

The Annual Business Plan has been prepared taking into consideration individual Asset Management Plan requirements and outcomes of recent infrastructure audits. The City of Marion has a target of 90-110% for the Annual Asset Renewal Ratio.



Review existing services and assets to ensure they meet prioritised community needs.

The Council continues its rolling process of service reviews, aimed at maximising community value through continuously improving its operating efficiency and service performance to the community. This Annual Business Plan has been prepared based on continuing existing services, noting that a rolling program of review is being implemented.

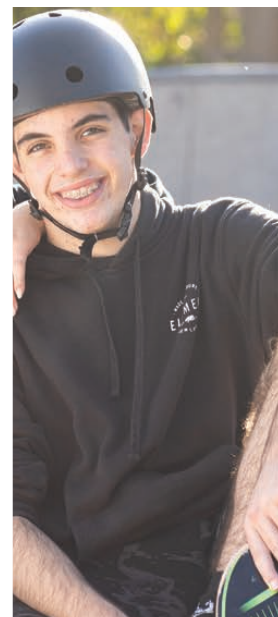
Collaboration with other councils will continue to assist capacity building for shared strategic opportunities, innovation and cost efficiencies and enables the ability to align processes and reduce duplication.



Council only approve new major projects where it has the identified funding capacity to do so.

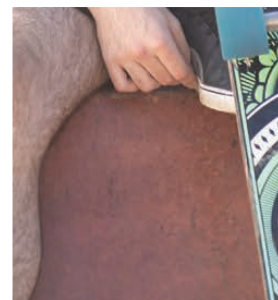
Council debt is forecast to increase to \$7.087m by 30 June 2023, and peak at \$13.3m in 2023-2024. With consideration given to key financial indicators, Council has continued to retain the funding capacity to consider additional strategic Major Projects and is currently investigating partnerships to aid the development of several initiatives.

These additional forecast borrowings in 2022-2023 relate to Council's contribution towards new initiatives in the Capital Works Program. Any changes to the timing and scope of the capital projects may impact the funding required, and in turn the total requirement for borrowings currently factored into the Annual Business Plan 2022-2023.



Maintain Council's position for an average residential rate which remains among the lower rating metropolitan councils.

Comparative 2021-2022 data shows that Council's average residential rate continues to remain among the lower rating metropolitan councils, with its current position ranking being the 5th lowest of 18 metropolitan councils.



CONTINUING AND IMPROVING SERVICE DELIVERY

All councils have responsibilities under the *Local Government Act 1999* and other relevant legislation to deliver services for the community. Council is committed to maintaining all services including, but not limited to:

ONGOING SERVICES	
Land use and development planning	Arts and cultural promotion and support
Development and building assessments	Library services
Facilitation of urban developments	Sports and recreation promotion and support
Local Government searches	Community capacity building and development
Business support services	Inspection, regulation and control
Environmental planning and leadership	Emergency planning and response
Biodiversity management	Community care
Waste services	Immunisation services
Water management	Public health planning
Infrastructure management	Urban activation and renewal
Community facilities management	Customer Experience
Reserves, parks and gardens management	Increased levels of tree planting annually
Community Transport	

ENABLING SERVICES	
Strategic management	Communications, marketing, and engagement
Organisational excellence and innovation	Human resources and workforce planning
Strategic asset management	ICT and knowledge management
Financial management	Operational support
Governance support	Strategic Procurement



PROJECT PRIORITIES

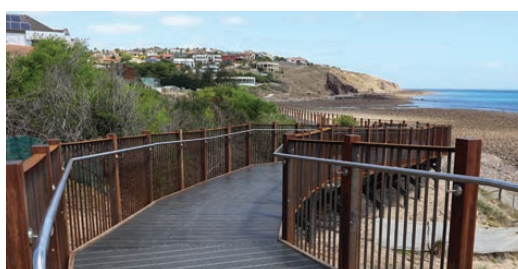
In 2022-2023 the Council plans to commence or continue working on the following strategic initiatives, as outlined in our 4 Year 2019-2023 Business Plan, or through Council resolutions:

CONTINUING INITIATIVES

CONTINUING INITIATIVES FROM PRIOR YEARS	KEY STRATEGIC THEME
Complete the upgrade of multi-purpose tennis and netball courts and open space at Tarnham Road Reserve at Seacombe Heights	Liveable
Complete the restoration of the Living Kurna Cultural Centre Coach House	Liveable
Continue to expand the streetscape program to include arterial roads	Liveable
Progress Stage 1 of the Cove Sports and Community Club	Liveable
Identify options for recreational facilities at 262 Sturt Road	Liveable
Commence the Marion Cultural Centre Plaza upgrade	Liveable
Marion Golf Course	Liveable
Implement the Coastal Climate Adaptation Plan	Valuing Nature
Implement the Energy Efficiency and Renewable Energy Plan	Valuing Nature
Continue the Coastal Walkway	Valuing Nature
Continue the roll out of the transformation of our business enterprise systems	Innovative
Implement the Social Media Strategy 2019-2023	Innovative
Research technology and automated solutions for the management of assets and streetscapes	Innovative
Continue to deliver the Disability Access and Inclusion Plan	Engaged
Continue to implement the 2019-2023 Reconciliation Action Plan	Engaged
Continue work to activate the Edwardstown Employment Precinct	Prosperous
Continue to progress a Planning and Design Code Amendment for the stables zoning area within Morphettville, noting community consultation and Ministerial approval will be required	Prosperous
Commence the development of Marino Hall	Connected

NEW PROJECTS COMMENCING IN 2022-2023

2022-2023 NEW INITIATIVES	KEY STRATEGIC THEME
Commence and upgrade the Warradale Park Tennis Club	Liveable
Alternative Water Supply project	Liveable
Develop a precinct plan for Glandore Oval (project planning and community consultation in 2022-2023)	Liveable
Develop a masterplan for Plympton Sporting and Recreation Club	Liveable
Initiating and completing a residential Planning and Design Code Amendment for the Southern Suburbs (south of Seacombe Road)	Prosperous
Initiating and completing a Planning and Design Code Amendment for several local and neighbourhood centre zones	Prosperous
Commence planning for a new Flinders bikeway to connect from Flinders University through to Tonsley and north to the Marino Rocks bikeway	Connected



ASSET MANAGEMENT

The City of Marion's Asset Management vision is:

'To maintain the City of Marion's assets to agreed levels of service which maximise community value throughout an asset's life.'

A significant portion of Council's annual spend is devoted to the operation, maintenance and renewal of public assets which deliver safe and sustainable services to the community. Council will continue to optimise our spending on these through better asset management to deliver current service levels in the most affordable and efficient way.

Council recognises that climate change is likely to affect asset life and functionality. We are exploring what we can do to build asset resilience in response to climate impacts.

Our assets enable the provision of services to the community and businesses for current and future generations. Assets play a vital role in the local economy and on residents' quality of life.

WE OWN AND MANAGE OVER \$1 BILLION OF ASSETS



Artworks, Culture
and Heritage



Buildings and
Structures



Coastal Walkway



Fleet, Plant and
Equipment



Open Space



Stormwater



Transport



Water Treatment
and Resources

MEASURING OUR SUCCESS

Monitoring performance is a critical element of strategic management. It is the mechanism for critically 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. Our Key Performance Indicator (KPI) dashboard for 2022-2023 (provided in the table below) takes account of these objectives.

Key Performance Indicator	Core Target	Stretch Target
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
Delivery of agreed projects identified in the Annual Business Plan and the first-year targets in the 4 year Plan	Greater than or equal to 95%	No stretch target
Total employee costs (including agency staff)	Less than or equal to 4.5% 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 4% increase in actual employee costs (including agency staff) against prior year's actual costs-adjusted for Council endorsed changes to meet resourcing requirements
Overall satisfaction with Council's performance (measured annually)	Greater than or equal to 75% rated as satisfied or above	Greater than or equal to 85% rated as satisfied or above
Asset Renewal Funding ratio (A measure to assess that we are renewing or replacing non-financial assets in accordance with our future Asset Management renewal requirements)	Asset Renewal Funding Ratio between 90 and 110%	Asset Renewal Funding Ratio greater than or equal to 100%
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)
Staff engagement	Achievement of an overall employee pulse survey result of 75%, with at least 50% employee participation per SLT department	Achievement of an overall employee pulse survey result of 80%, with at least 50% employee participation per SLT department
Community engagement/communications Project specific communications to the public should be timely and accurate	100%	N/A
Carbon Neutrality- carbon emissions footprint, measured against Council's endorsed Carbon Neutral Plan (applicable 2021/22 onwards)	Actual annual emissions less than the plan's annual target emissions (reported every 6 months)	Actual annual emissions 5% less than the plan's annual target emissions
Asset utilisation of sports and community venues	50% across venues	No stretch target

FUNDING THE ANNUAL BUSINESS PLAN

YOUR RATES IN 2022-2023

The Annual Business Plan is based on a 2% increase in the average rate for the coming year. In setting rates for 2022-2023, Council has forecast the revenue required to meet the costs of delivering the services and projects that will be provided to the community in 2022-2023.

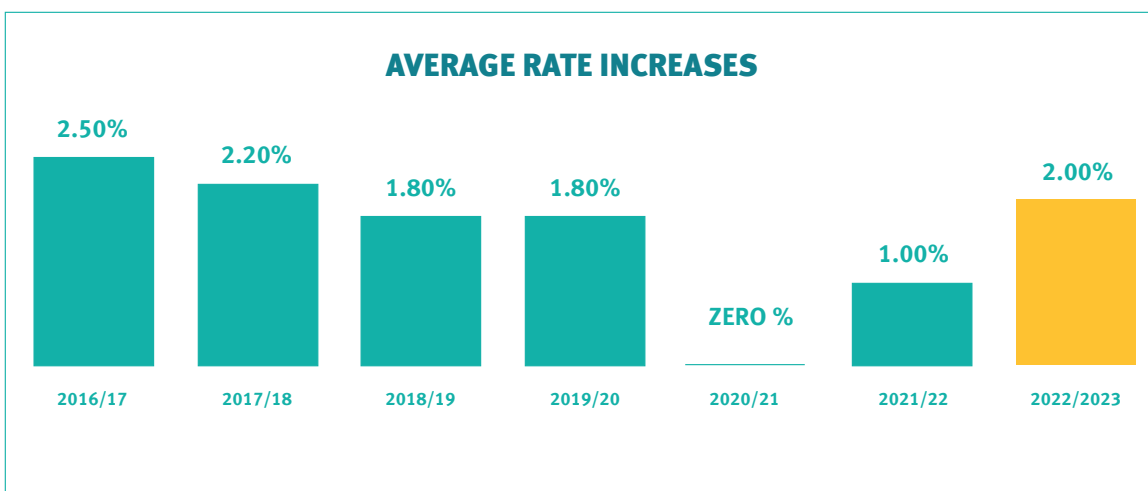
Rates account for 83% of Council's operating revenue with other sources including fees, charges and grants. These revenues contribute to the necessary funding for planned operating and capital renewal programs in 2022-2023.

While the average rate increase is 2%, it is to be noted that actual rates payable by a rate payer will vary according to individual property valuations, the attributed land use, and whether there has been any new development or capital improvement on the land.

Council is aware of the impact rate increases have on the community. We are continually looking for opportunities that allow this cost to be minimised, support our community during uncertain times, and maintain the fiscal responsibility required of Council.

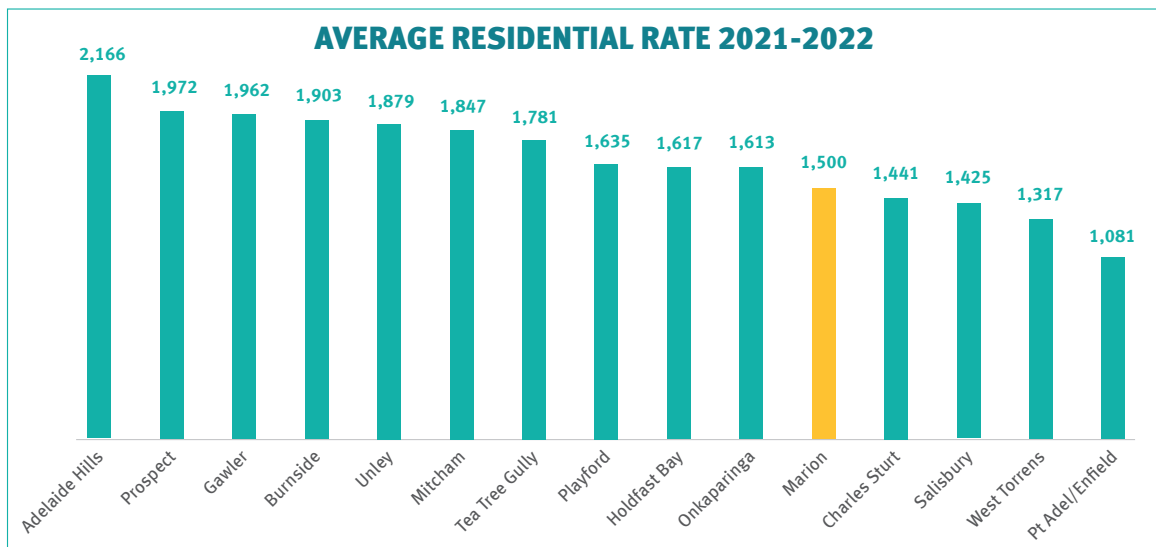
With changing community needs and other external influences impacting on the community, there is a need for Council to consider how to plan more effectively, both for the longer term and for an immediate community benefit. The rate increase is set at a level that provides confidence that services will be maintained and that a sufficient Capital Expenditure Program is planned to maintain Council's assets.

The outcomes of the community consultation, as well as a balance between achieving the strategic directions, maintaining services and assets, ensuring financial and environmental sustainability, supporting intergenerational equity and making provision for those in the community who are experiencing hardship, have been considered in setting the rate increase for the Annual Business Plan 2022-2023.



COMPARATIVE RATING DATA

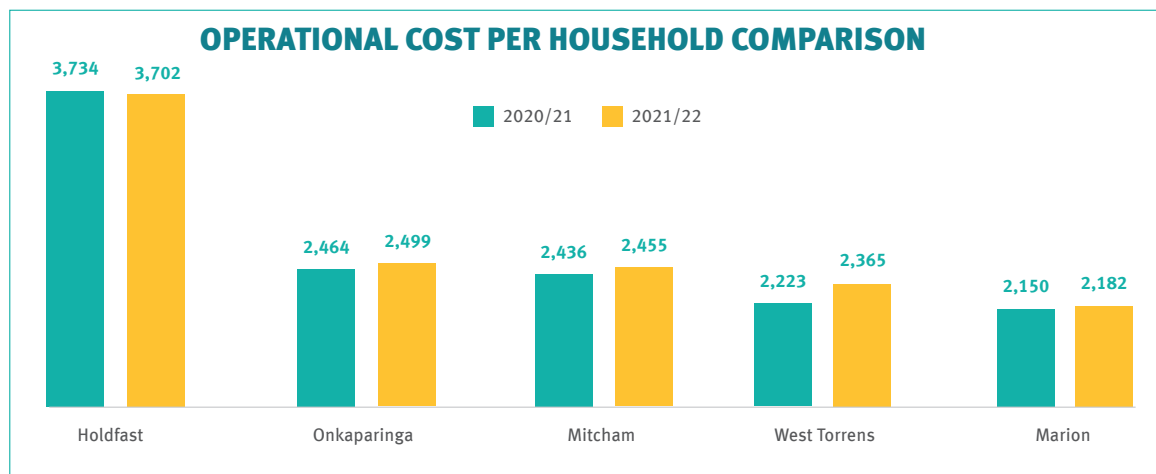
With a 2% increase, the City of Marion's average residential rate is in line with Council's Annual Business Plan framework and set to remain among the lower rating metropolitan councils. In 2021-2022 Council had the 5th lowest average metropolitan residential rate.



OPERATIONAL COST PER HOUSEHOLD

Council's primary benchmark is to compare its average residential rate against other metropolitan councils as shown in the 'Average Residential Rate 2021-2022' table above.

The table below illustrates that Council's operational costs per household compare favourably against those of our neighbouring councils. It should be noted that this does not take into account different councils' service levels, infrastructure renewal requirements not reflected in operational costs, different sources of revenue including grants and user charges which may vary from council to council.



DIFFERENTIAL RATING

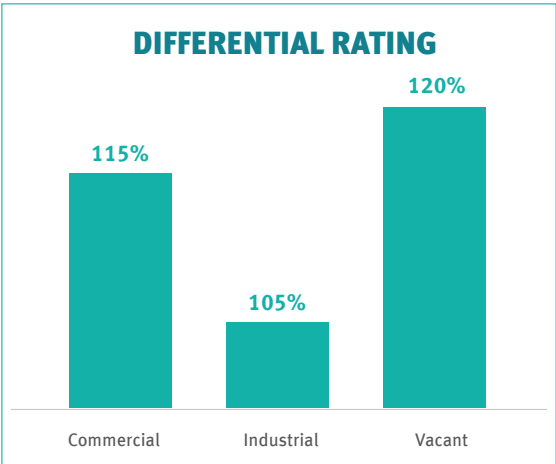
Council currently derives 17% (2021-2022: 17%) of its rate revenue from the Commercial (16%) and Industrial (1%) sectors. Commercial and Industrial users consume a greater proportion of Council resources than residential properties, particularly in regard to the use of roads, footpaths, traffic, parking, storm water drainage, public health and environment.

Council uses a differential rating system to raise revenue based on its Land Use to ensure a fair and equitable distribution of rates within the City of Marion.

The differential rate is charged in addition to the normal rate. In applying this approach, Council will take into consideration all prevailing economic conditions and changes and adjust its differential rates accordingly, to ensure an appropriate and fair equalisation of rates across all land use categories.

Differential rates to apply to land use are as follows:

The average increase in rates for 2022-2023 by land use category is outlined below:



LAND USE CATEGORY	2022-2023 INCREASE
Residential	\$27
Vacant Land	\$73
Industrial	\$206
Commercial	\$396

Council is forecasting to raise \$82.059m in general rates revenue of which \$13.2m is derived from commercial properties, \$0.95m from industrial properties and \$1.7m from properties in the vacant land use category.



BUDGETED INCOME STATEMENT

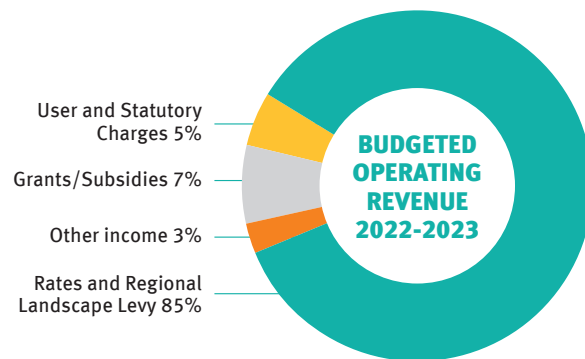
An operating surplus of \$2.141m before capital revenues is forecast for 2022-2023. The operating surplus is required to fund the renewal of existing infrastructure in accordance with Council's Asset Management Plans and to fund construction of new assets to deliver services.

Budgeted Income Statement	3rd Review 2021 – 2022 \$'000	Budget 2022 – 2023 \$'000	Variance \$'000
Operating Revenue			
Rates - General	79,768	82,059	2,291
Rates - Regional Landscape Levy *	2,057	2,087	30
Statutory Charges	2,150	2,194	44
User Charges	2,844	2,765	(79)
Grants/Subsidies	12,861	6,929	(5,932)
Investment Income	351	200	(151)
Reimbursements	1,283	1,159	(124)
Other Revenue	843	780	(63)
Share of Profit/(Loss) Regional Subsidiaries	365	365	-
Total Operating Revenue	102,522	98,538	(3,984)
Operating Expenditure			
Employee Costs	39,884	41,584	1,700
Contractor Services	34,287	24,314	(9,973)
Materials	5,518	5,242	(276)
Finance Charges	250	202	(48)
Depreciation	16,250	16,651	401
Other Expenses	9,306	8,404	(902)
Total Operating Expenditure	105,495	96,397	(9,098)
Operating Surplus/(Deficit) before Capital Revenues	(2,973)	2,141	5,114
Capital Grants and Contributions	4,161	6,651	2,490
Net Surplus/(Deficit)	1,188	8,792	7,604

* Note: The Regional Landscape Levy is collected by Council on behalf of the Green Adelaide Board.

OPERATING REVENUE

The main source of income for Council is rate revenue; making up just over 83% (85% including Regional Landscape Levy) of total revenue in 2022-2023, with other sources being government regulated fees for statutory services, diminishing levels of untied federal grant monies, as well as other grants from the State and Federal government.



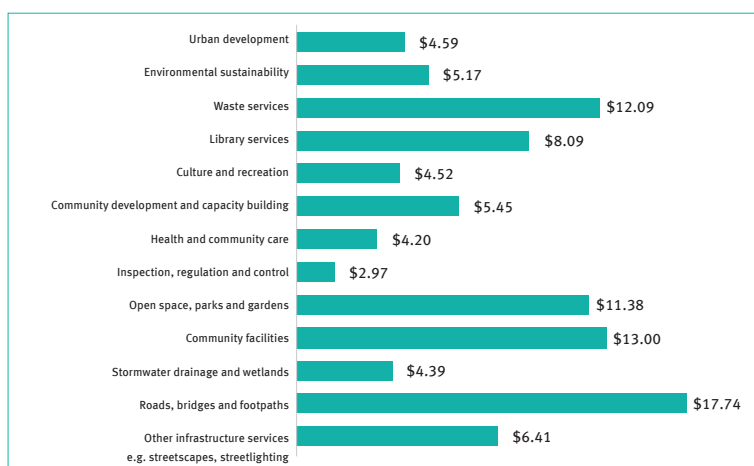
GENERAL RATES

Council's revenue in 2022-2023 includes \$82.059m (\$79.768m, 2021-2022) to be raised in general rates. The budget has been developed on the basis of a 2% average rate increase (excluding new developments and capital improvements). In setting rates for 2022-2023, Council has forecast the revenue required to meet the costs of delivering the services and projects to be provided to the community in 2022-2023.

Growth from new property development is forecast at 1% for 2022-2023. This predominantly is the result of new housing in Marion, as reported by the Valuer General. The revenue created by this growth will cover the increased costs of servicing a growing community, which includes the requirement to maintain and provide for the replacement of infrastructure such as stormwater drainage and transport networks.

- User Charges set by Council – Relate mainly to the recovery of service delivery costs through the charging of fees to users of Council's services. These include charges for the use of Council's community facilities, swimming pool admission and the like.
- Statutory Charges set by State Government – Relate mainly to fees and fines levied in accordance with legislation and include development application fees, health act registrations and parking fines.
- Grants and Subsidies – Grants include all monies received from State and Federal sources for the purpose of funding the delivery of Council's services to ratepayers and for the funding of the capital works program. Operating grants are forecast to reduce by \$5.932m in 2022-2023, primarily as a result of the recognition in 2021-2022 of one off Grant contributions for the Coastal Walkway, LKCC Coach House Restoration and Food Waste Recycling Program, in addition to an advance payment of 2022-2023 grants commission funding in 2021-2022.

OPERATING EXPENDITURE



Council's operating expenses are forecast to decrease to \$96.397m in 2022-2023. The left graph shows a breakdown of operating expenditure across Council services for every \$100 spent:

EMPLOYEE COSTS

Employees are responsible for the provision of Council's key services, including the ongoing maintenance of open space areas, libraries, neighbourhood centres, the Marion Outdoor Pool, urban development, health and community care. Employees are either directly employed by Council, or indirectly through an employment agency (i.e. agency staff) where temporary workforce requirements have arisen through seasonal demand or short-term vacancies of existing positions.

Employee costs are forecast to increase by \$1.7m primarily because of increases stemming from existing Enterprise Agreements provisions, increases to the Superannuation Guarantee Contribution, additional staffing resources for Council endorsed initiatives including Digital Transformation, Hard Rubbish Collection and Mitchell Park Sports and Community Centre.

A reduction of \$1.0m has been incorporated into the budget to allow for positions that may be temporarily vacant during the year.

CONTRACTOR SERVICES

Contractor services relate mainly to the provision of Council services by external providers. Council uses contractors to assist in the provision of major services such as waste collection, and also where specialist services or advice is required, where it is not warranted for Council to have permanent in-house resources. A decrease of \$9.973m is forecast in the 2022-2023 budget which primarily relates to project expenditure in 2021-2022 including the Digital Transformation Project (\$3.42m), Alawoona Avenue Streetscape (\$0.99m), CHSP (\$0.81m), Sam Willoughby BMX Track (\$0.66m), expenditure relating to operating grants (\$1.39m) and a number of other one off projects.

MATERIALS

Council's Materials budget includes utilities, products utilised in the delivery of community services and maintenance of Council's infrastructure, open space, and other assets, as well as fuel for the fleet of vehicles used to deliver services. A decrease of \$0.276m in materials is forecast in the 2022-2023 budget primarily related to one off purchase of devices linked to the Digital Transformation Project in 2021-2022.

OTHER EXPENSES

Other Expenses have decreased by \$0.902m stemming primarily from Council's \$1.0m contribution to the Glenthorne National Park - Destination Playspace in 2021-2022.

CAPITAL REVENUE

CAPITAL GRANTS AND CONTRIBUTIONS

Council has incorporated \$6.651m in capital grants and contributions towards new capital works planned in 2022-2023. Funding includes the Federal Government Local Roads and Community Infrastructure grant (\$2.1m) and other anticipated grant funding contributions towards Council's prioritised new initiatives/projects.



BUDGETED CAPITAL EXPENDITURE

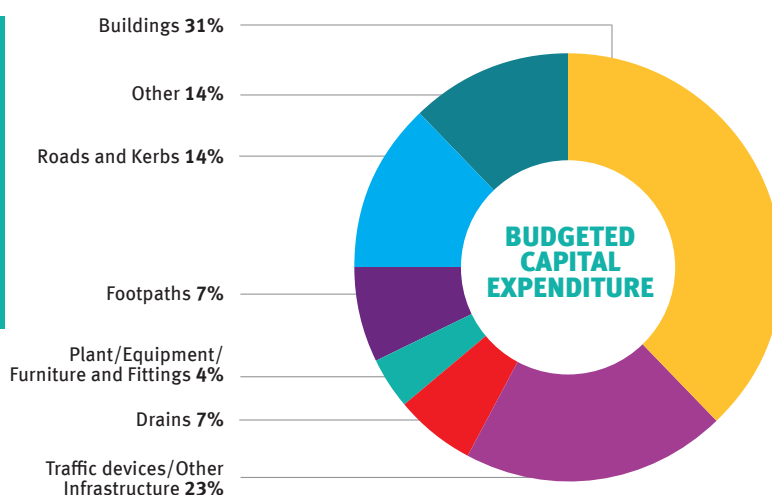
Capital Expenditure	3rd Review 2021 - 2022 \$'000	Budget 2022 - 2023 \$'000
Land	-	-
Buildings	23,344	12,485
Infrastructure:		
Roads and Kerbs	5,319	5,556
Drains	1,467	2,700
Footpaths	5,081	2,830
Traffic Control Devices	559	554
Other Infrastructure	6,191	8,868
Plant and Equipment	3,046	1,576
Furniture and Fittings	669	208
Other	4,688	5,618
Intangibles	25	-
	50,389	40,395
Represented By:		
Capital Expenditure		
Assets - Renewal	12,246	10,548
Assets - New	38,143	29,847
	50,389	40,395

Funding for key capital projects in the 2022-2023 budget includes forecast funding towards:

Marino Hall
Alternative Water Supply
Cove Sports and Community Club - Stage 1
Flinders Bikeway
Warradale Tennis Club
Coastal Walkway

The 2022-2023 Budgeted Statement of Capital Expenditure forecasts total capital expenditure of \$40.395m including \$10.548m renewal and \$29.847m new and upgrade.

The right hand chart summarises Council's planned Capital Works Program for 2022-2023:



FINANCING THE BUDGET

Financing the budget refers to the use of borrowings or available cash balances to meet any shortfall between expenditure (both operating and capital) and revenue.

The table below identifies the Council's net funding result. Council's budget for 2022-2023 is expected to result in a net decrease in funding of \$15.317m.

Net Lending/(Borrowing)	3rd Review 2021 - 2022 \$'000	Budget 2022 - 2023 \$'000
Operating Surplus/(Deficit) before Capital Amounts	(2,973)	2,141
<u>less: Net Outlay on Existing Assets</u>		
Capital expenditure on asset renewal/replacement	12,246	10,548
less Depreciation/Ammortisation	(16,250)	(16,651)
	(4,004)	(6,103)
<u>less: Net Outlay on New/Upgrade Assets</u>		
Capital expenditure on New and Upgrade Assets	38,143	29,847
less Capital Grants	(4,161)	(6,651)
	33,982	23,196
Adjustments		
(Gain)/loss on disposal of assets	-	-
Share of Equity - Regional Subsidiaries	(365)	(365)
	(365)	(365)
Net funding increase/(decrease)	(33,316)	(15,317)

Financing Transactions	3rd Review 2021 - 2022 \$'000	Budget 2022 - 2023 \$'000
New Borrowings	10,920	4,400
less: Repayment of Principal on Borrowings	(827)	(876)
less: Increase/(Decrease) in Cash and Investments		
Transfers from/(to) Reserves	22,710	11,817
Cash Drawdowns/(Investment)	513	(23)
Equals: Financing Transactions	33,316	15,317

Financing transactions associated with accommodating the expected net lending result in 2022-2023 are found in the above table. Council's Long Term Financial Plan includes an allowance for borrowings of up to \$13.9m to manage the funding requirements of Council's Capital Works Program.

Council's borrowings are projected to peak at \$13.3 m in 2023-2024 with its Debt Servicing Ratio peaking at 2.1% in 2024-2025 against a maximum target of 5.0% and its Net Financial Liabilities ratio remaining low at -0.8% in 2022-2023 against a target of up to 50%.

FINANCIAL RATIOS

To assist Council in meeting its objective of financial sustainability a series of financial indicators endorsed by the Local Government Association are provided. Where a Council target has not been adopted, the recommended Local Government Association (LGA) target has been used. The table below details these financial indicators and whether or not the prescribed target has been achieved over the three years up to the end of 2022-2023.

Key financial ratios are forecast to be within their targeted ranges for the 2022-2023 year.

Operating Surplus - this ratio expresses the operating surplus as a percentage of total operating revenue.

The Asset Renewal Funding Ratio indicates whether Council is renewing or replacing assets at the rate of consumption. Council's long term target of 100% ensures that Council aims to invest adequately in maintaining its asset base.

The Asset Consumption Ratio measures the written down value of the non-current assets of the Council as a percentage of their replacement cost. This ratio remains relatively constant with the level of asset renewal expenditure forecast in 2022-2023.

The Net Financial Liabilities Ratio indicates the extent to which the net financial liabilities of the Council can be met by the Council's total operating revenue. With the consumption of cash on significant capital works and major projects completed in 2021-2022 and additional projects in 2022-2023 along with loan funding forecast to be utilised up to \$4.4m in 2022-2023, the Net Financial Liabilities Ratio is projected to remain within Council's target range in 2022-2023.

The Debt Servicing Ratio measures the total annual loan principal and interest repayments as a percentage of total income for the year. This ratio identifies Council's ability to service its debt obligations from operating revenues. The ratio is anticipated to increase slightly with the new loan repayments after 2022-2023 but remains in the lower end of the targeted bandwidth for this ratio.

Ratio	Council Target	2022 - 2023 Budget	3 Year Average
Operating Surplus	0% - 10%	2.17%	1.39%
Asset Renewal Funding Ratio	90% - 110%	100%	81.56%
Asset Consumption	80% - 100%	79.41%	80.64%
Net Financial Liabilities	0% - 50%	-0.80%	-22.17%
Debt Servicing	0% - 5%	1.10%	1.20%

APPENDIX 1. CAPITAL WORKS LIST

OPEN SPACE AND RECREATION WORKS PROGRAM 2022 - 2023			
Location	Suburb	Ward	Description
Playground, Reserves and Irrigation Program			
Cormorant Drive Reserve	Hallett Cove	Coastal	Playground removed, add nature play elements
Fryer Street Reserve	Hallett Cove	Coastal	Open space facilities, artwork, shelter
Lapwing Street Reserve	Hallett Cove	Coastal	Local level playground and reserve upgrade
McConnell Avenue Reserve	Marino	Coastal	Fencing and car park
Kendall Terrace/McKellar Terrace Reserve	Morphettville	Mullawirra	Fencing
Ballara Park Reserve	Warradale	Warracowie	Develop open space, upgrade court for multi use, upgrade playground
Alawoona Avenue Reserve	Mitchell Park	Warriraringa	Entry statement and reserve development
Cohen Court Reserve	Tonsley	Warriraringa	Development of open space
George Street Reserve	Marion	Warriraringa	Car park
Mitchell Park Sports grounds	Mitchell Park	Warriraringa	Irrigation upgrade
Terra Avenue Reserve	Mitchell Park	Warriraringa	Open space facilities including sustainable garden
Roslyn Street Reserve	Clovelly Park	Woodlands	Sports goals, drink fountain, natural landscaping
Weaver Street Reserve	Edwardstown	Woodlands	Neighbourhood playground upgrade, remove clubhouse and develop multi use court, irrigation and shelter
Minor Open Space Enhancements and Reserve Lighting	Various	Various	
Public Toilets			
Ballara Park Reserve	Warradale	Warracowie	Subject to community consultation
Coastal Walkway Trail	Hallett Cove	Coastal	
Edwardstown Soldiers Memorial Recreation Ground	South Plympton	Woodlands	
Maldon Avenue Reserve	Mitchell Park	Warriraringa	Subject to community consultation

PROPERTY/BUILDING WORKS PROGRAM 2022 - 2023			
Location	Suburb	Ward	Description
Boat Shed Café	Hallett Cove	Coastal	Refurbishment including function room
Hallett Cove Lions Club	Hallett Cove	Coastal	New shed
Ascot Park Bowling Club	Park Holme	Mullawirra	Lighting upgrade
Marion Outdoor Pool	Park Holme	Mullawirra	Replacement of storage/plant sheds and upgrade pool heating system
Marion Cultural Centre	Oaklands Park	Warracowie	Supply and install new air conditioner
Marion Cultural Centre Library	Oaklands Park	Warracowie	Office and kitchen upgrade
Marion Tennis Club	Marion	Warriraringa	Replace fencing
Edwardstown Bowling Club	South Plympton	Woodlands	Install concertina shades to player benches
Glandore Community Centre - Naldera Building	Glandore	Woodlands	Supply and install new air conditioner
Various	Various	Various	Upgrades to roof access at multiple Council buildings

**Please note Capital Works Programs are subject to change.*

ROAD RESEAL PROGRAM 2022 - 2023				
Road Name	Suburb	Ward	From	To
Antonia Circuit	Hallett Cove	Coastal	Aroona Road	End
California Avenue	Hallett Cove	Coastal	Falcon Street	Medway Street
Camille Street	Hallett Cove	Coastal	Gingko Street	Apollo Drive
Columbia Crescent	Hallett Cove	Coastal	Mayflower Crescent	End
Esplanade	Marino	Coastal	Boundary Holdfast Bay	Dead End
Koomooloo Crescent	Hallett Cove	Coastal	Caprice Street North	Caprice Street South
Lorita Crescent	Hallett Cove	Coastal	Apollo Drive	Gingko Street
Marie Close	Hallett Cove	Coastal	Lorita Crescent	End
Medway Street	Hallett Cove	Coastal	Pavana Avenue	Serica Street
Newland Avenue	Marino	Coastal	Bakewell Crescent	Frank Street
Quailo Ave and Barramundi Dr Intersection	Hallett Cove	Coastal	Quailo Avenue	Barramundi Drive
Third Street	Hallett Cove	Coastal	South Avenue	Central Avenue
Tornado Avenue	Hallett Cove	Coastal	Dutchman Drive	Cul-De-Sac
Vim Street	Hallett Cove	Coastal	Columbia Crescent	Mayflower Crescent
Appleby Road	Morphettville	Mullawirra	Carlisle Avenue	End
Barham Avenue	Morphettville	Mullawirra	Carlisle Avenue	Nunyah Avenue
Carlisle Avenue	Morphettville	Mullawirra	Hendrie Street	Appleby Road
Dennis Avenue	Morphettville	Mullawirra	Dennis Avenue	Cobham Avenue
Don Terrace	Morphettville	Mullawirra	Bray Street	Austral Terrace
Elder Terrace	Glengowrie	Mullawirra	Maxwell Terrace	Fisk Avenue
Hawker Avenue	Plympton Park	Mullawirra	Blackler Avenue	Park Terrace
Le Cornu Avenue	Morphettville	Mullawirra	Nilpena Avenue	Austral Terrace
Nilpena Avenue	Park Holme	Mullawirra	Hendrie Street	Appleby Road
Swinburne Avenue	Plympton Park	Mullawirra	Milton Avenue	Shakespeare Avenue
Wallage Avenue	Morphettville	Mullawirra	Clifton Avenue	Dennis Avenue
William Street	Plympton Park	Mullawirra	Marion Road	Laurence Street
Grieve Court	Trott Park	Southern Hills	Hele Court	Cul-De-Sac
Kiah Crescent	Sheidow Park	Southern Hills	Westall Way	Amaroo Road
Strutt Court	Trott Park	Southern Hills	Hele Court	Cul-De-Sac
Abbeville Terrace	Marion	Warracowie	Beauford Avenue	Tait Avenue
Bessie Street	Dover Gardens	Warracowie	Laurence Street	Vinall Street
Cedar Avenue	Warradale	Warracowie	Diagonal Road	Soho Street
Doreen Street	Oaklands Park	Warracowie	Milton Street	End
Gardiner Avenue	Warradale	Warracowie	Lincoln Avenue	Struan Avenue
Hope Street	Dover Gardens	Warracowie	Scarborough Terrace	Branksome Terrace
Jewell Street	Oaklands Park	Warracowie	Milton Street	Barry Road
Alpine Road	Seacombe Heights	Warriparinga	Cul-De-Sac North	Denton Street
Darlington Street	Sturt	Warriparinga	Diagonal Road	Moss Street
Dorian Avenue	Seacombe Heights	Warriparinga	Seacombe Crescent	End
Duncan Street	Sturt	Warriparinga	Tay Road	Carlow Street
Myer Road	Sturt	Warriparinga	Tay Road	Cul-De-Sac
Waterman Terrace	Mitchell Park	Warriparinga	Lodge Street	Geraldine Avenue
Albert Street	Ascot Park	Woodlands	Charles Street	West Street
Coongie Avenue	Edwardstown	Woodlands	Conmurra Avenue	Konando St
Fifth Avenue	Ascot Park	Woodlands	Marion Road	Railway Terrace
Furness Avenue	Edwardstown	Woodlands	South Road	Russell Terrace
Hyman Avenue	Edwardstown	Woodlands	Towers Terrace	Railway Terrace
John Street	Ascot Park	Woodlands	Vincent Street	Fourth Avenue
Messines Avenue	Edwardstown	Woodlands	South Road	Castle Street
Victoria Street	Glandore	Woodlands	Churchill Avenue	Malwa Street
Waverley Avenue	Edwardstown	Woodlands	Dunorlan Road	Woodland Avenue

**Please note Capital Works Programs are subject to change.*

RESIDENTIAL FOOTPATH PROGRAM 2022 - 2023		
Road Name	Suburb	Ward
Columbia Crescent	Hallett Cove	Coastal
Reliance Road	Hallett Cove	Coastal
Tickera Court	Hallett Cove	Coastal
Grey Road	Hallett Cove	Coastal
Harvard Court	Hallett Cove	Coastal
Parsee Court	Hallett Cove	Coastal
Osmanli Court	Hallett Cove	Coastal
Marina Court	Hallett Cove	Coastal
Mirrabooka Crescent	Hallett Cove	Coastal
Osprey Court	Hallett Cove	Coastal
Clubhouse Road	Seacliff Park	Coastal
Majors Road	O'Halloran Hill	Southern Hills
Greenfield Road	Seaview Downs	Southern Hills
Berrima Road	Sheidow Park	Southern Hills
Hughes Court	Sheidow Park	Southern Hills
Pryor Loop	Sheidow Park	Southern Hills
Robinia Court	Sheidow Park	Southern Hills
Alder Court	Sheidow Park	Southern Hills
Tapley Court	Sheidow Park	Southern Hills
Tapley / Workmaster Laneway	Sheidow Park	Southern Hills
Edward Beck Drive, Sheidow Park	Sheidow Park	Southern Hills
Oliphant Avenue	Marion	Warriparinga
Parsons Street	Marion	Warriparinga
Pleasant Avenue	Glandore	Woodlands
Proactive Footpath Works	Various	Various
Breakout Creek Shared Path	Various	Various

**Please note Capital Works Programs are subject to change.*

TRAFFIC DEVICES PROGRAM 2022 - 2023			
Road Name	Suburb	Ward	Description
Aroona Road	Hallett Cove	Coastal	Road Widening
Berrima Road	Sheidow Park	Southern Hills	Intersection upgrade
Gage Street	Hallett Cove	Southern Hills	Parking Bays
Great Eastern Avenue	Sheidow Park	Southern Hills	Wombat Crossing
Panache Court	Sheidow Park	Southern Hills	Parking Bays
Ross Street, Seaview Primary School	Seaview Downs	Southern Hills	Emu Crossing
Vinall Street Reserve	Dover Gardens	Warracowie	Parking Bays
Finniss Street	Marion	Warriparinga	Wombat Crossing Lights
Flinders Greenway	Clovelly Park	Warriparinga	Concept Design
Minor Traffic Control Devices	Various	Various	

STREETSCAPE PROGRAM 2022 - 2023		
Road Name	Suburb	Ward
Morphett Road	Warradale	Warracowie
Warracowie Way	Oaklands Park	Warracowie
Alawoona Avenue - Design	Mitchell Park	Warriparinga

OTHER INFRASTRUCTURE PROGRAM 2022 - 2023		
Details	Suburb	Ward
Cove Road Detention Basin Reed Works	Hallett Cove	Coastal
Hugh Johnson Detention Basin Reed Works	Sheidow Park	Southern Hills
Warriparinga Wetlands Pond Edging	Bedford Park	Warriparinga
Street Lighting	Various	Various
Signage	Various	Various
River and Creek Renewal	Various	Various
DDA Kerb Ramp Upgrades	Various	Various
Bus Shelters	Various	Various

**Please note Capital Works Programs are subject to change.*

APPENDIX 2 - BUDGETED INCOME STATEMENT

Budget 2021 - 2022 \$'000	3rd Review 2021 - 2022 \$'000		Budget 2022 - 2023 \$'000
		Operating Revenue	
79,673	79,768	Rates - General	82,059
2,020	2,057	Rates - Regional Landscape Levy	2,087
2,106	2,150	Statutory Charges	2,194
2,827	2,844	User Charges	2,765
6,726	12,861	Grants/Subsidies	6,929
347	351	Investment Income	200
1,222	1,283	Reimbursements	1,159
538	843	Other Revenue	780
365	365	Share of Profit/(Loss) SRWRA	365
95,824	102,522	Total Operating Revenue	98,538
		Operating Expenditure	
39,912	39,884	Employee Costs	41,584
21,659	34,287	Contractor Services	24,314
5,186	5,518	Materials	5,242
254	250	Finance Charges	202
16,000	16,250	Depreciation	16,651
8,610	9,306	Other Expenses	8,404
91,621	105,495	Total Operating Expenditure	96,397
4,203	(2,973)	Operating Surplus/(Deficit) before Capital Revenues	2,141
4,577	4,161	Capital Grants and Contributions	6,651
-	-	Asset Disposal and Fair Value Adjustments	-
-	-	Physical resources received free of charge	-
8,780	1,188	Net Surplus/(Deficit) resulting from Operations	8,792

APPENDIX 3 - BUDGETED STATEMENT OF FINANCIAL POSITION

Budget 2021 - 2022 \$'000	3rd Review 2021 - 2022 \$'000		Budget 2022 - 2023 \$'000
		Current Assets	
17,415	30,789	Cash	16,701
4,793	8,110	Receivables	5,099
296	311	Inventory	299
22,504	39,210	Total Current Assets	22,099
		Current Liabilities	
11,169	17,721	Creditors	7,087
6,194	6,430	Provisions	6,424
2,058	1,976	Loans	876
19,421	26,127	Total Current Liabilities	14,387
3,083	13,083	Net Current Assets/(Liabilities)	7,712
		Non-Current Assets	
7,184	6,992	Investment in Regional Subsidiaries	7,357
1,210,839	1,173,953	Infrastructure, Property, Plant & Equipment	1,181,434
1,218,023	1,180,945	Total Non-Current Assets	1,188,791
		Non-Current Liabilities	
721	702	Provisions	708
12,642	12,534	Loans	6,211
13,363	13,236	Total Non-Current Liabilities	6,919
1,207,743	1,180,792	Net Assets	1,189,584
		Equity	
443,064	427,087	Accumulated Surplus	447,696
764,679	753,705	Reserves	741,888
1,207,743	1,180,792	Total Equity	1,189,584

APPENDIX 4 - BUDGETED STATEMENT OF CHANGES IN EQUITY

Budget 2021 - 2022 \$'000	3rd Review 2021 - 2022 \$'000		Budget 2022 - 2023 \$'000
		Accumulated Surplus	
414,831	403,189	Balance at beginning of period	427,087
8,780	1,188	Net Surplus/(Deficit)	8,792
-	-	Other comprehensive income	-
19,738	22,710	Transfers from Reserves	11,903
(285)	-	Transfers to Reserves	(86)
443,064	427,087	Balance at end of period	447,696
		Asset Revaluation Reserve	
753,528	732,120	Balance at beginning of period	732,120
753,528	732,120	Balance at end of period	732,120
		Other Reserves	
30,604	44,295	Balance at beginning of period	21,585
(19,453)	(22,710)	Net change	(11,817)
11,151	21,585	Balance at end of period	9,768
764,679	753,705	Total Reserves	741,888
1,207,743	1,180,792	Total Equity	1,189,584

APPENDIX 5 - BUDGETED STATEMENT OF CASH FLOWS

Budget 2021 - 2022 \$'000	3rd Review 2021 - 2022 \$'000		Budget 2022 - 2023 \$'000
		Cash Flows from Operating Activities	
91,193	102,157	<i>Receipts</i>	97,637
(77,754)	(89,245)	<i>Payments</i>	(81,505)
13,439	12,912	Net Cash Provided by Operating Activities	16,132
		Cash Flows from Financing Activities	
		<i>Receipts</i>	
10,920	10,920	Loans Received	4,400
		<i>Payments</i>	
(827)	(827)	Principal	(876)
10,093	10,093	Net Cash (Used In) Financing Activities	3,524
		Cash Flows from Investing Activities	
		<i>Receipts</i>	
4,577	4,161	Capital Grants/Subsidies & Contributions/Investments	6,651
		<i>Payments</i>	
(54,643)	(50,389)	Purchase of IPP&E	(40,395)
(50,066)	(46,228)	Net Cash (Used In) Investing Activities	(33,744)
(26,534)	(23,223)	Net Increase/(Decrease) in Cash Held	(14,088)
43,949	54,012	Cash at Beginning of Reporting Period	30,789
17,415	30,789	Cash at End of Reporting Period	16,701

APPENDIX 6 - BUDGETED FUNDING STATEMENT

Budget 2021 - 2022 \$'000	3rd Review 2021 - 2022 \$'000		Budget 2022 - 2023 \$'000
		Operating Revenue	
81,693	81,825	Rates	84,146
2,106	2,150	Statutory Charges	2,194
2,827	2,844	User Charges	2,765
6,726	12,861	Operating Grants & Subsidies	6,929
347	351	Investment Income	200
1,222	1,283	Reimbursements	1,159
538	843	Other	780
365	365	Net gain - SRWRA	365
95,824	102,522		98,538
		Operating Expenses	
39,912	39,884	Employee Costs	41,584
21,659	34,287	Contractual Services	24,314
5,186	5,518	Materials	5,242
254	250	Finance Charges	202
16,000	16,250	Depreciation	16,651
8,610	9,306	Other	8,404
91,621	105,495		96,397
4,203	(2,973)	Operating Surplus/(Deficit) before Capital Revenues	2,141
		Capital Revenue	
4,577	4,161	Capital Grants & Subsidies	6,651
-	-	Asset disposal and fair value adjustments	
8,780	1,188	Net Surplus/(Deficit)	8,792
16,000	16,250	Depreciation	16,651
(365)	(365)	Share of Profit SRWRA	(365)
24,415	17,073	Funding available for Capital Investment	25,078
		Capital	
19,783	12,246	less Capital Expenditure - Renewal	10,548
34,860	38,143	less Capital Expenditure - New	29,847
-	-	add Proceeds from Sale of Surplus Land	-
(30,228)	(33,316)	Net funding increase/(decrease)	(15,317)
		Funded by Loans	
10,920	10,920	Loan Principal Receipts (Net)	4,400
(827)	(827)	less Loan Principal Repayments	(876)
10,093	10,093	Loan Funding (Net)	3,524
		Movement in level of cash, investments and accruals	
(682)	(513)	Cash Surplus/(Deficit) funding requirements	23
(19,453)	(22,710)	Reserves Net transfer to/(transfer from)	(11,817)
(20,135)	(23,223)	Cash/Investments/Accruals Funding	(11,794)
30,228	33,316	Funding Transactions	15,317

APPENDIX 7. RATING POLICY

RATING

(1) VALUATION METHODOLOGY AND ADOPTION

Council uses Capital Value as the basis for valuing land within the Council area. Capital Value is the value of the land and all of the improvements on the land. The Council also continues to adopt the capital valuations distributed by the Valuer-General.

(SEE ANNEXURE 1)

(2) DIFFERENTIAL GENERAL RATES

All land within a council area, except for land specifically exempt under section 147 (2) of the Act is rateable. The Act provides for a council to raise revenue through a general rate, which applies to all rateable land, or through differential general rates, which differentially apply to classes of rateable land. Council uses a differential rating system to raise revenue based upon Land Use to ensure a fair and equitable distribution of rates within the City of Marion. In applying this approach, Council will take into consideration all prevailing economic conditions and changes and adjust its differential rates accordingly, to ensure an appropriate and fair equalisation of rates across all land use categories.

The differential general rate Land Use categories are as follows:

- Category 1 Residential
- Category 2 Commercial – Shop
- Category 3 Commercial – Office
- Category 4 Commercial – Other
- Category 5 Industrial – Light
- Category 6 Industrial – Other
- Category 7 Primary Production
- Category 8 Vacant
- Category 9 Other

These differential rates will be used to determine the rates in the dollar for all properties within the City of Marion area for the financial year. These rates will be specified in Council's rate declaration for each financial year.

(SEE ANNEXURE 1)

(3) MINIMUM RATE

A minimum amount payable by way of general rates is determined to apply to the whole of an allotment (including land under a separate lease or licence) and only one minimum amount is payable in respect of two or more pieces of adjoining land (whether intercepted by a road or not) if they are owned by the same owner and occupied by the same occupier.

The Minimum Rate to apply to properties within the City of Marion will be detailed in Council's rate declaration for each financial year.

(SEE ANNEXURE 1)

(4) SERVICE CHARGE

The Council has decided not to impose any service charges for this financial year.

(5) REGIONAL LANDSCAPE LEVY (FORMERLY NATURAL RESOURCES MANAGEMENT LEVY)

The Council, under the Landscape South Australia Act 2019, is required to collect this levy. It does so by imposing a separate rate for all rateable properties within the Council area.

For each financial year, the levy for each property will be determined by the total capital valuation within the City of Marion. The calculation is as follows;

Total Capital Value divided by the Total Amount Required, (set for the financial year by the Green Adelaide Board) determines an appropriate rate in the dollar, this rate in the dollar will then be adopted to each property.

(SEE ANNEXURE 1)

(6) PAYMENT OF RATES

The Council has determined that payment of rates for the 2022-2023 financial year will be by four instalments, due on 1 September 2022, 1 December 2022, 1 March 2023 and 1 June 2023. However, the total amount of rates may be paid in full at any time.

Council has determined that rates may be paid by the following methods:

- Payrix – Direct via Council’s Rating Portal
- Australia Post – Post Office, Telephone or Internet
- Bpay – Telephone or internet payments
- Centrepay – Deductions directly from Centrelink deductions
- Direct Debit – Direct from either a Cheque or Savings account
- Eservices – Direct through the Council’s Internet system
- In person - At Council Offices
- By Mail - Locked Bag 1 Oaklands Park SA 5046

(7) LATE PAYMENT OF RATES

Council imposes an initial penalty (a fine) of 2% as prescribed under the Act on any instalment that is received late. A prescribed interest rate (which includes the amount of any previous unpaid fine and interest) will apply on the expiration of each month that a balance remains unpaid.

When the Council receives a payment in respect of overdue rates, the money received is applied in the order set out below, in accordance with Section 183 of the Act:

- First – to satisfy any costs awarded in connection with court proceedings;
- Second – to satisfy any interest costs;
- Third – in payment of any fines imposed;
- Fourth – in payment of rates, in chronological order (starting with the oldest account first).

(SEE ANNEXURE 1)

8) REBATES AND POSTPONEMENT OF RATES

(8.1) RATE REBATE POLICY

Refer to the Rate Rebate Policy attached.

(8.2) RATE CAPPING

Section 166 (1) (l) (ii) of the Act provides for the discretionary rebate of rates where, among other things, there has been a rapid change in valuations.

Council will provide relief against a substantial increase in rates payable on residential land due to large increases in capital value by applying a rebate (capping) of general rates to eligible ratepayers.

For the current financial year, the rate cap is set at 10% with a \$20 minimum and a \$200 maximum (excluding

new or improved properties) for ratepayers who meet the Qualifying Criteria set out below:

Qualifying Criteria:

- The property is the owner’s principal place of residence.
- The property has not had more than \$20,000 of improvements.
- The property value has not increased due to zoning changes.
- The land use for rating purposes has not changed since 1 July of the previous financial year.
- The property has not sold since the 1 January of the previous financial year.

Rate capping will be applied automatically to properties that can be readily identified as being eligible. Where this rebate is not applied automatically, ratepayers who consider they could be eligible for rate capping may apply in writing to Council. Applications will be assessed against the eligibility criteria. Only applications for the current financial year will be accepted and must be received in the current financial year.

(8.3) RESIDENTIAL CONSTRUCTION ON VACANT LAND

Under Section 166 (1) (a) of the Act, and for the purpose of securing the proper development of the area, a discretionary rebate of general rates for the 2022-2023 financial year will be granted in respect of an assessment classed as vacant land by the Council, where:

- The principal ratepayer of the assessment applies to the Council for the rebate prior to 30 June 2023, and
- The footings have been poured on the property by 30 June 2023.

The amount of the rebate will be the difference between the general rate in the dollar applicable to Vacant land, and the general rate in the dollar applicable to Residential land. This is calculated by the number of days remaining between 1 July 2022 - 30 June 2023 from the date footings are poured for a residence on the land. Minimum Rate is still applicable.

(8.4) POSTPONEMENT OF RATES – HARDSHIP

Section 182 of The Act permits the Council, on the application of the ratepayer, to partially or wholly remit rates or to postpone rates, on the basis of hardship. Where a ratepayer is suffering hardship in paying

rates they may submit an application in writing to the Council's Team Leader Rating Services. The Council treats such inquiries confidentially.

COVID-19 PROVISION

Ratepayers experiencing financial difficulties and are unable to meet standard payment arrangements due to COVID-19 can contact Council to discuss alternative payment options.

(8.5) POSTPONEMENT OF RATES – SENIORS

An application may be made to Council by ratepayers who meet the criteria required for qualification for postponement under Section 182A of The Act. (see Annexure 1 for criteria)

(9) SALE OF LAND FOR NON-PAYMENT OF RATES

The Act provides that a council may sell any property where the rates have been in arrears for three years or more. Council is required to notify the owner of the land of its intention to sell the land, provide the owners with details of the outstanding amounts, and advise the owner of its intention to sell the land if payment of the outstanding amount is not received within one month. Except in extraordinary circumstances, the Council enforces the sale of land for arrears of rates.

(10) CONCESSIONS COST OF LIVING CONCESSION

Pensioners, low-income earners and self-funded retirees holding a Commonwealth Seniors Health Card can receive up to \$200 per year. Eligibility includes pensioners and low-income earners who are tenants.

For further information contact the Concessions Hotline on 1800 307 758.

RATE REBATES (1) POLICY STATEMENT

Council has decided to adopt a Rate Rebate Policy for all rateable land within the Council's area which is applied in accordance with Sections 159 to 166 of the Act. This Policy will assist the Council as a decision making function and is intended to provide guidance to the community as to the matters that the Council will take into account in deciding an application for a rebate.

The Policy also sets out the type of land use for which the Council must grant a mandatory rebate of rates and the percentage amount applicable, and those types of land use where the Council has the ability to grant

a discretionary rebate of rates. Rebates will only be available when the applicant satisfies the requirements under both the Act and, where appropriate, the requirements of this Policy.

(2) MANDATORY REBATES

Mandatory rate rebates will be granted by Council at the prescribed rate in accordance with Sections 159 to 165 of The Act.

S160 – Health Services 100% Rebate
S161 – Community Services (Including Housing Associations) 75% Rebate
S162 – Religious Purposes 100% Rebate
S163 – Public Cemeteries 100% Rebate
S164 – Royal Zoological Society of SA 100% Rebate
S165 – Educational Purposes 75% Rebate

Where the Council is satisfied from its own records, or from other sources, that a person or body meets the necessary criteria for a mandatory rate rebate, the Council will grant the rebate accordingly. Where the Council is not satisfied based on the information in its possession or otherwise does not hold relevant information, it will require the person or body to lodge an application in accordance with this Policy.

Where a person or body is entitled to mandatory rate rebate of 75% only, the Council may increase the rebate up to a further 25% as a discretionary rebate.

Where an application is made to the Council for a discretionary rebate of up to a further 25%, the application will be determined and written notice will be provided to the applicant of its determination of that application in accordance with the requirements for Discretionary Rebates in this Policy.

(3) DISCRETIONARY REBATES

A discretionary rate rebate may be granted by the Council, at its absolute discretion, up to and including 100% relief to any cases pursuant to Section 166 of the Act.

Any persons or bodies seeking a discretionary rebate, will be required to submit an application form to the Council and provide to the Council such information as stipulated on the application form and any other information that the Council may reasonably require.

(4) APPLICATION

The Council will inform the community of the provisions for rate rebate under the Act by the inclusion of an advert in the local newspaper each year.

Application forms may be obtained online at www.marion.com.au or from the Council office located at 245 Sturt Road, Sturt.

The Council will advise an applicant for a rebate of its determination of that application in due course, after receiving the application and receiving all information requested by the Council. The advice will state –

- if the application has been granted, the amount of the rebate; or
- if the application has not been granted, the reasons why.

(5) IN REGARDS TO PRESCRIBED DISCRETIONARY RATE REBATES THE COUNCIL WILL TAKE INTO ACCOUNT, IN ACCORDANCE WITH SECTION 166(1A) OF THE ACT, THE FOLLOWING MATTERS –

- The nature and extent of Council services provided in respect of the land for which the rebate is sought, in comparison to similar services provided elsewhere in the Council area;
- The community need that is being met by activities carried out on the land for which the rebate is sought; and the extent to which activities carried out on the land, for which the rebate is sought, provides assistance or relief to disadvantaged persons; and
- Such other matters as the Council considers relevant.

(6) THE COUNCIL MAY TAKE INTO ACCOUNT OTHER MATTERS CONSIDERED RELEVANT BY THE COUNCIL INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING–

- Why there is a need for financial assistance through a rebate;
- The level of rebate (percentage and dollar amount) being sought and why it is appropriate;
- The extent of financial assistance, if any, being provided to the applicant and/or in respect of the land by Commonwealth or State agencies;
- Whether the applicant has made/intends to make applications to another Council;
- Whether, and if so to what extent, the applicant is or will be providing a service within the Council area;
- Whether the applicant is a public sector body, a private not for profit body or a private for profit body;
- Whether there are any relevant historical considerations that may be relevant for all or any part of the current Council term;
- The desirability of granting a rebate for more than

one year;

- Consideration of the full financial consequences of the rebate for the Council;
- The time the application is received;
- The availability of any community grant to the person or body making the application;
- Whether the applicant is in receipt of a community grant; and
- Any other matters and policies of the Council, which the Council considers relevant.

All persons or bodies wishing to apply to the Council for a discretionary rebate of rates must do so on or before 1 May in that financial year for the following financial year.

- The Council may grant a rebate of rates on such conditions as the Council thinks fit.
- The Council may, for proper cause, determine that an entitlement to a rebate of rates under the Act no longer applies.
- Where an entitlement to a rebate of rates ceases or no longer applies during the course of a financial year, the Council is entitled to recover rates, or rates at the increased level (as the case may be), proportionate to the remaining part of the financial year.

It is an offence for a person or body to make a false or misleading statement or representation in an application, or to provide false or misleading information or evidence in support of an application made (or purporting to be made) under the Act.

The maximum penalty for this offence is \$5,000.

If a person or body has the benefit of a rebate of rates and the grounds on which the rebate has been granted cease to exist, the person or body must immediately inform the Council of that fact and (whether or not the Council is so informed) the entitlement to a rebate ceases. If a person or body fails to do so that person or body is guilty of an offence.

The maximum penalty for this offence is \$5,000.

(7) DELEGATION

The Council has delegated its power, pursuant to Section 44 of the Act to determine applications and to grant a discretionary rebate of rates, to the Chief Executive Officer on the condition that the discretionary rebate is not more than \$5,000.

The Council has delegated its power, pursuant to Section 44 of the Act to determine applications and to grant a discretionary rebate of rates, to the Chief Executive Officer subject to the following condition:

- Where the discretionary rate is not more than \$5,000.

(8) REVIEW OF REBATE

A person or a body aggrieved by a determination of the Council in respect of an application for a rebate may, within 14 days of the date of the notice of determination, seek a review of that decision in accordance with the Council's Internal Review of Council Decisions Policy.

(9) COMMUNITY GRANTS

If an application for a rebate is unsuccessful, the Council has an absolute discretion to then treat the application as one for a community grant and to determine it in accordance with the Council's Community Grants Policy.

(10) AVAILABILITY OF POLICY DOCUMENTS

Policy documents are available for inspection at the Council offices and on the website at www.marion.sa.gov.au. Persons may obtain a copy of any Policy document upon payment of the fee set by the Council.

DISCLAIMER

A rate cannot be challenged on the basis of non-compliance with this Policy and must be paid in accordance with the required payment provisions.

Where a ratepayer believes that the Council has failed to properly apply this Policy they should raise the matter with the Council. In the first instance contact the Council's Team Leader – Rating Services on 8375 6617 to discuss the matter. If, after this initial contact, a ratepayer is still dissatisfied they should write to the Chief Executive Officer, City of Marion, PO Box 21, Oaklands Park, SA 5046

ANNEXURE 1

1. VALUATION METHODOLOGY AND ADOPTION

Under the Act, the Council may adopt one of three valuation methodologies to value the properties in its area. They are:

- Capital Value – the value of the land and all of the improvements on the land.

- Site Value – the value of the land and any improvements which permanently affect the amenity of use of the land, such as drainage works, but excluding the value of buildings and other improvements.
- Annual Value – a valuation of the rental potential of the property.

The Council considers that the Capital Value method of valuing land provides the fairest method of distributing the rate burden across all ratepayers on the following basis:

- The equity principle of taxation requires that ratepayers of similar wealth pay similar taxes and ratepayers of greater wealth pay more tax than ratepayers of lesser wealth;
- Property value is a relatively good indicator of wealth and capital value, which closely approximates the market value of a property, provides the best indicator of overall property value;
- The distribution of property values throughout the Council area is such that few residential ratepayers will pay significantly more than the average rate per property.

Any ratepayer dissatisfied with the valuation made by the Valuer General may object in writing to the Valuer General within 60 days of receiving a rate notice, explaining the basis for the objection. This is provided that ratepayer has not:

- previously received a notice of this valuation under the Act, in which case the objection period is 60 days from the receipt of the first notice; or
- previously raised an objection to that valuation.

The 60 day objection period may be extended by the Valuer-General where it can be shown there is reasonable cause to do so.

It is important to note that the lodgement of an objection does not change the payment of rates or the due date.

2. DIFFERENTIAL GENERAL RATES

All land within a council area, except for land specifically exempt (e.g. crown land, council occupied land and other land prescribed under the Act – refer to Section 147), is rateable. The Act provides for a council to raise revenue for the broad purposes of the Council through the imposition of a single general rate or through differential general rates that apply to all rateable properties within the council area.

Following a review of rating options available under the Act during the 2002/2003 financial year, the Council consulted extensively with the community on this issue and concluded that a differential rating system would improve the equity in rate distribution across the community. The review included a comparison of rating methods and rates by land use within the Adelaide metropolitan area.

Differential general rates are based on Land Use as determined in the Local Government (General) Regulations 2013 under the Act. If a ratepayer believes that a particular property has been wrongly classified by the Council as to its land use, then they may object (to the Council) to that land use within 60 days of being notified. A ratepayer may discuss the matter with a Rates Officer, on 8375 6600 in the first instance. The Council will provide, on request, a copy of Section 156 of the Act which sets out the rights and obligations of ratepayers in respect of objections to a land use.

An objection to the land use:

- Must be in writing
- Must set out-
 - The grounds of the objection; and
 - The land use (being a land use being used by the Council as a differentiating factor) that should, in the objector's opinion, have been attributed to the land; and
- Must be made within 60 days after the objector receives notice of the particular land use to which the objection relates.
- This 60 day objection period may be extended where it can be shown there is reasonable cause to do so.

The Council may then decide the objection as it sees fit and notify the ratepayer. A ratepayer also has the right to appeal against the Council's decision to SACAT (SA Civil and Administration Tribunal). It is important to note that the lodgement of an objection does not change payment of rates or the due date.

3. MINIMUM RATE

The reasons for imposing a minimum amount payable by way of general rates are:

- The Council considers it appropriate that all rateable properties make a contribution to the cost of administering the Council's activities;
- The Council considers it appropriate that all rateable properties make a contribution to the cost of creating and maintaining the physical infrastructure that supports each property.

No more than 35% of properties will be subject to the minimum amount.

4. REGIONAL LANDSCAPE LEVY (FORMERLY THE NATURAL RESOURCE MANAGEMENT LEVY)

It is important to note that Council is required to collect this levy under the Landscape South Australia Act 2019 and operates as a revenue collector for the Green Adelaide Board in this regard. It does not retain this revenue or determine how the revenue is spent.

For further information visit <https://landscape.sa.gov.au/>

5. LATE PAYMENT OF RATES

Under the Act, the Council applies penalties (fines and interest) to arrears of rates (i.e. rates which are not paid on or before the due date). The Council issues a final notice for payment of rates when rates are overdue i.e. unpaid by the due date. If rates remain unpaid more than 21 days after the issue of the final notice then the Council may refer the debt to a debt collection agency for collection. This may result in legal proceedings with costs on-charged to the ratepayer.

The Council offers assistance to ratepayers experiencing difficulty in making their rate payment by the due date. The Council will consider approving extended payment provisions or, in circumstances where hardship can be demonstrated, deferring the payment of rates.

The Council may be prepared to remit penalties (fines and interest) for late payment of rates where ratepayers can demonstrate hardship or sufficient other reason for late payment.

All applications for remissions must be in writing, addressed to: Rating Services Section, City of Marion, PO Box 21, Oaklands Park, SA 5046.

6. DISCRETIONARY REBATE

The Act requires the Council to rebate the rates payable on certain land ('mandatory rebates'). The Act, at section 166, also empowers the Council to grant discretionary rebates of rates of up to 100% of the rates and/or charges payable. The Council, in considering discretionary rebates, must balance the benefits of providing rebates, with the impact that such rebates have on its overall income (and hence upon the general ratepayer base). To promote the transparency of this process the Council has adopted a Rate Rebate Policy. A copy of this Policy is available at the Council offices or on Council's website at www.marion.sa.gov.au.

An entitlement to a remission will be applied to the proportion of the rates that has not been postponed, unless notice to the contrary is received in writing from the owner.

Interest will accrue on the amount postponed at the prescribed rate per month, under the Act until the amount is paid.

Should the entitlement to a postponement cease to exist, the owner of the land must inform the Council in writing, unless the rates and any interest have been paid in full.

7. POSTPONEMENT OF RATES – SENIORS

The following criteria must be satisfied before the postponement is granted.

- The person is a prescribed ratepayer, or the spouse of a prescribed ratepayer;
- A prescribed ratepayer means the holder of a current State Seniors Card or a person eligible to hold such a card who has applied but is yet to be issued with a card.
- Rates are payable on the principal place of residence.
- The land is owned by the prescribed ratepayer, or the prescribed ratepayer and his or her spouse, and no other person has an interest, as owner, in the land.
- Any current mortgage over the property which was registered prior to 25 January 2007 will be no more than 50% of the Valuer-General's capital value of the property.

An application must be made in the prescribed manner and form and be accompanied by such information as the Council may require. Any rates which are postponed will become due and payable when:

- The title to the land is transferred to another person; or
- There is failure to comply with a condition of postponement. A minimum amount of \$500 of the annual rates must be paid.

City of Marion Long Term Financial Plan 2022-2032



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Purpose of the LTFP

The Long Term Financial Plan (LTFP) is an integral part of Council's suite of strategic management plans that links Council's Business Plans and Asset Management Plans and translates the outcomes and strategies of Council's Business Plans into financial terms. Council's LTFP provides the basis for the preparation of Council's Annual Business Plan. The LTFP also reflects the known impacts of projects included in Council's 4 Year Business Plan 2019-2023.



The LTFP ensures that long term financial sustainability can be maintained while meeting the needs and expectations of our communities and delivering Council's objectives as specified in the 30 Year Community Vision – 'Towards 2040', and related strategies.

Reviewing the LTFP on an annual basis concurrently with Council's Annual Budget ensures confidence in the long-term financial sustainability of the organisation.

Part of this process includes conducting an environmental scan. Environmental scanning is an ongoing process, keeping us future focussed, aware of the bigger picture and mindful of emerging risks and opportunities. An extensive review of opportunities and challenges from current and emerging internal and external trends and influences is conducted annually with key issues being identified in Council's Annual Business Plan. This supports the consideration of strategic priorities and responses considering emerging priority pressures and opportunities. The criticality of each issue and opportunity was assessed. Responses targeting what council has in place or will do differently have been developed for all critical issues and opportunities.

Because of the nature of the estimates and assumptions made and the uncertainty of changes within the economy, the LTFP requires regular review and updating. This process involves input from management, Council and the Finance Risk and Audit Committee.

The review and updating of Council's Asset Management Plans assist in providing accurate information for the renewal and ongoing maintenance of Council's existing assets.

CEO Statement on Financial Sustainability

This LTFP demonstrates that Council is in a strong financial position to not only enable a 2% average rate increase in 2022-23 but incorporates a proposed 2% average rate increase, along with appropriate debt and treasury management, over the 10 year term of the LTFP.

The key financial indicators used to assess Council's long-term financial sustainability include the operating surplus ratio, asset renewal funding ratio, asset consumption ratio, net financial liabilities ratio and debt servicing ratio. These ratios are in line with Council's established benchmarks to ensure the sustainability of Council's long-term financial performance and position.

Continually improving the integration between City of Marion's suite of Strategic Plans which include Council's Business Plans, Asset Management Plans, LTFP and Annual Business Planning processes ensures the Council develops and implements a robust and transparent system of financial management aligned to the longer term aspirations for the city as expressed in the 30 Year Community Vision - 'Towards 2040'.

The LTFP is the mechanism by which the funding requirements for these Strategic Plans are implemented to ensure we continue to operate in a financially sustainable way by progressively establishing, maintaining and assessing our long-term financial sustainability.

The Council ensures we have the financial capacity to continue to provide service levels which meet the needs of our community in a financially sustainable way by:

- Striving to continually improve our efficiency in the provision of existing and future services without affecting service delivery levels.
- Maintaining an operating surplus over the life of the LTFP while continually investing in the renewal and upgrade of community assets.
- Continuously improving our Asset Management Plans to ensure we are appropriately maintaining around \$1.2billion of assets by renewing vital infrastructure and facilities.
- Taking out new borrowings where appropriate in accordance with our Treasury Management Policy and maintaining our debt and interest costs within Council's established benchmarks and ensuring our capacity to service and repay this debt into the future.
- Operating within the key financial indicators and benchmarks over the life of the LTFP to ensure we maintain a sound financial position.

Consideration, however, must also be given to numerous risks with the potential to influence the outcomes and affect Council's long-term financial position. The following key risks may fall into this category:

- Council's rates assume an average rate increase of less than the RBA targeted CPI throughout the 10-year term of the LTFP. Council will continue to monitor the appropriateness of forecast rate increases in the LTFP. This must however be sustainable and balanced with the real cost of service provision, capital maintenance and service demand from the community.
- Although the 2% increase in average rates forecasts a financially sustainable position for 2022-23 and beyond, the current economic climate is highly volatile and exposes council to a high risk and it is expected that some projects and programs may deliver outcomes that place additional pressure on the budget.
- Competing priorities and community expectations - There are currently several unfunded aspirational strategic projects identified for further investigation across the City as well as several unfunded and unprioritised initiatives. It is crucial that these initiatives are prudently assessed with appropriate due diligence and in a disciplined manner to ensure Council's long term financial sustainability is preserved.
- Increasing levels of community housing transfers across the City of Marion resulting in increasing levels of rate rebates.
- Changes to Local Government funding programs and potential risk in relation to cost shifting from the Federal and State Government to Local Government.
- In the area of asset renewal and infrastructure management there are challenges that will need to be addressed. Council's LTFP currently indicates there is sufficient funding to meet the renewal requirements of its Asset Management Plans, however timing of funds and works for different asset classes will be refined with annual iterations of the asset management plans that further inform the LTFP.

Long term financial planning is an iterative process and the assumptions applied are reviewed annually using updated information. This ensures the Council continually reviews its financial performance and remains firmly focussed on maintaining long term financial sustainability.

Basis of Preparation

Council's LTFP provides the basis for the preparation of its Annual Business Plan. The LTFP also reflects the known impacts of projects included in Council's 4 Year Business Plan 2019-2023.

Plan Framework

The LTFP has been prepared under the following framework:

- Supports the achievement of the City of Marion's Strategic Directions.
- Addresses issues arising and opportunities identified from internal audit reviews, service reviews and business excellence assessments.
- Maintains, on average, a break-even or positive funding (cash) position over the LTFP.
- Continues 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 when it is cost effective to do so.
- Reviews 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.
- Maintains Council's position for an average residential rate which remains among the lower rating metropolitan councils.

Assumptions

In developing the LTFP, several key assumptions and variables were applied:

Service Levels - Changes to service delivery, prioritised and approved by Council subject to financial capacity have been incorporated into the 2022-23 Annual Business Plan and Long Term Financial Plan. Where no other endorsement exists, service delivery levels are maintained at current levels.

Rate Revenue – The LTFP is prepared based on a 2% average rate increase across the 10 years of the LTFP. This increment will continue to be monitored in light of global and local economic forecasts and the financial impact that those circumstances may have on Marion ratepayers and their capacity to pay. Rateable property growth or new properties from development is forecast on achieving the continued historical trend of 1%

Indexation – Operating income and expenses for 2022-23 (first year of the LTFP) have been based on actual income and expenditure levels in 2021-22 indexed where appropriate by CPI for 2022-23. With cost pressures being experienced, coupled with supply chain shortages and strong demand conditions it is now expected that CPI will remain in the higher end of the RBA inflation target of 2 – 3%. The LTFP has factored indexation at the upper end of the RBA inflation target over the coming 3 years before reverting back to a longer-term forecast of 2.5%.

Employee Costs – have been increased in alignment with Council's Enterprise Agreement provisions. In addition, costs relating to Council approved staff resources to meet operational requirements or Council endorsed initiatives have been included. The pickup in inflation and an ongoing tight labour market is expected to translate into moderately stronger wages growth

over time. The remaining 4 scheduled annual increases of 0.5% to the Superannuation Guarantee are also incorporated into the LTFP.

Interest expenses - are directly related to Council existing and forecast borrowings and cash flows.

Interest revenue - is directly related to Council investments and cash flows and is carefully monitored in line with interest rate movements.

Non recurrent Costs/Revenues - An adjustments schedule is used to account for any future variations in operating activities (e.g. an adjustment is made for election expenses to reflect that they only occur once every four years).

Capital Grants, subsidies and monetary contributions - reflect tied monies received in relation to the purchase/construction of new assets and are budgeted in accordance with information known at the time of preparing the ABP/LTFP.

Key Outcomes/Conclusions

Overview

The major outcomes and projects contained within the LTFP include:

- **Marion Cultural Centre Plaza**
A plan to revitalise the Marion Cultural Centre Plaza area with a recreation space that will transform the area to bring people together for events.
The Federal Government have partnered with Council to support this project.
- **Alternative Water Supply Project**
A 12km pipe will be installed to divert treated stormwater from the Oaklands Wetlands to irrigate local reserves and schools.
Council has committed \$1.8m to the project, additional grant funding from the Federal Government supports the project.
- **Coastal Walkway**
Work will continue on the 1.6km section of the Coastal Walkway trail at the Grey and Kurnabinna Gullies at Hallett Cove.
The State Government have partnered with Council to support this project.
- **Flinders Bikeway**
The Flinders Bikeway is a key connection between Flinders University, Tonsley and further north to the Marino Rocks Greenway (bike way).
A \$40,000 concept design that includes landscaping and engineering considerations will be developed.
Community consultation will inform support to the project. If supported, proposed implementation of the new bikeway will occur in 2023-2024.
- **Cove Sports and Community Club**
A multi-stage upgrade is planned for this ageing sporting infrastructure. Stage 1 development includes demolition of the existing BMX track, expansion of the playing field, and expanded northern car park.

Redevelopment of the netball facility is also part of Stage 1 and includes an upgrade to the netball courts.

The State Government have partnered with Council to support this project.

- **Tennis and Netball Courts – Open Space at Tarnham Road Reserve**

Council will replace eight ageing tennis courts with two multi-use tennis/netball courts and two tennis courts. A 'ninja adventure' style course and climbing wall supports running, climbing and jumping activity. A skate area and public toilet will be installed.

- **Marino Hall**

A rebuild of the ageing hall will commence to support a new vibrant centre that attracts a broad range of community groups. The new pavilion style hall will include meeting spaces, a performance area, art gallery and studio. A café and expanded car park will also support the site as an accessible creative and community events hub.

The State and Federal Governments have partnered with Council to support this project.

- **Living Kurna Cultural Centre Coach House**

Significant restoration work will continue at the state heritage listed Coach House so that it can be used by the community as a venue and hall facility, and further complement the educational opportunities of the area's history.

The State Government have partnered with Council to support this project.

The Community's Capacity to Pay

CPI, and ultimately average wage movements, is a guide of the ability of most residents to pay. Those residents whose financial position does not necessarily move with CPI (e.g. pensioners) may not have the ability or capacity to afford the full payment of rates. This is in part dealt with by Council's existing rating policy which provides multiple forms of financial assistance to these people: -

- Postponement of Rates – Hardship
- Postponement of Rates – Seniors
- Payment on Terms
- Rate Capping
- Large variety of payment options

Other Potential Revenue Sources/ Opportunities

- Grant funding is Council's second largest operating revenue source representing between 6% and 7% of operating income over the term of the LTFP. Council's ability and opportunity to attract State and Federal Government funding for major projects and service improvements is critical to the long-term financial sustainability of the organisation.
- Shared services – entering shared service arrangements with other councils and the LGA in order to achieve economies of scale. Partnering with not-for-profit entities to provide services and facilities for the community is another option.
- Potential sale of surplus land and buildings – Whilst the LTFP is prepared on the basis that there is no reliance on gains from the disposal of assets to fund essential services, consideration should be given to this potential revenue source when considering the funding options for major strategic redevelopment projects.

- Exploring community governance and community capacity building opportunities – that is empowering the community to explore, fund and manage projects with minimal council assistance.

Asset Management

The City of Marion's Asset Management Vision is:

'To maintain the City of Marion's assets to agreed levels of service which maximise community value throughout an asset's life'.

Council's Asset Management Plans detail information about our assets and define the services to be provided, how the services are provided, and what funds are required to provide the services. All City of Marion assets are audited annually and frequently inspected on a rolling inspection regime.

Large proportions of Council's assets have been in existence for many years. Council has also received several 'gifted' assets from developers, which attract ongoing operational and maintenance costs over their life. At the same time, demographic change is challenging the capacity of existing assets to meet the increasing demands of the environment in which they are located. The community's expectations too are increasing, which affects the ability of existing purpose-built assets to meet the changing needs of future residents. As community assets have a lengthy useful life, it is a complex task to monitor the cost and timing of their renewal.

Asset management is a critical tool in ensuring appropriate provision is made for the long-term management of community assets, and their impacts on all areas of service planning and delivery.



Our assets enable the provision of services to the community and businesses for current and future generations. Assets play a vital role in the local economy and on residents' quality of life.

Financial Indicators

Key Financial Indicators

Operating Surplus Ratio

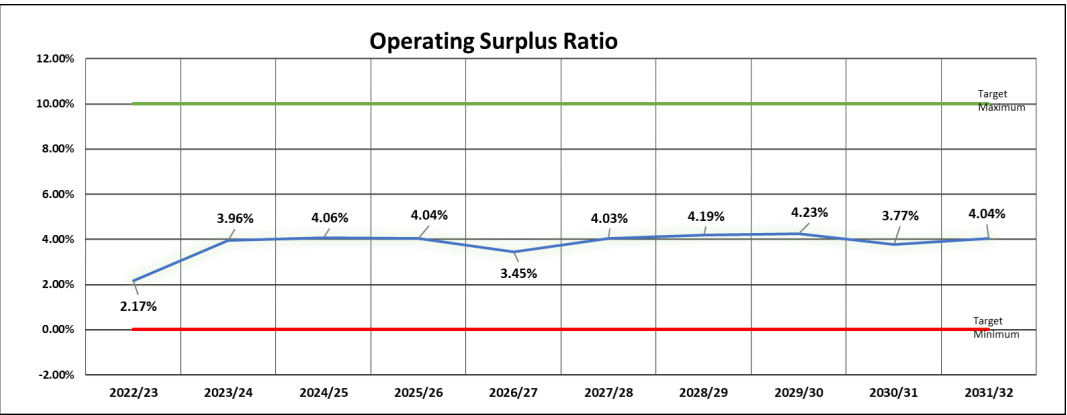
The Operating Surplus ratio expresses the level of operating surplus before capital expenditure as a percentage of rates. It gives an indication of Council's ability to service its operations from expected rate income and maintain financial sustainability in the long term.

Target

An operating surplus ratio averaging between 0% and 10% over any consecutive five-year period.

LTFP Commentary

The Operating Surplus Ratio is within the adopted target range of 0 – 10%. The forecast surplus is required to provide the funding necessary to meet the costs of delivering services and projects to the community including the renewal and upgrade of existing community assets over time to maintain community service standards and expectations, along with the ability to fund future major projects.



Net Financial Liability Ratio

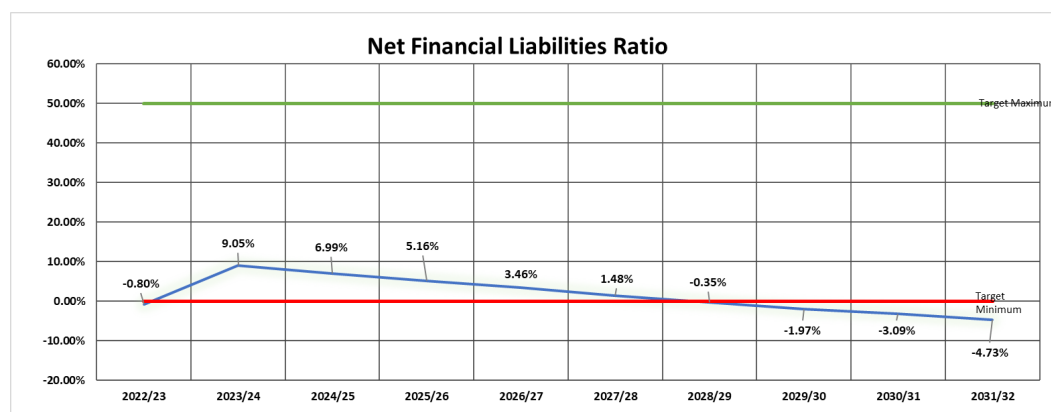
Net Financial Liabilities Ratio expresses Net Financial Liabilities – This comprises total liabilities less financial assets (where financial assets for this purpose includes cash, investments, loans to community groups, receivables and prepayments) expressed as a percentage of total operating revenue. This indicates Council's capacity to meet its financial obligations from operating revenue.

Target

The desirable target range for this indicator is between 0% and 50%

LTFP Commentary

The net financial liability ratio is forecast to be -0.08% in 2022-23 increasing with the additional forecast borrowings projected in 2022-23 and 2023-24 to peak at 9.05% in 2023-24 and then decreasing across the LTFP as loan repayments are made. A negative ratio means Council is in a financially favourable position with more financial assets than liabilities (more cash than debt).



Asset Renewal Funding Ratio

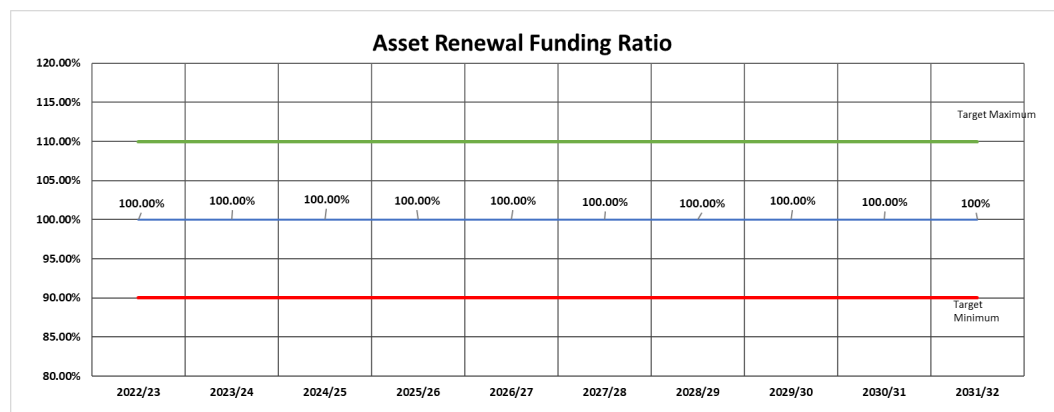
The Asset Renewal Funding ratio is calculated by measuring capital expenditure on renewal and replacement of assets relative to the Infrastructure and Asset Management Plan required expenditure. This indicates whether Council is renewing or replacing existing non-financial assets in accordance with its future Asset Management renewal requirements.

Target

It is suggested that a long-term asset sustainability index between 90 - 110% is acceptable as per Council's Asset Management Policy

LTFP Commentary

With the Renewal Expenditure identified within the Asset Management Plans fully funded within the Long Term Financial Plan, Council's Asset Renewal Funding Ratio is projected to sit exactly on target over the life of the LTFP. This indicates that Council's asset base is being renewed in keeping with the desired expenditure from the Asset Management Plans. Actual expenditure may vary in any given year between the 90% minimum and 110% maximum for strategic and/or timing reasons associated with the replacement of significant long lived assets.



Other Financial Indicators

While the Key Financial Indicators are those that are required by the Regulations, a number of other ratios can be used to measure financial performance. The two other indicators that Council has elected to use are as follows:

Debt Servicing Ratio

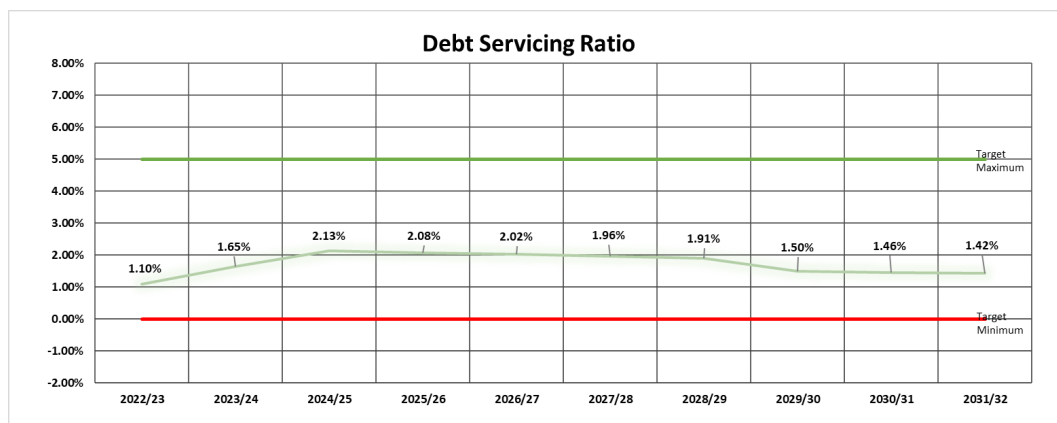
The Debt Servicing ratio expresses forecast debt servicing costs (principal and interest) compared to rates revenue. This indicates the ability of Council to service fixed borrowings from forecast rate income.

Target

This indicator has a desired target range between 0% and 5%

LTFP Commentary

With forecast new borrowings within the LTFP of \$4.4m required in 2022-23, and additional borrowings of \$9.5m in 2023-24 to fund capital expenditure, the Debt Servicing Ratio is set to peak at 2.13% in 2024-25, before declining as debt is reduced again. Council's Debt Servicing Ratio is set to remain within the target range over the course of the LTFP. This indicates a moderate capacity to further borrow and remain within the ratio bandwidths, noting that related borrowing capacity ratios should be considered before making this decision.



Asset Consumption Ratio

The Asset Consumption ratio is calculated by measuring the written down value (depreciated value) of the assets against their replacement cost. It illustrates the amount of asset life or 'as new' condition remaining in the depreciable assets. Depreciation represents the reduction in value of the assets each year and therefore accumulated depreciation is the total reduction in the carrying value of the assets.

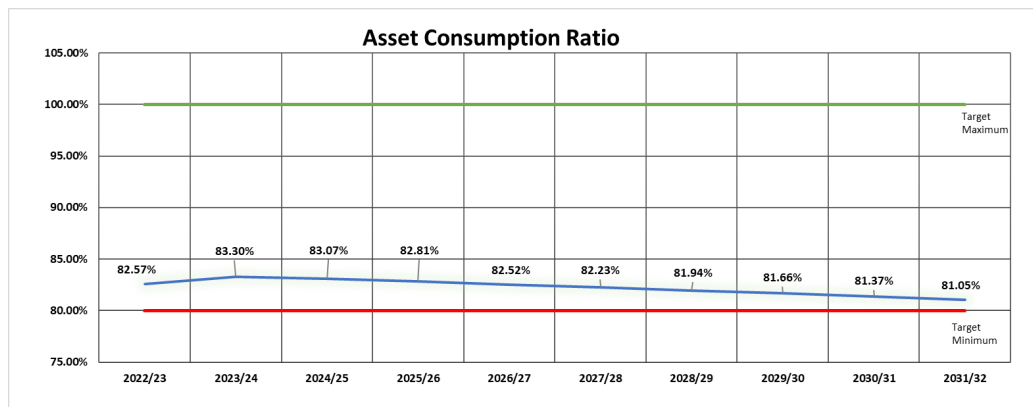
Target

The average proportion of 'as new condition' left in assets is greater than 80% and less than 100%.

LTFP Commentary

The Asset Consumption Ratio highlights the potential service level remaining in Council's assets. If the Asset Consumption Ratio is high, this indicates that Council's assets are in good condition - that is they are either relatively new or have been maintained in good condition. If the Asset Consumption Ratio is low, this indicates that Council's assets are in relatively poor condition - that is assets have not been renewed at a time when renewal was expected to occur and the future service levels expected from these assets is also low.

Council's Asset Consumption ratio falls within its desired target range, however with many long-lived assets and steady renewal programs this is showing a marginal decline slowly over time, until significant long-lived assets are renewed. This indicates that Council's asset base is still being renewed adequately and the potential service level of the assets remains above the targeted 80% minimum over the LTFP. With continuing work and refinement to the Asset Management Plans and strategies relating to specific asset classes this ratio should remain within the target bandwidth in the longer term.



Financial Statements

Uniform Presentation of Finances

City of Marion											
10 Year Financial Plan for the Years ending 30 June 2032											
UNIFORM PRESENTATION OF FINANCES - GENERAL FUND											
	2022/23	2023/24	2024/25	2025/26	Projected Years						
	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32					
Scenario: LTFP 2022-2032	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Activities											
Income	98,538	100,587	103,154	106,150	109,234	112,405	115,671	119,033	122,487	126,056	
less Expenses	(96,397)	(96,601)	(98,968)	(101,866)	(105,466)	(107,870)	(110,824)	(113,992)	(117,867)	(120,966)	
Operating Surplus / (Deficit)	2,141	3,986	4,186	4,284	3,768	4,535	4,847	5,041	4,620	5,089	
Capital Activities											
less (Net Outlays) on Existing Assets											
Capital Expenditure on Renewal and Replacement of Existing Assets	(10,548)	(15,387)	(15,892)	(15,127)	(16,303)	(15,871)	(16,875)	(17,393)	(17,931)	(18,309)	
add back Depreciation, Amortisation and Impairment	16,651	17,317	18,010	18,730	19,479	20,258	21,069	21,912	22,788	23,700	
(Net Outlays) on Existing Assets	6,103	1,930	2,117	3,603	3,177	4,388	4,194	4,519	4,857	5,390	
less (Net Outlays) on New and Upgraded Assets											
Capital Expenditure on New and Upgraded Assets											
(including Investment Property & Real Estate Developments)	(29,847)	(23,440)	(4,502)	(5,788)	(4,869)	(6,458)	(6,602)	(7,257)	(7,657)	(7,950)	
add back Amounts Received Specifically for New and Upgraded Assets	6,651	8,945	-	-	-	-	-	-	-	-	
(Net Outlays) on New and Upgraded Assets	(23,196)	(14,496)	(4,502)	(5,788)	(4,869)	(6,458)	(6,602)	(7,257)	(7,657)	(7,950)	
less Share of Profit in Equity Accounted Investments (excl dividend)	(365)	(365)	(365)	(365)	(365)	(365)	(365)	(365)	(365)	(365)	
Net Lending / (Borrowing) for Financial Year	(15,317)	(8,944)	1,437	1,734	1,711	2,100	2,073	1,938	1,455	2,165	

Budgeted Funding Statement

City of Marion 10 Year Financial Plan for the Years ending 30 June 2032 BUDGET SUMMARY - GENERAL FUND Scenario: LTFP 2022-2032										
	2022/23	2023/24	2024/25	2025/26	Projected Years					
	\$'000	\$'000	\$'000	\$'000	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Income	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Rates	84,146	86,660	89,249	91,916	94,662	97,490	100,403	103,403	106,493	109,675
Statutory Charges	2,194	2,253	2,314	2,372	2,431	2,492	2,555	2,618	2,684	2,751
User Charges	2,765	2,834	2,555	2,619	2,685	2,752	2,821	2,891	2,964	3,038
Grants, Subsidies and Contributions	6,929	6,176	6,331	6,489	6,651	6,817	6,988	7,163	7,342	7,525
Investment Income	200	358	365	380	395	407	421	435	443	465
Reimbursements	1,159	1,188	1,218	1,249	1,280	1,312	1,345	1,378	1,413	1,448
Other Income	780	752	756	761	765	770	774	779	784	789
Net gain - equity accounted Council businesses	365	365	365	365	365	365	365	365	365	365
Total Income	98,538	100,587	103,154	106,150	109,234	112,405	115,671	119,033	122,487	126,056
Expenses										
Employee Costs	41,584	43,216	44,117	45,440	46,804	48,208	49,654	51,144	52,678	54,258
Materials, Contracts & Other Expenses	37,959	35,698	36,087	37,010	38,577	38,880	39,665	40,585	42,120	42,801
Depreciation, Amortisation & Impairment	16,651	17,317	18,010	18,730	19,479	20,258	21,069	21,912	22,788	23,700
Finance Costs	202	370	754	685	606	524	436	352	281	208
Total Expenses	96,397	96,601	98,968	101,866	105,466	107,870	110,824	113,992	117,867	120,966
Operating Surplus	2,141	3,986	4,186	4,284	3,768	4,535	4,847	5,041	4,620	5,089
Operating Surplus Ratio	2.17%	3.96%	4.06%	4.04%	3.45%	4.03%	4.19%	4.23%	3.77%	4.04%
Amounts Received Specifically for New or Upgraded Assets	6,651	8,945	-	-	-	-	-	-	-	-
Net Surplus / (Deficit) for the Year	8,792	12,931	4,186	4,284	3,768	4,535	4,847	5,041	4,620	5,089
Capital (Balance Sheet) and Reserve Movements										
Capital Expenditure	(40,395)	(38,827)	(20,394)	(20,915)	(21,172)	(22,329)	(23,477)	(24,649)	(25,588)	(26,259)
Loan Repayments (External)	(876)	(1,281)	(1,437)	(1,512)	(1,591)	(1,674)	(1,761)	(1,432)	(1,503)	(1,576)
New Loan Borrowings (External)	4,400	9,500	-	-	-	-	-	-	-	-
Net Transfers (to)/from Reserves	11,817	809	(86)	(86)	(86)	(86)	(86)	(86)	(86)	(86)
Total Capital (Balance Sheet) and Reserve Movements	(25,055)	(29,799)	(21,917)	(22,513)	(22,849)	(24,089)	(25,325)	(26,168)	(27,177)	(27,922)
Net Result (including Depreciation & Other non-cash items)	(16,263)	(16,868)	(17,731)	(18,229)	(19,081)	(19,554)	(20,478)	(21,127)	(22,557)	(22,832)
Add back Depreciation Expense (non-cash)	16,651	17,317	18,010	18,730	19,479	20,258	21,069	21,912	22,788	23,700
Less Other Income (non-cash)	(365)	(365)	(365)	(365)	(365)	(365)	(365)	(365)	(365)	(365)
Cash Budget Surplus	23	84	(86)	136	34	340	226	419	(134)	502

Budgeted Income Statement

City of Marion												
10 Year Financial Plan for the Years ending 30 June 2032												
INCOME STATEMENT - GENERAL FUND												
Scenario: LTFP 2022-2032	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	Projected Years		2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000
Income												
Rates	84,146	86,660	89,249	91,916	94,662	97,490	100,403	103,403	106,493	109,675		
Statutory Charges	2,194	2,253	2,314	2,372	2,431	2,492	2,555	2,618	2,684	2,751		
User Charges	2,765	2,834	2,555	2,619	2,685	2,752	2,821	2,891	2,964	3,038		
Grants, Subsidies and Contributions	6,929	6,176	6,331	6,489	6,651	6,817	6,988	7,163	7,342	7,525		
Investment Income	200	358	365	380	395	407	421	435	443	465		
Reimbursements	1,159	1,188	1,218	1,249	1,280	1,312	1,345	1,378	1,413	1,448		
Other Income	780	752	756	761	765	770	774	779	784	789		
Net gain - equity accounted Council businesses	365	365	365	365	365	365	365	365	365	365		
Total Income	98,538	100,587	103,154	106,150	109,234	112,405	115,671	119,033	122,487	126,056		
Expenses												
Employee Costs	41,584	43,216	44,117	45,440	46,804	48,208	49,654	51,144	52,678	54,258		
Materials, Contracts & Other Expenses	37,959	35,698	36,087	37,010	38,577	38,880	39,665	40,585	42,120	42,801		
Depreciation, Amortisation & Impairment	16,651	17,317	18,010	18,730	19,479	20,258	21,069	21,912	22,788	23,700		
Finance Costs	202	370	754	685	606	524	436	352	281	208		
Total Expenses	96,397	96,601	98,968	101,866	105,466	107,870	110,824	113,992	117,867	120,966		
Operating Surplus	2,141	3,986	4,186	4,284	3,768	4,535	4,847	5,041	4,620	5,089		
Amounts Received Specifically for New or Upgraded Assets	6,651	8,945	-	-	-	-	-	-	-	-		
Net Surplus / (Deficit) for the Year	8,792	12,931	4,186	4,284	3,768	4,535	4,847	5,041	4,620	5,089		

Budgeted Statement of Financial Position

City of Marion 10 Year Financial Plan for the Years ending 30 June 2032 BALANCE SHEET - GENERAL FUND Scenario: LTFF 2022-2032										
	2022/23	2023/24	2024/25	2025/26	Projected Years		2028/29	2029/30	2030/31	2031/32
	\$'000	\$'000	\$'000	\$'000	2026/27	2027/28	\$'000	\$'000	\$'000	\$'000
ASSETS										
Current Assets										
Cash & Cash Equivalents	16,701	15,233	15,961	16,308	16,675	17,103	17,509	18,132	18,318	18,975
Trade & Other Receivables	5,099	5,280	4,685	4,817	4,961	5,090	5,229	5,374	5,532	5,681
Inventories	299	299	281	284	291	303	306	312	319	331
Total Current Assets	22,099	20,812	20,927	21,409	21,927	22,496	23,043	23,818	24,169	24,988
Non-Current Assets										
Equity Accounted Investments in Council Businesses	7,357	7,722	8,087	8,452	8,817	9,182	9,547	9,912	10,277	10,642
Infrastructure, Property, Plant & Equipment	1,181,434	1,202,944	1,205,328	1,207,513	1,209,205	1,211,275	1,213,684	1,216,422	1,219,222	1,221,781
Total Non-Current Assets	1,188,791	1,210,666	1,213,415	1,215,965	1,218,022	1,220,457	1,223,231	1,226,334	1,229,499	1,232,423
TOTAL ASSETS	1,210,890	1,231,478	1,234,342	1,237,373	1,239,949	1,242,954	1,246,274	1,250,152	1,253,668	1,257,411
LIABILITIES										
Current Liabilities										
Trade & Other Payables	7,087	7,232	6,676	5,668	6,245	6,608	6,928	6,990	7,180	7,183
Borrowings	876	1,463	1,538	1,617	1,700	1,787	1,458	1,529	1,602	1,680
Provisions	6,424	6,616	6,815	6,985	7,160	7,339	7,522	7,710	7,903	8,101
Total Current Liabilities	14,387	15,311	15,029	15,350	15,818	16,019	15,909	16,229	16,686	16,963
Non-Current Liabilities										
Borrowings	6,211	13,870	12,358	10,767	9,094	7,332	5,900	4,397	2,821	1,168
Provisions	708	730	751	772	791	811	831	852	873	895
Total Non-Current Liabilities	6,919	14,599	13,109	11,539	9,885	8,143	6,731	5,249	3,694	2,062
TOTAL LIABILITIES	21,306	29,910	28,138	26,889	25,702	24,162	22,640	21,478	20,380	19,026
Net Assets	1,189,584	1,201,567	1,206,204	1,210,484	1,214,246	1,218,791	1,223,635	1,228,674	1,233,289	1,238,385
EQUITY										
Accumulated Surplus	447,696	460,488	465,038	469,232	472,908	477,367	482,124	487,077	491,606	496,616
Asset Revaluation Reserves	732,120	732,120	732,120	732,120	732,120	732,120	732,120	732,120	732,120	732,120
Other Reserves	9,768	8,959	9,046	9,132	9,218	9,304	9,391	9,477	9,563	9,649
Total Equity	1,189,584	1,201,567	1,206,204	1,210,484	1,214,246	1,218,791	1,223,635	1,228,674	1,233,289	1,238,385

Budgeted Statement of Cashflows

City of Marion 10 Year Financial Plan for the Years ending 30 June 2031 CASH FLOW STATEMENT - GENERAL FUND Scenario: LTFP 2021-2031										
	2022/23	2023/24	2024/25	2025/26	Projected Years		2028/29	2029/30	2030/31	2031/32
	\$'000	\$'000	\$'000	\$'000	2026/27	2027/28	\$'000	\$'000	\$'000	\$'000
Cash Flows from Operating Activities										
Receipts:	97,637	99,869	103,418	105,697	108,778	111,947	115,210	118,568	122,020	125,585
Payments:	(81,505)	(79,675)	(80,859)	(82,923)	(85,649)	(87,516)	(89,565)	(91,863)	(94,743)	(97,093)
Net Cash provided (or used in) Operating Activities	16,132	20,194	22,559	22,774	23,129	24,431	25,644	26,705	27,277	28,492
Cash Flows from Investing Activities										
Receipts:										
Amounts Received Specifically for New/Upgraded Assets	6,651	8,945	-	-	-	-	-	-	-	-
Payments:										
Expenditure on Renewal/Replacement of Assets	(10,548)	(15,387)	(15,892)	(15,127)	(16,303)	(15,871)	(16,875)	(17,393)	(17,931)	(18,309)
Expenditure on New/Upgraded Assets	(29,847)	(23,440)	(4,502)	(5,788)	(4,869)	(6,458)	(6,602)	(7,257)	(7,657)	(7,950)
Net Cash provided (or used in) Investing Activities	(33,744)	(29,882)	(20,394)	(20,915)	(21,172)	(22,329)	(23,477)	(24,649)	(25,588)	(26,259)
Cash Flows from Financing Activities										
Receipts:										
Proceeds from Borrowings	4,400	9,500	-	-	-	-	-	-	-	-
Payments:										
Repayments of Borrowings	(876)	(1,281)	(1,437)	(1,512)	(1,591)	(1,674)	(1,761)	(1,432)	(1,503)	(1,576)
Net Cash Flow provided (used in) Financing Activities	3,524	8,219	(1,437)	(1,512)	(1,591)	(1,674)	(1,761)	(1,432)	(1,503)	(1,576)
Net Increase/(Decrease) in Cash & Cash Equivalents	(14,088)	(1,468)	728	347	367	428	406	623	186	657
plus: Cash & Cash Equivalents - beginning of year	30,789	16,701	15,233	15,961	16,308	16,675	17,103	17,509	18,132	18,318
Cash & Cash Equivalents - end of the year	16,701	15,233	15,961	16,308	16,675	17,103	17,509	18,132	18,318	18,975

Glossary

Financial Assets

Financial Assets include cash, investments, loans to community groups, receivables and prepayments, but excludes equity held in Council businesses, inventories and land held for resale.

Financial Sustainability

Financial Sustainability is where planned long-term service and infrastructure levels and standards are met without unplanned and disruptive increases in rates or cuts to services.

Interest Cover Ratio

Interest Cover Ratio indicates the extent to which Council's commitment to interest expenses are met by total operating revenues. The ratio is calculated by measuring net interest expense to total operating revenue (excluding Land Services levy).

Net Lending/ (Borrowing)

Net Lending/ (Borrowing) equals Operating Surplus / (Deficit), less net outlays on non-financial assets. This result is a measure of the Council's overall (i.e. Operating and Capital) budget on an accrual basis. Achieving a zero result in any one year essentially means that the Council has met all of all its expenditure (both operating and capital) from the current year's revenues.

Non-financial or Physical Assets

Non-financial or Physical Assets refers to infrastructure, land, buildings, plant, equipment, furniture and fittings, library books and inventories.

Operating Deficit

Operating Deficit is where operating revenues are less than operating expenses (i.e. operating revenue is therefore not sufficient to cover all operating expenses).

Operating Expenses

Operating Expenses are operating expenses shown in the Income Statement, including depreciation, but excluding losses on disposal or revaluation of non-financial assets.

Operating Revenues

Operating Revenues are incomes shown in the Income Statement but exclude profit on disposal of non-financial assets and amounts received specifically for new/upgraded assets (e.g. from a developer). For ratios calculated where the denominator specified is total operating revenue or rate revenue, Regional Landscape levy revenue is excluded.

Operating Surplus

Operating Surplus is where operating revenues are greater than operating expenses (i.e. operating revenue is therefore sufficient to cover all operating expenses) but does not take into account any capital expenditure.

Asset Accounting Policy



1. RATIONALE

The Asset Accounting Policy exists to ensure there is a distinction made between expenditure on long lived assets and expenditure on goods and services for immediate consumption. This is critically important in determining the cost of providing services.

2. POLICY STATEMENT

Assets shall be recognised and accounted for in accordance with Australian Accounting Standards and the details contained in this policy

3. OBJECTIVES

The objective of this policy is to provide guidance, clarity and consistency regarding the treatment of capital expenditure, which will provide for greater understanding and accuracy of Council's capital requirements and depreciation expenses.

4. POLICY SCOPE AND IMPLEMENTATION

Acquisition of Assets

The cost method of accounting is used for the initial recording of all acquisitions of assets. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition, including architects' fees and engineering design fees and all other costs incurred in getting the assets ready for use.

Capitalisation

Assets should have a useful life of greater than one year in order for the expenditure to be capitalised and have a value above the Materiality Thresholds described below.

Any expenditure considered to be Capital must also pass a materiality test. Materiality levels are set so as not to misstate financial statements and to provide a guide whether it is practical from an administrative perspective that expenditure is capitalised.

Materiality Levels are;

Infrastructure	\$10,000
Land	\$5,000
Buildings – New/Replacement	\$5,000
Buildings – Part Renewal	\$10,000
Furniture & Fittings	\$3,000
Equipment	\$3,000
Other	\$3,000

Networked/Aggregate Assets - Expenditure can still be capitalised on items that fall below materiality thresholds individually but operate together as a cohesive whole to form a substantial/significant total value. Examples include the computer network and reserve furniture.

Policy Ref/Security Classification:

Category: Public

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Asset Accounting Policy



Maintenance or Capital Expenditure

Maintenance

Expenditure on a non-current asset that does not meet capitalisation criteria is considered maintenance expenditure and must be expensed as incurred. In general, maintenance expenditure will allow the asset to realise its expected service levels and estimated life.

Capital

Capital expenditure can relate to new or existing assets. Capital expenditure shall be recognised (taken into consideration materiality levels) where:

- Expenditure results in an effective increase in future economic benefits
- Expenditure results in an increase in the quality of services provided by the asset beyond that previously determined; or
- Expenditure results in an effective extension to the asset's useful life

Asset Stocktake

A stocktake of current Inventory items will be conducted at least annually.

Revaluations of Non-current Assets

Infrastructure assets are revalued annually. Land, Buildings and Other assets are revalued with sufficient regularity to ensure the carrying amount does not differ materially from the fair value that would otherwise be determined at the reporting date.

Revaluations of Non-Current Assets are carried out by an independent professionally qualified valuer. Comprehensive independent valuations are performed every 5 years with desktop valuations performed annually between comprehensive valuations for Infrastructure Assets.

Plant, Equipment, Furniture and Fittings are recognised at cost less accumulated depreciation and any accumulated impairment and are not subject to revaluation.

Non-monetary assets received without charge are recognised as assets and revenues at their fair value at the date of receipt, except for land under roads. Land under roads and trees are not recognised because there is currently no reliable method of valuation.

Depreciation of Non-current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the economic benefits provided by those assets. Land is not a depreciable asset. The Depreciation method applied shall be the straight-line basis, except for infrastructure assets where the "Advanced Straight Line Asset Management" consumption based depreciation methodology is employed. Depreciation rates shall be reviewed each year.

Asset Accounting Policy



5. DEFINITIONS

<i>Term</i>	<i>Definition</i>
<i>Fair Value</i>	Is the amount for which an asset could be exchanged between a knowledgeable, willing buyer and a knowledgeable, willing seller in an arm's length transaction.
<i>Materiality</i>	In relation to information, that information which if omitted, misstated or not disclosed has the potential to adversely affect decisions about the allocation of scarce resources made by users of the financial report or the discharge of accountability by the management or governing body of the entity
<i>Consideration</i>	In the context of this policy, shall be recognised in "monetary terms" e.g. purchase cost.

6. ROLES AND RESPONSIBILITIES

<i>Role</i>	<i>Responsibility</i>
Finance and Asset Systems	Reviewing Councils capitalisation thresholds and overseeing the Revaluation process

7. REFERENCES

- Asset Management Policy
- AASB Standard AASB113 Fair Value Measurement

8. REVIEW AND EVALUATION

This policy will be reviewed annually as part of the Annual Budget.

Budget Policy



1. RATIONALE

To ensure Council's budget is prepared in an accurate and financially sustainable manner giving consideration to both internal and external factors.

2. POLICY STATEMENT

The City of Marion's Strategic Management Framework provides the strategic direction for the development of the Long Term Financial Plan (LTFP) and Annual Business Plan (ABP). Continually improving the integration between Marion's Strategic Plan, LTFP and ABP processes ensures Council develops and implements a robust and transparent system of financial management aligned to Marion's Strategic Plan and aimed at establishing, maintaining and assessing long term financial sustainability.

3. OBJECTIVES

To develop and produce robust, flexible and leading practice long-term (LTFP) and short-term (ABP) financial plans that are directly aligned to Council's Strategic Plan, which:

- establish clear lines of accountability;
- include the use and assessment of appropriate Key Performance Indicators as a performance measurement tool;
- enable regular monitoring, assessment and reporting of financial performance in all Work Areas across Council;
- provide a strong basis for sound decision making;
- facilitates Council's long term financial sustainability.

4. POLICY SCOPE AND IMPLEMENTATION

The LTFP and ABP are prepared under a single framework that is reviewed annually and which links to the key objectives of Council's Strategic plan. The framework details the specific parameters under which the LTFP and ABP are set. In addition, a number of assumptions and variables underpin the construction of the LTFP and Annual Budget (AB).

LTFP linked to Asset Management Plans (AMP)

The LTFP is linked to Council's established AMPs thereby identifying funding requirements and assessing the adequacy of existing funding capacity within the LTFP.

Financial Modelling and Scenarios

In preparing the LTFP and Annual Budget various financial modelling is to be conducted, including, but not limited to, a variety of:

- Rating scenarios
- Borrowing options
- Savings

In addition, appropriate consideration needs to be given to prevailing economic conditions nationally and on a global basis, and the potential impact that these conditions may have on the local community.

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Budget Policy



Budgeting Approach

- The Budget process will commence with establishing a comprehensive project plan that maps the entire integrated Work Area Planning and budgeting process.
- Work Area Plans are to be aligned with Council's 4 Year Business Plan and fully integrated with the budgeting process.
- Budget assumptions and potential new initiatives are then assessed in consultation with Elected Members.
- Budgets are built using historical actual income and expenditure as a baseline and adjusted for what is actually needed for the upcoming budget period, regardless of the previous budget and must be based on reality.
- Sound, logical assumptions are to be used, tested and documented to support budget items wherever required.
- All expense and revenue lines must be fully justified for each new budget period.
- Budgets are to be reviewed line by line and at transaction level, analysing each line item for its relevant needs and costs.
- Any proposed expenditure increases must be fully justified and appropriately approved by the relevant General Manager and Executive Leadership Team, prior to presentation to Council.
- In regards to Fees & Charges Council will apply the principle of user pays and where possible recover the full cost of operating or providing the service or goods. Where it can be demonstrated that members of the community are unable to meet the full cost, concessions may apply.
- General contingencies are to be eliminated. Where necessary budgets for major projects include contingencies to reflect cost uncertainties, however any contingencies are to be separately identified and reported.
- Consideration should be given to:
 - Current year and prior year actual results;
 - Once-off events not to be repeated;
 - New events not previously encountered;
 - New information and data now available.

Budget Objectives

Achievement of a breakeven Funding (Cash) position or better.
Maintain an average operating surplus over the term of the LTFP that enables the achievement of a breakeven funding (cash) position.

Budget Carryovers

Budget Carryovers should be avoided wherever possible, but where necessary (for example "Work In Progress") are limited to unspent:

- capital budgets;
- service improvement budgets;
- grant funds and grants received in advance.

Carryovers do not include normal operating expenditure and Labour and Internal Charges (e.g. Plant Hire) which cannot be carried over under any circumstances.

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Budget Policy



Budget Reviews

Budget Reviews are required to be conducted 3 times per financial year and this will typically be at the end of September, December and March.

A Budget Review is a reforecast of the full year budget and:

- Is an assessment of the YTD actual result plus a reforecast of the budget for the remainder of the financial year;
- Should include a thorough and rigorous review of every budget line item (income, expense and capital);
- Should identify any savings opportunities (once-off and recurrent).

5. DEFINITIONS

<i>Term</i>	<i>Definition</i>
<i>Long Term Financial Plan (LTFP)</i>	financial planning to accomplish long term goals. Enables Council to plan for the long term financial sustainability and deliver the Strategic Plan of the organisation. It translates the objectives and strategies of the Strategic Plan into financial terms.
<i>Annual Budget (AB)</i>	is a financial document used to project future income and expenses and represents the first year in the LTFP. A budget is a management tool that enables the effective ongoing management and monitoring of income and expenses (financial performance). It translates the objectives and strategies of the Annual Business Plan into financial terms.
<i>Budget Review</i>	is a revised forecast of the original budget or previous budget review and requires the preparation of revised Financial Statements and associated Financial Ratios.
<i>Budget Carryovers</i>	represent unspent capital and service improvement budgets, together with unspent grant funds that are carried forward to the following financial year.

Budget Policy



6. ROLES AND RESPONSIBILITIES

Role	Responsibility
<i>The Senior Leadership Team (SLT)</i>	is responsible for the review and approval of all budgets within their Departmental/Work Area responsibility, as well as presenting their finalised budgets to their General Manager and the Executive Leadership Team for clearance and final approval. The SLT is also accountable for justifying variances of actual income and expenditure against budget.

7. REFERENCES

On an annual basis Council is required to:

1. Prepare and adopt a Long Term Financial Plan for a period of at least 10 years – *Local Government Act 1999 s122 (1a)*
2. Prepare an Annual Business Plan – *Local Government Act 1999 s123 (1a)*
3. Prepare a Budget – *Local Government Act 1999 s123 (1b)*
4. Prepare and consider three Budget Reviews – *Local Government (Financial Management) Regulations 2011 s9*

8. REVIEW AND EVALUATION

This policy will be reviewed annually as part of the Annual Budget process.

Fees and Charges Policy



1. RATIONALE

This policy exists to provide guidance around factors to be considered when setting Council's fees and charges.

2. POLICY STATEMENT

Council will adopt a Fees and Charges Schedule on an annual basis separated between Statutory and User Charges. Where Council's Fees and Charges are not of a statutory nature, Council will apply the principle of user pays and where possible recover the full cost of operating or providing the service or goods. Where it can be demonstrated that members of the community are unable to meet the full cost, concessions may apply.

3. OBJECTIVES

The objective of this policy is to assist the development of a Fees and Charges schedule that where Council's Fees and Charges are not of a statutory nature, Council will apply the principle of user pays and where possible recover the full cost of operating or providing the service or goods.

4. POLICY SCOPE AND IMPLEMENTATION

The Fees and Charges Schedule details the user charges to be set by Council and the current statutory charges set by the State Government in regulations.

User Charges set by Council includes:

- Swimming Pool Fees
- Land Clearing Fees
- Library Service Fees
- Halls/Community Centre Hire Fees
- Recreational Fees

Statutory Charges set by State Government in regulations includes:

- Animal Registration Fees
- Parking Infringements
- By Laws
- Development Assessment Fees

The statutory fees and charges listed may be amended at any time during the financial year. The Fees and Charges Schedule will be updated as statutory charges are amended.

Concessions can be applied for by members of the community in relation to User Charges. These applications are required to be in writing on the basis that it can be demonstrated that due to financial hardship they are unable to meet the full cost. Council will consider applications for concessions on a case by case basis.

The relevant work areas and community groups have been consulted in relation to the proposed fees and charges and the following factors have been examined when determining the proposed fees:

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Category: Public/Legislative

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Fees and Charges Policy



- the cost of providing the service, inclusive of overhead costs
- the importance of the service to the community
- market comparison of fees and pricing structures with other enterprises who offer a similar service
- the level of service/facility provided by the City of Marion
- increase in statutory charges set by regulation

5. DEFINITIONS

<i>Term</i>	<i>Definition</i>
<i>Statutory Charges</i>	Fees from regulatory services, They are associated with the granting of a permit/license or the regulation of an activity.
<i>User Fees/Charges</i>	Revenues from the sale of goods and services or rent of property facilities. They are discretionary charges for which the payer receives a direct benefit.

6. ROLES AND RESPONSIBILITIES

<i>Role</i>	<i>Responsibility</i>
<i>Finance</i>	Oversees the Fees and Charges schedule with input from the relevant work areas in relation to setting fees and charges that relate to their areas.

7. REFERENCES

Local Government Act 1999 for South Australia – Section 188R

8. REVIEW AND EVALUATION

This policy will be reviewed annually as part of the Annual Business Planning Process.

Policy Ref/Security Classification:
 Category: Public/Legislative
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Rating Policy



1. RATIONALE

The Rating policy exists to outline the methodology for setting and collecting rates from the community

2. POLICY SCOPE AND IMPLEMENTATION

(1) Valuation Methodology and Adoption

Council uses Capital Value as the basis for valuing land within the Council area. Capital Value is the value of the land and all of the improvements on the land. The Council also continues to adopt the capital valuations distributed by the Valuer-General.

(See Annexure 1)

(2) Differential General Rates

All land within a council area, except for land specifically exempt under section 147 (2) of the Act is rateable. The Act provides for a council to raise revenue through a general rate, which applies to all rateable land, or through differential general rates, which differentially apply to classes of rateable land. Council uses a differential rating system to raise revenue based upon Land Use to ensure a fair and equitable distribution of rates within the City of Marion. In applying this approach Council will take into consideration all prevailing economic conditions and changes and adjust its differential rates accordingly, to ensure an appropriate and fair equalisation of rates across all land use categories.

The differential general rate Land Use categories are as follows

- Category 1 Residential
- Category 2 Commercial – Shop
- Category 3 Commercial – Office
- Category 4 Commercial – Other
- Category 5 Industrial – Light
- Category 6 Industrial – Other
- Category 7 Primary Production
- Category 8 Vacant
- Category 9 Other

These differential rates will be used to determine the rates in the dollar for all properties within the City of Marion area for the financial year. These rates will be specified in Council's rate declaration for each financial year.

(See Annexure 1)

(3) Minimum Rate

A minimum amount payable by way of general rates is determined to apply to the whole of an allotment (including land under a separate lease or licence) and only one minimum amount is payable in respect of two or more pieces of adjoining land (whether intercepted by a road or not) if they are owned by the same owner and occupied by the same occupier.

Policy Ref/Security Classification:
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 Owner: Rating Services
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Rating Policy



The Minimum Rate to apply to properties within the City of Marion will be detailed in Council's rate declaration for each financial year.

(See Annexure 1)

(4) Service Charge

The Council has decided not to impose any service charges for this financial year.

(5) Regional Landscape Levy (formerly Natural Resources Management Levy)

The Council, under the Landscape South Australia Act 2019, is required to collect this levy. It does so by imposing a separate rate for all rateable properties within the Council area.

For each financial year, the levy for each property will be determined by the total capital valuation within the City of Marion. The calculation is as follows;

- Total Capital Value divided by the Total Amount Required, (set for the financial year by the Green Adelaide Board) determines an appropriate rate in the dollar, this rate in the dollar will then be applied to each property.

(See Annexure 1)

(6) Payment of Rates

The Council has determined that payment of rates for the 2022-23 financial year will be by four instalments, due on 1 September 2022, 1 December 2022, 1 March 2023 and 1 June 2023. However, the total amount of rates may be paid in full at any time.

Council has determined that rates may be paid by the following methods:

- Payrix – Direct via Council's Rating Portal
- Australia Post – Post Office, Telephone or Internet
- Bpay – Telephone or internet payments
- Centrepay – Deductions directly from Centrelink deductions
- Direct Debit – Direct from either a Cheque or Savings account
- Eservices – Direct through the Council's Internet system
- In person - At Council Offices
- By Mail - Locked Bag 1 Oaklands Park SA 5046

(7) Late Payment of Rates

Council imposes an initial penalty (a fine) of 2% as prescribed under the Act on any instalment that is received late. A prescribed interest rate (which includes the amount of any previous unpaid fine and interest) will apply on the expiration of each month that a balance remains unpaid.

When the Council receives a payment in respect of overdue rates the Council applies the money received in the order set out below in accordance with Section 183 of the Act,

Rating Policy



- First – to satisfy any costs awarded in connection with court proceedings;
- Second – to satisfy any interest costs;
- Third – in payment of any fines imposed;
- Fourth – in payment of rates, in chronological order (starting with the oldest account first).

(See Annexure 1)

(8) Rebates and Postponement of Rates

(8.1) Rate Rebate Policy

Refer to the Rate Rebate Policy attached.

(8.2) Rate Capping

Section 166 (1) (l) (ii) of the Act provides for the discretionary rebate of rates where, among other things, there has been a rapid change in valuations.

Council will provide relief against a substantial increase in rates payable on residential land due to large increases in capital value by applying a rebate (capping) of general rates to eligible ratepayers.

For the current financial year, the rate cap is set at 10% with a \$20 minimum and a \$200 maximum (excluding new or improved properties) for ratepayers who meet the Qualifying Criteria set out below:

Qualifying Criteria:

- The property is the owner's principal place of residence.
- The property has not had more than \$20,000 of improvements.
- The property value has not increased due to zoning changes.
- The land use for rating purposes has not changed since 1st July of the previous financial year.
- The property has not sold since the 1st January of the previous financial year.

Rate capping will be applied automatically to properties that can be readily identified as being eligible. Where the rebate is not applied automatically, ratepayers who consider they could be eligible for rate capping may apply in writing to council. Applications will be assessed against the eligible criteria. Only applications for the current financial year will be accepted and must be received in the current financial year.

Rating Policy



(8.3) Residential Construction on Vacant Land

Under Section 166 (1) (a) of the Act, and for the purpose of securing the proper development of the area, a discretionary rebate of general rates for the 2022-23 financial year will be granted in respect of an assessment classed as vacant land by the Council, where:

- The principal ratepayer of the assessment applies to the Council for the rebate prior to 30 June 2023, and
- The footings have been poured on the property by 30 June 2023.

The amount of the rebate will be the difference between the general rate in the dollar applicable to Vacant land, and the general rate in the dollar applicable to Residential land. This is calculated by the number of days remaining between 1 July 2022 and 30 June 2023 from the date footings are poured for a residence on the land. Minimum Rate is still applicable.

(8.4) Postponement of Rates – Hardship

Section 182 of The Act permits the Council, on the application of the ratepayer, to partially or wholly remit rates or to postpone rates, on the basis of hardship. Where a ratepayer is suffering hardship in paying rates, they may submit an application in writing to the Council's Team Leader Rating Services. The Council treats such inquiries confidentially.

Covid-19 Provision

Ratepayers experiencing financial difficulties and are unable to meet standard payment arrangements due to COVID-19 can contact Council to discuss alternative payment options.

(8.5) Postponement of Rates – Seniors

An Application may be made to Council by ratepayers who meet the criteria required for qualification for the postponement under Section 182A of The Act. (see Annexure 1 for criteria).

(9) Sale of Land for Non-Payment of Rates

The Act provides that a council may sell any property where the rates have been in arrears for three years or more. Council is required to notify the owner of the land of its intention to sell the land, provide the owners with details of the outstanding amounts, and advise the owner of its intention to sell the land if payment of the outstanding amount is not received within one month. Except in extraordinary circumstances, the Council enforces the sale of land for arrears of rates.

(10) Concessions

Cost of Living Concession

Pensioners, low-income earners and self-funded retirees holding a Commonwealth Seniors Health Card can receive up to \$200 per year. Eligibility includes pensioners and low-income earners who are tenants.

For further information contact the Concessions Hotline on 1800 307 758.

Policy Ref/Security Classification:
Category: Public/Legislative/Corporate
Owner: Rating Services
Authorisation Date: 28/06/2022
Review Date: June 2023

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Rating Policy



RATE REBATES

(1) Policy Statement

Council has decided to adopt a Rate Rebate Policy for all rateable land within the Council's area which is applied in accordance with Sections 159 to 166 of the Act. This Policy will assist the Council as a decision making function and is intended to provide guidance to the community as to the matters that the Council will take into account in deciding an application for a rebate.

The Policy also sets out the type of land use for which the Council must grant a mandatory rebate of rates and the percentage amount applicable, and those types of land use where the Council has the ability to grant a discretionary rebate of rates. Rebates will only be available when the applicant satisfies the requirements under both the Act and, where appropriate, the requirements of this Policy.

(2) Mandatory Rebates

Mandatory rate rebates will be granted by Council at the prescribed rate in accordance with Sections 159 to 165 of The Act.

- S160 – Health Services 100% Rebate
- S161 – Community Services (Including Housing Associations) 75% Rebate
- S162 – Religious Purposes 100% Rebate
- S163 – Public Cemeteries 100% Rebate
- S164 – Royal Zoological Society of SA 100% Rebate
- S165 – Educational Purposes 75% Rebate

Where the Council is satisfied from its own records, or from other sources, that a person or body meets the necessary criteria for a mandatory rate rebate, the Council will grant the rebate accordingly. Where the Council is not satisfied based upon the information in its possession or otherwise does not hold relevant information it will require the person or body to lodge an application in accordance with this Policy.

Where a person or body is entitled to mandatory rate rebate of 75% only, the Council may increase the rebate up to a further 25%. The Council may grant this further 25% rebate upon application.

Where an application is made to the Council for a rebate of up to a further 25% the application will be determined and written notice will be provided to the applicant of its determination of that application.

(3) Discretionary Rebates

A discretionary rate rebate may be granted by the Council at its absolute discretion up to and including 100% relief to any cases pursuant to Section 166 of the Act.

Any persons or bodies seeking a discretionary rebate, will be required to submit an application form to the Council and provide to the Council such information as stipulated on the application form and any other information that the Council may reasonably require.

Policy Ref/Security Classification:
Category: Public/Legislative/Corporate
Owner: Rating Services
Authorisation Date: 28/06/2022
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(4) Application

The council will inform the community of the provisions for rate rebate under the Act by the inclusion of an advert in the local newspaper each year.

Application forms may be obtained online at www.marion.com.au or from the Council office located at 245 Sturt Road, Sturt.

The Council will advise an applicant for a rebate of its determination of that application in due course, after receiving the application and receiving all information requested by the Council. The advice will state –

- if the application has been granted, the amount of the rebate; or
- if the application has not been granted, the reasons why.

(5) In regards to prescribed discretionary rate rebates the Council will take into account, in accordance with Section 166(1a) of the Act, the following matters –

- The nature and extent of Council services provided in respect of the land for which the rebate is sought, in comparison to similar services provided elsewhere in the Council area;
- The community need that is being met by activities carried out on the land for which the rebate is sought; and
- The extent to which activities carried out on the land, for which the rebate is sought, provides assistance or relief to disadvantaged persons; and
- Such other matters as the Council considers relevant.

(6) The Council may take into account other matters considered relevant by the Council including, but not limited to, the following–

- Why there is a need for financial assistance through a rebate;
- The level of rebate (percentage and dollar amount) being sought and why it is appropriate;
- The extent of financial assistance, if any, being provided to the applicant and/or in respect of the land by Commonwealth or State agencies;
- Whether the applicant has made/intends to make applications to another Council;
- Whether, and if so to what extent, the applicant is or will be providing a service within the Council area;
- Whether the applicant is a public sector body, a private not for profit body or a private for profit body;
- Whether there are any relevant historical considerations that may be relevant for all or any part of the current Council term;
- The desirability of granting a rebate for more than one year;
- Consideration of the full financial consequences of the rebate for the Council;
- The time the application is received;
- The availability of any community grant to the person or body making the application;
- Whether the applicant is in receipt of a community grant; and
- Any other matters and policies of the Council, which the Council considers relevant.
-

Rating Policy



All persons or bodies wishing to apply to the Council for a discretionary rebate of rates must do so on or before 1st May in that financial year for the following financial year.

- The Council may grant a rebate of rates on such conditions as the Council thinks fit.
- The Council may, for proper cause, determine that an entitlement to a rebate of rates under the Act no longer applies.
- Where an entitlement to a rebate of rates ceases or no longer applies during the course of a financial year, the Council is entitled to recover rates, or rates at the increased level (as the case may be), proportionate to the remaining part of the financial year.

It is an offence for a person or body to make a false or misleading statement or representation in an application, or to provide false or misleading information or evidence in support of an application made (or purporting to be made) under the Act.

The maximum penalty for this offence is \$5,000.

If a person or body has the benefit of a rebate of rates and the grounds on which the rebate has been granted cease to exist, the person or body must immediately inform the Council of that fact and (whether or not the Council is so informed) the entitlement to a rebate ceases. If a person or body fails to do so that person or body is guilty of an offence.

The maximum penalty for this offence is \$5,000.

(7) Delegation

The Council has delegated its power, pursuant to Section 44 of the Act, to grant applications for mandatory rebates that meet the requirements of the Act, to the Chief Executive Officer.

The Council has delegated its power, pursuant to Section 44 of the Act to determine applications and to grant a discretionary rebate of rates, to the Chief Executive Officer subject to the following condition:

- Where the discretionary rebate is not more than \$5,000.

(8) Review of Rebate

A person or a body aggrieved by a determination of the Council in respect of an application for a rebate may, within 14 days of the date of the notice of determination, seek a review of that decision in accordance with the Council's Internal Review of Council Decisions Policy.

(9) Community Grants

If an application for a rebate is unsuccessful, the Council has an absolute discretion to then treat the application as one for a community grant and to determine it in accordance with the Council's Community Grants Policy.

Rating Policy



(10) Availability of Policy Documents

Policy documents are available for inspection at the Council offices and on the website at www.marion.sa.gov.au. Persons may obtain a copy of any Policy document upon payment of the fee set by the Council.

DISCLAIMER

A rate cannot be challenged on the basis of non-compliance with this Policy and must be paid in accordance with the required payment provisions.

Where a ratepayer believes that the Council has failed to properly apply this Policy, they should raise the matter with the Council. In the first instance contact the Council's Team Leader – Rating Services on 8375 6617 to discuss the matter. If, after this initial contact, a ratepayer is still dissatisfied they should write to the Chief Executive Officer, City of Marion, PO Box 21, Oaklands Park, SA 5046.

Annexure 1

1. Valuation Methodology and Adoption

Under the Act, the Council may adopt one of three valuation methodologies to value the properties in its area. They are:

- Capital Value – the value of the land and all of the improvements on the land.
- Site Value – the value of the land and any improvements which permanently affect the amenity of use of the land, such as drainage works, but excluding the value of buildings and other improvements.
- Annual Value – a valuation of the rental potential of the property

The Council considers that the Capital Value method of valuing land provides the fairest method of distributing the rate burden across all ratepayers on the following basis:

- The equity principle of taxation requires that ratepayers of similar wealth pay similar taxes and ratepayers of greater wealth pay more tax than ratepayers of lesser wealth;
- Property value is a relatively good indicator of wealth and capital value, which closely approximates the market value of a property, provides the best indicator of overall property value;
- The distribution of property values throughout the Council area is such that few residential ratepayers will pay significantly more than the average rate per property.

Any ratepayer dissatisfied with the valuation made by the Valuer General may object in writing to the Valuer General within 60 days of receiving a rate notice, explaining the basis for the objection. This is provided that ratepayer has not:

- (a) previously received a notice of this valuation under the Act, in which case the objection period is 60 days from the receipt of the first notice; or

Rating Policy



(b) previously raised an objection to that valuation.

The 60 day objection period may be extended by the Valuer-General where it can be shown there is reasonable cause to do so.

It is important to note that the lodgement of an objection does not change the payment of rates or the due date.

2. Differential General Rates

All land within a council area, except for land specifically exempt (e.g., crown land, council occupied land and other land prescribed under the Act – refer to Section 147), is rateable. The Act provides for a council to raise revenue for the broad purposes of the council through the imposition of a single general rate or through differential general rates that apply to all rateable properties within the council area.

Following a review of rating options available under the Act during the 2002/2003 financial year, the Council consulted extensively with the community on this issue and concluded that a differential rating system would improve the equity in rate distribution across the community. The review included a comparison of rating methods and rates by land use within the Adelaide metropolitan area.

Differential general rates are based on Land Use as determined in the Local Government (General) Regulations 2013 under the Act. If a ratepayer believes that a particular property has been wrongly classified by the Council as to its land use, then they may object (to the Council) to that land use within 60 days of being notified. A ratepayer may discuss the matter with a Rates Officer, on 8375 6600 in the first instance. The Council will provide, on request, a copy of Section 156 of the Act which sets out the rights and obligations of ratepayers in respect of objections to a land use.

An objection to the land use:

- must be in writing
- must set out
 - the grounds of the objection; and
 - the land use (being a land use being used by the Council as a differentiating factor) that should, in the objector's opinion, have been attributed to the land; and
- must be made within 60 days after the objector receives notice of the particular land use to which the objection relates.
- this 60 day objection period may be extended where it can be shown there is reasonable cause to do so.

The Council may then decide the objection as it sees fit and notify the ratepayer. A ratepayer also has the right to appeal against the Council's decision to SACAT (SA Civil and Administration Tribunal). It is important to note that the lodgement of an objection does not change payment of rates or the due date.

Rating Policy



3. Minimum Rate

The reasons for imposing a minimum amount payable by way of general rates are:

- The Council considers it appropriate that all rateable properties make a contribution to the cost of administering the Council's activities;
- The Council considers it appropriate that all rateable properties make a contribution to the cost of creating and maintaining the physical infrastructure that supports each property.

No more than 35% of properties will be subject to the minimum amount.

4. Regional Landscape Levy (formerly the Natural Resource Management Levy)

It is important to note that Council is required to collect this levy under the Landscape South Australia Act 2019 and operates as a revenue collector for the Green Adelaide Board in this regard. It does not retain this revenue or determine how the revenue is spent.

For further information visit <https://landscape.sa.gov.au/>

5. Late Payment of Rates

Under the Act, the Council applies penalties (fines and interest) to arrears of rates (i.e., rates which are not paid on or before the due date). The Council issues a final notice for payment of rates when rates are overdue i.e., unpaid by the due date. If rates remain unpaid more than 21 days after the issue of the final notice then the Council may refer the debt to a debt collection agency for collection. This may result in legal proceedings with costs on-charged to the ratepayer.

The Council offers assistance to ratepayers experiencing difficulty in making their rate payment by the due date. The Council will consider approving extended payment provisions or, in circumstances where hardship can be demonstrated, deferring the payment of rates.

The Council may be prepared to remit penalties (fines and interest) for late payment of rates where ratepayers can demonstrate hardship or sufficient other reason for late payment.

All applications for remissions must be in writing, addressed to: Rating Services Section, City of Marion, PO Box 21, Oaklands Park, SA 5046.

6. Discretionary Rebate

The Act requires the Council to rebate the rates payable on certain land ('mandatory rebates'). The Act, at section 166, also empowers the Council to grant discretionary rebates of rates of up to 100% of the rates and/or charges payable. The Council, in considering discretionary rebates, must balance the benefits of providing rebates, with the impact that such rebates have on its overall income (and hence upon the general ratepayer base). To promote the transparency of this process the Council has adopted a Rate Rebate Policy. A copy of this Policy is available at the Council offices or on Council's website at www.marion.sa.gov.au.

Rating Policy



7. Postponement of Rates – Seniors

The following criteria must be satisfied before the postponement is granted.

- The person is a prescribed ratepayer, or the spouse of a prescribed ratepayer;
- A prescribed ratepayer means the holder of a current State Seniors Card or a person eligible to hold such a card who has applied but is yet to be issued with a card.
- Rates are payable on the principal place of residence.
- The land is owned by the prescribed ratepayer, or the prescribed ratepayer and his or her spouse, and no other person has an interest, as owner, in the land.
- Any current mortgage over the property which was registered prior to 25 January 2007 will be no more than 50% of the Valuer-General's capital value of the property.

An application must be made in the prescribed manner and form and be accompanied by such information as the Council may require. Any rates which are postponed will become due and payable when:

- the title to the land is transferred to another person; or
- there is failure to comply with a condition of postponement.

A minimum amount of \$500 of the annual rates must be paid.

An entitlement to a remission will be applied to the proportion of the rates that has not been postponed, unless notice to the contrary is received in writing from the owner.

Interest will accrue on the amount postponed at the prescribed rate per month, under the Act until the amount is paid.

Should the entitlement to a postponement cease to exist, the owner of the land must inform the Council in writing, unless the rates and any interest have been paid in full.

3. REFERENCES

- *Local Government Act (1999) South Australia*
- Annual Business Plan

4. REVIEW AND EVALUATION

This policy will be reviewed annually by the Rating Team Leader and the Chief Financial Officer as part of the Annual Business Planning process.

Reserve Funds Policy



1. RATIONALE

Council will maintain Accounting Reserves as a means by which to separate monies for a particular purpose.

2. POLICY STATEMENT

Council's Reserve Funds Policy aims to provide a means for recognising and allocating funding for future purposes.

3. OBJECTIVES

Council has established a number of Accounting Reserves for different purposes. Some of these are required by Accounting Standards or law, and others are discretionary reserves that Council has chosen to establish.

Where discretionary reserves are established, these need to be appropriately funded by Council. The preferred method is to have these reserves cash-backed to a minimum of 75 %, however if current or future borrowings can be reduced or deferred then this should be given consideration. When funds are required in relation to reserves that are not cash backed, Council is to utilise surplus cash in the first instance and then draw down on borrowings as the need arises, and only to the extent that it has already reduced or deferred previously.

4. POLICY SCOPE AND IMPLEMENTATION

Council currently has the following reserves:

Asset Revaluation Reserve

Purpose - this is a statutory reserve fund required under Australian Accounting Standard AASB 1041. The balance of this reserve represents net increments associated with the revaluation of non- current assets.

Open Space Reserve

Purpose - this reserve has been established to account for the following:

- I. set aside open space contributions provided by developers in accordance with the *Planning, Development and Infrastructure Act 2016* (conditions may apply)
- II. separate net proceeds associated with Road Closures.
- III. net proceeds associated with disposal of minor land holdings
- IV. funds received from the 'Urban Trees Fund'

Use of Fund - monies can be applied to the development of Open Space facilities as approved by Council and in accordance with the Open Space Policy. Interest revenues earned on contributions provided by developers are transferred to the reserve.

Reserve Funds Policy



Grants/Carry Forward Projects Reserve

Purpose - this reserve was created to account for:

- Grants received in advance - occasionally a funding body provides Grant funds relating to the following financial year in advance. When this has occurred it has been necessary to transfer these funds to this reserve so that they can be matched against the expenditures planned to be incurred in the next financial year.
- Unexpended Grants - when grant monies have not been fully acquitted in the financial year this reserve is used to transfer the unexpended balance to the following financial year.

Carryovers - typically represent unspent capital and service improvement budgets carried forward to the following financial year.

Use of Fund - monies are utilised in accordance with the initial transfer of funds.

Asset Sustainability Reserve

Purpose - this is a reserve fund established to:

- I. Primary Purpose – Provide Council with the ability to access sufficient funds to enable it to respond to a major infrastructure failure or fund an infrastructure gap identified in periodic asset audits. ~~A minimum balance of \$2 million will be retained in the Asset Sustainability Reserve for this purpose.~~
- II. Assist Council fund its Long Term Asset Management objectives.
- III. Provide a means by which to spread the cost of intergenerational assets thereby reducing the need for borrowings.
- IV. Provide a means by which Council can strategically plan to maintain its asset base within a long term Financial framework.
- ~~V. Quarantine funds specifically set aside in the Community Facilities Partnership Program (CFPP) for the purpose of funding the renewal, upgrade and purchase of Council assets as resolved by Council. This will include encouraging organisations leasing council facilities to seek partnership funding for required renewal and upgrade of those community facilities.~~

The Asset Sustainability Reserve is underpinned by savings identified as part of the budgeting process (refer to Council's Budget Policy). Identified savings are allocated by Council providing a balance between funding new prioritised service improvements identified in the Strategic Plan and addressing Council's financial position.

- I. Savings identified during a financial year are forecasts only and therefore will be held for consideration by Council in the 1st Budget Review in the following year.
- II. Savings will be separated between recurrent (ongoing) and once off savings. This process is designed to develop a high level of trust in the organisation in the budget review process.
- III. Savings of a:
 - a. recurrent nature may be allocated to service improvements identified in the Strategic Plan that are of a recurrent nature.

Policy Ref/Security Classification:
 Category: Public
 Owner: Chief Financial Officer
 Authorisation Date: 21/6/2021
 Review Date: 30/06/2022

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Reserve Funds Policy



- b. one-off nature may be applied to capital items, new or renewal, or a non-recurrent service improvement (once off).
- IV. Council must ensure that it continues the improvement in its financial performance. It is essential that the Annual Savings Initiative focuses on achieving that objective. In relation to the long term financial plan the Annual Savings Initiative will focus on four areas:
- ~~Aligning~~~~Increase~~ expenditure on Infrastructure/Asset replacement/renewal sustainability
 - ~~Aligning~~~~Reduce~~ proposed borrowing program to meet borrowing requirements - debt servicing ratio ~~improves~~
 - Retain savings to improve liquidity (cash) - working capital ~~improves~~
 - Reduce reliance on rate revenue to achieve community objectives

The Asset Sustainability Reserve will also be funded from planned cash surpluses identified in the Long Term Financial Plan (LTFP) ~~and from funds specifically set aside for the CFPP in the LTFP~~. Funds will only be set aside for this where Council maintains a breakeven funding (cash) position or better as per its Budget Policy.

The Asset Sustainability Reserve will benefit Council by enabling the allocation of funds for future capital expenditure relating to major infrastructure failures, replacing, renewing and procuring significant assets ~~as well as utilising funds in accordance with the CFPP eligibility criteria~~. This will assist in minimising the negative financial impact on rates. Projects funded out of this Reserve will be assessed against Council's strategic framework to determine the priority and the amount of funds to be utilised.

Where a Partnership Project exists, Council will seek to contribute up to 50% of the funds, with the remainder required to come from grants or co-contributions from the partnership organisation.

Use of Fund - Reserve transfers will be controlled by specific Council resolutions or identified as part of the approved annual Strategic Plan and Budget.

Water Reserve Fund

Purpose – this reserve is established to quarantine revenue received and savings identified from the sale and use of treated stormwater from Oaklands Wetland to further develop 3rd party supply opportunities.

— Use of Fund – Reserve transfers require approval at Executive level.

Reserve Funds Policy



5. DEFINITIONS

<i>Term</i>	<i>Definition</i>
<i>Reserve</i>	any part of the accumulated surplus of Council or controlling authority set aside for a particular purpose.

6. ROLES AND RESPONSIBILITIES

<i>Role</i>	<i>Responsibility</i>
Senior Leadership Team	reviewing carryovers
Executive Leadership Team	approving carryovers
Chief Financial Officer	reserve transfers required by legislation or Accounting Standards

7. REFERENCES

- *Planning, Development and Infrastructure Act 2016*
- *Australian Accounting Standards Board [AASB] 1041: Revaluation of Non-Current Assets*
- Open Space Policy
- Budget Policy
- Treasury Management Policy

8. REVIEW AND EVALUATION

This policy will be reviewed annually as part of the Annual Business Planning process.

Treasury Management Policy



1. RATIONALE

The Treasury Management Policy exists to ensure sound management of Council's financial transactions with regards to borrowings and investments, ensuring compliance with relevant legislation.

2. POLICY STATEMENT

This policy provides clear direction to the management, staff and Council in relation to the treasury function. It outlines how borrowings will be raised and how cash and investments will be managed. It underpins Council's decision-making regarding the financing of its operations as documented in its annual budget, long-term financial plan, projected and actual cash flow receipts and outlays.

Council is committed to adopting and maintaining a long-term financial plan and operating in a financially sustainable manner.

3. OBJECTIVES

The objective of this Treasury Management Policy is to establish a decision framework to ensure that:

- funds are available as required to support approved outlays;
- interest rate and other risks (e.g. liquidity and investment credit risks) are acknowledged and responsibly managed;
- Council maximises the return on surplus funds;
- the net interest costs associated with borrowing and investing are reasonably likely to be minimised on average over the longer term.

4. POLICY SCOPE AND IMPLEMENTATION

Treasury Management Strategy

Council's operating and capital expenditure decisions are made on the basis of:

- identified community need and benefit relative to other expenditure options;
- cost effectiveness of the proposed means of service delivery; and,
- affordability of proposals having regard to Council's long-term financial sustainability (including consideration of the cost of capital and the impact of the proposal on Council's Net Financial Liabilities and Debt Servicing ratios)

Council manages its finances holistically in accordance with its overall financial sustainability strategies and targets. This means Council will:

- maintain target ranges for both its Net Financial Liabilities and Debt Servicing ratios;
 - Net Financial Liabilities ratio: Between 0 - 50%
 - Debt Servicing ratio: Between 0 - 5%
- borrow funds in accordance with the requirements set out in its Long-Term Financial Plan;
- not utilise borrowings to finance operating activities or recurrent expenditure;
- endeavour to fund all capital renewal projects from operating cash flow and borrow only for new/upgrade capital projects, having regard to sound financial management

Policy Ref/Security Classification:

Category: Public

Owner: Chief Financial Officer

Authorisation Date: 21/06/2021

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Treasury Management Policy



principles and giving consideration to inter-generational equity for the funding of long term infrastructure projects;

- only retain and quarantine money for particular future purposes where required by legislation, contractual agreement with other parties, or for specific purposes as outlined in its Reserve Funds Policy;
- apply any funds that are not immediately required to meet approved expenditure (including funds that are required to be expended for specific purposes but are not required to be kept in separate bank accounts) to reduce its level of borrowings or to defer and/or reduce the level of new borrowings that would otherwise be required.

Borrowings

All borrowings will be subject to Council approval on the recommendation of the General Manager Corporate Services. In doing so due consideration will be given to inter-generational equity for the funding of long term infrastructure projects and therefore the equitable sharing of the debt burden between the past, current and future generations.

To ensure an adequate mix of interest rate exposures, Council will structure its portfolio of borrowings to ensure an optimal Treasury Management position, taking into account all borrowing options including fixed and variable terms. In order to spread its exposure to interest rate movements, Council will aim to have a variety of maturity dates on its fixed interest rate borrowings over the available maturity spectrum.

Council will establish, and make extensive use of, a long-term variable interest rate borrowing facility/LGFA's Cash Advance Debenture facility that requires interest payments only and that enables any amount of principal to be repaid or redrawn at call. The re draw facility will provide Council with access to liquidity when needed.

Investments

Council funds that are not immediately required for operational needs and cannot be applied to either reduce existing borrowings or avoid the raising of new borrowings will be invested. The balance of funds held in any operating bank account that does not provide investment returns at least consistent with 'at call' market rates shall be kept at a level that is no greater than is required to meet immediate working capital requirements.

Council funds available for investment will be lodged 'at call' or, having regard to differences in interest rates for fixed term investments of varying maturity dates, may be invested for a fixed term. In the case of fixed term investments, the term should not exceed a point in time where the funds could otherwise be applied to cost-effectively defer the need to raise a new borrowing or reduce the level of Council's variable interest rate borrowing facility.

When investing funds Council will select the investment type which delivers the best value, having regard to investment returns, transaction costs and other relevant and objectively quantifiable factors.

Investments fixed for a period greater than 12 months are to be approved by Council.

Policy Ref/Security Classification:

Category: Public

Owner: Chief Financial Officer

Authorisation Date: 21/06/2021

Review Date: 30/06/2022

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City of Marion

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Treasury Management Policy



To reduce the level of risk embodied in treasury operations, it is appropriate to limit investments made by Council to secure financial institutions. Therefore, without approval from Council, investments are limited to:

- deposits with the Local Government Finance Authority of South Australia (LGFA);
- State/Commonwealth Government Bonds.
- bank interest bearing deposits;
- bank accepted/endorsed bank bills;
- bank negotiable Certificate of Deposits;
- Australian Financial institutions

When considering which financial institutions surplus funds will be invested with, Council will only invest funds with those with a long term credit rating of at least AA and short term credit rating of A1.

All investments must be made exercising care and diligence and considering the following:

- the credit rating of the prospective institution.
- the likely yield and term of the investment;
- the period in which the investment is likely to be required;
- the cost of making and maintaining the investment;
- an assessment of future interest rate movements;
- an assessment of future cash flow requirements;
- the Government guarantee on the investment;

To ensure competitive rates for investments are achieved, quotations must be obtained from authorised institutions on investments of more than \$1,000,000 where the period of investment exceeds 30 days and market conditions are known to be fluctuating (for example, when the Reserve Bank of Australia changes the Cash Rate).

Investment of surplus funds outside of the above investment choices must be reported to Council for approval.

Examples of specific investment activities Council would not participate in include shares in private/public companies, listed or unlisted property trusts and derivatives.

Reporting

In accordance with Section 140 of the Local Government Act, a report will be presented to Council annually which will summarise the performance of the investment portfolio. This report will review the investment performance against prior years and appropriate benchmarks including the RBA cash rate and the 90-Day Bank Bill Swap rate (90 Day BBSW).

Treasury Management Policy



5. DEFINITIONS

Term	Definition
Financial Assets	Financial Assets include cash, investments, receivables and prepayments. Equity held in a Council business is normally regarded as a financial asset but is excluded for the purpose of calculating Local Government published financial indicators. Also, inventories and land held for resale are not regarded as financial assets.
Financial Sustainability	Financial Sustainability is achieved where planned long-term service and infrastructure levels and standards are met without unplanned increases in rates or disruptive cuts to services.
Net Financial Liabilities	Equals total liabilities less financial assets, where financial assets for this purpose include cash, investments, receivables and prepayments, but excludes equity held in a Council business, inventories and land held for resale.
Debt Servicing Ratio	Indicates the extent to which a Council's operating revenues are committed to its Debt Servicing costs (Principal and interest repayments).
Net Financial Liabilities Ratio	Indicates the extent to which net financial liabilities of a Council could be met by its operating revenue.
Non-financial or Physical Assets	Infrastructure, land, buildings, plant, equipment, furniture, and fittings, library books and inventories.
Operating Revenues	Operating Revenues are "operating revenues" as shown in the Income Statement but exclude profit on disposal of non-financial assets, grants and contributions received specifically for new/upgraded infrastructure and other assets, e.g. from a developer.
Rates Revenue	Rates Revenue is general and other rates net of the impact of rate rebates and revenue from the Regional Landscape levy.
Inter-generational Equity	Inter-generational Equity in economic, psychological, and sociological contexts, is the concept or idea of fairness or justice between generations. In relation to local government, it is often considered in the context of whether payment for the cost of services is recovered over time broadly in accordance with the benefits enjoyed by the service recipients.

Treasury Management Policy



6. ROLES AND RESPONSIBILITIES

Role	Responsibility
<i>Council</i>	Council is to approve all borrowings, as well as investments for a period of greater than 12 months.
<i>General Manager, Corporate Services</i>	Making recommendations with regards to borrowings.
<i>Chief Financial Officer</i>	Ensuring all other tasks are conducted in accordance with the policy

7. REFERENCES

OTHER RELATED POLICIES

- Reserve Funds Policy

LEGISLATION

For Borrowings

- Local Government Act, 1999 - Section 44/Section 122/Section 134
- Regulations 5 and 5B of the Financial Management Regulations under the Act

The main Local Government Act provisions covering investments are:-

- *Section 47 – prohibits a Council from directly acquiring shares in a company*
- *Section 139 – empowers a Council to invest and requires that the power of investment be exercised with the care, diligence and skill that a prudent person of business would exercise in managing the affairs of other persons. Section 139 also requires Council to avoid investments that are speculative or hazardous in nature*
- *Section 140 – requires that a Council review the performance of its investments at least annually*

For Investments

- Local Government Act, 1999 - Section 44/Section 139/Section 140

The main Local Government Act provisions covering investments are:-

- *Section 47 – prohibits a Council from directly acquiring shares in a company*
- *Section 139 – empowers a Council to invest and requires that the power of investment be exercised with the care, diligence and skill that a prudent person of business would exercise in managing the affairs of other persons. Section 139 also requires Council to avoid investments that are speculative or hazardous in nature*
- *Section 140 – requires that a Council review the performance of its investments at least annually*

Policy Ref/Security Classification:

Category: Public

Owner: Chief Financial Officer

Authorisation Date: 21/06/2021

Review Date: 30/06/2022

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Treasury Management Policy



8. REVIEW AND EVALUATION

This policy will be reviewed annually as part of the Annual Budget process.

Policy Ref/Security Classification:
Category: Public
Owner: Chief Financial Officer
Authorisation Date: 21/06/2021
Review Date: 30/06/2022

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Attachment 4



28 June 2022

RATE IMPACT ANALYSIS 2022-23

The final Valuer-General report is received on the 27th June and will be adopted by Council on 28th June 2022.

HOW IS THE RATE IN THE DOLLAR CALCULATED?

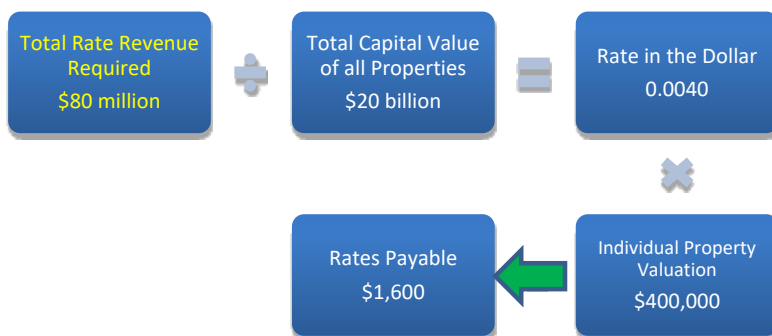
The rate in the dollar is calculated by dividing the rates required in the annual budget by the total valuation of properties in the council area.

All capital value, including any valuation increase or newly created property's capital value is added to the capital value "pool" that is used to determine the new rates in the dollar for the next year. While there are many factors that affect the final rate in the dollar, essentially, a larger pool of capital value can mean a reduction in the rate in the dollar.

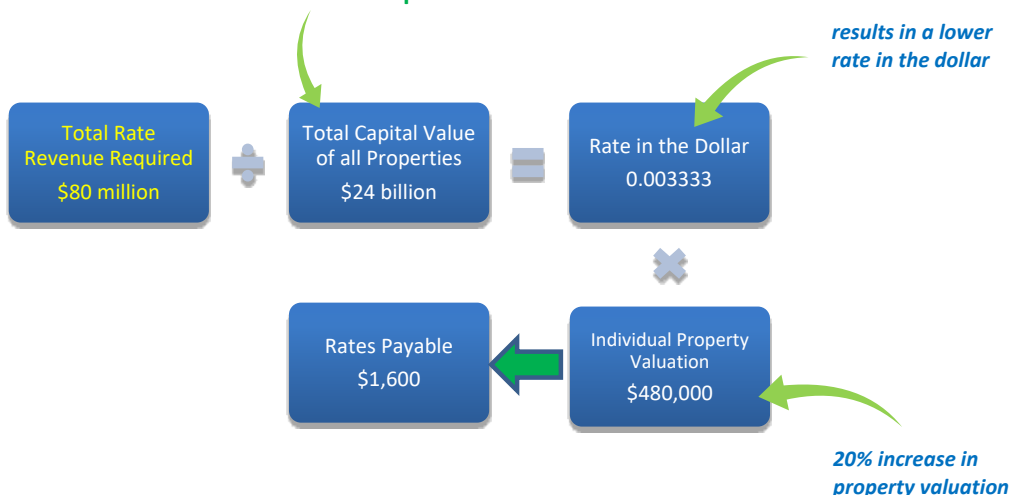
The rates for each property is calculated by multiplying the capital value of a property by the rate in the dollar for that particular land use ie residential, commercial etc.

IMPACT OF CHANGE TO TOTAL CAPITAL VALUATIONS

Scenario 1



Scenario 2 – 20% increase in total capital valuations



Note: where an individual property valuation increases or decreases at a different rate to the average capital value, the result will be a higher than average increase or decrease in the rates.

VALUATION COMPARISONS – CURRENT YEAR AND NEXT YEAR

New Valuations

Valuation Comparison Table by Land Use

The City of Marion uses the Capital Values provided annually by the Valuer-General as the basis for valuing all property within its area. The capital value method includes both the value of the land and improvements on the land.

Sales of all property types are analysed to determine market movements. This analysis of sales happens continuously throughout the year and occurs both in reference to site (land) values and capital (improved) values.

Category	Rateable Assessments 2022-23	Current Capital Value	Proposed Capital Value	Change
Residential	42,326	19,409,873,000	24,057,297,000	23.94%
Commercial	1,571	2,284,903,000	2,455,660,000	7.47%
Industrial	230	203,222,500	217,105,500	6.83%
Primary Production	12	10,041,000	11,548,000	15.01%
Vacant Land	595	378,522,220	371,708,260	-1.80%
Other (churches/schools/govt land)	128	1,035,948,400	1,124,733,700	8.57%
Total	44,862	23,322,510,120	28,238,052,460	21.08%

This table shows the market revaluations for the City of Marion have increased on average by 21.08% representing a substantial property market increase in Adelaide.

Valuation increases were not equally represented across all land use types. Residential property has increased substantially, while Commercial and Industrial property has increased moderately in comparison.

A capital value increase (at a higher rate than the average rate increase) will result in a decrease in the Residential Rate in the Dollar.

A Residential Rate Rebate will still provide relief for any qualifying individual residential property that may have had a higher than average valuation increase.

Comparison by Suburb – New Residential Valuations

	Capital Values for 2021-22	New Capital Values for 2022-23	Overall Capital Value Increase
Ascot Park	672,276,000	809,466,000	20.38%
Bedford Park	430,000	520,000	20.93%
Clovelly Park	576,505,000	697,030,000	20.91%
Darlington	134,580,000	180,275,000	33.95%
Dover Gardens	654,925,000	792,215,000	20.96%
Edwardstown	909,203,000	1,128,171,000	24.08%
Glandore	394,410,000	489,320,000	24.06%
Glengowrie	1,506,001,000	1,789,275,000	18.81%
Hallett Cove	2,343,905,000	3,104,435,000	32.45%
Marino	689,100,000	904,775,000	31.30%
Marion	849,225,000	1,018,625,000	19.95%
Mitchell Park	1,057,788,000	1,293,533,000	22.29%
Morphettville	771,848,000	953,295,000	23.51%
O'Halloran Hill	47,795,000	72,410,000	51.50%
Oaklands Park	848,340,000	996,676,000	17.49%
Park Holme	691,584,000	827,770,000	19.69%
Plympton Park	802,390,000	976,340,000	21.68%
Seacliff Park	226,975,000	304,730,000	24.26%
Seacombe Gardens	667,257,000	776,965,000	16.44%
Seacombe Heights	321,515,000	434,840,000	35.25%
Seaview Downs	570,995,000	773,940,000	35.54%
Sheidow Park	1,053,025,000	1,332,070,000	26.50%
South Plympton	1,018,977,000	1,264,590,000	24.10%
Sturt	551,580,000	651,715,000	18.15%
Tonsley	150,764,000	181,526,000	20.40%
Trott Park	480,650,000	603,870,000	25.64%
Warradale	1,417,830,000	1,699,115,000	19.84%
Residential Total	19,409,873,000	24,057,297,000	23.94%
Commercial Total	2,284,903,000	2,455,660,000	7.47%
Industrial Total	203,222,500	217,105,500	6.83%
Primary Production Total	10,041,000	11,548,000	15.01%
Vacant Land Total	378,522,220	371,708,260	-1.80%
Other Total	1,035,948,400	1,124,733,700	8.57%
Total All Suburbs	23,322,510,120	28,238,052,460	21.08%

Data as of June 2022

RATE REVENUE

Rate Revenue by Suburb				
	Total Rate Revenue 2021-22	% Rate Revenue 2021-22	Total Rate Revenue 2022-23	% Rate Revenue 2022-23
Ascot Park	\$2,528,406	3.09%	\$2,585,642	3.06%
Bedford Park	\$307,371	0.38%	\$312,309	0.37%
Clovelly Park	\$2,262,884	2.76%	\$2,221,747	2.63%
Darlington	\$494,254	0.60%	\$551,635	0.65%
Dover Gardens	\$2,389,850	2.92%	\$2,352,981	2.79%
Edwardstown	\$6,753,568	8.24%	\$6,891,365	8.16%
Glandore	\$1,509,861	1.84%	\$1,547,962	1.83%
Glengowrie	\$5,202,857	6.35%	\$5,175,473	6.13%
Hallett Cove	\$8,384,056	10.23%	\$9,252,176	10.96%
Marino	\$2,433,687	2.97%	\$2,640,955	3.13%
Marion	\$3,666,143	4.47%	\$3,639,537	4.31%
Mitchell Park	\$4,392,960	5.36%	\$4,464,496	5.29%
Morphettville	\$3,303,754	4.03%	\$3,374,901	4.00%
O'Halloran Hill	\$220,509	0.27%	\$232,623	0.28%
Oaklands Park	\$8,829,038	10.77%	\$8,948,729	10.60%
Park Holme	\$2,556,195	3.12%	\$2,576,976	3.05%
Plympton Park	\$2,876,398	3.51%	\$2,930,377	3.47%
Seacliff Park	\$841,335	1.03%	\$929,161	1.10%
Seacombe Gardens	\$2,431,506	2.97%	\$2,367,594	2.80%
Seacombe Heights	\$1,069,303	1.30%	\$1,205,400	1.43%
Seaview Downs	\$1,944,215	2.37%	\$2,186,700	2.59%
Sheidow Park	\$3,663,601	4.47%	\$3,882,154	4.60%
South Plympton	\$3,706,283	4.52%	\$3,834,980	4.54%
Sturt	\$2,023,610	2.47%	\$2,000,388	2.37%
Tonsley	\$1,530,964	1.87%	\$1,600,119	1.90%
Trott Park	\$1,608,066	1.96%	\$1,684,311	2.00%
Warradale	\$5,019,879	6.13%	\$5,018,061	5.94%
TOTAL	\$81,950,553	100.00%	\$84,408,752	100.00%

Data as of June 2022

Forecasted Distribution of Rates Revenue by Land Use 2022-23

Land Use	No. of Assessments	% of Residential Assessments	Revenue	% of Residential Revenue	% of Total Revenue 2022-23	% of Total Revenue 2021-22
Commercial	1,571		13,180,384		15.6%	15.8%
Industrial	230		945,140		1.1%	1.1%
Primary Production	12		25,787		0.0%	0.0%
Vacant Land	595		1,651,126		2.0%	2.2%
Other (churches/schools/Council/govt land)	128		644,815		0.8%	0.9%
	2,536		16,447,252		19.5%	20.0%
Residential						
\$0 - \$400K	7,654	18.1%	7,920,838	11.7%	9.4%	17.8%
\$400,000 - \$500K	7,411	17.5%	9,337,881	13.7%	11.1%	25.4%
\$500 - \$600K	10,435	24.7%	15,883,068	23.4%	18.8%	21.0%
\$600 - \$800K	12,903	30.5%	24,182,354	35.6%	28.6%	12.0%
\$800 - \$1M	2,928	6.9%	7,086,267	10.4%	8.4%	2.4%
\$1M - \$5M	988	2.3%	3,311,516	4.9%	3.9%	1.1%
\$5M+	7	0.0%	239,576	0.3%	0.3%	0.3%
Residential Total	42,326	100%	67,961,500	100%	80.5%	80.0%
Total	44,862		84,408,752		100%	100%

Based on current figures, the Average Residential Valuation for 2022-23 is \$568,381 (2021-22 \$462,167)

Data as of June 2022

DIFFERENTIAL RATES

Council uses a differential rating system to raise revenue based upon its Land Use to ensure a fair and equitable distribution of rates within the City of Marion.

Council currently derives 17% of its rate revenue from the Commercial (16%) and Industrial (1%) sectors for 2022-23. Commercial and Industrial users consume a greater proportion of council resources than residential properties, particularly in regard to the use of roads, footpaths, traffic, parking, storm water, public health and environment.

Council applies a marginally higher differential to the Commercial sector than to the Industrial sector to recognise the pressures confronting the Industrial sector at present time.

2022-23 Proposed Differential Percentages		
Commercial 215%	Industrial 205%	Vacant Land 220%

2021/22 Comparison Differential Percentage			
Council	Commercial	Industrial	Vacant Land
Playford	572%	572%	100%
Charles Sturt	329%	389%	322%
West Torrens	257%	257%	257%
Unley	253%	222%	222%
Port Adelaide/Enfield	231%	231%	231%
Mitcham	210%	210%	210%
Gawler	221%	221%	150%
Marion	185%	175%	220%
Prospect	208%	208%	125%
Tea Tree Gully	150%	150%	200%
Walkerville	165%	165%	165%
Holdfast	163%	163%	163%
Onkaparinga	173%	173%	142%
Salisbury	150%	150%	130%
Burnside	100%	100%	200%
Norwood Payneham St Peters	120%	120%	120%
Adelaide Hills	115%	115%	100%
Average	215%	213%	177%

This table identifies Council's 2021-22 differential rate position compared to other metropolitan councils.

2021-22 to 2022-23 COMPARISON

	2021-22	2022-23
Capital Value of all Properties	23,318,494,620	28,238,052,460
Capital Value of Rateable Properties	22,242,202,812	27,049,208,475
Total Rateable Properties	44,598	44,862
Gross Rate Revenue	\$81,950,553	\$84,408,752
Rate Rebates	\$2,351,000	\$2,380,500
Residential Rate Rebate	\$37,250 <ul style="list-style-type: none"> • >12% rate increase • \$20 min. & \$200 max. rate rebate granted 	\$160,000 <ul style="list-style-type: none"> • >10% rate increase • \$20 min. & \$200 max. rate rebate granted
Differential General Rate Residential/Primary Prod/Other	0.00327970	0.00272447
Differential General Rate Industrial	0.00573948	0.00558516
Differential General Rate Commercial	0.00606745	0.00585761
Differential General Rate Vacant Land	0.00721535	0.00599383
Minimum Rate % Increase	\$1,070 1.0%	\$1,091 2.0%
% on Minimum Rate	14%	15%
Landscape Levy	0.00009515	0.00007972

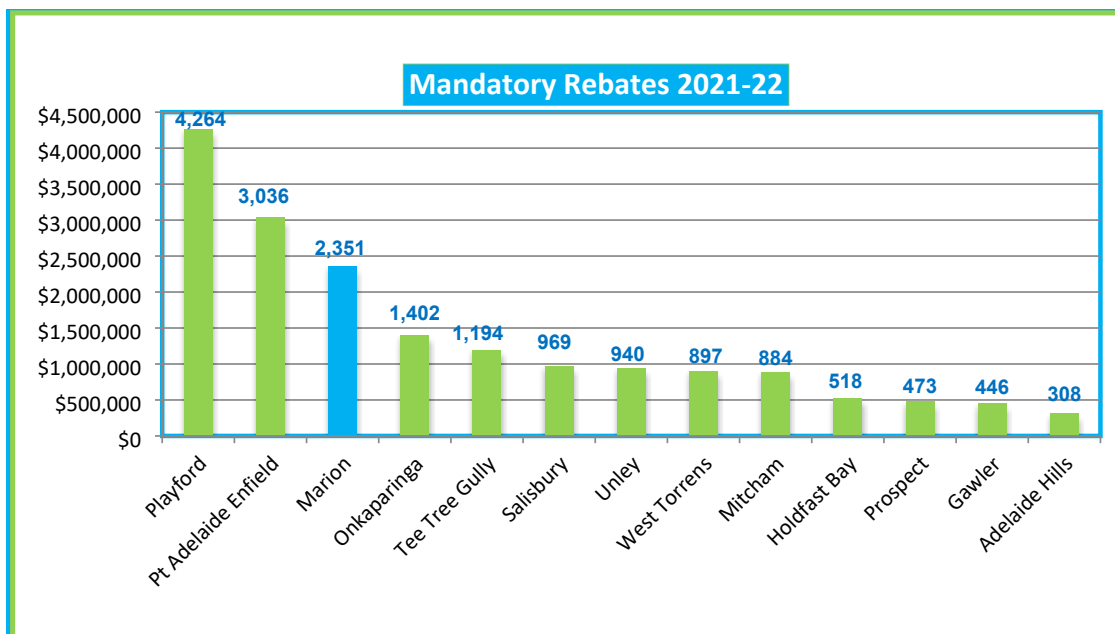
ASSISTANCE TO RATEPAYERS

Mandatory Rebates

The Local Government Act 1999 requires Councils to rebate the rates payable for certain land uses. This includes land used for health and community services, religious purposes, cemeteries and educational institutions. Mandatory rebates vary from 75% to 100%. The LG (Accountability Framework) Amendment Act 2009 entitles Housing Associations to a mandatory 75% rebate.

People or bodies seeking a rebate must make a written application to the Council. Information and application forms can be obtained from the Council website or office.

- Mandatory rebates to date for **2021-22** are **\$2,351,000**
- Mandatory rebates forecast for **2022-23** are **\$2,357,000**



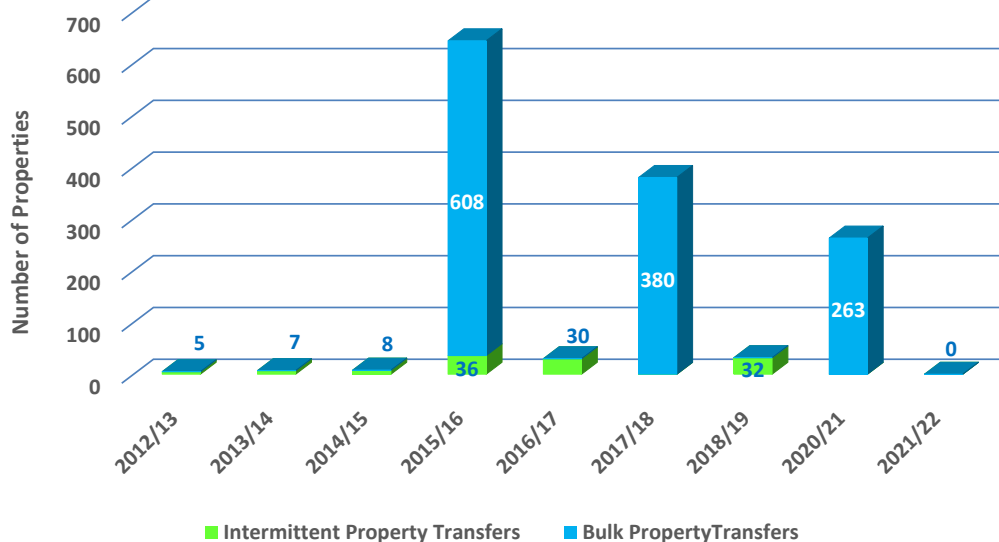
Mandatory Rebates – Public Housing

Over the past 7 years the SA Government has shifted responsibility of large tranches of public housing properties (SAHT) to Housing Associations. As a result of this change, the transferred properties are entitled to a 75% mandatory rebate of rates.

There are currently 2,445 SAHT properties. If all converted to Housing Associations, it would result in \$2.3m in rebates.

- *380 properties in Morphettville and Park Holme transferred from SAHT to Junction Housing in September 2017 resulting in additional 75 % mandatory rebates.*
- *608 properties in Mitchell Park transferred from SAHT to Junction Housing during 2015-16 resulting in additional 75% mandatory rebates from October 2018.*
- *263 properties in Oaklands Park transferred from SAHT to Junction Housing In 2020-21 resulting in additional 75% mandatory rebates from May 2021.*

Public Housing Transfers to Housing Associations



Discretionary Rebates

People or bodies seeking a rebate must make a written application to the Council. Information and application forms can be obtained from City of Marion website or at the Council office at 245 Sturt Rd, Sturt. Applications for Discretionary Rebates must be received by May 31st of the current year for consideration in the following financial year.

Current Discretionary Rebate Recipients			
Property	Number of Properties	% Rebate Granted	Discretionary Rebated Amount
Foodbank	2	100% (25% discretionary & 75% mandatory)	\$4,789
Suneden Special School	1	100% (25% discretionary & 75% mandatory)	\$2,771
Scout Association	4	100%	\$6,759
Operation Flinders	2	75%	\$5,183
RSL	1	50%	\$1,914
Abbeyfield Society	1	50%	\$1,475
South Adelaide Squash Centre	1	25%	\$800
TOTAL	12		\$23,691

All current recipients of a discretionary rebate are invited to reapply. Assessment is based on the criteria outlined in the Discretionary Rebate Application Checklist. The results are advised in June to assist Council to endorse each rebate.

Residential Construction on Vacant Land (Discretionary Rebate)

Under Section 166 (1) (a) of the Act, and for the purpose of securing the proper development of the area, a rebate of general rates for the 2022-2023 financial year will be granted in respect of an assessment rated as vacant land in the Council's Assessment Book where the:

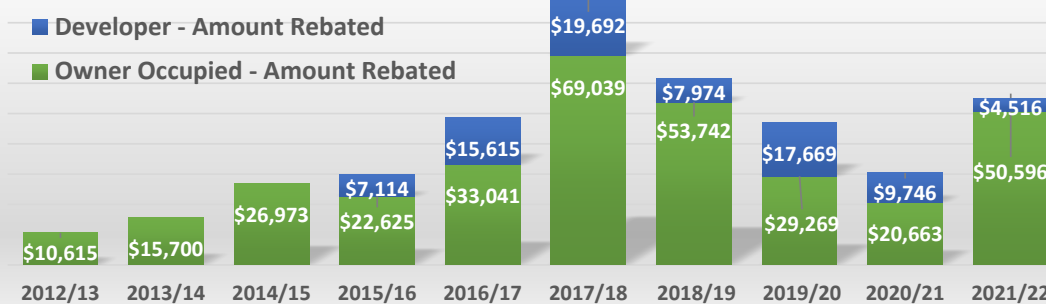
- Principal Ratepayer of the Assessment applies to the Council in writing for the rebate prior to 30 June 2023, and
- Footings have been poured on the property by 30 June 2023.

The amount of the rebate will be the difference between the general rate in the dollar applicable to vacant land, and the general rate in the dollar applicable to residential property. This is calculated by the number of days remaining between 1 July 2022 and 30 June 2023 from the date footings are poured.

If the calculated rebate reduces the rates payable to less than the amount fixed as the minimum amount payable by way of rates, then the rebate shall be reduced so that the rates payable is equal to the amount of the minimum.

Of the 17 other metropolitan councils, 10 councils grant residential rate rebates. No other councils offer rate rebates to residential property developers or commercial property developers.

Total Residential Construction Rebates Granted						
	Owner/Occupier		Developers		Total	
	Rebate Recipients	Rebated Amount	Rebate Recipients	Rebated Amount	Rebate Recipients	Rebated Amount
2021/22	56	\$50,596	8	\$4,516	64	\$55,112
2020/21	30	\$20,663	7	\$9,746	37	\$30,409
2019/20	42	\$29,269	20	\$17,669	62	\$46,938
2018/19	66	\$53,742	7	\$7,974	73	\$61,716
2017/18	84	\$69,039	22	\$19,692	106	\$88,731
2016/17	43	\$33,041	17	\$15,615	60	\$48,656
2015/16	41	\$22,625	11	\$7,114	52	\$29,739
2014/15	56	\$26,973	n/a	n/a	56	\$26,973
2013/14	53	\$15,700	n/a	n/a	53	\$15,700
2012/13	26	\$10,615	n/a	n/a	26	\$10,615
TOTAL	497	\$332,263	92	\$82,326	589	\$414,589



In 2015-16 Council resolved to allow developers to apply for Residential Construction Rebates. Prior to this, the rebate was accessible to owner/occupiers only.

Residential Rate Rebate

For 2022-23 the Residential Rate Rebate has been lowered to 10% from 12% to provide relief to more eligible ratepayers. This program is beneficial to ratepayers experiencing a spike in their annual valuation movement by equalising the rate responsibility.

This means that if a ratepayer's general rates increase by more than 10% on the previous year's general rates, and the criteria specified below is met, the amount above 10% is rebated.

- Forecasted number of residential properties to receive the residential rate rebate is **3,200** (7% of all rateable property)
- Forecasted amount of residential rate rebate to be applied and redistributed is **\$160,000** (approximately \$3.57 per ratepayer per annum).

The residential rate rebate in 2021-22 financial year was 12%:

- The total number of residential properties that received the residential rate rebate for 2021-22 was 447.
- The total amount of residential rate rebate applied and redistributed for 2021-22 was \$36,400 (approx. \$0.82 per ratepayer per annum).
- 10 other metropolitan councils apply a residential rate rebate with the average rebate amount being 11%.

The proposed residential rate rebate policy for the 2022-23 financial year is as follows:

Residential Rate Rebate for Qualifying Residential Ratepayers

A rebate of general rates is to be granted to residential ratepayers on their principal place of residence within the category of residential land use.

The Annual Business Plan 2022-23 sets a 10% rate increase with a \$20 minimum and a \$200 maximum rebate (excluding new or improved properties) for ratepayers who meet the Qualifying Criteria set out below.

Qualifying Criteria:

- The property is the owner's principal place of residence.
- The property has not had more than \$20,000 of improvements.
- The property value has not increased due to a zoning change.
- The land use for rating purposes has not changed since 1st July of the previous financial year.
- The property has not sold since the 1st January of the previous financial year.

The Residential Rate Rebate will be applied automatically to properties that can be readily identified as being eligible. Where this rebate is not applied automatically, ratepayers who consider they could be eligible may lodge an application which will be assessed against the eligibility criteria. The application must be lodged by 30 June 2023.

Postponement of Rates - Hardship

Section 182 of The Act permits the Council, on the application of the ratepayer, to partially or wholly remit rates or to postpone rates, on the basis of hardship. Where a ratepayer is suffering hardship in paying rates they are invited to submit an application in writing to the Council's Team Leader Rating Services. The Council treats such inquiries confidentially.

Covid-19 Provision - Hardship

During 2020 a provision was included in the Rating Policy to respond to ratepayers experiencing financial difficulties due to Covid-19. The provision invited ratepayers to contact Council to discuss alternative payment options including extensions to pay and no late fees. Ratepayers were advised of this provision on the front of the rates notices.

In June 2020, Council approved 284 ratepayers for payment extensions without penalty. The foregone late fees totalled \$9,600. This included 123 commercial properties.

Currently there are 6 ratepayers still requiring assistance, all being residential ratepayers. To date the late fees waived for this group of ratepayers is \$2,720.

Postponement of Rates - Seniors

- Number of seniors currently postponed: 25
- New applications approved for 2022-23: 0
- Current legislated interest rate: 3.05% pa (2021-22)

The following criteria must be satisfied before the postponement is granted.

- The person is a prescribed ratepayer, or the spouse of a prescribed ratepayer.
- A prescribed ratepayer means the holder of a current State Seniors Card or a person eligible to hold such a card and has applied but is yet to be issued with a card.
- Rates are payable on the principal place of residence.
- The land is owned by the prescribed ratepayer, or the prescribed ratepayer and his or her spouse, and no other person has an interest, as owner, in the land.
- Any current mortgage over the property which was registered prior to 25 January 2007 will be no more than 50% of the Valuer-General's capital value of the property.

An application must be made in the prescribed manner and form and be accompanied by such information as the council may require. Any rates which are postponed will become due and payable when:

- the title to the land is transferred to another person; or
- there is failure to comply with a condition of postponement.

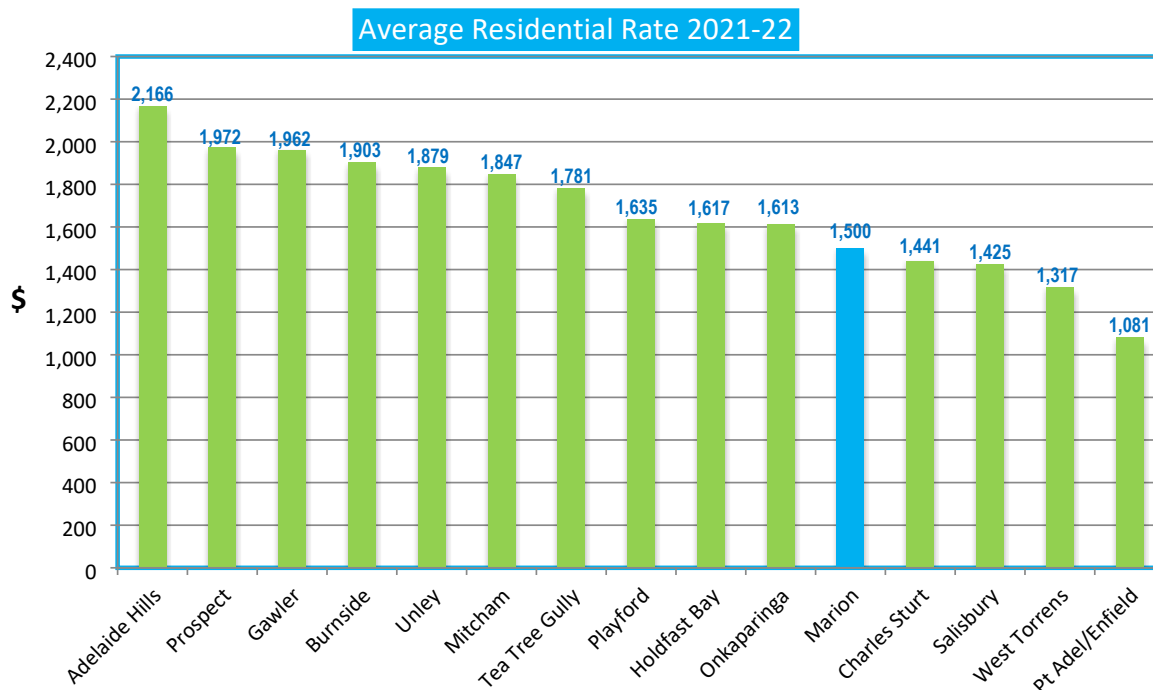
A minimum amount of \$500 of the annual rates must be paid.

An entitlement to a remission will be applied to the proportion of the rates that has not been postponed, unless notice to the contrary is received in writing from the owner.

Interest will accrue on the amount postponed at the prescribed rate per month, under the Act until the amount is paid.

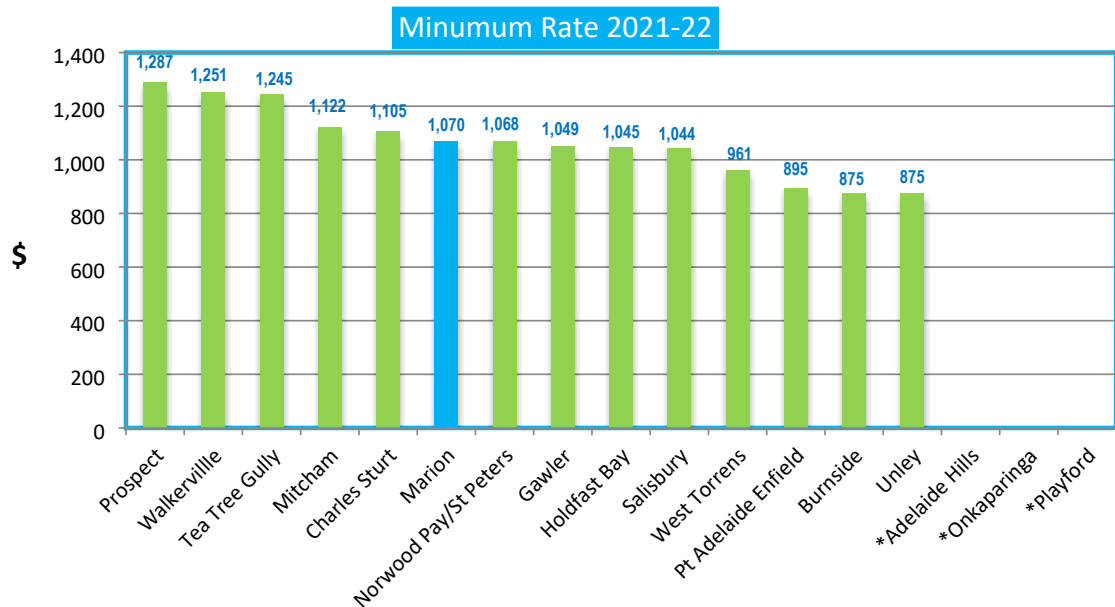
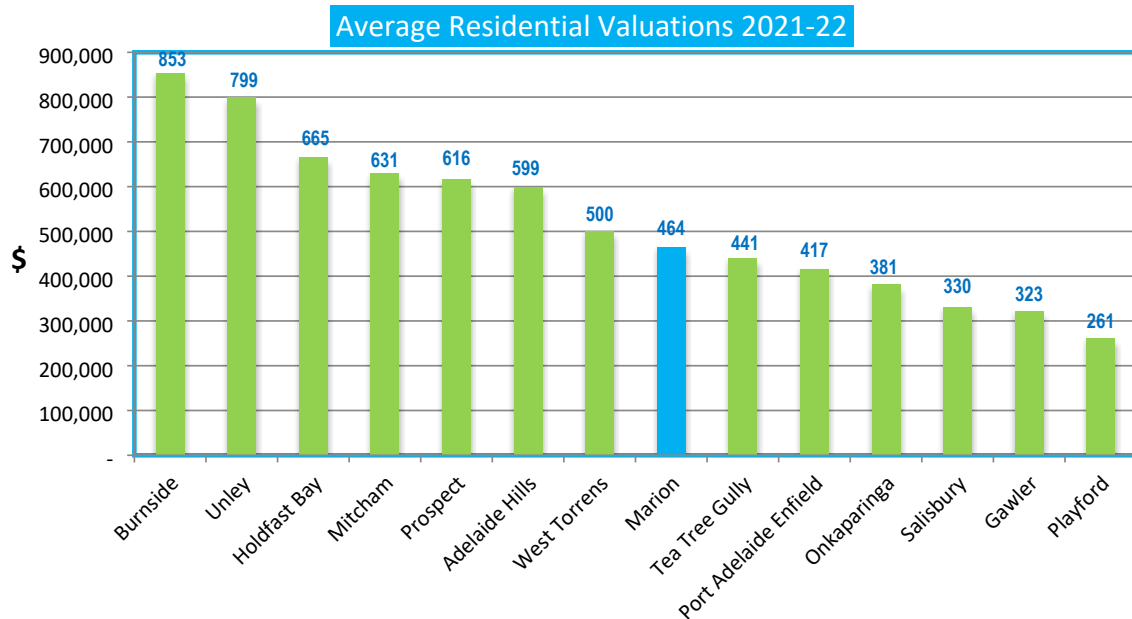
Should the entitlement to a postponement cease to exist, the owner of the land must inform the Council in writing, unless the rates and any interest have been paid in full.

COMPARISON WITH OTHER METRO COUNCILS



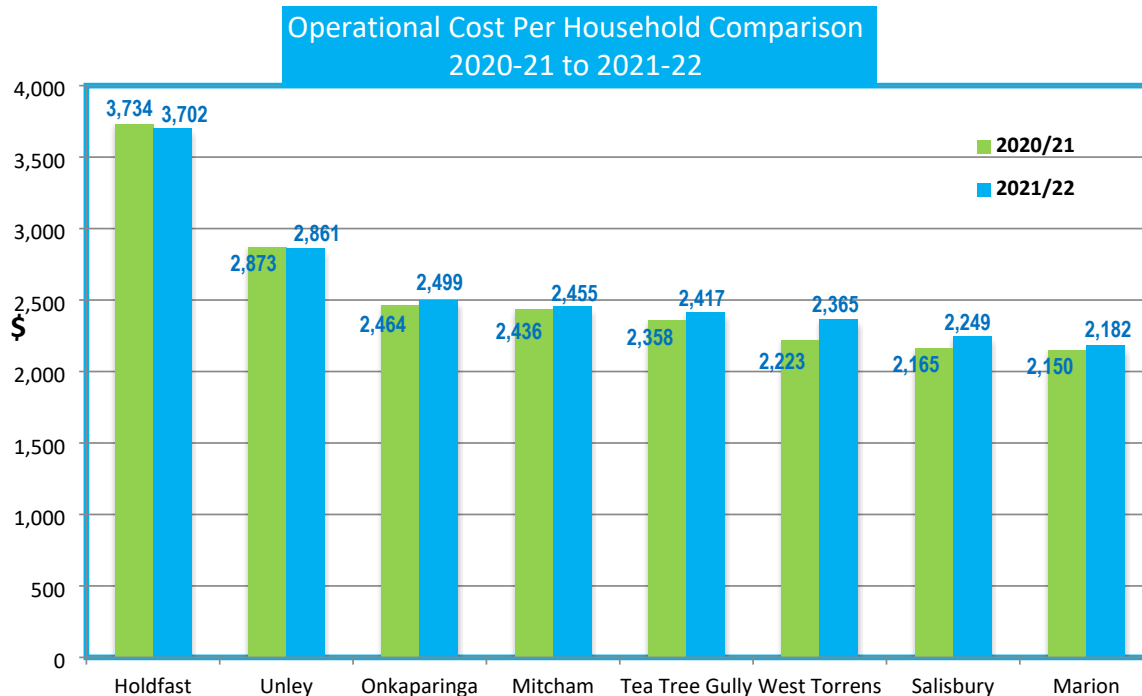
Marion is currently ranked 5th lowest of the metropolitan councils (2020-21 ranking was 5th lowest)

Note: Norwood, Campbelltown and Walkerville councils did not provide data. Historically all have a higher average residential rate than the City of Marion.



**A fixed charge is used therefore no minimum rates apply*

A 2.0% average rate increase for 2022-23 would result in an increase in the minimum rate to \$1,091



Operational Cost Per Household

Council's primary benchmark is to compare its average residential rate against other metropolitan councils as displayed in the above table. The table above illustrates that council's operational costs per household compares favourably against that of our neighbouring councils. It should be noted that there are many variables which limit the ability to make this a meaningful comparison, such as different levels of services provided by different councils, different infrastructural renewal requirements not reflected in operational costs, different sources of revenue such as grants and user charges which may vary from council to council.



Annual Business Plan and Budget

2022-23

Constituent Councils
14 June 2022

Contents

1. 2022-23 Annual Business Plan
2. 2022-23 Budgeted Financial Statements
3. 2022-23 Budgeted Capital Works and Equity Investments



2022-23 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.

2022-23 Annual Business Plan

Strategic Plan KPIs:

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

2022-23 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 SRWRA 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.

2022-23 Annual Business Plan

Business Plan Actions

1. Resource Recovery – we deliver commercially sustainable solutions for our Constituent Councils and community.				
NUMBER	ACTION	STRATEGIC PLAN KPI / ACTION	TIMING	MEASURE
1.1	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.
1.2	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.
1.3	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
1.4	Grow the customer base for SRWRA and its Joint Ventures.	2.1, 2.6	June 2023	Additional customers secured.
1.5	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.
1.6	Progress the development of the Circular Economy Park	KPI 8	June 2023	Concept and project implementation plan has been considered by the Board.

2022-23 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.

2022-23 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.

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
	Income			
11,774	User Charges	10,689	10,166	10,324
487	Investment Income	677	598	668
-	Reimbursements	-	1,956	-
454	Other	810	274	273
1,032	Net gain - equity accounted Joint Venture	1,512	3,235	1,517
13,747	Total Income	13,688	16,229	12,782
	Expenses			
1,131	Employee Costs	1,302	1,017	1,125
11,176	Materials, Contracts & Other Expenses	10,344	11,331	9,934
1,002	Depreciation, Amortisation & Impairment	1,188	990	1,050
13,309	Total Expenses	12,834	13,338	12,109
438	Operating Surplus / (Deficit)	854	2,891	673
140	Net Gain/(Loss) on Disposal of Assets	-	-	-
-	Amounts received specifically for new or upgraded assets	-	-	-
578	Net Surplus / (Deficit)	854	2,891	673
-	Other Comprehensive Income	-	-	-
578	Total Comprehensive Income	854	2,891	673

Budgeted Financial Statements have been prepared based on Management's budgeted assumptions and estimates

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
Cash Flows from Operating Activities				
Receipts				
11,450	Operating Receipts	12,999	12,396	10,597
487	Investment Receipts	677	598	668
Payments				
(9,920)	Operating Payments to Suppliers and Employees	(11,880)	(12,582)	(11,382)
2,017	Net Operating Cash Flows	1,796	412	(117)
Cash Flows from Investing Activities				
Receipts				
244	Sale of Surplus Assets	-	-	-
600	Distribution received from equity accounted Joint Venture	3,042	1,400	1,277
Payments				
(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)
(12,880)	Net Cash Flows Investing Activities	301	(2,640)	390
Cash Flows from Financing Activities				
Receipts				
	Proceeds from Related Party Loan Repayments	-	1,750	-
Payments				
-	Payments to Related Party Entity Loans	-	(400)	-
-	Net Cash Flows from Financing Activities	-	1,350	-
(10,863)	Net Increase / (Decrease) in Cash Held	2,097	(878)	273
15,506	Cash & Cash Equivalents at start of period	1,710	4,643	3,765
4,643	Cash & Cash Equivalents at end of period	3,807	3,765	4,038

Budgeted Financial Statements have been prepared based on Management's budgeted assumptions and estimates

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
	Current Assets			
4,643	Cash & Cash Equivalents	3,807	3,765	4,038
3,008	Trade & Other Receivables	2,230	1,808	1,808
1,500	Related Party Loan	-	150	150
9,151	Total Current Assets	6,037	5,723	5,996
	Non-Current Assets			
5,801	Equity Accounted Joint Venture	7,707	10,006	10,771
25,745	Property, Plant & Equipment	25,331	26,425	25,737
31,546	Total Non-Current Assets	33,038	36,431	36,508
40,697	Total Assets	39,075	42,154	42,504
	Current Liabilities			
4,752	Trade & Other Payables	2,339	3,552	3,302
128	Provisions	145	128	128
4,880	Total Current Liabilities	2,484	3,680	3,430
	Non-Current Liabilities			
13,726	Provisions		13,492	13,419
13,726	Total Non-Current Liabilities	13,977	13,492	13,419
18,606	Total Liabilities	16,461	17,172	16,849
22,091	Net Assets	22,614	24,982	25,655
	Equity			
20,869	Accumulated Surplus	21,392	23,760	24,433
1,222	Asset Revaluation Reserve	1,222	1,222	1,222
22,091	Total Equity	22,614	24,982	25,655

Budgeted Financial Statements have been prepared based on Management's budgeted assumptions and estimates

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
	Accumulated Surplus			
20,291	Balance at beginning of period	20,538	20,869	23,760
578	Net Surplus/(Deficit)	854	2,891	673
-	Transfers from reserves	-	-	-
-	Transfers to reserves	-	-	-
-	Distribution to Councils	-	-	-
20,869	Balance at end of period	21,392	23,760	24,433
	Asset Revaluation Reserve			
1,222	Balance at beginning of period	1,222	1,222	1,222
-	Gain on Revaluation of Property, Plant & Equipment	-	-	-
-	Transfers from reserve	-	-	-
1,222	Balance at end of period	1,222	1,222	1,222
22,091	Total Equity	22,614	24,982	25,655

Budgeted Financial Statements have been prepared based on Management's budgeted assumptions and estimates

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	12,782
less Operating Expenses	(12,834)	(13,338)	(12,109)
Operating Surplus/(Deficit)	854	2,891	673
Net Outlays on Existing Assets			
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	-	-	-
	1,133	935	907
Net Outlays on New and Upgraded Assets			
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	-	-	-
	(869)	(1,615)	(219)
Net Lending/(Borrowing) for Financial Year	1,118	2,211	1,361

Budgeted Financial Statements have been prepared based on Management's budgeted assumptions and estimates

2022-23 Budgeted Capital Works and Equity Investments

	2021-22 Remaining Budget	2022-23 Budget Requirement	
Capital Works			
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
Total Capital Works	598,922	435,000	
Capital Contributions and Equity Investments	941,042	525,000	
Total Capital Works and Equity Investments	1,539,964	960,000	

11.4 Valuation - Adoption for 2022-23 Financial Year

Report Reference	GC220628R11.4
Originating Officer	Team Leader Rating Services – Kylie Jaggard
Corporate Manager	Chief Financial Officer - Ray Barnwell
General Manager	General Manager Corporate Services - Sorana Dinmore

REPORT OBJECTIVE

This Report provides the information required by the Council to allow adoption of the Valuation for the 2022-23 financial year, as required by the *Local Government Act 1999*.

EXECUTIVE SUMMARY

Council is required to adopt the Valuation which is to apply to all land within its area for rating purposes, prior to declaring rates.

RECOMMENDATION

That:

- 1. Pursuant to Section 167(2)(a) of the *Local Government Act 1999* Council adopts the capital valuations as supplied by the Office of the Valuer-General, (at Supplementary Week 52 dated 26 June 2022), as the Valuations that are to apply to land within its area for rating purposes for the 2022-23 financial year.**
- 2. Council notes that, at the time of adoption, the Valuation totalled \$28,238,052,460 (including \$27,049,208,475 Rateable and \$1,188,843,985 Exempt).**

DISCUSSION

Section 167 (1) of the *Local Government Act 1999* (the Act) requires the adoption of the valuations which are to apply to land within its area for rating purposes for that year, prior to declaration of the rate or rates.

Section 167 (2) of the Act provides that a Council must adopt either valuations made, or caused to be made, by the Office of the Valuer-General, or by a valuer employed or engaged by the Council, or by a firm or consortium of valuers engaged by the Council. The valuation presented for adoption has been prepared by the Valuer General.

CONCLUSION

Adoption of this report is required prior to the declaration of rates for the 2022-23 financial year.

ATTACHMENTS

1. GC220628R Valuation Adoption for 2022 23 Financial Year Appendix 1 (2) [**11.4.1** - 1 page]

CITY OF MARION

NOTICE is hereby given that on 28 June 2022 the Council of the City of Marion, pursuant to the provisions of the Local Government Act 1999, for the year ending 30 June 2023,

ADOPTION OF VALUATIONS

adopted the capital valuations to apply in its area for rating purposes for the 2022-23 financial year as supplied by the Valuer-General totalling **\$28,238,052,460**

DECLARATION OF RATES

declared differential general rates in the dollar based on capital value as follows:

- (a) **0.272447** cents in the dollar on rateable land of Category 1 – Residential, Category 7 – Primary Production and Category 9 – Other.
- (b) **0.585761** cents in the dollar on rateable land of Category 2 – Commercial Shop, Category 3 – Commercial Office, Category 4 – Commercial Other.
- (c) **0.558516** cents in the dollar on rateable land of Category 5 – Industrial Light, Category 6 – Industrial Other.
- (d) **0.599383** cents in the dollar on rateable land of Category 8 – Vacant Land.

resolved that the minimum amount payable by way of general rates in respect of rateable land within the area for the year ending 30 June 2023 be \$1,091.00; and

declared a Separate Rate of 0.007972 cents in the dollar on all rateable land within the Green Adelaide Board Area within the area.

The Council resolved that rates will be payable in four equal or approximately equal instalments, and that the due dates for those instalments will be 1 September 2022, 1 December 2022, 1 March 2023 and 1 June 2023.

Tony Harrison
Chief Executive

11.5 Rates Declaration 2022-23

Report Reference	GC220628R11.5
Originating Officer	Team Leader Rating Services – Kylie Jaggard
Corporate Manager	Chief Financial Officer - Ray Barnwell
General Manager	General Manager Corporate Services - Sorana Dinmore

REPORT OBJECTIVE

Having first adopted the Annual Business Plan, the Annual Budget 2022-23 and the Valuation of land within its area, the Council is now required to declare the rates for the 2022-23 financial year.

EXECUTIVE SUMMARY

This report sets the differential general rate and the minimum general rate payable on all properties within the Council's area, and the separate rate which the Council is obliged to collect on behalf of the Green Adelaide Board. It also sets the due dates for payment for each quarter, and delegates authority to the Chief Executive Officer to vary the due dates and to make arrangements with ratepayers for extension of time to pay their accounts, with or without interest.

RECOMMENDATION

That pursuant to Section 153(1)(b) and 156(1)(a) of the *Local Government Act 1999* the Council declares differential general rates according to land use based on Capital Value within the area for the 2022-23 financial year as follows:

1.1 0.272447 cents in the dollar on rateable land of Categories 1 - Residential, 7 Primary Production, 9 – Other.

1.2 0.585761 cents in the dollar on rateable land of Categories 2 – Commercial Shop, 3 – Commercial Office, 4 - Commercial Other.

1.3 0.558516 cents in the dollar on rateable land of Categories 5 - Industry Light and 6 - Industry Other.

1.4 0.599383 cents in the dollar on rateable land of Category 8 - Vacant Land

2. That pursuant to Section 158 (1)(a) of the *Local Government Act 1999*, fixes a minimum amount payable by way of General Rates in respect of rateable land within the area for the 2022-23 financial year of \$1,091.00.

3. That pursuant to Section 153(3) of the *Local Government Act 1999* the Council has determined not to fix a maximum increase under this Section in the general rate to be charged on a principal place of residence of a principal ratepayer upon the basis that relief is otherwise provided under the 'Discretionary Rebate – Residential Land Use (Residential Rate Rebate)' provision of its Rating Policy.

4. That, as required by the *Landscape South Australia Act 2019*, and pursuant to Section 69 of that Act and Section 154 (1) of the *Local Government Act 1999*, the Council declares a Separate Rate of 0.007972 cents in the dollar on all rateable land in the area covered by the Green Adelaide Board within this Council's area for the 2022-23 financial year.

5. That pursuant to Section 181 (1) of the *Local Government Act 1999*, rates are payable in four equal or approximately equal instalments, and Council resolves that pursuant to section 181(2) of the Act the due dates for those instalments shall be:

- 1 September 2022
- 1 December 2022
- 1 March 2023
- 1 June 2023

6. That pursuant to Section 44 of the *Local Government Act 1999* the Council delegates to the Chief Executive Officer the power at Section 181(4)(b) to alter the due date for payment of any rate or instalment payment of a ratepayer where circumstances warrant such action, and to make any arrangement for payment of an account (either including or excluding the imposition of fines thereon) over an extended period.

DISCUSSION

Rate Declaration

The proposed differential general rates are as follows:

Category 1	Residential	0.272447c
Category 2	Commercial - Shop	0.585761c
Category 3	Commercial - Office	0.585761c
Category 4	Commercial - Other	0.585761c
Category 5	Industrial - Light	0.558516c
Category 6	Industrial - Other	0.558516c
Category 7	Primary Production	0.272447c
Category 8	Vacant	0.599383c
Category 9	Other	0.272447c

and combined with a minimum rate payable of \$1,091.00 will raise the required rate income for the 2022-23 financial year.

The Green Adelaide Board covers the urban areas of metropolitan Adelaide. The City of Marion will be charged an amount of \$2,088,611 payable in four quarterly instalments of \$522,152.75. The proposed separate rate of 0.007972 cents in the dollar, will be applied to all rateable properties within the area and will recoup the amount the Council is required to contribute to the Landscape Administration Fund. This levy on ratepayers will add an average \$47 per annum to each rate account. In accordance with Section 70 of the *Landscape South Australia Act 2019*, Council may claim administrative costs. A claim of \$14,297 is forecast for 2021-22 (\$13,707 – 2021-22).

Collection of this money on behalf of the Green Adelaide Board will be revenue-neutral for the Council.

CONCLUSION:

Adoption of the recommended differential general rates, minimum general amount and the separate rate for the Regional Landscape Levy will ensure that budget requirements are met.

11.6 Rate Rebate 2022-23

Report Reference	GC220628R11.6
Originating Officer	Team Leader Rating Services – Kylie Jaggard
Corporate Manager	Chief Financial Officer - Ray Barnwell
General Manager	General Manager Corporate Services - Sorana Dinmore

REPORT OBJECTIVE

That the Council review applications received from community service organisations requesting rate rebates in accordance with the Council's Rate Rebate Policy.

EXECUTIVE SUMMARY

The *Local Government Act 1999* provides for rebates of rates, on either a mandatory (Sections 160 to 165) or discretionary (Section 166) basis of 100% or less. The discretionary rebate may for example, apply where a not-for-profit community services organisation does not fall within the provisions for a mandatory rebate (under Section 161) but does fall within the discretionary rebate grounds.

All applications have been considered in accordance with the relevant sections of the *Local Government Act 1999* and the Rate Rebate section of Council's Rating Policy. The 2022-23 forecast rebates (mandatory and discretionary) are detailed in attachment 1.

RECOMMENDATION

That:

- 1. The Schedule of Rate Rebates (refer Appendix 1) be noted.**
- 2. Council resolves that a discretionary rate rebate of 25% be granted under Section 166(1)(j) of the *Local Government Act 1999* to Foodbank SA on the properties it occupies for the 2022-23 financial year.**
- 3. Council resolves that a discretionary rebate of 25% be granted under Section 166(1)(d) of the *Local Government Act 1999* to Suneden School on the property it occupies and uses for educational purposes for the 2022-23 financial year.**
- 4. Council resolves that a discretionary rate rebate of 100% be granted under Section 166(1)(j) of the *Local Government Act 1999* to Scouts SA on the properties it occupies for the 2022-23 financial year.**
- 5. Council resolves that a discretionary rate rebate of 50% be granted under Section 166(1)(j) of the *Local Government Act 1999* to the Abbeyfield Society (Marion) on the property it occupies at 5 Lawrence Ave, Edwardstown for the 2022-23 financial year.**
- 6. Council resolves that a discretionary rate rebate of 50% be granted under Section 166(1)(j) of the *Local Government Act 1999* to the Plympton Glenelg RSL Sub Branch on the property it occupies at 464 Marion Rd, Plympton Park for the 2022-23 financial year.**

7. Council resolves that a discretionary rate rebate of 75% be granted under Section 166(1)(j) of the *Local Government Act 1999* to Operation Flinders on the property it occupies at 3/938 and 4/938 South Road, Edwardstown for the 2022-23 financial year.
8. Council resolves that a discretionary rate rebate of 25% be granted under Section 166(1)(j) of the *Local Government Act 1999* to South Adelaide Squash Centre on the property it occupies at 2A Midera Avenue, Edwardstown for the 2022-23 financial year.

DISCUSSION

Council periodically receives applications from organisations occupying property within the City of Marion requesting Mandatory or Discretionary Rebates.

All the applications have been considered in accordance with the relevant sections of the *Local Government Act 1999* and the Rate Rebate section of Council's Rating Policy.

Appendix 1 summarises the mandatory and discretionary rebates.

Appendix 2 provides a check list for each discretionary rate rebate applicant.

INTERNAL ANALYSIS

Legal / Legislative and Risk Management:

Mandatory Rebates

The *Local Government Act 1999* provides for a number of mandatory 100% rebates, these rebates apply to land being used for the provision of health services, religious purposes, public cemeteries and the Royal Zoological Society of SA and mandatory 75% rebates for educational purposes, community services, private schools and housing associations.

Discretionary Rebates

When considering granting any Discretionary Rebates, Council must also consider the provisions of the Rating Policy and *Local Government Act 1999*.

In accordance with Section 166(1a) of the Act "a council must, in deciding whether to grant a discretionary rebate of rates or charges under Section 166(1)(d), (e), (f), (g), (h), (i) or (j), take into account -

(a) the nature and extent of Council services provided in respect of the land for which the rebate is sought in comparison to similar services provided elsewhere in the Council's area;

(b) the community need that is being met by activities carried out on the land for which the rebate is sought; and

(c) the extent to which activities carried out on the land for which the rebate is sought provides assistance or relief to disadvantaged persons,

and may take into account other matters considered relevant by the council."

Council has previously approved discretionary rebates to the following community organisations:

Foodbank SA

Foodbank SA meets the requirement for a 75% mandatory rebate. In addition, Council in previous financial years has granted a discretionary rebate of 25% in accordance with Council's Rating Policy.

Based on the assessment of the application it is recommended that a 25% discretionary rebate be approved for 2022-23.

Suneden School

This organisation meets the requirement for a 75% mandatory rebate. In addition, Council in previous financial years has granted a discretionary rebate of 25% in accordance with Council's Rating Policy.

Based on the assessment of the application it is recommended that a 25% discretionary rebate be approved for 2022-23.

Scouts SA

Scout SA do not meet the definition of community services set out in the Rate Rebate Policy and therefore do not qualify for a mandatory rebate. However, Council has previously granted a discretionary rebate of up to 100%.

Based on the assessment of the application it is recommended that a 100% discretionary rebate be approved for 2022-23.

The Abbeyfield Society (Marion) Inc

This organisation does not meet the definition of community services set out in the Rate Rebate Policy and therefore does not qualify for a mandatory rebate.

A discretionary rebate of 50% to The Abbeyfield Society (Marion) Inc has previously been approved by Council, from 2004-05 through to the 2021-22 financial year.

Based on the assessment of the application it is recommended that a 50% discretionary rebate be approved for the 2022-23 financial year.

Plympton Glenelg RSL Sub Branch

This organisation does not meet the definition of community services set out in the Rate Rebate Policy and therefore does not qualify for a mandatory rebate.

A discretionary rebate of 50% to the Plympton Glenelg RSL Sub Branch has previously been approved by Council, from 2004-05 through to the 2021-22 financial year.

Based on the assessment of the application it is recommended that a 50% discretionary rebate be approved for the 2022-23 financial year.

Operation Flinders

This organisation does not meet the definition of Community Services set out in the Rates Rebate Policy and therefore does not qualify for a mandatory rebate.

A discretionary rebate of 75% to Operation Flinders has previously been approved by Council from 2018-19 through to the 2021-22 financial year.

Based on the assessment of the application it is recommended that a 75% rebate be approved to Operation Flinders for the 2022-23 financial year.

South Adelaide Squash Centre

This organisation does not meet the definition of Community Services set out in the Rates Rebate Policy and therefore does not qualify for a mandatory rebate.

A discretionary rebate of 25% to SA Squash Centre was approved by Council for the 2021-22 financial year.

Based on the assessment of the application it is recommended that a 25% rebate be approved to South Adelaide Squash Centre for the 2022-23 financial year.

Council Property - Leased

Under the provisions of the *Local Government Act*, Council must rate all Council owned property over which a lease has been granted.

However, the *Recreation Grounds Rates and Taxes Exemption Act, 1981* exempts sporting and recreation clubs from Council Rates. The exemption will only apply where the total income (if any) derived by a club from the use of the land is used to maintain the club facilities at that site.

Financial Implications:

The nature of rebates is that the rate responsibility is shifted from one section of the community to another. The provision of discretionary rebates directly impacts on Council's finances.

CONCLUSION

All applications for rate rebates have been reviewed individually in accordance with the relevant sections of the *Local Government Act 1999* and with Council's Rating Policy.

ATTACHMENTS

1. Schedule of Rate Rebates Appendix 1 [**11.6.1** - 3 pages]
2. Discretionary Rate Rebates Appendix 2 (3) [**11.6.2** - 8 pages]

APPENDIX 1 - RATE REBATE REPORT 2022-23

Mandatory 100%		
Organisation	Rate \$	Rebate \$
Adelaide Society of The New Church Inc	1,315	1,315
Apostolic Church Aust Ltd	4,678	4,678
Baptist Churches of South Australia Inc	12,108	12,108
Brighton Christadelphian Ecclesia Inc	9,825	9,825
Catholic Church Endowment Society Inc	21,258	21,258
Churches of Christ in SA & NT Inc	8,743	8,743
City of Marion - kindergarten	22,513	22,513
City of Marion - kitchen	3,167	3,167
City of Marion - book exchange	11,804	11,804
City Reach Marion Inc	5,235	5,235
Community of Christ	3,383	3,383
Corp of Presiding Bishop of Latter-Day Saints	6,622	6,622
Good Shepherd Lutheran Church Hallett Cove Inc	1,101	1,101
Hallett Cove Parish	3,167	3,167
Hindu Society Of SA Inc	6,109	6,109
Integrated Cardiovascular Clinical Network	6,521	6,521
Islamic Society Of SA Inc	14,009	14,009
Lutheran Church Of Australia (SA) Inc	5,505	5,505
Lutheran Church of Australia SA & NT District Holding Ltd	2,128	2,128
New Apostolic Church Aust Pty Ltd	2,128	2,128
Oasis Family Church Inc	2,195	2,195
Portlife Church Incorporated	1,858	1,858
SA Pathology	1,113	1,113
Southern Adelaide Local Health Network	1,099	1,099
Spring Park Baptist Church Inc	2,330	2,330
Synod Diocese Murray Anglican Church	8,157	8,157
Synod Diocese Adelaide Anglican Church	6,417	6,417
The Salvation Army (SA) Property Trust	2,419	2,419
Uniting Church in Australia Property Trust SA	19,920	19,920
Total	196,827	196,827

Mandatory 75%		
Organisation	Rate \$	Rebate \$
Access 2 Place Housing Assoc	41,730	31,298
Anglicare SA Housing Assoc	36,181	27,136
Anglicare SA Housing Ltd	27,575	20,681
Anglicare SA Inc	1,208	906
Amelie Housing	49,405	37,054
Bedford Industries Inc	42,956	32,217

Catholic Church Endowment Society Inc	21,171	15,878
CityReach Marion Inc	1,099	824
Common Equity Housing SA Ltd	27,003	20,252
Community Housing Ltd	8,550	6,413
Cornerstone Housing Ltd	55,737	41,803
Developing Alternative Solutions To Housing Inc	21,882	16,411
Eldercare Inc	3,383	2,537
Emmaus Christian College Inc	24,975	18,731
Genesis Pregnancy Support Inc	1,756	1,317
Hallett Cove School buildings - various private owners	11,309	8,482
James Brown Memorial Trust Inc	13,848	10,386
Julia Farr Housing Assoc	52,730	39,548
Junction & Women's Housing Ltd	1,781,942	1,336,457
Minda Community Housing Assoc	2,778	2,084
Minda Housing Ltd	25,476	19,107
Rembrandt Living (formerly Netherlands Aged Services)	1,152	864
Resthaven Inc	47,501	35,626
SAGE Inprint (disabled employment/training)	1,209	907
Salvation Army Housing Ltd	23,118	17,339
Southern Cross Care (SA & NT) Inc	1,353	1,015
St Martin De Porres Catholic School	1,126	845
Sunrise Christian School Inc	10,076	7,557
The Adelaide Benevolent & Strangers Friend Society	2,965	2,224
The Salvation Army (SA) Property Trust	1,310	982
Trustee of Marist Bros. Southern Province	59,235	44,426
Uniting SA Housing Ltd	5,168	3,876
Unity Housing Co	178,994	134,246
Westminster School Inc	97,525	73,144
Westside Housing Association	97,060	72,795
Woodend Primary School	1,396	1,047
Your Place Housing Ltd	67,790	50,842
Total	2,849,673	2,137,255

Mandatory 75% and Discretionary 25%		
Organisation	Rate \$	Rebate \$
Foodbank of South Australia Inc	14,818	14,818
Geddes Building Services Pty Ltd & Mr I Stewart (Foodbank)	4,337	4,337
Suneden Intellectually Disabled Childrens Inc	11,084	11,084
Total	30,239	30,239

Discretionary 100%		
Organisation The Scout Assoc of South Australia	Rate \$ 6,759	Rebate \$ 6,759
Total	6,759	6,759

Discretionary 75%		
Organisation Operation Flinders	Rate \$ 6,911	Rebate \$ 5,183
Total	6,911	5,183

Discretionary 50%		
Organisation Plympton Sub-Branch Returned & Services League The Abbeyfield Society (Marion) Inc	Rate \$ 3,829 2,951	Rebate \$ 1,914 1,475
Total	6,780	3,390

Discretionary 25%		
Organisation South Adelaide Squash Centre	Rate \$ 3,200	Rebate \$ 800
Total	3,200	800

SUMMARY		
	Rate \$	Rebate \$
Mandatory 100%	196,827	196,827
Mandatory 75%	2,849,673	2,137,255
Mandatory 75% & Discretionary 25%	30,239	30,239
Discretionary 100%	6,759	6,759
Discretionary 75%	6,911	5,183
Discretionary 50%	6,780	3,390
Discretionary 25%	3,200	800
TOTAL	3,100,388	2,380,452

Discretionary Rate Rebate Application Checklists

Appendix 2

The Applicant, **Foodbank SA** is applying for a 25% discretionary rebate for the purpose of providing a benefit or service to the local community on three properties with total rates of \$19,155.

Section 1: In deciding whether to grant a discretionary rebate of rates, Council must take into account the following matters:-		
	Yes	No
1. Is there a similar service provided elsewhere in the Council area? In comparison, what is the nature and extent of Council services provided, in respect of the land, for which the rebate is sought? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is a community need being met by the activities carried out on the land for which the rebate is sought?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do the activities carried out on the land, for which the rebate is sought, provide assistance or relief to disadvantaged persons?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any other matters the Council considers relevant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 2: Council may take into account other matters considered relevant including (but not limited to) the following:-		
	Yes	No
1. Is there a need for financial assistance through a rebate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the amount of rebate requested considered appropriate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the applicant in receipt of any financial assistance, in respect of the land, by Commonwealth or state agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Has the applicant made (or intends to make) applications to other councils?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Is the applicant providing a service within the council area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the applicant a public sector body <input type="checkbox"/> , a private not for profit body <input checked="" type="checkbox"/> or a private for profit body <input type="checkbox"/> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any historical considerations that may be relevant for all or any part of the current Council term?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is there a desire to grant a rebate for more than one year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has consideration been made of the full financial consequences of the rebate for the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Was the application submitted within the specified time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the applicant in receipt of a community grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is a community grant available to the person or body making the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Is there any other matters/policies considered relevant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommendation:

Foodbank SA provides food relief to the disadvantaged in the community by working with numerous welfare agencies and schools within the City of Marion.

Foodbank SA meets the requirement for a 75% mandatory rebate. In addition, Council has previously granted a discretionary rebate of 25%. It is recommended that a 25% discretionary rebate be approved for 2022/23.

The Applicant, **Suneden School** is applying for a 25% discretionary rebate for the purpose of providing educational services to children or young persons on a property with rates of \$11,084.

Section 1: In deciding whether to grant a discretionary rebate of rates, Council must take into account the following matters:-		
	Yes	No
1. Is there a similar service provided elsewhere in the Council area? In comparison, what is the nature and extent of Council services provided, in respect of the land, for which the rebate is sought? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is a community need being met by the activities carried out on the land for which the rebate is sought?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do the activities carried out on the land, for which the rebate is sought, provide assistance or relief to disadvantaged persons?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any other matters the Council considers relevant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 2: Council may take into account other matters considered relevant including (but not limited to) the following:-		
	Yes	No
1. Is there a need for financial assistance through a rebate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the amount of rebate requested considered appropriate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the applicant in receipt of any financial assistance, in respect of the land, by Commonwealth or state agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Has the applicant made (or intends to make) applications to other councils?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is the applicant providing a service within the council area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the applicant a public sector body <input type="checkbox"/> , a private not for profit body <input checked="" type="checkbox"/> or a private for profit body <input type="checkbox"/> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any historical considerations that may be relevant for all or any part of the current Council term?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is there a desire to grant a rebate for more than one year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has consideration been made of the full financial consequences of the rebate for the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Was the application submitted within the specified time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the applicant in receipt of a community grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is a community grant available to the person or body making the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Is there any other matters/policies considered relevant? See "Recommendation"	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommendation:

Suneden School provides education and care to students aged 5 to 21 years with intellectual and multiple disabilities.

This organisation meets the requirements for a 75% mandatory rebate being land used for educational purposes. In addition, Council in previous financial years has granted a discretionary rebate of 25%. It is recommended that the rebate be approved for 2022/23.

The Applicant, **Scouts SA** is applying for a 100% discretionary rebate for the purpose of providing facilities or services for children or young persons on four properties with total rates of \$6,759.

Section 1: In deciding whether to grant a discretionary rebate of rates, Council must take into account the following matters:-		
	Yes	No
1. Is there a similar service provided elsewhere in the Council area? In comparison, what is the nature and extent of Council services provided, in respect of the land, for which the rebate is sought? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is a community need being met by the activities carried out on the land for which the rebate is sought?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do the activities carried out on the land, for which the rebate is sought, provide assistance or relief to disadvantaged persons?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are there any other matters the Council considers relevant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 2: Council may take into account other matters considered relevant including (but not limited to) the following:-		
	Yes	No
1. Is there a need for financial assistance through a rebate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the amount of rebate requested considered appropriate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the applicant in receipt of any financial assistance, in respect of the land, by Commonwealth or state agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Has the applicant made (or intends to make) applications to other councils?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Is the applicant providing a service within the council area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the applicant a public sector body <input type="checkbox"/> , a private not for profit body <input checked="" type="checkbox"/> or a private for profit body <input type="checkbox"/> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any historical considerations that may be relevant for all or any part of the current Council term?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is there a desire to grant a rebate for more than one year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has consideration been made of the full financial consequences of the rebate for the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Was the application submitted within the specified time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the applicant in receipt of a community grant? <i>CoM grant for air-conditioning</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Is a community grant available to the person or body making the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Is there any other matters and policies of the Council considered relevant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Recommendation:

Scouts SA is a 100% not for profit organisation that educates and trains youth in the City of Marion through a network of volunteers. They rely on fundraising and membership fees to run their programs.

Council has previously granted a discretionary rebate of up to 100% on properties occupied by Scouts SA. It is recommended that the rebate be extended for the 2022/23 financial year.

The Applicant, **Abbeyfield Society** is applying for a 50% discretionary rebate for the purpose of providing accommodation for the aged or disabled on a property with rates of \$2,951.

Section 1: In deciding whether to grant a discretionary rebate of rates, Council must take into account the following matters:-		
	Yes	No
1. Is there a similar service provided elsewhere in the Council area? In comparison, what is the nature and extent of Council services provided, in respect of the land, for which the rebate is sought? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is a community need being met by the activities carried out on the land for which the rebate is sought?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do the activities carried out on the land, for which the rebate is sought, provide assistance or relief to disadvantaged persons?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any other matters the Council considers relevant? See "Recommendation"	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 2: Council may take into account other matters considered relevant including (but not limited to) the following:-		
	Yes	No
1. Is there a need for financial assistance through a rebate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the amount of rebate requested considered appropriate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the applicant in receipt of any financial assistance, in respect of the land, by Commonwealth or state agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Has the applicant made (or intends to make) applications to other councils?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is the applicant providing a service within the council area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the applicant a public sector body <input type="checkbox"/> , a private not for profit body <input checked="" type="checkbox"/> or a private for profit body <input type="checkbox"/> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any historical considerations that may be relevant for all or any part of the current Council term?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is there a desire to grant a rebate for more than one year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has consideration been made of the full financial consequences of the rebate for the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Was the application submitted within the specified time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the applicant in receipt of a community grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is a community grant available to the person or body making the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Is there any other matters/policies considered relevant? See "Recommendation"	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommendation:

The Abbeyfield house provides a home for people with a mild intellectual disability where they can develop and maintain their independence in a supported environment.

A discretionary rebate of 50% has previously been approved by Council, from 2004/05 through to the 2021/22 financial year. It is recommended that the rebate be extended for the 2022/23 financial year.

The Applicant, **Plympton-Glenelg RSL Sub Branch** is applying for a 50% discretionary rebate for the purpose of providing a benefit or service to the community on a property with rates of \$3,829.

Section 1: In deciding whether to grant a discretionary rebate of rates, Council must take into account the following matters:-		
	Yes	No
1. Is there a similar service provided elsewhere in the Council area? In comparison, what is the nature and extent of Council services provided, in respect of the land, for which the rebate is sought? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is a community need being met by the activities carried out on the land for which the rebate is sought?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do the activities carried out on the land, for which the rebate is sought, provide assistance or relief to disadvantaged persons?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any other matters the Council considers relevant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 2: Council may take into account other matters considered relevant including (but not limited to) the following:-		
	Yes	No
1. Is there a need for financial assistance through a rebate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the amount of rebate requested considered appropriate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the applicant in receipt of any financial assistance, in respect of the land, by Commonwealth or state agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Has the applicant made (or intends to make) applications to other councils?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is the applicant providing a service within the council area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the applicant a public sector body <input type="checkbox"/> , a private not for profit body <input checked="" type="checkbox"/> or a private for profit body <input type="checkbox"/> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any historical considerations that may be relevant for all or any part of the current Council term?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is there a desire to grant a rebate for more than one year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has consideration been made of the full financial consequences of the rebate for the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Was the application submitted within the specified time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the applicant in receipt of a community grant? <i>Holdfast Council for dawn service</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Is a community grant available to the person or body making the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Is there any other matters/policies considered relevant? <i>See "Recommendation"</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommendation:

The RSL and veteran's centre provides welfare services for current and ex-serving members and promotes the interests of veterans and serving members of the Australian Defense Forces.

A discretionary rebate of 50% has previously been approved by Council from 2004/05 to the 2021/22 financial year. It is recommended that the rebate be extended for the 2022/23 financial year.

The Applicant, **Operation Flinders** is applying for a 100% (previously 75%) discretionary rebate for the purpose of providing a benefit or service to the local community on two properties with total rates of \$6,911.

Section 1: In deciding whether to grant a discretionary rebate of rates, Council must take into account the following matters:-		
	Yes	No
1. Is there a similar service provided elsewhere in the Council area? In comparison, what is the nature and extent of Council services provided, in respect of the land, for which the rebate is sought? <i>Council operates Men's Sheds at both Trott Park and Glandore Community Centres</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is a community need being met by the activities carried out on the land for which the rebate is sought?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do the activities carried out on the land, for which the rebate is sought, provide assistance or relief to disadvantaged persons?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any other matters the Council considers relevant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 2: Council may take into account other matters considered relevant including (but not limited to) the following:-		
	Yes	No
1. Is there a need for financial assistance through a rebate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the amount of rebate requested considered appropriate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the applicant in receipt of any financial assistance, in respect of the land, by Commonwealth or state agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Has the applicant made (or intends to make) applications to other councils?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is the applicant providing a service within the council area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the applicant a public sector body <input type="checkbox"/> , a private not for profit body <input checked="" type="checkbox"/> or a private for profit body <input type="checkbox"/> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any historical considerations that may be relevant for all or any part of the current Council term?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is there a desire to grant a rebate for more than one year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has consideration been made of the full financial consequences of the rebate for the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Was the application submitted within the specified time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the applicant in receipt of a community grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is a community grant available to the person or body making the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Is there any other matters/policies considered relevant? <i>See "Recommendation"</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommendation:

Operation Flinders operate a Men's Shed and outback adventure programs for youth at risk (at no charge). Schools Ministry Group provide pastoral care services for public schools including schools within the City of Marion.

A discretionary rebate of 75% has been approved by Council since 2017/18. Operation Flinders is seeking a 100% rebate for 2022/23, however no evidence to substantiate a rebate increase has been provided.

It is recommended that the rebate of 75% be granted for the 2022/23 financial year.

The Applicant, **South Adelaide Squash Centre** is applying for a 25% discretionary rebate for the purpose of providing a benefit or service to the local community on a property with rates of \$3,200.

Section 1: In deciding whether to grant a discretionary rebate of rates, Council must take into account the following matters:-		
	Yes	No
1. Is there a similar service provided elsewhere in the Council area? In comparison, what is the nature and extent of Council services provided, in respect of the land, for which the rebate is sought? <i>Council does not provide this service, rather private enterprise operate the same service.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is a community need being met by the activities carried out on the land for which the rebate is sought?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do the activities carried out on the land, for which the rebate is sought, provide assistance or relief to disadvantaged persons?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are there any other matters the Council considers relevant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 2: Council may take into account other matters considered relevant including (but not limited to) the following:-		
	Yes	No
1. Is there a need for financial assistance through a rebate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the amount of rebate requested considered appropriate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the applicant in receipt of any financial assistance, in respect of the land, by Commonwealth or state agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Has the applicant made (or intends to make) applications to other councils?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is the applicant providing a service within the council area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the applicant a public sector body <input type="checkbox"/> , a private not for profit body <input checked="" type="checkbox"/> or a private for profit body <input type="checkbox"/> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any historical considerations that may be relevant for all or any part of the current Council term?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is there a desire to grant a rebate for more than one year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has consideration been made of the full financial consequences of the rebate for the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Was the application submitted within the specified time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the applicant in receipt of a community grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is a community grant available to the person or body making the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Is there any other matters/policies considered relevant? <i>See "Recommendation"</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommendation:

South Adelaide Squash Centre is owned and operated by SA Masters Squash Incorporated, a not for profit organisation founded to provide recreational sport for participants over 30 years of age. The premises is available to all ages and is hired for public, private and professional use. The rebate would allow the organisation to expand their offerings to locals.

South Adelaide Squash Centre has been approved for a 25% discretionary rebate since 2019/20. It is recommended that the rebate be granted for the 2022/23 financial year.

The Applicant, **Genesis Pregnancy Support Inc** is applying for a 25% discretionary rebate for the purpose of providing a benefit or service to the local community on a property with rates of \$1,957.

A 75% mandatory rebate has been granted for 2022-23.

Section 1: In deciding whether to grant a discretionary rebate of rates, Council must take into account the following matters:-			
		Yes	No
1.	Is there a similar service provided elsewhere in the Council area? In comparison, what is the nature and extent of Council services provided, in respect of the land, for which the rebate is sought? <i>Council does not provide this service, rather private and public organisations including SA Health and Birthline.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Is a community need being met by the activities carried out on the land for which the rebate is sought?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Do the activities carried out on the land, for which the rebate is sought, provide assistance or relief to disadvantaged persons?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Are there any other matters the Council considers relevant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 2: Council may take into account other matters considered relevant including (but not limited to) the following:-			
		Yes	No
1.	Is there a need for financial assistance through a rebate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Is the amount of rebate requested considered appropriate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Is the applicant in receipt of any financial assistance, in respect of the land, by Commonwealth or state agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Has the applicant made (or intends to make) applications to other councils?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Is the applicant providing a service within the council area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Is the applicant a public sector body <input type="checkbox"/> , a private not for profit body <input checked="" type="checkbox"/> or a private for profit body <input type="checkbox"/> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Are there any historical considerations that may be relevant for all or any part of the current Council term?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.	Is there a desire to grant a rebate for more than one year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Has consideration been made of the full financial consequences of the rebate for the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.	Was the application submitted within the specified time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11.	Is the applicant in receipt of a community grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.	Is a community grant available to the person or body making the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Is there any other matters/policies considered relevant? <i>See "Recommendation"</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommendation:

Genesis Pregnancy Support Inc provides programs and education to support women through unplanned pregnancy and single parenthood.

This organisation meets the requirements for a 75% mandatory rebate being land used for community services. A further 25% discretionary rebate is requested. Financial documents provided by the organisation support a favourable financial position indicating no significant financial impact on the organisation to meet their rates obligation. It is recommended that an additional 25% discretionary rebate be declined for the 2022-23 financial year.

11.7 Oaklands Green Road Closures

Report Reference	GC220628R11.7
Originating Officer	Property Officer – Leane Spain
Corporate Manager	Manager City Property - Thuyen Vi-Alternetti
General Manager	Acting General Manager City Development – Warwick Deller-Coombs

REPORT OBJECTIVE

The purpose of this report is to enable Council to consider the outcome of the community consultation following the public notification of the proposed road closures.

The road closures support the Oaklands Green redevelopment being delivered by Housing Renewal Australia (HRA).

REPORT HISTORY

Report Reference	Report Title
GC220125R11.4	Oaklands Green Road Closures

EXECUTIVE SUMMARY

The community consultation for the road closure process for the following portions of road has been undertaken in accordance with the Roads (Opening and Closing) Act 1991 (the Act):

1. Barry Road adjoining Allotment 12 in D28243 and Bombay Street adjoining Allotment 150 in D6052, more particularly delineated and lettered 'A' and 'B' on Preliminary Plan 22/0013 in Attachment 1.
2. Jewel Street adjoining Allotment 202 in F43112, Madras Street adjoining Allotment 10 in D30325, Allotment 2 in D79260, more particularly delineated and lettered 'A', 'B' and 'C' on Preliminary Plan 22/0017 in Attachment 2.
3. Rangoon Street adjoining Allotment 97 in D86103 and Allotment 11 in D81976, more particularly delineated and lettered 'A' and 'B' on Preliminary Plan 22/0018 in Attachment 3.
4. Rajah Street adjoining Allotment 135 in D6053 and Allotment 7 in D29950, more particularly delineated and lettered 'A' and 'B' on Preliminary Plan 22/0020 in Attachment 4.

Consultation commenced on 14 April 2022 and concluded on 11 May 2022. Two objections to the proposal and three requests for easements were received in response to the community consultation.

The objections and requests for easements can be satisfied, as further detailed in this report.

Authorisation is sought to make the Road Process Order in accordance with the Act which will facilitate the closure of the portions of roads as described above.

The proposed closed roads will remain in the ownership of Council, be issued with separate Certificates of Title and excluded from classification as community land while the redevelopment of Oaklands Green is undertaken.

RECOMMENDATION

That Council:

1. Notes the responses received in response to the community consultation required under the *Roads (Opening and Closing) Act 1991*.
2. Resolves to make a Road Process Order pursuant to the *Roads (Opening and Closing) Act 1991* to close and retain the following roads:
 - a. The land marked 'A' and 'B' on Preliminary Plan 22/0013 to be closed as road and form a new Certificate of Title to be issued in the name of the Corporation of the City of Marion and be excluded from classification as community land in accordance with Section 193(4a) of the *Local Government Act 1999*.
 - b. The land marked 'A', 'B' and 'C' on Preliminary Plan 22/0017 to be closed as road and form a new Certificate of Title to be issued in the name of the Corporation of the City of Marion and be excluded from classification as community land in accordance with Section 193(4a) of the *Local Government Act 1999*.
 - c. The land marked 'A' and 'B' on Preliminary Plan 22/0018 to be closed as road and form a new Certificate of Title to be issued in the name of the Corporation of the City of Marion and be excluded from classification as community land in accordance with Section 193(4a) of the *Local Government Act 1999*.
 - d. The land marked 'A' and 'B' on Preliminary Plan 22/0020 to be closed as road and form a new Certificate of Title to be issued in the name of the Corporation of the City of Marion and be excluded from classification as community land in accordance with Section 193(4a) of the *Local Government Act 1999*.
3. Pursuant to Section 37(b) of the *Local Government Act 1999* authorises the Chief Executive Officer to enter into and sign all documentation necessary to complete the road closure process under the *Roads (Opening and Closing) Act 1991*.

GENERAL ANALYSIS

DISCUSSION

Council at its meeting held 25 January 2022, resolved (GC220125R11.4):

That Council:

1. Authorises the commencement of the road closure process to close portions of roads at Oaklands Park as shown on the attached Preliminary Plans (Attachments 4 to 11) in accordance with the *Roads (Opening and Closing) Act 1991* which requires:
 - Preparation of Preliminary Plans,
 - Preparation of statements of affected parties and
 - Undertaking of public consultation.
2. Resolves that the closed roads pursuant to the *Roads (Opening and Closing) Act 1991* are to be retained by Council pending approval of the final staged land division plans for the Oaklands Green Redevelopment.
3. Notes a further report will be brought back to Council to consider the outcome of the community consultation under the *Roads (Opening and Closing) Act 1991*.
4. Notes the Developer will pay all costs in relation to the road closure process.
5. Resolves that pursuant to Section 193(4) of the *Local Government Act 1999*, the closed roads are to be excluded from the Community Land Classification.
6. Endorses the closed roads at Barry Road and Bombay Street (Attachment 4) and at Rangoon Street (Attachment 6) be converted to Community Land during the staging of the development, should the development proceed.

7. Pursuant to Section 37(b) of the Local Government Act 1999 authorises the Chief Executive Officer to enter into and sign all documentation necessary to commence the road closure process under the Roads (Opening and Closing) Act 1991.

The original request included eight separate Preliminary Plans to close portions of road reserves to be used for a combination of future Council reserves and residential allotments as shown in the Concept Plan in Attachment 5.

Four of the proposed road closures were put on hold and were not part of the community consultation because these sites will be affected by changes to the Masterplan. It is anticipated that the changes to the Masterplan will only result in minor, if any, changes to the proposed road closures. These would be the subject of future community consultation and Council reports, if necessary, pending changes to the Masterplan.

The four sites that were put on hold are:

- Portions of Bombay Street marked A to E to be used as future residential allotments.
- Portions of Rangoon Street marked A and B to be added to an existing Council reserve.
- Portion of Doreen Court marked A to be added to residential allotments.
- Corner cut-offs on Campbell Street and Doreen Street marked A and B to be added to residential allotments.

The four proposed road closure sites which were consulted on are:

- Portions of Barry Road and Bombay Street marked A and B to be added to an existing Council reserve in PP 22/0013.
- Corner cut-offs on Jewell Street, Barry Road, Madras Street and Campbell Street to be added to residential allotments in PP 22/0017.
- Corner cut-offs on Campbell and Rangoon Streets to be added to residential allotments in PP 22/0018.
- Corner cut-offs on Rajah and Doreen Streets to be added to residential allotments in PP 22/0020.

It was resolved at the 25 January 2022 meeting to exclude the closed roads from the Community Land classification to enable the closed roads to be merged with Council and privately owned land as part of the boundary realignments and land divisions required by the Oaklands Green redevelopment.

The road closure process, including community consultation, was undertaken in accordance with the requirements of the Act, specifically:

- Notices of the proposed closures were added to the SA.GOV.AU website (Attachment 6) and published in the Government Gazette on 14 of April 2022 (Attachment 7).
- The Preliminary Plans and statement of affected persons (within the meaning of the Roads (Opening and Closing) Act 1991) were available for inspection at the Council's offices during the consultation period.
- Copy of the notice published in the Gazette was deposited at the office of the Surveyor-General in addition to the Preliminary Plans for the road closures.
- Written notice of the proposed road closures was served on each person affected within the meaning of the Act.

The following responses were received during the community consultation period.

Name of party	Comments	Council Response
Australian Gas Networks (SA) Ltd / APA Group	High pressure gas main within the proposed road closure of Rajah Street depicted in PP 22/0020.	HRA have agreed to reinstate the gas line in the revised road reserve at their cost. APA to withdraw their objection with the

		Surveyor-General.
Australian Gas Networks (SA) Ltd / APA Group	High pressure gas main within the proposed road closure of Barry Road depicted in PP 22/0013.	HRA have agreed to reinstate the gas line in the revised road reserve at their cost. APA to withdraw their objection with the Surveyor-General.
SA Water	Water connection located in area marked B on Rajah Street depicted in PP 22/0020. Request for easement for 'water supply purposes'.	The water connection will be disconnected, and any water infrastructure will be reinstated in the revised road reserve at the cost of HRA. No water supply easement will be required.
SA Water	Water connection located in areas marked A and B on Barry Road depicted in PP 22/0013. Request for easement for 'water supply purposes'.	The water connections will be disconnected. No water supply easement will be required.
SA Water	Wastewater main in area marked B depicted in PP 22/0013. Request for easement to cover infrastructure.	An easement for 'wastewater purposes' will be created 2m either side of the current location of the wastewater main in the area marked B.

There were two objections (Attachment 8) to the proposal in relation to a high-pressure gas main in the corner cut-offs in Barry Road, Bombay and Rajah Streets. Housing Renewal Australia has agreed to reinstate the gas line in the revised road reserve which will allow the objector Australian Gas Networks (SA) Pty Ltd/APA Group to withdraw their objection.

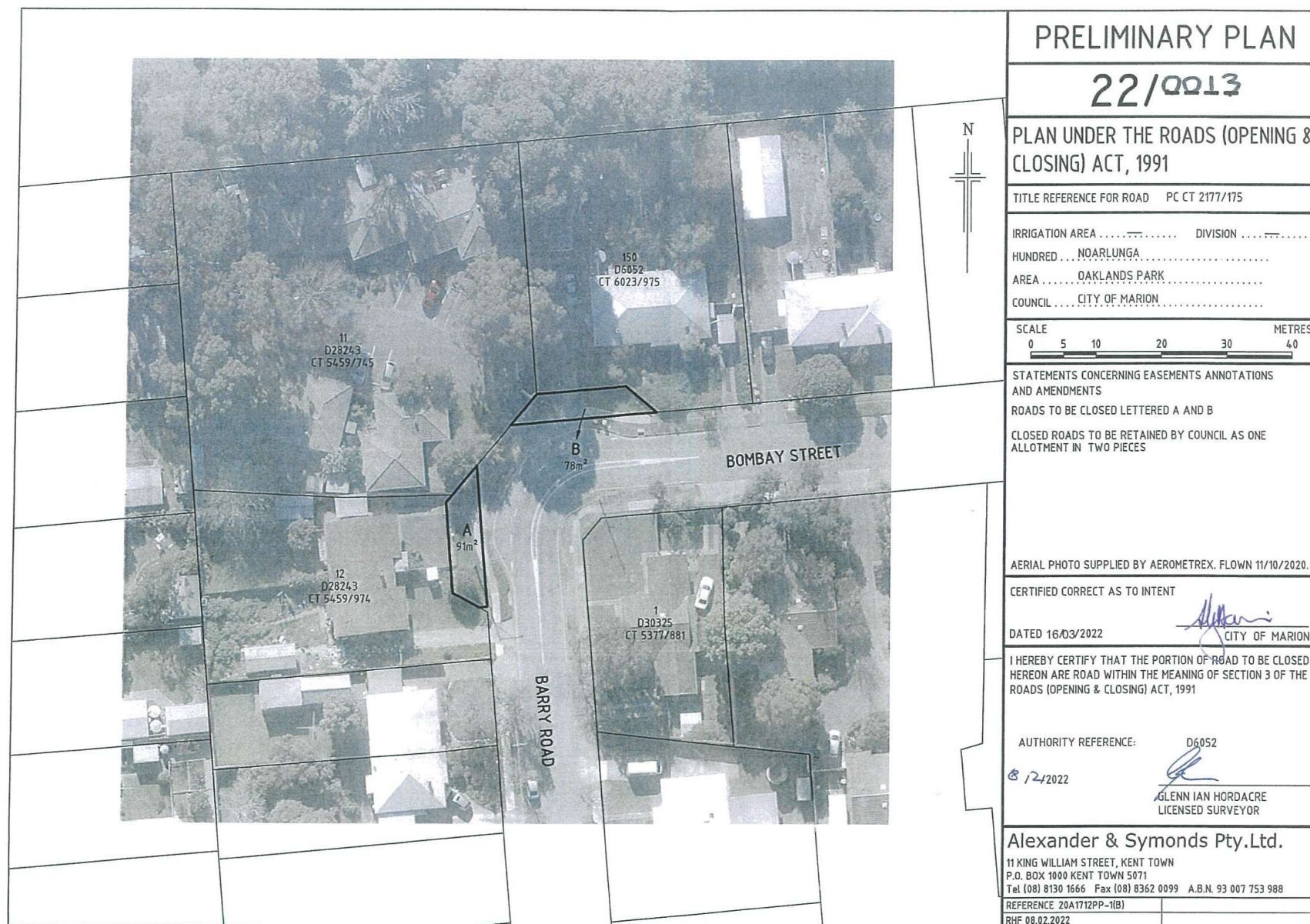
There were three requests for easements (Attachment 9) from SA Water to protect their water supply and wastewater infrastructure. The water connections will be disconnected, and any remaining infrastructure will be reinstated in the revised road reserve, accordingly no easements for water supply purposes will be necessary. The wastewater infrastructure will be protected by an easement granted in favour of SA Water over the area marked B in PP 22/0013.

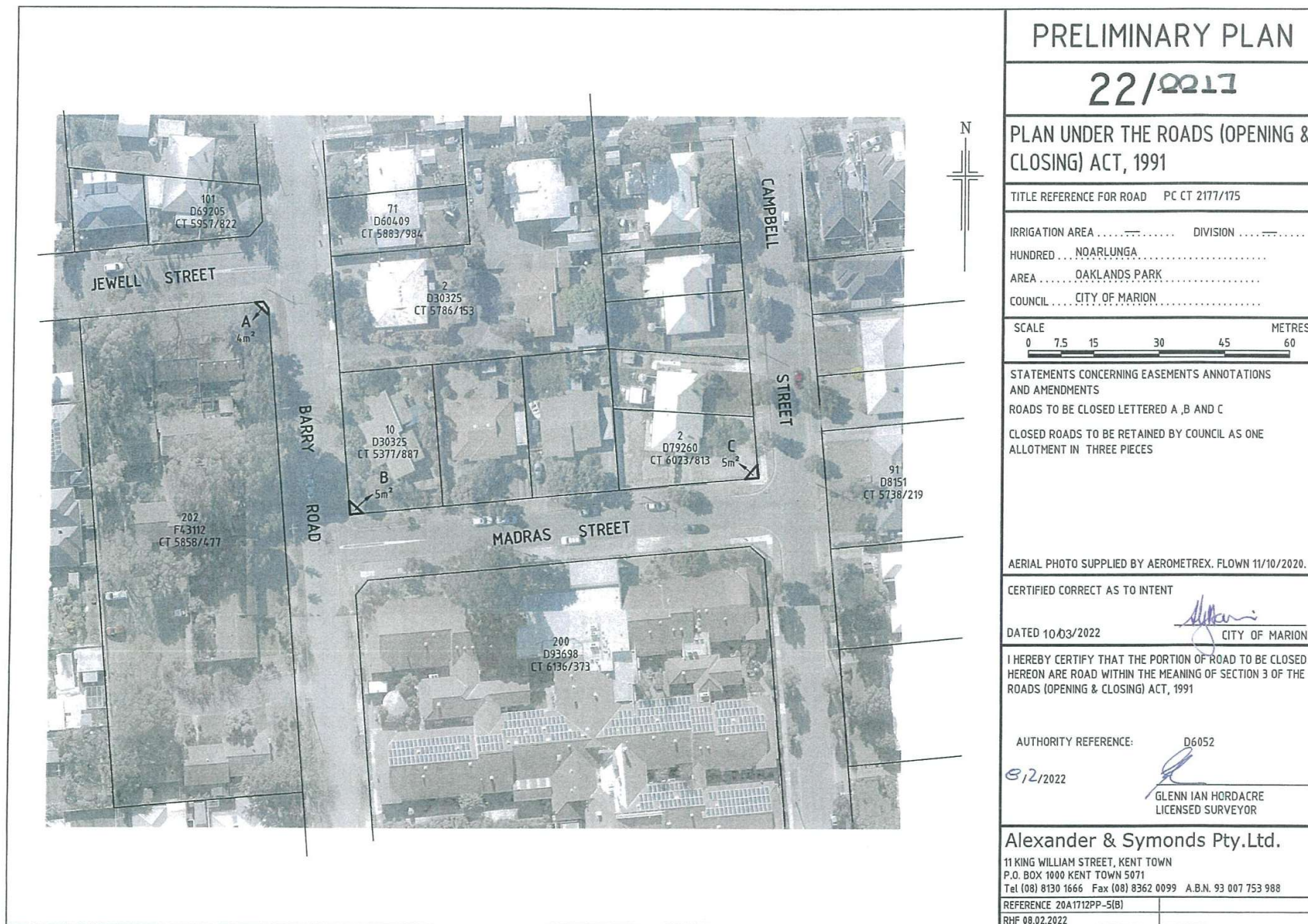
The withdrawal of the objections and the granting of the single easement to SA Water will be finalised once the final road plans with the easement delineated have been prepared. Given that the objections and easements will all be resolved, it is recommended that Council proceed with the road closure, and it is recommended that Council make a Road Process Order to enable the road closures which were the subject of community consultation to be closed.

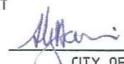

ATTACHMENTS

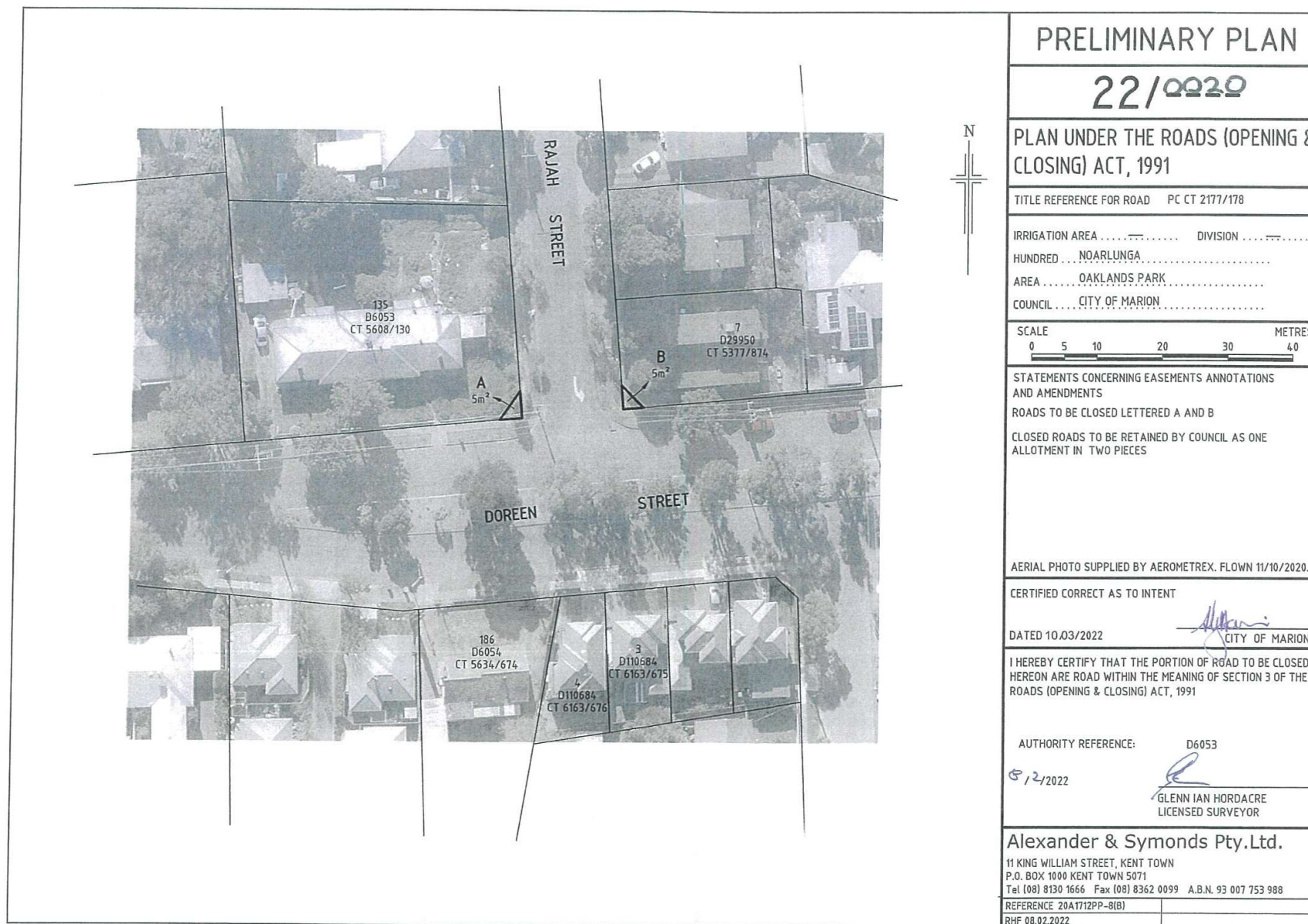
1. Preliminary Plan 22 0013 [11.7.1 - 1 page]
2. Preliminary Plan 22 0017 [11.7.2 - 1 page]

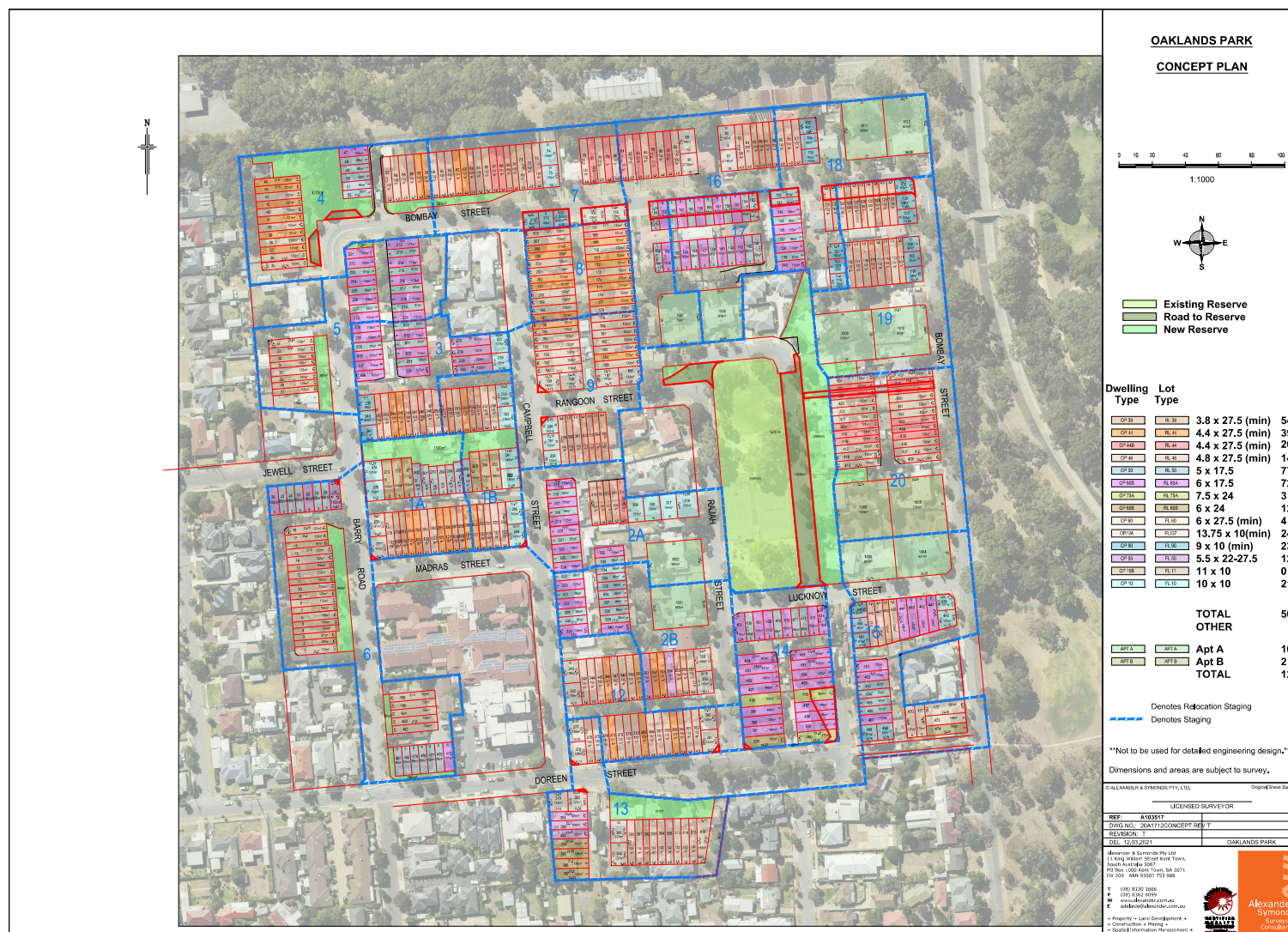
3. Preliminary Plan 22 0018 [**11.7.3** - 1 page]
4. Preliminary Plan 22 0020 [**11.7.4** - 1 page]
5. Concept Plan [**11.7.5** - 1 page]
6. Objections to the closed road [**11.7.6** - 2 pages]
7. Requests for easements [**11.7.7** - 9 pages]
8. Published notice on SA.GOV.AU website [**11.7.8** - 3 pages]
9. Government Gazette notice 14 April 2022 [**11.7.9** - 1 page]





		<p>PRELIMINARY PLAN</p> <p>22/2022</p>
		<p>PLAN UNDER THE ROADS (OPENING & CLOSING) ACT, 1991</p>
		<p>TITLE REFERENCE FOR ROAD PC CT 2177/175</p>
		<p>IRRIGATION AREA DIVISION</p> <p>HUNDRED ... NOARLUNGA</p> <p>AREA ... OAKLANDS PARK</p> <p>COUNCIL ... CITY OF MARION</p>
		<p>SCALE</p> <p>0 5 10 20 30 40 METRES</p>
		<p>STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS</p> <p>ROADS TO BE CLOSED LETTERED A AND B</p> <p>CLOSED ROADS TO BE RETAINED BY COUNCIL AS ONE ALLOTMENT IN TWO PIECES</p>
		<p>AERIAL PHOTO SUPPLIED BY AEROMETREX. FLOWN 11/10/2020.</p>
		<p>CERTIFIED CORRECT AS TO INTENT</p>
		<p>DATED 10/03/2022</p> <p> CITY OF MARION</p>
		<p>I HEREBY CERTIFY THAT THE PORTION OF ROAD TO BE CLOSED HEREON ARE ROAD WITHIN THE MEANING OF SECTION 3 OF THE ROADS (OPENING & CLOSING) ACT, 1991</p>
		<p>AUTHORITY REFERENCE: D6052</p> <p>2/2/2022</p> <p> GLENN IAN HORDACRE LICENSED SURVEYOR</p>
		<p>Alexander & Symonds Pty.Ltd.</p> <p>11 KING WILLIAM STREET, KENT TOWN P.O. BOX 1000 KENT TOWN 5071 Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988</p> <p>REFERENCE 20A1712PP-6(B) RHF 08.02.2022</p>





Australian Pipeline Limited ACN 091 344 704
Level 25, 580 George Street, Sydney NSW 2000
PO Box R41, Royal Exchange NSW 1225
P: +61 2 9693 0000 | F: +61 2 9693 0093
APA Group | apa.com.au



25th April 2022

Office of the Surveyor General
PO Box 1354
Adelaide, SA 5001

To whom it may concern,

PROPOSED ROAD CLOSURE – Barry Rd, Oaklands Park – PP 22/0013

Australian Gas Networks (SA) Ltd / APA Group have identified a 40mm Polyethylene High Pressure Gas Main within the proposed road closure of Barry Rd, Oaklands Park and would object to this proposed closure.

When further information is received pertaining to the proposed useage of the land then a decision will be made whether to accept an easement or if an easement is not practical, the gas main could be relocated to a position outside the road closure area however the costs to undertake these works would be borne by third parties and be conditional on the removal of any objections.

Australian Gas Networks (SA) Ltd is the owner of the gas distribution networks in South Australia. APA Group has been appointed by Australian Gas Networks (SA) Ltd to operate and manage these gas network assets on their behalf.

Should you require additional information or clarification, I can be contacted on the number below.

Kind Regards,

Daniel Cooper
Technical Officer – Third Party Works

APA Group
Planning and Integrity
330 Grange Rd, Kidman Park SA 5025
PO Box 171, Findon SA 5023

p +61 08 8159 1739
e daniel.cooper@apa.com.au
w www.apa.com.au

APA Group comprises two registered investment schemes, Australian Pipeline Trust (ARSN 091 678 778) and APT Investment Trust (ARSN 115 585 441), the securities in which are stapled together. Australian Pipeline Limited (ACN 091 344 704) is the responsible entity of those trusts. The registered office is HSBC building, Level 19, 580 George Street, Sydney NSW 2000.

Page 1

energy. connected.

Australian Pipeline Limited ACN 091 344 704
Level 25, 580 George Street, Sydney NSW 2000
PO Box R41, Royal Exchange NSW 1225
P: +61 2 9693 0000 | F: +61 2 9693 0093
APA Group | apa.com.au



25th April 2022

Office of Surveyor-General
PO Box 1354
Adelaide, SA 5001

To whom it may concern,

PROPOSED ROAD CLOSURE – Rajah St, Oaklands Park – PP 22/0020

Australian Gas Networks (SA) Ltd / APA Group have identified a 2x 40mm Polyethylene High Pressure Gas Main within the proposed road closure of Rajah St, Oaklands Park and would object to this proposed closure.

When further information is received pertaining to the proposed useage of the land then a decision will be made whether to accept an easement or if an easement is not practical, the gas main could be relocated to a position outside the road closure area however the costs to undertake these works would be borne by third parties and be conditional on the removal of any objections.

Australian Gas Networks (SA) Ltd is the owner of the gas distribution networks in South Australia. APA Group has been appointed by Australian Gas Networks (SA) Ltd to operate and manage these gas network assets on their behalf.

Should you require additional information or clarification, I can be contacted on the number below.

Kind Regards,

Daniel Cooper
Technical Officer – Third Party Works

APA Group
Planning and Integrity
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Page 1

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Leane Spain

From: AGD:Road Opening Closing <AGD.RoadOpeningClosing@sa.gov.au>
Sent: 05 May 2022 09:34
To: White, Neil (AGD)
Subject: FW: Notification of a road closure process - Oaklands Park - PP22/0020
Attachments: PP 22-0020 - Easement for water supply purposes over B.pdf; PP22_0020.pdf

OFFICIAL

From: Kalatzis, Chris <Chris.Kalatzis@sawater.com.au>
Sent: Wednesday, 4 May 2022 12:04 PM
To: Jason Arnold <jarnold@alexander.com.au>
Cc: AGD:Road Opening Closing <lsgroadsact@sa.gov.au>
Subject: Notification of a road closure process - Oaklands Park - PP22/0020

Dear Jason,

I wish to advise a desktop review has determined a water connection is located in the area marked (B) and as such objects to the proposed road closing process.

If the process is to proceed the following will be required:-

- 1) An easement for "water supply purposes" will be required 3.5m wide either side of the current location of the water connection in area marked (B).
- 2) SA Water is willing to accept an easement over the whole of the area marked (B) for "water supply purposes" should that also suit.

This easement will need to be granted on a Final Plan free of cost.

The City of Marion and any future landowners should be informed about some of the critical guidelines regarding the required easement e.g. -

- It is imperative that access to the easement be maintained and unrestricted, unobstructed access into, over or under the easement be preserved at all times to facilitate the construction, maintenance and ongoing operations of infrastructure assets when needed in the future.
- No permanent structure is to be built over the easement without prior approval from SA Water.

Regards,

Chris Kalatzis
Property Consultant
SA Water

T 08 7424 1427
F 08 7003 1427
M 0455 086 184
chris.kalatzis@sawater.com.au
250 Victoria Square, Adelaide SA 5000
GPO Box 1751, Adelaide SA 5001

please consider the environment before printing this email.

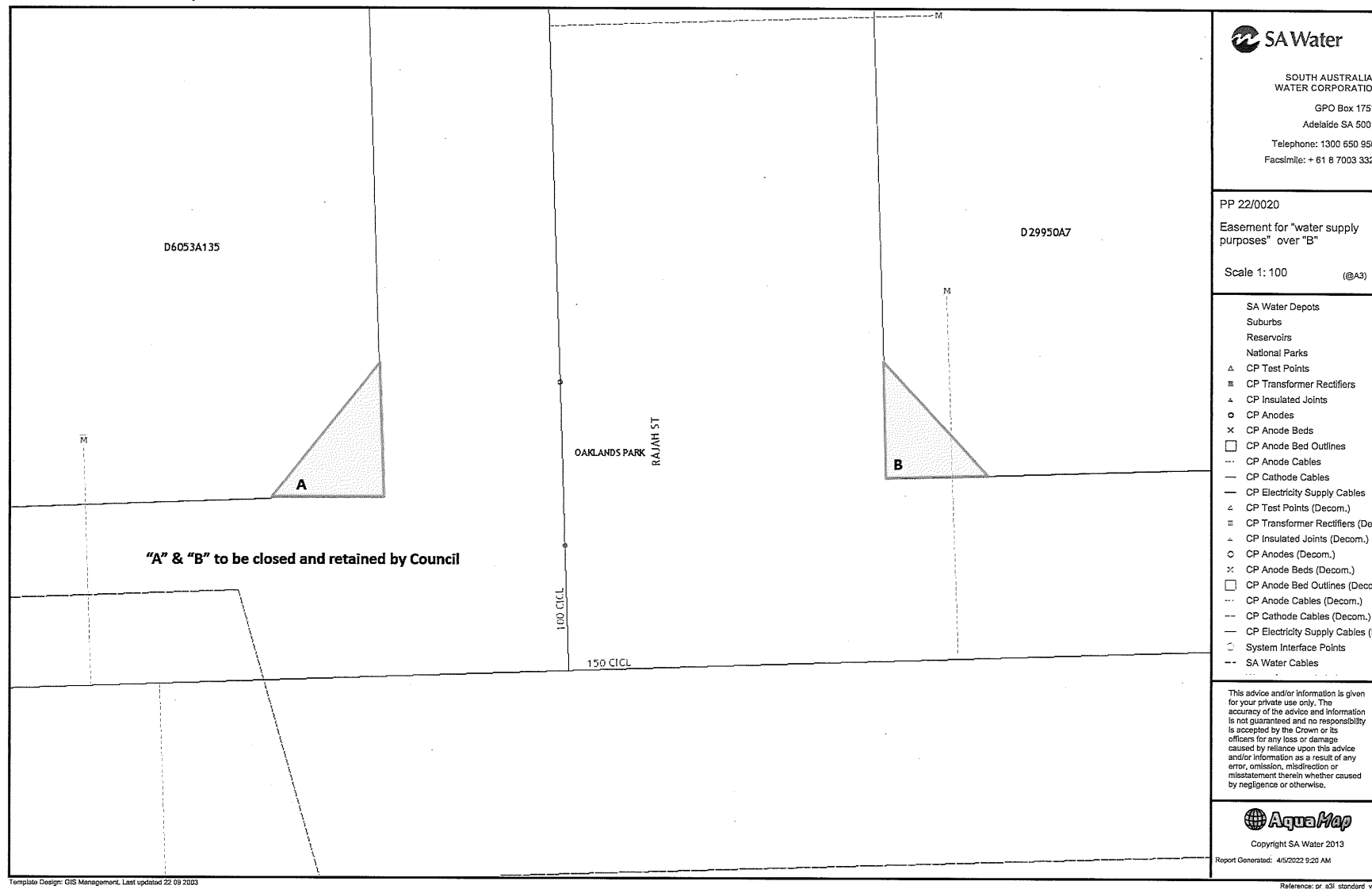
*****South Australian Water Corporation disclaimer*****

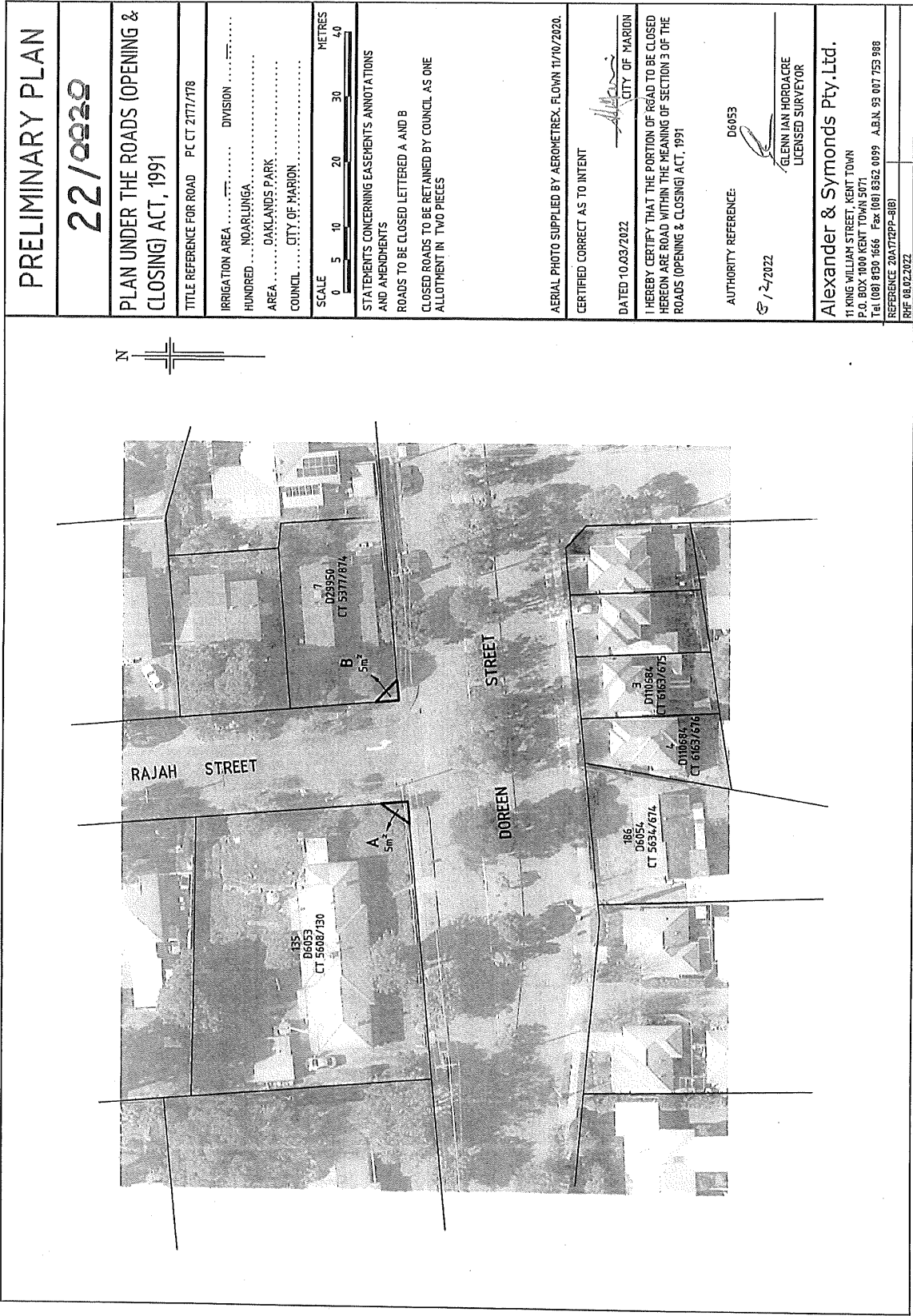
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Be green - read on the screen

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PRELIMINARY PLAN

22/2022

PLAN UNDER THE ROADS (OPENING & CLOSING) ACT, 1991

TITLE REFERENCE FOR ROAD PC CT 2177/178

IRRIGATION AREA DIVISION
HUNDRED NOARLUNGA
AREA OAKLANDS PARK
COUNCIL CITY OF MARION

SCALE
0 5 10 20 30 40
METRES

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS
ROADS TO BE CLOSED LETTERED A AND B
CLOSED ROADS TO BE RETAINED BY COUNCIL AS ONE ALLOTMENT IN TWO PIECES

AERIAL PHOTO SUPPLIED BY AEROMETREX. FLOWN 11/10/2020.

CERTIFIED CORRECT AS TO INTENT

DATED 10/03/2022

I HEREBY CERTIFY THAT THE PORTION OF ROAD TO BE CLOSED HEREON ARE ROAD WITHIN THE MEANING OF SECTION 3 OF THE ROADS (OPENING & CLOSING) ACT, 1991

AUTHORITY REFERENCE: D6053

6/2/2022

GLENN IAN HORDACRE
LICENSED SURVEYOR

Alexander & Symonds Pty. Ltd.

11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8362 0099 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE 20A712PP-818

RHF 08.02.2022

Leane Spain

From: AGD:Road Opening Closing <AGD.RoadOpeningClosing@sa.gov.au>
Sent: 03 May 2022 16:45
To: White, Neil (AGD)
Subject: FW: Notification of a road closure process - Oaklands Park - PP22/0013
Attachments: PP22_0013.pdf; PP - 22-0013 Easemnt for water connection in A and B.pdf; PP 22-0013 -Easement for wastewater purposes in B.pdf

OFFICIAL

From: Kalatzis, Chris <Chris.Kalatzis@sawater.com.au>
Sent: Tuesday, 3 May 2022 3:58 PM
To: Jason Arnold <jarnold@alexander.com.au>
Cc: AGD:Road Opening Closing <lsgroadsact@sa.gov.au>
Subject: Notification of a road closure process - Oaklands Park - PP22/0013

Dear Jason,

I wish to advise a desktop review has determined a water connection is located in the area marked (A) & a water connection and a wastewater main are located in area marked (B) and as such objects to the proposed road closing process.

If the process is to proceed the following will be required:-

- 1) An easement for "water supply purposes" will be required 3.5m wide either side of the current location of the water connection in area marked (A).
- 2) An easement for "water supply purposes" will be needed 3.5m either side of the current location of the water connection and an easement for "wastewater purposes" will be needed 2m either side of the current location of the wastewater main in area marked (B).
- 3) SA Water is also willing to accept easements over the whole of the area marked (A) for "water supply purposes" and "water supply purposes" & "wastewater purposes" over the area marked (B) should that suit.

These easements will need to be granted on a Final Plan free of cost.

The City of Marion and any future landowners should be informed about some of the critical guidelines regarding the required easements e.g. -

- It is imperative that access to the easements be maintained and unrestricted, unobstructed access into, over or under the easements be preserved at all times to facilitate the construction, maintenance and ongoing operations of infrastructure assets when needed in the future.
- No permanent structure is to be built over the easements without prior approval from SA Water.

Regards,

Chris Kalatzis
Property Consultant
SA Water
T 08 7424 1427
F 08 7003 1427
M 0455 086 184
chris.kalatzis@sawater.com.au
250 Victoria Square, Adelaide SA 5000
GPO Box 1751, Adelaide SA 5001

please consider the environment before printing this email.

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PRELIMINARY PLAN

22/0013

PLAN UNDER THE ROADS (OPENING & CLOSING) ACT, 1991

TITLE REFERENCE FOR ROAD PC CT 2177/175

IRRIGATION AREA DIVISION
HUNDRED NOARLUNGA
AREA OAKLANDS PARK
COUNCIL CITY OF MARION

SCALE 0 5 10 20 30 40 METRES

STATEMENTS CONCERNING EASEMENTS' ANNOTATIONS AND AMENDMENTS
ROADS TO BE CLOSED LETTERED A AND B
CLOSED ROADS TO BE RETAINED BY COUNCIL AS ONE ALLOTMENT IN TWO PIECES

AERIAL PHOTO SUPPLIED BY AEROMETREX. FLOWN 11/10/2020.

CERTIFIED CORRECT AS TO INTENT

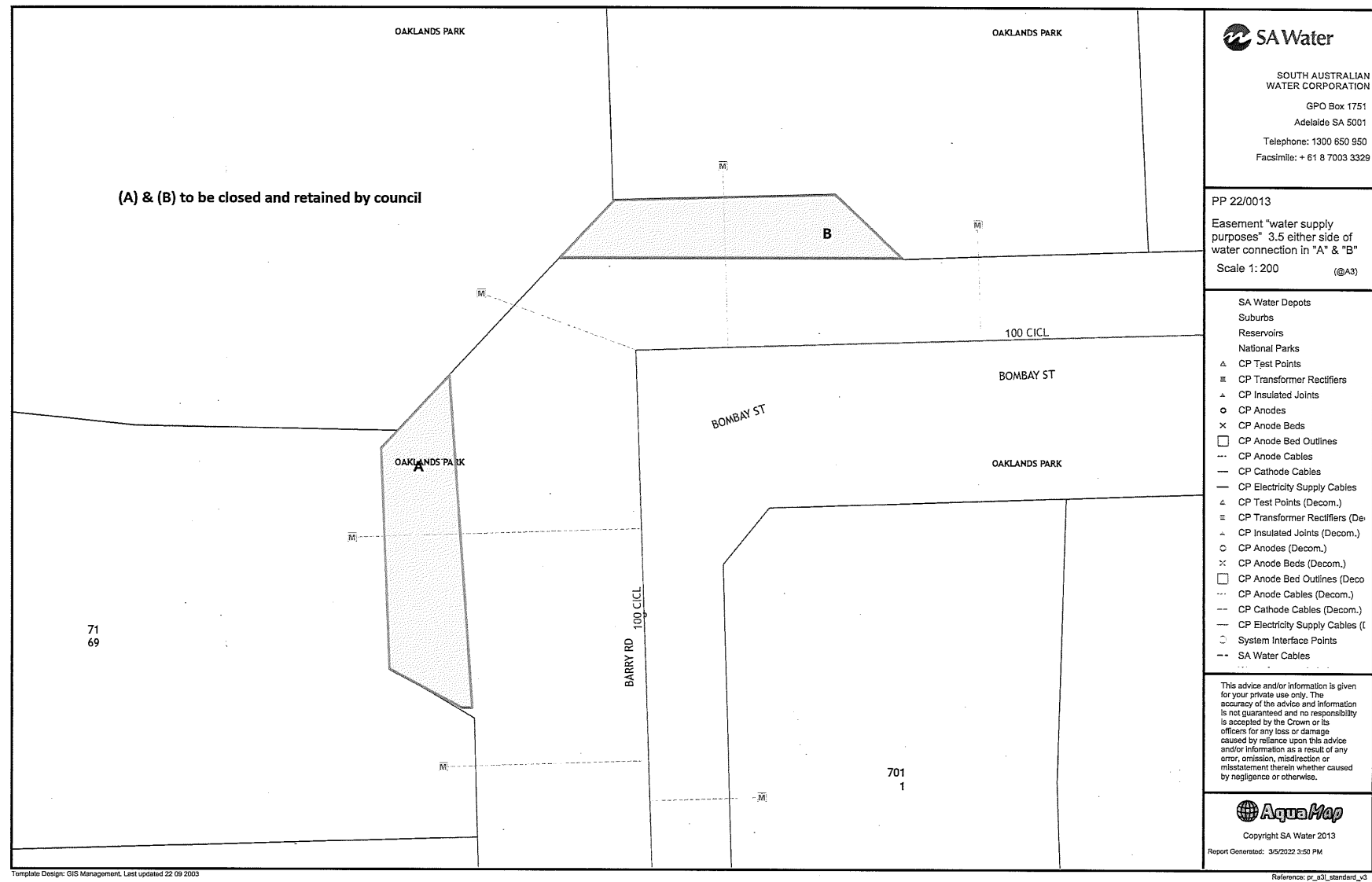
DATED 16/03/2022 CITY OF MARION

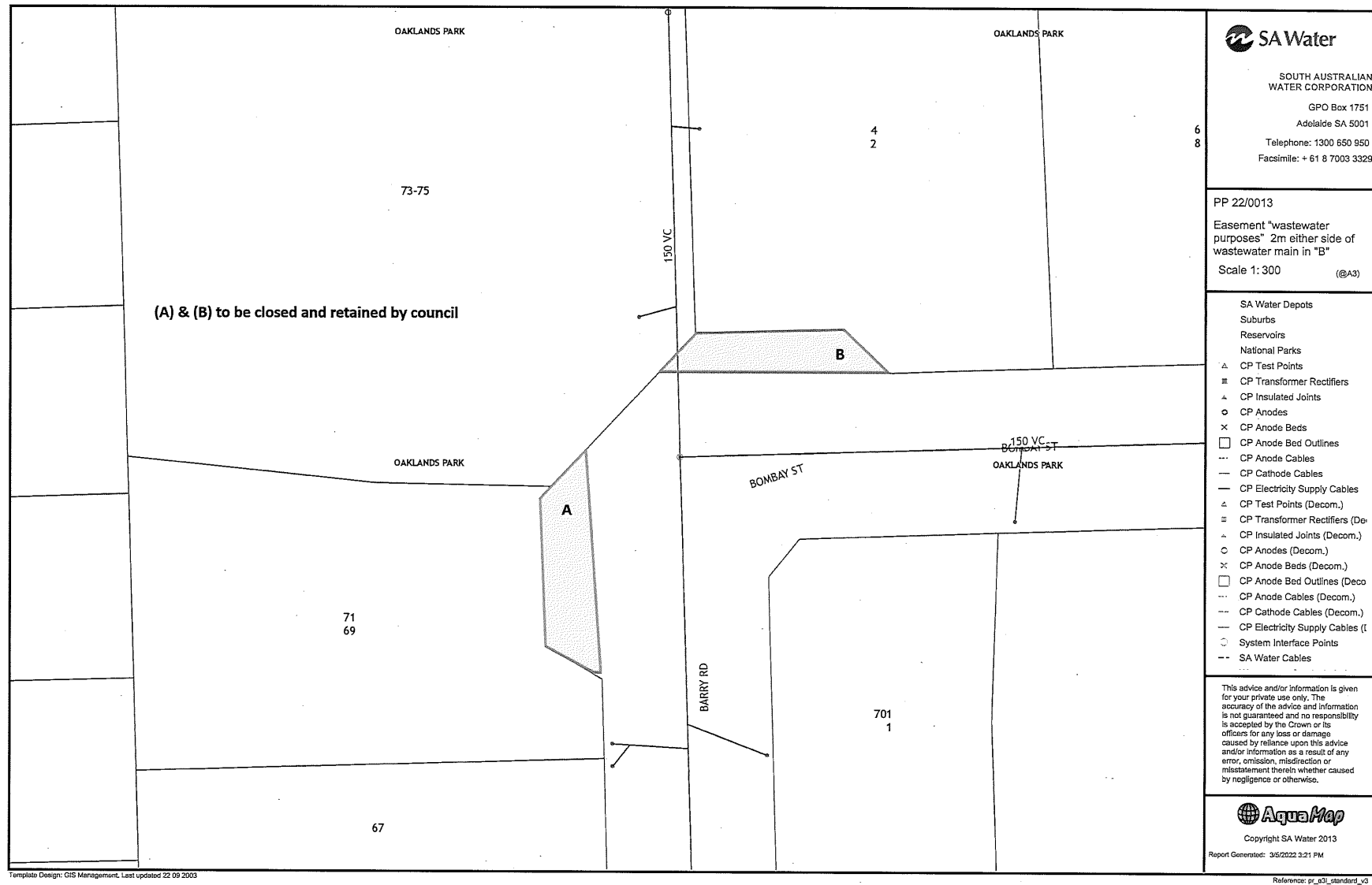
I HEREBY CERTIFY THAT THE PORTION OF ROAD TO BE CLOSED HEREON ARE ROAD WITHIN THE MEANING OF SECTION 3 OF THE ROADS (OPENING & CLOSING) ACT, 1991

AUTHORITY REFERENCE: D6152

6/12/2022
ALEXANDER IAN HORDACRE
LICENSED SURVEYOR

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0899 A.B.N. 93 007 753 988
REFERENCE: 20A172PP-1081
REV 08.02.2022





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[Home](#) > [Planning and property](#) > [Land and property development](#) > [Suburb, road and place](#) > [Road opening and closing proposals](#)

Road opening and closing proposals

On this page

[2022](#)

[2021](#)

[2020](#)

[2019](#)

[2017/18](#)

[Legislation](#)

The closing of public roads and the opening of some public roads in South Australia is managed by local councils.

Refer to the [Surveyor-General's Guidelines \(1.7 MB PDF\)](#) to prepare and lodge applications to open and close roads.

People who are affected by a road opening or closure can lodge an objection or apply for easement rights as part of a 28-day public consultation process.

[Make an objection or request for easement rights](#)

2022

Description of proposal	Preliminary plan	Gazette notice	Deadline for objection	Outcome
Proposed road closure: Rajah Street (portions), Oaklands Park City of Marion	PP_22/0020	14 April 2022 (page 980) (495.8 KB PDF)	11 May 2022	
Proposed road closure: Rangoon Street (portions), Oaklands Park City of Marion	PP_22/0018	14 April 2022 (page 980) (495.8 KB PDF)	11 May 2022	
Proposed road closure: Jewel Street (portion) & Madras Street (portions), Oaklands Park City of Marion	PP_22/0017	14 April 2022 (page 980) (495.8 KB PDF)	11 May 2022	

Description of proposal	Preliminary plan	Gazette notice	Deadline for objection	Outcome
Proposed road closure: Barry Road (portion) & Bombay Street (portion), Oaklands Park City of Marion	PP_22/0013	14 April 2022 (page 980) (495.8 KB PDF)	11 May 2022	
Proposed road closure: Unnamed Public Road, Woodside Adelaide Hills Council	PP_22/0012	14 April 2022 (page 980) (495.8 KB PDF)	11 May 2022	
Proposed road closure: Bubner Road (portion), Freeling Light Regional Council	PP 22/0010	24 February 2022 (page 618) (23.6 KB PDF)	24 Mar 2022	

No. 23 p. 980

THE SOUTH AUSTRALIAN GOVERNMENT GAZETTE

14 April 2022

LOCAL GOVERNMENT INSTRUMENTS

CITY OF MARION

ROADS (OPENING AND CLOSING) ACT 1991

Notice of Proposed Road Closures—Barry Road, Rangoon Street, Jewel Street, Madras Street, Rajah Street—Oaklands Park

In accordance with section 10 of the *Roads (Opening & Closing) Act 1991*, NOTICE is hereby given that City of Marion proposes to make a Road Process Order to close and retain the following public roads:

- Barry Road adjoining allotment 12 in D28243 and Bombay Street adjoining allotment 150 in D6052, more particularly delineated and lettered 'A' & 'B' on Preliminary Plan 22/0013.
- Jewel Street adjoining allotment 202 in F43112, Madras Street adjoining allotment 10 in D30325, allotment 2 in D79260, more particularly delineated and lettered 'A', 'B' & 'C' on Preliminary Plan 22/0017.
- Rangoon Street adjoining allotment 97 in D86103 and allotment 11 in D81976, more particularly delineated and lettered 'A' & 'B' on Preliminary Plan 22/0018.
- Rajah Street adjoining allotment 135 in D6053 and allotment 7 in D29950, more particularly delineated and lettered 'A' & 'B' on Preliminary Plan 22/0020.

A copy of the Preliminary Plan, and a statement of persons affected, are available for public inspection at the City of Marion at 245 Sturt Road, Sturt between the hours of 8.30am and 5.00pm, Monday to Friday or at the Adelaide office of the Surveyor-General, Level 2 101 Grenfell Street Adelaide during normal office hours. The Preliminary Plan can also be viewed at www.sa.gov.au/roadsactproposals.

Any person is entitled to object to the proposed road closure via written submission. An objection must state whether the objector wishes to make submissions to the Council at any meeting held by the Council for this purpose. A person affected by the proposed closure is entitled to apply for an easement to be granted in that person's favour over the land subject to the proposed closure.

An objection or application for an easement must set out the full name and address of the person making the objection or application and must be fully supported by reasons.

An application for an easement must give full particulars of the nature and location of the easement that is being applied for and, where made by a person as the owner of adjoining or nearby land, specify the land to which the easement is to be annexed.

Any objection or application for an easement must be made in writing setting out full details and must be submitted to the Council by post to PO Box 21 Oaklands Park SA 5046, or via email to council@marion.sa.gov.au within 28 days of the date of publication of this notice and a copy must be forwarded to the Surveyor-General at GPO Box 1354, Adelaide, SA 5001.

Where an objection or application for an easement is received, the Council will give notification of a meeting at which the matter will be considered so that the objector and/or applicant may attend if so desired.

Dated: 14 April 2022

TONY HARRISON
Chief Executive Officer

ADELAIDE HILLS COUNCIL

ROADS (OPENING & CLOSING) ACT 1991

Closing of Road

In accordance with section 10 of the *Roads (Opening & Closing) Act 1991*, NOTICE is hereby given that Adelaide Hills Council proposes to make a Road Process Order to CLOSE the following road:

In the Hundred of Onkaparinga, being a strip of public road in the area named Woodside generally situate dividing Allotment 14 in Section 5293 in Deposited Plan 72074 from Allotment 15 in Section 4422 in Deposited Plan 49158 and marked 'A' on Preliminary Plan 22/0012.

It is proposed that the portion of road to be closed marked 'A' be transferred to SJK Brown Investments Pty Ltd.

A preliminary plan of the proposal and a statement are available for public inspection at the Adelaide Hills Council office, 63 Mount Barker Road, Stirling between the hours of 8.30am and 5.00pm, Monday to Friday or at the Adelaide office of the Surveyor-General during normal office hours. The preliminary plan can also be viewed at sa.gov.au/roadsactproposals.

Any person may object to the proposal (and any adjoining landowner or other person substantially affected by the proposed road closure may apply for an easement relative to the closure). Such objection (or application for an easement) must be made in writing to the Adelaide Hills Council WITHIN 28 DAYS OF THE DATE OF THIS NOTICE.

If a submission is made, the Adelaide Hills Council is required to give notice of the time and place at which a meeting will be held to consider the matter, so that the person making the submission (or a representative) may attend to support the submission, if desired. Any submission must set out the full name and address of the person making the submission, and must be fully supported by reasons (and any application for the grant of an easement must give full particulars of the nature and location of the easement and, where made by a person as the owner of adjoining or nearby land, specify the land to which the easement is to be annexed).

A copy of the submission must be forwarded to the Surveyor-General in Adelaide.

Dated: 14 April 2022

ANDREW AITKEN
Chief Executive Officer

PP22/0012

11.8 LGA Ordinary General Meeting 2022 - Call for Items of Business

Report Reference	GC220628R11.8
Originating Officer	Unit Manager Governance and Council Support – Victoria Moritz
Corporate Manager	Manager Office of the Chief Executive - Kate McKenzie
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

The purpose of this report is to consider proposed items of business for forwarding to the Local Government Association (LGA) for consideration at the LGA Annual General Meeting (AGM) 2022 and to nominate a Voting Delegate.

EXECUTIVE SUMMARY

Member councils are invited to submit proposed items of business to be considered by SAROC, GAROC or the LGA Board of Directors for inclusion on the agenda of the General Meeting.

The LGA Annual General Meeting will be held on Friday 28 October 2022 at Adelaide Oval.

In order for items of business to be considered for the Annual General Meeting of 28 October 2022, proposed items must be received by the LGA no later than **5pm Friday 12 August 2022**.

Council's current voting delegate for the LGA General Meeting is Mayor Hanna and Proxy is Deputy Mayor Luke Hutchinson. Any change to this will need to be advised.

RECOMMENDATION

That:

- 1. The nominated Council Voting Delegate for the 2022 Local Government Association Annual General Meeting is Mayor Kris Hanna and the Proxy Delegate for this meeting is Deputy Mayor, Luke Hutchinson.**
- 2. Notes the report *LGA Ordinary General Meeting 2022* and that no items of business were received from Council Members for submission to the LGA.**

DISCUSSION

The LGA has released a call for Items of business for the LGA Annual General Meeting 2022. In preparation for the meeting, the LGA has advised Councils of the following information:

Items of Business

The purpose of the AGM is to consider items of strategic importance to local government and the LGA, as recommended by South Australian Region Organisation of Councils (SAROC), Greater Adelaide Region Organisation of Councils (GAROC) or the LGA Board of Directors.

Member councils may at any time throughout the year propose an item of business for a General Meeting. To submit a proposal, Council needs to complete the LGA General Meeting – Proposed Item of Business form (Attachment 1). Proposals should be accompanied by sufficient supporting information to assist SAROC, GAROC and the Board of Directors to make informed decisions and recommendations. Councils are encouraged to discuss proposed items of business with the LGA

Secretariat prior to being submitted.

It is at the discretion of Council whether to refer an item to GAROC or the Board of Directors. Guidelines on how proposed items of business will be considered are attached (Attachment 2).

In order for items of business to be considered for the Annual General Meeting of 28 October 2022, proposals must be received by the LGA no later than **5pm Friday 12 August 2022**. All proposed items will then be considered by either SAROC, GAROC or the LGA Board of Directors and must be approved by them for inclusion in the agenda for the Ordinary General Meeting. The agenda will be provided to councils at least 30 days prior to the meeting.

It is suggested that upon resolving to submit Items of business to the LGA, the Chief Executive Officer be authorised to amend the wording (without changing the meaning or purpose of the motion) if required.

Council Members were advised via email on 9th May 2022 and subsequently reminded on 30th May of the Call for proposed items and were asked to submit any items for consideration to Administration by 5pm Monday 6 June 2022. No motions were received by this date.

Voting Delegate

At the City of Marion, historically the Mayor has been the Voting Delegate and the Deputy Mayor has been the proxy unless they have been unable to attend the meeting. Pursuant to Rule 36 of the LGA Constitution, only persons who are Council Members are eligible to be a Voting Delegate, therefore all Council Members are eligible to be the Voting Delegate or Proxy.

The current Voting Delegate is Mayor Hanna and the Proxy is Deputy Mayor Luke Hutchinson. Unless contrary advice is provided to the LGA, the above-nominated remains the same. Councils may appoint new voting delegates by notifying the LGA via the Voting Delegate Form (Attachment 3).

In Summary

- Proposed items of business are due to the LGA by 5pm Friday 12 August 2022.
- Advise if a change in Voting Delegate is required.

ATTACHMENTS

1. LGA General Meeting Proposed Item of Business form [**11.8.1** - 1 page]
2. Guidelines Considering Proposed Items of Business for LGA General Meetings [**11.8.2** - 5 pages]
3. Notification of Appointment of Council Delegate Form [**11.8.3** - 1 page]

LGA General Meeting – Proposed Item of Business

The purpose of this form is to request consideration by SAROC, GAROC or the Board of Directors of an item of business to be included on the agenda of an LGA General Meeting - refer Clause 16.3.1 of the LGA Constitution. Prior to submitting a proposed Item of Business, please refer to the Considering Proposed Items of Business for LGA General Meetings Guidelines.

Council Name	
The body the item is being referred to <i>Proposals may only be submitted to the ROC of which council is a member, or to the LGA Board of Directors.</i>	Board of Directors <u>OR</u> SAROC <u>OR</u> GAROC (<i>choose only one</i>)
Subject of the proposed item of business	
Proposed motion for the General Meeting	That the Annual / Ordinary General Meeting requests the LGA to
Supporting information <i>Provide a summary of the issue(s), relevant background information, description of the impact on the sector and evidence that this is an item of strategic importance to local government.</i>	
LGA Policy Manual <i>Does this item require a change to the LGA Policy Manual (new policy or amendment to existing policy)?</i>	(please click here to view the LGA Policy Manual)
LGA Strategic Plan reference	(please click here to view the 2021-25 LGA Strategic Plan) <i>Choose one Strategy and one outcome reference only</i>
Council Contact Officer submitting form	(insert name) (insert email address) (insert telephone number)
Council Meeting minute reference and date of meeting	
Date submitted to LGA	

Please return Word version of completed form to lgasa@lga.sa.gov.au.
Refer to LGA Latest News in respect to deadlines for upcoming General Meetings.

Considering Proposed Items of Business for LGA General Meetings

Guidelines

February 2019

Version 1

Introduction

The Local Government Association of South Australia (LGA) schedules two General Meetings each year for member councils to consider items of strategic importance to local government and the LGA. Proposing and voting on items of business for a General Meeting is one of the important ways that member councils participate in the development of policy and strategy on issues and influence the advocacy agenda for local government in matters affecting councils and their communities.

These guidelines have been prepared to assist the LGA Board of Directors (Board), South Australian Region Organisation of Councils (SAROC) and Greater Adelaide Region Organisation of Council (GAROC) to consider the items of business to be placed upon an agenda for an LGA Ordinary or Annual General Meeting. They also provide guidance to member councils to develop and prioritise proposals to submit for consideration.

The *Considering Proposed Items of Business for LGA General Meetings* Guidelines may be reviewed and amended by the LGA Board of Directors from time to time.

LGA Constitution

Section 16 of the LGA Constitution provides guidance about the matters to be discussed at a General Meeting, and the process by which items of business may be proposed for inclusion on the agenda. The requirements of Section 16 are outlined below.

16. Business of General Meetings

- 16.1 *The business of a General Meeting will be to consider items of strategic importance to local government and the LGA as recommended by SAROC, GAROC or the Board of Directors and matters which must be determined under this Constitution at a General Meeting.*
- 16.2 *Any Member may propose an item of business for an Annual General Meeting or an Ordinary General Meeting to SAROC, GAROC or the Board of Directors.*
- 16.3 *No business shall be brought before a General Meeting of the LGA unless:*
 - 16.3.1 *it has been placed on the agenda of an Annual General Meeting or an Ordinary General Meeting by SAROC, GAROC or the Board of Directors taking into account the purpose of a General Meeting set out in clause 16.1; or*
 - 16.3.2 *the business is as stated in the notice of a Special General Meeting, given in accordance with clause 10.*

In summary, the Constitution provides all member councils with the opportunity to submit a proposed item of business to the Board, SAROC or GAROC for approval to be placed on the agenda of a General Meeting. No item of business will be placed upon the agenda for a General Meeting unless it has been approved by one of the relevant bodies, which must consider whether a matter is of '*strategic importance*' to local government and the LGA'.

Relevant bodies

As outlined in the Constitution, a member council may propose an item of business to SAROC, GAROC or the Board of Directors. This opportunity is also enshrined within the LGA Membership Proposition, which outlines the rights of members to participate in the development of LGA policy and strategy.

While the Constitution refers to members being able to refer items directly to the Board, the Membership Proposition specifically provides for members referring matters relating to policy and strategy development to either SAROC or GAROC (as relevant).

To provide greater clarity to members about the best pathway for submitting an item of business, the following guidance is provided.

LGA Board of Directors

Items should be referred to the Board if related to:

- the LGA Constitution or Ancillary Documents
- a subsidiary of the LGA
- a commercial service provided (or proposed to be provided) by the LGA
- an activity requiring the allocation of significant resources by the LGA
- any LGA operational matter

SAROC or GAROC

Items should be referred to the relevant ROC if related to:

- the development of LGA policy and strategy
- LGA advocacy activities
- an amendment or addition to the LGA Policy Manual
- an operational matter related to SAROC or GAROC

The Board, SAROC and GAROC may choose to refer items submitted by member councils to each other for advice or consideration. Such referrals will be at the discretion of the Board, SAROC and GAROC.

Guiding principles

The following guiding principles have been developed to provide clarity and consistency to the Board, SAROC, GAROC and member councils about the relevant matters that will be considered in determining whether an item of business will be placed on the agenda of a General Meeting.

1. Strategic importance

The matters discussed at General Meetings should be of strategic importance to local government and the LGA. The policies and activities that are resolved at the LGA General Meetings are important in guiding the priorities and work plans of the LGA, and it is important that the association's resources are focussed on the issues that will be of the greatest benefit to councils and communities.

In determining whether a matter is of strategic importance to local government and the LGA, the Board, SAROC and GAROC will consider:

- whether the item has relevance to and will benefit a particular group (eg regional or metro councils) or the sector as a whole;
- alignment with the strategic plans and business plans of the LGA, SAROC and GAROC;
- the level of urgency required to deal with the issue;
- relevance to the role of local government and the potential positive and negative impacts of the issue on councils and communities;

- whether there are other bodies or industry groups that are better placed to address the issue or undertake the proposed activity; and
- the resources required to execute the policies or activities.

2. Supporting evidence

Good public policy positions need to be supported by solid evidence that the issues are well understood and that the proposed course of action provides the most efficient and effective solution. A strong evidence base is critical to successful advocacy, particularly when trying to change government policy, influence public opinion or attract additional funding.

The Board, SAROC and GAROC will consider whether there is sufficient evidence provided in support of the policy position or course of action being sought. In some instances, an item may be referred back to the submitting council with a request for further information.

In many cases the evidence needed to support a position might not be readily available. In these circumstances it is best for a motion to seek further investigation of an issue and/or further consultation with councils, rather than seeking endorsement of a specific policy position or action. The Board, SAROC and GAROC may propose an alternative course of action, in consultation with the submitting council.

3. Alignment with LGA policy

The LGA Policy Manual is a compendium of principles and policies that have been developed and endorsed by a majority vote of member councils at previous General Meetings. There are a wide range of policies addressing a number of priority issues for the sector.

The policies act as a guide for advocacy and best practice in the sector. In most cases, the LGA Policy Manual can provide councils with a broad direction on how an issue can be resolved and whether further development of a policy position is required.

The Board, SAROC and GAROC will consider the LGA Policy Manual in determining whether a new or amended policy position is required to be endorsed by members to enable the LGA to take the requested action. If the LGA already has a supportive policy position in relation to the proposed item, further consideration by members at a General Meeting may not be required.

4. Resourcing

In some cases, the items of business put forward by members require significant resources to be allocated in order to achieve the desired outcome. Resources may not be available through the LGA to tackle every issue.

Before determining to place an item on the agenda of a General Meeting; the Board, SAROC and GAROC will consider:

- whether resources are available within the LGA to achieve the desired outcome;
- other resources that may be available;
- potential impacts on the LGA budget and business plan; and
- the level of input that will be required by councils or other stakeholders to progress the item.

The Board, SAROC and GAROC may determine not to proceed with (or defer) an item of business if the resourcing required would detract from the achievement of outcomes of greater priority for members.

Determinations by the Board, SAROC and GAROC

After considering a proposed item of business against these guiding principles and having regard to any other relevant factors, the Board, SAROC and GAROC may determine to:

- approve an item of business for inclusion on the agenda of a General Meeting;
- approve an amended item of business for inclusion on the agenda of a General Meeting (in consultation with the submitting councils);
- take no further action;
- request additional information from the submitting council;
- refer an item back to the submitting council or regional LGA for action if it relates to a local or regional issue;
- resolve that the matter be dealt with by the LGA, SAROC or GAROC without progressing to a General Meeting (such as matters requiring urgent attention or actions that can be progressed immediately due to alignment with existing policies and work plans); or
- defer the item to a future General Meeting

The submitting council will be advised in writing of the determination of their proposed item of business.

Notification of Appointment of Council Delegate

Pursuant to Clause 12 of the LGA Constitution a Delegate must be a council member of the Ordinary Member appointing him or her, both when appointed and at the General Meeting when acting as delegate.

The purpose of this form is to notify the LGA of a change to council's appointed delegate on the LGA's Register of Voting Delegates.

Council Name	(insert Council name)
Council Delegate	Mayor / Chairperson / Councillor (insert full name)
Name and Signature of Chief Executive Officer	(insert name) (signature here)
Date	(insert date)

Please return completed form to lgasa@lga.sa.gov.au.

If the council's registered delegate is unable to attend a General Meeting then a temporary delegate may be appointed for that one meeting only by submitting a *Notification of Appointment of Substitute Council Delegate* form available on the [LGA website](#).

12 Corporate Reports for Information/Noting

12.1 Action on Climate Change

Report Reference	GC220628R12.1
Originating Officer	Unit Manager Environment and Sustainability – Ann Gibbons
Corporate Manager	Manager Engineering, Assets and Environment - Mathew Allen
General Manager	General Manager City Services - Ben Keen

REPORT HISTORY

Report Reference	Report Title
GC220510M13.2	Climate Action Now

REPORT OBJECTIVE

This report is provided in response to a Motion relating to action on climate change that was carried at the 10 May 2022 General Council meeting.

EXECUTIVE SUMMARY

The following motion was carried at the 10 May 2022 General Council meeting (GC220510M13.2):

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.*

Each of these dot points is addressed separately in the 'Discussion' section of this report.

RECOMMENDATION

That Council:

1. **Notes the action currently taken by Council in response to climate change.**

DISCUSSION

Each of the items listed in the motion carried on 22 May 2022 is addressed separately below.

1. **Council is currently taking action on climate change:**

The City of Marion has an endorsed Climate Change Policy and various plans and strategies to guide our efforts and prioritise action.

The City of Marion's action on climate change includes a strong focus on reducing carbon emissions. The *Carbon Neutral Plan 2020 – 2030* (CNP) was endorsed at the 9 February 2021 General Council meeting (GC210209R04), setting a target of carbon neutrality for Council's operations by 2030.

Progress towards Marion's carbon neutral by 2030 goal is tracked using the Corporate KPI process and will be included in the fourth quarter KPI report in July. A publicly available 'Carbon Neutral Snapshot' is being developed and will be available later in 2022. High level updates will continue to be reported in the Environment Report Card in February each year.

In addition, the City of Marion's action on climate change includes a strong focus on adapting to impacts such as temperature increases, changes to rainfall patterns and sea level rise. Marion's climate adaptation actions are currently focused on:

- Resilient South Regional Climate Partnership: Resilient South is a partnership between the Cities of Holdfast Bay, Marion, Mitcham and Onkaparinga, and the South Australian Government aimed at strengthening the resilience of our region so that our businesses, communities, and environments can tackle the challenges of climate change.

During 2022/23 the Resilient South Regional Climate Action Plan is to be renewed. A \$99,000 Preparing Australian Communities grant has been received from the Commonwealth Government to support the plan development. There will be opportunities early in 2023 for Elected Members from the four partner Councils to contribute to the Plan development and assist in the prioritisation of actions for delivery over the next five years.

The Resilient South website (www.resilientsouth.com) provides public access to Resilient South plans and resources.

- Resilient Asset Management Project (RAMP): The City of Marion manages >\$1B in assets, and these assets are affected by climate both in terms of capacity and durability. Current asset management practices assume climate is static, and Adelaide is already experiencing noticeable climate shifts that will accelerate over the coming years. Climate change will shorten the lifespan of some assets and require new approaches for others.

This work is industry-leading and, in addition to attracting funding from the LGA Research and Development Scheme (\$99,000) and National Disaster Risk Reduction Fund (\$250,000), has attracted strong interest from other Councils and the South Australian Government who wish to participate in or observe the project as it progresses.

Further details are available on the Resilient South website ([RAMP — Resilient South](#)).

- Coastal Climate Monitoring Program: An active coastal monitoring program, outlined in the *Coastal Monitoring Plan for the City of Marion* (GC190723R10), is now underway that includes detailed studies of changes in coastal landform (erosion and accretion), storm and wave conditions, and shoreline movement. Data will assess coastal risk and

inform locations and timing for coastal management works in annual risk reviews. Key findings will be included in reporting to the Finance, Risk and Audit Committee.

Coast Snap photo monitoring points have been installed at five locations along Marion's coastline to encourage public recording of coastal changes by local citizen scientists.

A number of reports have been brought to Council in recent months discussing Council's action on climate change including:

- Carbon Sequestration: A feasibility assessment of a possible carbon sequestration project on public land in the Field River Valley was completed during 2021, with outcomes discussed at the 9 November 2021 Elected Member Forum. A report considered at the General Council on 22 February 2022 (GC220222R11.2) provided an update on the status of the carbon offset / sequestration project and provide some possible next steps for the City of Marion.
- Environmental Sustainability Update: A comprehensive update on Council's action on climate change, including implementation of the Carbon Neutral Plan, the Coastal Climate Adaptation Monitoring Project, and activities being delivered through the Resilient South Regional Climate Partnership (RCP) was discussed at the Asset and Sustainability Committee on 2 November 2021 (ASC211102R7.1).

2. Residents can be informed of practical steps and provided information on how they can act locally on climate change:

Community education and information sessions are delivered to Marion residents throughout the year and information on practical steps that can be taken to reduce environmental impacts and build resilience is distributed to the 1,065 subscribers (June 2022) to the monthly Green Thymes e-newsletter. This work is also supported by initiatives relating to communication and promotion (including social media posts) of Council's carbon neutral activities (Initiative 5.1) and provision of community education and incentives (Initiative 5.2) in the Carbon Neutral Plan 2020 – 2030.

Recent examples are listed below.

- Green Thymes articles:
 - May 2022 edition: Understanding your Electricity Bill, top tips to save money on your energy bills this winter.
 - April 2022 edition: Verge Incentive Fund to support cooler and greener streets and neighbourhoods.
 - January 2022 edition: Keeping your home cool this summer, Irrigation 101.
- Education and Information Sessions:
 - During 2022 a series of 10 Simple Living free online workshops are being delivered by Folk of All Trades and supported by the Resilient South Regional Climate Partnership. Topics include: zero waste living, composting and worm farming, and vegetable gardening.
 - Adelaide Sustainable Buildings Network (ASBN) held a Sustainable House Day event at Cove Civic Centre on 23 October 2021.

- Demystifying battery storage and solar PV public event was held on 14 October 2021 (hosted by Mitcham Council for Resilient South).

Some current and past opportunities for Marion residents to be more actively involved include:

- There are various supports and opportunities available for residents to be helping to green and cool the urban environment including:
 - Urban Tree Warriors: volunteers helping new plantings establish and develop into trees that will benefit their whole street as well as the wider community.
 - Adopt a Tree Program: free watering bucket and detailed tree care instructions for residents to help protect old and new plants across the city.
 - Local Conservation Groups: there are eight active Friends groups across Marion and six Bushcare groups volunteering time to protect and restore native vegetation.
 - Regulated Tree Maintenance Fund: financial assistance for property owners to take action that helps maintain regulated/significant trees on their property.
- The Red Cross Climate Ready Communities program was delivered to 110 local community members across southern Adelaide by the Resilient South RCP between 2017 and 2020 to help people to understand the risks they currently face, the way these are changing, and what they can do to build their resilience. This program has not been offered by the Red Cross during 2021 and 2022 due to the COVID-19 pandemic and will need to be revisited for further consideration.

3. **Options for the most effective approach in lobbying for increased climate action to be taken at other levels of Government:**

Options for the City of Marion to advocate for increased action on climate change by other levels of government include:

- ***Policy Submissions:***
Preparing submissions on policies, strategies and plans that call for increased action on climate change, higher emissions reduction targets, or increased funding to deliver climate responses is one approach that Council is already using.
Recent examples include responses to:
 - the Local Government Association (LGA) Climate Change Policy review (GC220614R11.6).
 - Green Industries SA's Discussion Paper, *Turning the Tide 2021: The future of single-use plastics in South Australia* (GC220208R11.1).
- ***Sector-wide advocacy by the LGA and/or ALGA:***
Where Council seeks sector-wide advocacy on matters of strategic importance, a motion can be put forward for consideration at one of two LGA General Meetings or to the National General Assembly of Local Government (NGA) held each year.
- ***Contributing to Plan development:***
Provide early input to land and policies being developed by other levels of government. A current example of this is the development of an Urban Greening Strategy for

metropolitan Adelaide by Green Adelaide. A program of engagement activities has been developed with multiple opportunities for local government representatives to help develop a vision, set a common mission, and identify the priorities for action.

4. Local environmental groups can be appropriately supported by council in increasing awareness on climate related issues:

The **Marion Living Smarties** group was formed by participants of several 7-week Living Smart courses held in Marion during 2016 to 2019. This group continues to be active and has been a strong advocate for the removal of artificial turf on Council verges, and their 'Climate Action Now' campaign was promoted in the March 2022 edition of Green Thymes.

The aim of the Living Smart program, delivered in partnership with Resilient South councils and with funding support from the Department for Environment and Water, was to provide participants with the skills and knowledge to take action in their own communities to improve their quality of life and reduce their environmental impact. A total of 5 courses with 92 participants were held across southern Adelaide between 2016 and 2019. A Living Smart community has developed in South Australia, with information shared via the '[Living Smarties SA](#)' Facebook page that anyone can join.

Should environmental groups such as Marion Living Smarties have climate change projects that they'd like to partner with Council on or need seed funding to hold an event or community activity that increases awareness on climate related issues, funding and support may be available through Council's community grants, sponsorship and partnership programs. Information about each of the programs is available on Council's website: [Grants, donations and sponsorship](#) | [Services we offer](#) | [City of Marion](#)

ATTACHMENTS

Nil

12.2 WHS Monthly Performance Report

Report Reference	GC220628R12.2
Originating Officer	HSE Coordinator & Business Partner – Paul Johns
Corporate Manager	Manager P&C – Jess Lynch
General Manager	CEO – 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 May 2022 is **4.9** with **2** lost time injury claims 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

WHS Monthly Performance Report – May 2022

Attachment 1 – WHS Monthly Performance Report – May 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	4		61	5.4

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	1		3

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

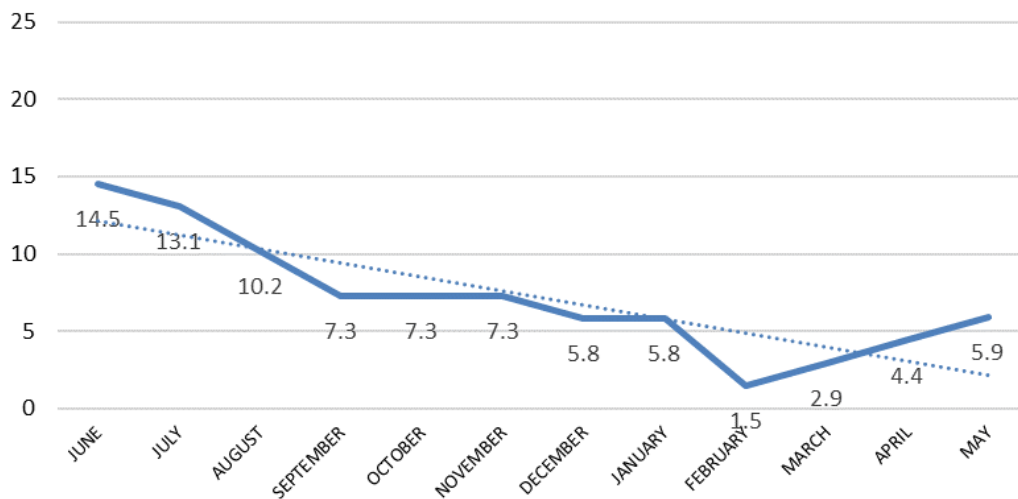
No.	Description of Incident	Mechanism of Injury	Injury Description
1	Replacing tree stakes and knocking in new stake with dropper knocker felt jabbing pain lower right-hand side of back	Muscular stress while handling objects other than lifting, carrying or putting down	Back pain, lumbago and sciatica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

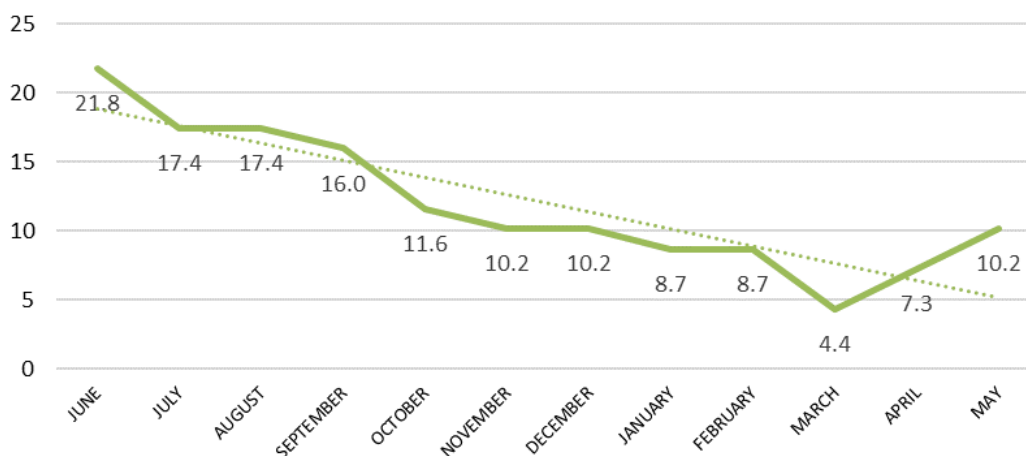


The current 12 month rolling LTIFR for the City of Marion is **5.9** which represents a **59%** reduction over the previous 12 months from.

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

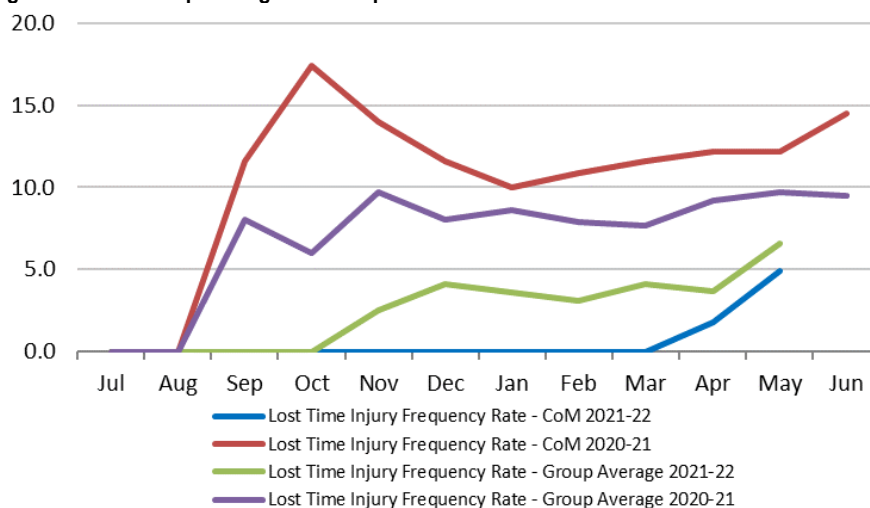


The current 12 month rolling TRIFR for the City of Marion is **10.2** which represents **53%** reduction over the previous 12 months.

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 (¹GaC).

Figure 4: LTIFR compared against Group A Councils

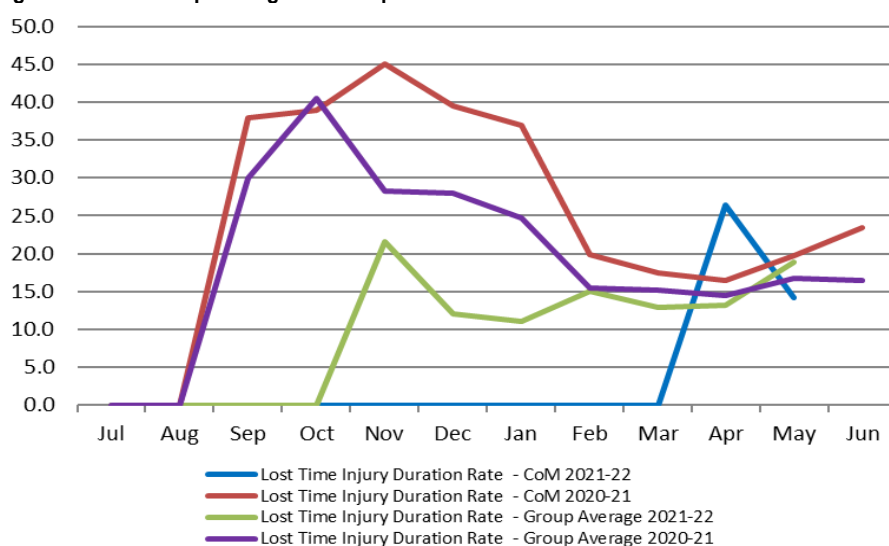


The current LTIFR for the City of Marion (which would be represented in blue) is **4.9**, compared to GaCs recording **6.6**, with 3 claims being recorded this year to date.

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 **14.2**, compared to GaCs recording **18.9**, with no claims being recorded this year to date.

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

12.3 Finance Report - May 2022

Report Reference	GC220524R12.3
Originating Officer	Assistant Financial Accountant – Melissa Virgin
Corporate Manager	Chief Financial Officer – Ray Barnwell
General Manager	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 of May 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 – May 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 May Appendix 1 pt 1 2 3 4 [**12.3.1** - 5 pages]
2. Finance Report May Appendix 2 pt 1 2 [**12.3.2** - 7 pages]
3. Finance Report May Appendix 3 pt 1 2 [**12.3.3** - 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 \$10.252m.

Comment: Council currently has a net operating surplus result of \$3.410m before capital revenues, against a year to date forecast budget of \$0.582m surplus. This position is detailed in the attached Funding Statement and variation notes.

Capital Budget -
\$50.389m

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 93.89% 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 & 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 \$5.894m and Transfers from Reserves of \$28.604m, and after accounting for amounts quarantined for specific projects or works, there is \$2.676m 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	5,481	5,894
Budgeted transfers from reserve	0	(6,205)	(280)	(1,525)	(2,845)	(10,856)	0	(35)	(17,713)	(28,604)
Current Budgeted Closing Balance	2,000	4,470	989	0	713	8,171	1,159	2,543	10,854	22,727
Quarantined Funds	(2,000)	(4,470)	(949)	0	(619)	(8,038)	(1,159)	0	(10,854)	(20,051)
Projected Available Balance	0	0	40	0	94	133	0	2,543	0	2,676

The 2021-22 3rd budget review forecasts a net cash deficit of \$0.513m.

*CFPP: Community Facilities Partnership Program

*Other includes Walking & Cycling and Energy Efficiency.

**Funding Statement
as at 31 May 2022**

Original Adopted Budget	Carryovers	Budget Review Adjustments		YTD Actual	YTD Budget	YTD Variance		Annual Budget	Note
\$'000	\$'000	\$'000		\$'000	\$'000	\$'000		\$'000	
Operating Revenue									
81,693	-	132	Rates	75,006	74,985	21	F	81,825	
2,106	-	44	Statutory Charges	2,038	2,014	24	F	2,150	
2,827	-	17	User Charges	2,840	2,705	135	F	2,844	A
6,726	1,185	4,950	Operating Grants & Subsidies	9,530	8,213	1,317	F	12,861	B
347	-	4	Investment Income	308	311	(3)	U	351	
1,222	-	61	Reimbursements	1,136	1,082	54	F	1,283	
538	-	305	Other Revenues	525	712	(187)	U	843	C
365	-	-	Net gain - Equity Accounted Investments	-	-	-	-	365	
95,824	1,185	5,513		91,383	90,022	1,361	F	102,522	
Operating Expenses									
39,912	-	(28)	Employee Costs	35,181	35,524	343	F	39,884	D
21,659	4,156	8,472	Contractual Services	25,399	26,585	1,186	F	34,287	E
5,186	537	(205)	Materials	4,898	4,716	(182)	U	5,518	F
254	-	(4)	Finance Charges	123	123	-	-	250	
16,000	-	250	Depreciation	14,730	14,896	166	F	16,250	G
8,610	64	632	Other Expenses	7,642	7,596	(46)	U	9,306	
91,621	4,757	9,117		87,973	89,440	1,467	F	105,495	
4,203	(3,572)	(3,604)	Operating Surplus/(Deficit) before Capital Revenues	3,410	582	2,828	F	(2,973)	
Capital Revenue									
4,577	(801)	385	Capital Grants & Subsidies	1,289	3,231	(1,942)	U	4,161	H
-	-	-	Contributed Assets	-	-	-	-	-	
-	-	-	Asset Disposal and Fair Value Adjustment	(236)	-	(236)	U	-	
4,577	(801)	385		1,053	3,231	(2,178)	U	4,161	
8,780	(4,373)	(3,219)	Net Surplus/(Deficit) resulting from operations	4,463	3,813	650	F	1,188	
Capital Expenditure									
16,000	-	250	add Depreciation	14,730	14,896	(166)		16,250	
-	-	-	add (Gain)/Loss on Asset Disposal	236	-	236		-	
(365)	-	-	less Share of Profit Equity Accounted Investments	-	-	-		(365)	
24,415	(4,373)	(2,969)	Funding available for Capital Investment	19,429	18,709	720	F	17,073	
Capital									
20,283	2,644	(10,681)	less Capital Expenditure - Renewal	7,786	8,293	507	F	12,246	I
34,360	3,503	280	less Capital Expenditure - New	31,606	33,190	1,584	F	38,143	J
-	-	-	less Capital - Contributed assets	-	-	-	-	-	
-	-	-	add Proceeds from Sale of Surplus Assets	-	-	-	-	-	
(30,228)	(10,520)	7,432	Net funding increase/(decrease)	(19,963)	(22,774)	2,811	F	(33,316)	

Original Adopted Budget \$'000	Carryovers \$'000	Budget Review Adjustments \$'000		YTD Actual \$'000	YTD Budget \$'000	YTD Variance \$'000	Annual Budget \$'000	Note
Funded by								
Loans								
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	
Movement in level of cash, investments and accruals								
(681)	-	168	Cash Surplus/(Deficit) funding requirements	5,202	2,391	2,811	(513)	
(19,453)	(10,520)	7,263	Reserves Net - Transfer to/(Transfer from)	(25,572)	(25,572)	-	(22,710)	
(20,134)	(10,520)	7,431	Cash/Investments/Accruals Funding	(20,370)	(23,181)	2,811	(23,223)	
30,228	10,520	(7,432)	Funding Transactions	19,963	22,774	(2,811)	33,316	K

Variation Notes

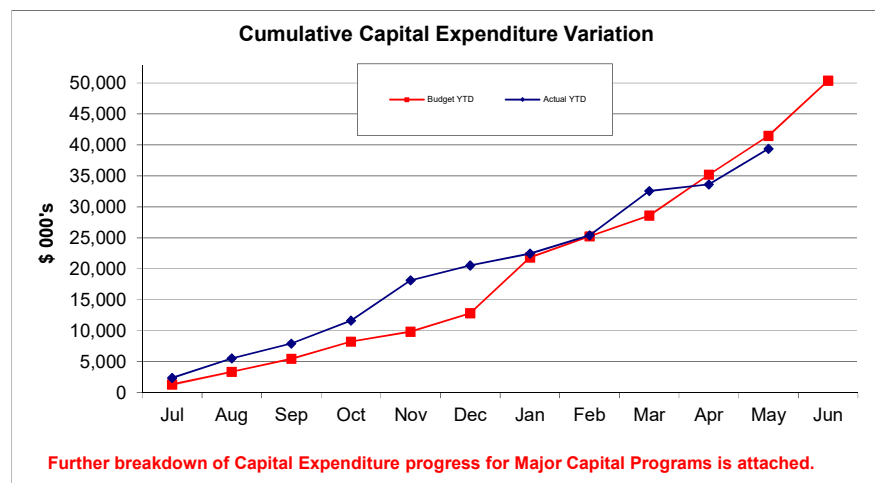
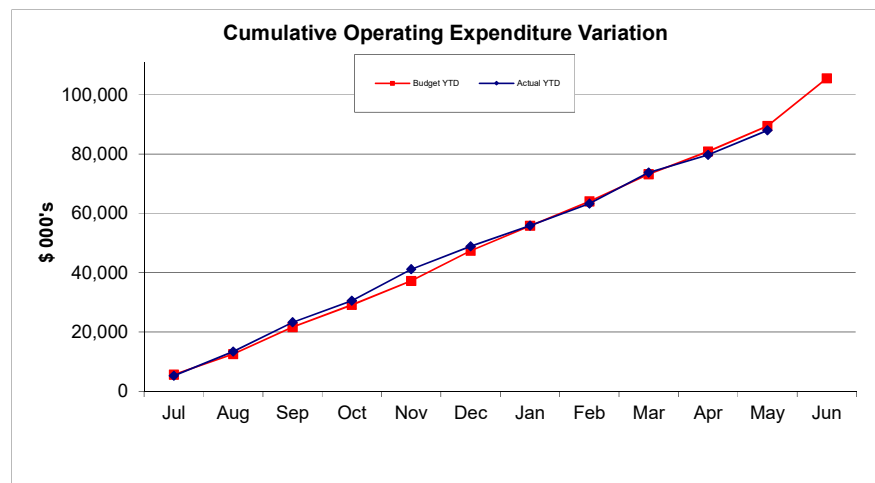
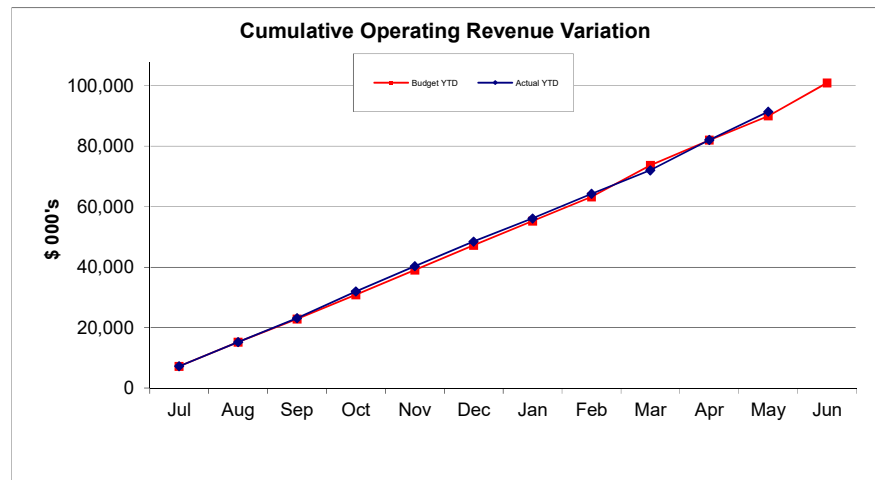
A	User Charges	Favourable \$135k	Reflects a number of variances which are individually insignificant.
B	Operating Grants & Subsidies	Favourable \$1,317k	Predominately relates to budget-timing with regards to Community Home Support Funding (\$872k), Grants Commission Funding (\$260k) and a number of variances which are individually insignificant.
C	Other Revenues	Unfavourable \$187k	Reflects a number of variances which are individually insignificant.
D	Employee Costs	Favourable \$343k	Predominantly reflects budget-timing variances in addition to savings from temporarily vacant positions.
E	Contractors	Favourable \$1,186k	Reflects budget-timing variances with regards to Community Home Support Package Domestic Assistance and Social Support (\$320k), Consultants for Digital Transformation (\$156k), Glandore Sports Cricket Pitch Upgrade (\$140k), Waste (\$140k) Hugh Johnson Reserve Upgrade (\$130k), Lonsdale Highway Streetscaping (\$121k) and a number of variances which are individually insignificant.
F	Materials	Unfavourable \$182k	Predominately reflects expenditure on the Digital Transformation Device Replacement Program (\$155k).
G	Depreciation	Favourable \$166k	Reflects delayed completion of Major Projects which has delayed the start date of asset depreciation.
H	Capital Grants & Subsidies	Unfavourable \$1,942k	Reflects budget-timing with regards to the receipt of Local Roads and Community Infrastructure Grant (\$1,996k).
I	Capital Expenditure (Renewal)	Favourable \$507k	Reflects budget-timing variances with regards to Road Reseals (\$297k) and a number of variances which are individually insignificant.
J	Capital Expenditure (New)	Favourable \$1,584k	Predominately reflects budget-timing variances with regards to Mitchell Park Sports and Community Club Redevelopment (\$1,195k) and Capella Drive Reserve Development (\$460k).
K	Funding Transactions	Favourable \$2,811k	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.

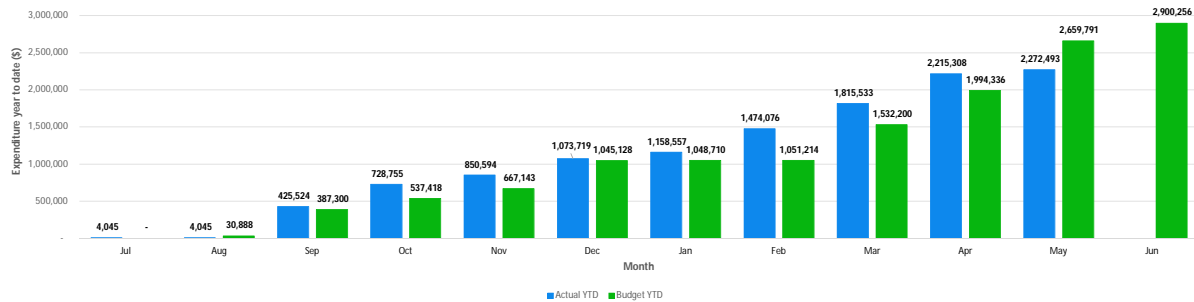
Funding Statement Cumulative Position - 2021-22



Road Reseal

Monthly Comment

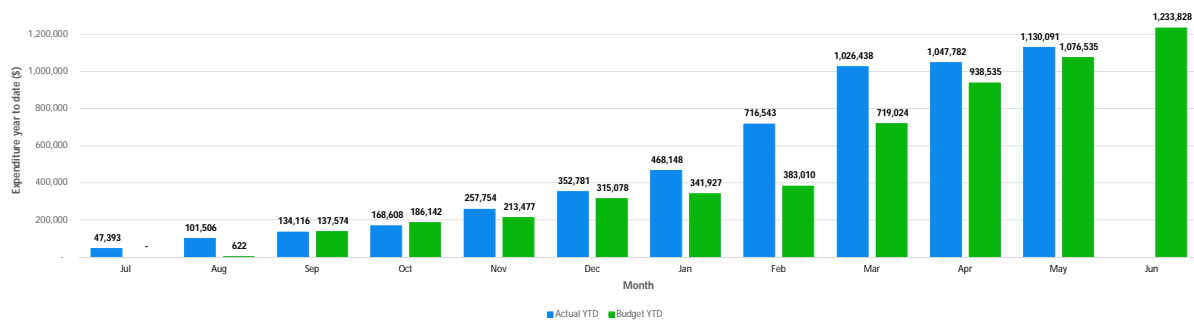
Program is on track with 40 roads out a target of 44 complete. The Road Reseal program is anticipated to be complete by end of financial year. The Boatshed Carpark and Access way will be carried over to align with the building upgrade works.



Kerb and Water Table

Monthly Comment

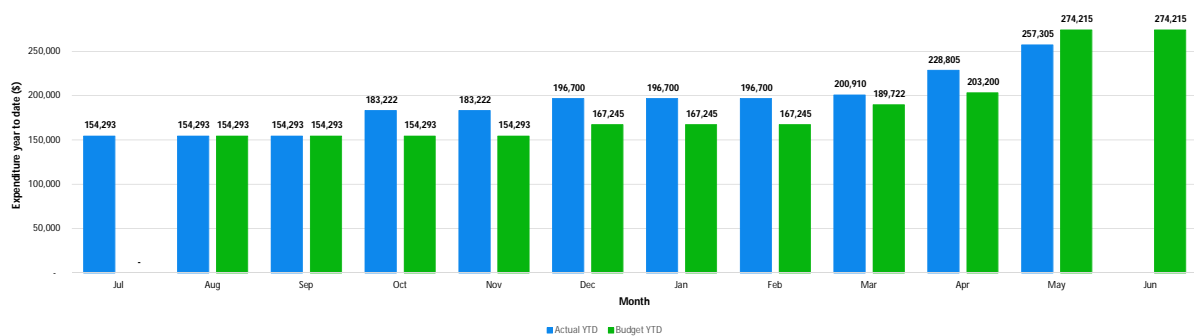
Kerb and Water Table and Kerb Ramp program are both on track and anticipated to be complete by end of financial year.



New Footpath Construction

Monthly Comment

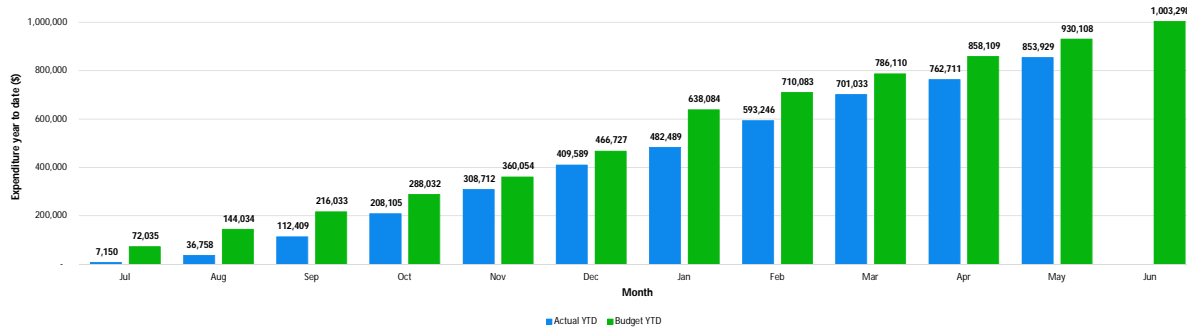
Program is 90% complete and on track. This program is anticipated to be complete by end of financial year.



Renewal Footpath Construction

Monthly Comment

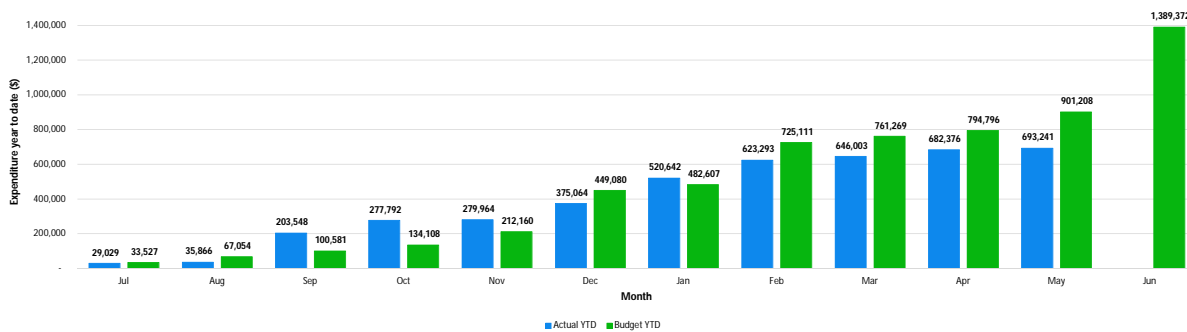
Program is in progress with 3,488 lm (linear metres) complete out of the 3,500 lm program. This program is anticipated to be complete by end of financial year.



Transport

Monthly Comment

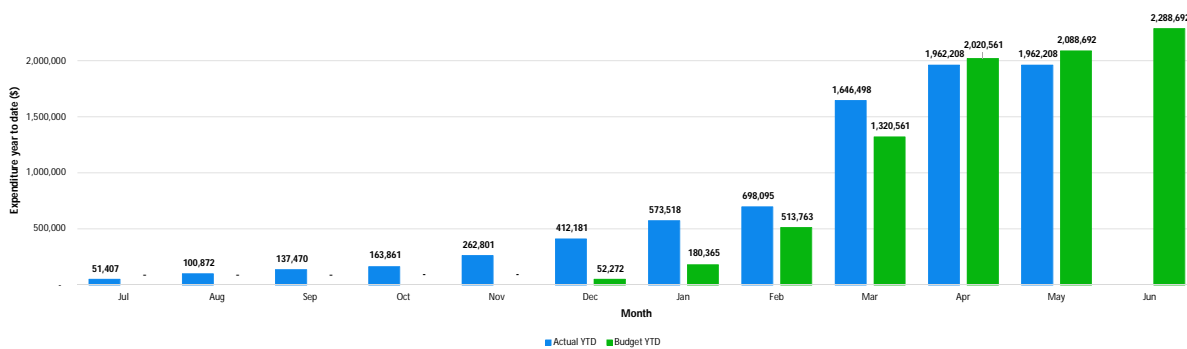
Program in progress with 95% of the Bus Shelter Program, The Esplanade, Hallett Cove and Marino Access Improvements complete. An agreement for land acquisition at Lander Road and Young Street has now been reached, works on this project can proceed once utilities are diverted, this project is anticipated to be a carryover. Construction has commenced on Hugh Johnson, Waterfall Creek Shared Path Upgrade and Railway Terrace, Edwardstown. Mitchell Street, Glengowrie Parking Bay has been re-scoped, this project will be a carryover.



Drainage

Monthly Comment

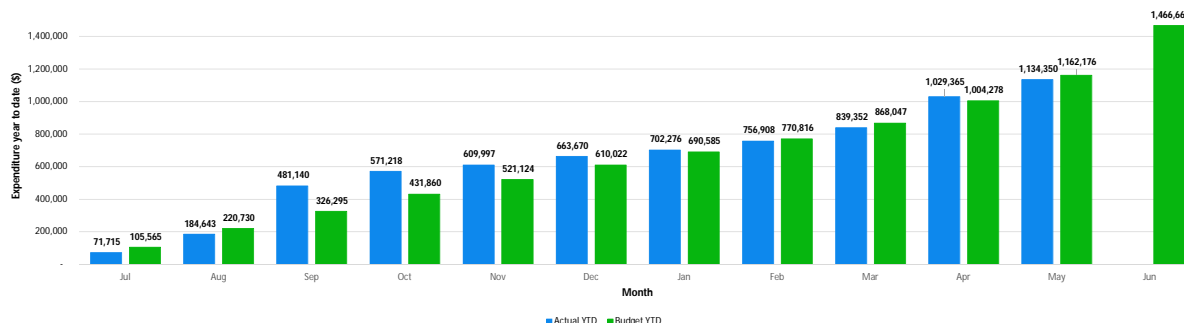
Program in progress with 6 out of 7 projects complete. Works at Coolah Terrace are anticipated to be a carryover.



Street Trees

Monthly Comment

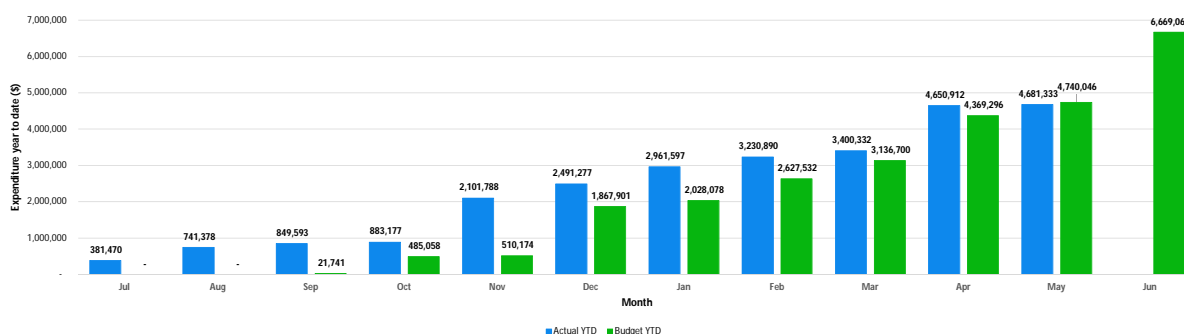
Tree planting has recommenced with 3,852 out of 3,900 trees from the Tree Planting Program complete. 245 out of 400 trees have been planted from the Advanced Tree Planting Program.



Streetscapes

Monthly Comment

Program in progress with works on Sturt Road (carryover c/o), Crozier Terrace and Railway Terrace Verge (c/o) complete. Construction has commenced on seven other projects in this program. Birch Crescent is anticipated to be a carryover. Tenders for Messines Avenue are being assessed, this project is also anticipated to be a carryover at the end of financial year.



Irrigation

Monthly Comment

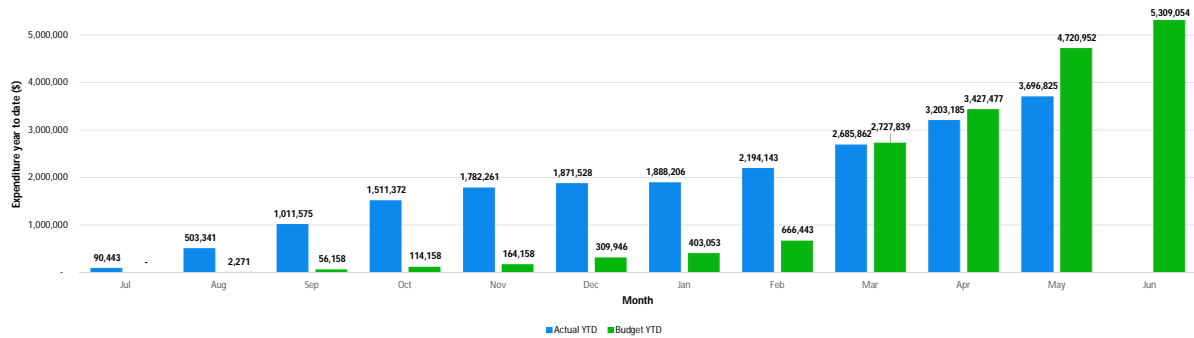
Program is complete.



Open Space Developments

Monthly Comment

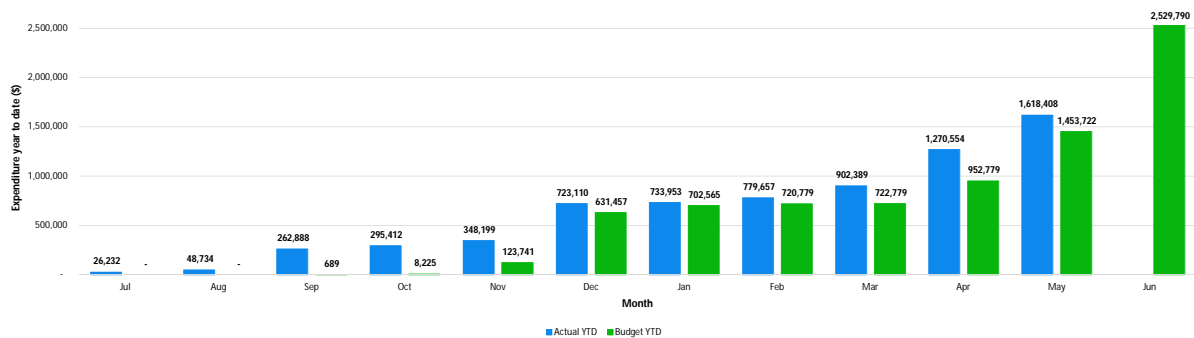
Program in progress with eleven projects complete. Construction on seven projects has commenced. This program is currently on track with the exception of Capella Stage Two, Hugh Johnson Boulevard Reserve and Oakland's Skate Park. A portion of these projects are anticipated to be carried over.



Sports Facilities and Courts

Monthly Comment

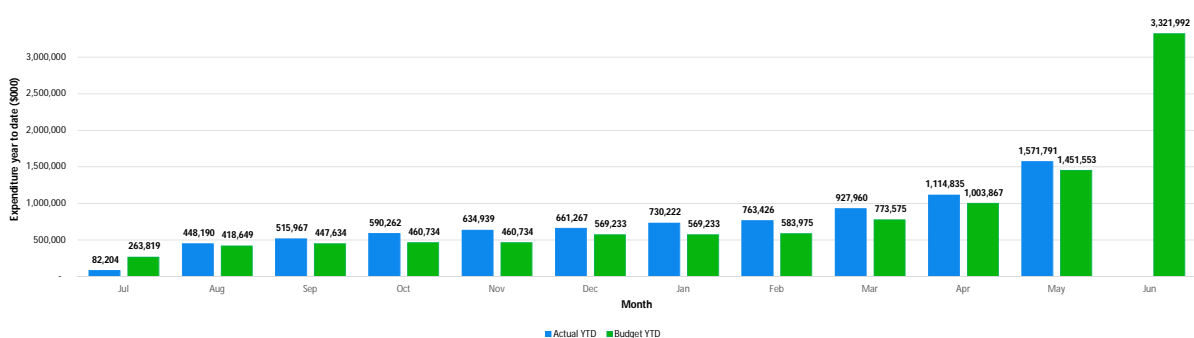
Works on Edwardstown Bowling Club Lighting Upgrade (c/o), Cove Cricket Pitch Matting, Plympton Park Sports Club Oval Lighting Upgrade (c/o), Morphetville Park Tennis Court Resurfacing and Cove Netball Courts Lighting (c/o) are complete. Works have commenced on Glandore Cricket Nets and Rose Garden (c/o), a portion of this project is anticipated to be carried over. Tender for Tarnham Road Open Space Redevelopment has been awarded, 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) and Sporting Field Lighting are in progress. Works on Basketball Stadium Roof repairs are at risk of carry over.



Building Upgrades

Monthly Comment

Program in progress with 19 projects out of 32 complete. Five projects are currently in progress. 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 June and is anticipated to be a carryover. The Marion Outdoor Pool Boiler Replacement is also anticipated to be a carry over.



Major Projects

Mitchell Park Sports and Community Club Redevelopment

	2021-22 Actual YTD 31/05/2022	2021-22 Budget	Project Cost At Completion
Income			
Commonwealth Government Grant Contribution		1,500,000	5,000,000
State Government Grant Contribution			250,000
Total Income	-	1,500,000	5,250,000
Expenditure			
Operating	-	-	-
Capital Construction	(11,297,126)	(12,730,360)	(16,250,000)
Total Expenditure	(11,297,126)	(12,730,360)	(16,250,000)
Project Result Surplus/(Deficit)	(11,297,126)	(11,230,360)	(11,000,000)

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

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

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

	2021-22 Actual YTD 31/05/2022	2021-22 Budget	Project Cost At Completion
Income			
City of Onkaparinga Contribution	-	375,000	750,000
State Government Grant Contribution	-	-	3,550,000
Total Income	-	375,000	4,300,000
Expenditure			
Operating	-	-	-
Capital Construction	(4,233,158)	(4,167,944)	(6,050,000)
Total Expenditure	(4,233,158)	(4,167,944)	(6,050,000)
Project Result Surplus/(Deficit)	(4,233,158)	(3,792,944)	(1,750,000)

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

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

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

Southern Soccer Facility

	2021-22 Actual YTD 31/05/2022	2021-22 Budget	Project Cost At Completion
Income			
State Government Grant Contribution	-	-	2,500,000
Total Income	-	-	2,500,000
Expenditure			
Operating	-	-	-
Capital Construction	(5,515,697)	(5,438,083)	(7,000,000)
Total Expenditure	(5,515,697)	(5,438,083)	(7,000,000)
Project Result Surplus/(Deficit)	(5,515,697)	(5,438,083)	(4,500,000)

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

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

Council have received the State Governments contribution to this project.

Sundry Debtors Report - Ageing report as at 31 May 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	2,464.18	1,000.00	1,464.18	.00	.00	.00	0%	
Neighbourhood Centres Total	750.00	.00	.00	750.00	.00	.00	0%	
Regulatory Services Land Clearing Total	10,556.44	.00	.00	5,418.00	.00	5,318.44	4%	Made up of 2 out of 3 debtors. One account totalling \$4,793.14 is on a payment plan whilst one account totalling \$345.30 has subsequently been settled in June.
City Property Facilities Total	166,663.53	23,043.64	5,644.81	95,154.39	.00	42,820.69	32%	Made up of 1 out of 18 debtors. This account is being worked through.
Civil Services Private Works Total	65,162.00	14,650.00	7,635.00	.00	5,200.00	37,677.00	28%	Made up of 20 out of 34 debtors in this category with eight accounts totalling \$23,155.00 relating to works not commenced, awaiting payment. Seven accounts totalling \$4,752.00 are on payment plans. Two account totalling \$4,800.00 are in the process of being transferred to their rates accounts as a charge on the land.
Swim Centre Debtors Total	3,146.75	.00	2,884.50	81.25	.00	181.00	0%	Made up of 1 out of 7 debtors in this category. This account has subsequently been settled in June.
Environmental Health Inspections Total	9,818.00	1,641.60	2,613.40	262.00	.00	5,301.00	4%	Made up of 28 out of 63 debtors, with none individually significant. Three accounts totalling \$759.00 have subsequently been settled in June.
Regulatory Services Other Total	40,843.65	.00	.00	.00	.00	40,843.65	31%	Made up of 153 debtors, with none individually significant. Three accounts totalling \$528.00 have subsequently been settled in June.
Marion Cultural Centre Total	2,673.00	2,595.00	.00	78.00	.00	.00	0%	
Living Kurna 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	320,254.50	320,254.50	.00	.00	.00	.00	0%	
Total	622,450.05	363,184.74	20,241.89	101,743.64	5,200.00	132,259.78		
Total Aging Profile		58%	3%	16%	1%	21%		

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 Kurna Cultural Centre	Relates to programs run through the LKCC.
Environmental Health Testing	Environmental testing fees.
Local Government	Transactions with other Local Government corporations.
Communications	Anything related to communications.
Economic Development	Events, etc. relating to economic development within the City of Marion.
Marion Cultural Centre	Hiring of the Marion Cultural Centre.

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

Rates Report - Collection of Rates to 31 May 2022

ANALYSIS OF OUTSTANDING RATES AS AT 31 MAY 2022

	<u>Note</u>		% of Total Annual Rates
CURRENT	1	\$ 6,847,514	8.4%
OVERDUE	2	\$ 1,244,098	1.5%
ARREARS	3	\$ 872,746	1.1%
INTEREST	4	\$ 45,242	0.1%
POSTPONED	5	\$ 217,126	0.3%
LEGALS	6	\$ 45,520	0.1%
		\$ 9,272,246	11.4%
TOTAL ANNUAL RATES FOR 2021/22		\$ 81,668,804	

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 Workshop / Presentation Items - Nil

14 Motions With Notice - Nil

15 Questions With Notice - Nil

16 Motions Without Notice

17 Questions Without Notice

18 Confidential Items

18.1 Cover Report - City Services Surplus Land

Report Reference	GC220628F18.1
Originating Officer	Unit Manager Land and Property – Michael Collins
Corporate Manager	Manager City Property - Thuyen Vi-Alternetti
General Manager	Acting General Manager City Development – Warwick Deller-Coombs

REASON FOR CONFIDENTIALITY

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

(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)(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 Corporate Governance, Manager City Property, Unit Manager Land & Property, Unit Manager Communications, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to City Services Surplus Land, 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 matters pertaining to commercial information of a confidential nature from the market in relation to proposals received for the City Services surplus land, the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party.

18.2 Cover Report - Marion Cultural Centre Cafe Lease Arrangements

Report Reference	GC220628F18.2
Originating Officer	Unit Manager Land and Property – Michael Collins
Corporate Manager	Manager City Property - Thuyen Vi-Alternetti
General Manager	Acting General Manager City Development - Warwick Deller-Coombs

REASON FOR CONFIDENTIALITY

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

(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)(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 Corporate Governance, Manager City Property, Unit Manager Land & Property, Unit Manager Communications, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Marion Cultural Centre Café, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to the financial details of the potential Lessees at Council's Marion Cultural Centre.

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.