

His Worship the Mayor
Councillors
City of Marion

Notice of General Council Meeting

Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

Tuesday, 28 May 2024 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 Kaurna Acknowledgement

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

3 Disclosure

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

4 Council Member Declaration of Interest (if any)

5 Confirmation of Minutes

5.1 Confirmation of Minutes of the General Council Meeting held on 14 May 2024

Report Reference	GC240528R5.1
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
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 May 2024 be taken as read and confirmed.

ATTACHMENTS

1. G C 240514 - Final Minutes [5.1.1 - 10 pages]



**Minutes of the General Council Meeting
held on Tuesday, 14 May 2024 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**

**PRESENT**

His Worship the Mayor Kris Hanna
Councillor Joseph Masika
Councillor Nathan Prior
Councillor Raelene Telfer
Councillor Luke Naismith
Councillor Jason Veliskou
Councillor Sarah Luscombe

Councillor Jayne Hoffmann
Councillor Matt Taylor
Councillor Renuka Lama
Councillor Jana Mates
Councillor Amar Singh
Councillor Ian Crossland

In Attendance

Chief Executive Officer - Tony Harrison
General Manager City Services - Ben Keen
General Manager Corporate Services - Angela Allison
General Manager City Development - Tony Lines
Manager Office of the CEO - Kate McKenzie
Governance Officer - Amey Johnson

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 Council 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 Prior declared a general conflict of interest in item 11.3 Ice Arena Development at 262 Sturt Road



- Councillor Luscombe declared a material conflict of interest in item 11.4 Open Space Framework Mid Life Review

5 Confirmation of Minutes

5.1 Confirmation of Minutes of the General Council Meeting held on 23 April 2024

Report Reference GC240514R5.1

Moved Councillor Veliskou

Seconded Councillor Telfer

That the minutes of the General Council Meeting held on 23 April 2024 be taken as read and confirmed.

Carried Unanimously

6 Adjourned Items – Nil

7 Deputations

7.1 Gallery M

Report Reference GC2405147.1

Ms Green gave a five-minute deputation regarding the Gallery M Licence Agreement.

Ice Arena development at 262 Sturt Road (Request Denied)

Ms Joanne Hendriks and Ms Yuri Poetzel requested to make a deputation to Council regarding the removal of two trees at the site of the proposed Ice Arena development at 262 Sturt Road.

The requests were denied for the following reasons:

- Consultation on the Ice Arena proposal has already demonstrated that some of the community highly value the two trees in question;
- A significant number of emails have been received by Elected Councillors prior to the General Council Meeting on 14 May 2024 which gave people an opportunity to present their arguments in favour of retaining the trees;
- If a development application is considered involving removal of the trees, there will be a public notification and consultation process in which all South Australians can participate.

8 Petitions – Nil

9 Committee Recommendations – Nil

10 Confidential Items – Nil



11 Corporate Reports for Decision

11.1 Public submissions on the Draft Annual Business Plan 2024-2025

Report Reference GC240514R11.1

The Mayor opened the item and invited any member of the public to comment on the Annual Business Plan and Budget and make a submission during the next 60 minute period, commencing at 6.43pm.

The item will resume at the conclusion of this period.

Order of Agenda

Moved Councillor Veliskou

Seconded Councillor Naismith

That the order of the Agenda be varied to consider the item 11.6 Gallery M Licence Agreement next on the agenda followed by Item 11.3 Ice Arena Development at 262 Sturt Road.

Carried Unanimously

11.6 Gallery M Licence Agreement

Report Reference GC240514R11.6

Moved Councillor Veliskou

Seconded Councillor Taylor

That Council:

1. Endorses a new three-year management agreement with the Red House Group Inc for the management of Gallery M commencing 1 July 2024, including a management fee of \$207,000 per annum indexed annually based on CPI up to a maximum cap of 4%.

Carried Unanimously

Councillor Prior declared a general conflict of interest in item 11.3 Ice Arena Development at 262 Sturt Road as his relative is a playing member of Ice Hockey South Australia and will remain in the meeting for the item.

11.3 Ice Arena development at 262 Sturt Road

Report Reference GC240514R11.3

Moved Councillor Crossland

Seconded Councillor Mates

That formal meeting procedures be suspended to discuss the item.

Carried Unanimously

6.47pm formal meeting procedures suspended



7.05pm formal meeting procedures resumed

Moved Councillor Telfer

Seconded Councillor Masika

That Council:

1. Notes the progress of the Ice Arena development.
2. Endorses the removal of the two trees on 262 Sturt Road, Marion to facilitate the planned development of the Ice Arena.
3. Notes that Council will plant 4,300 trees and 15,000 tube stock shrubs and groundcovers within the council area during 2023-2024, and that 73 of these trees will be River Red gums (*Eucalyptus camaldulensis*).

Carried

Division

Councillor Luscombe called for a Division

Those for: Councillors Crossland, Singh, Veliskou, Mates, Naismith, Telfer, Prior, Taylor, Hoffmann, Masika

Those against: Councillors Luscombe and Lama

Carried

11.2 Basketball Engagement Process

Report Reference GC240514R11.2

Moved Councillor Crossland

Seconded Councillor Mates

That formal meeting procedures be suspended to discuss the item.

Carried Unanimously

7.24pm formal meeting procedures suspended

7.33pm Councillor Taylor left the meeting

7.35pm Councillor Taylor re-entered the meeting

7.50pm Councillor Prior left the meeting

7.52pm Councillor Prior re-entered the meeting

8.33pm formal meeting procedures resumed

Moved Councillor Mates

Seconded Councillor Masika

That Council:

1. Endorses the Community Engagement Plan for the initial consultation on the proposed Marion Basketball Stadium upgrade subject to the following:



- a. The first line of the letter (Appendix 1) and public information on The City of Marion website and Making Marion be amended to:
 - i. As you may be aware, in April 2022, the Marion Council received Federal Government funding of \$6 million towards the proposed upgrade of the Marion Basketball Stadium. The City of Marion will borrow and contribute the substantial majority of the cost in addition to the \$6 million Federal contribution to this project.
- b. The survey (Appendix 2) include the question "Do you support a five court basketball facility at Norfolk Road?"(Yes) (No) (Reasons why?).

2. Receives a consultation feedback report at the General Council meeting on the 23 July 2024

Carried Unanimously

11.1 Public submissions on the Draft Annual Business Plan 2024-2025

Report Reference GC240514R11.1

7.43pm The item resumed at the conclusion of the one hour allocated period. It is noted that no formal submissions were received during this period.

Moved Councillor Crossland

Seconded Councillor Taylor

That Council:

1. Notes feedback provided by any public representation on the Draft Annual Business Plan 2024-2025 and that a further report on public consultation will be presented to Council at the meeting to be held on 28 May 2024.

Carried Unanimously

Councillor Luscombe declared a material conflict of interest in item 11.4 Open Space Framework Mid Life Review as she is the Chair of the Community Garden Committee and will leave the meeting for the item.

8.36pm Councillor Luscombe left the meeting

8.36pm Councillor Naismith left the meeting

8.38pm Councillor Naismith re-entered the meeting

11.4 Open Space Framework Mid Life Review

Report Reference GC240514R11.4

Moved Councillor Crossland

Seconded Councillor Telfer

That Council:

1. Endorses the revised Open Space Framework, which includes Open Space Policy, Open Space Methodology, Open Space Service Levels and the Open Space Plan 2024 – 2034.



2. Endorses the additional sum of \$15,000 be added to the upgrade of Graham Watts Reserve to fund a BBQ in 2024 – 2025.

Carried Unanimously

8.42pm Councillor Luscombe re-entered the meeting

11.5 Galleon Theatre Agreement

Report Reference GC240514R11.5

Moved Councillor Veliskou

Seconded Councillor Crossland

That Council:

1. Endorses the execution of a new five-year venue hire agreement with the Galleon Theatre Group in which the City of Marion provides \$16,860 (ex GST) in-kind value to the Galleon Theatre Group annually from the use of the Domain Theatre at the Marion Cultural Centre.
2. Notes the in-kind value increases any time the applicable fees and charges are changed in the City of Marion Fees and Charges Schedule within the agreement term.

Carried Unanimously

11.7 Community Renewables Program

Report Reference GC240514R11.7

Moved Councillor Luscombe

Seconded Councillor Crossland

That Council:

1. Notes the success of the City of Mitcham's Community Renewables Program which it has developed and implemented with ShineHub.
2. Supports the establishment of a Sustainable Solar Savings Scheme for City of Marion through a single source tender exemption with ShineHub, subject to procurement/legal review of the City of Mitcham's due diligence, procurement, and assessment processes.
3. Notes an additional 1FTE will be required for 2024-25 financial year to lead on the implementation of the scheme and support the progression of a Power Purchase Agreement, at a cost of \$117,616, to be funded from anticipated savings on our electricity cost through the Power Purchase Agreement.
4. Notes that a report will be presented to a General Council meeting following the tender process to inform Council of the outcome and next steps.

Carried Unanimously

8.50pm Councillor Taylor left the meeting

8.52pm Councillor Taylor re-entered the meeting



11.8 Review of Schedule of Delegations 2024

Report Reference GC240514R11.8

Moved Councillor Telfer

Seconded Councillor Prior

That Council:

1. Revoke all previous delegations to the Chief Executive Officer.
2. Grants the delegation of powers and functions of the Council as provided for in the attached instrument of delegation (Attachment 1 and Attachment 2).
3. Notes that a full list of the Delegations and Sub-Delegations of the CEO will be made available on the City of Marion website.

Carried Unanimously

12 Corporate Reports for Information/Noting

Moved Councillor Telfer

Seconded Councillor Hoffmann

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

- Marion Cricket Club Training Nets – Grant Outcome
- Council and CEO KPI Report Quarter Three 2023-24
- Monthly Work Health and Safety Report

Carried Unanimously

12.1 Marion Cricket Club Training Nets - Grant Outcome

Report Reference GC240514R12.1

Moved Councillor Telfer

Seconded Councillor Hoffmann

That Council:

1. Notes the Marion Cricket Club grant application seeking funding towards the build of a new cricket training facility was unsuccessful, and that the proposed new training facility is on hold due to a lack of funding.

Carried Unanimously

12.2 Council and CEO KPI Report Quarter Three 2023-24

Report Reference GC240514R12.2

Moved Councillor Telfer

Seconded Councillor Hoffmann

That Council:

1. Notes this information and information contained within the attachments for Quarter three 2023-24.

Carried Unanimously



12.3 Monthly Work Health and Safety Report

Report Reference GC240514R12.3

Moved Councillor Telfer

Seconded Councillor Hoffmann

That Council:

1. Note this report.

Carried Unanimously

13 Workshop / Presentation Items – Nil

14 Motions With Notice

14.1 Funding provision for the draft Reconciliation Action Plan

Report Reference GC240514M14.1

Moved Councillor Telfer

Seconded Councillor Luscombe

That Council:

1. Retains \$20,000 within the draft Annual Business Plan and Budget 24/25 for the delivery of the Reconciliation Action Plan,
2. Requests a further report be presented to Council before 30th June 2024 with:
 - a. The response from Reconciliation Australia to the City of Marion's, Reconciliation Action Plan 2024-2026
 - b. Proposed budget that is scoped to the deliverables of the Reconciliation Action Plan.
 - c. Any adjustment required to budget can be addressed within the first quarter budget review.

Carried

15 Questions With Notice – Nil

16 Motions Without Notice

17 Questions Without Notice

18 Other Business



19 Meeting Closure

The meeting was declared closed at 8.56pm.

CONFIRMED THIS 28 DAY OF MAY 2024

CHAIRPERSON

6 Communications

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 GC240528R6.2

Name of Council Member Mayor - Kris Hanna

Date	Event	Comments
25/04/2024	Marion RSL Anzac Day Ceremony	Attended and laid wreath
26/04/2024	Summit Cafe Open Day	Attended and gave speech
27/04/2024	Vishu Celebration - Sree Narayana Mission Adelaide (SNMA)	Attended and gave speech
29/04/2024	Remembrance Service - National RSL Bowls Carnival at Marion Bowling Club	Attended
02/05/2024	Tonsley Connections Event	Attended
03/05/2024	Morphettville Park Football Club Juniors Guernsey Presentation	Attended
05/05/2024	Sunday Funday Markets at Tonsley	Attended
06/05/2024	SA Leaders' Breakfast: A Greener Adelaide	Attended
06/05/2024	Greater Adelaide Region of Councils (GAROC)	Attended
08/05/2024	LGA Constitution Workshop	Attended
10/05/2024	Coral and Balmoral Commemoration Service	Attended and presented gift
10/05/2024	Citizenship Ceremony	Attended and welcomed new citizens
15/05/2024	Met Darren Prosser, Pastor of Kingdom Life Church re: Cosgrove Hall	Attended
15/05/2024	Marion Tennis Club Members Consultation	Attended
15/05/2024	Commemoration of Al Naqba event at local mosque	Attended
16/05/2024	Metropolitan Mayors Forum	Attended
18/05/2024	Funeral of Bill Hignett OAM (late of Plympton Glenelg RSL and Plympton Veterans Centre)	Attended
21/05/2024	Marion 100 Focus Group - MC	Attended
In addition, the Mayor has met with residents, MPs and with the CEO and Council staff regarding various issues		

6.3 CEO and Executive Communication Report

Report Reference GC240528R6.3

Date	Activity	Attended By
1 May 2024	SRWRA Tour – CoM Councillors	Angela Allison Ben Keen
1 – 2 May 2024	Australian Placemaking Summit – Melbourne	Tony Lines
3 May 2024	Mellor Olsson Lawyer SRP Networking Event	Tony Harrison
3 May 2024	Meeting LG Professionals General Managers and Directors Network Working Group	Ben Keen
3 May 2024	Meeting Graduation Program Working Group with City of Mitcham	Ben Keen
6 May 2024	SA Leaders' Event: A Greener Adelaide hosted by Green Adelaide	Ben Keen
10 May 2024	Meeting Brightly re Assetic Program	Ben Keen
13 May 2024	Meeting Energy Transition Health Check with Sustainable energy Commitment	Ben Keen
14 May 2024	Submission to Remuneration Tribunal of SA re LG CEO Remuneration Consultation Paper.	Tony Harrison
15 May 2024	Meet and greet with Adam Gray SA Coastal Council Alliance	Tony Harrison
15 May 2024	Meeting with Marion Tennis Club	Tony Harrison Tony Lines
16 May 2024	Meeting Tony Harrison and Justin Tiller (Patriitti)	Tony Harrison
17 May 2024	St Francis Basketball Facility Tour	Tony Lines
17 May 2024	Coastal Walkway Site Visit with Blubuilt	Tony Lines
17 May 2024	Meeting Graduate Program Working Group with City of Mitcham	Ben Keen
21 May 2024	Meeting with Flinders University on Environmental, Social & Governance and LG Graduate Scheme	Ben Keen
22 May 2024	2024 South Australian Volunteer Awards	Tony Harrison

23 May 2024	Teams Meeting Matt Clemow re Oaklands Green	Tony Lines
23 May 2024	LGA OGM Welcome reception	Tony Harrison
24 May 2024	LGA OGM	Tony Harrison
24 May 2024	Wayville Basketball Facility Tour	Tony Lines
24 May 2024	Meeting Brightly re Assetic Program	Ben Keen
25 May 2024	MC for 3 Citizenship Ceremonies at the Marion Cultural Centre	Ben Keen
27 May 2024	SRWRA Board Meeting	Angela Allison
27 May 2024	Marino Hall Onsite Meeting CoM and Marino Hall committee members	Tony Lines
27 May 2024	2024 Reconciliation Week Breakfast	Ben Keen

7 Adjourned Items - Nil**8 Deputations - Nil****9 Petitions - Nil****10 Committee Recommendations****10.1 Confirmation of Minutes of the Review and Selection Committee Meeting held on 7 May 2024**

Report Reference	GC240528R10.1
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager People and Culture - Sarah Vinall
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

The purpose of this report is to facilitate the receiving and noting of the minutes of the Review and Selection Committee meeting held on 7 May 2024.

EXECUTIVE SUMMARY

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

Reports for Discussion

- Review of Council KPI's
- Increasing diversity across the Marion workforce
- Savings – Agency Labour

Reports for Noting

- Council and CEO KPI Report Quarter Three 2023-24

RECOMMENDATION**That Council:**

1. **Receives and notes the minutes of the Review and Selection Committee meeting held on 7 May 2024.**
2. **Notes that separate reports will be brought to Council for consideration of any recommendations from the Review and Selection Committee.**

ATTACHMENTS

1. RS C 240507 - Final Public Minutes [**10.1.1** - 5 pages]



**Minutes of the Review and Selection Committee
held on Tuesday, 7 May 2024 at 5.30 pm
Chamber - Admin, Council Administration Centre
245 Sturt Road, Sturt**

**PRESENT**

His Worship the Mayor Kris Hanna
Councillor Jayne Hoffmann
Councillor Matt Taylor

In Attendance

Acting Chief Executive Officer - Ben Keen
General Manager Corporate Services – Angela Allison
Manager Office of the CEO - Kate McKenzie
Chief Financial Officer - Ray Barnwell
Manager People and Culture - Sarah Vinall

1 Open Meeting

The Mayor opened the meeting at 5.31pm.

2 Kaurna Acknowledgement

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

3 Elected Member Declaration of Interest (if any)

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

No interests were disclosed.

4 Confirmation of Minutes**4.1 Confirmation of Minutes of the Review and Selection Committee Meeting held on 6 February 2024**

Report Reference	RSC240507R4.1
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Moved Councillor Taylor**Seconded Councillor Hoffmann**

That the minutes of the Review and Selection Committee Meeting held on 6 February 2024 be taken as read and confirmed.

Carried unanimously



The Mayor sought and was granted leave of the meeting to vary the agenda items as follows:

- 6.2 Increasing diversity across the Marion workforce
- 6.3 Savings – Agency Labour
- 7.1 Council and CEO KPI Report Quarter Three 2023-24
- 5.1 Cover Report – Staff Movements and Exits Summary Report
- 6.1 Review of Council KPI's

6.2 Increasing diversity across the Marion workforce

Report Reference RSC240507R6.2

The Committee discussed the challenges that can come from seeking to increase diversity in a workforce, and suggested some possible options to achieve diversity could include:

- A mentor program, likely run by the LGA and stretching across councils to increase collaboration across the sector and availability of mentors and mentees;
- Review of recruitment and onboarding practices, from wording within job advertisements to language used in induction materials;
- Improve understanding of our existing staff backgrounds, with acknowledgement that there is intention to collect and capture this data in the Human Resource Information System currently being scoped;
- Possible expansion on partnerships with external providers to target culturally diverse candidates for roles, and reworking of internal policies to highlight advantages of diversity within teams when conducting merit processes.

The Committee also discussed the current EOI process to establish an internal Diversity, Equity, Inclusion and Belonging working group, and highlighted the need to ensure culturally diverse representation on that group.

The Committee also noted the importance of establishing clear strategies and associated measures to ensure success in this space.

Moved Councillor Hoffmann

Seconded Councillor Taylor

That the Review and Selection Committee:

1. Notes report and has suggested to Administration various strategies to increase cultural inclusiveness and sensitivity across the City of Marion's workforce.

Carried unanimously

6.3 Savings – Agency Labour

Report Reference RSC240507R6.3

The Committee noted the work done to reduce temporary labour hire costs this financial year.

The Committee heard about the new labour hire panel of providers, and the regular review of individual arrangements to ensure that temporary labour staff are being appropriately utilised. The Committee also noted the intention to move from temporary labour to a casualised workforce for the Marion Outdoor Pool next season.



4

Moved Councillor Hoffmann**Seconded Councillor Taylor**

That the Review and Selection Committee:

1. Note the reduced usage of Agency staff in 2023-24 as compared to 2022-23.

Carried unanimously

7.1 Council and CEO KPI Report Quarter Three 2023-24

Report Reference	RSC240507R7.1
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The Committee noted the reported performance against KPIs and discussed in depth the result for the KPI 'Total Employee Costs'. The Committee noted the current reported employee costs and associated FTE is at a point in time, with quarter three results inclusive of seasonal staff employed at the Marion Outdoor Pool.

Moved Councillor Taylor**Seconded Councillor Hoffmann**

That the Review and Selection Committee:

1. Notes this information and information contained within the attachments for Quarter three 2023-24.

Carried unanimously

5.1 Cover Report - Staff Movements and Exits Summary Report

Report Reference	RSC240507F5.1
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Moved Councillor Taylor**Seconded Mayor Hanna**

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

6.14pm the meeting went into confidence

Carried unanimously**Moved Councillor Hoffmann****Seconded Councillor Taylor**

In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that this report, Staff Movements and Exits Summary Report, Report Reference RSC240507F5.1 any attachments and the minutes arising from this report, having been considered in confidence under Section 90(2) and (3)(a) of the Act, except when required to effect or comply with Councils resolution(s) regarding this matter, be kept confidential and not available for public inspection upon the basis that the information relates to personal information of Council staff.

RSC240507 - Review and Selection Committee - 7 May 2024



5

This order shall operate until it is revoked, or a further order is made and will be reviewed every 12 months.

Pursuant to section 91(9)(c) of the Local Government Act 1999, the Council delegates the power to revoke the confidentiality order to the Chief Executive Officer.

6.17pm the meeting came out of confidence

Carried unanimously

6.1 Review of Council KPI's

Report Reference RSC240507R6.1

The Committee focused discussion on a proposed change to the KPI 'Total Employee Cost'. With the current KPI set as a percentage of growth against financial actuals each year, it was suggested by Administration that the KPI may be difficult to continue meeting in coming years.

The Committee acknowledged the need to review the KPIs, and suggested the item would be best discussed with all Councillors present.

Moved Councillor Hoffmann

Seconded Councillor Taylor

That the Review and Selection Committee recommends that the Council KPI's be reviewed.

Carried unanimously

8 Workshop / Presentation Items - Nil

9 Other Business

10 Meeting Closure

The meeting shall conclude on or before 6.30pm unless there is a specific motion adopted at the meeting to continue beyond that time.

The meeting was declared closed at 6.30pm.

CONFIRMED THIS 6 DAY OF AUGUST 2024

CHAIRPERSON

11 Confidential Items**11.1 Cover Report - Confirmation of Minutes of the Confidential Review and Selection Committee Meeting held on 7 May 2024**

Report Reference	GC240528F11.1
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager People and Culture - Sarah Vinal
General Manager	Chief Executive Officer - Tony Harrison

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

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

RECOMMENDATION

That pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the Chief Executive, Chief Financial Officer, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Confirmation of Minutes of the Confidential Review and Selection Committee Meeting held on 7 May 2024, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to the personal information of current City of Marion staff.

12 Corporate Reports for Decision

12.1 Horse Related Code Amendment - Engagement Outcomes

Report Reference	GC240528R12.1
Originating Officer	Senior Strategic and Policy Planner – David Barone
Corporate Manager	Manager Development and Regulatory Services – Warwick Deller-Coombs
General Manager	General Manager City Development – Tony Lines

REPORT OBJECTIVE

To inform members of the outcome of the consultation of the Code Amendment and seek endorsement of the Code Amendment for submission to the Minister for Planning.

REPORT HISTORY

Report Reference	Report Title
GC210824R11.1	Morphettville/Glengowrie Horse Related Activities Code Amendment
PDC220301R7.1	Morphettville/Glengowrie Horse Related Activities Code Amendment
GC220322R11.4	Morphettville/Glengowrie Horse Related Activities Code Amendment
GC230822R12.4	Morphettville/Glengowrie Horse Related Activities Code Amendment

EXECUTIVE SUMMARY

Council has prepared the Morphettville / Glengowrie Horse Related Activities Code Amendment (the Code Amendment) to allow for increased densities to properties in the affected area that will support the progressive redevelopment of these sites for housing, and therefore increase values to support funding the relocation of stables to alternative locations. This would in turn remove horse and car movement conflicts, mitigate conflicts between housing and stable operations, and support the relocation of stables to alternative sites when they become available.

The Code Amendment has undergone consultation with 37 public submissions received, of which 18 were received from within the affected area with 83% in support of the Code Amendment. Those who did not support the Code Amendment were mostly from outside of the affected area and raised concerns about traffic, parking and infrastructure capacity mostly from those in surrounding neighbourhoods, and in response to recent infill development generally.

The strong support from those who made submissions within the affected area provides confidence that the Code Amendment should proceed and is now finalised for submission to the Minister for Planning for approval.

RECOMMENDATION

That Council:

- Notes the support and key feedback themes from the consultation, as outlined within the Engagement Summary Report.**

2. Endorses the Morphetville / Glengowrie Horse Related Activities Code Amendment for submission to the Minister for Planning for Approval.

DISCUSSION

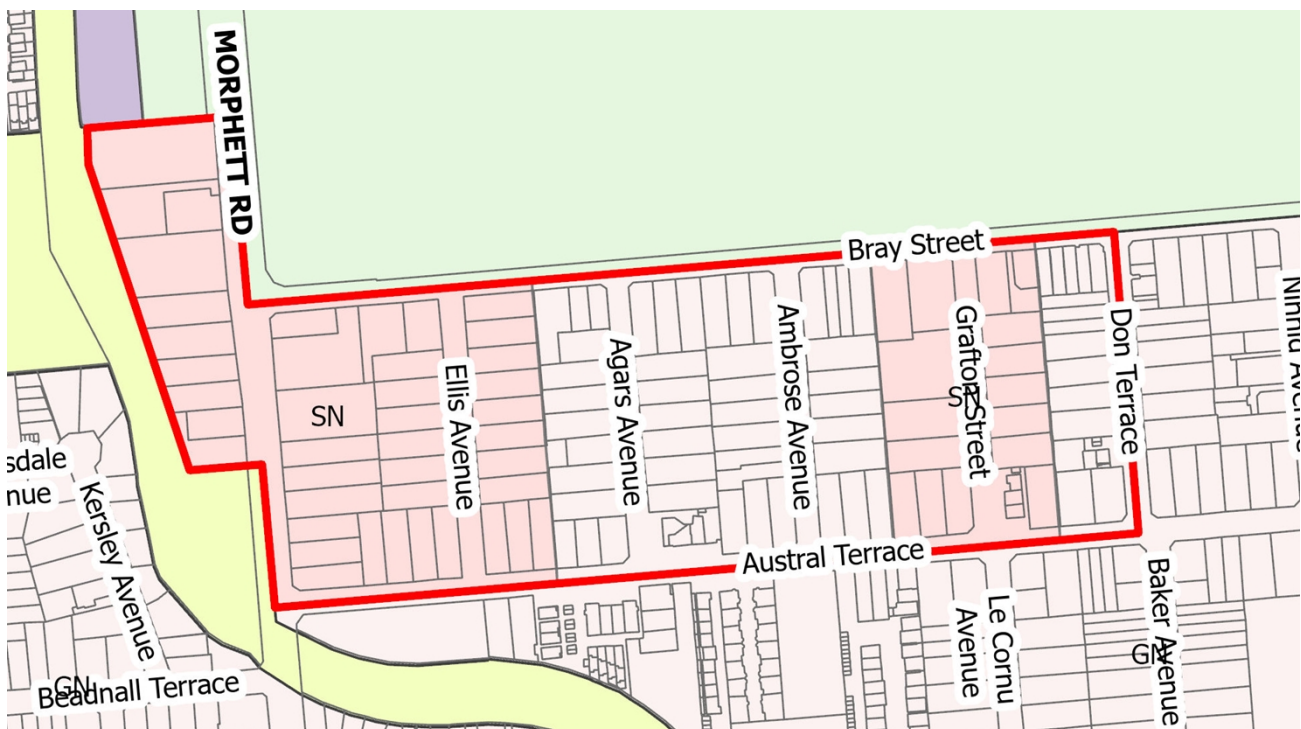
1. Why is this Code Amendment being proposed?

Council has prepared the Morphetville / Glengowrie Horse Related Activities Code Amendment (the Code Amendment) in order to:

- Increase land values of sites with increased development potential, and hence to
- Support the viability for stable operators to relocate when alternative sites become available, and hence to
- Remove / mitigate conflicts between:
 - horse movements and vehicle movements, particularly at Bray Street, Morphet Road and Austral Terrace
 - stable operations and adjacent residential areas (impacts on amenity through odour and noise).

2. Background

The Affected Area comprises the General Neighbourhood Zone and the Suburban Neighbourhood Zone, put in place by the Planning and Design Code. The Suburban Neighbourhood Zone was previously the Residential Racecourse Zone, which provided support for stables and horse related activities, as well as a minimum site area of 560m² and frontage width of 15m. The affected area is shown below.



In transitioning to the Suburban Neighbourhood Zone, the Code removed all reference to stabling and horse related activities but maintained the minimum site area and frontage width for these sites. This effectively prevented any further subdivision of these allotments (not all of which contain stables), despite neighbouring streets providing for infill development.

Council embarked on this Code Amendment following extensive consultation and support of landowners in the affected area, and in response to a proposal for stabling infrastructure by the SAJC on the Morphettville Racecourse site. The intent was to provide for additional development opportunities to these sites that supports increased land values, and therefore provide increased viability for stable operators to relocate to alternative facilities.

The proposed amendment seeks to consolidate a consistent suite of policies within the Suburban Neighbourhood Zone which provides a balanced approach for additional development opportunities, whilst achieving better design outcomes than what is being achieved in the surrounding General Neighbourhood Zone. It would potentially facilitate the development of an additional 105 dwellings (maximum theoretical development) across the entire area.

3. Engagement Outcomes

3.1 Consultation Summary

Consultation on the Code Amendment occurred between 30 November 2023 and 5 February 2024. It included four drop-in sessions, held in the afternoon and evenings of 12 December 2023 and 17 January 2024.

Overall, there were 37 submissions received by Council from landowners, the public or interested stakeholders, along with a further 5 submissions from agencies, Councils or utilities. The breakdown of submission location and level of support is summarised in the table below.

	Support	Neutral	Against	Total
Within Affected Area	15 (83%)	1 (6%)	2 (11%)	18
Outside Affected Area	6	2	11	19
Total	21	3	13	37

Those who made submissions outside of the Affected Area were spread across the surrounding neighbourhoods, including 2 received from within the City of Holdfast Bay (a map of these locations is contained within the attached Engagement Summary Report).

A number of landowners were contacted via email and phone after staff identified a cohort of key stakeholders who had not submitted a survey. These key stakeholders were considered to be among the most affected within the impacted area. The contact with these landowners was neutral; they were simply asked if they would like to provide a submission and were provided with the survey. Not all responded with a completed submission. (Proactively seeking participation is considered to be best practice engagement, especially for members of the community who are directly impacted. It aligns with the State Planning Commission Community Engagement Charter.)

The Engagement Summary Report also includes a colour-coded map showing 'Supporters' in darker green and 'Supporters (received after close)' in lighter green (map reproduced below). While there were 7 extra submissions received, some landowners own multiple properties, so there are more than 7 light green properties identified.



3.2 Key Themes from Feedback

The following key themes emerged from the feedback received:

- those in support indicated that the amendment was well overdue, needed to support additional housing, and remove the conflict with horse movements on local streets.
- those against raised a suite of concerns related more generally to infill development, including:
 - density was too high and frontage widths too small (specifically for row dwellings)
 - additional traffic and on-street parking
 - loss of yards and trees.

Some also raised concerns about the historic function of this location for stabling, particularly:

- protecting this area for stabling into the future
- not forcing out stable operators
- future supply of stabling for the industry.

The survey also sought feedback from stable landowners to understand their future intentions. Of those who made submissions all but 3 indicated a desire to sell or relocate their stables in the future. Of these, only one indicated that they are seeking to do this immediately (with stables currently vacant), whilst the remainder indicating either a short to medium term timeframe (5 plus years), or when an alternative location became available.

A detailed summary of the key themes is outlined within the Engagement Summary report (see Attachment 1)

4. Responses to key themes and Additional Investigations

In assessing the feedback received, the following responses are provided to the key themes raised.

Theme: Density is too high and frontage widths too small

- The densities proposed within the amendment are consistent with those of the General Neighbourhood Zone which exists over parts of the Affected Area and surrounding area to the immediate south and east (however they are lower than those in the areas of Morphetville commonly referenced within the submissions which are within the Housing Diversity Neighbourhood Zone).

- Proposed frontage widths for row dwellings are consistent with those in place in the General Neighbourhood Zone. The policy setting seeks to prioritise street facing developments and has a higher frontage requirement for group dwellings and residential flat buildings than the adjacent General Neighbourhood Zone, directly in response to what is considered too narrow a frontage for these housing forms, leading to poor layout and design outcomes.

Theme: Loss of garden area and vegetation as a result of infill development

- Most of the stable sites are either covered with buildings, or impervious surfaces, and so contain very little vegetation and tree canopy. The requirement for new development to provide between 20% and 25% of the site as landscaped space would be an improvement on the current scenario.
- The existing General Neighbourhood Zone areas of the Affected Area can have site coverage to 60% and the proposed policy will be reducing this to 50%, once again an improvement.

Theme: Increased traffic and on-street parking from new housing

- The theoretical development potential of an additional 105 houses can be easily accommodated within the existing street network.
- Potential additional on-street parking is acknowledged, but the streets are of sufficient width to safely accommodate this with movement of emergency vehicles.

Theme: Allow existing stables to continue to operate

- All existing stables will continue to have existing use rights regardless of the zoning in place in this location.
- Arguably, the existing zoning in place since the transition to the Planning and Design Code has already removed the policy support for stabling and horse related activities, making further intensification or establishment of new facilities difficult to support from a planning policy perspective.

Theme: The loss of stabling and its impact on industry

In response to concerns about the loss of stabling should sites be sold and redeveloped, additional investigations and discussions were held with key industry stakeholders to better ascertain future stabling opportunities and constraints for the industry. These confirmed:

- SAJC is open to exploring stabling upgrades and expansion on-course into the future, pending revised financial feasibility (priority in the short term is implementing the Master Plan developments)
- Racing SA has indicated that there is scope for over 40 horses to be accommodated at Gifford Hill, and they are exploring additional capacity at Strathalbyn likely over the next 5 years or so.
- there is latent capacity within existing stables in the affected area to accommodate closure of some stables.
- other factors are likely to drive and influence ongoing supply of stabling ahead of zoning (retirement, financial viability, etc).
- many of the consolidated land holdings could accommodate some form of development now (but not at the same yields and therefore value) so the risk of loss of stables exists now for larger sites but penalises smaller operators.

CONCLUSION

The Code Amendment has been strongly supported by landowners who made a submission within

the Affected Area. Some opposition was raised mostly from those in surrounding neighbourhoods, and in response to infill development generally (and possibly uninformed about the existing potential for most of the affected area).

Seeking endorsement from the Minister for Planning, based on the amendment as consulted, is recommended and will provide future opportunities for landowners to relocate when alternative stabling accommodation becomes available (be that on site at Morphettville or another location).

It is important to note that existing use rights will continue to apply to all land containing stables, and as such, the change in policy will not impact their ability to continue to operate. The policy change will provide landowners the flexibility and adaptability to take advantage of the added value to their land holdings when an alternative location suitable to their needs and desires arises.

The application of the Interface Management Overlay will be of benefit in ensuring that consideration is given to the design and construction of new dwellings, to manage the interface issues with noise, odour and lighting for new dwellings.

ATTACHMENTS

1. Attachment 1 - Engagement Summary Report [**12.1.1** - 110 pages]

Morphettville / Glengowrie Horse Related Activities Code Amendment

Engagement Summary Report

Section 73(7) of the *Planning, Development and Infrastructure Act 2016*

A great *place* to live



Morphettville / Glengowrie Horse Related Activities Code Amendment
Engagement Summary

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Morphettville / Glengowrie Horse Related Activities Code Amendment Engagement Summary

1 Purpose

This report has been prepared by the City of Marion (the Designated Entity) for consideration by the Minister for Planning and Local Government (the Minister) in adopting the *Morphettville / Glengowrie Horse Related Activities Code Amendment* (the Code Amendment).

The report details the engagement that has been undertaken, the outcomes of the engagement including a summary of the feedback made and the response to the feedback and the changes to the Code Amendment. In addition, the report evaluates the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved.

2 Introduction

The purpose of this Code Amendment is to seek to an amendment to the Code for an area of land located adjacent the Morphettville Racecourse on the southern side of Bray Street in Morphettville and the western side of Morphett Road in Glengowrie. The area of the Code Amendment is currently covered by the Suburban Neighbourhood Zone and portion of the General Neighbourhood Zone.

The extent of the Suburban Neighbourhood Zone was formerly the Residential Racecourse Zone (before the implementation of the Planning and Design Code) which formalised the opportunity for the stabling of horses and residential use on the same property in response to its proximity to the racecourse. The policy sought detached dwellings at low densities in association with a range of horse related activities (such as stables), with minimum allotment sizes of 560m² and minimum 15m frontages. The policy intent to accommodate horse related activities has not translated into the Planning and Design Code with the Suburban Neighbourhood Zone, however the minimum allotment size and frontage have, meaning there is very little development opportunity to support the potential relocation of the stables to more appropriate locations for current landowners.

The proposed amendment seeks to consolidate a consistent suite of policies within the Suburban Neighbourhood Zone, which provides a balanced approach for additional development opportunities, whilst achieving better design outcomes than what is being achieved in the surrounding General Neighbourhood Zone in terms of encouraging street facing infill development.

3 Engagement Approach

The process for amending a designated instrument (including the process to amend the Planning and Design Code) is set out in the *Planning, Development and Infrastructure Act 2016* (the Act). The Act requires public engagement to take place in accordance with the Community Engagement Charter.

The Designated Entity prepared an engagement plan (the Engagement Plan) to apply the principles of the Community Engagement Charter. The purpose of this engagement was to inform and consult relevant landowners and stakeholders on the proposed changes to the zoning and minimum site areas and frontage widths of the Affected Areas to ensure the proposed changes are legible, considered and are reflective of the feedback (where appropriate) in the Code Amendment process.

The primary audience for the engagement of this Code Amendment are the affected landowners and occupiers of properties within the affected area and adjacent landowners. However, Council also engaged with key stakeholders associated with the Morphettville Racecourse and thoroughbred racing in South Australia.

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Council undertook further engagement directly with landowners of stable properties, either via email or by phone, to ensure that they were aware of the Code Amendment, and to ascertain their level of support, or otherwise, for the proposed policy changes so Council can be better informed in progressing the Code Amendment. This occurred as a result of a poor submission return rate following the close period, particularly from landowners and stable owners/ operators,

3.1 Engagement Activities

Mailout to Landowners

A letter and accompanying flyer outlining the rationale and key changes proposed by the Code Amendment was posted to each of the landowners across the affected area. This equated to 181 letters being mailed (including to occupiers of those not owners not residing at the property). The letter and accompanying flyer described the reason for the Code Amendment, the specific properties it related to, what policy changes are proposed, where to get further information (including a date and time of a potential online engagement session (registration required) and how to make a submission.

Letters were also sent to the South Australian Jockey Club, as owner/ operator of the Morphettville Racecourse, and to Racing SA as the peak body for thoroughbred racing in SA.

The mailout resulted in several follow up phone calls and 1 face-to-face meeting (with Racing SA) to explain in more detail the rationale for the proposed amendment and how the proposal affects their property and implications of the potential policy changes.

Making Marion Consultation Page and Video

A Making Marion page (Council's consultation platform) was prepared which outlined the changes, the rationale for the changes, identified the affected area, and provided downloads for information sheet, the complete Code Amendment Report, as well as the Engagement Plan, along with mapping showing development potential before and after the proposed changes, as well as the extent of stables properties and the Interface Management Overlay. Additional FAQs were also included on the page, along with a survey which sought to understand the level of support for the policy issues identified in the Code Amendment.

An indexed video was also included on the page which enabled participants to gain an understanding of the proposal without needing to read any documents.

The page received 708 visits during the consultation period, with 71 downloads and 23 surveys completed. The video was viewed 205 times.

Letterbox Drop to Surrounding Properties

A letterbox drop was undertaken to properties surrounding the affected area, equating to approximately 200 additional letters. The Letterbox drop included a letter and flyer which explained the proposed policy change and the reasons why it is proposed, the affected property extent, where to get further information and how to make a submission.

Mailout to Agencies, MPs and Councils

Letters were sent to the member for Morphett and member for Boothby being the local state and federal Members of Parliament, as well as to relevant state agencies and utility operators likely to have an interest in the Code amendment, being:

Morphettville / Glengowrie Horse Related Activities Code Amendment Engagement Summary

- Department for Infrastructure and Transport
- Department Recreation, Sport and Racing
- Planning and Land Use Services, Department for Trade and Investment
- Environment Protection Authority
- SA Power Networks
- SA Water
- APA Group

Letters were also set to the City of West Torrens and City of Holdfast Bay, being the closest affected Councils, as well as the LGA.

Signage Banners

A number of banners were placed on the road verges within the affected area promoting the consultation of the Code Amendment and directing people to the Making Marion page via QR code.

Social Media

Consultation on the Code Amendment was promoted on Council's social media accounts with access to over 13 000 followers. Posts occurred to announce the consultation of the Code amendment, as well as reminders for each of the Drop-in sessions, and a reminder that consultation was closing 2 weeks prior). There were noticeable spikes in visitation to the Making Marion page following each of the posts.



Drop-in Sessions

The following drop-in sessions were held across the consultation period:

- Tuesday 12 December 2023, 2pm – 3pm and 6pm – 7pm
- Wednesday 17 January 2024, 2pm – 3pm and 6pm – 7pm

All drop-in sessions were held at the Morphettville Park Sports and Community Club in Morphettville, being a venue close to the affected area and therefore convenient for the affected community to get to. Given the proximity of consultation to Christmas, sessions were held both before and after Christmas to account for different availability of people, as well as afternoon and evening sessions to maximise accessibility.

Staff were available to answer questions of those who attended, as well as speak to a series of information posters on display which documented.

- the current and proposed zoning
- current and proposed development potential
- the location of exiting stables and
- the extent of the proposed Interface Management Overlay.

A copy of the full suite of policies for the proposed Zone, along with copies of the Code Amendment Report were available for attendees to review and take, along with hard copy survey sheets for those not comfortable / wanting to utilise the online survey tool.

A total of 13 people attended the drop-in sessions overall.

Morphettville / Glengowrie Horse Related Activities Code Amendment Engagement Summary

Follow-up calls and Emails

The lack of response and submissions received at the close of consultation prompted additional follow up phone calls and emails directly to landowners of properties containing stables that Council had either email or telephone contact details for. This involved 4 phone calls and 9 emails.

As a result, an additional 7 submissions were received from this additional engagement.

3.2 Mandatory Requirements

The following mandatory engagement requirements have been met:

- Notice and consultation with council/s (via letter to the City of Holdfast Bay and the City of West Torrens being two nearest council boundaries)
- Notice and consultation with the Local Government Association (via letter/email)
- Notice and consultation with Owners and Occupiers of Land which is Specifically Impacted (letter and enclosed flyer).

4 Engagement Outcomes

4.1 Summary and distribution

Overall, there were 37 submissions received by Council from landowners, the general public or interested stakeholders, along with a further 5 submissions from agencies, councils or utilities.

The agency submissions either confirmed support or noting of the technical implications for the Code Amendment on their current infrastructure and future infrastructure planning. The City of West Torrens confirmed their preference for grade separating the tram line across Morphett Road in the longer term (noting this is beyond the scope of this Code Amendment and relates more closely to the works and development planned as part of the Morphettville Racecourse Master Plan development).

Of the 37 public and stakeholder submissions 21 indicated they were supportive of the Code Amendment, 13 indicated that they were not supportive, and 3 indicated that they were neutral.

Approximately 36% of submissions were made from those with stables on their land, with these making up approximately 31% of all allotments within the affected area. However, of those within the Affected Area who made submissions, 83% were in support of the Amendment.

Of those in support, all but 6 were from within the affected area, with those outside scattered across neighbouring suburbs.

Of those against the Code Amendment, all but 2 were from the broader area, including two from within the City of Holdfast Bay. This is perhaps reflective, and responsive to the banners in place and social media posts, as most submissions not in support did not receive a notification letter.

The distribution of submissions across the affected area, and outside, is identified in the Map below.

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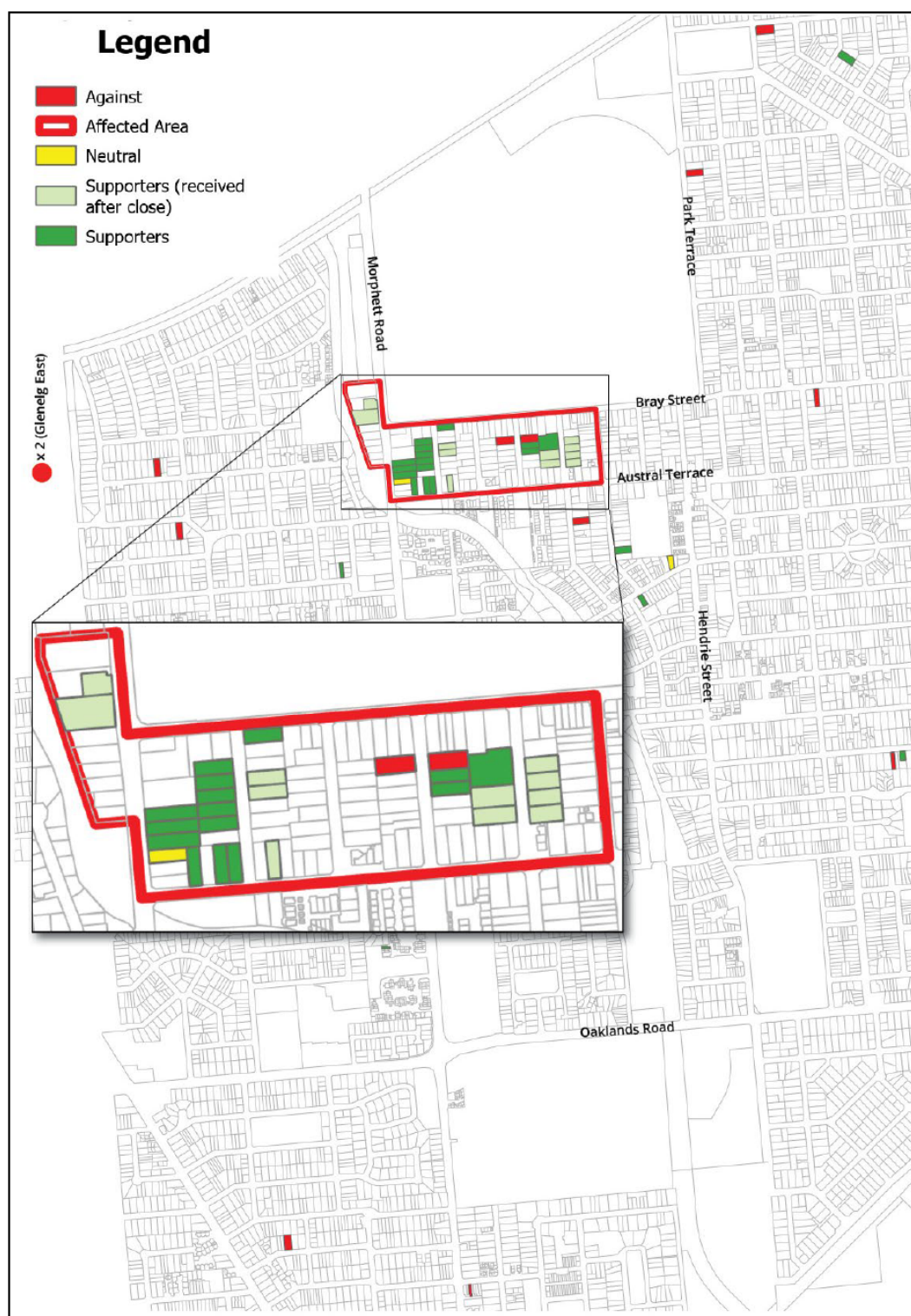


Figure 1: Location of those who made submissions for the Code Amendment (excluding Racing SA).

Morphettville / Glengowrie Horse Related Activities Code Amendment Engagement Summary

4.2 Key Themes

Key themes arising from the submissions are summarised below.

Supportive of amendment

- Those in support of the amendment often did not express any additional commentary, although several indicated that the amendment was long overdue, supported the need for more housing or supported the desire to remove the conflict with horse movements.
- All but one stable owner / operator who made a submission was supportive of the Amendment.

Council was eager to understand landowner's intentions for future sale or development of stables, and included this question in the survey.

Of those who supported the amendment:

- all but 3 indicated a desire to sell or relocate their stables into the future
- all but one indicated that this would not be immediate, but in the medium to longer term (typically greater than 5 years time).

This above feedback accords with the anecdotal feedback received through discussions with landowners and stable operators (phone calls, site meetings, drop-in discussions), where the need for a viable alternative location was key to supporting the relocation of those stable operators wanting to continue operations into the future. Several operators were considering retirement and transitioning away from the industry and saw the ability to sell and relocate as important in achieving this transition.

The following key themes arose from those who expressed concern about the proposed amendment.

Density

- *The density desired was too high and in particular the narrow frontage widths sought were of concern (several raised the 7m minimum frontage for row dwellings in reference to this concern).*

These concerns were perhaps informed by recent infill developments in Morphettville further east, where parts of the neighbourhood fall within the Housing Diversity Neighbourhood Zone. Development here is occurring at slightly increased densities to those proposed within this amendment (and applicable to the General Neighbourhood Zone). The rate and extent of change within these locations, (a Master Planned Renewal precinct), may also be part of the reason for the concerns raised, as there is a distinct change in character of these streets.

There was perhaps a misunderstanding that a significant part of the affected Area, being within the General Neighbourhood Zone, can already be developed at the densities identified, including the 7m row dwelling frontage width). In light of this, the densities proposed are still considered to be appropriate, particularly considering the strategic location of the affected area.

Traffic and Parking

- *Additional dwellings will lead to additional traffic volumes in this location and these streets are already congested.*
- *Infill development will lead to increased on-street parking, and this will impinge on movement and safety and inconvenience residents.*

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The concerns are common in response to areas that have undergone infill development, particularly where extensively undertaken such as for parts of Morphettville.

Analysis of the theoretical development potential of the affected area identified scope for an additional 105 dwellings. These additional dwellings, and the resultant traffic demand, is not likely to change the function or service of the local street network, with both Bray Street and Austral Terrace having a higher order 'collector' function, and the provide capacity for additional traffic volumes.

Concerns about the loss of on-street parking, both as a result of increased crossovers, and parking on-street from occupants of dwellings, is a legitimate concern arising from outcomes of infill development in other locations. The ability to alter the parking ratios required for dwellings is outside of the scope of the amendment, and the Code provides for the retention of on-street parking for new developments.

Day-to-day parking demand in this location is driven by stable operator workers (including parking of horse floats), as well as visitors to the BUPA Aged Care facility in Austral Terrace adjacent to the Affected Area.

This notwithstanding, Council does not have any ongoing issues with a lack of parking in these locations. Provision for additional parking will occur with the removal of the parking restriction on the southern side of Austral Terrace, which will also aid in reducing traffic speeds and act as a deterrent for through traffic in this location.

All streets in the affected area are of a suitable width to safely accommodate parking on both sides, and facilitate the movement of vehicles, waste trucks and emergency vehicles.

Loss of open space. Trees and landscape

- *Densities will not provide for green spaces and retention of tree canopies.*
- *Prefer open space to additional housing.*

Concerns about increased densities and additional dwellings leading to reduced greening of these locations is noted and is a common concern of infill development more generally. For sites not currently used for stabling (i.e. the existing General Neighbourhood Zone) there will be a reduced level of pervious surfaces as a result of increased development, and this can occur under the current policy setting. However, where stables are present, the bulk of these sites are covered by buildings or impervious areas, and contain very little, if any vegetation, so there may in fact be a slight increase in vegetated area for these sites.

Importantly, the Urban Tree Overlay will apply to this location, meaning that a requirement to plant at least one tree per site will ensure a future canopy level is able to be established, along with minimum impervious areas of between 20 and 25% (depending on site size). The potential to increase these requirements is limited within this code Amendment's scope, although it should also be noted that the changing of the General Neighbourhood Zone to the Suburban Neighbourhood Zone will reduce the potential site coverage from 60% to 50%, further improving scope for additional landscaping and open spaces between buildings.

Horse Training Role of the Area / Retention of existing Use Rights

- *This location has long been an area identified for horse training, and this role should be protected into the future.*
- *Stable operators should be able to stay in place as long as they want and not be forced out.*
- *Impact on stabling infrastructure for state from owners redeveloping their sites.*

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There was some feeling within the feedback that Council was forcing out the trainers from this location, despite consultation materials making it clear that all operators maintain existing use rights. Notwithstanding the long-term role this location has played in servicing the horse racing industry, the surrounding context has changed, most notably traffic volumes and functions of the road network comprising Morphett Road and Bray Street.

Several submissions identified the risk associated with horse movements, whilst others indicated that this is overstated and is being managed. This reflects the mixed anecdotal feedback received from trainers throughout the engagement processes. However, Council remains concerned that risks associated with movements is not a suitable long-term solution to this location.

It should be noted that the introduction of the Planning and Design Code removed any policy support for the stables and horse training function of this location. All but one operator / landowners indicated a desire to remain in place and continue operations until suitable to them to move on or to another location. Key to this decision was:

- an alternative location that was suitable to their needs being available (many commented that Gifford Hill was not viewed as a desirable alternative at this time due to issues attracting workers to that location).
- the ability to fund the move to another location, which would be assisted by gaining maximum value from their current land holding.

It should be noted that for many of the stable land holdings, there is already some (albeit limited) scope for land division, and therefore, should those landowners decide to move on (for whatever reason), this may already lead to a loss of stables under the current scenario.

Council is cognisant of the needs of the industry, as identified by Racing SA, which is important economically to the State and to the City of Marion and does not seek to create a situation where the industry is disadvantaged.

Fundamentally, the future ability to service the stabling needs of the industry rests with the industry itself and not Council. Discussions with Racing SA have identified that scope for investment in stabling at other locations are being pursued but require a range of factors to come together. Notwithstanding this, the rezoning of the land will:

- provide clarity to Racing SA and the SAJC, of the desire to transition stabling from the affected area to on-course, or alternative locations that better manage risks and impacts;
- provide land owners with the ability to “move quickly” and commit to relocating, when the solution arises (and this alone can potentially aid in a solution emerging).

4.3 Further investigations / Discussions

The following further investigations and engagement was undertaken following the closure of the consultation period.

Discussion with South Australian Jockey Club

Council's Senior Planning staff met (digitally) with the SAJC's Head of Property and Infrastructure, principally to hear their view on the Code Amendment given a submission was not made by the SAJC (and with SAJC as a 50% shareholder in Racing SA).

The discussion highlighted several key points:

Morphettville / Glengowrie Horse Related Activities Code Amendment Engagement Summary

- SAJC has no specific position on the proposed rezoning.
- The previously approved stable redevelopment within the SAJC site was placed on hold following a review of the costs of delivery and the ability / willingness of trainers to pay to be there. The project was ultimately cancelled..
- SAJC's priority at this point in time is on improving the Morphettville Racecourse as an entertainment precinct, and in delivering the significant components within the Master Plan in partnership with Villawood.
- The number of track access days and users is diminishing, potentially from more convenient usage of other facilities, such as Gifford Hill or Gawler (although this was an anecdotal opinion given).
- There is scope for Racing SA and others to contribute to a solution to stabling on course, where a suitable economic case can be provided to support funding.
- The costs of managing stables and keeping of horses is increasing and trainers are increasingly unable / unwilling to commit to on-site usage of facilities for financial reasons, and this may change the nature of usage and need for connection between racecourse and stables into the future.

Understanding the potential loss of stabling

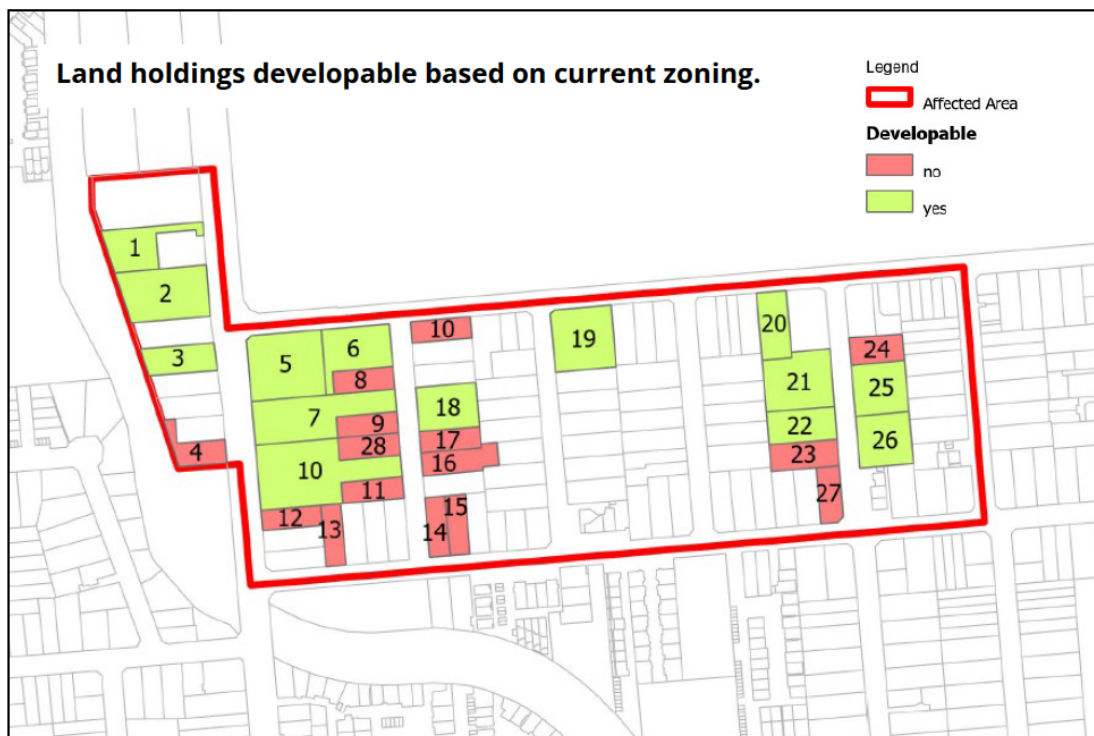
A key fear of the industry was the lack of say or control by those who rent stables from landowners, should the landowner sell or want to redevelop their sites.

There are approximately 28 stable operators / owners within the Affected Area, with approximately half of these having ownership over 2 or more land parcels in consolidated sites. Most of these owners lease out their stables to horse owners / trainers as required, and this can vary depending on the time of the year, event meets etc. Whilst understanding exact numbers has been difficult to quantify (estimated that between 250 and 300 horses are in place), discussions with most operators indicated that their facility was not fully utilised, with a few also indicating that they had no desire to operate at full capacities into the future (for several reasons). This accords with the fact that stabling has decreased in this location over time, where it was estimated that over 500 horses / stables were previously accommodated. Two landowners indicated that their sites were currently not occupied for stabling purposes with no intention to do so (one of which was eager to redevelop their land 5 parcels).

Whilst the rezoning will provide for the redevelopment of the sites, an assessment has been done of the common land ownerships of the 28 landowners / operators to ascertain whether their collective ownerships would currently facilitate some form of development. This is important to understand as the fear for owners selling their sites for development (and this being outside of the control of those leasing stables) was a key concern of Racing SA. There are numerous factors that influence a landowner's desire to sell. Several landowners engaged as part of the Code Amendment consultation process indicated that a key factor for them into the future was retirement, and a desire to leave the industry (the reasons of which varied). Most of these were reliant on their land holdings as capital to fund their retirement and future move. It is likely that this will occur into the future, regardless of the zoning in place.

That being said, of the 28 land holdings in place, the current zoning would facilitate the further division of consolidated sites for 14 of these land holdings (at least 1 additional allotment), with most of these the larger facilities within the affected area (see figure below).

Morphettville / Glengowrie Horse Related Activities Code Amendment Engagement Summary



This implies that some (even if limited) development potential is in place which may result in the loss of stables, and this would in fact favour those larger operators (who would arguably be more suitable to future stabling), than the smaller facilities and operators in the affected area, who would remain penalised.

Therefore, the risk for the loss of stables, already exists, with owners not necessarily being able to maximise capitalisation of land value to aid in relocation of stabling, or funding / committing to future on-course stabling long term (something that would make their development more viable for SAJC).

Alternative stabling options for the industry

An examination of the current capacity of stabling facilities in other locations around Adelaide and its hinterland has been undertaken in consultation with Racing SA. This includes:

- Murray Bridge Racing Club (Gifford Hill) – currently has stabling capacity for just over 40 horses, and there is ongoing future scope with the planned development of the trainers village (residential estate with supported stabling potential). The biggest constraint to the further expansion of this facility is attaining staff to service the stables. It is unclear if this is a broader industry wide resource shortage issue, or whether the desirability of being / living at Murray Bridge is a factor (as anecdotal evidence suggested).
- Gawler and Barossa Jockey Club (Gawler Racecourse) – currently at capacity
- Racing Strathalbyn – currently no on-course stabling provided, but Racing SA is seeking to purchase land in proximity of the racecourse to provide for future stabling facilities, however, this is reliant on securing land, and appropriate funding, but could be available beyond a 5 year timeframe.

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- Oakbank Racing Club – attractiveness of this facility is limited due track access limitations for several months of the year due to weather.

Racing SA remains open to further exploration of alternative stabling facility opportunities, including with the City of Marion.

It is also important to note that, should several sites within the affected area be sold and redeveloped, there is still some latent capacity within other sites in the affected area to take up some of that loss and this may in fact assist in the ongoing viability of these other operators into the future.

5 Evaluation of Engagement

To ensure the principles of the Community Engagement Charter (the Charter) are met, an evaluation of the engagement process for the Code Amendment has occurred.

5.1 Performance Indicators for Evaluation

The minimum mandatory performance indicators have been used to evaluate engagement on the Code Amendment. These measures help to gauge how successful the engagement has been in meeting the Charter's principles for good engagement.

Evaluation of Engagement by Community Members

The minimum mandatory performance indicators required an evaluation of responses from members of the community on the engagement. This includes an evaluation of whether (or to what extent) community members felt:

1. That the engagement **genuinely sought** their input to help shape the proposed Code Amendment.
2. **Confident their views were heard** during the engagement.
3. They were given an adequate **opportunity to be heard**.
4. They were given **sufficient information** so that they could take an informed view.
5. **Informed** about why they were being asked for their view, and the way it would be considered.

This evaluation was undertaken through:

- Inclusion of a question within the Survey on the Making Marion page seeking clarification as to whether the information and intent of the code Amendment were understood.
- Evaluation survey poster, that participants were asked to complete when leaving the Drop-in Sessions.
- Evaluation survey provided to all who made a submission on the Code Amendment accompanied by an email confirming what we heard and the policy changes being recommended.

Evaluation of Engagement by the Designated Entity

A further evaluation of the engagement process is required to be undertaken by (or on behalf of) the Designated Entity. The minimum performance indicators require an evaluation by the Designated Entity of whether (or to what extent) the engagement:

1. Occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme.
2. Contributed to the substance of the final draft Code Amendment.

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3. Reached those identified as communities or stakeholders of interest.
4. Provided feedback to community about outcomes of engagement.
5. Was reviewed throughout the process and improvements put in place, or recommended for future engagement.

The evaluation of the engagement was undertaken by David Barone, Senior Strategic and Policy Planner, City of Marion on behalf of the Designated Entity. The results of the evaluation are contained in Attachment 2 to this Engagement Report.

5.2 Evaluation against the Charter principles

The following is a summary of the evaluation of the engagement against the five principles of the Charter. The Evaluation survey was completed by all participants who attended the drop-in session (13 people), as well as 13 of the 37 respondents to provide feedback. The full results of the evaluation can be found in Attachment 2 to this Engagement Report.

(1) Engagement is genuine

People had faith and confidence in the engagement process.

The Making Marion reach demonstrates that participants considered the engagement process was genuine. The fact that the Making Marion page attracted 708 visits and 71 downloads of materials, despite most not completing the surveys, indicated that people were comfortable with the proposal and process. This is supported by the evaluation survey feedback which indicated that most (84%) of participants either somewhat or strongly agreed that engagement was genuine.

The placement of the banners around the affected area drew additional attention to the consultation process, and this is reflected by the number of submissions received from those in surrounding neighbourhoods (and even adjacent Council area). It demonstrates that engagement reached surrounding landowners as well as landowners and provided them with the opportunity to be informed.

Evaluation statement	Strongly disagree	Somewhat Disagree	Not sure	Somewhat Agree	Strongly agree
I feel the engagement genuinely sought my input to help shape the proposal (Principle 1)		8%	8%	38%	46%

(2) Engagement is inclusive and respectful

Affected and interested people had the opportunity to participate and be heard.

The engagement reach of 708 page visits in the context of the small, targeted consultation indicates engagement was inclusive. This is supported by the Evaluation Survey feedback where 92% of respondents agreed that their views would be heard.

There is evidence from the submissions across the broader area, that the banners placed on site provided broader awareness of the Code Amendment and consultation process, so that those interested in the future of this location could also have a say (even if not directly affected or notified).

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Importantly, follow-up discussions with landowners who had not made a submission confirmed their awareness of the Code Amendment and provided them with an opportunity to formalise their position through a submission. Whilst not all landowners contacted chose to do this, the vast majority did.

Evaluation statement	Strongly disagree	Somewhat Disagree	Not sure	Somewhat Agree	Strongly agree
I am confident my views were heard during the engagement			8%	29%	63%

(3) Engagement is fit for purpose

People were effectively engaged and satisfied with the process.

People were clear about the proposed change and how it would affect them.

Of those who surveys (online or hard copy), all but three answered yes to the question about whether the intent of the Code Amendment and information was clear and easy to understand. Notwithstanding this, those three were still able to express their position of concern which reflected a desire that the Code Amendment would provide for some increased densities.

The response rate for surveys was disappointing, particularly when discussions with landowners during the consultation period indicated that there was a broad level of support for the Code Amendment. It may be possible that, given the previous consultation undertaken to inform the commencement of the Code Amendment, many landowners felt that another submission was not needed.

Notwithstanding this, over 90% of feedback suggests that they felt that they were given an adequate opportunity to be heard, perhaps reflective of the follow up engagement undertaken with those landowners who made submissions following the close of the consultation process.

It is acknowledged that one respondent did not feel that they were given sufficient information to make an informed view. This is perhaps a reflection of the lack of understanding or appreciation as to why increases in densities here were desired or needed, given concerns of recent infill development (and perhaps speaks more to the merits rather than the engagement process itself).

Evaluation statement	Strongly disagree	Somewhat Disagree	Not sure	Somewhat Agree	Strongly agree
I was given an adequate opportunity to be heard			9%	30%	61%
I was given sufficient information so that I could take an informed view		5%		43%	52%

(4) Engagement is informed and transparent

All relevant information was made available, and people could access it.

People understood how their views were considered, the reasons for the outcomes and the final decision that was made.

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The fact that there were so few submissions/surveys, despite 71 downloads and 708 Making Marion page views implies that people were suitably informed about the intent and changes proposed by the Code Amendment such that they did not feel it warranted commenting. This was reflected in feedback in discussion held with landowners during the community drop-in sessions, as well as in follow up discussions. It is also reflected in the 87% of respondents agreeing that they felt informed and understood why they were being engaged.

It is likely that the respondent who was unclear about why they were being asked for their view and how it would be considered responded to the banners placed on the site and visited the Making Marion page. This did not contain specific information about what can and cannot be influenced by submissions (which was placed on the information sheet mailed out), and was an oversight, despite the flyer being able to be downloaded from this page.

Evaluation statement	Strongly disagree	Somewhat Disagree	Not sure	Somewhat Agree	Strongly agree
I felt informed about why I was being asked for my view, and the way it would be considered.	4%		8%	33%	54%

(5) Engagement processes are reviewed and improved

The engagement was reviewed, and improvements recommended.

The review of the engagement occurred at the conclusion of the process following a low level of submissions received from landowners within the affected area.

In retrospect, the relatively low turnout from stable operators at the drop-in sessions should have highlighted a need to reach out to landowners within the affected area. This would have confirmed receipt of documentation, as well as reinforced the ability to get more information and Council's desire to make sure all landowners provided their position on the proposed amendment. This could also have occurred closer to the consultation closure as a reminder for people to make submissions so that their views were suitably captured by Council to inform the future direction of the Code Amendment.

Given the limited scope and very targeted nature of the Code Amendment, activities may have potentially been able to be more direct with landowners (one-on-one calls and meetings), to ensure cut through and clarity in positions (even if no submission is formally made).

6 Refer to the Minister for Planning and Local Government

On 28 May 2024 the Designated Entity approved the Code Amendment and this Engagement Report to be furnished on the Minister for Planning and Local Government.

Attachments

- 1 Summary of Written Submissions
- 2 Summary of Agency Submissions
- 3 Evaluation Results
- 4 Copy of Submissions Received

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Attachment 1 - Summary of Community Written Submissions

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No.	Author Address/email	Theme	Summarised comments	Response by City of Marion	Proposed Policy Amendment
1	Anonymous	Support	<ul style="list-style-type: none"> Supports the proposed minimum allotment sizes and frontage widths Supports the application of the Interface Management Overlay Would like changes to occur ASAP 	<ul style="list-style-type: none"> Noted 	Nil
2	Chris Panazzolo [REDACTED] [REDACTED] Making Marion	Existing Use Rights Interface Management	<ul style="list-style-type: none"> Supports the proposed minimum allotment sizes and frontage widths Supports the application of the Interface Management Overlay Wants existing stable owners to be able to continue to trade as they are. People seeking to live in the area should recognise that stables been trading in the area for many years and should be allowed to do so without complaints. 	<ul style="list-style-type: none"> Noted. Existing use rights will continue to apply to stable operators, although this does not negate the need to appropriately manage waste, odour and noise impacts. Notwithstanding this, the application of the Interface Management Overlay will provide policy support to ensure new dwellings appropriate respond to potential interface impacts. 	Nil
3	Sophie [REDACTED] Making Marion	Horse Movement Risks	<ul style="list-style-type: none"> Supports the proposed minimum allotment sizes and frontage widths Supports the application of the Interface Management Overlay People walking their horses is incredibly dangerous (not safe for horses or people) 	<ul style="list-style-type: none"> Noted Agree, the intent is to facilitate the relocation of stables to locations that can accommodate their needs without risks associated with a suburban setting. 	Nil
4	Lisa Jones [REDACTED] [REDACTED] Making Marion	Density Horse training role	<ul style="list-style-type: none"> Does not support minimum allotment sizes and frontage widths. Minimum block sizes are far too small. 	<ul style="list-style-type: none"> Noted and disagree. Proposed minimum allotment sizes align with those that exist within the General Neighbourhood Zone within the affected area, and in the surrounding neighbourhoods. They are considered appropriate to suitably infill without excessive density (which is 	Nil

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			<ul style="list-style-type: none"> Encouraging people to sell stables is shocking - this is a horse training area. Does not support the Interface Management Overlay as the amendment doesn't explain what it is. 	<p>provided for further south within the Housing Diversity Neighbourhood Zone and the Urban Neighbourhood Zone at Morphettville Racecourse.</p> <ul style="list-style-type: none"> The existing Code already prevents further intensification or establishment of stables and has already changed the policy nature for this location. Providing opportunities for uplift in values is intended to provide for those stable operators seeking to relocate to a location that can better accommodate them without traversing roads and create risk. The Amendment includes an explanation of the Interface Management Overlay and the policy content of the Overlay itself, as well as mapping of the properties it will be applied to. 	
5	<p>Cheryl Gross [REDACTED] [REDACTED]</p> <p>Making Marion</p>	<p>Density</p> <p>Traffic and Parking</p> <p>Horse training role</p>	<ul style="list-style-type: none"> Does not support minimum allotment sizes and frontage widths. Don't keep allowing such high-density housing in the areas Creates traffic congestion, parking issues and reduced privacy. The horse racing industry is part of the fabric of our area and gives it character and here long before many moved into the area. Keep stables adjacent to the racecourse. 	<ul style="list-style-type: none"> Noted and disagree. Parts of the affected area are already able to accommodate the densities being sought within the Code Amendment, and the expanded area would maintain a consistent density. This location is suitable for such densities, given its proximity to services, public transport and other infrastructure. The anticipated additional traffic volumes from the potential development is unlikely to change the nature and functions of the street network, with Bray Street already functioning as a collector level road. All housing within future development would be required to provide on-street parking, and this is already covered by policy within the Planning and Design Code (set by the State Government) The presence of stabling in this location and its history is noted. However, since its inception, the surrounding neighbourhoods have changed and the broader traffic volumes within the streets in this area have significantly increased the risks to vehicles, horses and people. 	Nil

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				<ul style="list-style-type: none"> The Planning and Design Code has removed any policy context for the racecourse in this location and, in doing so, removed potential for further policy support for further development of stables. As such supporting and facilitating relocation to alternative locations is preferred in the long term. 	
6	<p>Tim Gleeson [REDACTED] [REDACTED] Making Marion</p>	Density	<ul style="list-style-type: none"> Does not support minimum allotment sizes and frontage widths. I like it how it is and don't want more houses crammed in. Do not want neighbourhood to be tomorrow's treeless slum. Sick of developers condensing blocks and leaving the mess for others. 	<ul style="list-style-type: none"> Position on maintaining current sizes is noted but not supported. Ambrose Street is currently within the General Neighbourhood Zone and, as such, already supports increases in density, including the potential for group dwellings and residential flat buildings on narrower allotments to that proposed. The amendment seeks to support more street facing developments which better align to the established pattern of development for this street (and surrounding streets in the affected area). Disagree that increased densities will lead to treeless slum. New development will be required to achieve between 20 and 25% imperviousness and the planting of at least one tree per dwelling developed. This is also currently in place for this location with regard to the General Neighbourhood Zone. 	Nil
7	<p>Lisa Farquar [REDACTED] Making Marion</p>	<p>Density</p> <p>Horse training role</p> <p>Loss of vegetation</p>	<ul style="list-style-type: none"> Does not support minimum allotment sizes and frontage widths Does not support the Interface Management Overlay Is appalled by the tiny box homes being built in Morphettville with driveways so small cars overhang footpaths and little to no garden space. Redeveloping this area will spoil the area with cheap housing and increase temperatures. 	<ul style="list-style-type: none"> Noted. It is important to recognise that many parts of Morphettville and Park Holme (referenced generically in the submission) are within the Housing Diversity Neighbourhood Zone which supports increased densities compared to that of the current General Neighbourhood Zone in the affected area and the proposed Suburban Neighbourhood Zone policy. Comparison between the two is not accurate. It should also be noted that there have long been examples of medium density development within the Morphettville south of Austral Terrace. The Suburban Neighbourhood Zone seeks that front setbacks for future development would need to achieve a distance that is consistent with those 	Nil

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			<ul style="list-style-type: none"> This area has worked well in the past so why change it. The horses have never been the problem. 	<p>existing within the street and therefore remains contextual. The setbacks of the current General Neighbourhood Zone are slightly reduced (allows being 1m forward of the average) and the Housing Diversity Neighbourhood Zone are significantly reduced at 3m as it seeks a new character, and therefore cannot be compared to the outcomes being sought by the Code Amendment.</p> <ul style="list-style-type: none"> The Suburban Neighbourhood Zone maintains a site cover of 50%, seeking to ensure suitable spaces around buildings. This is a lower ratio than that existing within the General Neighbourhood Zone (60%) and the Housing Diversity Neighbourhood Zone (no maximum site cover). A number of the properties containing stables also contain larger areas of covered spaces, and little to no vegetation. As such, their development over time, in which at least 20% of the site needs to be retained for impervious (landscaped) areas, will result in increases in imperviousness in these locations. Council acknowledges that horse stabling has formed part of this area for some time, and the land use alone, has occurred relatively cohesively with neighbouring residential land uses. As there have been changes to traffic volumes within the local road network and Morphett Road, risks associated with the movement of horses has also increased. 	
8	<p>Sarah Clark [REDACTED] [REDACTED]</p> <p>Making Marion</p>	<p>Density</p> <p>Horse training role</p>	<ul style="list-style-type: none"> Does not support the development of more dwellings in this area and making horse community move elsewhere. Horse community and residents have coexisted with issue and thinks the area is currently fit for purpose. 	<ul style="list-style-type: none"> Notwithstanding the presence of horse stabling in this location for some time amongst housing (mostly working coherently as land uses), increasingly, traffic volumes are creating risks with the movement of horses, particularly on Morphett Road and Bray Street. In the absence of on-course stabling, the rezoning will provide landowners the ability to capitalise on increased values of their land to relocate to an alternative location. Council expects this to 	Nil

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				<p>occur slowly overtime when alternative locations are available and feasible for stable operators to relocate. This may include on-course stabling should the SAJC proceed with their development of stabling facilities.</p> <ul style="list-style-type: none"> Exist use rights provide stable operators and owners the ability to remain in place until they are ready to relocate. Disagree that opportunities for more dwellings in this location should not be encouraged. Parts of the affected area already support increased densities, and this remains suitable given the proximity to services, access to existing infrastructure and accessibility of public transport and employment nodes. 	
9	<p>Shannon Bonnes [REDACTED] [REDACTED] Making Marion</p>	<p>Horse training role</p> <p>Parking and traffic</p>	<ul style="list-style-type: none"> Zoning and location of current stables is fine as they are. Current views on infill are clear and generally not supported. Streets will become a nightmare with cars parked on them. 	<ul style="list-style-type: none"> Noted and disagree Whilst there are concerned about design outcomes associated with infill (particularly on-street parking), these alone are not considered to warrant not addressing appropriate opportunities for infill development in strategic locations. Whilst views on infill around these issues are, there is arguably a common view as to the need to accommodate additional housing in appropriate locations with good access to services, public transport and employment areas, particularly in a time where there is a shortage of housing. The anticipated additional traffic volumes from the 105 additional dwellings resulting from the theoretical maximum development of this location is unlikely to have an impact on the function and safety of the local road network, including Bray Street and Austral Terrace. Restrictions are already in place for Austral Terrace to address safety and movement of vehicles. 	Nil
10	<p>Leah Conlon [REDACTED] [REDACTED]</p>	Existing use rights	<ul style="list-style-type: none"> Neither supports or against proposed minimum site areas and 	<ul style="list-style-type: none"> Neutrality noted. 	Nil

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	Making Marion		<p>frontage with or Interface Management Overlay</p> <ul style="list-style-type: none"> As long as can operate stable for at least next 5 years, will be happy as live with elderly father and horses keep him going and do not want to relocate him. Have some concerns if properties around me are developed regarding safety and wellbeing of horses. Accommodates larger Victorian Stable horses throughout the year which are valuable for income. Get the feeling that Council and SAJC don't want us here training in the future. 	<ul style="list-style-type: none"> Existing stable land uses will be able to remain in place and operate within existing approval parameters until a change of use is proposed. Council's preference is for an SAJC on-course solution for stabling facilities over time as a long-term solution. The application of the Interface Management Overlay will seek to ensure that any new housing development in these locations that are either on or adjacent to operating stables, will need to be designed and constructed taking into account the operational impacts of the stables, including noise, odour and lighting. This will shape internal room layout locations, as well as siting of buildings on land. This is an improvement to the current scenario where no Overlay applies. 	
11	<p>Matt [REDACTED] [REDACTED] Making Marion</p>	<p>Density</p> <p>Parking and Traffic</p> <p>Horse training role</p>	<ul style="list-style-type: none"> Not necessary to build up the area with more housing and considers the area already built up too much. Impacts on on-street parking and roads and streets and stormwater. Allow stable to remain and keep livelihood of trainers. Not clear why this needs to be removed. 	<ul style="list-style-type: none"> Disagree that it is not necessary to provide additional housing because the area is already too built up. This location contains houses at low densities, and some recent infill development within those parts of the affected area within the General Neighbourhood Zone. For those parts of the existing Suburban Neighbourhood Zone, most houses remain empty or used as offices for trainers, in association with stables facilities. The potential for these ties to be developed for housing at densities to those in streets in the General Neighbourhood Zone will not have a negative impact on this area and provide an opportunity for stable operators / owners to fund a relocation to an alternative location, when available and suitable to them. The anticipated additional traffic volumes from the 105 additional dwellings resulting from the theoretical 	Nil

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				<p>maximum development of this location is unlikely to have an impact on the function and safety of the local road network, including Bray Street and Austral Terrace. Restrictions are already in place for Austral Terrace to address safety and movement of vehicles.</p> <ul style="list-style-type: none"> It should be noted that many of the stables properties are largely covered and generate significant stormwater run-off. There is an opportunity to improve this through redevelopment of sites, retention of stormwater and increases in landscaped / pervious spaces on these sites. As such, the proposed changes will not have impact the existing stormwater system in this location. Existing stable land uses will be able to remain in place and operate within existing approval parameters until a change of use is proposed. 	
12	<p>Robyn [REDACTED] Making Marion</p>	<p>Density</p> <p>Loss of vegetation</p> <p>Parking and Traffic</p> <p>Infrastructure</p>	<ul style="list-style-type: none"> Strongly opposes the narrowing of property frontages. Enjoy the space around us. Increased density and frontage width will: <ul style="list-style-type: none"> - Reduces the area and size of trees planted and therefore increase the urban heat - Reduce ability for people to park on their property (and therefore availability of on-street parking) - Increase the stormwater run-off - Increases noise pollution between properties. - Reduces areas for children to play - Increases risk of criminal activity 	<ul style="list-style-type: none"> Concern about reduced frontage widths specifically is noted but disagree. Ambrose Avenue can already accommodate infill development at the densities proposed, and the reduction in frontage width for semi-detached dwellings from 9m to 8m is minor and has no impact on additional potential semi-detached dwellings within Ambrose Street as frontages are still too narrow for this to occur. For those parts of the existing General Neighbourhood Zone, only 12 properties are facilitated for semi-detached dwellings to be development as a direct result of the change in frontage width. Importantly, the proposed policies seek to increase the frontage width of lots available for group dwellings and residential flat buildings from the current 15m to 18m, to ensure better design outcomes, which is of benefit for those sites that are both larger and wider (mostly current stable sites). 	Nil

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


			<ul style="list-style-type: none"> - Reduces ability of infrastructure to keep up 	<ul style="list-style-type: none"> Disagree that the changes to frontage width in this location from the existing policies will make any perceivable change to the ability for off-street parking and other amenity aspects of development, all of which would continue to have the same policies applying to this location. Indeed, the application of the Suburban Neighbourhood Zone would decrease the level of site coverage possible, and together with reduced roof areas and solid surfaces from stabling operations, will potentially lead to increases in landscaped spaces and the planting of trees for selected locations. The 105 additional dwellings (theoretical maximum) able to be developed in this location will have minimal additional demands on infrastructure. The assertion that new housing will lead to additional criminal activity has no basis and is strongly rejected. 	
13	Elsa Coleman [REDACTED] Making Marion		<ul style="list-style-type: none"> Supports the proposed minimum allotment sizes and frontage widths Supports the application of the Interface Management Overlay 	<ul style="list-style-type: none"> Noted 	Nil
14	Jo [REDACTED] Making Marion	Need for More housing	<ul style="list-style-type: none"> Supports the proposed minimum allotment sizes and frontage widths Supports the application of the Interface Management Overlay We are in the midst of a housing crisis and housing for people should be prioritised over horses. The area will provide for more housing in an area that is in high demand with excellent access to services and public transport, parks and recreational facilities. 	<ul style="list-style-type: none"> Noted 	Nil

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15	Darren Butterick [REDACTED] Making Marion		<ul style="list-style-type: none"> Supports the proposed minimum allotment sizes and frontage widths Supports the application of the Interface Management Overlay 	<ul style="list-style-type: none"> Noted 	Nil
16	Kirsten [REDACTED] Making Marion	<p>Traffic and parking</p> <p>Loss of space and vegetation</p>	<ul style="list-style-type: none"> Does not support minimum allotment sizes and frontage widths Does not support Interface Management Overlay Increased traffic. Existing parking policies still resulting in lots of on-street parking, particularly in Hendrie St and Condana Ave) leading to reduced visibility and accessibility through streets. Trainers should not be forced out. It's nice to have more open space and less housing. Even if less horses, there will still more cars, so that is a flawed argument for justification. 	<ul style="list-style-type: none"> Noted. The likely additional traffic volumes arising from the theoretical maximum development of these locations will not impact on the function and safe operation of the road networks, including Bray Street and Austral Terrace. On-street parking from infill development is noted along those parts of Hendry Street and Condana Avenue. The streets in this location are of sufficient width to allow for on-street parking on both sides, without impacting access for cars, waste trucks and emergency vehicles. It is noted that Austral Terrace will be revised to allow for on-street parking on both sides, which will also aid in reducing traffic speeds, and potentially use of this route as a shortcut (noting Austral Terrace currently has a collector road function). Trainers will have the potential to stay in place and take advantage of existing use rights. The Code Amendment seeks to provide increases in property values (through additional potential yield) to support their abilities to relocate to an alternative location when suitable and available to them. Many have indicated a willingness to stay in place in the short term (until they retire or seek to move on), and until a viable option for relocation arises. 	Nil

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				<ul style="list-style-type: none"> Note comment about open space, but unclear if this is a misunderstanding of the proposed amendments, as this location is not open space, but rather housing and stable complexes. The safety issue is the potential conflict between horse movements and cars / trucks. Even if there is marginal more traffic resulting from the ultimate development of the sites in the affected area, these are likely to be easier to manage than where horse movements occur. 	
17	Bob Caruso   Making Marion		<ul style="list-style-type: none"> Supports the proposed minimum allotment sizes and frontage widths Supports the application of the Interface Management Overlay 	<ul style="list-style-type: none"> Noted 	Nil
18	Pip  Making Marion	Traffic and Parking Loss of vegetation and canopy	<ul style="list-style-type: none"> Does not support minimum allotment sizes and frontage widths Does not support Interface Management Overlay Too narrow – creating parking issues as no space to park cars. Blocks not big enough to support trees which are critical for shading houses and bird life. Will create traffic issues in the area combined with racecourse housing developments. Morphett Road and Anzac Highway junction already can't cope so this will make it unmanageable. 	<ul style="list-style-type: none"> Noted Disagree that the reduced frontage widths do not provide spaces for the parking of vehicles. All dwellings, regardless of width, are required to provide for off-street parking for each dwelling, as well as maintain at least 1 parking space on-street for vehicles for every three dwellings. In most cases for the affected area, this will translate to at least 1 on-street parking space for every two dwellings as a result of the bulk of development opportunities being skewed to either detached or semi-detached dwellings. The changes to minimum frontage width from the General Neighbourhood Zone currently in place relate only to semi-detached dwellings, and the reduced width is not considered to make any difference to the ability to facilitate vegetation and trees on an allotment (which in most cases are either positioned within front or rear yards). More important aspects of development that influence ability to provide for trees 	Nil

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				<p>include setbacks (which are not changing as part of the Code Amendment from those existing) and site cover, which the Suburban Neighbourhood Zone will in fact reduce the extent of supported site cover of the General Neighbourhood Zone across these locations.</p> <ul style="list-style-type: none"> Those sites containing stables, when redeveloped, will be provided with an opportunity for reduced site cover, and the Code now also requires minimum pervious areas across a site, as well as the provision of a deep soil zone and planting of a tree for each dwelling (noting that in many cases, there are no trees on these sites currently). The anticipated additional traffic volumes from the 105 additional dwellings resulting from the theoretical maximum development of this location is unlikely to have an impact on the function and safety of the local road network, including Bray Street and Austral Terrace. The additional volumes of traffic to be generated by development at Morphettville Racecourse will need to include mitigation measures and junction improvements, where these are determined to be necessary based on traffic modelling. Broader cumulative impacts on the road network are managed on an ongoing basis by Council through local area traffic management, with junction performance improvements undertaken as required, in collaboration with the Department of Infrastructure and Transport (DIT). It is noted that DIT has not raised any concerns about the proposed policy changes on its road network and junction capacities. 	
19	<p>Andrew Burgess [REDACTED] [REDACTED] Making Marion</p>	Density	<ul style="list-style-type: none"> Does not support minimum allotment sizes and frontage widths Does not support Interface Management Overlay 	<ul style="list-style-type: none"> Noted and disagree. The minimum allotment sizes are already in place for large part of the affected area and their application to the Suburban Neighbourhood Zone in this location is considered appropriate, given the location's attributes. 	Nil

Morphettville / Glengowrie Horse Related Activities Code Amendment

Engagement Summary

20	Brett [REDACTED] Making Marion	Density	<ul style="list-style-type: none"> Proposal allotments are too small. Does not support minimum allotment sizes and frontage widths Proposal allotments are too small – suggests 600m² Support the Interface Management Overlay 	<ul style="list-style-type: none"> Noted but disagree Suggested minimum allotment size is larger than that currently in place, and significantly larger than those within the General Neighbourhood Zone. Support for Interface Management Overlay is noted. 	Nil
21	Natalia Gonzalez [REDACTED] Making Marion		<ul style="list-style-type: none"> Supports the proposed minimum allotment sizes and frontage widths Is neutral in regard to the application of the Interface Management Overlay 	<ul style="list-style-type: none"> Noted 	Nil
22	Amanda Tiley [REDACTED] Making Marion	<p>Horse training role</p> <p>Traffic and parking</p>	<ul style="list-style-type: none"> Is neutral to both the minimum site areas and frontage width and the application of the Interface Management Overlay Horse owners need to be considered in to make it viable for them to move and also, so it doesn't inconvenience them to move too far away. There needs to be more on-site stalls and facilities for exercising horses provided by SAJC. There is a strong history and culture of horses in this area and will be sad to see it go. The Amendment will encourage a lot more development and thus traffic in streets along with that 	<ul style="list-style-type: none"> Noted The Code Amendment does not require trainers to relocate immediately, and existing use rights will enable the operators to remain in place until a suitable alternative location / facility is available. The potential to develop sits for residential development would attract higher values and therefore, support the potential future investment needed in another location. Council supports the provision of more on-course stabling facilities by the SAJC. The history of horse racing will continue to be present with the racecourse's existence, and it is likely that some operators will remain in place in the medium to long term in any event. Much of the affected area can already accommodate additional housing development (those parts in the General Neighbourhood Zone). Additional traffic 	Nil

Morphettville / Glengowrie Horse Related Activities Code Amendment

Engagement Summary

			<p>development of the racecourse which will use Bray Street and Park terrace.</p> <ul style="list-style-type: none"> Street parking is already a problem on Austral Terrace where you can only park on one side of the street. More parking needs to be allocated for new developments. 	<p>volumes associated with surrounding development (either on the racecourse or in Morphettville) supports the need to reconsider the suitability of horses crossing these roads into the future.</p> <ul style="list-style-type: none"> On-street parking will need to be managed ongoing, as part of a broader Local Area Traffic Management Plan. It is not anticipated that the additional demand for on-street parking would impact on capacities of the road network (all dwellings need to provide on-site parking). The rate of parking provision is set by the State within the Planning and Design Code is outside of the scope for this Code Amendment. 	
23	<p>Jody Zander</p> <p>██████████</p> <p>Planning Portal</p>	<p>Density</p> <p>Parking and traffic</p>	<ul style="list-style-type: none"> Does not support the Code Amendment This will be another area that has a lot of houses within a very small area. There are numerous examples in this neighbourhood of inadequate parking for residents and this results in a loss of on-street parking Additional housing will increase strain on infrastructure. Current stormwater systems cannot cope currently. Already so much infill with increased traffic, crime rates and rentals resulting in people having of care for their places and front yards etc. Infill is not required and is only justified for more rates. 	<ul style="list-style-type: none"> Noted. This location mostly already supports infill development occurring at the densities sought by the Code Amendment. The extended areas covering the existing Suburban Neighbourhood Zone are small overall and supports the strategic benefits of this location supporting increased densities that align to those in adjacent locations. Disagree that streets in these locations do not support parking for residents. Whilst new development may result in increased crossovers and an increase in on-street parking, a reduction in on-street parking has not resulted in the complete loss of parking for residents within the streets. The Code provides policy that supports retention of on-street parking. The 105 additional dwellings (theoretical maximum) able to be developed in this location will have minimal additional demands on infrastructure. The tenure of housing likely to be developed into the future is not a valid planning consideration for the policy (as it is not something that can be controlled by the planning system). Notwithstanding this, increased rental accommodation has a role to play in the 	Nil

Morphettville / Glengowrie Horse Related Activities Code Amendment

Engagement Summary

				<p>housing market to alleviate shortages, and therefore should not be viewed negatively.</p> <ul style="list-style-type: none"> The assertion that new housing will lead to additional criminal activity has no basis and is strongly rejected. Disagree that additional infill housing is not required. There remains a shortage of housing in the Greater Adelaide region and this location is suitable in supporting growth in housing through renewal of older housing stock in a location that has excellent access to services, employment nodes, public transport and existing infrastructure. 	
24	<p>Gary Chenoweth</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>Email</p>		<ul style="list-style-type: none"> Supportive of the proposed Code Amendment. No intention to sell or develop sites in the next five years. 	<ul style="list-style-type: none"> Noted 	Nil
25	<p>Jan Taylor</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>Hard Copy Form</p>	<p>Horse training role</p> <p>Traffic conflicts</p>	<ul style="list-style-type: none"> Supports the minimum site areas and frontage widths Neutral in relation to the Interface Management Overlay Only intends to sell off develop site if there is somewhere else to go (not interested in Murray Bridge) There may be an issue with stabling horses if all properties are sold Concerned about traffic if Villawood development goes ahead Jockey club should build more stables at the racecourse Would be good to have a bridge from Ellis Avenue side to the racecourse 	<ul style="list-style-type: none"> Noted Council is supportive of trainers and operators staying in place until an alternative location is available, and existing use rights enable this to occur. Future stabling needs and capacities for the industry is a matter for Racing SA and the SAJC to consider as representatives of the Racing Industry. Council supports the provision of additional stabling facilities on course, and this formed the basis for the commencement of this Code Amendment. Management of crossing of horses via bridge, or other mechanism is outside of the scope of the Code Amendment. 	Nil

Morphettville / Glengowrie Horse Related Activities Code Amendment

Engagement Summary

			<ul style="list-style-type: none"> Traffic can be an issue when cars do not slow down. 		
26	Jarred Kersten [REDACTED] [REDACTED] Email		<ul style="list-style-type: none"> Supports the Code Amendment Renting out stables and relocating would depend on what the current trainer wants to do. 	<ul style="list-style-type: none"> Noted 	Nil
27	Jimmy Logothetis [REDACTED] [REDACTED] Hard copy form		<ul style="list-style-type: none"> Supports the minimum allotment sizes and frontage widths Supports the Interface Management Overlay Code Amendment is long overdue. 	<ul style="list-style-type: none"> Noted 	Nil
28	Stuart and Lizzie Gower [REDACTED] [REDACTED] Hard copy form		<ul style="list-style-type: none"> Supports the minimum allotment sizes and frontage widths Supports the Interface Management Overlay Not looking to sell or relocate for at least 5 years Change in zoning will only help trainers sell their property Racing industry is shifting to get trainers to relocate away from Morphettville When started in this location there were 750 – 800 horses, now there is 250 or so horses and numbers keep dropping. Did have stables rented out but trainer moved and now have 10-15 empty stables. 	<ul style="list-style-type: none"> Noted 	Nil

Morphettville / Glengowrie Horse Related Activities Code Amendment

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			<ul style="list-style-type: none"> With increased traffic only time before something happens (accident with horses). 		
29	<p>Ross O'Conner</p> <p>[REDACTED]</p> <p>Hard Copy Form</p>	<p>Traffic and parking</p> <p>Horse training role</p>	<ul style="list-style-type: none"> Does not support minimum site areas and frontage widths Already too many cars and congestion on the streets with the nursing home and non-compliance to parking signs More cars than facility for parking for some smaller frontage dwellings, despite the rules providing or considering this. Never been an issue with stables and horses in 64 years I've been here More 2 storey dwellings are not an attractive outcome Stables have always been here to support the course and moving them would create more danger through floats and horse transport than there is now. Not everyone wants to live on a small land parcel or be surrounded by 2 level buildings. 	<ul style="list-style-type: none"> Noted. Disagree that there are already too many cars on the streets. While it is noted that there is on street parking generated by infill development (from experience of other locations), these streets are not identified as having existing on-street parking issues, noting that changes to parking restrictions along Austral Terrace will open up additional on-street parking opportunities in proximity to the BUPA facility, and further reduce reliance on parking in other streets, such as Ambrose Avenue. The management of on-street parking associated with the development that exists along Austral Terrace continues to be monitored by Council. Parking restrictions in place along Austral Street provide for adequate space for vehicle movements. And this will not change as a result of the Code Amendment. Non-conformance with current parking restrictions is not a matter for consideration in the merits of this Code Amendment and is subject to compliance. Council is limited in scope in seeking additional parking per dwelling than identified within the Code, as parking ratios are a core policy set by the state and applies consistently across Adelaide and South Australia. Disagree that the frontage widths prevent the ability to accommodate the parking requirements set out within the Code, as potentially dwellings could still accommodate up to four parking spaces (double garage and double driveway), no different to what could be accommodated for a single dwelling. The issue is the usage of parking spaces and garaging by owners, and this is outside of the control of the planning system. 	

Morphettville / Glengowrie Horse Related Activities Code Amendment
Engagement Summary

				<ul style="list-style-type: none"> The movement of horses through use of floats and delivery on-course (and off roads), will significantly improve safety compared to movements that require on-road / footpath movement, and the crossing of multiple horses across both Morphett Road and Bray Street. These roads operate as both an arterial and collector road function, with elevated traffic volumes, and so the clear preference is to alleviate any conflict into the future. Noted that smaller housing is not a preferred living arrangement for all, however, the intent is to support a range of housing types within the city. There remains an overwhelming majority of detached housing in larger allotments available for those who do not wish to live in small lot housing. Conversely, those that do not want large rear yards, are provided within some additional housing choice. It is important to note that the current zoning supports 2 level housing on allotments and therefore, regardless of the rezoning, such housing can be accommodated. Two level housing has been a suitable building form for over 50 years in suburban Adelaide and it is unreasonable to seek to avoid this through future policies. 	
30	Vaughn Lynch CEO Racing SA [REDACTED] Letter	Horse racing role Existing use rights. Interface Impacts	<ul style="list-style-type: none"> Racing SA expresses concern over the proposed Code Amendment. SA Racing industry plays a unique role in the social fabric of the community and contributes \$475 million to the SA economy employing 3,721 FTEs. Horse racing is currently in a growth phase and a significant proportion of this activity occurs within the City of Marion. 	<ul style="list-style-type: none"> Concern is noted and the importance of the Racing Industry to the economy is acknowledged. The Morphettville racecourse is an important economic driver for the City of Marion and Council supports its ongoing operation as the only remaining city racecourse. It is noted that the stabling in this location supports the racecourse, largely due to its history, established larger operators, and proximity. However, the role and number of stables operating in this location is continually dropping, and so its importance if 	

Morphettville / Glengowrie Horse Related Activities Code Amendment

Engagement Summary

			<ul style="list-style-type: none"> • Morphettville Racecourse and its surrounds play a critical role in the thoroughbred racing industry, particularly stabling infrastructure with 2,900 (23%) thoroughbred starters across SA trained at Morphettville and 90% of these owning or leasing premises in the affected area. • Forcing training out of this area would be catastrophic to the industry, noting that existing use rights apply. • There is currently a lack of stabling facilities across the state and a solution to this requires available land and capital funding both of which are not readily available in the short to medium term. Investment at Murray Bridge is approaching capacity and limitations remain around attracting workforce to this location. • Concern for this location relates to the large portion of lease properties and therefore no recourse should landowner look to sell or develop. • Concerns around noise and air pollution created during development of any property adjacent to a horse training property. Consider the application of the Interface Management Overlay. 	<p>reducing, as other facilities elsewhere are upgraded and established.</p> <ul style="list-style-type: none"> • It is important to note that Council is not forcing stable operators from their sites. Existing use rights will continue to apply for existing stables and the intent is to allow for gradual transitioning of stable to alternative locations, when suitable for the owners to do so. Council is aware that some operators will not be seeking to relocate until this is the case. • The future supply of stabling is an issue for the industry, and the delivery of safe and appropriate stabling solutions rests with both Racing SA and the SAJC. Council's preference is for stabling to be on-course, and this is also the position of most of those stable operators engaged as part of the consultation process. • The rezoning provides the opportunity for stable operators and owners to relocate to an alternative location when suitable for them, and the availability of a suitable option is key to this. Discussions held with major stable operators is that alternatives do not exist now. • The Code Amendment provides the opportunity for operators to move quickly into the future, if and when that is required, as rezoning processes take time. However, existing usage rights remain in place for operators as a way of maintaining operations. • Fundamentally, those stable landowners wanting to vacate their sites and sell will most likely do so regardless of the zoning, and there is no guarantee that future purchasers will maintain stabling operations. Indeed, most operators engaged indicated that they thought this would be highly unlikely given current trends and costs. • The Interface Management Overlay is proposed to be applied to the stable sties and neighbouring 	
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Morphettville / Glengowrie Horse Related Activities Code Amendment

Engagement Summary

				properties to ensure ongoing residential development takes into account the potential amenity impacts of stable operations.	
31	Phillip Stokes [REDACTED] Hard Copy Form (emailed)		<ul style="list-style-type: none"> • Supports the Code Amendment. • Has stables on property and has intentions to sell or redevelop to relocate stables • Supports minimum site areas and frontage widths • Supports the application of the Interface Management Overlay 	<ul style="list-style-type: none"> • Noted 	Nil
32	Peter Blanch [REDACTED] [REDACTED] Hard copy form (emailed)		<ul style="list-style-type: none"> • Supports the Code Amendment. • Has stables on property and has intentions to sell or redevelop to relocate stables but in the medium to long term • Supports minimum site areas and frontage widths • Supports the application of the Interface Management Overlay 	<ul style="list-style-type: none"> • Noted 	Nil
33	Bill Papazaharoudakis [REDACTED] [REDACTED] Hard copy form (emailed)		<ul style="list-style-type: none"> • Supports the Code Amendment. • Has stables on property and has intentions to sell or redevelop to relocate stables • Supports minimum site areas and frontage widths • Supports the application of the Interface Management Overlay 	<ul style="list-style-type: none"> • Noted 	Nil
34	Helen Papazaharoudakis [REDACTED] [REDACTED] Hard copy form (emailed)		<ul style="list-style-type: none"> • Supports the Code Amendment. • Has stables on property and has intentions to sell or redevelop to relocate stables • Supports minimum site areas and frontage widths • Supports the application of the Interface Management Overlay 	<ul style="list-style-type: none"> • Noted 	Nil

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35	Meredith Tuckett [REDACTED] (related to [REDACTED]) Hard copy form (emailed)		<ul style="list-style-type: none"> • Supports the Code Amendment. • Has stables on property and has intentions to sell or redevelop to relocate stables • Supports minimum site areas and frontage widths • Supports the application of the Interface Management Overlay 	<ul style="list-style-type: none"> • Noted 	Nil
36	John Hyam [REDACTED] (relates to [REDACTED]) Email		<ul style="list-style-type: none"> • Supports the rezoning. 	<ul style="list-style-type: none"> • Noted 	Nil
37	Byron Cozamanis [REDACTED] Digital Survey Form (emailed)		<ul style="list-style-type: none"> • Supports the Code Amendment. • Has stables on property and has intentions to sell or redevelop to relocate stables • Supports minimum site areas and frontage widths • Supports the application of the Interface Management Overlay 	<ul style="list-style-type: none"> • Noted 	Nil

Morphettville / Glengowrie Horse Related Activities Code Amendment
Engagement Summary

Attachment 2: - Summary of Agency Written Submissions

Morphettville / Glengowrie Horse Related Activities Code Amendment

Engagement Summary

No.	Author Address	Theme	Summarised comments	Response by City of Marion	Proposed Policy Amendment
1	Daniel Cooper APA Group	Infrastructure	<ul style="list-style-type: none"> There is a Transmission Pressure Gas main along Morphett Road. Whilst the Code Amendment will not impact in this infrastructure directly, future development should ensure a BYDA enquiry is undertaken so that gas assets can be physically located prior to any works commencing. 	<ul style="list-style-type: none"> Noted. The transmission main is not subject to the Gas and Liquid Petroleum Pipeline Overlay. The types of land uses where a safety assessment is required for such infrastructure are not changing as part of the Code Amendment (the Suburban Neighbourhood Zone is already in place). The potential additional intensity of development is not in a format that would trigger undesirable uses in proximity to such pipelines (i.e. residential buildings over five levels). 	Nil.
2	Local Government Association of SA		<ul style="list-style-type: none"> No comments to make on Code Amendment. 	<ul style="list-style-type: none"> Noted 	Nil
3	Daniel Hoefel Senior Manager, Infrastructure Planning and Strategy SA Water	Infrastructure	<ul style="list-style-type: none"> SA Water have included the anticipated development potential arising from the Code Amendment within their water security and infrastructure planning. The extent, timing and nature of augmentation works, if required will be required to comply with SA Water Technical Standards upon any future development A range of technical comments relating principally to land division and development application processes considered at an application assessment stage. 	<ul style="list-style-type: none"> Noted. Noted. These will be applicable to any future land divisions for the site and do not impact on the merits of the Code Amendment Noted. These matters will be considered at the time of any future development application and do not impact on the merits of the Code Amendment. 	Nil

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Engagement Summary

No.	Author Address	Theme	Summarised comments	Response by City of Marion	Proposed Policy Amendment
4	Scott Douglas Principal Adviser Planning Policy and Projects Environment Protection Authority	Interface with Land uses	<ul style="list-style-type: none"> EPA supports the intent of the Code Amendment as it can also reduce the risks of noise and/or odour impacts experienced by existing and/or future residents. 	<ul style="list-style-type: none"> Noted 	Nil
			<ul style="list-style-type: none"> The Interface Management Overlay is in the process of being reviewed by the State Planning Commission and as such the EPA is unable to determine the benefit of any future, amended version of the Interface Management Overlay to the affected area. 	<ul style="list-style-type: none"> Noted. Council believes there is still merit in adopting this Overlay to provide additional policy support in managing interface issues because of new development on the existing stable owners / operators. 	
			<ul style="list-style-type: none"> Site Contamination Development Assessment Scheme (SCDAS) is triggered for new housing on sites with only stables on them but may not be for sites containing a dwelling and ancillary stables. In those circumstances, it is the responsibility of the relevant authority to determine whether a change in the site to a more sensitive use is proposed. 	<ul style="list-style-type: none"> Noted. Council also acknowledges that the SCDAS is also under review by the State Planning Commission which will resolve / clarify issues of change of use, sensitive use, and requirements to assess contamination risk. This however does not impact on the merits of the policy approach within the Code Amendment. 	
5	Shanti Ditter General Manager Communities City of West Torrens	Traffic Management	<ul style="list-style-type: none"> Given the accumulative traffic flow increases to Morphett Road from the proposed Code Amendment, which adds to the future traffic flows in Morphett Road from other adjacent Code Amendments, the City of West Torrens supports the grade separation of the tram line and Morphett Road to improve traffic conditions in Morphett Road and upgrade the intersection of Anzac Highway / Morphett Road. 	<ul style="list-style-type: none"> Noted. The Code Amendment does not require the need to grade separate tram line and Morphett Road due to the limited nature of growth facilitated by the Code Amendment. Broader traffic management of Morphett Road / tram line crossing rests with the Department for Infrastructure and Transport. Council also supports a grade separated design approach to the junction and tram crossing, but this does not impact on the merits of the proposed Code Amendment. 	Nil

Morphettville / Glengowrie Horse Related Activities Code Amendment

Engagement Summary

No.	Author Address	Theme	Summarised comments	Response by City of Marion	Proposed Policy Amendment
			<ul style="list-style-type: none">Any future upgrade to the Morphett Road south approach of the intersection of Anzac Highway / Morphett Road should consider directing northbound traffic through Anzac Highway and away from the section of Morphett Road north of Anzac Highway.	<ul style="list-style-type: none">Noted. This is a broader traffic management consideration having regard to the broader traffic flow and movement network, noting that there remains a substantial employment lands area adjacent the airport that is accessed via Morphett Road and therefore warrants appropriate servicing for traffic purposes.	

Morphettville / Glengowrie Horse Related Activities Code Amendment
Engagement Summary

Attachment 3 - Evaluation Results

Results and Evaluation of Designated Entity's engagement

The engagement was evaluated by David Barone, Senior Strategic and Policy Planner with the City of Marion.

	Evaluation statement	Response options (<i>Select answer</i>)
1	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme (Principle 1)	<ul style="list-style-type: none"> Pre-Code Amendment engagement occurred with landowners to gauge support for Code Amendment (ie. when there was opportunity for input into scoping).
2	Engagement contributed to the substance of the Code Amendment (Principle 1)	<ul style="list-style-type: none"> Pre-initiation engagement with all landowners seeking support for undertaking Code Amendment was done. In a moderate way - it confirmed support for the majority of policy changes proposed.
3	The engagement reached those identified as the community of interest (Principle 2)	<ul style="list-style-type: none"> Representatives from some residents in the surrounding areas participated in the engagement. Initial landowner feedback was disappointing and required more direct follow up prompts.
4	Engagement included the provision of feedback to community about outcomes of their participation	<ul style="list-style-type: none"> Informally through distribution of What we Heard Report distributed with the invitation to complete the Evaluation Survey. Engagement Summary Report with Formal response to submissions table where specific responses to their comments can be viewed.
5	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement (Principle 5)	<ul style="list-style-type: none"> Reviewed and recommendations made in a systematic way, but failure to do so during the consultation period which may have resulted in more submissions during the engagement period. Consider more direct one-on-one engagement during the process where consultation is targeted and small in area / number. An example is door knocking properties.
	Identify key strength of the Charter and Guide	<ul style="list-style-type: none"> The need to plan your engagement in a systematic manner, including identification of stakeholders and their interests to inform approach. Translation of principles into performance outcomes.

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Engagement Summary

	Identify key challenge of the charter and Guide	<ul style="list-style-type: none">• Resourcing of engagement is a challenge, particularly when participants are reluctant to participate in the process, and multiple engagement activities are occurring concurrently.• Feedback on the evaluation of the effectiveness and suitability of the engagement is often linked to the merits of the proposal and whether the final outcome reflects those opinions (whether correct or minority in number) and not the actual engagement process itself.
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Morphettville / Glengowrie Horse Related Activities Code Amendment
Engagement Summary

Attachment 4 – Copy of Submissions Received

Survey Responses

30 August 2011 - 15 May 2024

Have your Say!

Making Marion


Project: Morphettville / Glengowrie Horse Related Activities Code Amendment




VISITORS						
73						
CONTRIBUTORS			RESPONSES			
23			23			
7	15	1	7	15	1	
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous	

**Respondent No:** 2**Login:** Anonymous**Email:** n/a**Responded At:** Dec 01, 2023 08:50:14 am**Last Seen:** Dec 01, 2023 08:50:14 am**IP Address:** n/a


Q1. Name	not answered
Q2. Street name	Morphett Road
Q3. Suburb	not answered
Q4. Have you read the draft Code Amendment or Fact Sheet?	Draft Code Amendment
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	not answered
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Support
Q11. If you do not support, please explain why	not answered
Q12. Please feel free to make any other comments on the draft Code Amendment.	We would like to have the principal change proposed within the Code Amendment ASAP.

	Respondent No: 3	Responded At: Dec 03, 2023 11:25:27 am
	Login: [REDACTED]	Last Seen: Dec 03, 2023 11:25:27 am
	Email: [REDACTED]	IP Address: n/a


Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	MORPHETTVILLE, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Draft Code Amendment
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	not answered
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Support
Q11. If you do not support, please explain why	not answered
Q12. Please feel free to make any other comments on the draft Code Amendment.	
<p>I would like the existing stable owners to be able to trade as they are and continue to run their businesses uninterrupted. Persons seeking to live in the area should appreciate the stable owners have been trading in this area for many years and they should be allow to do so without complaints from residents who find the need to interfere with other peoples business. Moving forward the proposed zoning changes and allotment sizes should enable stable owners to move elsewhere if they wish. The increased property value would assist in relocation costs if they wish to continue their businesses at a different location. Council needs to ensure our trainers and stable owners are protected during this process, as their well being and businesses will be most affected. Don't let a minority of disgruntled residents dictate the future of the trainers and stable owners!</p>	

	Respondent No: 4	Responded At: Dec 08, 2023 07:58:06 am
	Login: [REDACTED]	Last Seen: Dec 08, 2023 07:58:06 am
	Email: [REDACTED]	IP Address: n/a


Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	MORPHETTVILLE, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Draft Code Amendment
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	not answered
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Support
Q11. If you do not support, please explain why	not answered
Q12. Please feel free to make any other comments on the draft Code Amendment.	The impact of the people walking their horses is incredibly dangerous. Not to mention they tend to be quite rude when you use the roads when they are walking their horses. Not safe for horses or people.

	Respondent No: 5	Responded At: Dec 08, 2023 16:26:16 pm
	Login: [REDACTED]	Last Seen: Dec 08, 2023 16:26:16 pm
	[REDACTED]	IP Address: n/a
	[REDACTED]	


Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	PLYMPTON PARK, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Draft Code Amendment
Q5. Is the intent of the policy change clear and easy to understand?	No
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Do not support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	
Minimum block sizes look far too small. Encouraging people to sell stables is shocking. This is a horse training area!	
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Do not support
Q11. If you do not support, please explain why	
Apart from showing the affected zone it does not explain what an interface management overlay is.	
Q12. Please feel free to make any other comments on the draft Code Amendment.	
not answered	

	Respondent No: 6	Responded At: Dec 08, 2023 16:28:48 pm
	Login: [REDACTED]	Last Seen: Dec 08, 2023 16:28:48 pm
	Email: [REDACTED]	IP Address: n/a


Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	GLENGOWRIE, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Draft Code Amendment
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Do not support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate. Please don't keep allowing such high density housing in our area it creates traffic congestion, parking issues and reduced privacy.	
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Do not support
Q11. If you do not support, please explain why The horning industry is part of the fabric of our area. It gives it character and was there long before many moved into the area. Please keep the stables in their rightful location adjacent to the racecourse	
Q12. Please feel free to make any other comments on the draft Code Amendment. not answered	

	Respondent No: 7	Responded At: Dec 08, 2023 20:02:42 pm
	Login: [REDACTED]	Last Seen: Dec 08, 2023 20:02:42 pm
	Email: [REDACTED]	IP Address: n/a


Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	MORPHETTVILLE, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Fact Sheet
Q5. Is the intent of the policy change clear and easy to understand?	No
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Do not support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	I like where I live as it is I do not want any more crammed in dwellings I do not want my neighborhood turned into tomorrows treeless slums
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Do not support
Q11. If you do not support, please explain why	I like where I live as it is I do not want any more crammed in dwellings I do not want my neighborhood turned into tomorrows treeless slums
Q12. Please feel free to make any other comments on the draft Code Amendment.	Sick of developers condensing blocks and trees and leaving the areas and having no more involvement in the area just leaving the mess for others

	Respondent No: 8	Responded At: Dec 09, 2023 10:45:52 am
	Login: [REDACTED]	Last Seen: Dec 09, 2023 10:45:52 am
	Email: [REDACTED]	IP Address: n/a


Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	GLENELG EAST, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Draft Code Amendment
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Do not support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate. I have grown up in this area for over 60 years and I am appalled at how Marion Council have managed redevelopment especially in Morphettville. The housing the council is approving is disgusting, tiny box homes with driveways so small that a car can't fit so it ends up hanging over the footpath. There is little to none garden space allocated for these dwellings and to redevelop the area proposed will spoil the area, just like the council has ruined everywhere else with cheap housing, more interested in making money on council rates. Leave this area alone, it is one part of Morphettville I actually like driving through.	
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Do not support
Q11. If you do not support, please explain why I do not support any changes, it's unnecessary, this area has worked well in the past so why do we need to change it??	
Q12. Please feel free to make any other comments on the draft Code Amendment. Unless this is changed to aim at adding more green space this amendment is just about greed. By adding more development this will add to the traffic congestion in the area, the horses aren't a problem and have never been a problem. The problem is the council wants to razor everything nice that's left and profit from it, think about the climate impact it will have if large blocks are replaced with high density dwellings, the coolness in the area will drop significantly. Not a good thing considering we are experiencing significant climate change.	

	Respondent No: 9	Responded At: Dec 10, 2023 16:59:43 pm
	Login: [REDACTED]	Last Seen: Dec 10, 2023 16:59:43 pm
	Email: [REDACTED]	IP Address: n/a


Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	GLENGOWRIE, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Fact Sheet
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Do not support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate. I do not support the proposed development of more dwellings in this area. The horse community and general residents have co existed without issue and I think the area is currently fit for purpose. I do not support making the horse community move elsewhere	
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Do not support
Q11. If you do not support, please explain why not answered	
Q12. Please feel free to make any other comments on the draft Code Amendment. not answered	

	Respondent No: 10	Responded At: Dec 12, 2023 09:13:18 am
	Login: [REDACTED]	Last Seen: Dec 11, 2023 22:38:45 pm
	Email: [REDACTED]	IP Address: 180.150.119.214


Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	OAKLANDS PARK, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Draft Code Amendment
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Do not support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	
<p>I think that the zoning and location of the current stables are fine as they are. What better position is there for them. Additionally current views of infill is pretty clear that generally it is not supported. The streets would become a nightmare of cars parked along them.</p>	
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Do not support
Q11. If you do not support, please explain why	
<p>I think that the zoning and location of the current stables are fine as they are. What better position is there for them. Additionally current views of infill is pretty clear that generally it is not supported. The streets would become a nightmare of cars parked along them.</p>	
Q12. Please feel free to make any other comments on the draft Code Amendment.	
<p>Who exactly is proposing these changes. I would not be surprised to find a Developer behind this. Leave the stables alone.</p>	

	Respondent No: 11	Responded At: Dec 20, 2023 10:20:52 am
	Login: [REDACTED]	Last Seen: Dec 19, 2023 23:47:59 pm
	[REDACTED]	IP Address: 202.7.248.200


Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	MORPHETTVILLE, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Draft Code Amendment
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	Yes
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	No
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Neither support nor do not support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	not answered
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Neither support or do not support
Q11. If you do not support, please explain why	not answered
Q12. Please feel free to make any other comments on the draft Code Amendment.	As long as I can keep operating my stable for the next 5 years at least I will be happy, I live with my elderly father and the horses keep him going at the moment so I do not want to relocate him in particular.

	Respondent No: 12	Responded At: Dec 20, 2023 11:22:59 am
	Login: [REDACTED]	Last Seen: Dec 20, 2023 01:20:51 am
	Email: [REDACTED]	IP Address: 203.123.115.160
	[REDACTED]	


Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	WARRADALE, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Draft Code Amendment
Q5. Is the intent of the policy change clear and easy to understand?	No
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Do not support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	No i don't think its necessary to build up the area with more housing ,allow the stables to remain and keep the livelihood of trainers alone
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Do not support
Q11. If you do not support, please explain why	not answered
Q12. Please feel free to make any other comments on the draft Code Amendment.	I'm opposed to the proposal that council have put in place i think the Marion council area is already built up too much ,and the council can not keep up with the amount of housing already being allowed to take place with too many streets that are lacking maintenance of roads footpaths and the amount of off-street parking happening from the amount of new dwellings being allowed is ridiculous ,the streets cannot keep up with the water volume from the housing im not sure why the horse training area needs to go and why council is allowing this to take place

	Respondent No: 13	Responded At: Dec 29, 2023 16:53:59 pm
	Login: [REDACTED]	Last Seen: Dec 29, 2023 06:05:13 am
	Email: [REDACTED]	IP Address: 122.108.164.160


Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	MORPHETTVILLE, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Draft Code Amendment
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Do not support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate. <p>I strongly oppose the narrowing of any property frontages in my area or the reduction in minimum site area. My family have lived in this area for over 60 years and enjoy the space around us. Reducing the minimum site areas and minimum frontage:</p> <ul style="list-style-type: none"> - Increases the urban heat sink effect. - reduces the amount and size of trees and plants that can be planted in the area. - reduces the ability for people to park their vehicles on their property. - reduces the availability of street parking. - increases the amount of rain runoff to stormwater. - reduces the amount of water that can penetrate the soil. - increases noise pollution between properties due to closer proximity. - reduces areas where for children to play due to a lacking of yard area. - increases the risk of criminal activities. -reduces the ability of infrastructures to keep up. Some council areas are actively trying to reduce the urban heat sink effect but Marion Council seems to be actively trying to increase it. 	
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Neither support or do not support
Q11. If you do not support, please explain why <p>not answered</p>	
Q12. Please feel free to make any other comments on the draft Code Amendment. <p>I do NOT understand what the "application of the Interface Management Overlay to properties with and adjacent to existing stables" means</p>	

	Respondent No: 14	Responded At: Jan 02, 2024 18:42:41 pm
	Login: [REDACTED]	Last Seen: Jan 02, 2024 18:42:41 pm
	Email: [REDACTED]	IP Address: n/a


Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	PLYMPTON PARK, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Fact Sheet
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	not answered
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Support
Q11. If you do not support, please explain why	not answered
Q12. Please feel free to make any other comments on the draft Code Amendment.	not answered

	Respondent No: 15	Responded At: Jan 08, 2024 09:46:51 am
	Login: anonymous	Last Seen: Jan 08, 2024 09:46:51 am
	Email: [REDACTED]	IP Address: n/a


Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	PARK HOLME, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Fact Sheet
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	not answered
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Support
Q11. If you do not support, please explain why	not answered
Q12. Please feel free to make any other comments on the draft Code Amendment.	<p>We are in the midst of a housing crisis and housing for people should be prioritised over stables and housing for horses. The area marked for re zoning will enable more affordable housing and sub-division of land in an area that is in high demand, with excellent access to schools, public transport, parks and recreational facilities. I support the rezoning and the prioritization of housing for community over horse racing.</p>

	Respondent No: 16	Responded At: Jan 11, 2024 10:49:35 am
	Login: [REDACTED]	Last Seen: Jan 11, 2024 10:49:35 am
	[REDACTED] [REDACTED]	IP Address: n/a

Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	GLENGOWRIE, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Fact Sheet
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	not answered
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Support
Q11. If you do not support, please explain why	not answered
Q12. Please feel free to make any other comments on the draft Code Amendment.	not answered

	Respondent No: 17	Responded At: Jan 14, 2024 22:39:30 pm
	Login: [REDACTED]	Last Seen: Jan 14, 2024 11:27:52 am
	Email: [REDACTED]	IP Address: 27.96.223.131

Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	PARK HOLME, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Draft Code Amendment
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Do not support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	Increased traffic, population density, despite claims of 2 car spaces per residence previous builds show that this isn't working on higher density builds (Condada Ave, Hendrie St) leading to reduced visibility & accessibility through streets.
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Do not support
Q11. If you do not support, please explain why	Because it's promoting high density in building
Q12. Please feel free to make any other comments on the draft Code Amendment.	Trainers shouldn't be forced out, it's nice to have the more open space & less housing. Even if there are less horses crossing the road, there will still be more cars driving around so the ratios of horse to cars on the road are similar as at present with less cars & more horses therefore a bit of a flawed argument



Respondent No: 18

Login: [REDACTED]

[REDACTED]

[REDACTED]

Responded At: Jan 16, 2024 22:38:39 pm

Last Seen: Jan 16, 2024 22:38:39 pm

IP Address: n/a

Q1. Name

[REDACTED]

Q2. Street name

[REDACTED]

Q3. Suburb

MORPHETTVILLE, SA

Q4. Have you read the draft Code Amendment or Fact Sheet?

Neither

Q5. Is the intent of the policy change clear and easy to understand?

Yes

Q6. Do you have stables on your property at present?

Yes

Q7. Do you have intentions to sell or redevelop your property to relocate your stables?

Yes

Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?

Support

Q9. If you do not support, please explain why and what alternative you feel is more appropriate.

not answered

Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?


Support

Q11. If you do not support, please explain why


not answered

Q12. Please feel free to make any other comments on the draft Code Amendment.


not answered

	Respondent No: 19	Responded At: Jan 21, 2024 10:28:52 am
	Login: [REDACTED]	Last Seen: Jan 21, 2024 10:28:52 am
	Email: [REDACTED]	IP Address: n/a


Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	GLENELG EAST, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Neither
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Do not support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate. Too narrow, creating parking issues as no space to park cars. Blocks not big enough to support trees which are critical for shading for houses and the bird life in the area.	
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Do not support
Q11. If you do not support, please explain why Leave the stables, going to create massive traffic issues in the area with the extra houses especially the proposed housing on the race course. Anzac Highway can't cope now with the left turn onto Morphett Road so increasing housing density is going to make this unmanageable.	
Q12. Please feel free to make any other comments on the draft Code Amendment. not answered	

	Respondent No: 20	Responded At: Jan 24, 2024 08:45:33 am
	Login: [REDACTED]	Last Seen: Jan 24, 2024 08:45:33 am
	Email: [REDACTED]	IP Address: n/a

Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	MORPHETTVILLE, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Draft Code Amendment
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Do not support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	
Re zone allow too small an allotment	
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Do not support
Q11. If you do not support, please explain why	
As above	
Q12. Please feel free to make any other comments on the draft Code Amendment.	
not answered	

	Respondent No: 21	Responded At: Jan 28, 2024 02:38:08 am
	Login: [REDACTED]	Last Seen: Jan 28, 2024 02:38:08 am
	[REDACTED]	IP Address: n/a
	[REDACTED]	

Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	PLYMPTON PARK, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Draft Code Amendment
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Do not support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	To small
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Support
Q11. If you do not support, please explain why	not answered
Q12. Please feel free to make any other comments on the draft Code Amendment.	600m2 minimum

	Respondent No: 22	Responded At: Jan 30, 2024 07:49:11 am
	Login: [REDACTED]	Last Seen: Jan 30, 2024 07:49:11 am
	Email: [REDACTED]	IP Address: n/a

Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	GLENGOWRIE, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Fact Sheet
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	not answered
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Neither support or do not support
Q11. If you do not support, please explain why	not answered
Q12. Please feel free to make any other comments on the draft Code Amendment.	not answered



Respondent No: 23

Login: [REDACTED]

Email: [REDACTED]

Responded At: Feb 03, 2024 16:14:41 pm

Last Seen: Feb 03, 2024 05:13:01 am

IP Address: 122.108.164.192

Q1. Name	[REDACTED]
Q2. Street name	[REDACTED]
Q3. Suburb	MORPHETTVILLE, SA
Q4. Have you read the draft Code Amendment or Fact Sheet?	Draft Code Amendment
Q5. Is the intent of the policy change clear and easy to understand?	Yes
Q6. Do you have stables on your property at present?	No
Q7. Do you have intentions to sell or redevelop your property to relocate your stables?	not answered
Q8. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?	Neither support nor do not support
Q9. If you do not support, please explain why and what alternative you feel is more appropriate.	not answered
Q10. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?	Neither support or do not support
Q11. If you do not support, please explain why	not answered
Q12. Please feel free to make any other comments on the draft Code Amendment.	
<p>Horse owners need to be strongly considered to make it viable for them to move. Also so it does not inconvenience them having to move too far away. There needs to be more onsite stalls provided for horses along with facilities for exercising by the SAJC. There is a strong history and culture of horses in this area it will be sad to see it go. The development code will encourage a lot more development thus more traffic in the surrounding streets Morphett Road is already very congested and then there is going to be further development at the back of the race course which will lead onto Park Terrace and Bray street. Street parking is already a problem in Austral Terrace where you can only park on one side of street as it is only wide enough for one car to pass. More parking needs to be allocated with the new developments. I only saw the Banners in the streets recently so could not go to an information session I don't remember seeing them last year. Overall it is important that the Horse Owners have a say in this matter and that development does not cause more traffic problems.</p>	

From: [PlanSA Submissions](#)
To: [David Barone](#)
Subject: Public Consultation submission for Morphettville/Glengowrie Horse Related Activities Code Amendment
Date: Thursday, 4 January 2024 4:25:48 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment: Morphettville/Glengowrie Horse Related Activities Code Amendment

Customer type: Member of the public

Given name: [REDACTED]

Family name: [REDACTED]

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Allowing the code amendment go through will mean that this is another area that has alot of houses within very small area. In the area there are numerous examples where there is not enough parking for the residents and this results on a lot of parking on the street. By increasing the amount of times the allotment can be divided means that there will be not enough car parking per house and street parking will increase which will cause nightmares for the local community trying to move through the suburb. Also by allowing more houses per block will also add to the increasing strain on the local infrastructure. Current stormwater systems etc cannot cope in wet weather currently, how will it cope will double or triple the amount of housing on these blocks? There is so much infill in the area its increased traffic, crime rates and the lack of homeowners living in their houses is prevalent with so many rented out. These renters have no care for the places they live in, the front gardens (if there is any) is unkempt and rubbish bins are left out for days. Gone is the areas large blocks with home owners actually living in the homes. This 'infill' is not required and is just a way for Marion Council to get more council rates! This change should not be allowed to go ahead and should have to stick with the current zoning with min of 15 metres.

- Attachment 1: No file uploaded
- Attachment 2: No file uploaded
- Attachment 3: No file uploaded
- Attachment 4: No file uploaded
- Attachment 5: No file uploaded

Sent to
proponent
email:



Morphettville / Glengowrie Horse Related Activities Code Amendment



Feedback

Name:

Address:

Contact Number:

Email Address:

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☒ Code Amendment

☒ Fact Sheet

☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

☒ Yes

☐ No

3. Do you have stables on your property at present?

☒ Yes

☐ No

3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

☒ Yes

☐ No

4. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?

☒ Support

☐ Neither support or do not support

☐ Do not support

4A If you do not support, please explain why and what alternative you feel is more appropriate.

Morphettville / Glengowrie Horse Related
Activities Code Amendment



5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

☒ Support ☐ Neither support or do not support ☐ Do not support

5A If you do not support, please let us know why.

6. Feel free to make any other comments on the draft Code Amendment.

Please post this survey to:

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

From: [redacted]
To: [David Barone](#)
Subject: RE: Morphettville Horse Related Code Amendment - Feedback sought
Date: Saturday, 2 March 2024 11:39:22 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Hard Copy Survey Horse Related Activities Code Amendment.docx](#)

You don't often get email from [redacted]

Good Afternoon, David

I am in support of all the changes. I am sure I did respond during the consultation period.

Kind Regards

[redacted]

From: David Barone [redacted]
Sent: Friday, March 1, 2024 4:29 PM
To: [redacted]
Subject: Morphettville Horse Related Code Amendment - Feedback sought
Importance: High

Hello [redacted]

Council wrote to you about this proposed rezoning in November 2023. We did not receive a submission from you about your position on the proposed changes.

As an important operator / land owner in the precinct (90 and 90a Morphett Road), we are eager to understand where you stand on the proposed amendment, and in particular any future plans as we are also looking to understand the implications for the industry.

There is information online for this Code Amendment with some additional details and mapping, however, for ease I've attached both an Information Sheet and a Word document being the survey which you could complete and return. If you can **provide feedback by Friday 8th March**, that would be appreciated.

[Making Marion](#) has more details if you want to review and understand better. Note the survey has closed on there, but you can provide feedback via the returning the word document to this email address.

I'd be happy to chat further with you too if anything is unclear and can be contacted directly on 8375 6667.

Thank you and I look forward to receiving your response.

David Barone
Senior Strategic & Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043



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Ngadlu tampendi Kaurna meyunna yaiya mattanya yaintya yerta*

From: [REDACTED]
To: [David Barone](#)
Subject: RE: Morphettville / Glengowrie Horse Related Activities Code Amendment - Drop-in Session Reminder
Date: Wednesday, 17 January 2024 8:44:20 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi David,

We certainly do not have plans for any changes to any of the properties in the next 5 years.
After that we are likely to be retired and that may lead to us selling all 3 but it is too far out to say with any certainty.
What I do know is that we would not develop.

However, if we sold then maybe then new owner(s) might take the opportunity to develop the 3 sites – but it wont be us doing it.

Regards

[REDACTED]
[REDACTED]



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 Please consider the environment before printing this email.

From: [REDACTED]
Sent: Wednesday, 17 January 2024 8:38 AM
[REDACTED]
Subject: RE: Morphettville / Glengowrie Horse Related Activities Code Amendment - Drop-in Session Reminder

You don't often get email from david.barone@marion.sa.gov.au. [Learn why this is important](#)

Thanks [REDACTED] for your feedback.

Just out of interest, do you have any intentions of selling or developing one or more of your sites into the future? We are also trying to gauge how many of the stables owners / operators will be seeking to move on into the future. This is also important to understand for Racing SA in planning for future stabling infrastructure, given that I understand that 25% of SA's stabling infrastructure is in this location.

Regards

David Barone
Senior Strategic and Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043



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From: [REDACTED]
Sent: Wednesday, January 17, 2024 7:54 AM
To: [REDACTED]
[REDACTED] 
Subject: RE: Morphettville / Glengowrie Horse Related Activities Code Amendment - Drop-in Session Reminder

You don't often get email [REDACTED]

Hi David

Thanks for the email and the video message.

Unfortunately we are unable to make either information sessions today but I believe we understand the changes and are supportive of them.
For your information we live at [REDACTED] and own [REDACTED] which we rent out.

Regards



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Please note our privacy policy was updated in April 2020, and can be viewed at <https://www.lh.com.au/privacy-policy>
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Please consider the environment before printing this email.

From: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Morphettville / Glengowrie Horse Related Activities Code Amendment - Drop-in Session Reminder

You don't often get email from [REDACTED]

Hello landowner / stable operator

As you may be aware, the City of Marion is currently seeking feedback on a Code Amendment which is proposing to change the zoning of land at Glengowrie / Morphettville. You may have received a letter in late November advising of the Code Amendment, or seen some signs that have been placed on key road locations.

Council is reminding landowners and operators of stables within the affected area of a community drop-in session being held this Wednesday 17 January at the Morphettville Park Sports and Community Club (Denham Avenue, Morphettville) at the following times:

- 2pm to 3pm
- 6pm to 7pm

These will be the final drop-in sessions for this Code Amendment before the closure of the consultation on 5 February. I encourage you to attend if you have any questions or want to find out more about what is proposed. No prior registration is required.

Can't make these sessions? That's fine, I'd be happy to discuss any questions you may have directly with you (either via return email or by calling me on 8375 6667). You can also find out more information and complete the online survey at:

www.makingmarion.com.au/horsereLATED

The above website has an information sheet, some mapping and a video which explains what is proposed.

It is important that we hear from all landowners and stable operators in this area so we have a clear understanding of the support or otherwise of this proposal.

I look forward to speaking to you at the drop-in session or reviewing your submission.

Regards

David Barone
Senior Strategic and Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043



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Morphettville / Glengowrie Horse Related
Activities Code Amendment



Feedback Survey

Name:

Address:

Contact Number:

Email Address:

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☒ Code Amendment

☒ Fact Sheet

☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

☒ Yes

☐ No

3. Do you have stables on your property at present?

☒ Yes

☐ No

3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

☒ Yes

☐ No

4. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?

☒ Support

☐ Neither support or do not support

☐ Do not support

4A. If you do not support, please explain why and what alternative you feel is more appropriate.

Morphettville / Glengowrie Horse Related
Activities Code Amendment



5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

☒ Support ☐ Neither support or do not support ☐ Do not support

5A If you do not support, please let us know why.

6. Feel free to make any other comments on the draft Code Amendment.

Please post this survey to:

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

Completed at drop-in session
17/1/24

Morphettville / Glengowrie Horse Related Activities Code Amendment



Feedback Survey

Name: _____
Address: _____
Contact Number: _____
Email Address: _____

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☐ Code Amendment

☒ Fact Sheet

☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

☒ Yes

☐ No

3. Do you have stables on your property at present?

☒ Yes

☐ No

3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

☒ Yes

☐ No

only if there is somewhere else to go.
At this stage Racing SA haven't given any
indication - Not interested in Murray Bridge

4. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?

☒ Support

☐ Neither support or do not support

☐ Do not support

4A If you do not support, please explain why and what alternative you feel is more appropriate.

Morphettville / Glengowrie Horse Related Activities Code Amendment



5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

☐ Support

☒ Neither support or do not support

☐ Do not support

5A If you do not support, please let us know why.

6. Feel free to make any other comments on the draft Code Amendment.

Issues with stabling horses if properties are sold.
 Traffic if "Villawood" goes ahead.
 Traffic on Morphett Rd if developed.
 Why dont the Jockey Club build stables @ the Racecourse!
 Would be good to have a bridge from Ellis Avenue
 side to the Racecourse. Traffic - can be an
 issue when not slowing down.

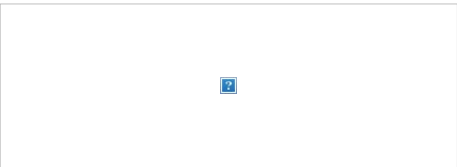
Please post this survey to:

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
 City of Marion
 PO Box 21
 PARK HOLME SA 5043

From: [REDACTED]
To: [REDACTED]
Subject: RE: One week left to have your say!
Date: Monday, 12 February 2024 10:48:24 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

You don't often get email from [REDACTED]
Thanks David.

I do have stables that I rent out. Relocating would depend on what the current trainer who rents them wants to do.




From: [REDACTED]
Sent: Monday, February 12, 2024 10:42 AM
To: [REDACTED]
Subject: RE: One week left to have your say!

Hi [REDACTED]
Thanks for responding. Sorry, this email went out in error. The survey is closed, but I'm happy to hear from land owners who've not previously made submissions.

Your support is noted. Can you confirm if you have any stables on your property and, if so, you have intentions to relocate into the future.

Thanks

David Barone
Senior Strategic and Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043



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From: [REDACTED] >
Sent: Monday, February 12, 2024 9:34 AM
To: [REDACTED]
Subject: Re: One week left to have your say!

You don't often get email from [REDACTED]
Hi David.

Our property is located at [REDACTED]

We support the proposed changes.

I clicked the link to take the survey but it tells me the survey has closed.

[REDACTED]
[REDACTED]

On 12 Feb 2024, at 08:43, David Barone [REDACTED]

Hello landowner / stable operator

Consultation for the Morphettville / Glengowrie Horse Related Activities Code Amendment will close on 5th February. There's only one more week to have your say on this proposed change to zoning.

As we've not heard from all owners in the affected area, we are eager to ensure that if you have not made a submission to Council, that you do so before the closing period. We want to know if you support what we are proposing (or not).

You can make a submission via completing the survey (only 5 questions – so should take more than a couple of minutes) at:

www.makingmarion.com.au/horsereLATED

The above website has information about what is proposed, some mapping showing the differences in development potential and a video which explains what is proposed.

For those who have already made a submission, thank you - you don't need to submit again.

I look forward to reviewing your submissions.

Regards

David Barone
Senior Strategic and Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043

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Morphettville / Glengowrie Horse Related Activities Code Amendment



Feedback Survey

Name: _____

Address: _____

Contact Number: _____

Email Address: _____

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☒ Code Amendment

☐ Fact Sheet

☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

☒ Yes ☐ No

3. Do you have stables on your property at present?

☐ Yes ☒ No

3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

☐ Yes ☐ No

4. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?

☒ Support

☐ Neither support or do not support

☐ Do not support

4A If you do not support, please explain why and what alternative you feel is more appropriate.

Morphettville / Glengowrie Horse Related Activities Code Amendment



5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

☒ Support ☐ Neither support or do not support ☐ Do not support

5A If you do not support, please let us know why.

6. Feel free to make any other comments on the draft Code Amendment.

I fully support the Code Amendment it is long overdue.

Please post this survey to:

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

From: [PlanSA Submissions](#)
To: [David Barone](#)
Subject: Public Consultation submission for Morphettville/Glengowrie Horse Related Activities Code Amendment
Date: Thursday, 4 January 2024 4:25:48 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment: Morphettville/Glengowrie Horse Related Activities Code Amendment

Customer type: Member of the public

Given name: [REDACTED]

Family name: [REDACTED]

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Allowing the code amendment go through will mean that this is another area that has alot of houses within very small area. In the area there are numerous examples where there is not enough parking for the residents and this results on a lot of parking on the street. By increasing the amount of times the allotment can be divided means that there will be not enough car parking per house and street parking will increase which will cause nightmares for the local community trying to move through the suburb. Also by allowing more houses per block will also add to the increasing strain on the local infrastructure. Current stormwater systems etc cannot cope in wet weather currently, how will it cope will double or triple the amount of housing on these blocks? There is so much infill in the area its increased traffic, crime rates and the lack of homeowners living in their houses is prevalent with so many rented out. These renters have no care for the places they live in, the front gardens (if there is any) is unkempt and rubbish bins are left out for days. Gone is the areas large blocks with home owners actually living in the homes. This 'infill' is not required and is just a way for Marion Council to get more council rates! This change should not be allowed to go ahead and should have to stick with the current zoning with min of 15 metres.

Attachment 1: No file uploaded

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to
proponent
email:

[REDACTED]

From: [redacted]
To: David Barone
Subject: Re: Morphettville Horse Related Code Amendment - Feedback sought
Date: Friday, 1 March 2024 6:02:28 PM
Attachments: [image008862.png](#)
[image440196.png](#)
[image188804.png](#)
[image817082.png](#)
[image890889.png](#)
[image262731.png](#)
[image837082.png](#)

You don't often get email from [redacted]

Hi David
My mail address is [redacted] SA I don't live at the property, but I'm happy for the re zoning
John Hyam

On Fri, 1 Mar 2024, 5:06 pm David Barone, <[redacted]> wrote:

Hello John

Council wrote to you about this proposed rezoning in November 2023. We did not receive a submission from you about your position on the proposed changes.

As an operator / land owner in the precinct (9 Grafton Street), we are eager to understand where you stand on the proposed amendment, and in particular any future plans as we are also looking to understand the implications for the industry.

There is information online for this Code Amendment with some additional details and mapping, however, for ease I've attached both an Information Sheet and a Word document being the survey which you could complete and return. If you can **provide feedback by Friday 8th March**, that would be appreciated.

[Making Marion](#) has more details if you want to review and understand better. Note the survey has closed on there, but you can provide feedback via the returning the word document to this email address.

I'd be happy to chat further with you too if anything is unclear and can be contacted directly on 8375 6667.

Thank you and I look forward to receiving your response.

David Barone
Senior Strategic & Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043

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Ngadlu tampendi Kaurna meyunna yaiya mattanya yaintyia yerta*

From: [REDACTED]
To: [David Barone](#)
Subject: Re: Morphettville Horse Related Code Amendment - Feedback sought
Date: Monday, 4 March 2024 11:03:31 AM
Attachments: [image095269.png](#)
[image296874.png](#)
[image323119.png](#)
[image322881.png](#)
[image314879.png](#)
[image922089.png](#)

You don't often get email from [REDACTED]

Hi David,

When the survey came out I did it online I am sure, so unsure why it has not worked?

Just a basic reply for you as I cant imagine my view will make any difference to the outcome is as follows:-

I am a hobby trainer with 6 stables, I have normally one or two of my own horses here but look after a number of the larger Victorian stables during the year, I have no intention of selling in the near future, I live here with my dad who is very elderly and getting dementia so moving him is not an option, he also has a small pony that keeps him in a routine and doing something.

As long as I can continue to operate as I do now I will be ok but I have concerns if properties start to be developed around me with regard to the safety and wellbeing of my horses. Especially if I have Victorian ones here as one horse alone could be worth more \$ than my own property. I get the feeling council and SAJC don't really want us here training in the future.

Thanks for the email.

Kind regards,
[REDACTED]

From: [REDACTED]
Sent: Monday, 4 March 2024 9:58 AM
To: [REDACTED]
Subject: Morphettville Horse Related Code Amendment - Feedback sought

Hello [REDACTED]

Council wrote to you about this proposed rezoning in November 2023. We did not receive a submission from you about your position on the proposed changes.

As an operator / land owner in the precinct (97 Morphett Road), we are eager to understand where you stand on the proposed amendment, and in particular any future plans as we are also looking to understand the implications for the industry.

There is information online for this Code Amendment with some additional details and mapping, however, for ease I've attached both an Information Sheet and a Word document being the survey which you could complete and return. If you can **provide feedback by Friday 8th March**, that would be appreciated.

[Making Marion](#) has more details if you want to review and understand better. Note the survey has closed on there, but you can provide feedback via the returning the word document to this email address.

I'd be happy to chat further with you too if anything is unclear and can be contacted directly on 8375 6667.

Thank you and I look forward to receiving your response.

David Barone
Senior Strategic & Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043



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Morphettville / Glengowrie Horse Related Activities Code Amendment



Feedback Survey

Name: _____

Address: _____

Contact Number: _____

Email Address: _____

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☐ X Code Amendment

☐ Fact Sheet

☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

☐ X Yes ☐ No

3. Do you have stables on your property at present?

☐ X Yes ☐ No

3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

☐ X Yes ☐ No

4. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?

☐ X Support

☐ Neither support or do not support

☐ Do not support

4A If you do not support, please explain why and what alternative you feel is more appropriate.

**Morphettville / Glengowrie Horse
Related Activities Code Amendment**



5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

- ☒ X Support ☐ Neither support or do not support ☐ Do not support

5A If you do not support, please let us know why.

6. Feel free to make any other comments on the draft Code Amendment.

Huge safety issues for horses crossing Bray st. I feel strongly that the Racing Club needs to take responsibility and build on-course stables and horses should not be allowed on streets in this busy area. It took serious accidents for similar action to be taken in Melbourne, I can only hope the same does not occur here.

Please post this survey to:

‘Morphettville / Glengowrie Horse Related Activities Code Amendment’
City of Marion
PO Box 21
PARK HOLME SA 5043

From: [REDACTED]
To: [David Barone](#)
Subject: Horse related amendments
Date: Tuesday, 5 March 2024 10:14:22 AM
Attachments: [IMG_3621.jpg](#)

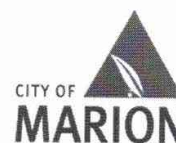
[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Morning
Any thing else you need feel free to call



Sent from my iPhone

Morphettville / Glengowrie Horse Related Activities Code Amendment



Feedback Survey

Name:

Address:

Contact Number:

Email Address:

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☒ Code A mendment ☐ Fact Sheet ☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

☒ Yes ☐ No

3. Do you have stables on your property at present?

☒ Yes ☐ No

3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

☒ Yes ☐ No

4. Do you support the proposed minimum site areas ad frontage withs across the different dwelling types?

☒ Support ☐ Neither support or do not support ☐ Do not support

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Morphettville / Glengowrie Horse Related Activities Code Amendment



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6. Feel free to make any other comments on the draft Code Amendment.

Please post this survey to:

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043



1st February 2024

Mr Warwick Deller Coombs
Manager Development and Regulatory Services
City of Marion

Via email: council@marion.sa.gov.au

Dear Warwick,

RE: CONSULTATION ON THE MORPHETTVILLE/GLENGOWRIE HORSE RELATED CODE AMENDMENT

The South Australian Racing Industry plays a unique role in the social fabric of our community contributing \$475M to the South Australian economy, connecting diverse metropolitan and regional towns in a distinctive way all the while creating 7,964 roles (3,721 FTE's). It is currently in a growth phase and a significant portion of this engagement and employment takes place within the City of Marion.

Racing SA wishes to express our concerns over the proposed Code Amendment whilst also providing additional background on the broader Racing Industry, in particular Stabling Infrastructure across South Australia.

The Morphettville Racecourse and it's surrounds, including those areas within the proposed Code Amendment, play a critical role in the success and existence of the South Australian Thoroughbred Racing Industry.

Furthermore, the South Australian Jockey Club is heavily investing in Racing & Training Infrastructure and plans to continue to operate long into the future.

Over 2,900 (23%) of the thoroughbred starters across all of South Australia are trained at Morphettville with over 90% of these owning or leasing premises in the proposed rezoning area.

Whilst noting the inclusion of existing use rights, should training be forced out of this area it would be catastrophic to the industry. There is currently a lack of stabling facilities across the state and a solution to this requires available land and capital funding both of which are not readily available in the short to medium term.

Significant investment has been made by Racing SA at Murray Bridge to alleviate some of this shortage however this venue is already approaching its capacity and limitations remain around attracting a workforce in regional areas.

This issue would only be exacerbated should Trainers be forced to relocate and of particular concern for the industry is the large portion who lease properties and therefore would have no recourse should the landowner look to sell or develop.

Therefore it is crucial that Existing Use Rights remain which we understand to be the intention from Council.

RACING SA

Ground Floor/240 Morphett Rd,
North Plympton, SA 5037
GPO Box 2646,
Adelaide, SA 5001

T (08) 8179 9800
E enquiries@racingsa.com.au
Racing SA Ltd
ABN 25 094 475 939

racingsa.com.au

-2-



Should the code amendment proceed, there are also concerns as to the noise and air pollution created during development of any property that is adjacent to a Horse Training property. We ask that consideration is given to reducing these impacts within the proposed Interface Management Overlay.

Should you have any questions in relation to this matter, please do not hesitate to contact me on the details provided below.

King Regards

VAUGHN LYNCH
CHIEF EXECUTIVE OFFICER
RACING SA

■ [REDACTED]
■ [REDACTED]

RACING SA

Ground Floor/240 Morphett Rd,
North Plympton, SA 5037
GPO Box 2646,
Adelaide, SA 5001

T (08) 8179 9800
E enquiries@racingsa.com.au
Racing SA Ltd
ABN 25 094 475 939

racingsa.com.au

Morphettville / Glengowrie Horse Related Activities Code Amendment

RECEIVED
CITY OF MARION

12 FEB 2024

RECORD NUMBER



Feedback Survey

Name: [REDACTED]

Address: [REDACTED]

Contact Number: [REDACTED]

Email Address: [REDACTED]

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☒ Code Amendment

☒ Fact Sheet

☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

☒ Yes

☐ No

3. Do you have stables on your property at present?

☐ Yes

☒ No

Surrounding though.

3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

☐ Yes

☐ No

N/A

4. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?

☐ Support

☐ Neither support or do not support

☒ Do not support

4A If you do not support, please explain why and what alternative you feel is more appropriate.

There are already too many cars on the streets with the nursing home and non compliance to parking signs. There are more cars than facility already for parking for some smaller frontage dwellings. Even large ones, despite the building rules providing or considering this. Too much congestion in my street already.

Morphettville / Glengowrie Horse Related Activities Code Amendment



5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

☐ Support ☐ Neither support or do not support ☒ Do not support

5A If you do not support, please let us know why.

6. Feel free to make any other comments on the draft Code Amendment.

In the 64 years I have owned my property (surrounded by stables) they have never been an issue and I would consider your "ongoing risks with the movement on public streets" not an issue. The traffic flow, extra cars more 2 story dwellings are not an attractive outcome in my opinion. The stables are and have always been there to support the course and moving them would create more danger through floods, horse transport than there is now. It also removes appeal to the area and code states existing stables can stay but that's not long term. I did attend the information session and I am not in

Please post this survey to: Support of the changes to the area.

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

Not everyone wants to live on a small land parcel or be surrounded by attached 2 level buildings'

Morphettville / Glengowrie Horse Related Activities Code Amendment



Feedback Survey

Name: _____

Address: _____

Contact Number: _____

Email Address: _____

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☒ Code Amendment ☒ Fact Sheet ☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

☒ Yes ☐ No

3. Do you have stables on your property at present?

☒ Yes ☐ No

3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

☒ Yes ☐ No BUT NOT FOR 4-5 YEARS

4. Do you support the proposed minimum site areas and frontage widths across the different dwelling types?

☒ Support ☐ Neither support or do not support ☐ Do not support

4A If you do not support, please explain why and what alternative you feel is more appropriate.

Morphettville / Glengowrie Horse Related Activities Code Amendment



5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

☒ Support

☐ Neither support or do not support

☐ Do not support

5A If you do not support, please let us know why.

6. Feel free to make any other comments on the draft Code Amendment.

I THINK THE CHANGE OF ZONNING
WILL ONLY HELP TRAINERS SELL THEIR
PROPERTY AS RACING INDUSTRY IS DEFINITELY
SHIFTING TO GET TRAINERS TO RE LOCATE AWAY
FROM MORPHETTVILLE, WHEN I STARTED IN INDUSTRY
35/40 YEARS AGO THERE WAS 750/800 HORSES
TRAINED AT MORPHETTVILLE NOW THERE IS BETWEEN
250/260 HORSES AND NUMBERS KEEP DROPPING
WE DID HAVE STABLES ROUTED OUT BUT THEY
HAVE MOVED OUT AND WE HAVE 10/15 EMPTY
STABLES. WITH INCREASED TRAFFIC I THINK
IT IS ONLY TIME BEFORE SOMETHING HAPPENS

Please post this survey to:

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

REGARDS
STUART

From: [REDACTED]
To: [David Barone](#)
Subject: RE: NEP-4071_Bray St, Morphetville
Date: Tuesday, 12 December 2023 12:09:41 PM
Attachments: [image001.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)
[image022.png](#)
[image023.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[APA - Gas Infrastructure.pdf](#)

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi David,

Please see attached plan showing gas infrastructure within the Amendment area, a BYDA enquiry will return the same information.

The 250S4 in Morphet Rd is the Transmission Pressure gas main referred to in my previous email. Should any proposal introduce a sensitive area (school, hospital, aged care, etc.) in close proximity to this pipeline a Safety Management Study (SMS) will be required. The area surrounding this pipeline has been classified such that up to 2 storey buildings are allowable, anything greater will potentially require an SMS be carried out as per AS2885.

APA also operate and manage a 150S7 high pressure gas pipeline in Bray St and Morphet Rd, this is a critical supply main that provides gas to a larger Network throughout the surrounding areas. There are no requirements such as the aforementioned SMS with this pipeline, my previous comments on this were merely to highlight it's presence and importance.

I have been asked to comment on the proposed Code Amendment, typically I will use this opportunity to describe the gas infrastructure within the proposal area and request further information once a detailed plan of any changes is available for review. It is at that stage I will be able to provide a specific and targeted response.

Please let me know if you need anything further.

Regards,



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Monday, 11 December 2023 2:48 PM
To: [REDACTED]
Subject: [EXT]: RE: NEP-4071_Bray St, Morphetville

Hi [REDACTED]

Thanks for the prompt response. I note that there is no relevant Gas and Liquid Petroleum Pipelines Overlay in this location, so this is a surprise to me.

Are you able to provide a map of the type of gas infrastructure here. Should we, as part of this Code Amendment, be applying the overlay, and also understanding the explosion risk (if any).

Thanks

David Barone
Senior Strategic and Policy Planner | City of Marion
 PO Box 21 Park Holme SA 5043



The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land. Ngadlu tampendi Kaurna meyunna yaiya mattanya yaintya yerta

From: Cooper, Daniel <[REDACTED]>
[REDACTED]
To: David Barone [REDACTED]
[REDACTED]

You don't often get email from [REDACTED]

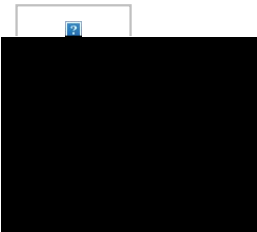
Good morning David,

Many thanks for forwarding the Morphetville/Glengowrie draft Code Amendment for my review.

Please be advised that APA manage and operate critical Transmission and Distribution Pressure gas infrastructure along with non-critical Distribution Pressure gas infrastructure within the Code Amendment area. From the information reviewed it would appear the Amendment centres around allotment and frontage sizes which should not impact existing gas infrastructure. However, it must be noted there is a potential for the integrity of the gas infrastructure to be compromised should correct procedure not be followed. It is requested that prior to any works in the area take place following implementation of the Amendment, a BYDA enquiry be submitted and gas assets be physically located.

Should you require any additional information I can be contacted using the below details.

Regards,



From: [REDACTED]
Sent: Thursday, 7 December 2023 3:56 PM
To: [REDACTED]
Subject: EXT: Draft Morphettville / Glengowrie Horse Related Activities Code Amendment

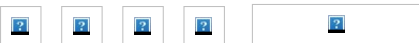
Hi Daniel

Please find attached letter advising of the consultation of the subject Draft Code Amendment for APA's consideration and feedback.

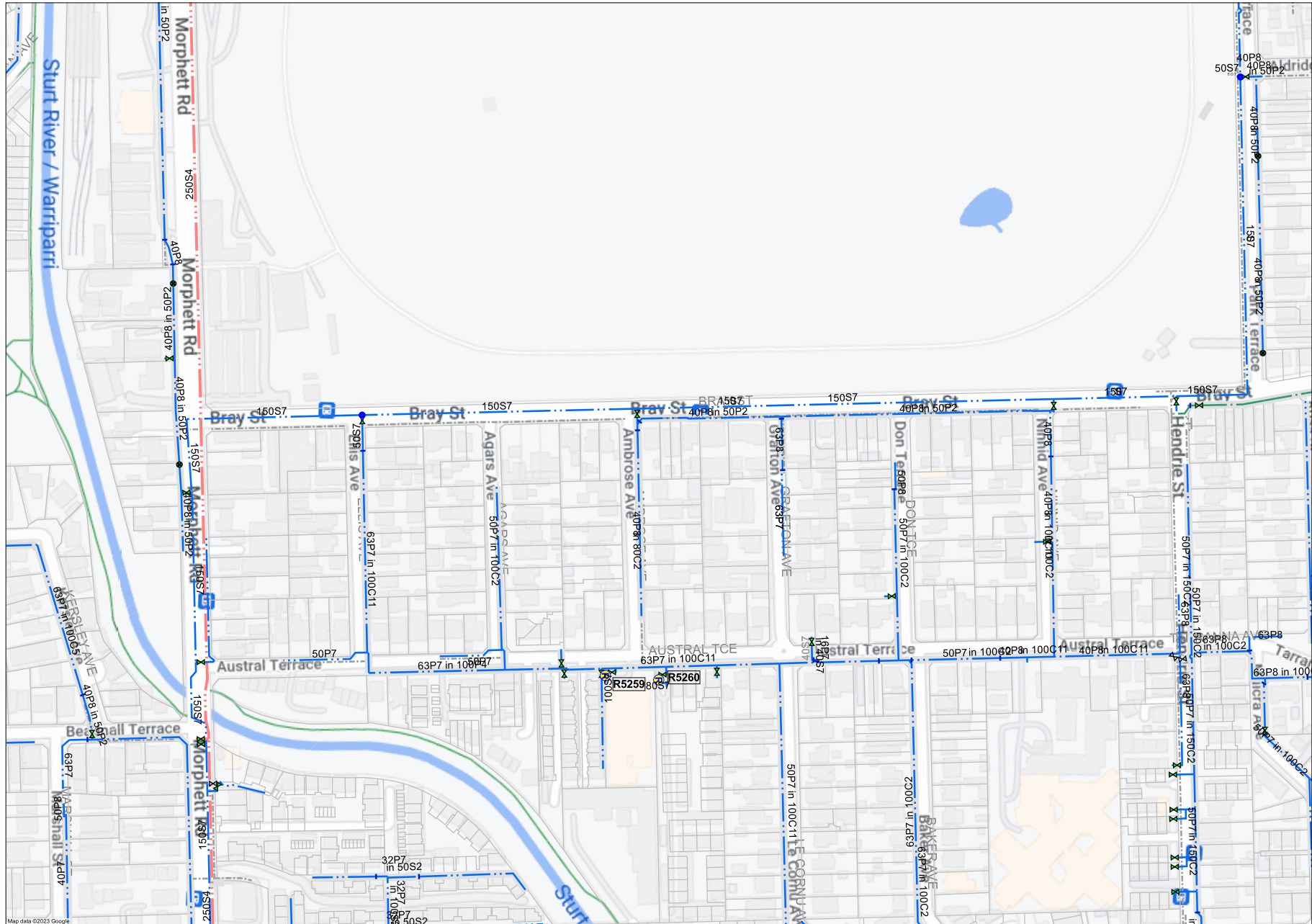
I'd be happy to answer any questions you may have on the proposal.

Regards

David Barone
Senior Strategic and Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043



*The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land.
Ngadlu tampendi Kaurna meyunna yaitya mattanya yaintya yerta*





Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2000 F (08) 8204 2020
Country areas 1800 623 445

EPA 820-501

David Barone, Senior Strategic and Policy Planner
City of Marion
PO Box 21
OAKLANDS PARK SA 5046

Email: [REDACTED]

Dear David Barone

Morphettville / Glengowrie Horse Related Activities Code Amendment

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the Morphettville / Glengowrie Horse Related Activities Code Amendment ('the CA').

The EPA understands the CA proposes to rezone land located within the former Residential Zone, Racecourse Policy Area 15 that applied to the affected area prior to the commencement of the Planning and Design Code ('the P&D Code'). The Residential Zone, Racecourse Policy Area 15 envisaged detached dwellings at low densities in association with a range of horse related activities, including horse stabling. The CA seeks to provide opportunities for the redevelopment of land to encourage owners of horse stables to sell and relocate to more appropriate locations, in order to reduce ongoing risks with the movement of horses on public streets. This will be achieved by:

- Rezoning land currently within the General Neighbourhood Zone to the Suburban Neighbourhood Zone
- Reducing minimum site area and minimum frontage widths via amendment to technical and numerical variations ('TNVs'), and
- Applying the Interface Management Overlay to properties within the affected area that either contain existing stables or abut an existing stable facility.

The EPA has reviewed the CA to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* and the State Planning Policies (pursuant to the *Planning, Development, and Infrastructure Act 2016*) are identified and considered. The EPA is primarily interested in ensuring that the proposed rezoning is appropriate and that any potential

environmental and human health impacts that would result from future development are able to be addressed at the development authorisation stage.

Please note the EPA supports the intent of the proposed CA. The CA would have the effect of not only reducing the risks and conflicts associated with transporting horses across public footpaths and roads but may also reduce any noise and/or odour impacts experienced by existing and/or future residents not involved in horse related activities.

While offering support for the Code Amendment, the EPA notes the following potential consequences of the CA for your consideration:

1. Transition timeframe - The EPA notes the City of Marion has undertaken two rounds of engagement with landowners within the affected area. The EPA concurs with the findings of the CA investigations that some property owners with horse related activities may not wish to relocate, resulting in a continuation of residential land uses and horse-keeping activities occurring within the affected area for some time and the associated continuance of any interface impacts.
2. Interface Management Overlay – The Interface Management Overlay is designed to ensure the *“Development of sensitive receivers in a manner that mitigates potential adverse environmental and amenity impacts generated by the lawful operation of neighbouring and proximate land uses”*.

The State Planning Commission has determined that *“the Planning and Design Code’s suite of interface management policies warrant review and strengthening”* and has initiated the *Interface Management Code Amendment*.

The scope of policy investigations identified by the Code Amendment is broad and, as such, the EPA is unable to determine the benefit of any future, amended version of the Interface Management Overlay to the affected area.

3. Site Contamination Development Assessment Scheme (SCDAS) – The SCDAS is triggered for residential land division or a change in the use of land to a more sensitive use.
The EPA notes that the SCDAS would be triggered for proposed residential land division on allotments currently occupied entirely by stables, whereas the SCDAS may¹ not be triggered for proposed residential land division on allotments currently occupied by a dwelling where stables are an ancillary and subordinate land use.

¹ The EPA intentionally uses the word “may” in this context as the relevant authority is responsible for determining whether a change in the land use to a more sensitive use is proposed (clause 5, *Practice Direction 14: Site Contamination Assessment 2021*).

For further information on this matter, please contact [REDACTED]

Yours sincerely

Scott Douglas

PRINCIPAL ADVISER PLANNING POLICY AND PROJECTS

PLANNING AND IMPACT ASSESSMENT

ENVIRONMENT PROTECTION AUTHORITY

Date: 05 February 2024

From: [LGASA Email](#)
To: [David Barone](#)
Subject: RE: Draft Morphettville / Glengowrie Horse Related Activities Code Amendment
Date: Thursday, 7 December 2023 4:11:29 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
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[image010.png](#)
[image011.png](#)

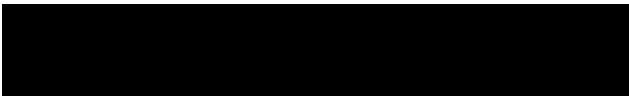
You don't often get email from [REDACTED]

Good afternoon,

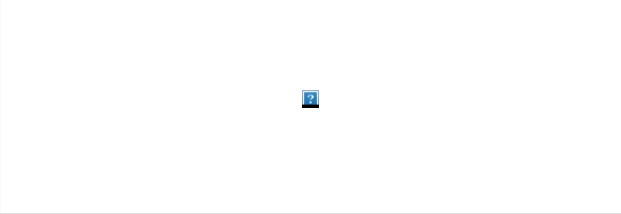
Thank you for your email regarding consultation on the Code Amendment for Draft Morphettville / Glengowrie Horse Related Activities.

The LGA has no specific feedback to offer on your proposed code amendment.

Regards,



The LGA acknowledges Aboriginal and Torres Strait Islander people as the traditional custodians of the land, and we offer our respects to their Elders past, present and emerging. We advocate for and encourage South Australian councils to strengthen relationships with their local Aboriginal communities.
A blue and white rectangular object with text [REDACTED] Description automatically generated



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From: [REDACTED]
Sent: Thursday, December 7, 2023 4:02 PM
To: [REDACTED]
Subject: Draft Morphettville / Glengowrie Horse Related Activities Code Amendment

Att: [REDACTED]

Please find attached letter advising of the consultation of the subject Draft Code Amendment for APA's consideration and feedback.

I'd be happy to answer any questions you may have on the proposal.

Regards

David Barone
Senior Strategic and Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043



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Ngadlu tampendi Kaurna meyunna yailtya mattanya yaintya yerta



OFFICIAL

31/01/2024

Morphettville/Glengowrie Horse Related Activities Code Amendment
City of Marion
PO Box 21
PARK HOLME SA 5043

Email: council@marion.sa.gov.au

Dear Sir/Madam

Morphettville/Glengowrie Horse Related Code Amendment

I refer to your letter dated 7 December 2023 seeking our comments on the above Code Amendment and wish to advise the following:

SA Water currently provides water and wastewater services to the area subject to this Code Amendment. Existing systems augmentation may be required should the proposed rezoning generate an increase in demand.

There are currently no plans or commitment from SA Water to provide additional services to the subject area. The extent, timing and nature of the augmentation works, if required, will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards including those for the minimum pipe sizing (refer to 2nd paragraph of the "Provision of Infrastructure" section on page 2). This advice should be provided to prospective developers.

Our general comments in respect to new developments or redevelopments are provided below.

SA Water Planning

- SA Water undertakes water security and infrastructure planning that considers the longer-term strategic direction for a system. That planning seeks to develop a framework that ensures resources and infrastructure are managed efficiently and have the capacity to meet customer requirements into the future. The information contained in the Code Amendment document regarding future rezoning and land development will be incorporated in SA Water's planning process.
- Whilst SA Water may have an awareness of these developments via the Electronic Land Division Lodgement Site (EDALA) system and developers seeking larger connections, advice should be sought via SA Water's Development Services Group (majorld@sawater.com.au) prior to land use applications being determined.
- The provision of this advice does not constitute a reservation of capacity in our water, wastewater or alternative water source distribution systems.
- SA Water is regulated by the Essential Services Commission of South Australia (ESCOSA). On a four years cycle, our Regulatory Determination sets out the total revenue and the capital spent therefore this may have implications on the timing and delivery of any future infrastructure.
- Our advice may change regarding planning and infrastructure requirements and this area may be subject to an infrastructure augmentation charge in the future.



South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au

Protection of Source Water

- Development/s shall have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water. In particular, the following conditions shall apply:
 - Landfill shall be outside of Water Protection Zones.
 - Landfill area to include leachate collection facilities.
 - Effluent disposal systems (including leach drains) to be designed and located to prevent contamination of ground water.
 - Industry must be located in appropriate areas, with safeguards to ensure wastewater can be satisfactorily treated or removed from the site.
- Development shall avoid or minimise erosion.
- Development shall not dam, interfere, or obstruct a watercourse.
- The Natural Resources Management Act 2004 includes wide ranging powers over source water quantity issues. The Department for Environment and Water should be consulted, if in doubt, over compliance with this Act. Source water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

Provision of Infrastructure

- All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge for that area which will also be assessed on commercial merits.
- SA Water has requirements associated with commercial and multi-storey developments as outlined below:
 - Multi-storey developments: For buildings with five stories and above, a minimum of DN150 water main size is required. For buildings with eight stories and above, a minimum of DN 200 water main size is required.
 - Commercial/Industrial developments: A minimum of DN 225 receiving main size is required for sewer and a minimum DN 150 main size for water.

Trade Waste Discharge Agreements

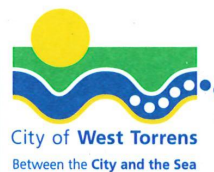
- Any proposed industrial or commercial developments that are connected to SA Water's wastewater infrastructure will be required to seek authorisation to permit the discharge of trade waste to the wastewater network. Industrial and large dischargers may be liable for quality and quantity loading charges. The link to SA Water's Trade Waste website page is attached for your information: [Trade Waste Guidelines and Fact Sheets](#)

Thank you for the opportunity to comment on the Morphettville/Glengowrie Horse Related Activities Code Amendment. Please contact Peter Iliescu, Engineer, Systems Planning Wastewater on the email [REDACTED] in the first instance should you have further queries regarding the above matter.

Yours sincerely

Daniel Hoefel
Senior Manager, Infrastructure Planning and Strategy

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: csu@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au



31 January 2024

David Barone
Senior Strategic and Policy Planner
City of Marion
PO Box 21
Park Holme SA 5043

Submitted via PlanSA Portal

Dear Mr Barone,

Morphettville / Glengowrie Horse Related Activities Code Amendment

Thank you for the invitation to provide feedback on the proposed Morphettville/Glengowrie Horse Related Activities Code Amendment. The Affected Area of the Morphettville / Glengowrie Horse Related Activities Code Amendment seems to be relatively limited in scale and, importantly, given that the TNV building height would remain at 2 levels or 9 meters, the additional number of dwellings that could be accommodated by future redevelopments in the Affected Area would seem to be reasonably limited in scope.

Notwithstanding that the potential traffic impact on CWT from the proposed Code Amendment would not be expected to be significant, this Code Amendment would nevertheless add to the future traffic growth on Morphett Road. The City of West Torrens has previously expressed concern about the future traffic impacts on the Morphett Road tram crossing and the intersection of Anzac Highway/Morphett Road arising from recent Code Amendments in the area.

Consistent with the City of West Torrens's comments for the previous Code Amendments in this area, the following response is provided for consideration of this Code Amendment:

- Given the accumulative traffic flow increases to Morphett Road from the proposed Code Amendment, which adds to the future traffic flows in Morphett Road from other adjacent Code Amendments, the City of West Torrens supports the grade separation of the tram line and Morphett Road to improve traffic conditions in Morphett Road and upgrade to the intersection of Anzac Highway/Morphett Road.
- Any future upgrade to the Morphett Road south approach (City of Marion side) of the intersection of Anzac Highway/Morphett Road should consider directing northbound through traffic to Anzac Highway and away from the section of Morphett Road north of Anzac Highway. This is because the section of Morphett Road north of Anzac Highway contains major residential land uses, a major sports complex and a major school (Immanuel College) and discouraging through traffic away from these land uses should be of priority.

The City of West Torrens does not wish to be heard at any public meeting on the proposed Code Amendment.

Should you require further information please contact [REDACTED] Manager Strategy and Business on [REDACTED]

Yours sincerely


Shanti Ditter
General Manager Communities

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12.2 Public Art Strategy

Report Reference	GC240528R12.2
Originating Officer	Public Art and Place Coordinator – Joyce Louey
Corporate Manager	Manager City Activation – Charmaine Hughes
General Manager	General Manager City Development – Tony Lines

REPORT OBJECTIVE

The purpose of the report is for the Council to note the work undertaken to investigate a public art strategy (as per 2023-2027 Business Plan) and to endorse the delivery of a Strategy for the City of Marion.

REPORT HISTORY

Report Reference	Report Title
GC230627R12.1	Council 4 Year Business Plan 2023-2027
FORUM240507R1.4	Planning for Public Art

EXECUTIVE SUMMARY

At the General Council Meeting held on 26 June 2023 (GC230627R12.1), it was resolved unanimously that Council adopts the City of Marion Business Plan 2023-2027, of which includes 'Investigate a public art strategy' (in response to the "Shape Your Future Community Engagement Report") in 2023-2024.

The inclusion of a Public Art Strategy (Strategy) will consider the feedback included in the Shape Your Future Community Engagement Report dated December 2022, and the feedback received from Council Members at the 7 May 2024 Forum. The Strategy will:

- o form a vision and purpose for commissioning public art.
- o form a key corporate document supporting the goals and actions defined in the Councils' Community Vision 2040.
- o contribute towards achieving the Pillars of Live Play Work for our residents, visitors, rate payers and businesses.
- o drive improvements to make our places more welcoming, safe, and activated.
- o form a framework for responsible, targeted investment in public art.

The Public Art and Place Coordinator will lead the development and delivery of the Strategy. The new targeted and robust Strategy will include an Action Plan (Plan).

RECOMMENDATION

That Council:

1. **Endorses the creation of a five-year Public Art Strategy.**
2. **Notes that a report outlining the Strategy and Action Plan will be brought back to Council in January 2025 for endorsement.**

DISCUSSION

Introduction

The City of Marion has a rich history of creating public art (refer examples in Attachment 1). The public art collection is created, monitored, maintained, renewed and managed by a Public Art and Place Coordinator.

The City of Marion currently has Public Art Guidelines 2020-2028 which provides staff and the community with a broad approach and aspects to consider for the commissioning and delivery of public art. However, the document does not include details of Councils' vision, purpose, community sentiment or an action plan identifying the intent and yearly priorities for the incorporation of art within the public realm. The creation of a Strategy will address this.

The current public art budget to create new artwork is \$40,000 per annum. This contributes to concept design fees for artworks contained within major projects, and to the commissioning and delivery of smaller scale works such as stobie poles, utility boxes, bus shelter vinyl wraps and small murals. For the delivery of larger scale public artworks, entry statements and significant pieces, it relies on additional budget allocation, external funding, and a commitment from other departments to integrate public art into their projects such as major projects, facilities, streetscapes, and open space developments.

The Strategy will provide a framework for targeted investment that also maximises the opportunities for public realm uplift and external partnership funding.

Community Feedback

Outcomes from the 2023 Community Satisfaction Survey and December 2022 Shape Your Future Community Engagement Report show strong support for Artworks, Culture and Heritage, and the importance of these community assets. The 2023 Community Satisfaction Survey shows assets in Artworks, Culture and Heritage to be of **71% importance to the community**, with **85% satisfaction for levels of service**.

From the 2022 Community Engagement report, the second of the top three hopes outlined by the community for the next four years was *Community, recreation, arts, and cultural activities* (page 5). When the community was asked what they want that connects to Councils' Livable strategic theme, one of the top five comments included *Council to focus on public art* (page 21). The community also saw an opportunity in the next four years for the Council to pursue *Vibrant community events, activities and placemaking initiatives* (page 6).

Forum held on 7 May 2024

A presentation held at the 7 May 2024 Forum sought feedback from Council Members on planning for Public Art.

Key feedback included:

- ensuring we communicate the public art connection to place.
- ensuring we maximise consultation opportunities.
- exploring collaborative and external funding opportunities, especially for larger scale public art.

Community and Council Members' support indicates a need for a Public Art Strategy to guide the planning of art in urban infrastructure, open and public spaces. Further community and Council Member engagement specific to public art and placemaking will be included in the scope for the Strategy's development.

Benchmarking local government Public Art Strategies/Frameworks

A benchmarking exercise was undertaken of both metropolitan Adelaide councils and other councils across Australia, selecting councils of comparative size and population. Several of these councils have adopted corporate documents and have invested in the strategic direction of public art. Some examples of strategies and frameworks have been included as attachments for information (Attachment 2). These public art strategic documents include their Council's aspirations for public art, goals, vision, guiding principles and themes, key directions, priorities and key sites, funding, and different implementation approaches. The delivery of public art varies according to project types and processes dependent on whether the public art is Council or developer led or initiated by the community.

The direction, financial investment (Council, State Government, Federal Government and Developer), resourcing, and the delivery approach in public art also varies across councils. Some integrate public art within capital and major project budgets, whilst some have a dedicated annual art budget ranging from \$35,000 to \$70,000 and others schedule a major public art commission to the value of \$150,000 to \$200,000 at least every four years.

Development of a Public Art Strategy

The Public Art and Placemaking Coordinator will lead the development and delivery of the Public Art Strategy to ensure that best practice at a local and national local government level is understood to achieve best value for the City of Marion over the next five years. Specialist advice will be sought as required to ensure that local and national best practice is understood and incorporated.

Scope of services for the Strategy and Action Plan

It is proposed that the development of a Strategy and Action Plan:

- o consider and review existing Council strategic documents and how they align to the Strategy.
- o research and benchmark best practice public art and plans across Australia.
- o review existing public art assets to identify opportunities in the current collection.
- o consult with Council Members, community, and relevant staff.
- o identify suitable key locations/precincts for opportunities for public art (e.g., the Coastal Walkway, North South corridor, Glenithorne Conservation Park, main street linkages (east west, north south), industry and manufacturing).
- o recommend themes, types, and scale to explore in the delivery of public art for the next five years (such as Aboriginal and European heritage, sense of place, inclusive, interactive, activated, destination, gateway).
- o identify funding opportunities, project types and processes for delivery (such as how public art will be funded and delivered when delivered by Council, a developer, or community initiated).
- o include a program of deliverables that identifies priorities for the Strategy and Action Plan.

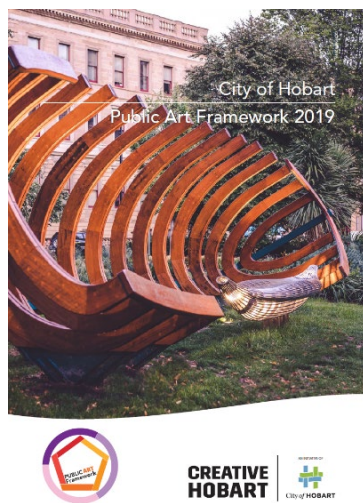
The development of the Strategy and Plan will occur in 2024-2025 financial year, with the final report tabled to General Council for endorsement prior to 31 January 2025.

ATTACHMENTS

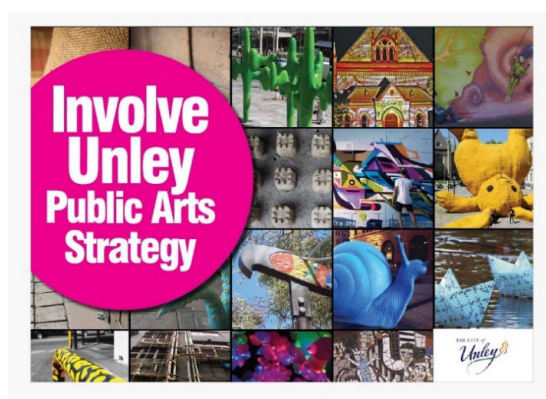
1. Attachment 1 - Examples of Public Art in City of Marion [**12.2.1** - 1 page]
2. Attachment 2 - Examples of strategies and frameworks from other Councils [**12.2.2** - 1 page]

Examples of Public Art in the City of Marion





[City of Hobart Public Art Framework](#)



[City of Unley Public Art Strategy](#)

Public Art Framework 2022 - 2032



[City of West Torrens Public Art Strategy](#)

12.3 Draft Annual Business Plan 2024-2025 and Long Term Financial Plan

Report Reference	GC240528R12.3
Originating Officer	Unit Manager Statutory Finance – Melissa Virgin
Corporate Manager	Chief Financial Officer - Ray Barnwell
General Manager	General Manager Corporate Services - Angela Allison

REPORT OBJECTIVE

The purpose of this report is to:

- Provide feedback from the community consultation period held from the 1 May to 21 May 2024.
- Following receipt of the consultation feedback on the Draft Annual Business Plan 2024-2025 and Draft Long Term Financial Plan 2024-2034, confirm its position in preparation for the final adoption of these documents at the General Council Meeting to be held on 25 June 2024.

REPORT HISTORY

Report Reference	Report Title
FRAC240416R7.1	Draft Annual Business Plan 2024-2025 and Long Term Financial update
GC240423R12.1	Draft Annual Business Plan 2024-2025 and Long Term Financial Plan for Public Consultation

EXECUTIVE SUMMARY

The Draft Annual Business Plan (ABP) for 2024-2025 has been developed following careful consideration of numerous factors including the current economic climate, forecast expenditure requirements, infrastructure improvements and Council's long-term financial sustainability. Like many organisations, the City of Marion faces the challenge of balancing the increasing costs of maintaining and improving infrastructure, providing essential services, and addressing inflationary pressures. *(Note - Adelaide Year on Year CPI to March 2024 is reported at 4.3%).*

Considerable work has been undertaken to set a rate increase that not only balances the impact on our community without compromising operational service or capital project delivery but also maintains a long term financially sustainable position for the City of Marion.

The final Draft ABP 2024-2025 (ABP) and Long Term Financial Plan (LTFP) (Attachment 1) have been developed based on a required increase in average rates of 4.8% for the coming 2024-2025 year gradually reducing to 3% by 2027-28 in line with inflation forecasts and then steadily maintained at 3% for the remainder of the ten years of the LTFP.

The Draft ABP 2024-2025 currently forecasts a small cash surplus of \$45,000 with a net surplus position over the 10 years of the LTFP of \$664,000. This forecast financial position demonstrates Council is set to meet its core 'Financial Sustainability' target maintaining, on average, a break-even or better funding (cash) position over the LTFP.

Community consultation occurred from the 1 May to the 21 May. The consultation included

numerous opportunities for the community to participate. A good response was received from the community and the responses are found in this report in **Attachment 4**. There is a strong theme of cost-of-living pressures and the rate increase.

The Finance, Risk and Audit Committee (FRAC) will also consider the Draft APB 2024-2025 at their 4 June meeting prior to final consideration by Council.

RECOMMENDATION

That Council:

1. **Endorses the Draft Annual Business Plan 2024-2025 and Draft Long Term Financial Plan (Attachment 1), being prepared for final consideration at the 25 June 2024 General Council meeting with variations as approved by Council on the basis of :**
 - **Average Rate increase of 4.8%**
 - **Minimum Rate of \$1,203**
 - **Residential Rate Rebate set at 10% with a \$20 minimum and \$200 maximum**
 - **Differential Rate by Land use:**
 - **Commercial 120%**
 - **Industrial 115%**
 - **Vacant Land 120%**
2. **Endorses the Draft Fees and Charges Schedule for 2024-2025 (Attachment 2).**
3. **Endorses the forecast Grants Program for 2024-2025 (Attachment 3).**
4. **Notes the Public Consultation feedback provided at (Attachment 4) and that any amendments to the Draft Annual Business Plan 2024-2025 will be brought back as part of the final endorsed version on 25 June 2024.**

DISCUSSION

Following the conclusion of the public consultation process, the table below highlights the final key steps remaining for the ABP 2024-2025, and LTFP process from this point.

KEY STAGES	DATE	MEETING
Consider consultation outcomes and final draft ABP and LTFP	28 May 2024	General Council
Review and Feedback on draft ABP and LTFP	04 June 2024	Finance Risk and Audit Committee
Adopt ABP and LTFP	25 June 2024	General Council

Public Consultation Feedback –

The Draft ABP 2024-2025 public consultation period took place from 1 May to 21 May 2024. Attachment 4 provides community consultation feedback.

In 2022, the Finance, Risk, and Audit Committee suggested that the council find ways to increase engagement for the Draft Annual Business Plan. This year's approach included:

- Two community drop-in events.
- Engagement stations at the Cove Civic Centre, Council Administration building, Park Holme Library, Glandore Community Centre and the Marion Cultural Centre Library for people to provide feedback.
- Removing the mandatory sign-up on Making Marion (only profiling questions were mandatory) to promote participation.
- Investing a minor amount to enhance social media reach.
- Creating posters, pull up banners and A-frames, QR codes linking the community to the online survey, in conjunction with hard copies of the Draft Plan available across community centres and libraries.
- Notifying subscribers of Making Marion via their newsletter, notifying the business community through the Open for Business e-news, the Marion Community Forum network via email, Green Thymes e-news, Marion Community Leadership Facebook page and an email to Sporting Clubs.
- Marion 100 – focus group

Two community drop-in events were held on 9 May 2024 at the Marion Cultural Centre Plaza and at the Cove Civic Centre and on 14 May 2024, both from 9:30 am to 11:00 am.

A dedicated online page through council's community engagement page 'Making Marion' facilitated formal community engagement through a survey, allowing the community to view the plan and provide feedback. Promotion of this was shared twice with residents who subscribed to the database. A 4 page summary document has been trialled, available at both consultation tables and online via Making Marion.

Results

This year, 83 respondents participated in the survey. Additionally, 35 comments were received at Pop-up tables at the Cove Civic Centre, Marion Cultural Centre and Park Holme Library as well as 97 voting ticks received indicating level of support for the draft plan and 85 voting ticks indicating whether the balance of spending is right. 56 people participated in the Marion 100 focus group session.

Of survey respondents, 63.9% support the plan 'somewhat' or 'strongly'. Of pop-up table voting participants, 22% support the plan 'somewhat' or 'strongly'. Combined, 41% of community respondents support the plan 'somewhat' or 'strongly' when asked 'Please indicate your level of support for our Draft Annual Business Plan and Budget 24-25?'

Of survey respondents 49.4% 'Somewhat' or 'Strongly' agree that we have the balance of spending right. Of pop-up table respondents, 30% 'Somewhat' or 'Strongly' agree. Combined, 40% of community respondents via the Making Marion survey and Pop-ups, strongly agreed or somewhat agreed that we have the balance of spending right when asked they question 'Do you think we have the balance of spending right?' Marion 100 participants also noted their preferences for how they would balance the spending.

Interested individuals were invited to attend the Council meeting on 14 May 2024 to ask questions and make submissions regarding the Draft ABP & budget. No verbal submissions were received.

Attachment 4 provides an overview of the feedback received, along with the City of Marion's

prepared responses to the community feedback.

Attachment 5 includes the full Making Marion survey report.

Key themes from the community engagement on the Draft Annual Business Plan 2023-2024

During the consultation of the Draft ABP the following common themes were identified:

1. Questions / concerns about the rate increase proposed, particularly considering current cost of living pressures with suggestions to cut spending/find efficiencies and concerns about future debt.
2. Improved maintenance of the council area, i.e., streets, footpaths, roads and vegetation.
3. More spending on environmental initiatives.
5. General concerns around traffic management, such as congestion and street parking.
6. Less spending on buildings and large capital works projects e.g. sporting facilities.

Adjustments to the Draft Annual Business Plan document and Long Term Financial Plan-

Since the General Council meeting held on 23 April 2024 the following amendments noted at the meeting have been incorporated into to the Draft ABP and LTFP document:

- Koorana Gymnastics Upgrade – Removal of the wording ‘subject to General Council endorsement at the 23 April 2024 meeting’
- Community Energy Fund Upgrade Project – Addition of \$130k for 2024/25 for detailed design for Solar Car Parking (\$100k) and LED Lighting (\$30k)
- Club Marion Changerooms – Brought forward \$500k funding in the LTFP from 2026/27 to 2025/26

Any further changes endorsed by council will be updated in the final version brought to council on 25 June.

Fees & Charges Schedule

A draft Fees and Charges Schedule is attached (**Attachment 2**) for Council's consideration. Council's Fees and Charges Policy directs that Council will levy fees and charges for goods and services on a user pays basis and where possible, recover the 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.

In terms of applying increases, Council can only apply increases in terms of User Charges. Statutory Charges are set by the Government and will be updated as soon as the increased charges are released. **Forecast Grants Program**

The Grants Program (**Attachment 3**) details the **\$11.199m** in grants forecast to support operations and capital projects for the 2024-2025 year. The report outlines the on-going (recurrent) grants and proposed new grants of a capital and operating nature.

In addition, an assumption that the City of Marion will attract future grant funding for eligible CoMBAS projects beyond 2024-2025 has also been factored into the LTFP. These projects and associated grant funding will be reviewed on an ongoing basis and revised within the annual review of the LTFP.

Conclusion

This report highlights the community feedback received during the consultation period along with the further development of the Draft 2024-2025 ABP and LTFP which includes a significant program of works for 2024-2025 and beyond, improving service levels while setting a rate that balances the impact on the community. The final ABP 2024-2025 and LTFP will be updated with information not available or finalised at the time of preparing this report including;

- Rating schedule comparisons not available until the final Valuer General update is received and processed in the last week of June. Final rate in the dollar figures will be updated at this time.

ATTACHMENTS

1. Attachment 1 - Draft Annual Business Plan and Budget 24-25 Final [**12.3.1** - 68 pages]
2. Attachment 2 - Fees and Charges - 2024 2025 [**12.3.2** - 36 pages]
3. Attachment 3 - Grant Funding Schedule ABP 2024-2025 [**12.3.3** - 1 page]
4. Attachment 4 - Community Consultation Feedback [**12.3.4** - 44 pages]
5. Attachment 5 - Making Marion Report - Draft Annual Business Plan And Budget 2024-2025 [**12.3.5** - 11 pages]

City of Marion Annual Business Plan 2024-2025

Draft for public consultation

A great place to live



Image credit: Southern Cultural Immersion

Kurna Acknowledgement

Ngadiu tampendi Kurna meyunna yaitya
mattanya yainty 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.

Welcome

Welcome to the City of Marion's Draft Annual Business Plan 2024-2025.

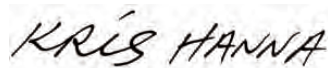
This is our draft budget for the year ahead. The Elected Councillors and I have consistently tried to keep average rate increases below the rate of inflation, but it is probably not possible this year.

In recent years, we have been delivering much-needed upgrades to community facilities (for example, a new Marino community hall and Cove netball facilities will soon be completed) – construction costs have gone up hugely. This and other factors has led us to propose a 4.8 per cent average rate increase for the coming year. Still, this will be one of the lowest average rate increases in metropolitan Adelaide. Property owners may experience variation in that figure due to changing property values which are outside of the Council's control.

Finally, it is worth mentioning that the State Government forced us, and all other councils, to pay for an audit by the Essential Services Commission – the recent report on Marion Council's financial performance shows that we are performing extremely well.

Please tell us what you think – before the 21st of May. Council Members will consider your submissions when we finalise the budget in June.

Yours faithfully



Mayor Kris Hanna



Your voice

The City of Marion is seeking your ideas and feedback regarding the Draft Annual Business Plan 2024-2025.

This process provides you with the opportunity to have your say on the level of service and activities undertaken by the Council before the final budget is adopted.

Community consultation commences on Wednesday 1 May 2024 and closes on Tuesday 21 May 2024 at 11:59pm. Online submission forms are available on Council's community engagement website makingmarion.com.au

Written submissions are welcomed and addressed to the following:

City of Marion
PO BOX 21
Park Holme SA 5043

Or council@marion.sa.gov.au

Verbal submissions may be made at the 14 May 2024 General Council meeting, which begins at 6:30pm. At this meeting, members of the public may ask questions and make submissions in relation to the Draft Annual Business Plan 2024-2025 for a total period of one hour.

Each speaker will be allocated a maximum of five minutes to make their submission.

If you wish to make a verbal submission to General Council, please contact:

Kate McKenzie
Manager, Office of the Chief Executive
Telephone: 08 8375 6600.

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Your rates at a glance

Amounts spent per one hundred dollars (\$100)



Infrastructure Management

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



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



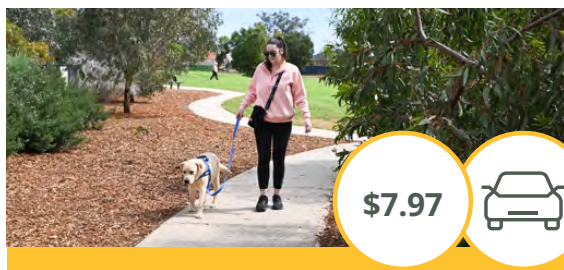
Open Space, Parks and Gardens

- Reserve maintenance
- Playgrounds
- Public toilets
- Playground maintenance



Library Services

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



\$7.97



Urban Development, Inspection, Regulation and Control

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



\$6.54



Community Development and Capacity Building

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



\$5.45



Environmental Sustainability

- Street tree management
- Environmental regulation
- Native vegetation



\$4.16



Culture and Recreation

- Cultural heritage
- Community events



\$4.36



Health and Community Care

- Aged care services
- Community buses
- Emergency response



Overview

The draft Annual Business Plan for 2024-2025 highlights proposed strategic projects, services, and programs for the upcoming financial year. We are committed to aligning actions in the draft Annual Business Plan to the 4-Year Business Plan 2023-2027, the Strategic Plan 2019-2029, and the Community Vision 'Towards 2040'.

We aim to provide value to our ratepayers through responsible decision-making and financial management. Ongoing savings will be identified, and external funding secured as we partner with State and Federal Governments. Our focus on delivering efficient services has allowed us to support one of the lower- rate increases across SA with a proposed 4.8% increase in the average rate for 2024-2025.

In the coming year, we will continue to make the City of Marion a great place to live, work and play through its ongoing capital works programs, core services, projects, and investment in the following initiatives:

Events



Council will support three free major civic events for a celebration of community and culture. At a 'Touch-A-truck' festival, children can get up close and personal with a variety of vehicles from emergency services to construction. Our 'Concert at the Cove' will feature live music and entertainment. Council will support Southern Cultural Immersion to deliver a National Reconciliation Week event where the community can come together to acknowledge and celebrate the histories and culture of Aboriginal and Torres Strait Islander peoples.

Flinders Greenway development*



The Flinders Greenway (bikeway) project is a stage 3 upgrade to connect a walking and cycling bikeway between Flinders University, Tonsley, and further north to the Marino Rocks Greenway. This project has a budget allocated by council subject to receiving partnership funding.

Marion Basketball Stadium upgrade



Council has proposed a new 5 court indoor basketball stadium at the current site off Norfolk Road. Works to be completed this year include the development of concept designs, community consultation and options for Marion Tennis Club.

Seacliff Golf Course upgrade



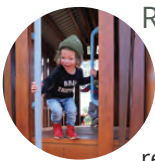
This multi-year project will conclude this year with the completion of a new clubhouse and car park, which will provide hospitality services, meeting spaces, outdoor deck and a Golf pro-shop.

Warradale Park Tennis Club upgrade



The upgrade to the Warradale Park Tennis Club will include a new upper-level floor function space and decking, upgraded shower and toilet facilities, bar, and office space. The project will be funded by Council with contributions from the State and Federal Government.

**Subject to grant funding*



Reserve and playground redevelopments across Council

Council proposes to invest \$1.95m toward reserve upgrades across the council area as part of the capital works program. Proposed key upgrades include the design of Scarborough Terrace Reserve in Dover Gardens, Southbank Boulevard Reserve in Trott Park, and the construction of Graham Watts Reserve Mitchell Park and Elizabeth Ryan Reserve in Plympton Park.



Marion Heritage Research Centre archive storage and renovation

To create a purpose-built temperature-controlled archive storage at the Marion Heritage Research Centre to appropriately maintain council's heritage collection. Additionally, this project will provide a minor internal renovation and fit-out to the existing spaces.



Commence detailed design for Glandore Oval Precinct Plan and Redevelopment

Development of a plan that considers the future needs of the sporting clubs and community, including a new clubhouse, car parking, play spaces, removal of old buildings and introduction of new landscaping. Work will commence this year to progress designs following community consultation undertaken in early 2024. The State Government has provided \$5m towards this project.



Marion Cultural Centre Library refurbishment

An upgrade to the Marion Cultural Centre library space by replacing shelving and revitalising the children's area. This project aims to modernise the library experience after over two decades of operation, ensuring the spaces cater for the current and future needs of our community.



Cooinda Community Centre upgrade

Minor renovations will be undertaken at Cooina Community Centre, including the addition of new acoustic treatment to the hall, painting the entire centre, improved safety, and access, and upgrading furniture throughout the centre and cafe areas.



Marion Cultural Centre Plaza upgrade

The Marion Cultural Centre (MCC) Plaza is being upgraded to create a vibrant public space that aims to create a new destination hub. It will support community events, social interactions, and tourism. The upgrade will improve pedestrian and cyclist connections, provide a versatile space for various community events, and maintain vehicle access to businesses and community facilities on Milham Street. The project is due to be completed by August 2024.



Southern Soccer Facility soccer pitch

The Southern Soccer Facility was built in April 2022, and included 3 out of 4 proposed soccer pitches. The delivery of the 4th pitch is scheduled to be undertaken in the year through a combination of State Government grant funding and a matching Council contribution.



Glandore Community Centre-entry upgrade and new business hub

Minor renovations will be undertaken to upgrade the reception area and additionally create a new business hub space. This upgrade will ensure that the main reception is modern and welcoming, providing space for the community to meet and socialise. The newly created Business Hub will allow a vibrant co-working space.



New signage around the city

Council is updating signage in selected parks, buildings, and other spots to give locals and visitors helpful information about important places in our area. The signage at main buildings will make them easier to spot and improved signage will enable visitors to find their way around council buildings and reserve areas.



Community Energy Upgrade*

Solar carparks at Marion Outdoor Pool and the Administration Building along with energy efficient LED lighting upgrades at 5 council owned sporting facilities.



Koorana Gymnastics upgrade

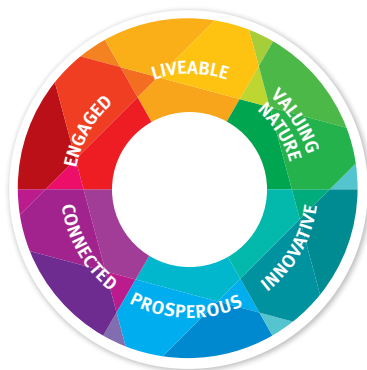
Work will commence at the Koorana Gymnastics Club at Morphetville to construct a new accessible toilet, meeting room and reception.

See the full list of projects on pages 17-18.

*Subject to grant funding

Our purpose, vision and values

Our purpose	Our values	
(Why we exist) To improve our residents' quality of life; continuously, smartly and efficiently.	With the community and safety at the forefront of everything we do, we value:	Achievement - Enhancing our knowledge and performance to reach our shared goals, while being dedicated to supporting one another
Our community vision (What we want to become) A community that is Liveable, Valuing Nature, Engaged, Prosperous, Innovative and Connected.	Respect - Treating everyone as we want to be treated, where all contributions are valued	Innovation - Encouraging new ideas, and learning from our experience to do things better
	Integrity - Fostering trust and honesty in all of our interactions	



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 2024-2025 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.



Council is currently reviewing its 10 year Strategic Plan. The new plan will be endorsed by Council in August 2024. The above strategic themes, Strategic Management Framework and Community Vision are likely to change.



Significant influences

The following external challenges and opportunities have influenced the development of Council's budget for 2024-2025.



Cost of living pressures

The current cost of living pressures have led to pressure on people's finances, affecting their overall well-being and sense of quality of life. To alleviate this, Council aims to keep rates low to ensure the burden on ratepayers remains manageable.



Partnership funding

Through partnerships with state and federal governments, Council receives substantial funding to enhance community facilities, often requiring contributions from the Council itself. This funding is crucial for upgrading existing facilities and developing new ones to better serve the community.



Climate Resilience

Council is dedicated to doing its part to tackle climate change through various initiatives, such as improving energy efficiency of council's buildings, utilising renewable energy sources, planting thousands of trees annually, and implementing sustainable waste and water management practices. These efforts aim to make the city more resilient to climate-related challenges, with ongoing monitoring through a climate risk register to ensure effective management of potential threats.



Regional-level Planning (State Government led planning)

The State Government is reviewing changes to South Australia's planning laws, offering the Council an opportunity to proactively engage. Council is required under the Act to ensure that its Strategic Plan reflects broader regional-level plans and is updated within two years of council elections. City of Marion's Strategic Plan is currently being reviewed and will be finalised early in the 2024-2025 budget year.



Cost of services

Like many organisations, Council faces rising costs associated with delivering services, including inflation, and shortages in the construction workforce. These factors contribute to higher service costs across the board, necessitating careful budgeting and resource allocation.

Framework of the Annual Business Plan

The Annual Business Plan 2024-2025 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:

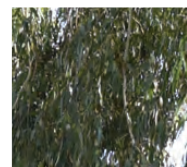
Support the achievement of the City Of Marion's strategic directions.

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.

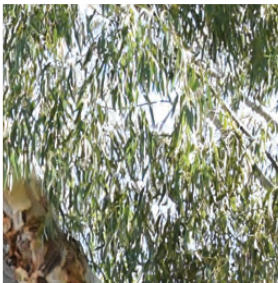
With a primary focus on cash flow and ensuring the Council's asset renewal and upgrades are fully funded, this target is currently being met. To ensure ongoing financial sustainability, the Council monitors and reviews all its financial indicators together.



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 \$24.551m by 30 June 2025, and peak at \$63.276m in 2033-2034. 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 after 2024-2025 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 2024-2025.



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

Comparative 2023-2024 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	
Reserves, parks and gardens management	Tree management
Community facilities management	Public health planning
Infrastructure management	Positive Ageing and Inclusion
Waste and recycling services	Community Transport
Library services	Dog and cat registration
Environmental sustainability	Arts and cultural promotion and support
Business support services	Citizenship ceremonies
Development and building assessments	Supporting community gardens
Land use and development planning	Community Leadership Program
Emergency planning and response	Graffiti removal
Community grants and partnerships	Justice of the Peace
Sport and recreation promotion and support	Community centres
Community health and safety	Parking and traffic management
Enabling services	
Financial management	Innovation
Governance support	Communication and Marketing
Strategic management	Media, Engagement and Events
Strategic asset management	People Management
Continuous Improvement	ICT and knowledge management
Operational support	Strategic procurement
Risk management	Strategic partnerships



Project priorities

In 2024-2025 the Council plans to commence or continue working on the following strategic initiatives, as outlined in our 4 Year 2023-2027 Business Plan, or through Council resolutions:

Continuing initiatives

Continuing initiatives from prior years	Key strategic theme
Complete Marion Cultural Centre Plaza upgrade	Liveable
Complete the Marino Hall upgrade	Liveable
Construction of Seacliff Golf Course clubhouse and car park	Liveable
Warradale Park Tennis Club upgrade	Liveable
Deliver a Public Art Strategy	Liveable
Deliver the 'Sports in Reserves Program' providing free sports activities for young people aged 5 to 18 years	Liveable
Continue with transition of Council's passenger vehicles to electric	Valuing Nature
Continue planting of over 4,000 trees annually	Valuing Nature
Deliver an annual program of environmental engagement activities events and programs.	Valuing Nature
Deliver the Youth and Community Grants Program	Engaged
Deliver community events including Australia Day events, Touch a Truck, Concert at the Cove, citizenship ceremonies, opening events, Reconciliation Week event and civic events.	Engaged
Implement the Information Services Strategy	Innovative
Continue to deliver the 'Southern Business Mentoring Program' and Business hubs program.	Prosperous
Deliver an annual program of business events and engagement	Prosperous
Deliver the annual capital works program (stormwater, road reseal, kerbs, kerb ramps, open space works, property/building, footpath, streetscape upgrades, traffic upgrades, other infrastructure)	Connected
Provide the community bus to support residents to remain connected	Connected
Continue to support the Gap Year Program	Council of Excellence
Continue staged upgrade of Council's Administration building	Council of Excellence

New projects commencing in 2024-2025

2024-2025 new initiatives	Key strategic theme
Commence community engagement and detailed designs for the Marion Basketball Stadium	Liveable
Reserve and playground redevelopments across the Council	Liveable
Marion Heritage Research Centre archive storage and renovation	Liveable
Commence planning for Cosgrove Hall	Liveable
Complete detailed design for Glandore Oval Precinct plan and redevelopment	Liveable
Marion Cultural Centre Library refurbishment	Liveable
Southern Soccer Facility soccer pitch	Liveable
Cooinda Community Centre upgrade	Liveable
Morphetville Park Tennis clubrooms design	Liveable
Hazelmere Reserve courts design	Liveable
Koorana Gymnastics upgrade	Liveable
Community Energy Upgrade*	Valuing Nature
Glandore Community Centre entry upgrade and new Business Hub	Prosperous
New signage around the city	Connected
Flinders Greenway development*	Connected

**Subject to grant funding*

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 assets provide services to the community and businesses for current and future generations. They range from roads and footpaths, to buildings, playgrounds, trees, shelters, vehicles, machinery and stormwater drains. Gifted assets we receive from sources including State Government and developers attract ongoing operational and maintenance costs over their life.

The City of Marion upholds a commitment to implementing asset management best practices throughout all areas of the council, ensuring that assets' performance, risks, funding, and replacement values are integral factors in decision-making and strategic planning. This adherence extends to complying with relevant legislative requirements, regulations, corporate policies, and Asset Management Plans.

The City of Marion's assets provide services to our community now and into the future. Assets are long-lived so must be resilient and adaptable to continue to service community needs across a

range of likely future scenarios. A significant part of council's spend is devoted to the maintenance, operations, renewal, and creation of new assets. Council will continue to invest in these assets as cost effectively as possible while considering beneficial advancements in technology.

Our assets are vulnerable to climate impacts including less rainfall overall, more frequent and intense rainfall events, increased frequency and intensity of bushfires, increased temperatures, more frequent and intense heatwaves and increased risk of coastal erosion and flooding from sea level rise. Council's asset management plans address climate resilience by including actions that support a transition to a low-carbon, energy efficient future and planning for physical climate and nature-related risks and opportunities whilst ensuring it is cost effective.

Council will continue to optimise spending through better asset management to deliver current levels of service in the most affordable and efficient way. We're looking beyond day-to-day operations and investing in the long-term quality of life for our community.

The City of Marion owns and manages a large and diverse asset portfolio valued at over one billion dollars



Artworks, culture and heritage assets



Buildings and structural assets



The Coastal Walkway



Fleet, plant and equipment assets



Open space assets



Stormwater assets



Transport assets



Tree assets



Water treatment and resources assets

Measuring our success

In development

Funding the Annual Business Plan

Your rates in 2024-2025

The Annual Business Plan is based on a 4.8 per cent increase in the average rate for the coming year. In setting rates for 2024-2025, Council has forecast the revenue required to meet the costs of delivering the services and projects that will be provided to the community in 2024-2025.

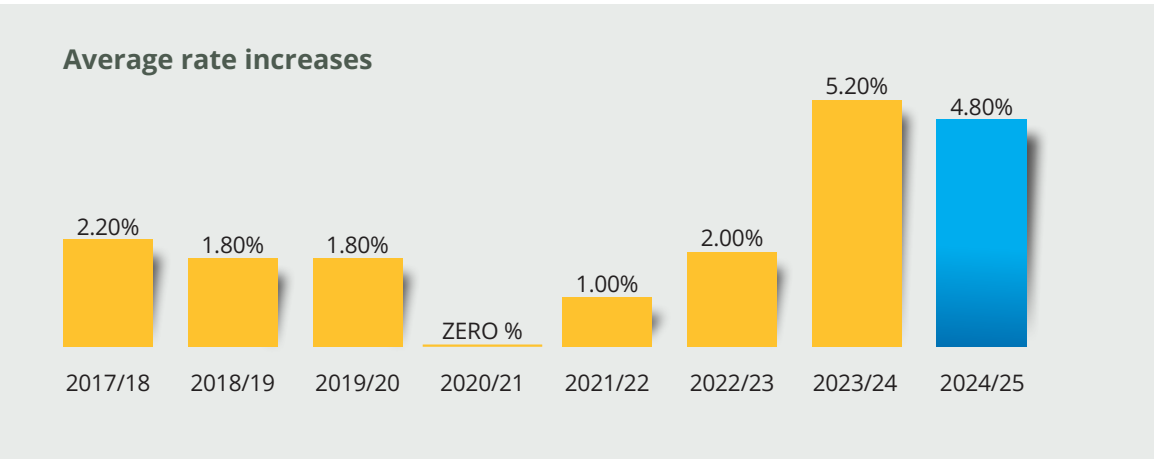
Rates account for 82 per cent of Council's operating revenue with other sources including fees, charges and grants. These revenues contribute to the necessary funding for planned operating and capital renewal programs in 2024-2025.

While the average rate increase is 4.8 per cent, 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 2024-2025.





Comparative rating data

With a 4.8 per cent 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 2023-2024 Council had the 5th lowest average metropolitan residential rate.



Differential rating

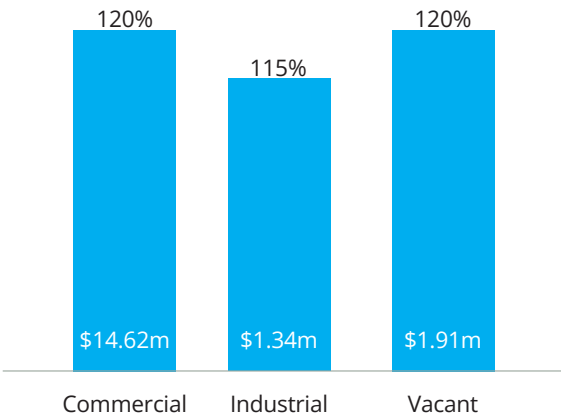
Council currently derives 17% of its rate revenue from the Commercial and Industrial sectors– Commercial (15.5%) and Industrial (1.5%). Commercial and Industrial users consume a greater proportion of Council resources than residential properties, particularly in regard to the use of roads, footpaths, 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:

Differential rating



The average increase in rates for 2024-2025 by land use category is outlined below:

Land use category	2024-2025 increase
Residential	\$84
Vacant Land	\$292
Industrial	\$758
Commercial	\$195

Council is forecasting to raise \$92.486m in general rates revenue of which \$14.62m is derived from commercial properties, \$1.34m from industrial properties and \$1.91m from properties in the vacant land use category.





Budgeted income statement

An operating surplus of \$0.410m before capital revenues is forecast for 2024-2025. The operating surplus is required to support the renewal of existing infrastructure in accordance with Council's Asset Management Plans and to support construction of new assets to deliver services.

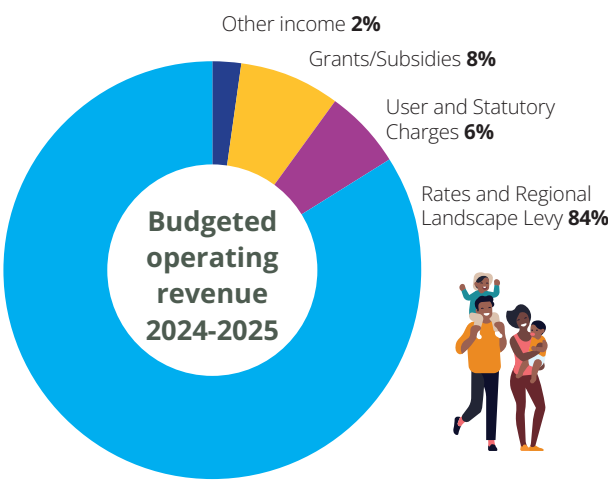
Budgeted Income Statement	2nd Review 2023/24 \$'000	Budget 2024/25 \$'000	Variance \$'000
Operating Revenue			
Rates - General	87,274	92,486	5,212
Rates - Regional Landscape Levy *	2,263	2,337	74
Statutory Charges	2,690	2,738	48
User Charges	3,859	4,164	305
Grants/Subsidies	6,432	8,557	2,125
Investment Income	1,050	300	(750)
Reimbursements	1,245	1,020	(225)
Other Revenue	1,184	668	(516)
Share of Profit/(Loss) Regional Subsidiaries	365	645	280
Total Operating Revenue	106,362	112,916	6,553
Operating Expenditure			
Employee Costs	44,119	46,492	2,373
Contractor Services	33,214	30,442	(2,772)
Materials	6,347	6,865	518
Finance Charges	151	510	359
Depreciation	20,069	20,100	31
Other Expenses	7,854	8,097	243
Total Operating Expenditure	111,754	112,506	752
Operating Surplus/(Deficit) before Capital Revenues	(5,392)	410	5,801
Capital Grants and Contributions	17,151	2,642	(14,509)
Asset Disposal and Fair Value adjustments	331	353	22
Net Surplus/(Deficit)	12,090	3,405	(8,686)

* 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 82% (84% including Regional Landscape Levy) of total revenue in 2024-2025, with other sources being government regulated fees for statutory services, untied federal grant monies, as well as other grants from the State and Federal government.



General rates

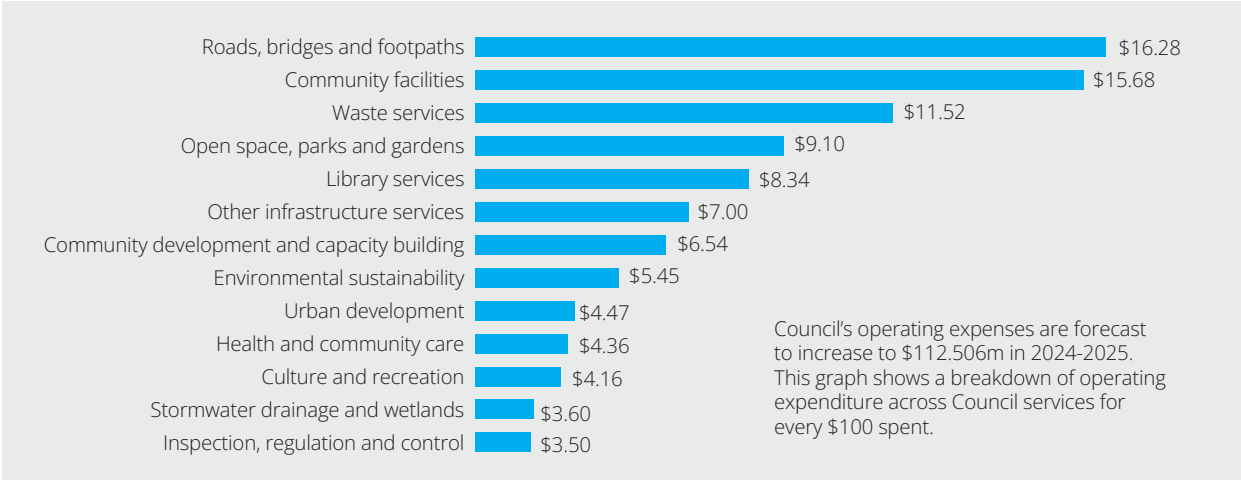
Council's revenue in 2024-2025 includes \$92.486m (\$87.274m in 2023-2024) to be raised in general rates. The budget has been developed on the basis of a 4.8% average rate increase (excluding new developments and capital improvements). In setting rates for 2024-2025, Council has forecast the revenue required to meet the costs of delivering the services and projects to be provided to the community in 2024-2025.

Growth from new property development is forecast at 1% for 2024-2025. 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 at \$8.557m for 2024-2025, an increase of \$2.125m on grants received in 2023-24. It should be noted that grant funds anticipated to be received in 2023-24 were paid in advance in 2022-23.

Operating expenditure



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 \$2.37m primarily because of increases stemming from existing Enterprise Agreements provisions, increases to the Superannuation Guarantee Contribution and additional staffing resources for Council endorsed initiatives.

A reduction of \$1.4m 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 management, 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 \$2.772m is forecast in

the 2024-2025 budget which relates to one off expenditure relating to Infrastructure Condition Audits completed in 2023-2024 and other once off project expenditure no longer required in 2024-2025.

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. An increase of \$0.518m in materials is forecast in the 2024-2025 budget primarily relating to additional funding for set aside to support council's Biodiversity Plan in addition to CPI increases in utilities and material costs.

Other expenses

Other Expenses have increased by \$0.243m in 2024-2025 which includes an increase of \$0.113m for the Regional Landscape Levy for 2024-25 (collected on behalf of the Green Adelaide Board).

Capital revenue

Capital grants and contributions

Council has incorporated \$2.642m in capital grants and contributions towards new capital works planned in 2024-2025. Funding includes Federal and State Government grant funding contributions towards Council's prioritised new initiatives/projects.

Budgeted capital expenditure

Capital Expenditure	2nd Review 2023/24 \$'000	Budget 2024/25 \$'000
Land	-	-
Buildings and Major Projects	31,220	19,223
Infrastructure:		
Roads & Kerbs	4,993	4,491
Drains	2,984	3,624
Footpaths	3,227	880
Traffic Control Devices	572	540
Other Infrastructure	2,721	1,019
Plant and Equipment	2,148	1,847
Furniture and Fittings	158	200
Streetscapes	3,556	-
Other	5,246	1,951
Total Capital Expenditure	56,825	33,775
Represented By:		
Capital Expenditure		
Assets - Renewal	19,567	15,174
Assets - New	37,258	18,601
	56,825	33,775

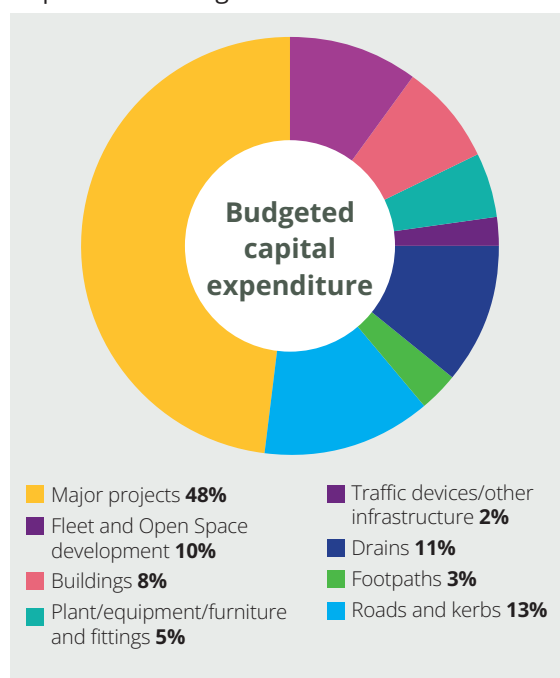
The 2024-2025 Budgeted Statement of Capital Expenditure forecasts a total capital funding requirement of \$33.775m including \$15.174m renewal and \$18.601m new and upgrade.

It is anticipated that \$1.5m Streetscape funding will be carried over from 2023-24 for works to be completed in 2024-2025.

Funding for key capital projects in the 2024-2025 budget includes forecast funding towards:

Marino Hall Upgrade
Marion Cultural Centre Plaza Upgrade
Warradale Park Tennis Club
Seacliff Golf Park Clubhouse Redevelopment

The chart below summarises Council's planned Capital Works Program for 2024-2025:



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 2024-2025 is expected to result in a net decrease in funding of \$10.915m.

Net Lending/(Borrowing)	2nd Review 2023/24 \$'000	Budget 2024/25 \$'000
Operating Surplus/Deficit before Capital Amounts	(5,392)	410
<u>less: Net Outlay on Existing Assets</u>		
Capital expenditure on asset renewal/replacement	19,567	15,174
less Depreciation/Ammortisation	(20,070)	(20,100)
	(503)	(4,926)
<u>less: Net Outlay on New/Upgrade Assets</u>		
Capital expenditure on New & Upgrade Assets	37,258	18,601
less Capital Grants	(17,152)	(2,642)
	20,106	15,959
Adjustments		
Gain/(loss) on disposal of assets	331	353
Share of Equity - Regional Subsidiaries	(365)	(645)
	(34)	(292)
Net funding increase/(decrease)	(25,030)	(10,915)

Financing Transactions	2nd Review 2023/24 \$'000	Budget 2024/25 \$'000
New Borrowings	14,300	8,800
less: Repayment of Principal on Borrowings	(929)	(312)
less: Increase/(Decrease) in Cash & Investments		
- Transfers from/(to) Reserves	12,373	2,473
- Cash Deficit/(Surplus)	(714)	(45)
Equals: Financing Transactions	25,030	10,915

Financing transactions associated with accommodating the expected net lending result in 2024-2025 are found in the above table. Council's Long Term Financial Plan includes an allowance for borrowings of up to \$8.8m in 2024-25 to support the funding requirements of Council's Capital Works Program.

Council's borrowings are projected to peak at \$63.276m in 2033-2034 with its Debt Servicing Ratio peaking at 5.25% in 2033-2034 against a maximum target of 10.0% and its Net Financial Liabilities ratio remaining within the targeted range of 0 - 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 five years up to 2023-2024. All key financial ratios are forecast to be within their targeted ranges for the 2024-2025 year and throughout the 10-year term of Council's Long Term Financial Plan.

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 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 forecast to be completed in 2023-2024 and additional projects in 2024-2025 along with loan funding forecast to be utilised up to \$8.8m in 2024-2025, the Net Financial Liabilities Ratio is projected to remain within Council's target range in 2024-2025.

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 2024-2025 but remains in the lower end of Council's targeted bandwidth for this ratio.

Ratio	Council Target	2024-2025 Budget	5 Year Average
Operating Surplus	0% - 10%	0.4%	0.4%
Asset Renewal Funding Ratio	90% - 110%	100%	80.8%
Net Financial Liabilities	0% - 50%	23.1%	-14.5%
Debt Servicing	0% - 10%	0.7%	1.1%

Response to ESCOSA advice report

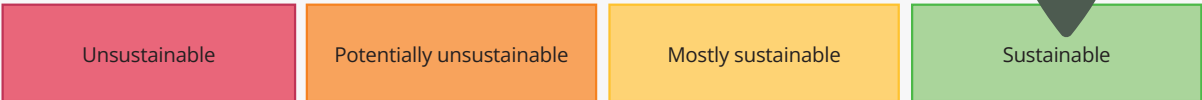
On 30 April 2022, amendments to the *Local Government Act 1999* came into operation resulting in the implementation of the Local Government Advisory Scheme. The purpose of this advisory scheme is to provide ratepayers confidence that the rates they pay are set at the level necessary for their council to provide the services they value. The Essential Services Commission (Commission) of South Australia is the advisory body. The State’s 68 councils are subject to the scheme.

The Commission reviewed the City of Marion’s financial performance during the 2023-24 financial year. The review has been in addition to the existing program of review of financial sustainability by City of Marion’s internal auditor, external auditor and independent scrutiny from our Finance, Audit and Risk Committee.

The City of Marion has been assessed by the Commission at the higher end of sustainable for past, current and future projections.



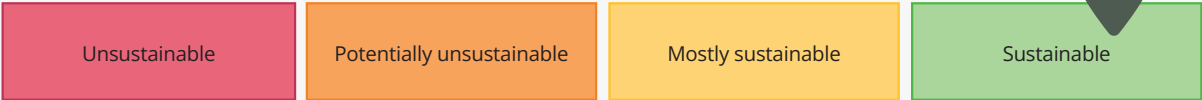
Current financial performance



Projected financial performance (future)



Previous financial performance (past 10 years)



With a key focus on maintaining rates at or under inflation, even in the face of high and unprecedented construction costs well above inflation, incurring borrowings only when prudent to do so for new capital works, the City of Marion is in an enviable position in relation to financial performance.

Notwithstanding the work by the Commission is an advisory scheme, rather than a compulsory one in that the Commission cannot require councils to follow that advice, the City of Marion has provided a response to the recommendations below.

ESCOSA recommendation	City of Marion response
Continue to review its inflation forecasts in its budget and forward projections from 2024-25, given the potential for higher short-term inflation outcomes, followed by a return to long-term averages.	Continually reviewing and assessing inflationary forecasts are already a key element of analysis undertaken by the City of Marion included in the annual and long-term budget setting process. The City of Marion will continue to review economic indicators, inflation results and forecasts including those published by the Reserve Bank. The City of Marion appreciate a dynamic and data driven approach to inflation forecasting enhances the accuracy and robustness of our forecasts and fosters greater confidence in our budgetary decision-making processes.
Consider better clarity in its forward estimates in its long-term financial plan concerning the assumptions for its cost and revenue estimates	The City of Marion will continue to use robust analysis in developing the cost and revenue assumptions. Key assumptions used in the development of Council's Annual Business Plan and Long-term Financial Plan are already published as part of the budget development process contained within Council agendas.
Report any actual and projected cost savings in its annual budget (and long-term financial plan, as appropriate), to provide evidence of constraining cost growth and achieving efficiency across its operations and service delivery.	The City of Marion uses a conservative approach to expenditure budgeting and forecasts with minimal discretionary funding factored into the annual business plan. However, the City of Marion does explore opportunities for efficiencies which look to free up capacity to meet demand for the 1,000 new residents per year rather than continually seek new resources. Where these efficiencies result in direct savings these will be published in Council's Annual Report.
Consider undertaking a comprehensive revaluation of its depreciable assets by an external valuer at least every four years to ensure the forecast rate of asset consumption (and depreciation expense) in the long-term financial plan reflects recent macro-economic conditions.	The City of Marion appreciates that the COVID-19 period did result in unusually high asset valuation fluctuations. With the post COVID economy returning to more moderate inflationary measures it is not considered necessary to increase the frequency of asset valuations to 4 years.
Report in its annual business plan the estimated average annual change for all of its nine categories of general rates, together with the quantum of annual revenue it expects to collect from these distinct categories of rates (with minimum rate revenue reported separately), providing greater clarity and transparency to its ratepayers.	The City of Marion will review the publication of this information in future Annual Business Plans to provide clarity and meaningful information to our ratepayers.

Appendix 1 - Capital works list

Open space and recreation works program 2024-2025

Location	Suburb	Ward	
Fryer Street Reserve	Hallett Cove	Coastal	open space design
Linear Park Reserve	Hallett Cove	Coastal	open space construction
Fryer Street Reserve	Hallett Cove	Coastal	open space construction
Capella Drive Reserve	Hallett Cove	Coastal	open space construction
Chatsworth Court Reserve	Hallett Cove	Coastal	open space construction
Perry Barr Farm	Hallett Cove	Coastal	open space construction
Pavana Reserve	Hallett Cove	Coastal	open space construction
Newland Avenue Linear Park Reserve	Marino	Coastal	open space construction
Teesdale Crescent Reserve	Plympton Park	Mullawirra	open space design
Elizabeth Ryan Reserve	Plympton Park	Mullawirra	playground construction
Peter Court Reserve	O'Halloran Hill	Southern Hills	open space construction
Gully Road Reserve	Seacliff Park	Southern Hills	open space design
Roy Lander Reserve	Seaview Downs	Southern Hills	open space construction
Southbank Boulevard Reserve	Sheidow Park	Southern Hills	playground design
Nari Drive Reserve	Sheidow Park	Southern Hills	open space construction
Spinnaker Circuit West Reserve	Sheidow Park	Southern Hills	open space construction
Scarborough Terrace Reserve	Dover Gardens	Warracowie	playground design
Jacaranda Grove Reserve	Oaklands Park	Warracowie	open space construction
Sandery Avenue Reserve	Seacombe Gardens	Warracowie	open space design
Marion Community House	Warradale	Warracowie	open space construction
Graham Watts Reserve	Clovelly Park	Warriparinga	playground construction
Penrith Court Reserve	Mitchell Park	Warriparinga	open space design
Quick Road Reserve	Mitchell Park	Warriparinga	open space construction
Sampson Road Reserve	Mitchell Park	Warriparinga	open space construction
Myer Road Reserve	Sturt	Warriparinga	open space design
Minor Open Space Enhancements & Irrigation	Various	Various	

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

Property/building works program 2024-2025

Location	Suburb	Ward	Description
Koorana Gymnastics	Morphettville	Mullawirra	building upgrades including DDA toilet and reception desk
Marion Outdoor Pool	Park Holme	Mullawirra	improvements to pool filtration system and replacement of equipment
Morphettville Park Sports Club	Morphettville	Mullawirra	upgrades to cricket pitch
Stanley Street Tennis Club	Glengowrie	Mullawirra	design new public toilets to existing building
Cove Sports Club	Hallett Cove	Southern Hills	new equipment, goal posts and coaches boxes
Southern Depot Building	O'Halloran Hill	Southern Hills	replacement of existing Atco Hut
Southern Soccer Facility	O'Halloran Hill	Southern Hills	sewer line upgrade and solar panel installation
Marion Cultural Centre	Oaklands Park	Warracowie	upgrades to theatre
Marion Cultural Centre Library	Oaklands Park	Warracowie	upgrades to building
Administration Building	Sturt	Warriparinga	internal upgrades
Cooinda Neighbourhood Centre	Sturt	Warriparinga	upgrades to buildings
Cosgrove Hall	Clovelly Park	Warriparinga	design for upgraded facilities
Marion Heritage Centre Museum	Sturt	Warriparinga	purpose built storage facility
Edwardstown Cricket Club	South Plympton	Woodlands	upgrades to cricket nets
Edwardstown Rotary Book Exchange Building	Edwardstown	Woodlands	roof replacement
Glandore Community Centre	Glandore	Woodlands	building upgrades including DDA toilet and reception desk
Various	Various	Various	facility and wayfinding signage

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

Road reseal program 2024-2025

Road Name	Suburb	Ward	From	To
Balandra Street	Hallett Cove	Coastal	Olivier Terrace	Balandra Court
Boonga Street	Hallett Cove	Coastal	Peera Street	End
Buffalo Court	Hallett Cove	Coastal	Sovereign Street	Cul-De-Sac
Coorabie Crescent	Hallett Cove	Coastal	Fastnet Court	Lighthouse Drive
Lerunna Avenue	Hallett Cove	Coastal	Chalani Crescent	Perry Barr Road
Lighthouse Drive	Hallett Cove	Coastal	Quailo Avenue	Coorabie Crescent
Resolute Crescent	Hallett Cove	Coastal	Sovereign Street	Valkyrie Street
Yilki Court	Hallett Cove	Coastal	Lerunna Crescent	End
Barton Avenue	Marino	Coastal	Forrest Avenue	Glenvale Avenue
Bundarra Road	Marino	Coastal	Dead End	Caralue Road
Rockford Place	Marino	Coastal	Robertson Place	Shaftesbury Terrace
Baker Street	Glengowrie	Mullawirra	Wilkins Street	City boundary
Marryatt Street	Glengowrie	Mullawirra	Ranelagh Street	Hardy Avenue
Na Botto Court	Morphettville	Mullawirra	Croker Road	Empire Rose Court
Bowaka Street	Park Holme	Mullawirra	Nunyah Avenue	Cungena Avenue
Cowra Crescent	Park Holme	Mullawirra	Cowra Crescent	Nilpena Avenue
Acacia Street	Plympton Park	Mullawirra	Browning Avenue	End
Clement Street	Plympton Park	Mullawirra	Browning Avenue	South Terrace
Tennyson Avenue	Plympton Park	Mullawirra	Park Terrace	Stradbroke Avenue
Oval Road	Hallett Cove	Southern Hills	Cove Sports Car Park Entrance	Brooklyn Drive
Gawler Street	Seaview Downs	Southern Hills	Eyre Street	Mitchell Street
Coolalie Road	Sheidow Park	Southern Hills	Balee Avenue	Elura Road
Marni Road	Sheidow Park	Southern Hills	Tindall Crescent	Heysen Drive
Merriwa Road	Sheidow Park	Southern Hills	Balee Avenue	Eurelia Road
Parri Road	Sheidow Park	Southern Hills	Elura Avenue	Adams Road
Southbank Boulevard	Sheidow Park	Southern Hills	Berrima Road	Worthing Drive
Tindall Crescent	Sheidow Park	Southern Hills	Marni Road	Westall Way
Westall Way	Sheidow Park	Southern Hills	Westall Court	Amaroo Road
Adams Road	Trott Park	Southern Hills	Heysen Drive	Dickerson Crescent
Beauford Avenue	Marion	Warracowie	Abbeville Terrace	Minchinbury Terrace
Heathcote Street	Marion	Warracowie	Boyle Street	Larkdale Avenue
Oliphant Avenue	Oaklands Park	Warracowie	Mark Place	Peppertree Grove
Doradilla Avenue	Seacombe Gardens	Warracowie	Kingston Avenue	Sutton Avenue
Henty Street	Seacombe Gardens	Warracowie	Seacombe Road	White Crescent
Vardon Street	Seacombe Gardens	Warracowie	Miller Street	Kent Avenue
Wilga Street	Seacombe Gardens	Warracowie	Harbrow Grove	Russell Avenue
Cedar Avenue	Warradale	Warracowie	Diagonal Road	Sienna Avenue
Elgin Avenue	Warradale	Warracowie	Lascelles Avenue	Addison Road
Lascelles Avenue	Warradale	Warracowie	Straun Avenue	Boundary
Railway Terrace	Warradale	Warracowie	Fifth Avenue	Sixth Avenue
Hugh Cairns Avenue	Bedford Park	Warriparinga	Laffer Drive	End

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

Road reseal program 2024-2025 (continued)

Road Name	Suburb	Ward	From	To
Cooder Way	Clovelly Park	Warriparinga	Scott Avenue	Byron Avenue
Dana Court	Darlington	Warriparinga	Crystal Street	End
Timothy Court	Mitchell Park	Warriparinga	Bradley Grove	Timothy Court End
Cumbria Court	Mitchell Park	Warriparinga	Lanark Avenue	End
Peterson Avenue	Mitchell Park	Warriparinga	Shaun Crescent	Lutana Crescent
Trowbridge Avenue	Mitchell Park	Warriparinga	Burnley Grove	Lanark Avenue
Galway Avenue	Seacombe Heights	Warriparinga	Hale Street	Lomond Avenue
Inverell Avenue	Sturt	Warriparinga	Inverell Avenue Loop	Lindsay Street
Sherwood Avenue	Sturt	Warriparinga	Diagonal Road	Miller Street
Ash Avenue	Tonsley	Warriparinga	Chestnut Court	Mimosa Terrace
Drury Terrace	Tonsley	Warriparinga	Selgar Avenue	End
Albert Street	Ascot Park	Woodlands	West Street	Allambee Avenue
Harcourt Avenue	Clovelly Park	Woodlands	Athol Street	Beaumont Street
Railway Terrace	Edwardstown	Woodlands	Hyman Avenue	De Laine Avenue
King Street	Glandore	Woodlands	South Road	End
Korana Street	South Plympton	Woodlands	Wheaton Avenue	Gurney Street
Wintrena Street	South Plympton	Woodlands	Wheaton Street	Ayre Street

Kerb program 2024-2025

Road Name	Suburb	Ward
Kerb & Channel Program	Various	Various
Kerb Ramp DDA Upgrade Program	Various	Various
Kerb Ramp Creation Program	Various	Various

New footpath program 2024-2025

Road Name	Suburb	Ward
Hugh Johnson Reserve	Sheidow Park	Southern Hills
Sampson Road Reserve	Mitchell Park	Warriparinga
David Avenue	Mitchell Park	Woodlands

Footpath renewal program 2024-2025

Road Name	Suburb	Ward
Spinks Road	Marino	Coastal
Beadnall Terrace	Glengowrie	Mullawirra
Sturt River Linear Park	Marion	Warracowie
Bradley Grove	Mitchell Park	Warriparinga
Furner Road	Mitchell Park	Warriparinga
Thomas Street	South Plympton	Woodlands

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

Transport program 2024-2025

Road Name	Suburb	Ward	Description
The Cove Road	Hallett Cove	Coastal	Railway Station Pedestrian Refuge Upgrade
Sandison Road	Hallett Cove	Coastal	Speed Cushion Renewal Program
Marine Ave	Hallett Cove	Coastal	Concrete Island Renewal Program
Morphett Street	Glengowrie	Mullawirra	Bus Shelter Renewal Program
Beadnall Terrace	Glengowrie	Mullawirra	Koala Crossing
Hendrie Street	Park Holme	Mullawirra	Refuge Crossing Upgrade Treatments
Park Terrace	Plympton Park	Mullawirra	Concrete Island Renewal Program
Marion Road	Plympton Park	Mullawirra	Bus Shelter Renewal Program
Brooklyn Drive	Hallett Cove	Southern Hills	Refuge Crossing Upgrade Treatments
Heysen Drive	Trott Park	Southern Hills	Speed Cushion Renewal Program
Diagonal Road	Oaklands Park	Warracowie	Speed Cushion Renewal Program
Milham Street	Oaklands Park	Warracowie	Zebra Crossing
Milham Street	Warradale	Warracowie	Refuge Crossing Upgrade Treatments
Struan Avenue	Warradale	Warracowie	Refuge Crossing Upgrade Treatments
Diagonal Road	Warradale	Warracowie	Bus Shelter Renewal Program
Cohen Court	Clovelly Park	Warriparinga	Flinders Greenway
Bradley Grove	Mitchell Park	Warriparinga	Bus Shelter Renewal Program
Adelaide Terrace	Ascot Park	Woodlands	Concrete Island Renewal Program
Marion Road	Ascot Park	Woodlands	Bus Shelter Renewal Program
Angus Avenue	Edwardstown	Woodlands	Concrete Island Renewal Program
Churchill Avenue	Glandore	Woodlands	Speed Cushion Renewal Program
Waterhouse Road	South Plympton	Woodlands	Concrete Island Renewal Program
Thomas Street	South Plympton	Woodlands	Concrete Island Renewal Program

Stormwater program 2024-2025

Road Name	Suburb	Ward
Second Street	Hallett Cove	Coastal
Freebairn Drive	Hallett Cove	Coastal
Lucretia Way Wetland	Hallett Cove	Coastal
Forrest Avenue	Marino	Coastal
Beadnall Terrace	Glengowrie	Mullawirra
Synnett Avenue	Seaview Downs	Southern Hills
Coolah Terrace	Oaklands Park	Warracowie
Day Street	Sturt	Warriparinga

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

Streetscape program 2024-2025

Road Name	Suburb	Ward
Raglan Avenue	Edwardstown	Woodlands

Car park program 2024-2025

Location	Suburb	Ward
Moreland Avenue/Ransford Crescent	Mitchell Park	Warriparinga

Irrigation program 2024-2025

Location	Suburb	Ward
Seacliff Golf Course	Seacliff Park	Southern Hills
Gully Road Reserve	Seaview Downs	Southern Hills
Cadell Street Reserve	Seaview Downs	Southern Hills
Brolga Road Reserve	Sturt	Warriparinga

Water treatment and resources program 2024-2025

Location	Suburb	Ward
Waterfall Creek erosion protection	Hallett Cove	Coastal
Hugh Johnson Reserve erosion protection	Sheidow Park	Southern Hills
Sheidow Creek erosion protection and detention basin	Sheidow Park	Southern Hills
Islington Drive Reserve detention basin	Sheidow Park	Southern Hills
Upper Field River Stage 1	Sheidow Park	Southern Hills
Oaklands Wetlands Distribution Pump & Sand Filters for Bores	Oaklands Park	Warracowie

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

Appendix 2 - Budgeted Income Statement

Budget 2023-24 \$'000	2nd Review 2023-24 \$'000		Budget 2024-25 \$'000
		Operating Revenue	
87,176	87,274	Rates - General	92,486
2,262	2,263	Rates - Regional Landsacape Levy	2,337
2,551	2,690	Statutory Charges	2,738
3,325	3,859	User Charges	4,164
6,935	6,432	Grants/Subsidies	8,557
425	1,050	Investment Income	300
1,081	1,245	Reimbursements	1,020
701	1,184	Other Revenue	668
365	365	Share of Profit/(Loss) SRWRA	645
104,821	106,362	Total Operating Revenue	112,916
		Operating Expenditure	
44,064	44,119	Employee Costs	46,492
27,477	33,214	Contractor Services	30,442
6,994	6,347	Materials	6,865
151	151	Finance Charges	510
18,100	20,069	Depreciation	20,100
7,670	7,854	Other Expenses	8,097
104,456	111,754	Total Operating Expenditure	112,506
365	(5,392)	Operating Surplus/(Deficit) before Capital Revenues	410
10,119	17,151	Capital Grants and Contributions	2,642
-	331	Asset Disposal and Fair Value Adjustments	353
10,484	12,090	Net Surplus/(Deficit) resulting from Operations	3,405

Appendix 3 - Budgeted Statement of Financial Position

Budget 2023-24 \$'000	2nd Review 2023-24 \$'000		Budget 2024-25 \$'000
		<u>Current Assets</u>	
14,478	17,971	Cash	10,542
5,318	6,512	Receivables	4,917
371	678	Inventory	489
20,167	25,161	Total Current Assets	15,948
		<u>Current Liabilities</u>	
10,439	16,830	Creditors	10,044
6,301	6,722	Provisions	6,715
1,713	935	Loans	2,293
18,453	24,487	Total Current Liabilities	19,052
1,714	674	Net Current Assets/(Liabilities)	(3,104)
		<u>Non-Current Assets</u>	
8,585	8,866	Investment in Regional Subsidiaries	9,511
1,257,667	1,193,082	Infrastructure, Property, Plant & Equipment	1,206,758
1,266,252	1,201,948	Total Non-Current Assets	1,216,269
		<u>Non-Current Liabilities</u>	
639	660	Provisions	667
19,455	15,129	Loans	22,258
20,094	15,789	Total Non-Current Liabilities	22,925
1,247,872	1,186,834	Net Assets	1,190,240
		<u>Equity</u>	
464,580	459,100	Accumulated Surplus	464,980
783,292	727,734	Reserves	725,260
1,247,872	1,186,834	Total Equity	1,190,240

Appendix 4 - Budgeted Statement of Changes in Equity

Budget 2023-24 \$'000	2nd Review 2023-24 \$'000		Budget 2024-25 \$'000
		Accumulated Surplus	
448,601	434,637	Balance at beginning of period	459,100
10,484	12,090	Net Surplus/(Deficit)	3,405
5,603	22,361	Transfers from Reserves	2,563
(108)	(9,988)	Transfers to Reserves	(90)
464,580	459,100	Balance at end of period	464,980
		Asset Revaluation Reserve	
769,508	711,329	Balance at beginning of period	711,329
769,508	711,329	Balance at end of period	711,329
		Other Reserves	
19,281	28,778	Balance at beginning of period	16,405
(5,497)	(12,373)	Net change	(2,473)
13,784	16,405	Balance at end of period	13,931
783,292	727,734	Total Reserves	725,260
1,247,872	1,186,834	Total Equity	1,190,240

Appendix 5 - Budgeted Statement of Cash Flow

Budget 2023-24 \$'000	2nd Review 2023-24 \$'000		Budget 2024-25 \$'000
		Cash Flows from Operating Activities	
104,826	105,997	<i>Receipts</i>	112,307
(87,211)	(91,685)	<i>Payments</i>	(92,606)
17,615	14,312	Net Cash Provided by Operating Activities	19,701
		Cash Flows from Financing Activities	
		<i>Receipts</i>	
18,000	14,300	Loans Received	8,800
		<i>Payments</i>	
(929)	(929)	Principal	(312)
17,071	13,371	Net Cash (Used In) Financing Activities	8,488
		Cash Flows from Investing Activities	
		<i>Receipts</i>	
10,434	17,151	Capital Grants/Subsidies & Contributions/Investments	2,098
-	331	Sale of surplus assets	353
		<i>Payments</i>	
(50,707)	(56,825)	Purchase of IPP&E	(38,069)
(40,273)	(39,343)	Net Cash (Used In) Investing Activities	(35,618)
(5,587)	(11,660)	Net Increase/(Decrease) in Cash Held	(7,429)
20,065	29,631	Cash at Beginning of Reporting Period	17,971
14,478	17,971	Cash at End of Reporting Period	10,542

Appendix 6 - Budgeted Funding Statement

Budget 2023-24 \$'000	2nd Review 2023-24 \$'000		Budget 2024-25 \$'000
Operating Revenue			
89,437	89,537	Rates	94,823
2,551	2,690	Statutory Charges	2,738
3,325	3,859	User Charges	4,164
6,935	6,432	Operating Grants & Subsidies	8,557
425	1,050	Investment Income	300
1,081	1,245	Reimbursements	1,020
701	1,184	Other	668
365	365	Net gain - SRWRA	645
104,821	106,362		112,916
Operating Expenses			
44,064	44,119	Employee Costs	46,492
27,477	33,214	Contractual Services	30,442
6,994	6,347	Materials	6,865
151	151	Finance Charges	510
18,100	20,069	Depreciation	20,100
7,670	7,854	Other	8,097
104,456	111,754		112,506
365	(5,392)	Operating Surplus/(Deficit) before Capital Revenues	410
Capital Revenue			
10,119	17,151	Capital Grants & Subsidies	2,642
-	331	Asset disposal and fair value adjustments	353
10,484	12,090	Net Surplus/(Deficit)	3,405
18,100	20,069	Depreciation	20,100
(365)	(365)	Share of Profit SRWRA	(645)
28,219	31,794	Funding available for Capital Investment	22,860
Capital			
11,468	19,567	less Capital Expenditure - Renewal	15,174
39,238	37,258	less Capital Expenditure - New	18,601
-	-	less Capital - contributed assets	-
(22,487)	(25,030)	Net funding increase/(decrease)	(10,915)
Funded by;			
Loans			
18,000	14,300	Loan Principal Receipts (Net)	8,800
(929)	(929)	less Loan Principal Repayments	(312)
17,071	13,371	Loan Funding (Net)	8,488
Movement in level of cash, investments and accruals			
80	714	Cash Surplus/(Deficit) funding requirements	45
(5,497)	(12,374)	Reserves Net transfer to/(transfer from)	(2,473)
(5,417)	(11,660)	Cash/Investments/Accruals Funding	(2,428)
22,487	25,030	Funding Transactions	10,915

Appendix 7 - Rating policy

1. 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 2024-2025 financial year will be by four instalments, due on 2 September 2024, 2 December 2024, 3 March 2025 and 2 June 2025. 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 - PO Box 21 Park Holme SA 5043

(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) RESIDENTIAL RATE REBATE

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 of general rates to eligible ratepayers.

For the current financial year a rebate will be applied to properties to cap any increase in general rates at 10%, subject to meeting the qualifying criteria set out below:

- 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.

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 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 2024-2025 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 2025, and
- The footings have been poured on the property by 30 June 2025.

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 2024 - 30 June 2025 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.

(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 \$243.90 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

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.

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, Park Holme, SA 5043.

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

(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.

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: 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 submitted to: Rating Services Section, City of Marion at council@marion.sa.gov.au

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.

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.

Appendix 8 - Long Term Financial Plan to 30 June 2034

Funds statement - general fund		Projected years									
	Rates Indexation	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Income		4.80%	4.30%	3.25%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Rates		94,823	99,917	104,229	108,464	112,867	117,445	122,205	127,155	132,301	137,651
Statutory Charges		2,738	2,820	2,905	2,985	3,059	3,136	3,214	3,295	3,377	3,461
User Charges		4,164	4,289	4,418	4,539	4,653	4,769	4,888	5,011	5,136	5,264
Grants, Subsidies and Contributions - operating		8,557	8,814	9,078	9,328	9,561	9,800	10,045	10,296	10,554	10,818
Grants, Subsidies and Contributions - capital		-	-	-	-	-	-	-	-	-	-
Investment Income		300	300	300	300	300	300	300	300	300	300
Reimbursements		1,020	1,051	1,082	1,112	1,140	1,168	1,198	1,228	1,258	1,290
Other Income		668	688	708	728	746	765	784	803	823	844
Net gain - equity accounted Council businesses		645	664	684	705	726	748	770	793	817	842
Total Income		112,916	118,543	123,405	128,161	133,052	138,131	143,405	148,880	154,566	160,470
Expenses											
Employee Costs		46,492	48,095	49,538	51,024	52,555	54,131	55,755	57,428	59,151	60,925
Materials, Contracts & Other Expenses		45,404	46,219	48,076	48,884	50,125	51,360	53,190	53,959	55,330	56,692
Depreciation, Amortisation & Impairment		20,100	21,904	22,780	23,691	24,639	25,625	26,650	27,716	28,824	29,977
Finance Costs		510	1,364	2,182	2,849	2,704	2,736	2,664	2,428	2,205	2,891
Total Expenses		112,506	117,582	122,576	126,448	130,023	133,851	138,259	141,531	145,511	150,485
Operating Surplus		410	960	830	1,712	3,030	4,280	5,146	7,350	9,055	9,985
Operating Surplus Ratio		0.36%	0.81%	0.67%	1.34%	2.28%	3.10%	3.59%	4.94%	5.86%	6.20%
Funds from Replaced Asset Disposal		353	320	100	766	847	454	525	1,580	1,117	1,597
Amounts Received Specifically for New or Upgraded Assets		2,642	8,232	3,891	1,952	5,142	4,898	2,042	2,589	18,859	19,476
Net Surplus / (Deficit) for the Year		3,405	9,513	4,820	4,431	9,019	9,631	7,713	11,519	29,031	31,058
Capital (Balance Sheet) and Reserve Movements											
Capital Expenditure		(33,775)	(50,282)	(38,848)	(24,778)	(33,541)	(33,253)	(25,227)	(34,218)	(72,265)	(73,786)
Loan Repayments (External)		(312)	(1,668)	(2,461)	(3,238)	(3,485)	(3,596)	(3,996)	(4,226)	(4,468)	(4,459)
New Loan Borrowings (External)		8,800	16,000	14,550	750	4,250	2,500	-	-	17,100	16,800
Net Transfers (to)/from Reserves		2,473	5,275	(75)	(75)	(75)	(75)	(4,275)	25	2,625	1,325
Total Capital (Balance Sheet) and Reserve Movements		(22,814)	(30,675)	(26,835)	(27,341)	(32,851)	(34,424)	(33,498)	(38,418)	(57,008)	(60,121)
Net Result (including Depreciation & Other non-cash items)		(19,409)	(21,163)	(22,015)	(22,910)	(23,833)	(24,793)	(25,785)	(26,899)	(27,977)	(29,063)
Add back Depreciation Expense (non-cash)		20,100	21,904	22,780	23,691	24,639	25,625	26,650	27,716	28,824	29,977
Add back Other Expenses (non-cash)		(645)	(664)	(684)	(705)	(726)	(748)	(770)	(793)	(817)	(842)
Cash Budget Surplus		45	77	81	77	80	84	95	23	30	72

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Advice

Local Government Advice

City of Marion

February 2024

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Enquiries concerning this advice should be addressed to:

Essential Services Commission
GPO Box 2605
Adelaide SA 5001

Telephone: (08) 8463 4444
Freecall: 1800 633 592 (SA and mobiles only)
E-mail: advice@escosa.sa.gov.au
Web: www.escosa.sa.gov.au

Local Government Advice: City of Marion

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City of Marion

AT A GLANCE

OVERVIEW

The Essential Services Commission finds the City of Marion's current and projected financial performance **sustainable** taking into account the council's forecast moderate expense growth increase over the next 10 years and the planned average rate increases of 3.3% p.a. per property over this period

RISKS IMPACTING SUSTAINABILITY

- ⚠️ If moderate growth in forecasted expenses is not realised and the Council maintains the current cost trajectory, ratepayers risk shouldering the burden through unexpected higher rate increases
- ⚠️ Asset renewal expenditure in line with the LGA target range of between 90% and 110% is not met

CONTINUE

- ✅ Reviewing inflation forecasts in the budget and forward projections from 2024-25
- ✅ Adhering to a robust strategic planning process

COMMISSION'S RECOMMENDATIONS

- Consider better clarity concerning assumptions for the cost and revenue estimates
- Report any actual and projected cost savings in the annual budget and long-term financial plan
- Report in the annual business plan the estimated average annual change for all of the nine categories of general rates
- Consider a comprehensive revaluation of the depreciable assets by an external valuer at least every four years.

KEY FACTS

- Population in 2021 was **94,721**
- Council covers **55 square kilometres**
- **44,902** rateable properties in 2022-23
- **\$84.3 million of rate income** in 2022-23
- Value of assets held in 2022-23 equals **\$1.20 billion**



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Glossary of terms

ABS	Australian Bureau of Statistics
AMP	Asset management plan (also called an IAMP)
Commission	Essential Services Commission, established under the <i>Essential Services Commission Act 2002</i>
CPI	Consumer Price Index (Adelaide, All Groups)
Council	City of Marion
CWMS	Community Wastewater Management System
ESC Act	<i>Essential Services Commission Act 2002</i>
F&A	Local Government Advice: Framework and Approach – Final Report
FTE	Full Time Equivalent
IAMP	Infrastructure and asset management plan (also called an AMP)
LG Act	<i>Local Government Act 1999</i>
LGA SA Financial Indicators Paper	Local Government Association of South Australia, Financial Sustainability Information Paper 9 - Financial Indicators Revised May 2019
LGGC	Local Government Grants Commission
LGPI	Local Government Price Index
LTFP	Long-term financial plan
Regulations	<i>Local Government (Financial Management) Regulations 2011</i>
RBA	Reserve Bank of Australia
SACES	The South Australian Centre for Economic Studies
SEIFA	Socio-Economic Indexes for Areas
SMP	Strategic management plan
SG	Superannuation Guarantee
The scheme or advice	Local Government Advice Scheme


Legend:  Low-risk  Moderate-risk  High-risk

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1 The Commission's key advice findings for the City of Marion

The Essential Services Commission (**Commission**) considers the City of Marion (**Council**) to be in a **sustainable** financial position with historical and projected operating surpluses. The projected strong ongoing financial performance should enable it to accommodate asset renewal as required to maintain service levels without the need for further significant rate increases.


Current financial performance:

			
Unsustainable	Potentially Unsustainable	Mostly Sustainable	Sustainable

Projected financial performance (future):

			
Unsustainable	Potentially Unsustainable	Mostly Sustainable	Sustainable

Previous financial performance (past ten years):

			
Unsustainable	Potentially Unsustainable	Mostly Sustainable	Sustainable

Looking ahead, the Commission suggests the following steps to help ensure the Council budgets transparently, reports its cost savings and efficiencies, ensures the assumptions underpinning its financial and asset management planning are clear and sets rate levels more transparently.

Budgeting considerations

1. **Continue** to review its inflation forecasts in its budget and forward projections from 2024-25, given the potential for higher short-term inflation outcomes, followed by a return to long-term averages.
2. **Consider** better clarity in its forward estimates in its long-term financial plan concerning the assumptions for its cost and revenue estimates.

Continuing to provide evidence of ongoing cost efficiencies

3. **Report** any actual and projected cost savings in its annual budget (and long-term financial plan, as appropriate), to provide evidence of constraining cost growth and achieving efficiency across its operations and service delivery.

Refinements to asset management planning

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4. **Consider** undertaking a comprehensive revaluation of its depreciable assets by an external valuer at least every four years to ensure the forecast rate of asset consumption (and depreciation expense) in the long-term financial plan reflects recent macro-economic conditions.

Reporting and containing rate levels

5. **Report** in its annual business plan the estimated average annual change for all of its nine categories of general rates, together with the quantum of annual revenue it expects to collect from these distinct categories of rates (with minimum rate revenue reported separately), providing greater clarity and transparency to its ratepayers.

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2 About the advice

The Essential Services Commission (**Commission**), South Australia's independent economic regulator and advisory body, has been given a role by State Parliament to provide advice on material changes proposed by local councils in relation to elements of their strategic management plans (**SMPs**) and on the proposed revenue sources, including rates, which underpin those plans.¹

One of the main purposes of the Local Government Advice Scheme (**advice or the scheme**) is to support councils to make 'financially sustainable' decisions relating to their annual business plans and budgets in the context of their long-term financial plans (**LTFPs**) and infrastructure and asset management plans (**IAMPs**)² – both required as part of a council's SMP.³ Financial sustainability is considered to encompass intergenerational equity,⁴ as well as program (service level) and rates stability in this context.⁵ The other main purpose is for the Commission to consider ratepayer contributions in the context of revenue sources, outlined in the LTFP.⁶ In addition, the Commission has discretion to provide advice on any other aspect of a council's LTFP or IAMP it considers appropriate, having regard to the circumstances of that council.⁷

The first cycle of the scheme extends over four years from 2022-23 to 2025-26, and the Commission has selected 17 councils for advice in the second scheme year (2023-24), including the Council (**Council**).

This report provides the Local Government Advice for the Council in 2023-24.

The Council is obliged under the *Local Government Act 1999* (**LG Act**) to publish this advice and its response, if applicable, in its 2024-25 annual business plan (including any draft annual business plan) and subsequent plans until the next cycle of the scheme.⁸ It does not need to publish the attachment to the advice (these will be available with the advice on the Commission's website⁹), nor is it compelled under the LG Act to follow the advice.

The Commission thanks the Council for meeting with the Commission and for providing relevant information to assist the Commission in preparing this advice.

2.1 Summary of advice

In general, the Commission finds the Council's current and projected financial position and outlook strong and sustainable with operating surpluses achieved historically, and continued surpluses forecast in the medium to longer term.

The Council will continue to rely on rate contributions, as well as grants income growth, to achieve this performance, but the Commission notes that historically the Council's rate levels were relatively low.¹⁰

¹ Amendments to the *Local Government Act 1999* (**LG Act**) (s122(1c) to (1k) and (9)) specify the responsibilities for the Commission and local councils for the Local Government Scheme Advice. The Commission must provide advice to each council in accordance with the matters outlined in s122(1e), (1f) and (1g).

² Commonly referred to as asset management plans.

³ The objectives of the advice with reference to a council's LTFP and IAMPs are presented under LG Act, s122(1g). LG Act s122(1) specifies the requirements of a council's SMP, including the LTFP and IAMPs.

⁴ 'Intergenerational equity' relates to fairly sharing services and the revenue generated to fund the services between current and future ratepayers.

⁵ Commission, *Framework and Approach – Final Report*, August 2022, pp. 2-3, available at www.escosa.sa.gov.au/advice/advice-to-local-government.

⁶ LG Act s122(1f)(a) and (1g)(a)(ii).

⁷ LG Act s122(1f)(b) and (1g)(b).

⁸ LG Act s122(1h).

⁹ The Commission must publish its advice under LG Act s122(1i)(a).

¹⁰ Refer to council rates data for 2021-22 available at <https://councilsinfocus.sa.gov.au/home>. The Commission is not relying on these rate comparisons for its advice: the data source provides just one indicator, among many, which has informed its advice on the appropriateness of the rate levels.

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Looking ahead, the Council has forecast an increase in its borrowings to finance infrastructure projects drawn from its City of Marion Building Asset Strategy (**CoMBAS**). As a result, its level of net financial liabilities is forecast to increase from \$18.7 million in 2023-24 to \$41.0 million in 2032-33 (within acceptable limits for a council of its size). This reduces the pressure on its rates base to fund the annual capital spending as it occurs, which in turn supports intergenerational equity.

Although the Council has forecast higher expenditure on new assets and asset renewals than what it has achieved historically, its forward projections indicate a slight decrease in the value of assets per property (to \$27,829 in 2032-33 from \$27,843 in 2023-24). These projections (in asset values per property), as they stand, would contribute to the Council's sustainability into the future and reflect a period of asset and service consolidation. By implication, this also indicates the Council's asset stock will decline in real terms. At the same time, the Council's LTFP also shows its continued commitment to maintaining community service levels by spending adequately on the renewal of its existing asset base.

In recent years, the Council has run small operating surpluses, indicating that the operating income it collects is generally exceeding its operating expenses by a small margin. The Commission notes that the Council is continuing to forecast small operating surpluses in the short term. If its total operating expenses (including depreciation) do not reflect current macro-economic conditions, the Council risks understating its total operating expenses and overstating its operating surplus ratio.

The Commission also considers that there may be opportunities to achieve greater savings and efficiencies in the Council's recurrent budget and encourages it to review and report on this. In general, a focus on managing its growth-related assumptions and consulting with its community about rate contributions and service levels should help the Council to identify and act upon opportunities to reduce affordability risk to the community.

2.2 Detailed advice findings

The next sections summarise the Commission's more detailed observations and advice findings regarding the Council's material changes to its 2023-24 plans (compared with the previous year's plans), its financial sustainability (in the context of its long-term operating performance, net financial liabilities, and asset renewals expenditure), and its current and projected rate levels.

In providing this advice, the Commission has followed the approach it previously explained in the Framework and Approach – Final Report (**F&A**). The attachment explores these matters further.¹¹

2.2.1 Advice on material plan amendments in 2023-24

Key Points:

- ✓ An additional improvement of \$104.4 million or 10.3 percent in total operating income on the 2022-23 estimates (for the period 2023-24 to 2031-32) mostly driven by higher rates, grants and subsidies and user charges.
- ⚠ An additional \$102.8 million or 10.6 percent in total operating expenses on the 2022-23 estimates (for the period 2023-24 to 2031-32) mostly driven by 'materials, contracts and other' expenses, finance costs and depreciation expenses.
- ✓ The long-term financial plan is based on forecast expenditure levels indexed to reflect current cost pressures and future anticipated costs, factoring indexation at the higher end of the RBA target over the coming two years before reverting to a longer-term forecast of 2.5 percent from 2025-26 onwards.

¹¹ The attachment will be available on the Commission's website with the Advice.

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The Council's 2023-24 LTFP includes an improvement to its projected operating performance and increases to its projected capital expenditure estimates, compared with the 2022-23 forecasts,¹² as follows:

- ▶ An additional improvement of \$104.4 million or 10.3 percent in total operating income. Most of this increase is due to higher rates, which increased by \$87 million or 9.9 percent on the 2022-23 estimates (for the period 2023-24 to 2031-32). Grants, subsidies and contributions have also increased by \$7.6 million or 12.5 percent, and user charges have increased by \$7.9 million or 31.8 percent.
- ▶ An additional \$102.8 million or 10.6 percent in total operating expenses. This includes an additional \$71.9 million or 20.5 percent for 'materials, contracts and other' expenses, and an additional \$13 million or 309 percent in 'finance costs'. Depreciation has also increased by \$8.2 million or 4.5 percent.

The Council's LTFP is based on forecast expenditure levels indexed to reflect current cost pressures and future anticipated costs.¹³ The Council's LTFP has factored indexation at the higher end of the RBA target over the coming two years before reverting to a longer-term forecast of 2.5 percent from 2025-26 onwards. Given the current high inflationary environment and the degree of uncertainty in future events that may impact inflation, the Commission considers that it would be appropriate for the Council to:

1. **Continue** to review its inflation forecasts in its budget and forward projections from 2023-24, given the potential for higher short-term inflation outcomes, followed by a return to long-term averages.

Based on updated inflation assumptions in its 2023-24 LTFP, an increase in its cost and revenue estimates (excluding employee costs) by up to 10 percent over the 2023-24 to 2031-32 forecast period,¹⁴ compared with the same estimates in its 2022-23 LTFP, could be accounted for by higher inflation forecasts. The Council has not adjusted its operating income and expense forecasts by higher amounts than its adjusted inflation forecasts (both with increases of 10.3 percent and 10.6 percent on 2022-23 estimates¹⁵). This suggests that there are not higher forecasts in real terms.

The Commission notes that the Council's stated assumptions for indexation in its 2023-24 LTFP are based on its annual review of these forecasts. Notwithstanding the need for the Council to find savings and reduce any inflationary impact on its community, the Commission has found that it would be appropriate for it to:

2. **Consider** better clarity in its forward estimates in its long-term financial plan concerning the assumptions for its cost and revenue estimates.

2.2.2 Advice on financial sustainability

Operating performance

Key Points:

- ✓ Operating surpluses consistently achieved between 2012-13 and 2021-22, with the operating surplus ratio averaging 8.1 percent in that time.
- ✓ The operating surplus ratio is forecast to average 4 percent per annum between 2023-24 and 2032-33.




¹² The overlapping forecast period in both LTFPs (2022-23 to 2031-32 and 2023-24 to 2032-33).

¹³ City of Marion, 2023-2033 long-term financial plan, June 2023, p. 6.

¹⁴ The set of nine years forecast in both the 2022-23 and 2023-24 LTFP projections.

¹⁵ Based on the overlapping forecast period in both LTFPs (2022-23 to 2031-32 and 2023-24 to 2032-33).

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-  Over the past 10 years, operating expenses increased annually on average by 4.5 percent (compared with CPI of 2 percent) primarily driven by increases in 'Materials, contracts and other' expenses (6.3 percent), and employee costs (3.2 percent).
-  'Materials, contracts and other' projected expenses and costs for depreciation are forecast to increase by an average of 2.6 percent and 4.0 percent per annum respectively, from 2022-23 to 2031-32.
-  Forecast modest expenses growth over the next 10 years, combined with higher rate increases, will likely assist the Council's operating performance to remain in surplus. Nonetheless, should the Council not achieve the moderate expense projections it could result in further rate increases.

For the past 10 years, the Council's operating surplus ratio¹⁶ generally displayed an underlying decreasing trend from 7.1 percent in 2012-13, to 0.5 percent in 2021-22 (8.1 percent on average). Looking ahead, it is forecast to meet the lower end of the suggested target range in each year to 2032-33 (4 percent on average).

The Commission notes that the Council's operating surplus ratio decreased sharply in the three years to 2021-22. The decrease largely coincided with the average rate revenue per property growing at only 0.8% over the same period as the Council sought to minimise rate increases on its community. At the same time the Council's operating expenses grew at 6.8 percent in the three years to 2021-22 which is mostly attributable to materials, contracts and other expenses increasing at 10.8 percent for the same period. The operating surplus ratio is forecast to gradually improve as operating income grows at a faster rate than operating expenses in the ten years to 2032-33.

The Council's operating expense growth (from 2012-13 to 2021-22) was primarily due to an average annual increase in 'Materials, contracts and other' expenses of 6.3 percent and a 3.2 percent increase in employee costs.¹⁷

The depreciation expense measured as a percentage of the Council's total expense was around 17 percent in 2012-13 and in 2022-23. The Commission notes that typically the depreciation expense when measured as a percentage of total expenses is around 20 percent for Councils in South Australia suggesting the Council's depreciation expense could be lower than what is required to reflect the current cost of the Council's assets. This could also cause an overstatement of the Council's operating surplus ratio. The depreciation expense is discussed in further in the asset renewal expenditure section.

Looking forward, the Council is projecting average annual rates revenue growth of 3.3 percent to 2032-33, which is above the forecast long-term inflation¹⁸ and represents a real term increase in rates. This average growth in annual rates revenue is also higher than expected expense growth (rates are discussed in more detail in section D).

Higher forecast average expense growth of 3.1 percent per annum is slightly above the RBA-based forecast inflation growth and is also lower than the Council's past performance (with average annual growth of 4.5 percent in the 10 years to 2021-22).

¹⁶ The operating surplus ratio is defined as: Operating Surplus (Deficit) ÷ Total Operating Income. The general target is to achieve, on average over time, an operating surplus ratio of between zero and 10 percent (Local Government Association of South Australia, *Financial Sustainability Information Paper 9 - Financial Indicators Revised*, May 2019 (**LGA SA Financial Indicators Paper**), p. 6).

¹⁷ Based on the compound average annual growth rate formula (which is the adopted approach to calculating average annual growth rates throughout the Commission's advice).

¹⁸ The forecast average annual growth in the CPI from 2023-24 to 2032-33 is estimated to be 2.6 percent based on the RBA forecasts for the CPI (Australia-wide) to December 2025 (and the Commission's calculations of average annual percentage growth) and the midpoint of the RBA's target range (2.5 percent) from 2025-26.

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The Council's data (provided to the Commission) shows that employee numbers increase negligibly (to 363 FTEs in 2032-33 from 362 in 2023-24), and its employee expenses are forecast to increase by an average of 2.7 percent per annum from 2023-24 to 2032-33. In addition, 'Materials, contracts and other' expenses and costs for depreciation are forecast to increase by an average of 2.6 percent and 4.0 percent per annum respectively, from 2022-23 to 2031-32. The estimated rate of growth in these expenses over the next 10 years, combined with higher rate increases, will likely assist the Council's operating performance to remain in surplus. Nonetheless, the Commission notes that, should the Council not be able to achieve these moderate expense projections (i.e., these assumptions are understated), it could result in further rate increases as a result of operating expenses growth outgrowing operating income growth.

To assist the Council in achieving its forecast operating surpluses, the Council may need to find more savings and efficiencies in its budgets. To this end, the Commission has found that it would be appropriate for the Council to:

3. **Report** any actual and projected cost savings in its annual budget (and long-term financial plan, as appropriate), to provide evidence of constraining cost growth and achieving efficiency across its operations and service delivery.

Net financial liabilities

Key Points:

- ▲ The net financial liabilities ratio has been negative each year from 2012-13 to 2021-22 averaging negative 20 percent, which is below the suggested LGA target range, however noting that borrowing levels were relatively low over this time.
- ✓ The annual average forecast for the net financial liabilities ratio from 2022-23 to 2031-32 is 30 percent.
- ▲ Total borrowings are forecast to increase from \$21.1 million in 2023-24 to a peak in 2031-32 of \$57.6 million. These additional forecast borrowings after 2023-24 relate to the Council's capital forecast expenditure to 2032-33 and its strategy to finance infrastructure projects.

The Council's net financial liabilities ratio¹⁹ result was negative each year from 2012-13 to 2021-22, which is below the suggested LGA target range. Looking ahead, the Council has forecast that its net financial liabilities ratio will be positive throughout the forecast period to 2031-32 and remain within the suggested LGA target range. The annual average forecast for the net financial liabilities ratio from 2022-23 to 2031-32 is 30 percent.

The Council's borrowing levels were relatively low from 2012-13 to 2021-22 and its net financial liabilities ratio was negative (averaging negative 20 percent over these years). The Council's net financial liability is forecast to increase from \$18.7 million in 2023-24 to \$41.0 million in 2032-33. Accordingly, the net financial liabilities ratio is also forecast to increase from 18 percent in 2023-24 to 27 percent in 2032-33. The level of net financial liabilities and the ratio are driven by the total borrowings, which are forecast to increase from \$21.1 million in 2023-24 to a peak in 2031-32 of \$57.6 million. These additional forecast borrowings after 2023-24 relate to the Council's capital forecast expenditure to 2032-33²⁰ and its strategy to finance infrastructure projects articulated in its City of Marion Building asset Strategy report (CoMBAS).

¹⁹ The net financial liabilities ratio is defined as: Net financial liabilities ÷ Total operating income. This ratio measures the extent to which a council's total operating income covers, or otherwise, its net financial liabilities. The suggested LGA target range is between zero and 100 percent of total operating income, but possibly higher in some circumstances (LGA SA Financial Indicators Paper, pp. 7-8).

²⁰ City of Marion, 2023-24 annual business plan, June 2023, p. 15.

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The Council stated in its 2023-33 LTFP that it has a desirable target range is between zero and 50 percent for its net financial liabilities ratio.²¹ Community concerns about the Council's level of debt also appear small, with the Commission noting that only one out of the 78 submissions received expressed concern about the forecast level of debt in 2032-33.²²

Asset renewals expenditure**Key Points:**

- ✓ Between 2012-13 and 2021-22 total capital expenditure averaged \$25.3 million per annum including \$14.7 million per annum on new or upgraded assets.
- ✓ From 2023-24 to 2032-33, the Council's asset renewal funding ratio (under the 'IAMP-based' approach) is forecast to be within the suggested LGA target range, with an average of 100 percent.
- ⚠ Asset stock per property rose by 0.6 percent for each year over the 10 years to 2021-22, implying that the value of Council's asset stock, has declined in real terms (the increase is lower than historical inflation).
- The depreciation-based asset renewal ratio from 2012-13 to 2021-22 averaged 66 percent which is below the suggested LGA target range.
- ⚠ The depreciation-based asset renewal ratio is forecast from 2023-24 to 2032-33 to be 85 percent which is slightly below the LGA target range lower band.
- ✓ Comprehensive asset management plans for all asset classes and condition assessments have been carried out on all assets within the last four years.

The Commission notes that prior to 2020-21, the Council reported the asset renewal funding ratio in its annual report using the depreciation based method.²³ While the Council had renewal expenditure targets in place prior to this, the depreciation-based method was considered the more reliable and suitable measure and retained comparability to previous years. Looking ahead, from 2023-24 to 2032-33, the Council's asset renewal funding ratio²⁴ (under the 'IAMP-based' approach) is forecast to be within the suggested LGA target range, with an average of 100 percent.

In the 10 years to 2021-22, the Council marginally grew its asset base with total capital expenditure averaging \$25.3 million per annum (including \$14.7 million per annum on new or upgraded assets). This has led to a small average increase in the value of the asset stock per property of \$133 or 0.6 percent for each year over the 10 years to 2021-22. This implies that the value of Council's asset stock has declined in real terms (the increase is lower than historical inflation).

The Council's forward projections indicate that the value of assets per property will decrease slightly to \$27,829 per property in 2032-33 (from \$27,843 in 2023-24) – this represents a fall in real terms of 2.7 percent (the RBA-based forecast rate of inflation is 2.6 percent per annum). These projections, as they stand, would contribute to the Council's sustainability into the future and reflect a period of asset and service consolidation.

²¹ City of Marion, *2023-33 long-term financial plan*, June 2023, p. 11.

²² City of Marion, *General Council Meeting Agenda -13 June 2023, Attachment 11.5.4 Draft 2023/2024 annual business plan, Making Marion – Public Consultation*, available at https://cdn.marion.sa.gov.au/meetings/agendas/GC230613-Final-AgendaV2_2023-06-08-050047_lpcj.pdf

²³ City of Marion, *2020 annual report*, October 2021, p. 82.

²⁴ The IAMP-based method is the current industry standard whereby asset renewal/replacement expenditure is divided by the recommended expenditure in the IAMP (or AMP). Ideally, this will show the extent to which a council's renewal or replacement expenditure matches the need for this expenditure, as recommended by the plan. The suggested LGA target range for the ratio is 90 to 110 percent (LGA SA Financial Indicators Paper, p. 9).

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The Commission notes that the small growth in asset stock per property could also be a result of the frequency of asset valuations undertaken by the Council. For all infrastructure assets the council has a program to undertake an independent desktop revaluation process annually and a full comprehensive revaluation for infrastructure (81 percent of its depreciable assets) every 5 years.²⁵

For land, buildings, site improvements and other assets (19 percent of depreciable assets) a comprehensive external valuation is undertaken every 5 years. For interim years additions and adjustments are recorded at cost and not indexed.²⁶

Notwithstanding the Council's annual desktop revaluation and the indexing of depreciation,²⁷ the Commission notes that undertaking a comprehensive revaluation every five years could present a risk in the current macroeconomic environment. Inflation and the upward impact to asset prices could result in depreciation charges not reflecting recent asset valuations. As previously mentioned in the operating performance section this could cause the Council's depreciation expense to be lower than what is required to reflect the current cost of the Council's assets. In addition, it could also cause an overstatement of the Council's operating surplus ratio. For these reasons the Commission considers it appropriate for the Council to:

4. **Consider** undertaking a comprehensive revaluation of its depreciable assets by an external valuer at least every four years to ensure the forecast rate of asset consumption (and depreciation expense) in the long-term financial plan reflects recent macro-economic conditions.

When the asset renewal funding ratio is instead calculated by the depreciation-based method,²⁸ it is forecast to average 85 percent over the forecast period (2023-24 to 2032-33). This is slightly below the suggested LGA target range and follows an average performance of 66 percent for the ratio from 2012-13 to 2021-22. Nevertheless, this could indicate the total depreciation expenses is higher than the required expenditure on capital renewals under its various AMPs. Alternatively, it could also indicate that the Council's capital renewal expenditure is below the appropriate level.

According to the Council's 2022-23 annual report a comprehensive revaluation was carried out by independent valuation for the period ending 30 June 2023 for the Council's infrastructure assets (roads, footpaths, kerbs, drains, bridges, traffic devices and traffic signs) and its buildings and other structures.²⁹

Other infrastructure assets such as car parks, lighting, walking trails and reserve pathways as well as land and land improvements and all other assets (excluding plant, equipment that are recognised at cost) had a comprehensive revaluation carried out by independent valuation for the reporting period, 30 June 2018.³⁰

The Council currently has individual AMPs for transport, buildings, water resources, open space, coastal walkway, fleet and technology. It also undertakes an annual review of its forecast asset management expenditure. The revised forecast annual funding requirements are updated in Appendix A of each asset management plan and incorporated into the Council's adopted ABP and LTFP.³¹ The Council's 'Refresh of Budgeted Expenditures Accommodated in the LTFP' document outlines the revised forecast expenditure for each AMP.

In addition the Commission also notes that the Council's annual 'state of the assets' report that covers

²⁵ Submissions to the Essential Services Commission of South Australia – Response to follow up questions – City of Marion. November 2023, p. 3.

²⁶ Submissions to the Essential Services Commission of South Australia – Response to follow up questions – City of Marion. November 2023, p. 3.

²⁷ Based on the Council's Excel template (with material amendment reasons) it provided to the Commission.

²⁸ Where asset renewal/replacement expenditure is divided by depreciation expenses.

²⁹ City of Marion, 2022-23 annual report, June 2023, p. 24.

³⁰ City of Marion, 2022-23 annual report, June 2023, p. 24.

³¹ City of Marion, refresh of budgeted expenditures accommodated in the LTFP, August 2023, p. 1

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asset valuation, condition, asset performance, risk, intervention levels, level of service monitoring and future financial sustainability options and consequences.³²

These matters (among others) have informed the Council's planned operating and maintenance budgets, and asset renewal needs. The Commission's review of the AMPs has found that, on balance, the Council's strategic planning processes aligns with good practice for a council of its size and complexity.

2.2.3 Advice on current and projected rate levels

Key Points:

- ▲ Rate revenue per property growth has averaged 2.4 percent or \$39 per annum for each property in the period between 2012-13 and 2021-22 which is 0.4 percent above CPI for the same period.
- ✓ Budgeted for an average rate increase of 5.2 percent or \$100 per property for its existing ratepayers in 2023-24 and represents a fall in real terms as the increase is below CPI for the same period.
- ▲ Between 2023-24 and 2032-33 the average rate increase across all categories is forecast to be 3.3 percent, from \$1,980 to \$2,645 per property, and is 0.8 percent above the RBA-based forecast average inflation of 2.6 percent per annum in the same period.

The Council's rate revenue per property growth has averaged 2.4 percent or \$39 per annum for each property over the past 10 years,³³ to reach an estimated \$1,834 per property in 2021-22. This has slightly exceeded CPI growth of an average of 2.0 percent per annum over this period, but also encompasses 1.0 percent average annual growth in rateable property numbers.³⁴ Current rate levels partially reflect its recent history of constrained spending growth, predominantly on capital expenditure (on renewals, and new and upgraded assets), material costs, and employee related costs.

The Council has budgeted for an average rate increase of 5.2 percent or \$100 per property for its existing ratepayers in 2023-24,³⁵ representing a reduction in real terms as the increase is below the level of inflation.³⁶ This was higher than it had anticipated charging for this year in its 2022-23 long-term financial plan projections (2.4 percent for existing rateable properties). The rate increase reflects higher short-term inflation (anticipated by the Council through its indexation of rates in its long-term financial plan). In 2022-23, the Council had 44,902 rateable properties and expects this to increase to 49,401 in 2032-33, representing modest growth of 1 percent per annum in rateable properties.³⁷

Looking forward, between 2023-24 and 2032-33 the average rate across all categories is forecast to increase from \$1,980 to \$2,645³⁸, a cumulative increase of \$665 per property. This equates to a 3.3 percent average annual increase (between 2023-24 and 2032-33), above the RBA-based forecast

³² City of Marion, *2019-28 asset management strategy*, March 2019, p. 6.

³³ From 2012-13 to 2021-22.

³⁴ CPI Adelaide (All groups). Average annual growth in the LGPI published by the South Australian Centre for Economic Studies was similar (at 2.0 percent). Available at <https://www.adelaide.edu.au/saces/economic-and-social-indicators/local-government-price-index>.

³⁵ Based on the Council's 2023-24 annual business plan and its Excel template (with the 2023-24 forecasts) provided to the Commission. The Commission has used \$89.438 million (in 2023-24 budgeted rates revenue) compared to unaudited 2022-23 estimates. Individual rate level changes may be higher or lower depending on the rates category and property value.

³⁶ CPI Adelaide (all groups) increased by 7.9 percent in the year to March 2023 quarter and has reduced in the year to June 2023 and September 2023 quarters to 6.9 percent and 5.9 percent, respectively. Available at <https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/consumer-price-index-australia/sep-quarter-2023>.

³⁷ Based on the Council's 2023-24 annual business plan and its Excel template (with the 2023-24 forecasts) provided to the Commission

³⁸ This includes rates growth of 4.3 percent expected each year of which 1 percent is for property growth.

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average inflation of 2.6 percent per annum and representing a real increase in rates over that period.³⁹

The Council uses a differential rating system to raise revenue based upon land use. This option was adopted following a review of the rating options in 2002-03, which involved the Council consulting extensively with the community and concluding that the differential rating system would ensure a fair and equitable distribution of rates within the Council.⁴⁰ As a result, different rate categories are subject to varying changes, with residential ratepayers to pay an average increase of \$80 per property on 2022-23 levels. Vacant land, commercial and industrial are subject to average increases of \$262, \$755 and \$862 per property, respectively.⁴¹

The *Local Government (Financial Management) Regulations 2011* (Regulations) require, at a minimum, that the annual business plan provides a statement on the average change in the expected rates for each land use category.⁴² While the Council has complied with this obligation,⁴³ the Commission considers that it would be appropriate for the Council to also:

5. **Report** in its annual business plan the estimated average annual change for all of its nine categories of general rates, together with the quantum of annual revenue it expects to collect from these distinct categories of rates, providing greater clarity and transparency to its ratepayers.

2.3 The Commission's next advice and focus areas

In the next cycle of the scheme, the Commission will review and report upon the Council's:

- ▶ ongoing performance against its LTFP estimates (including depreciation), and
- ▶ achievement of cost savings and efficiencies and its continued reporting of these in its plans.

³⁹ The forecast average annual growth in the CPI from 2023-24 to 2032-33 is estimated to be 2.6 percent based on Reserve Bank of Australia (RBA) forecasts for the CPI (Australia wide) to June 2025 (and the Commission's calculations of average annual percentage growth) and the midpoint of the RBA's target range (2.5 percent) from 2025-26.

⁴⁰ City of Marion, 2023-24 *annual business plan*, June 2023, p. 44

⁴¹ City of Marion, 2023-24 *annual business plan*, June 2023, p. 23

⁴² Under Regulations s6(ec) *Local Government (Financial Management) Regulations 2011*.

⁴³ City of Marion, 2023-24 *annual business plan*, June 2023, p. 23



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CITY OF MARION

Fees & Charges Schedule 2024-2025

Pricing Policy Document



FEES AND CHARGES SUMMARY 2024-2025

The 2024-2025 fees and charges are to be set in accordance with Council Policy in relation to user pays principles. The policy directs that Council will levy fees and charges for goods and services on a user pays basis and, where possible to 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.

User charges and statutory fees play a vital role in enabling Council to provide a range of specific services and community facilities.

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.

The relevant Divisions 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:

- 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



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01. By-Laws, Local Nuisance & Litter Control 2024-2025

Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
** Statutory fees will be announced in late June by State Government					
By-laws					
*All By-Laws apart from littering:	N		\$312.50	\$312.50	0.0%
Expiation late fee (Statutory fee)	Y		\$71.00	\$71.00	0.0%
Temporary sale of produce	N		\$45.00	\$47.00	4.4%
Permit to deposit materials, mini skip & shipping container	N		\$45.00	\$47.00	4.4%
Local Nuisance and Litter Control Act Section 18 permit	N		\$75.00	\$75.00	0.0%
Local Nuisance and Litter Control Act Expiation fees (various)	N		As per legislation	As per legislation	



02. Commonwealth Home Support Programme 2024-2025

Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
AGED CARE					
Home Assist					
Home maintenance - (materials used to be reimbursed at cost incl. GST)	N	per hour	\$17.00	\$17.00	0.0%
Domestic Assistance	N	per hour	\$17.00	\$17.00	0.0%
Rubbish Removal (includes 2 hr labour)	N	per trailer load	\$45.00	\$45.00	0.0%
Gardening	N	per hour	\$17.00	\$17.00	0.0%
Volunteer Social/Transport Support (i.e. two-way trip)	N	per round trip	\$8.00	\$8.00	0.0%
CHSP Program at NC	N	per session	\$9.00	\$9.00	0.0%
Meals - with a CHSP referral	N	per meal	\$7.00	\$7.00	0.0%
Meals - if on a home care package or without referral	N	Per meal	\$18.00	\$18.00	0.0%



03. Community Transport 2024-2025

Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
TRANSPORT					
Community Bus					
Contribution for return trip	Y		\$5.00	\$5.00	0.0%
One way trip	Y		\$2.50	\$2.50	0.0%
Social Trips	Y		\$6.00	\$6.00	0.0%
CPN - Community Passenger Network (fees based on kilometres)					
2 - 7 km - One way	N		\$6.00	\$6.00	0.0%
8 - 12 km - One way	N		\$9.00	\$9.00	0.0%
13 - 18 km - One way	N		\$15.00	\$15.00	0.0%
19 - 25 km - One way	N		\$22.00	\$22.00	0.0%

Notes:

- No community member is penalised if they are unable to pay for this service.



04. Development Assessment 2024-2025

Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
* Statutory fees are published in the Government Gazette on an ad hoc basis					
Assessment Fees					
Extension of Approval Fee*	N		\$129.00	\$129.00	0.0%
Minor variation fee*	N		\$129.00	\$129.00	0.0%
Other Statutory Fees					
Public Notification*	N		\$116.00	\$116.00	0.0%
Other Planning Fees					
Certificate of Title	Y		\$55.00	\$55.00	0.0%
Sign on land fee - Planning Development and Infrastructure Act (under Regulation 47 of the PDI Regulations 2017)	Y		\$253.00	\$265.15	4.8%
DA - Urban Tree Fund (Regulated)**	N		\$163.00	\$163.00	0.0%
DA - Urban Tree Fund (Significant)**	N		\$163.00	\$163.00	0.0%
Approval of Building Envelope Plan**	N		\$191.00	\$191.00	0.0%
Consideration and Publication of Building Envelope Plan**	N		\$218.00	\$218.00	0.0%
Copying & Viewing of plans:					
File Search Fee	N		\$79.00	\$82.00	3.8%
Copying of plans - per page:					
A4	Y		\$2.00	\$2.00	0.0%
A3	Y		\$4.00	\$4.00	0.0%
Sec 49(2) - Copies of plans on public notice	Y		\$25.00	\$25.00	0.0%
Monthly Building Schedules (Previous)	Y		\$47.00	\$47.00	0.0%
Development Expiations			N/A	As per Legislation updated via Gazette (ad hoc).	New Fee

Notes:

*These Statutory fees were set under the Development Act which has now ceased, these fees will only apply to existing applications, and will never change in value.

**Other/current Statutory fees set under the Planning Development and Infrastructure Act are subject to change at any time via the Government Gazette (last update 2 April 2024)- current fees can be found - https://plan.sa.gov.au/development_applications/before_you_lodge/application_fees



05. Dog Registration Fees and Fines 2024-2025

Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
** Fines will be announced in late June by State Government					
Animal Registration Fees					
Non-standard dog - not both microchipped & desexed	N		\$81.50	\$85.00	4.3%
Standard dog - both desexed & microchipped (50% off the 'Non-Standard dog fee)	N		\$40.50	\$42.00	3.7%
Puppy registration (dogs under 6 months registered for 1st time)	N		\$40.50	\$42.00	3.7%
Discretionary rebates					
Standard Dog Pensioner Concession	N		\$19.50	\$20.00	2.6%
Standard Dog Pensioner Concession with Trained Certificate	N		\$16.00	\$17.00	6.3%
Standard Dog with Trained Certificate	N		\$31.50	\$33.00	4.8%
Non-standard Dog Pensioner Concession	N		\$40.50	\$42.00	3.7%
Non-standard Dog Concession with Trained Certificate	N		\$34.35	\$36.00	4.8%
Non-standard Dog with Trained Certificate	N		\$73.00	\$76.00	4.1%
Assistance Dog	N		No Fee	No Fee	
Transfer of Registration	N		No Fee	No Fee	
*Dog and Cat Management Act Infringements - Statutory Charges (non-exhaustive list)					
Unregistered Dog	N		\$170.00	\$170.00	0%
Unregistered Dangerous/Prescribed Breed Dog	N		\$750.00	\$750.00	0%
Further offence Unregistered Dog	N		\$170.00	\$170.00	0%
Further offence Unregistered Dangerous/Prescribed Breed Dog	N		\$750.00	\$750.00	0%
Wandering at Large	N		\$210.00	\$210.00	0%
Wandering at Large Dangerous/Prescribed Breed	N		\$750.00	\$750.00	0%
Failure to notify Council of Registration change	N		\$210.00	\$210.00	0%
Failure to remove dog faeces	N		\$210.00	\$210.00	0%
A Dog in School Premises	N		\$315.00	\$315.00	0%
Dog in School Premises Dangerous/Prescribed Breed Dog	N		\$750.00	\$750.00	0%
Dog in Shop without Consent	N		\$315.00	\$315.00	0%
Dog in Shop without Consent Dangerous/Prescribed Breed dog	N		\$750.00	\$750.00	0%
Creates noise by barking or otherwise	N		\$315.00	\$315.00	0%
Prescribed Breed - Not wearing a muzzle or not under effective control	N		\$750.00	\$750.00	0%



Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
Greyhounds not wearing collar and lead	N		\$315.00	\$315.00	0%
Fail to notify the place at which dog is subject to order changes	N		\$210.00	\$210.00	0%
Fail to notify new owner of Order	N		\$210.00	\$210.00	0%
Fail to notify Council of Guard Dog Reg	N		\$170.00	\$170.00	0%
Transporting unrestrained dog in vehicle	N		\$210.00	\$210.00	0%
Dog rushes or chases a vehicle	N		\$315.00	\$315.00	0%
Attacks, rushes, or chases person etc.	N		\$315.00	\$315.00	0%
Dog attack - Dangerous/Prescribed Breed dog	N		\$750.00	\$750.00	0%
Dog rushes or chases a vehicle - Dangerous/Prescribed Breed dog	N		\$750.00	\$750.00	0%
Business Registration Fees					
1st 4 Business Dogs (per dog)	N		\$77.00	\$81.00	5.2%
5-10 Business Dogs (flat fee)	N		\$427.00	\$447.00	4.7%
11-20 Business Dogs (flat fee)	N		\$854.50	\$895.00	4.7%
21-30 Business Dogs (flat fee)	N		\$1,282.50	\$1,344.00	4.8%
31 or more Business Dogs (flat fee)	N		\$1,710.00	\$1,792.00	4.8%
Other Charges					
Cat Traps - deposit returnable	N		\$85.00	\$85.00	0.0%
*Cat Traps not returned at 4 weeks	N		\$230.00	\$230.00	0.0%
Animal Tag Replacement	N		\$10.00	\$10.00	0.0%
Late Fee on Unpaid Dog Registrations	N		\$16.50	\$17.00	3.0%
**Dog Impounding Fee (Mon-Fri 10 am-5 pm)	Impound Fees as charged by RSPCA				
**Dog Impounding Fee (A/H & weekend)	Impound Fees as charged by RSPCA				
**Cat Impounding Fees	Impound Fees as charged by RSPCA				
**All other RSPCA Fees	Fees as charged by RSPCA				



06. Facilities for Hire 2024-2025

Description	GST Inc Y/N	Unit	2023-2024				2024-2025			
				Standard Rate (peak)	Standard Rate (off-peak)	City of Marion Club Rate (No Council Staff Required)		Standard Rate (peak)	Standard Rate (off-peak)	City of Marion Club Rate (No Council Staff Required)
Mitchell Park (MPSCC)										
Indoor Court Hire	Y	per hour		\$55.00	\$35.00	\$35.00		\$55.00	\$35.00	\$35.00
Basketball Court Hire: Peak Times - After 3:30 pm midweek and after 8 am weekends. Off-Peak – Between 6 am to 3.30 pm midweek.										
			Corporate Rate		Community Rate		Corporate Rate		Community Rate	
			Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents	Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents
Function Room 1 Large*	Y	per hour	\$80.00	\$40.00	\$50.00	\$25.00	\$90.00	\$45.00	\$45.00	\$22.50
Function Room 2 Small *	Y	per hour	\$50.00	\$25.00	\$40.00	\$20.00	\$60.00	\$30.00	\$30.00	\$15.00
Function Rooms (Combined)*	Y	per hour	\$120.00	\$60.00	\$80.00	\$40.00	\$140.00	\$70.00	\$70.00	\$35.00
*Excludes staff										



Description	GST Inc Y/N	Unit	2023-2024				2024-2025			
			Corporate Rate		Community Rate		Corporate Rate		Community Rate	
			Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents	Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents
Staff										
Monday to Saturday (min 3 hours)	Y	per hour	\$79.00				\$79.00			
Sunday & Public Holidays (min 4 hours)	Y	per hour	\$100.00				\$100.00			
Edwardstown (ESMRG)										
Function Room 1 South Small	Y	per hour	\$84.00	\$42.00	\$53.00	\$26.00	\$60.00	\$30.00	\$30.00	\$15.00
Function Room 2 North Large	Y	per hour	\$53.00	\$26.00	\$42.00	\$21.00	\$90.00	\$45.00	\$45.00	\$22.50
Function Rooms (Combined)	Y	per hour	\$126.00	\$63.00	\$84.00	\$42.00	\$140.00	\$70.00	\$70.00	\$35.00
Cove Civic Centre										
Hall (200 people)	Y	per hour	\$90.00	\$45.00	\$40.00	\$20.00	\$90.00	\$45.00	\$45.00	\$22.50
Hall - Half (100 people)	Y	per hour	\$70.00	\$35.00	\$30.00	\$15.00	\$70.00	\$35.00	\$35.00	\$17.50



Description	GST Inc Y/N	Unit	2023-2024				2024-2025			
			Corporate Rate		Community Rate		Corporate Rate		Community Rate	
			Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents	Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents
Hall - Quarter (50 people)	Y	per hour		\$25.00	\$20.00	\$10.00		\$25.00	\$25.00	\$12.50
Meeting Rooms (6 people) *	Y	per hour	\$10.00	\$5.00	\$5.00	Free	\$10.00	\$5.00	\$5.00	\$0.00
Meeting Rooms (10 people) *	Y	per hour	\$20.00	\$10.00	\$10.00	\$5.00	\$20.00	\$10.00	\$10.00	\$5.00
Marion Business Hub - Cove and Glandore										
Co-working Space casual	Y	per day	\$5.50	\$5.50	N/A	N/A	\$24.00	\$12.00	N/A	N/A
Coworking Part-Time	Y	per month	N/A				\$60.00	\$30.00	N/A	N/A
Coworking Unlimited	Y	per month	N/A	N/A	N/A	N/A	\$100.00	\$50.00	N/A	N/A
Park Holme Library										
Meeting Room - Large (10 people) *	Y	per hour	\$20.00	\$10.00	\$10.00	\$5.00	\$20.00	\$10.00	\$10.00	\$5.00
Meeting Room - Small (6 people) *	Y	per hour	\$10.00	\$5.00	\$5.00	Free	\$10.00	\$5.00	\$5.00	\$0.00



Description	GST Inc Y/N	Unit	2023-2024				2024-2025			
			Corporate Rate		Community Rate		Corporate Rate		Community Rate	
			Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents	Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents
Perry Barr Farm – Castrol Shed										
Hall Hire - Casual	Y	per hour	\$20.00	\$20.00	\$10.00	\$10.00	\$40.00	\$20.00	\$20.00	\$10.00

Notes:

* Rooms may be offered at no charge as an ad hoc study/workspace at SLT discretion.

* Denotes rooms that can be offered at no charge as an ad hoc study/workspace at Unit Manager Libraries discretion

Corporate = businesses, state/fed government departments, non-gov educational organisations, tertiary institutions etc.

Community = not-for-profits, community organisations, local sporting clubs, etc.



07. Health Services 2024-2025

Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
** Statutory Fees will be announced in late June by State Government					
Environmental Health					
Statutory Fines			As per legislation		
Food Safety					
Statutory Fines			As per legislation		
Food Premises Inspection Fees (Statutory) small business *A business of up to 20 full-time equivalent people engaged in handling food) - P1 and P2 Risk Classification	N		\$140.00	\$144.00	2.9%
Food Premises Inspection Fees (Statutory) large business more than 20 full-time equivalent people engaged in handling food) - P1 and P2 Risk Classification	N		\$350.00	\$361.00	3.1%
Low Risk Food Premises Inspection Fees small business *A business of up to 20 full-time equivalent people engaged in handling food) - P3 and P4 Risk Classification	N			\$72.00	New Fee
Low-Risk Food Premises Inspection Fees large business *more than 20 full-time equivalent people engaged in handling food) - P3 and P4 Risk Classification	N			\$180.50	New Fee
Routine inspection fees will not be imposed upon "Community or Charitable Organisations" ** or "School and Educational Institutions" ***					
Rates capped as per below:					
Food Audit on site	Y	per hour	\$165.00	\$170.00	3.0%
Food audit: Desk Top Audit and Report Writing	Y	per hour	\$80.00	\$85.00	6.3%
Public Health					
Statutory Fines			As per legislation		
Sale of sharps containers	Y		\$6.00	\$6.00	0.0%
Expiation late fee (statutory fee set by State Government)	N		\$71.00	\$71.00	0.0%
SRFs (Supported Residential Facilities)					
Statutory Fines			As per legislation		
Renewal of SRF Licence (Statutory)			As per legislation		
Application for a SRF Licence (Statutory)			As per legislation		
Application for the transfer of a SRF Licence (Statutory)			As per legislation		



Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
Late application for renewal of SFR Licence (additional fee) (Stat)			As per legislation		
Application in relation to a dispute (Statutory)			As per legislation		
SRF Licence - if Licence exceeds 12 months, annual fee payable upon anniversary of granting of the licence			As per legislation		
SRF Licence- on a decision to grant a licence (to be read in conjunction with annual licence fee			As per legislation		
SRF Licence Renewal (to be read in conjunction with annual licence fee			As per legislation		
SRF Inspection Fee			As per legislation		
All fees relating to South Australian Public Health (Legionella) Regulations 2013 (statutory charges), including:					
Registration of 1 system			As per legislation		
Registration of each additional system installed on the same premises			As per legislation		
Renewal of registration of each high-risk manufactured water system			As per legislation		
Inspection of first system			As per legislation		
Inspection of each additional system installed on the same premises			As per legislation		
All fees relating to South Australian Public Health (Wastewater) Regulations 2013 (statutory charges), including:					
Application for a wastewater works approval			As per legislation		

Notes:

***"Community or Charitable Organisations" defined as any group, club or organisation that provides a community benefit and not for the personal financial gain of an individual person or group of people. Examples include Rotary, Lions, church groups, community sporting clubs and scouting groups. To determine if an organisation fits this category, an Australian Taxation Office certificate of 'Endorsement as a Tax Concession Charity' may be requested.

****"School and Educational Institutions" is defined as a canteen or out-of-school hours care service (OSHC) in schools and educational institutions, not including facilities providing catering services of commercial



08. Land Clearing 2024-2025

Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
** Statutory fees will be announced in late June by State Government					
Land Clearing					
Land Clearing- per 1000m2 or part thereof (e.g. 1500m2 block = \$834)	Y		\$417.00	\$417.00	0.0%
Expiation fee - non-compliance with 105 (f) (1)	N		\$473.00	\$473.00	0.0%
Expiation fee - non-compliance with 105 (f) (8)	N		\$473.00	\$473.00	0.0%
Expiation late fee	N		\$71.00	\$71.00	0.0%



09. Library Services 2024-2025

Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
Photocopying					
- Per page A4	Y		\$0.20	\$0.20	0.0%
- Per page A3	Y		\$0.30	\$0.30	0.0%
Colour A4	Y		\$1.00	\$1.00	0.0%
Colour A3	Y		\$1.50	\$1.50	0.0%
Other Library Income					
Toy Library Annual M/ship	Y		\$20.00	\$20.00	0.0%
Toy Library Annual M/ship - Concession	Y		\$13.00	\$10.00	-23.1%
Events/programs - cover charge					
Programs Adults	Prices from \$5.00				
Programs Children	Prices from \$5.00				
Sale of Library Bags	Prices range from \$1.00 - \$5.00				
Non-Statutory Fines					
Lost or Damaged items	Replacement Cost				



10. Marion Outdoor Pool 2024-2025

Description	GST Inc Y/N	Unit	2023-2024	2024/2025	Increase
Admissions					
General Public	Y		\$8.00	\$8.40	5.0%
Children under 1 years	Y		FREE	FREE	0.0%
Children 1-4 years	Y		\$3.80	\$3.90	2.6%
Supervising Adult or Spectator	Y		\$4.10	\$4.30	4.9%
Children 5-14 years	Y		\$6.60	\$6.80	3.0%
Aged or Disabled Concession	Y		\$6.80	\$6.80	0.0%
Student & Concession	Y		\$6.80	\$6.80	0.0%
Family Entry	Y		\$25.00	\$26.00	4.0%
Family Entry - City of Marion Resident	Y		\$17.50	\$18.20	4.0%
Water safety - Program Entry and Facility Hire individual entry	Y		\$4.00	\$4.20	5.0%
Adult Multi Visit Pass 10	Y		\$75.00	\$79.00	5.3%
Adult Multi Visit Pass 10 - City of Marion Resident	Y		\$52.50	\$55.00	4.8%
Adult Multi Visit Pass 30	Y		\$200.00	\$210.00	5.0%
Adult Multi Visit Pass 30 - City of Marion Resident	Y		\$119.00	\$147.00	23.5%
Concession Multi Visit Pass 10	Y		\$65.00	\$68.00	4.6%
Concession Multi Visit Pass 10 - City of Marion Resident	Y		\$45.50	\$47.50	4.4%
Concession Multi Visit Pass 30	Y		\$170.00	\$178.00	4.7%
Concession Multi Visit Pass 30 - City of Marion Resident	Y		\$119.00	\$125.00	5.0%
Season Pass (Adult)	Y		\$475.00	\$498.00	4.8%
Season Pass (Adult) - City of Marion Resident	Y		\$332.50	\$349.00	5.0%
Season Pass (Family)	Y		\$1,000.00	\$1,048.00	4.8%
Season Pass (Family) - City of Marion Resident	Y		\$700.00	\$734.00	4.9%
Season Pass (Child)	Y		\$390.00	\$409.00	4.9%
Season Pass (Child) - City of Marion Resident	Y		\$273.00	\$286.00	4.8%
Activity Pass - Waterside or Inflatable - 10 uses	Y		\$10.00	\$10.50	5.0%
Swim Club Entry	Y		\$6.00	\$6.30	5.0%
Aqua-Fitness Class	Y		\$13.00	\$13.60	4.6%
Aqua - Fitness Class Multi Visit Pass 10	Y		\$120.00	\$126.00	5.0%
Aqua - Fitness Class Multi Visit Pass 10 - City of Marion Resident	Y		\$84.00	\$88.00	4.8%
Aqua - Fitness Class Concession	Y		\$11.50	\$12.00	4.3%
Aqua - Fitness Class Multi Visit Pass 10 Concession	Y		\$105.00	\$110.00	4.8%
Aqua - Fitness Class Multi Visit Pass 10 Concession - City of Marion Resident	Y		\$73.50	\$77.00	4.8%



Description	GST Inc Y/N	Unit	2023-2024	2024/-2025	Increase
Hosted Birthday Parties (All inclusive)	Y		\$35.00	\$36.50	4.3%
Group 20+ Swim Only per person - Not for Profit/Vacation Care Only	Y		\$6.00	\$6.30	5.0%
Group 20+ Swim & Slide per person - Not for Profit/Vacation Care Only	Y		\$11.00	\$11.50	4.5%
Picnic Week - Swim & Icy Pole	Y	per person	\$7.50	\$7.80	4.0%
Picnic Week - Swim & Activity Pass	Y	per person	\$12.50	\$13.00	4.0%
Picnic Week - Swim, Activity Pass & Icy Pole	Y	per person	\$14.00	\$14.70	5.0%
Locker Hire	Y		\$5.50	\$5.50	0.0%
Hire Charges					
Lane Hire - regular user lane hire p/hr + entry fee	Y		\$17.50	\$18.50	5.7%
Lane Hire - casual user lane hire p/hr + full price entry per swimmer	Y		\$23.00	\$24.00	4.3%
Main Pool - Normal Operating Hours (3 Hour min)	Y		\$240.00	\$251.50	4.8%
Learner's Pool - Normal Operating Hours (3 Hour min)	Y		\$110.00	\$115.50	5.0%
Toddler's Pool - Normal Operating Hours (3 Hour min)	Y		\$80.00	\$84.00	5.0%
Inflatable Normal Operating Hours (3Hours min)	Y		\$200.00	\$210.00	5.0%
Waterslides - Normal Operating Hours (3 Hour min)	Y		\$100.00	\$105.00	5.0%
Splash Park - Normal Operating Hours (3 Hour min)	Y		\$100.00	\$105.00	5.0%
Swim Lessons - Paid up front per lesson	N		\$20.50	\$21.50	4.9%
Private Swim Lessons	Y		\$45.00	\$47.00	4.4%
Birthday party room hire per hour	Y		\$50.00	\$52.50	5.0%
Birthday party room hire per hour - City of Marion Resident	y		\$25.00	\$26.00	4.0%
Trestle Table Hire (x1) / Chair Hire (x 10) per day	Y		\$16.00	\$16.80	5.0%
Meeting room - Non-COM Business, Government (per hour)	Y		\$50.00	\$60.00	20.0%
Meeting room - COM Business Non-COM Community /Not for Profit, Non-COM residents (per hour)	Y		\$30.00	\$30.00	0.0%
Meeting room - COM Community, COM resident (per hour)	Y		\$15.00	\$15.00	0.0%
Bali Hut corporate rate Non-COM Business, Government (per hour)	Y		\$50.00	\$60.00	20.0%



Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
Bali Hut COM Business, Non-COM Community/Not for Profit, Non-COM resident (per hour)	Y		\$30.00	\$30.00	0.0%
Bali Hut community rate - COM Community, COM Resident (per hour)	Y		\$15.00	\$15.00	0.0%
State Government Funded Programs Lane Hire (DFE, Multicultural, Vacswim, Holiday Swim)	N		\$0.00	\$0.00	0.0%

New Fees and Charges					
Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
Social Event - Adult Entry (Movie Night/Splash Night)	Y	per entry	N/A	\$20.00	New Fee
Social Event - Child Entry (Movie Night/Splash Night)	Y	per entry	N/A	\$15.00	New Fee
Birthday Party (unhosted)	Y	per child	N/A	\$21.00	New Fee
Waterslides (unlimited) Group Hire 20+ / Birthday Parties (unhosted)	Y	per child	N/A	\$5.00	New Fee
Group Fitness Class (dry)	Y	per entry	N/A	\$18.00	New Fee
Group Fitness Class (dry) Multi Visit Pass 10	Y	per entry	N/A	\$168.00	New Fee
Group Fitness Class (dry) Multi Visit 10 - City of Marion Resident	Y	per entry	N/A	\$117.50	New Fee
Group Fitness Class (dry) Concession	Y	per entry	N/A	\$16.50	New Fee
Group Fitness Class (dry) Multi Visit Pass 10 Concession	Y	per entry	N/A	\$152.00	New Fee
Group Fitness Class (dry) Multi Visit Pass 10 Concession - City of Marion Resident	Y	per entry	N/A	\$106.50	New Fee
Peaceful Play (carer and participant)	Y		N/A	\$10.50	New Fee
Pool Play Dates (Parent, Baby and Coffee)	Y		N/A	\$12.50	New Fee
Fitness Passport and SAALC member entry	Y	per entry	N/A	\$8.00	New Fee
Equipment Hire (pool equipment)	Y	per person	N/A	\$1.00	New Fee
Equipment Hire (external hire)	Y		Fee dependant on equipment hired		
Promotional activity	Y		Fee dependant on role required and duration		
Labour Hire	Y	per hour	Fee dependant on role required and duration		



Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
Facility hire (Three pools)	Y	per hour	N/A	\$420.00	New Fee
Locker Hire deposit (Refundable if the key is returned)			N/A	\$10.00	New Fee
Food Truck for Marion Outdoor Pool (3 Hours min)	Y	per 3 hours	N/A	\$25.00	New Fee

- 30% reduction in entry fees for City of Marion residents and businesses on selected entry passes (GC210511R14)

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Current Market Comparison - 2024														
Facility	Adult	Child	Concession	Spectator	Family	Pool Party	Swim Lessons	Waterslide	Unlimited Waterslide	Multi Visit Adult Pass	Multi Visit Child Pass	Multi Visit Concession Pass	Adult Season Pass	Free Under (years)
Marion Outdoor Pool	\$8.00	\$6.60	\$6.80	\$4.00	\$25.00	\$35.00	\$20.50	\$10 x10	n/a	\$75.00 (10 Visits) \$200.00 (30 Visits)	\$65.00 (10 Visits) \$170.00 (30 Visits)	\$65.00 (10 Visits) \$170.00 (30 Visits)	\$475.00	1
Unley Swimming Centre	\$8.50	\$7.00	\$7.00	\$4.20	\$28.00	\$22.00	\$21.00	n/a	n/a	\$70.00 (10 Visits) \$180.00 (30 Visits)	n/a	\$60.00 (10 Visits) \$150.00 (30 Visits)	\$570.00	1
Norwood Swimming Centre	\$8.00	\$6.00	\$6.00	\$4.50	\$23.50	n/a	\$19.00	n/a	n/a	\$67.00 (10 Visits)	n/a	n/a	\$357.00	2
SA Aquatic & Leisure Centre - Marion	\$9.50	\$7.80	\$7.80	\$4.50	\$27.00	\$35.00	\$25.90	n/a	n/a	\$170.00 (20 Visits)	\$68 (10 Visits)	\$68 (10 Visits)	n/a	3
Adelaide Aquatic Centre	\$8.60	\$6.90	\$6.90	Entry Fee	\$24.30	\$24.00	\$22.00	n/a	n/a	\$77.40 (10 Visits) \$206.4 (30 Visits)	\$62.10 (10 Visits) \$165.60 (30 Visits)	\$62.10 (10 Visits) \$165.60 (30 Visits)	n/a	3
Waterworld - Tea Tree Gully	\$10.00	\$8.00	\$8.00	\$4.50	\$30.00	\$29.00	\$21.00	\$1 x1	\$10.00	\$100.00 (10 Visits)	\$80.00 (10 Visits)	\$80.00 (10 Visits)	\$420.00	3
Aquadome Aquatic Leisure Centre	\$8.40	\$6.80	\$6.80	\$2.00	\$24.40	\$22.50	\$19.50	\$4.80	n/a	\$75.60 (10 Visits)	\$61.2 (10 Visits)	\$61.20 (10 Visits)	n/a	3
George Bolton Swimming Centre - Burnside	\$9.00	\$8.00	\$8.00	\$6.00	\$28.00	n/a	\$22.50	n/a	n/a	\$82.00 (10 Visits) \$216.00 (30 Visits)	\$72.00 (10 Visits) \$186.00 (30 Visits)	\$72.00 (10 Visits) \$186.00 (30 Visits)	\$490.00	4

Notes:

- Supervising Adult and Child 1-4: These charges are added to reinforce the Watch Around Water policy at the desk while not increasing the charge to the consumer.
- Inclusive Passes are no longer offered as they were only brought in due to COVID restrictions.
- Pool play dates: Not offered as was implemented during COVID with session times.
- Toddler Fundamentals no longer offered: part of Swim School now.
- Facility Hire: Charges have been altered in description to better streamline the process and provide clear communication to customers.
- Facility Closure: 9 am-3 pm is designed for School Carnivals to provide 1 clear price point rather than combining all together, this is in line with other council pools.
- State Government Funded Programs: Included for transparency.
- Lane Hire Permanent: Changed to only 1 option of a \$17.50/per hour/ per lane fee along with a \$6 fee per swimmer (Swimmers are able to purchase 10/30/season passes and use these for club times if preferred).
- Lane Hire Casual: Changed to \$23 per lane/per hour and swimmer will pay full price entry.
- These changes to lane hire are to align with other Aquatic facilities in SA.



11. Marion Cultural Centre 2024-2025

Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
Domain Theatre (Room Only)					
Non-COM Business, Government Monday to Sunday- Minimum 3 hours	Y	per hour	\$130.00	\$145.00	11.5%
COM Business, Non-COM Community/Not for Profit, Non-COM resident Hourly Rate Monday to Sunday - Minimum 3 hours	y	per hour	\$65.00	\$72.50	11.5%
COM Community, COM resident Rate Monday to Sunday - Minimum 3 hours	Y	per hour	\$40.00	\$36.25	-9.4%
Public Holiday Rates - P.O.A	Y				
*Must have technical staff in the room at all times					
Staff					
Technical and duty staff Mon-Sat (min 3hrs)**	Y	per hour	\$79.00	\$79.00	0.0%
Front of House staff Mon-Sat (min 3 hrs)	Y	per hour	\$79.00	\$79.00	0.0%
Technical and duty staff Sun & PH (min 4hrs)**	Y	per hour	\$100.00	\$100.00	0.0%
Front of House staff Sun & PH (min 4hrs)	Y	per hour	\$100.00	\$100.00	0.0%
Other					
Staging - load in, load out	Y		\$252.00	\$252.00	0.0%
Ticket sales via box office	Y	per ticket	\$3.00	\$3.00	0.0%
Sturt Room					
Non-COM Business, Government (Corporate) Monday to Sunday	Y	per hour	\$56.00	\$50.00	-10.7%
COM Business Non-COM Community/Not for Profit, Non-COM resident Hourly Rate Monday to Sunday	y	per hour	\$28.00	\$25.00	-10.7%
COM Community, COM resident Rate Monday to Sunday	Y	per hour	\$15.00	\$12.50	-16.7%
Public Holiday Rates - P.O.A	Y				



Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
FOYER SPACE * *After 6pm or Saturday/Sunday only hired with additional room min rates apply OR Sturt Room rates apply					
Non-COM Business, Government (Corporate) Monday to Sunday	Y	per hour	\$34.00	\$40.00	17.6%
COM Business, , Non-COM Community/Not for Profit, Non-COM resident Hourly Rate Monday to Sunday	y	per hour	\$17.00	\$20.00	17.6%
COM Community, COM Resident Rate Monday to Sunday	Y	per hour	\$12.00	\$10.00	-16.7%
Public Holiday Rates - P.O.A	Y				
Plaza Space					
Non-COM Business, Government (Corporate) Monday to Sunday	Y	per hour	\$120.00	\$130.00	8.3%
COM Business, Non-COM Community/Not for Profit, Non-COM resident Hourly Rate Monday to Sunday	y	per hour	\$60.00	\$65.00	8.3%
COM Community, COM Resident Rate Monday to Sunday	Y	per hour	\$42.00	\$32.50	-22.6%
Public Holiday Rates - P.O.A	Y				

Notes:

* Domain Theatre hire rates require a technician in the room at all times, refer to staff rates.

**A higher rate applies for Sundays. This reflects the increased costs involved when casual staff are engaged at these times.

- Any additional required staff not included in the basic hire rate are charged at a standard minimum hourly rate as specified.
- For OH&S and security reasons, MCC reserves the right to decide when additional staff are required.
- This is particularly relevant for performances or events with attendance exceeding 120, and for events held on evenings or weekends.
- The Marion Cultural Centre has the exclusive right to manage ticketing to the public for performances.



12. Memorials 2024-2025

Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
Timber seat no arms	Y		\$2,300.00	\$3,200.00	39.0%
Timber seat with back and side arms	Y		\$2,500.00	\$3,500.00	40.0%
Concrete Slab Installation	Y		\$800.00	\$1,000.00	25.0%
Large Boulder/Rock	Y		\$220.00	\$250.00	13.6%
Bronze Plaque - Small	Y		\$545.00	\$600.00	10.1%
Bronze Plaque - Medium	Y		\$605.00	\$650.00	7.4%
Bronze Plaque - Large	Y		\$665.00	\$700.00	5.3%



13. Neighbourhood and Community Centres 2024-2025

Description	GST Inc Y/N	Unit	2023-2024				2024-2025			
			Corporate Rate		Community Rate		Corporate Rate		Community Rate	
			Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individual/Residents	CoM Community Groups CoM Individual/Residents	Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individual/Residents	CoM Community Groups CoM Individual/Residents
Hall Hire - Cooinda										
Cooinda Function Space (Hall, Cafe & Kitchen*)	Y		\$65.00	\$32.00	\$32.00	\$16.00	\$65.00	\$32.50	\$32.50	\$16.25
Main Hall	Y		\$50.00	\$25.00	\$25.00	\$12.00	\$50.00	\$25.00	\$25.00	\$12.50
Café space	Y		\$30.00	\$15.00	\$15.00	\$7.00	\$30.00	\$15.00	\$15.00	\$7.50
Kitchen *	Y		\$30.00	\$15.00	\$15.00	\$7.00	\$30.00	\$15.00	\$15.00	\$7.50
Craft Room 1	Y		\$30.00	\$15.00	\$15.00	\$7.00	\$30.00	\$15.00	\$15.00	\$7.50
Craft Room 2	Y		\$30.00	\$15.00	\$15.00	\$7.00	\$30.00	\$15.00	\$15.00	\$7.50
Craft Rooms combined	Y						\$50.00	\$25.00	\$25.00	\$12.50
Multipurpose Room	Y		\$30.00	\$15.00	\$15.00	\$7.00	\$30.00	\$15.00	\$15.00	\$7.50
Small Office 1	Y		\$10.00	Free	\$5.00	Free	\$10.00	\$0.00	\$0.00	\$0.00
Small Office 2	Y		\$10.00	Free	\$5.00	Free	\$10.00	\$0.00	\$0.00	\$0.00
Hall Hire - Glandore										
Clarke - Function (Hall, Kitchen, and stage)	Y		\$65.00	\$32.00	\$32.00	\$16.00	\$65.00	\$32.50	\$32.50	\$16.25
Clake Hall	Y		\$50.00	\$25.00	\$25.00	\$12.00	\$50.00	\$25.00	\$25.00	\$12.50



Description	GST Inc Y/N	Unit	2023-2024				2024-2025			
			Corporate Rate		Community Rate		Corporate Rate		Community Rate	
			Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individual/Residents	CoM Community Groups CoM Individual/Residents	Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individual/Residents	CoM Community Groups CoM Individual/Residents
Clarke Stage	Y		\$50.00	\$25.00	\$25.00	\$12.00	\$50.00	\$25.00	\$25.00	\$12.50
Clarke Kitchen *	Y		\$30.00	\$15.00	\$15.00	\$7.00	\$30.00	\$15.00	\$15.00	\$7.50
Rugby	Y		\$50.00	\$25.00	\$25.00	\$12.00	\$50.00	\$25.00	\$25.00	\$12.50
Slade Training Room	Y		\$30.00	\$15.00	\$15.00	\$7.00	\$30.00	\$15.00	\$15.00	\$7.50
Slade Community Room	Y		\$30.00	\$15.00	\$15.00	\$7.00	\$30.00	\$15.00	\$15.00	\$7.50
Slade Office 1	Y		\$10.00	Free	\$5.00	Free	\$10.00	\$0.00	\$0.00	\$0.00
Slade Office 2	Y		\$10.00	Free	\$5.00	Free	\$10.00	\$0.00	\$0.00	\$0.00
Naldera Opal	Y		\$50.00	\$25.00	\$25.00	\$12.00	\$50.00	\$25.00	\$25.00	\$12.50
Hall Hire - Trott Park										
Whole site (Hall, Multipurpose Room and Community Room)	Y		\$65.00	\$32.00	\$32.00	\$16.00	\$140.00	\$70.00	\$70.00	\$35.00
Main Hall	Y		\$50.00	\$25.00	\$25.00	\$12.00	\$50.00	\$25.00	\$25.00	\$12.50
Multipurpose Room	Y		\$30.00	\$15.00	\$15.00	\$7.00	\$30.00	\$15.00	\$15.00	\$7.50
Community Room	Y		\$30.00	\$15.00	\$15.00	\$7.00	\$30.00	\$15.00	\$15.00	\$7.50



Description	GST Inc Y/N	Unit	2023-2024				2024-2025			
			Corporate Rate		Community Rate		Corporate Rate		Community Rate	
			Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individual/ Residents	CoM Community Groups CoM Individual/ Residents	Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individual/ Residents	CoM Community Groups CoM Individual/ Residents
Hall Hire - Mitchell Park Sports & Community Centre										
Activity Room A	Y		\$30.00	\$15.00	\$15.00	\$7.00	\$30.00	\$15.00	\$15.00	\$7.50
Activity Room B	Y		\$30.00	\$15.00	\$15.00	\$7.00	\$30.00	\$15.00	\$15.00	\$7.50
Activity A & B	Y		\$50.00	\$25.00	\$25.00	\$12.00	\$50.00	\$25.00	\$25.00	\$12.50
Activity C	Y		\$30.00	\$15.00	\$15.00	\$7.00	\$30.00	\$15.00	\$15.00	\$7.50
Activity D	Y		\$30.00	\$15.00	\$15.00	\$7.00	\$30.00	\$15.00	\$15.00	\$7.50
Activity E	Y		\$50.00	\$25.00	\$25.00	\$12.00	\$50.00	\$25.00	\$25.00	\$12.50
Meeting room	Y		\$10.00	Free	\$5.00	Free	\$10.00	\$0.00	\$0.00	\$0.00
Function Room 1 (large)	Y		\$80.00	\$40.00	\$50.00	\$25.00	\$90.00	\$45.00	\$45.00	\$22.50
Function Room 2 (small)	Y		\$50.00	\$25.00	\$40.00	\$20.00	\$60.00	\$30.00	\$30.00	\$15.00
Upstairs Rooms - Combined	Y		\$120.00	\$60.00	\$80.00	\$40.00	\$140.00	\$70.00	\$70.00	\$35.00

Notes: Due to the implementation of the online booking system SpacetoCo (Jan-Apr 2024), a range of fees and charges changes were made and became effective 1 May 2024 via delegations for venue hire. This aligned all venue hire sites to a standardised discount system allowing automation during the online booking process / customer check out. The fees shown above as 2023/24 are the last Council endorsed Fees and Charges. Those shown in the 2024/25, with exception to the proposed changes to Small Meeting Rooms and the Trott Park Whole Site fees, are the current fees being charged to new hirers via the online system, and reflect the fee amendment made via delegation from 1 May 2024.



14. Parking Control 2024-2025

Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
** Fees will be announced in late June by State Government					
TRAFFIC INFORMATION					
Private Parking					
Disabled Zone	N		\$433.00	\$433.00	0.0%
No Standing Zone	N		\$111.00	\$111.00	0.0%
Permit Parking Area	N		\$75.00	\$75.00	0.0%
Loading Zone	N		\$79.00	\$79.00	0.0%
Time Limit Area	N		\$61.00	\$61.00	0.0%
Restricted Parking Zone	N		\$77.00	\$77.00	0.0%
Further Offence	N		\$59.00	\$59.00	0.0%
Not Wholly Within One Space	N		\$59.00	\$59.00	0.0%
In Parking Space Already Occupied	N		\$72.00	\$72.00	0.0%
Protrusion Over Walkway or Driveway	N		\$93.00	\$93.00	0.0%
Obstructing Access or Egress	N		\$91.00	\$91.00	0.0%
Purpose Other Than Parking	N		\$60.00	\$60.00	0.0%
Damage to Signs etc	N		\$110.00	\$110.00	0.0%
Parking in Other Public Place	N		\$71.00	\$71.00	0.0%
Road Traffic Act					
Stop on continuous Yellow Line	N		\$113.00	\$113.00	0.0%
Contravene No Stopping Sign	N		\$111.00	\$111.00	0.0%
Contravene No Parking Sign	N		\$93.00	\$93.00	0.0%
Stop in Loading Zone	N		\$79.00	\$79.00	0.0%
Bus Zone	N		\$153.00	\$153.00	0.0%
Stop within 10m I/Section	N		\$113.00	\$113.00	0.0%
Stop within 20m I/section w Traffic Light	N		\$111.00	\$111.00	0.0%
Stop on dividing strip or nature strip	N		\$113.00	\$113.00	0.0%
Obstructing access to & from a Driveway	N		\$93.00	\$93.00	0.0%
Stop within 1m Fire Plug / Hydrant	N		\$93.00	\$93.00	0.0%
Stop within Prohibited distance Bus Stop	N		\$111.00	\$111.00	0.0%
Not Parallel	N		\$75.00	\$75.00	0.0%
Exceed 1 hr Time Limit Long or Heavy Vehicles	N		\$136.00	\$136.00	0.0%
Parking for Longer than Indicated on Sign	N		\$61.00	\$61.00	0.0%
Double Parking	N		\$111.00	\$111.00	0.0%
Obstruct access to/from a footpath or ramp	N		\$91.00	\$91.00	0.0%
Stop in a Truck Zone	N		\$75.00	\$75.00	0.0%
Stop in a Taxi Zone	N		\$153.00	\$153.00	0.0%
Stop in Permit Zone	N		\$75.00	\$75.00	0.0%
Stop near a Post Box	N		\$111.00	\$111.00	0.0%



Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
Stop on or near a Children's Crossing	N		\$111.00	\$111.00	0.0%
Fail to Angle Park	N		\$75.00	\$75.00	0.0%
Fail to park with 1m between vehicles	N		\$75.00	\$75.00	0.0%
Stopping on a Bridge	N		\$111.00	\$111.00	0.0%
Stopping in a Bicycle Lane	N		\$312.00	\$312.00	0.0%
Stopping on a Clearway sign	N		\$310.00	\$310.00	0.0%
Stopping in a Bus Lane	N		\$310.00	\$310.00	0.0%
Stopping in the emergency stopping lane	N		\$310.00	\$310.00	0.0%
Stopping in a Disabled Zone	N		\$433.00	\$433.00	0.0%
Stopping on Painted Island	N		\$111.00	\$111.00	0.0%
Fail to Park Wholly Within One Space	N		\$59.00	\$59.00	0.0%
Fail to Park Too Far from Kerb 2/w Road	N		\$75.00	\$75.00	0.0%
Fail to Park Too Far from Kerb 1/w Road	N		\$75.00	\$75.00	0.0%
Fail to Park 3m From Cont. Dividing Line or Strip	N		\$75.00	\$75.00	0.0%
Fail to Park with 3m Clear Passage Alongside Vehicle	N		\$75.00	\$75.00	0.0%
Expiation late fee	N		\$71.00	\$71.00	0.0%
Motor Vehicle Registration Search	N		\$10.00	\$10.00	0.0%
Impounded vehicles	N		\$187.00	\$187.00	0.0%



15. Private Works & Trees 2024-2025

Description	GST Inc Y/N	2023-2024	2024-2025	Increase
CROSSOVERS & INVERTS				
Driveway Crossover Installations				
Driveway Crossover (normal std) per sq metre	Y	\$230.00	\$230.00	0.0%
Driveway Crossover (heavy duty) - per sq metre	Y	\$270.25	\$270.25	0.0%
Driveway Invert Installations				
Driveway Invert (saw cut, removal & reconstruction of kerb) per item				
0-5m std single	Y	\$1,092.50	\$1,092.50	0.0%
5-8 std single	Y	\$1,782.50	\$1,782.50	0.0%
Residential Stormwater Pipe Connection				
Council sawcut footpath, resident supplies & lays pipe & Council reinstates 75mm or 90mm diameter	Y	\$569.25	\$569.25	0.0%
Footpath Repairs				
Minor reinstatement - per linear metre	Y	\$218.50	\$218.50	0.0%
Trees				
Administration fee for tree removal	Y	\$100.00	\$100.00	0.0%
Tree replacement (Includes purchase and replanting costs)	Y	\$370.00	\$370.00	0.0%
Tree Removal Costs				
Small Tree 1.5 to 3m height	Y	\$370.00	\$390.00	5.4%
Medium Tree 3 to 9m height	Y	\$950.00	\$1,000.00	5.3%
Large Tree 9 to 20m height	y	\$1,900.00	\$2,000.00	5.3%
Xtra Large Tree 20+m height	Y	\$3,800.00	\$4,000.00	5.3%

Notes:

- Additional amenity valuation will be calculated from Forestree and applied in addition to the above costs.



16. Property Fees - 2024/25

Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
Road Closures					
Sale of land		Price set by valuer as negotiated			
Easements					
Application fee - Easements: Applicants wishing to apply for the creation, variation, or extinguishment of easements	N	per easement	\$150.00	\$155.00	3%
Processing fee - Easements: Applicants wishing to apply for the creation, variation, or extinguishment of easements	N	per easement	\$500.00	\$520.00	4%
Easements - Minimum compensation for the value of the rights/liberties granted (minimum fee or market valuation)	Y		\$1,500.00	\$1,565.00	4%
Use of council land					
Application Fee for S221 or S222 Authorisation or Permit (Alteration of or Business Use of Public Road)	Y		N/A	\$155.00	New Fee
Use of council land (reserves/community land and road reserve) - long-term licence or permit. Minimum fee, subject to negotiation with Council.*	Y	per annum	\$300.00	\$310.00	3%
Use of council land (reserves/community land and road reserve) - long-term licence or permit (Business and Commercial Use) Minimum fee, subject to negotiation with Council*	Y	per annum	\$1,200.00	\$1,250.00	4%
Casual hire of Sporting fields					
Casual hire of Sporting Fields (ovals/pitches) and Reserves (open space) - per season up to 6 months. Minimum fee, subject to negotiation with Council**	Y		\$1,200.00	\$1,250.00	4%
Casual hire of Sporting Fields (ovals/pitches) and Reserves (per hour) <u>excludes</u> oval lighting and access to Council building/facilities***	Y		\$60.00	\$30.00	-50%
Casual hire of Sporting Fields (ovals/pitches) and Reserves <u>includes</u> oval lighting and access to Council building/facilities	Y	per hour		\$50.00	New Fee



Description	GST Inc Y/N	Unit	2023-2024	2024-2025	Increase
Other					
Processing fee - Sale of land of Council Land, Road Reserve	N		\$1,207.50	\$1,260.00	4.3%
Application fee - Consent of Council as an interested party (applicants wishing to apply for Council's consent pursuant to property transactions: encumbrance, Land Management Agreements, licences, leases, or caveats)	N		\$150.00	\$155.00	3%
Permits					
Outdoor Dining Permit Application fee (non-refundable)	N		\$100.00	\$105.00	5%
Outdoor Dining Permit (1 table and 4 chairs)	N		\$80.00	\$85.00	6%
Mobile Food Vending Permit Annual fee	N	per annum	\$2,000.00	\$2,085.00	4%
Mobile Food Vending Permit Monthly fee	N	per month	\$200.00	\$210.00	5%
Mobile Food Vending Permit daily rate for special and community events	N	per day	\$50.00	\$50.00	0%
Casual hire of Community Tennis/Netball Courts (up to 6 months)	N	per season	\$300.00	\$310.00	3%

Notes:

* Including encroachments

**maximum 3 days per week as determined by Council, excludes oval lighting and access to Council building/facilities

***2023/2024 \$60 per day. 2024/2025 \$30 per hour.



17. Searches 2024-2025

Description	GST Inc Y/N	2023-2024	2024-2025	Increase
** Fees will be announced in late June by State Government				
RATING INFORMATION				
Land & Business Agents				
*Rates only	N	39.00	39.00	0%
*Zoning Portion Only	N	27.75	27.75	0%
* Full Search	N	66.75	66.75	0%
* Urgent Fee	N	13.75	13.75	0%
Extract from Assessment Book	N	\$10.50	\$10.50	0%
Copy of prior years' rates notice	Y	\$11.00	\$11.00	0%
Copy Rate Accounts		No Charge		



18. Other Charges & Permits 2024-2025

Description	GST Inc Y/N	2023-2024	2024-2025	Increase
** Fees will be announced in late June by State Government				
Freedom of Information				
Application for access to a document (includes first two hours spent dealing with application)	N	\$40.75	\$40.75	0%
Each subsequent 15 minutes spent on the application	N	\$15.40	\$15.40	0%
Where access is to be given in the form of a written transcript of words contained in the document (per page)	N	\$9.10	\$9.10	0%
Photocopy of documents (per page)	N	\$0.25	\$0.25	0%
Where access is to be given in the form of a copy of a photograph, x-ray, videotape, computer tape or computer disk				
Where the applicant requires that a document be posted or delivered				
Application for review of a determination made by the Council	N	\$40.75	\$40.75	0%
1. Fees are set by Freedom of Information (Fees and Charges) Regulations 2003 and are subject to change				
2. A member of the South Australian Parliament who applies for access to documents under freedom of information is entitled to access documents without paying any fees or charges unless the work involved in processing the application totals more than \$1,000				
3. Holders of a current concession card such as a health care card or pension card, do not have to pay any fees or charges under freedom of information. Proof of the concession card will be required when an application is lodged.				
4. Where persons can satisfy the Council that payment of the fee or charge would cause financial hardship to the applicant, the Council may waive, reduce, or remit a fee or charge.				
Other Charges				
History of Marion book	Y	\$10.00	\$10.00	0%
History of Marion book - Volume 2, Hard Cover	Y	\$39.95	\$39.95	0%
Public Information				
Minutes, Policies, Registers, Codes and Procedures (per page): -	Y	\$0.55	\$0.55	0%



*These documents are available for inspection at the Council Administration Office,				
245 Sturt Road, Sturt, at no charge				
Annual Report	No Charge			
Community Consultation Policy	No Charge			
Notification of Council Meetings - Notice & Agenda	No Charge			
Notification of Committee Meetings	No Charge			
Annual Financial Plan (Budget)	No Charge			
Rating Policy	No Charge			
Code of Practice - Meetings and Documents	No Charge			
Strategic Management Plan	No Charge			
Register of By-Laws	No Charge			
Order Making Policy	No Charge			
Grievance Procedure	No Charge			
Register of Delegations and Sub-delegations	No Charge			
Tenders & Contracts Policy	No Charge			
Code of Conduct for Members	No Charge			
Code of Conduct for Staff	No Charge			
Reimbursement of Members Expenses Policy	No Charge			
Freedom of Information - Information Statement	No Charge			
Council Electoral Roll (a full copy may be purchased - P.O.A)	No Charge			

Grants & Contributions forecast for 2024-2025



NOTE: This report includes a forecast of all grants & contributions in which the City of Marion will receive a financial contribution for in 2024-2025

Description	2024-2025 External Contribution	Contribution Classification	
	Budgeted (forecast)	Capital	Operating
Commonwealth Home Support Program	\$2,703,881	\$0	\$2,703,881
Community Hubs Programs	\$100,000	\$0	\$100,000
Flinders Greenway	\$550,000	\$550,000	\$0
Grants Commission	\$2,550,000	\$0	\$2,550,000
Grants Commission Roads Funding	\$1,400,000	\$0	\$1,400,000
Green Adelaide Education Program	\$73,389	\$0	\$73,389
Library Operations Grant	\$312,885	\$0	\$312,885
Move It Program	\$107,487	\$0	\$107,487
Mema Court Reserve Upgrade	\$487,744	\$487,744	\$0
Pest Plant Eradication & Control	\$10,000	\$0	\$10,000
Resilient South Coordinator	\$80,000	\$0	\$80,000
Roads to Recovery	\$1,100,000	\$0	\$1,100,000
School-based Immunisation Program	\$80,000	\$0	\$80,000
Southern Business Mentoring Program	\$39,559	\$0	\$39,559
South Adelaide Basketball Upgrade	\$850,000	\$850,000	\$0
Warradale Tennis Redevelopment	\$753,790	\$753,790	\$0
TOTAL GRANTS & CONTRIBUTIONS FUNDING	\$11,198,735	\$2,641,534	\$8,557,201

Draft Annual Business Plan 2024-2025 feedback



Background

Councils are, in accordance with the requirements of the *Local Government Act 1999*, required to develop Annual Business Plans and a budget for the ensuing financial year and to consult with the community before it is endorsed.

The Draft Annual Business Plan 2024-2025 was endorsed for community consultation at the 23 April 2024 General Council meeting. The community engagement period was held between 1st May and 21st of May 2024.

Purpose of the engagement

- Inform interested stakeholders and the broader community about the Draft Annual Business Plan and how Council proposes to spend its budget for the 2024-2025 financial year.
- Provide opportunities for the community to participate in the engagement.
- Seek feedback from stakeholders about whether they support the proposed Business Plan and Budget and if they think the proposed balance of spending is right, and if not, why?

Community engagement techniques

- Making Marion engagement page to provide a copy of the Draft Plan and a series of questions to identify community sentiment toward the plan.
- Making Marion e-newsletter to promote the engagement.
- Promotion via the City of Marion website.
- Hard copy distribution of the plan at libraries and administration offices.
- Pop-up tables at the Cove Civic Centre, Marion Cultural Centre, Administration Building, Park Holme Library and Glandore Community Centre.
- Two drop-in sessions at the Marion Cultural Centre Plaza on 9th of May and Cove Civic Centre on the 15th of May.
- Social media updates through LinkedIn and Facebook.
- An opportunity to make a public submission at the 14 May 2024 General Council meeting.
- Marion 100 focus group session held on 21 May 2024.

Community feedback

- There was a total of 955 visitors to the Making Marion page.
- 467 visitors were informed of the engagement and accessed specific project information.
- 83 submissions were received via the Making Marion survey (*please note that 69 contributors and 83 submissions include 14 hardcopy responses from the community being entered by 1 staff member*).
- There was a total of 616 downloads of the Draft Annual Business Plan and 57 downloads of the plan summary document.
- 5,163 Making Marion subscribers were notified of the consultation via Making Marion newsletters sent on 2 May, and on 20 May.
- ETalk ABP article received 6 total clicks through the link.
- 9393 people were notified in the Open for Business e-news on 10 May.

Draft Annual Business Plan 2024-2025 feedback



- 75 sporting cubs were notified via email on 20 May.
- Posted to the Community Leadership Program Facebook group (75 members) on 20 May.
- 175 people were notified via the Marion Community Forum network on 2 May.
- 1,634 people were notified in the Green Thymes e-news on 7 May.
- 268 City of Marion registered volunteers were advised on 2 May via email.
- 6 Social media posts: 192 impressions (number of times content was displayed to users), 192 reach (number of unique users exposed to the content), 58 Engagements (clicked on the link provided within the content), 34 reactions.
- 25 community members engaged with staff at the Marion Cultural Centre drop in on May 9 and 14 community members engaged with staff at the Cove Civic Centre drop in on May 15.
- 34 comments were recorded at Pop-up tables at the Cove Civic Centre, Marion Cultural Centre, Park Holme Library and Glandore Community Centre. 97 voting ticks indicating level of support for the draft plan were noted. 85 voting ticks indicating whether the balance of spending is right were also received.
- 56 community members participated at the Marion 100 focus group on 21 May 2024.

Draft Annual Business Plan 2024-2025 feedback



Overall Results

Level of support for the Draft Annual Business Plan 2024-2025

63.9% of Making Marion survey respondents support the plan 'somewhat' or 'strongly'.

22% of Pop-up participants support the plan 'somewhat' or 'strongly'.

Together, 41% of community respondents via the Making Marion survey and Pop-ups, strongly support or somewhat support the Draft Annual Business Plan and Budget 2024-25 when asked 'Please indicate your level of support for our Draft Annual Business Plan and Budget 24-25?'

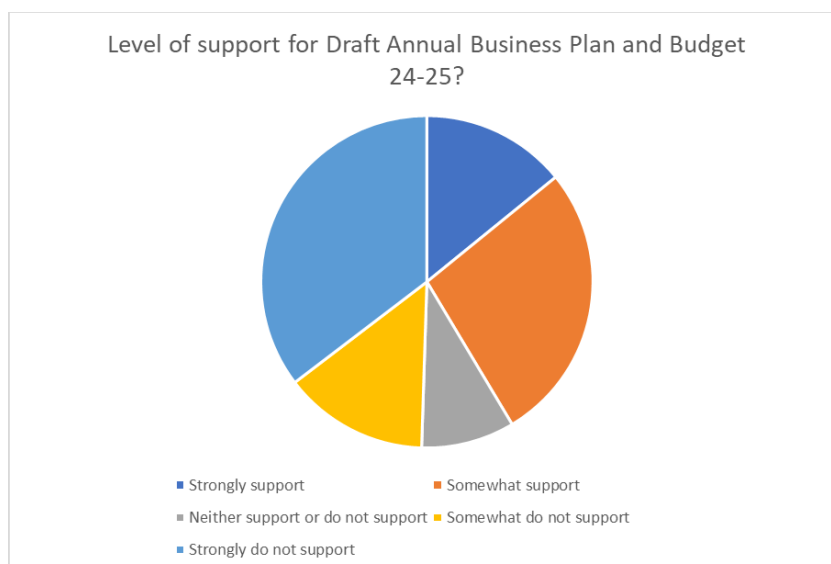
49% of community respondents via the Making Marion survey and Pop-ups noted, 'Strongly do not support' or 'somewhat do not support' the Draft Annual Business Plan and Budget 2024-2025 when asked 'Please indicate your level of support for our Draft Annual Business Plan and Budget 2024-2025?'

9% neither support nor do not support the plan.

Please indicate your level of support for our Draft Annual Business Plan and Budget 24-25?

	Survey	Pop ups	TOTAL responses	TOTAL %
Strongly support	15	11	26	14
Somewhat support	38	11	49	27
Neither support or do not support	14	3	17	9
Somewhat do not support	10	15	25	14
Strongly do not support	6	57	63	35

% rounded to the nearest whole number



Draft Annual Business Plan 2024-2025 feedback



Balance of spending

49.4% of Making Marion survey respondents 'Somewhat' or 'Strongly' agree we have the balance of spending right.

30% of Pop-up participants 'Somewhat' or 'Strongly' agree we have the balance of spending right.

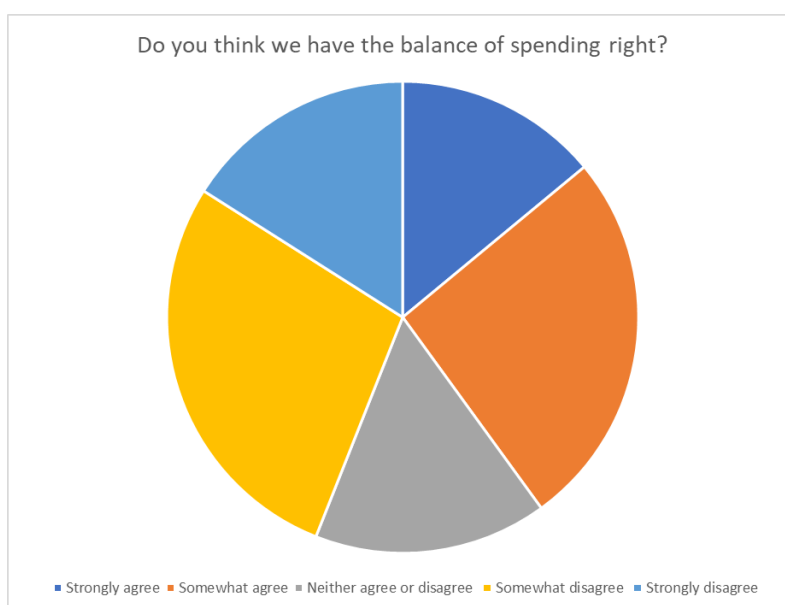
Together, 40% of community respondents via the Making Marion survey and Pop-ups, strongly agreed or somewhat agreed that we have the balance of spending right when asked the question 'Do you think we have the balance of spending right?'

44% of community respondents via the Making Marion survey and Pop-ups, strongly disagreed or somewhat disagreed that we have the balance of spending right when asked the question 'Do you think we have the balance of spending right?'

16% neither agreed nor disagreed.

Do you think we have the balance of spending right?

	Survey	Pop ups	TOTAL responses	TOTAL %
Strongly agree	11	13	24	14
Somewhat agree	30	13	43	26
Neither agree or disagree	14	13	27	16
Somewhat disagree	20	27	47	28
Strongly disagree	8	19	27	16



Draft Annual Business Plan 2024-2025 feedback



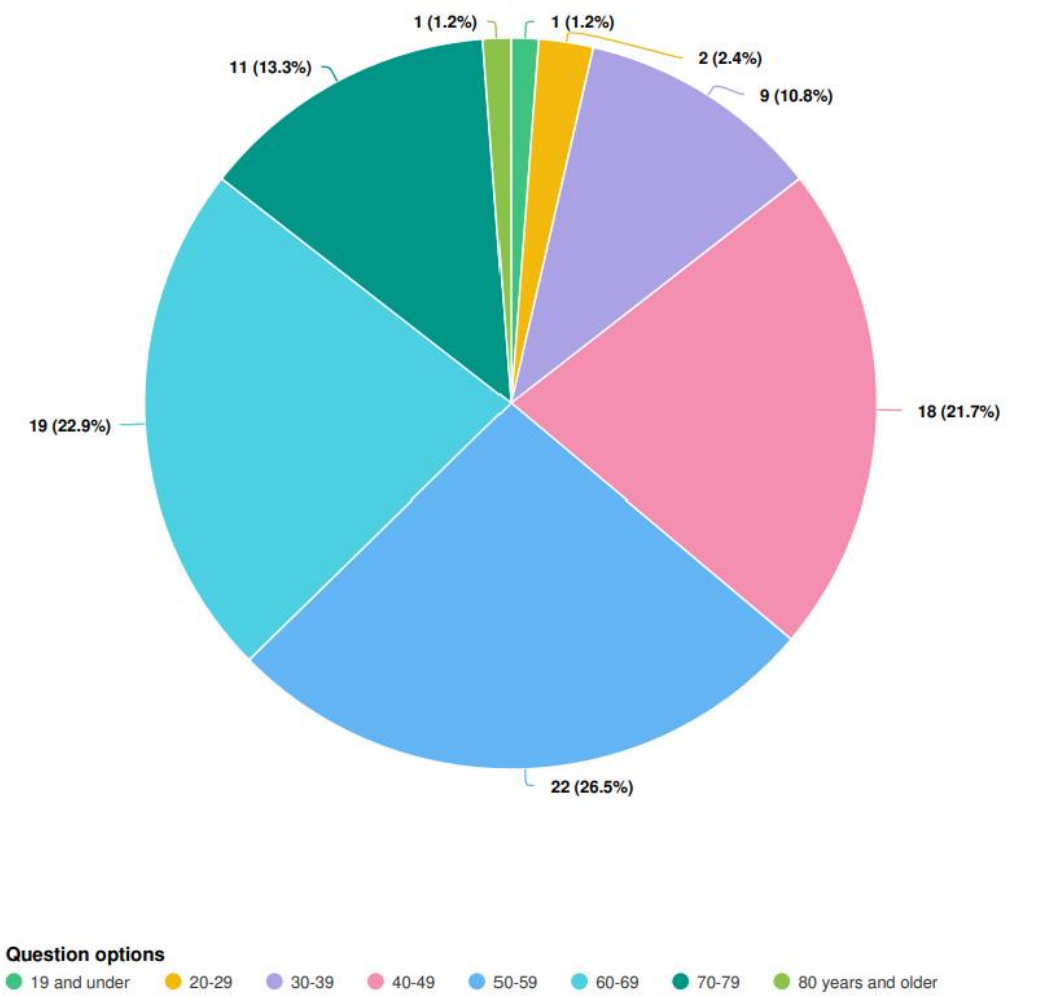
CITY OF
MARION

Making Marion

(See attachment 5 for the full Making Marion report)

A summary of key community feedback and responses (verbatim) provided via Making Marion is provided here.

Age group

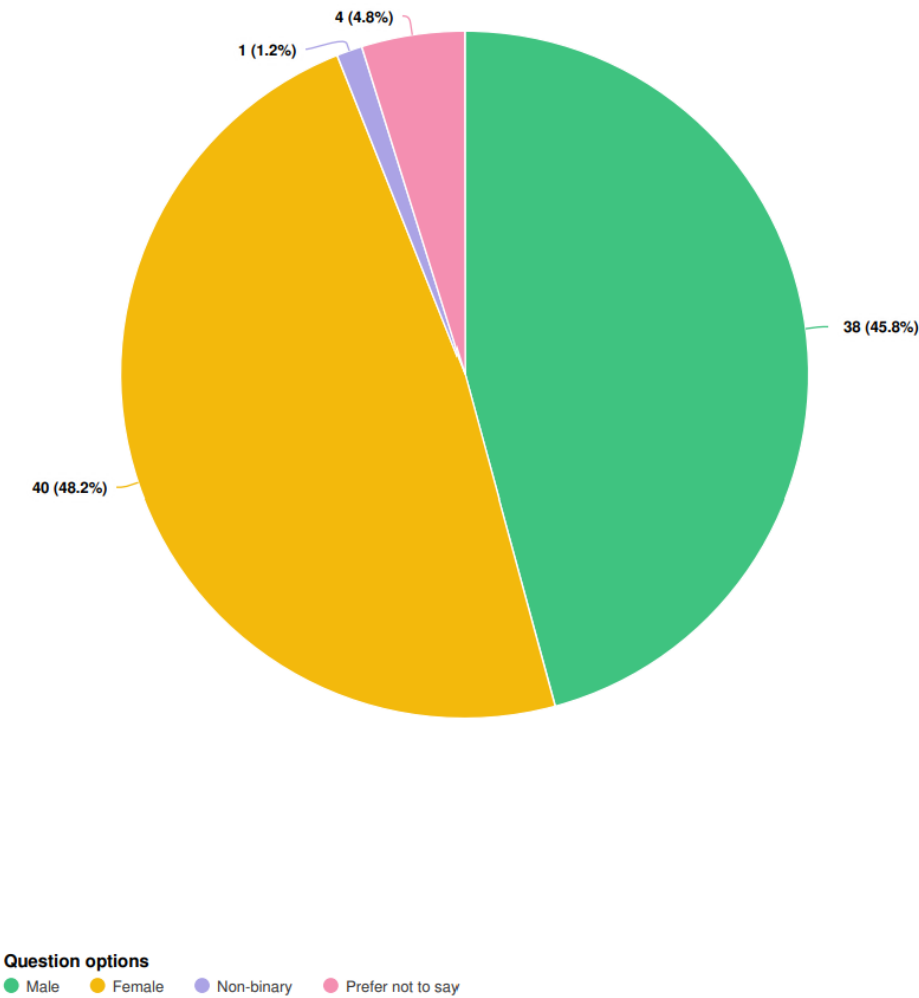


Draft Annual Business Plan 2024-2025 feedback



CITY OF
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Gender



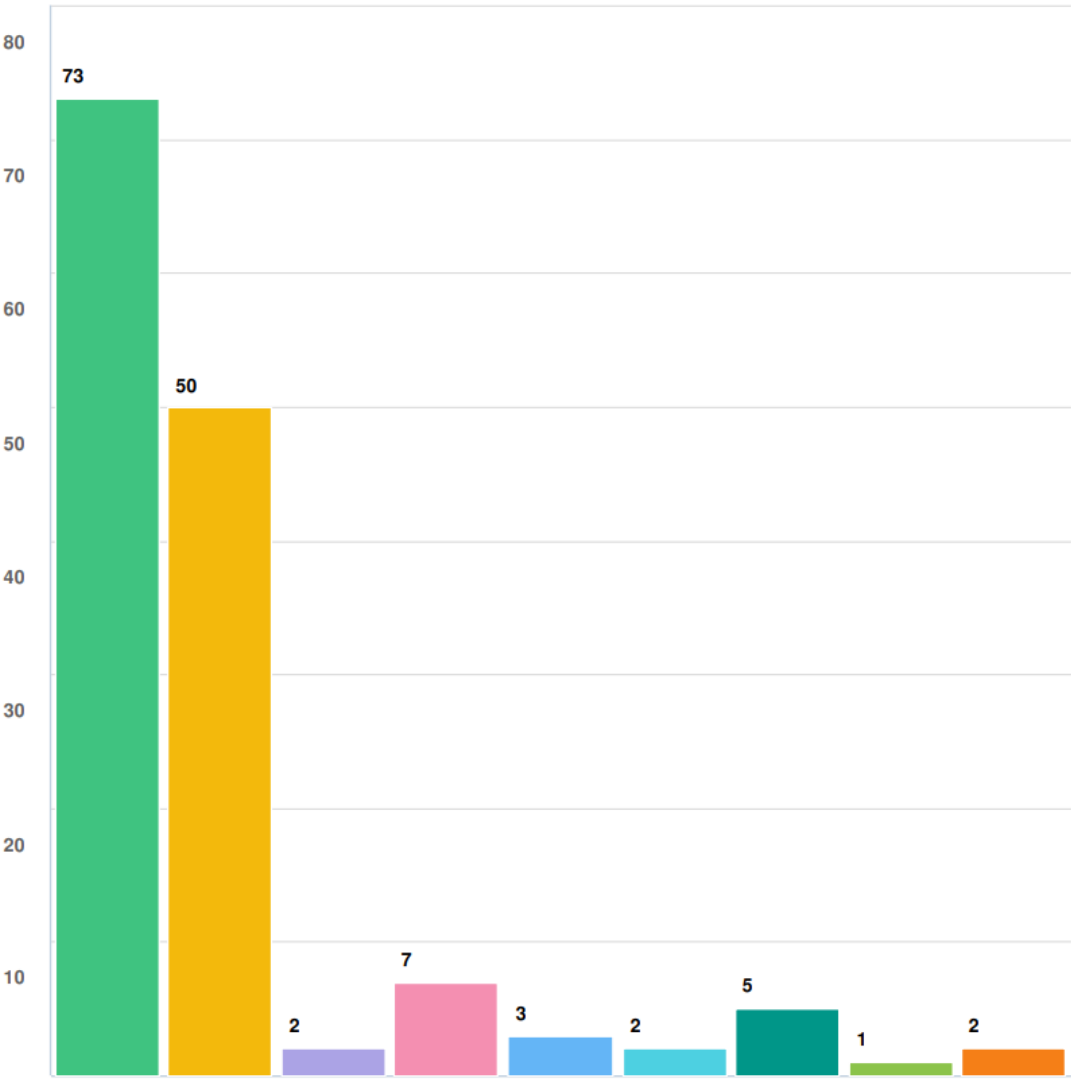
Draft Annual Business Plan

2024-2025 feedback



CITY OF
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Connection to the City of Marion

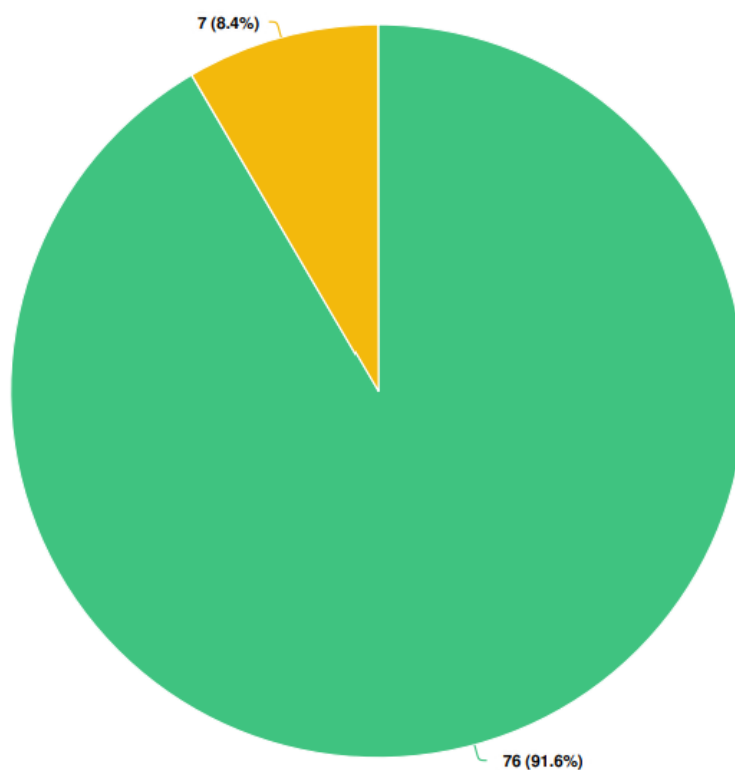


- Question options**
- Resident (I live in the City of Marion)
 - Property owner (I pay rates to the City of Marion)
 - Business owner (I own a business with a presence in the City of Marion)
 - Employee (I work for a business located in the City of Marion)
 - Student (I am a student or my children go to school in the City of Marion)
 - Visitor (leisure/recreational purposes)
 - Committee member with interest in City of Marion (resident group / precinct group / sporting club etc.)
 - Government department / peak body
 - Other (please specify)

Draft Annual Business Plan 2024-2025 feedback



Have you read/viewed our Draft Annual Business Plan and Budget for 2024-25?



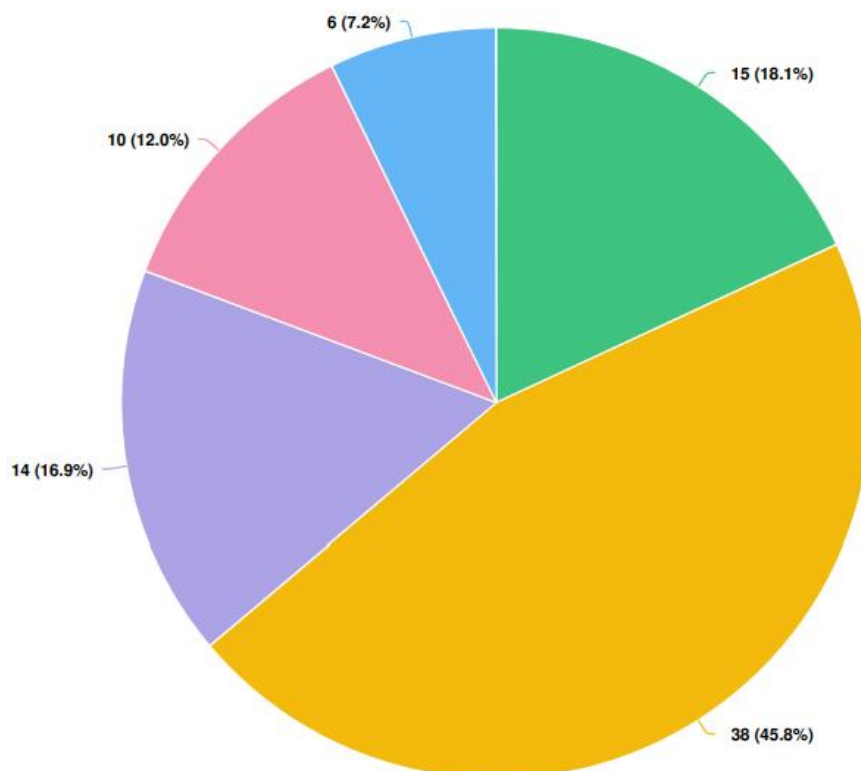
Question options

● Yes ● No

Draft Annual Business Plan 2024-2025 feedback



Please indicate your level of support for our Draft Annual Business Plan and Budget
2024-25



Question options

- Strongly support
- Somewhat support
- Neither support nor do not support
- Somewhat do not support
- Strongly do not support

63.9% of survey respondents support the plan 'somewhat' or 'strongly'.

Draft Annual Business Plan 2024-2025 feedback



CITY OF
MARION

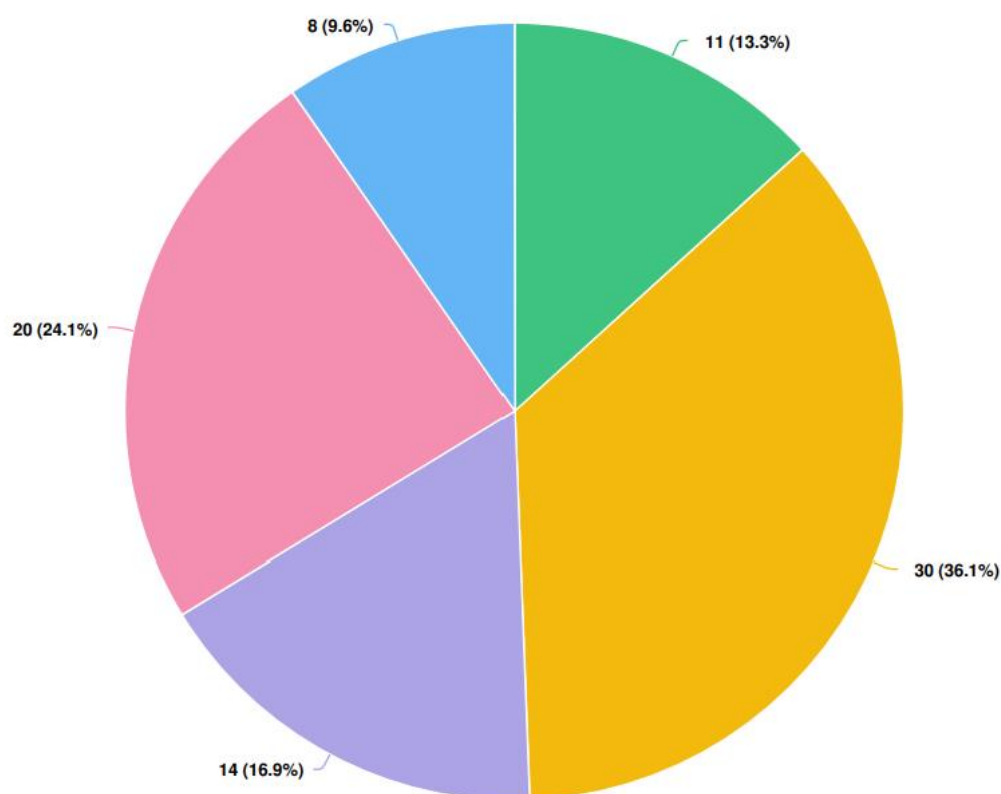
How strongly do you agree or disagree with the following statements?



Draft Annual Business Plan 2024-2025 feedback



Do you think that the City of Marion has the balance of spending right?



Question options

● Strongly Disagree ● Somewhat Disagree ● Neither agree nor disagree ● Somewhat Agree ● Strongly Agree

49.4% of survey respondents 'Somewhat' or 'Strongly' agree.

Draft Annual Business Plan

2024-2025 feedback



Do you think we have the balance of spending right? If you disagree, please provide comment on why:

Community feedback (provided throughout the consultation period 1 May- 21 May 2024) (verbatim)	Council response (if required)	Community feedback relates to
Valuing Nature needs a higher proportion of spending, there is only one project listed under this category in the future projects section and that is dependent on grant funding. Therefore there is no Council funding allocated to this category.	<p><i>Council has just approved a Biodiversity Plan, with additional funding, which can be viewed here: Biodiversity Plan 2024-2029 City of Marion. Although only one project has been highlighted as a new project under the Valuing Nature theme, we are funding a wide range of ongoing biodiversity, greening and environmental education projects and initiatives under this theme including:</i></p> <ul style="list-style-type: none"> <i>Sturt River Biodiversity Project – a 4 year project to create a biodiversity corridor for native species.</i> <i>Establishing 3 new natural landscaping sites across our city.</i> <i>Threatened species reintroduction program (new orchids to be reintroduced in 2024-2025.)</i> <i>Commencing our first declared weed mapping and eradication program.</i> <i>Delivering community workshops under the Common Thread Program.</i> 	Valuing nature
<p>Your pavements are lifting , your roads are <i>(expletive retracted)</i> and you want to increase rates , unbelievable.</p> <p><i>Retracted word due to expletive language</i></p>	<i>Improved maintenance of the council area has been noted and highlighted as a priority of the community.</i>	Footpaths & roads Rates
I'd like to see more street sweepers, fixing footpaths and pruning trees from footpaths, council land. Our roads need less potholes. Stop the woke crap and focus on what a council should provide.	<i>Improved maintenance of the council area has been noted and highlighted as a priority of the community.</i>	Street sweepers Footpath maintenance Tree maintenance Roads Core services
Think that too much is spent on culture and recreation - this should be a role for the State	<i>Local governments play a very important role in supporting community wellbeing. This is achieved by providing suitable cultural and sporting facilities within</i>	Culture Recreation

Draft Annual Business Plan 2024-2025 feedback



	<i>our community for our residents to access. In Marion, some of these include parks and playgrounds, a range of sporting facilities for clubs and several cultural pursuits (e.g. Living Kurna Cultural Centre, Gallery M, Domain Theatre) for our community to access.</i>	
More needs to be done in the environmental space. For example Mitcham councils ShineHub initiative could be implemented in the Marion Council area, tree net inlets in new developments and protection of the 3 significant trees at the ice skating rink development as the land is leased. Also the rate increase shouldn't be more than the CPI especially when there's cost of living pressures. Council must cut its spending as ratepayers have had to do	<p><i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavors to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i></p> <p><i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune</i></p> <p><i>Council is investigating projects like ShineHub and likely that some initiatives will eventuate in the near future.</i></p>	<p>Environment</p> <p>Rates</p> <p>Council spending</p>
4.8% rate rise in the cost of living crisis is wrong choice of council. The council spends money for the sake of spending money. Road works on Arthur Street was not needed. I have letter in the mail for spending 200k on path and irrigation that no one has asked for. Mountain bikers use the part of park getting path. I don't think people go Mountain biking to seek a path to use. Council wasting money for the sake of it.	<p><i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavors to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i></p> <p><i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i></p>	<p>Rates</p> <p>Road works</p>
Do not raise rates, reduce rates, fire all elected members and staff and merge with another council.	<i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%.</i>	Rates Merge

Draft Annual Business Plan 2024-2025 feedback



	<i>Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i>	
Rate increase too high	<i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i>	Rates
Rates in Hallett cove are already high	<i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i>	Rates
We need to pull back on unnecessary programs and spending and reduce rates not increase them. An almost 5% increase is not acceptable.	<p><i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavors to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i></p> <p><i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i></p>	Rates Spending
Wasting money and increasing rates! To cover for more spending.	<i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i>	Rates Spending
Concerned as a person on low income & unemployed of 4.8% average rate increase.	<i>Council acknowledges concerns over rising costs facing our</i>	Rates Health

Draft Annual Business Plan 2024-2025 feedback



Would like more spent in health & community care (basic human supports) e.g. innovative housing & less on community facilities like swimming pools/tennis & golf course upgrades etc.	<p><i>ratepayers and as such endeavors to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i></p> <p><i>Council's Rates Department can also help in setting up a payment plan.</i></p>	AMP Community Care
A considerable amount is being spent on projects that a majority of residents will never utilise. Concerned about increasing level of debt.	<p><i>A significant portion of the expenditure includes renewal of infrastructure including footpaths, roads, stormwater drainage, streetscaping and buildings. This projected level of capital expenditure results from detailed Asset Management Plans</i></p> <p><i>Council also invests a significant amount in community and club sporting facilities that provide many City of Marion residents a range of diverse sporting options. Council has a strategic goal to make the city Liveable and sport provides significant societal benefits, including mental and physical health outcomes.</i></p> <p><i>Using borrowings to fund long term infrastructure projects allows council to fairly share the cost between current and future ratepayers. This allows rate stability and reduces the pressure on our current ratepayers to fund this expenditure as it occurs, which in turn supports intergenerational equity.</i></p>	Capital works Debt
In this time of financial crisis that everyone is suffering under I believe council should be tightening its expenditure more and reducing its rate increases. Property values are going sky high and therefore council is already getting a windfall in extra dollars.	<p><i>Please see the comment above related to rate increases.</i></p> <p><i>The City of Marion engages the Valuer General on an annual basis to provide an independent valuation of City of Marion properties. To allay your concerns, in setting the rates we use the 'Rate in the Dollar' (this is essentially a multiplier factor) to address the very issue of</i></p>	Rates

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	<p><i>property valuation movements. What happens is, if all the property valuations in the City of Marion go up by say 20% - then we reduce the rate in the dollar accordingly. So, when we multiply each resident's property valuation by a lower rate in the dollar it results in the appropriate rates levy.</i></p> <p><i>Council's revenue and in turn the rates levied on the residents is not determined by property valuation alone but rather by the funding required to deliver services and projects outlined in the Annual Business Plan. The property valuation and rate in the dollar is merely the method used to distribute the rates collection between all ratepayers including residential, commercial and industrial.</i></p>	
<p>I feel that the local area that I live in is totally neglected by the Marion council, the weeds and verges are often over grown and left a mess ! Grass and over grown weeds as tall as me , no love or care shown - no foot paths often in places and many cracked and not maintained ! And on him collection days bins scattered all over the road as they are emptied in hurry ! No care taken ! We are the poor cousins of Marion council! No love shown to the parks or playgrounds ! Please mow the weeds and take care of the neighborhood.</p>	<p><i>Improved maintenance of the council area has been noted as a priority of the community.</i></p>	<p>Maintenance Vegetation Footpaths</p>
<p>Why are employee costs forecast to increase by \$2.37m?? Seems excessive!</p>	<p><i>Increases to employee remuneration are based on existing Enterprise Agreements which have been set at 3% for 2024-2025. This figure is below Adelaide CPI. Mandatory Super Guarantee increases have also been factored into the budget.</i></p>	<p>Employee costs</p>
<p>All councils should be spending more on health service accessibility for aged people, not hoping they all have private health cover, so as to enable those who wish to stay at home can. Those people who are not working can not hope to keep up with inflation caused by Net Zero, environmental and immigration policies at all levels of government.</p>	<p><i>Health falls under the remit of state and federal government. Whilst Council provides services to support our older population through the Commonwealth Home Support Program, eligibility is determined by the federal government. General health services and those covered by</i></p>	<p>Health Older population Rates</p>

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	<p><i>private health don't fall within Council's responsibility. For a full list of our Positive Ageing and Inclusion services, please find a link here: Positive Ageing and Inclusion City of Marion</i></p> <p><i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavors to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i></p>	
More investment into green spaces. Promote more green space in new builds. More investment into sustainable practices and buildings.	<p><i>The Planning & Design Code seeks the provision of soft landscaping in most new residential and commercial builds. In addition, most new residential builds require the provision of a new trees (size varies depending on allotment size).</i></p> <p><i>In an effort to achieve sustainable design, the National Construction Code (NCC) sets out a number of minimum requirements that building designers are required to conform to or surpass. Specifically, the NCC sets out these requirements to -</i></p> <ul style="list-style-type: none"> <i>• reduce the energy consumption and peak energy demand; and</i> <i>• reduce greenhouse gas emissions that occur as a result of a building's consumption and energy source; and</i> <i>• improve occupant health and amenity by mitigating the impact of extreme hot and cold weather events and blackouts; and</i> <i>• allow for future installation of distributed energy resources.</i> 	Green spaces Sustainability
There is no review of diverse natural species existence across the Council area. What has	<i>The City of Marion Biodiversity Plan 2024-29 includes an assessment of</i>	Biodiversity Trees

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<p>become extinct here, and what is verging on it, because of habitat removal. Removal of gums along the rail line re electrication, left possums, birds and insect life, very little to go to, simply because there are tree weeds across council, than natural habitat. No mention of any reference to this as part of a sustainable future. There is a significant increase in ground temperature across the council area, evidencing the lack of natural vegetation on verges.</p>	<p><i>the status of native vegetation and wildlife in the council area, along with actions to improve biodiversity and support habitat for native wildlife.</i></p> <p><i>The removal (if undertaken by the State) of Regulated or Significant Tree within a rail corridor are exempt from approval. From a development perspective, Council has no control over this process.</i></p> <p><i>Council has an ambitious street tree planting program on council-managed streets, planting 3,900 new street trees a year over a 7-year period. We also offer an ongoing verge incentive program providing rebates for residents to green their verges.</i></p>	
<p>There should be less focus on sporting venues, more to be spent on health, roads. Too much money is spent on sporting facilities, there are way too many in your proposal.</p>	<p><i>Sporting venues are in high demand by the community and a valued community asset.</i></p>	Sporting facilities
<p>The headings for spending from pages 4-7 seem confusing, and some may belong under a different heading- esp with new Trees Asset Management Plan. I think headings require review. From pages 17-19 only 4 points relate to Valuing Nature, and none of these address mature trees, which are likely now also listed as Assets under the new Plan, so this requires clarification. If \$2.236 mill are collected for the GA board- I would like to see how this levy is spent.</p> <p>There is an error with options for Qu 7, there is no strongly disagree option and somewhat disagree is not fully visible- this is likely to bias responses. SO responses to Qu 7 cannot be accurately reported on.</p>	<p><i>We will take this into consideration when reviewing 'your rates at a glance' in the future.</i></p> <p><i>You can view more about how the Regional Landscape Levy is spent on the Green Adelaide website.</i></p> <p><i>Dependant on the device that is being used to access the survey i.e., phone, tablet, laptop, the user may need to use the scroll bar to view all content.</i></p>	Making Marion
<p>In my opinion the council is trying way too hard to spend money that is not necessary, its like creating an industry for the sake of perpetuating internal council jobs, therefore having to increase rates to cover that spending.</p>	<p><i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavors to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i></p>	Council jobs

Draft Annual Business Plan 2024-2025 feedback



Any other comments:

Community feedback (verbatim)	Council response (if required)	Community feedback relates to
Thanks for the opportunity. I see that the proposed average rate increase is more than CPI increase, which was 3.6% for the 12 months to the March quarter. Not happy with that, regardless of business plans.	<i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavours to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i> <i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i>	Rates
I am very unhappy with how the council is managing its budget. Get your aft together, lower your spending and lower the burden of rates please.	<i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavours to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i> <i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i>	Budget Spending Rates
The rise in council rates proposed is too high	<i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavours to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i> <i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost</i>	Rates

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	<i>pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i>	
We're already paying high rates please keep them no more than the CPI otherwise it's bad management	<p><i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavours to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i></p> <p><i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i></p>	Rates
Why not spend less money and charge us residents lower rate?	<p><i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavours to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i></p> <p><i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i></p>	Spending & Rates
Don't increase the rates too much.	<p><i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavours to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i></p> <p><i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have</i></p>	Rates

Draft Annual Business Plan 2024-2025 feedback



	<i>been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i>	
As a resident who supports the increased civil spending on public projects (including the rate increase). I am concerned to whenever the Council will maintain this large spending agenda over the continuing 2 years (reminder of council term). A period of 1-3% rate increases (even with reduced capital expenditure in major projects) would be preferable to allow some level of conservatism in the economy to balance to the changes occurring in Marion.	<p><i>Capital spend is determined by requirements in Councils endorsed Asset Management Plans and is considered essential to maintain the safe operation and satisfactory service potential of the underlying assets.</i></p> <p><i>A significant portion of the expenditure includes renewal of infrastructure including footpaths, roads, stormwater drainage, streetscaping and buildings.</i></p> <p><i>Capital expenditure on new assets is generally significantly supplemented by external State and Federal Government Grant Funding to balance the funding requirement for ratepayers.</i></p> <p><i>Using borrowings to fund long term infrastructure projects allows council to fairly share the cost between current and future ratepayers. This allows rate stability and reduces the pressure on our current ratepayers to fund this expenditure as it occurs, which in turn supports intergenerational equity.</i></p>	Spending Rates
Good to see that there is finally some spending planned for Pympton Park.	N/A	Spending for Plympton Park
Proposed works such as the sea pool at Hallett cove do not get a mention.	<i>The Hallett Cove seaside pool is currently an unfunded initiative. This project would require state or federal funding to be considered.</i>	Sea pool at Hallett Cove
Our local RSL needs a new building. It is over 60 years old and starting to be in very poor condition. Lest We Forget !	<i>The Marion RSL is noted and listed in the following: City of Marion Buildings and Structures Asset Management Plan 2020</i>	Infrastructure - RSL
I'm sure you will all give yourselves a pay rise after this, I have not had a pay rise for 10 years.	<p><i>Increases to employee remuneration are based on Enterprise Agreements which have been set at 3% for 2024-2025. This figure is below Adelaide CPI.</i></p> <p><i>Council Member allowances and CEO Remuneration are regulated by</i></p>	Pay rise

Draft Annual Business Plan 2024-2025 feedback



	<i>the South Australian Remuneration Tribunal.</i>	
Street parking needs review- stop approving builds without consideration of parking and kerbside appeal	<p><i>Parking Management Guidelines was developed in 2023 to help provide staff and community on how to best manage on-street parking.</i></p> <p><i>The Planning & Design Code outlines the minimum on-site parking requirements for any new development proposal. In addition, where multiple new houses are being proposed, the Code suggests a minimum 1 on street space per three dwellings be provided.</i></p> <p><i>The PDI Act 2016 provides limited abilities for Council to ensure parking areas (such as garages) are being used for their intended purpose.</i></p>	Street parking
Urgently need to change rubbish collection so that the green garden bin is collected weekly now that this includes food waste. With fortnightly collection increased smelling and insect activity.	<i>Council is investigating and considering this initiative but has not yet made a decision on how to progress.</i>	Rubbish collection
What measures do council have in place as a Productivity Improvement programme? Do council have individual project managers appointed to projects? What are their KPI's. How is project waste/ outcomes monitored? Councils vision of towards 2040 is fine but where is the barometer of progress? Council workers working on weekends - are they paid higher rates of pay, just seems like council workers are so much more visual at here times and not always productive??	<i>The City of Marion measures 9 key performance indicators through Council Meetings on a quarterly basis. These KPI's address financial, people, environmental and customer service. In addition to this, organisational performance is measured monthly through key metrics at a senior management level. Council is also about to commence engagement on a new draft 10 year strategic plan that has key outcomes and measures within the Plan. Finally, Council has established a Continuous Improvement Program which provides a structured approach to finding efficiencies and removing waste from processes. A number of Continuous Improvement projects have already progressed to the implementation stage with improvements to productivity and quality of services, leading to overall value for money for our community and rate payers.</i>	Productivity improvements
We're really looking forward to the design process for Southbank boulevard playground.	<i>Thank you for your feedback. We are looking forward to it also.</i>	Playground

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This is our local playground and it's really well used by local residents. It will be great to see it get a refresh.		
I would like to see more upgrades towards the safety of pedestrians and cyclists by having more safe crossing points on all the major, double lane roads, especially across Morphet Road and Diagonal Road and by having better marking of bike lanes where side-roads enter (red with cyclist sign, so car drivers don't drive into the bike lanes without looking. Also consider to plant more trees on carparks. It is a major design fault in our times of climate change to continue to build car parks without trees for shade. It is easily done by planting trees on the front corners of each car parking spot. Please consider to plant more native plants, not only trees, but especially bushes with fine leaves (e.g. tea trees), rushes, and perennials. We are losing our indigenous species, especially small native birds by staggering numbers and increased density with housing, and vast expanses of grass areas in all your community centres and reserves contribute to this. Thank you for considering my comment.	<p><i>Council is currently reviewing the Walking and Cycling Guidelines and 4- year plan. Community will have the opportunity to provide comment during the community consultation stage.</i></p> <p><i>Council is implementing the Biodiversity Plan 2024-29 which has strong focus on protecting and restoring native vegetation and providing habitat for wildlife including native bird species.</i></p> <p><i>We continue to implement biodiversity and water sensitive design projects to improve cooling and greening of urban spaces across the city. The 4-year Sturt River Biodiversity Project will create a biodiversity corridor for native species and includes restoring woodland and grassy understorey which provides important habitat for small birds.</i></p>	<p>Safe crossing points for pedestrians and cyclists.</p> <p>Bike lanes</p> <p>Planting trees on car parks</p> <p>Plant more native plants e.g. bushes</p>
Any project that is not already underway or that is not deemed essential should be on hold until ratepayers financial pressures have been reduced. Council needs to be 200% wiser with its expenditure and not continue as if there is no financial crisis.	<p><i>Capital spend is determined by requirements in Councils endorsed Asset Management Plans and is considered essential to maintain the safe operation and satisfactory service potential of the underlying assets.</i></p> <p><i>Capital expenditure on new assets is generally significantly supplemented by external State and Federal Government Grant Funding to balance the funding requirement for ratepayers.</i></p>	<p>Placing projects on hold</p> <p>Efficiencies</p>
Council should have a register and consider extra rates on Air bb properties. These properties are suitable in the main for suburbia, but my main concern is extra cars parked on the street instead of on the Air bb driveway. They are operating as a business and should have to pay extra council rates. If registered, they can be monitored with clear regulations given to follow.	<i>Council notes this feedback for future consideration in relation to the rating of Airbnb properties.</i>	<p>Rates</p> <p>Parking</p>
So much money spent yet cannot uphold basic services INCLUDING customer / resident services. It's all about being seen as doing	<i>Basic core services have been noted as a priority for the community. Over the past 2 years Council has</i>	Basic services

Draft Annual Business Plan

2024-2025 feedback



right and looking good on paper. Useless everywhere else. Prove me wrong	<i>implemented new IT systems to manage customer requests and call taking. A further improvement program is currently underway to improve the timeliness and quality of customer requests and enquires.</i>	
I don't understand why rates are going up so much because we will already be paying more based on the fact that real estate has increased a ridiculous amount which already reflects an increase in rates. Please explain.	<i>A higher capital value "pool" does not alter the amount of revenue required, rather it is used to determine the new rate in the dollar. While there are many factors that affect the rate in the dollar, essentially, a larger pool of capital value can mean a reduction in the rate in the dollar. Councils must review the rate in the dollar annually. This makes sure only the budgeted rate revenue is raised.</i>	Rates
With consideration to cost involved I do believe a little more work could be done with regard to "kerbside dumping". This could include educating as well as prosecuting.	<i>Council does have a process applied to incidents of dumped rubbish includes Taping-up (with under investigation tape), and local area Letter Drop (this letter designed to inform possible offenders as to appropriate methods of disposal, and to seek advice from others to assist investigation). If information is received as to an offender this is passed to our Community Safety Inspectors to action. This may result in a warning, issue of infringement notice/fine, and/or prosecution. Information aimed at reducing dumping is also provided to the wider community through postcard flyers.</i>	Kerbside dumping
Please introduce weekly green bin collections - that will be money well spent and will also hopefully reduce landfill fees. Other councils have implemented it so why is Marion not following suit or being a leader in this space?	<i>Council is investigating and considering this initiative but has not yet made a decision on how to progress.</i>	Rubbish collection
Given forever increases in living expenses, keep council rates low, people on low income struggle to keep a roof over their heads.	<i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavours to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i> <i>Council's Rates Department can help in setting up a payment plan.</i>	Rates
Replace community cafe at Marion Library as the current business is obviously a money making venture and not community centred.	<i>Thank you for your feedback. You may have heard of the new Summit</i>	Community Centres

Draft Annual Business Plan 2024-2025 feedback



Perhaps link with either Cooina - or a youth project and create a project which utilises skills and is a true community cafe.	<i>Café at Glandore: Summit Café opens at Glandore News City of Marion</i>	
Spend less on sports etc. facilities and more on basics like footpaths and street lighting.	<i>Basic core services have been noted as a priority for the community.</i>	Core services
In order to meet values of Liveable, Engaged, Connected, Valuing Nature and Innovative by 2040 - I strongly believe that a portion of the Regional Landscape Levy (\$2.263 mill/yr) should be used to support sensitive planning to retain significant trees on council COMMUNITY land. The value of these trees will increase over time, and the ecosystem services they will provide for animals moving between tree corridors will be immense with future climate challenges (eg birds will need trees to rest in during flight). Council must be innovative in making smart integrated decisions for the future and model practices that business and residents are required to undertake!	<i>Council is required to collect the Regional Landscape Levy on behalf of the Green Adelaide Board. These funds are returned to the State Government and council have no control in how these funds are utilised.</i> <i>You can view more information about the Board's strategic plan and how they plan to spend these funds on their website here: Our plans and reports Green Adelaide</i>	Trees
Its great to see funds being spend on long overdue projects for the community as well as improving the overall facilities available.	<i>Thank you for your feedback.</i>	
It is important that Council prevents removal of significant trees, especially those on Community Land, and abides by its own values and Tree Asset Management Plan. They need to Value Nature and be Innovative in their actions to prevent tree loss	<i>The City of Marion plants 4300 trees per year and has targets to increase tree canopy over the next 10 years. It values significant trees and removal is only considered as a very last resort. It is rare that significant trees are removed by Council.</i>	Trees
Rates are high in Hallett cove	<i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i> <i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavours to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i>	Rates
There is nothing in this plan that addresses the frankly appalling level of customer service and the absolutely frightful service failures of the council on a 1:1 council to resident basis. There is no analysis of the financial failures	<i>Council is closely monitoring its customer services through key performance indicators and acknowledges there is some room for improvement. Council has recently</i>	Customer service

Draft Annual Business Plan

2024-2025 feedback



that exist as a result, or of any indication as to how this is going to be addressed in terms of your ISO 9001 certification.	<p><i>undergone a review and received advice from the Local Government advice scheme of the Emergency Services Commission of SA (ESCOSA) regarding financial sustainability. This advice highlighted some areas of improvement however Council did meet all the financial sustainability indicators as required.</i></p> <p><i>Over the past 2 years Council has implemented new IT systems to manage customer requests and call taking. A further improvement program is currently underway to improve the timeliness and quality of customer requests and enquires.</i></p>	
Stop increasing rates when we are all struggling with cost of living. Think about your community and stop wasting their hard earned money.	<p><i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavours to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i></p> <p><i>Council's Rates Department can help in setting up a payment plan.</i></p>	Rates
I can see that the proposed increase in rates is not fixed because an increase in property values can further increase the rates that the council charge. This is not right, not fair and can not be justified in any way. The ridiculous increases in propoerty values in no way reflects the disposable income of residents and in no way reflects how much money the council will require over the next 12 months.	<p><i>The City of Marion engages the Valuer General on an annual basis to provide an independent valuation of City of Marion properties. In setting the rates we use the 'Rate in the Dollar' (this is essentially a multiplier factor) to address the very issue of property valuation movements. What happens is, if all the property valuations in the City of Marion go up by say 20% - then we reduce the rate in the dollar accordingly. So, when we multiply each resident's property valuation by a lower rate in the dollar it results in the appropriate rates levy.</i></p> <p><i>The Local Government Act also provides for the discretionary rebate of rates where there has been a rapid change in valuations.</i></p> <p><i>Council will provide relief against a substantial increase in rates payable</i></p>	Rates

Draft Annual Business Plan 2024-2025 feedback



	<p><i>on residential land due to large increases in capital value by applying a rebate of general rates to eligible ratepayers.</i></p> <p><i>Please refer to councils Rating Policy for further information.</i></p>	
I find, as a volunteer, that Marion balances the various priorities and recognises the value of community volunteers and First Nation significance in its setting priorities. The support of SCI at Warriparinga is to be applauded and demonstrates the success of the risk Council took some years ago. Ongoing support is justified and demonstrably of benefit.	<i>Thank you for your feedback.</i>	First Nations
Trott park and Sheidow Park need more attention we are also rate paying	<i>Thank you for your feedback.</i>	Rates
REDUCE EMPLOYEE COSTS!	<i>Council is monitoring employee costs through key performance indicators to ensure that these costs do not increase at inflated rates.</i>	Employee costs
Your rates increase is out of touch with cost of living pressures of your rate payers.	<p><i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i></p> <p><i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavours to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i></p> <p><i>Council's Rates Department can help in setting up a payment plan.</i></p>	Rates
I'd like to see more spent towards environmental sustainability to ensure better public and housing spaces in this area going into the future.	<p><i>The Planning & Design Code seeks the provision of soft landscaping in most new residential and commercial builds. In addition, most new residential builds require the provision of a new fee (size varies depending on allotment size).</i></p> <p><i>In an effort to achieve sustainable design, the National Construction Code (NCC) sets out a number of</i></p>	Environmental Sustainability Planning

Draft Annual Business Plan 2024-2025 feedback



	<p>minimum requirements that building designers are required to conform to or surpass. Specifically, the NCC sets out these requirements to -</p> <ul style="list-style-type: none"> • reduce the energy consumption and peak energy demand; and • reduce greenhouse gas emissions that occur as a result of a building's consumption and energy source; and • improve occupant health and amenity by mitigating the impact of extreme hot and cold weather events and blackouts; and • allow for future installation of distributed energy resources. 	
<p>Questions and comments:</p> <ul style="list-style-type: none"> - overall, it appears to be a fair rates increase on balance. - 4.8% increase in rates is also in conjunction with significant increase in property values. It is assumed therefore, the total rates amount will be much higher (in proportion) than previous years. It would be easier to understand a relative amount, not just 4.8% increase. This is important for people in understanding the true impact. - How is Council accountable for planned actions? Some carry over projects are appropriate, and others appear to be carried over because they were not completed in a timely way. Can Council be more transparent with the projects behind schedule? Also, there are many improvement initiatives listed in the Plan but no quantification of the savings or increased value from improvement efforts, and how this may have helped to keep rate increases lower. Are there any savings strategies being applied to keep rate increases lower? My understanding is that there have been no Business Excellence evaluations for many years now (reference at the top of page 15). It's great that there is a service review strategy. - There is a significant increase in debt forecast over time. It's not clear whether this is due to under-investment in maintaining assets 	<p><i>A higher capital value "pool" does not alter the amount of revenue required, rather it is used to determine the new rate in the dollar. While there are many factors that affect the rate in the dollar, essentially, a larger pool of capital value can mean a reduction in the rate in the dollar. Councils must review the rate in the dollar annually. This makes sure only the budgeted rate revenue is raised.</i></p> <p><i>All planned borrowings will be incurred in accordance with councils Treasury management Policy which states that we will:</i></p> <ul style="list-style-type: none"> - 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 <p><i>Using borrowings to fund long term infrastructure projects allows council to fairly share the cost between current and future ratepayers. This allows rate stability and reduces the pressure on our current ratepayers to fund this expenditure as it occurs,</i></p>	<p>Rates</p> <p>Accountability</p> <p>Continuous improvement</p> <p>Debt forecast</p> <p>Building projects</p> <p>Loneliness</p>

Draft Annual Business Plan 2024-2025 feedback



<p>and whether we are currently "borrowing from the future"?</p> <ul style="list-style-type: none"> - page 16 - Under enabling services - given the large number of projects, it's surprising that project management isn't mentioned. - further Upgrading of the Administration building seems like an extravagance that doesn't benefit residents in this climate. There appears to have already been upgrade expenditure in previous years. - We would like to see more effort made to consult residents on a range of issues, and less reliance on Elected Member opinions. - More could be more strategies for the "Prosperous", "Engaged" and "Innovative" categories of the plan. We know that loneliness and lack of community is a significant social issue. <p>Thank you for all the work being done to finalise the Plan.</p>	<p><i>which in turn supports intergenerational equity.</i></p>	
<p>They budget draft was clear and easy to read, thanks for collating it in such a good format. I'm a tad concerned with the amount of debt projected for 2033-34, however also understand that there are reasons for this. Thanks</p>	<p><i>All planned borrowings will be incurred in accordance with councils Treasury management Policy which states that we will:</i></p> <ul style="list-style-type: none"> - <i>not utilise borrowings to finance operating activities or recurrent expenditure;</i> - <i>endeavour to fund all capital renewal projects from operating cash flow and borrow only for new/upgrade capital projects</i> <p><i>Using borrowings to fund long term infrastructure projects allows council to fairly share the cost between current and future ratepayers. This allows rate stability and reduces the pressure on our current ratepayers to fund this expenditure as it occurs, which in turn supports intergenerational equity.</i></p>	Projected debt
<p>There is no independant audit of Council's responsibility for a sustainable future. No audit of any council activities. Electing Councillors seems to make no difference to any priority. Councils are mocking democracy.</p>	<p><i>The Essential Services Commission of SA conducts an external audit of Council's financial sustainability. City of Marion recently completed this review and a copy of this is available at the end of the draft Annual Business Plan document. The findings by the Commission indicated that the City of Marion is and will continue to be financially sustainable.</i></p>	Independent audit

Draft Annual Business Plan

2024-2025 feedback



Prioritize pedestrian and cyclist infrastructure like footpaths, bike lanes and shared paths to promote active lifestyles and reduce car dependency. The Flinders Greenway project is a good start, but a more comprehensive plan for improving walkability and cyclability across Marion could be outlined.	<i>Please find a link to our Walking and Cycling Guidelines here: Walking-and-Cycling-Guidelines-2018-2022.pdf (marion.sa.gov.au) Council is currently reviewing the Walking and Cycling Guidelines and 4- year plan. Community will have the opportunity to provide comment during the community consultation stage.</i>	Cycling and Walking
Include strategies to activate public spaces through community events, public art installations, pop-up activations etc. to foster a sense of place and community connectedness	<i>Council is developing a Visitor Strategy which will encompass such activation. We are also keen to foster a sense of place and community connectedness for the local community through activations, public art activations and community events.</i>	Events, art, community connectedness
Outline initiatives to protect and enhance Marion's natural environment, biodiversity and urban tree canopy cover to make the suburb more sustainable and liveable in the face of climate change.	<i>Council has an ambitious annual tree planting program to increase the urban canopy cover in our streets and reserves. We are also implementing the new Biodiversity Plan 2024-2029 which has a range of actions to protect and enhance our natural environment.</i>	Biodiversity Tree canopy
It is unclear what specific climate adaptation measures and investments to enhance resilience, given the identified climate risks to council assets from reduced rainfall, heat, bushfires, coastal erosion etc. Incorporate climate risk mitigation costs into long-term asset management and financial planning.	<i>There is ongoing work to increase resilience to climate impacts including the Resilient South Resilient Asset Management Project and coastal monitoring program. Climate resilience is also being incorporated into council's asset management plans.</i>	Climate adaption measures
Can you please stop the Expressway noise!!!!	<i>Thank you for your feedback.</i>	Traffic noise
Please do more for Seniors in the Hallett Cove area. They need a local Therapy pool for over 50s.	<i>Thank you for your feedback. There are currently no plans in place for the future regarding this.</i>	Seniors Infrastructure
One of the biggest threats to Urban development is the continual in-filling of open space. The council is well aware of our backyard "parks" are now fast becoming a second dwelling, or extension of the existing dwelling, so that the total area of our "parks" in our urban areas is rapidly declining. There are no "new" parks being made in the Marion council area, to off-set this loss. For every "so many" sub-divided, two-dwelling, backyard filling developments, there should be a "New Park" levy, that will fund the purchase of developed house blocks, which are then cleared of construction material and reverted back to open-space as a park.	<i>Thank you for your idea and feedback. Council's Open Space Plan can be found here: Open-Space-Plan-August-22-Community.pdf (marion.sa.gov.au) The plan recognises that Council will need to proactively respond to higher density urban development and influence the appropriate provision and quality of open space and lifestyle opportunities.</i>	Open space
Its hard work to please everyone. Keep in mind the cost of living.	<i>Council acknowledges concerns over rising costs facing our ratepayers and</i>	Cost of living

Draft Annual Business Plan 2024-2025 feedback



	<i>as such endeavours to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained.</i>	
I do not really understand budgets. I think some of the % should be different, but I don't know the nitty gritty. Survey questions are skewed to the negative only. You need to know why people agree otherwise you only have half of the data. You need to ask what the reasons are for your choice of answer for question 10. I ranked the survey as neutral due to it's design.	<i>Thank you for your feedback regarding the survey.</i>	Budgets Survey
Look forward to seeing more development in Sheidow Park.	<i>Thank you for your feedback.</i>	Development
Would like to see more positive moves about managing plastic waste/recycling. Should put pressure on the state government to assist.	<i>This has been noted and also has been highlighted in the Community Consultation for the creation of a new Draft Strategic Plan.</i>	Plastic waste/recycling
+ Bahloo Ave recently suffered damage from burst pipe - noting it's not on the road surfacing/repair plan.	<i>Thank you for your feedback. This will be passed onto the relevant team.</i>	Roads

Draft Annual Business Plan 2024-2025 feedback



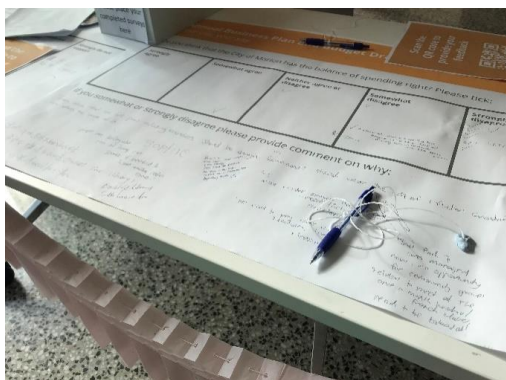
Pop up tables

Pop-up tables at the Cove Civic Centre, Marion Cultural Centre, Administration Building, Park Holme Library and Glandore Community Centre.

Two drop-in sessions at the Marion Cultural Centre Plaza on 9th of May (25 community participants) and Cove Civic Centre on the 15th of May (14 community participants).

From these pop-up tables and drop-in sessions, the following feedback was collected, with;

- 34 comments recorded
- 97 voting ticks indicating level of support for the draft plan.
- 85 voting ticks indicating whether the balance of spending is right.



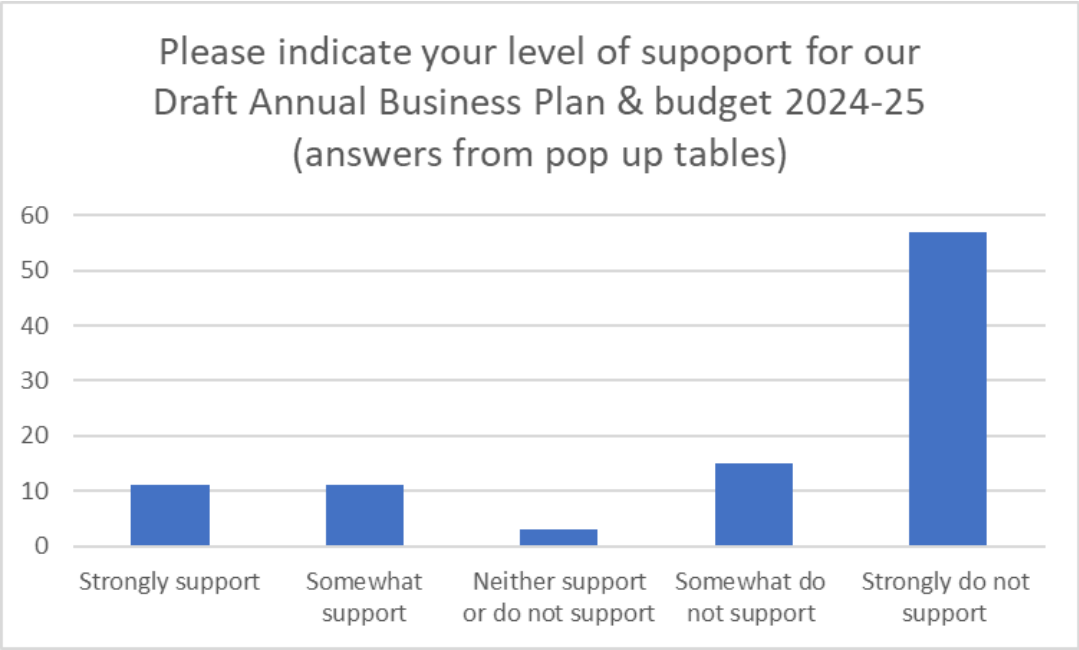
Draft Annual Business Plan 2024-2025 feedback



Please indicate your level of support for our Draft Annual Business Plan and Budget 2024-2025:

	Number of votes	%
Strongly support	11	11
Somewhat support	11	11
Neither support or do not support	3	3
Somewhat do not support	15	16
Strongly do not support	57	59

22% of pop-up table participants support the plan 'somewhat' or 'strongly'.



Draft Annual Business Plan 2024-2025 feedback



Pop-Up Table Comments

Community feedback	Council response (if required)	Community feedback relates to
Our playgrounds and open spaces did need attention – they are beautiful, fun places – Thank you	<i>Thank you for your feedback</i>	Playgrounds Open spaces
Green spaces, footpaths etc are important for infrastructure & future growth.	<i>Thank you for your feedback.</i>	Green spaces Footpaths
Not enough parking in streets. Lack of planning.	<i>The Parking Management Guidelines have been developed to provide a clear, more holistic direction on when to implement the most appropriate and consistent intervention (if any) to address parking concerns raised within the built road network in the City of Marion.</i>	Parking Planning
Please don't copy the city. Do not be like the city – parking so expensive on the side of road and so far to walk to the car park.	<i>Thank you for your feedback. See above for link to our Parking Management Guidelines.</i>	Parking
Average rate increase should not exceed 1/3 of 7% inflation.	<i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i>	Rates
Spend less not raising rates	<i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i>	Rates
Spend less!!! You've gone bananas on playgrounds.	<i>Thank you for your feedback.</i>	Spending Playgrounds
NO	<i>N/A</i>	
Rates are increasing due to housing price increase therefore do not need 4.8%. Ridiculous!	<i>The City of Marion engages the Valuer General on an annual basis to provide an independent valuation of City of Marion properties. To allay your concerns, in setting the rates we use the 'Rate in the Dollar' (this is essentially a multiplier factor) to address the very issue of property valuation movements. What happens is, if all the property</i>	Rates

Draft Annual Business Plan 2024-2025 feedback



	<p><i>valuations in the City of Marion go up by say 20% - then we reduce the rate in the dollar accordingly. So, when we multiply each resident's property valuation by a lower rate in the dollar it results in the appropriate rates levy.</i></p> <p><i>Council's revenue and in turn the rates levied on the residents is not determined by property valuation alone but rather by the funding required to deliver services and projects outlined in the Annual Business Plan. The property valuation and rate in the dollar is merely the method used to distribute the rates collection between all ratepayers including residential, commercial and industrial.</i></p>	
I agree! (to above comment) Rates going up exponentially because house prices are increasing rapidly!	Please see comment above.	Rates
Not (expletive removed) <u>likely</u>	N/A	

Draft Annual Business Plan 2024-2025 feedback



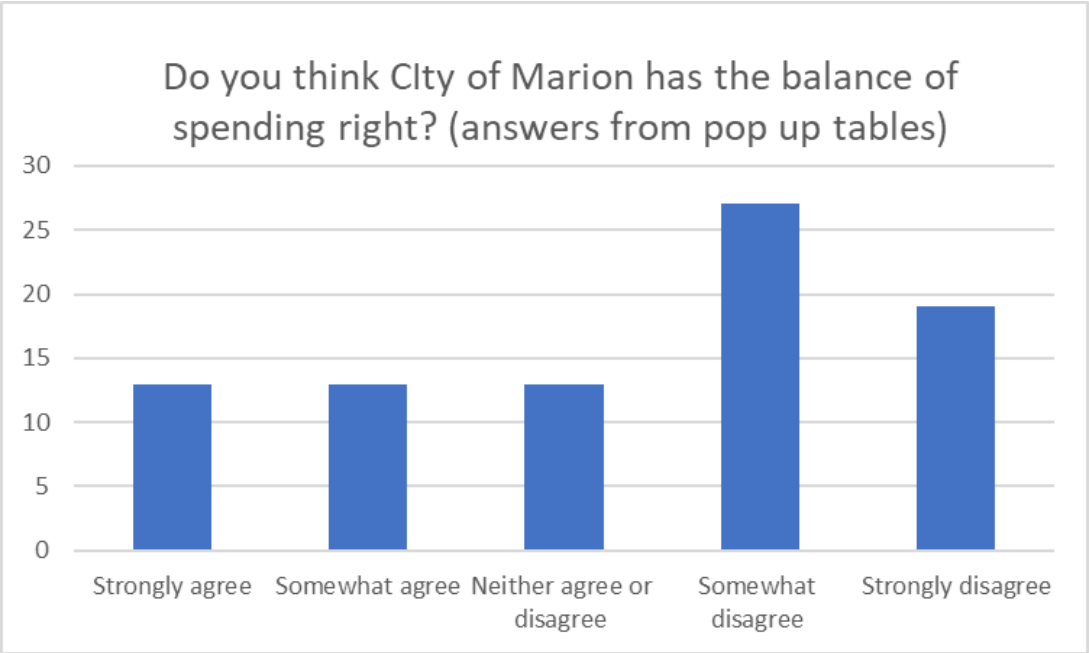
CITY OF
MARION

Do you think City of Marion has the balance of spending right?

	Number of votes	%
Strongly agree	13	15
Somewhat agree	13	15
Neither agree or disagree	13	15
Somewhat disagree	27	31
Strongly disagree	19	22

% rounded to the nearest whole number

30% of pop-up respondents ‘Strongly’ or ‘Somewhat’ agree that City of Marion has the balance of spending right.



Draft Annual Business Plan 2024-2025 feedback



If you somewhat or strongly disagree please provide comment on why:

Community feedback	Council response (if required)	Community feedback relates to
Spend less <u>Spend less</u>	<i>An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune.</i> <i>Council is always looking for ways to address increasing costs and demands. Council administration will formalise and embed additional tools through the training and implementation of Lean Six Sigma methodologies.</i>	Spending
Hell no	N/A	
More bike paths	<i>Thank you for your feedback.</i>	Bike paths
Majority spending on projects	<i>Thank you for your feedback, this has been noted.</i>	Spending Projects
I am on a disability pension and cannot afford increases to rates for total crap	Council's Rates Department can help in setting up a payment plan.	Rates
More money on libraries collection – books, DVD's, etc.	<i>Thank you for your feedback.</i>	Libraries
Upgrade more parks/playgrounds	<i>Thank you for your feedback.</i>	Parks/Playgrounds
MORE TREES	<i>Thank you for your feedback. Council's current plans are to plant 4,300 trees annually until all suburbs are at capacity.</i>	Trees
Please have regular trimming of branches coming out of trunks	<i>Thank you for your feedback. Basic core services including maintenance of trees has been noted as a priority for the community. Here is a link to our Tree Asset Management Plan City of Marion. Maintenance of trees occurs both proactively and reactively, each tree is visited and pruned if required once every three years as part of our routine block pruning</i>	Tree maintenance

Draft Annual Business Plan 2024-2025 feedback



	<i>program. At any stage a customer can log a request for tree inspection and pruning via the portal and the tree will be inspected and works undertaken if deemed required.</i>	
Better lights at night near Marion train station	<i>Thank you for your feedback.</i>	Lighting
Better prices for better quality :)	<i>Council has established a Continuous Improvement Program which provides a structured approach to finding efficiencies and removing waste from processes. A number of Continuous Improvement projects have already progressed to the implementation stage with improvements to productivity, quality of services and cost reductions, leading to overall value for money for our community and rate payers.</i>	Rates Quality
Increase in facilities is great but no additional provision of maintenance – trees/shrubbery (Mons Ave is ridiculous + the bike path along railway). - Footpaths	<i>Basic core services have been noted as a priority for the community. Maintenance of trees occurs both proactively and reactively, each tree is visited and pruned if required once every three years as part of our routine block pruning program. At any stage a customer can log a request for tree inspection and pruning via the portal and the tree will be inspected and works undertaken if deemed required.</i>	Tree maintenance Footpath maintenance
Likewise on a disability pension. Life is hard enough coping with medication and everything with a disability. Not to say don't appreciate council, but really can't afford further hikes in anything let alone 4.8% increase in rates, <u>please</u> don't.	<i>Council's Rates Department can help in setting up a payment plan.</i>	Rates
It's a waste of money, it looked fine before.	N/A	
A portion of rates should go to new Tree Asset Management	<i>Thank you for your idea and feedback.</i>	Tree Asset Management Plan

Draft Annual Business Plan 2024-2025 feedback



Plan – Or a levy - \$20/h hold (not including businesses) would have approx \$880,000/yr.	<i>The City of Marion plants 4300 trees per year and has targets to increase tree canopy over the next 10 years.</i>	Rates
Cap rates	<i>Thank you for your feedback. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services, of which council is not immune. A residential rate rebate will be applied to properties to cap any increase in the general rates at 10% (excluding new or improved properties).</i>	Rates
Taxes alone that we all pay including businesses should be enough. Governments should wear the cost of inflation considering they are often the cause of it.	<i>Thank you for your feedback.</i>	Rates
People are feeling the cost of living, cut services in needed to keep rates lower.	<i>Council acknowledges concerns over rising costs facing our ratepayers and as such endeavours to maintain an appropriate balance between minimising annual rate increases while ensuring essential community assets and services are maintained. Council's Rates Department can help in setting up a payment plan.</i>	Rates Cut services
Beautiful library, terrible Farecourt area. (Hallett Cove Library)	<i>Thank you for your feedback.</i>	Library
Bins & a very rare street sweeper & the library. Not much for \$2000 + No trees on the verges around me in Seacombe Height. Appalling roads.	<i>Thank you for your feedback. Basic core services have been noted as a priority for the community.</i>	Rates Trees Roads Street sweeper
More needed around Hallett Cove – roads/footpath maintenance.	<i>Basic core services have been noted as a priority for the community.</i>	Road/footpath maintenance
We used to pay rates in Mitcham, love Marion.	<i>Thank you for your feedback.</i>	Rates

Draft Annual Business Plan 2024-2025 feedback

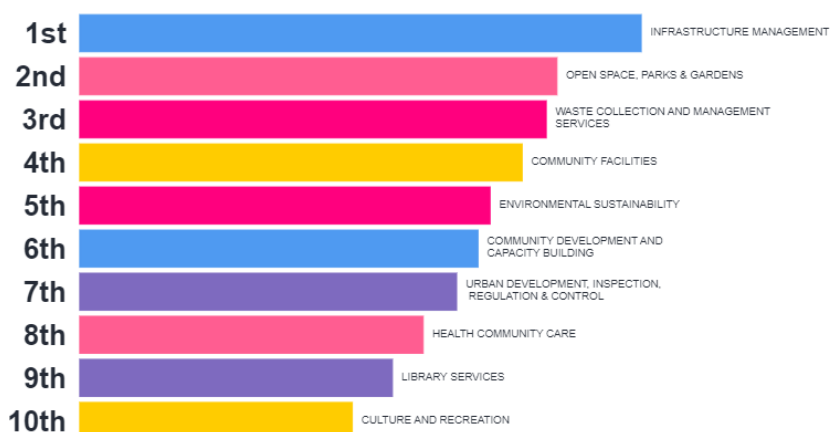


Trott Park is over managed now, no opportunity for community groups & elders to meet at the once a month lunches/french classes, needs to be booked out!	<i>Thank you for your feedback.</i>	Community Centres
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Marion 100

56 community members participated in the Marion 100 focus group on the evening of 21 May 2024. The following is the participant's ranking of council service areas in order of importance:

Rank in order of importance to you



Spending Area	Marion 100 ranking	Draft budget allocation ranking	Community shift desire
Infrastructure Management	1	1	Stay
Open Space, Parks and Gardens	2	4	Up 2 places
Waste Collection & Management Services	3	3	Stay
Community Facilities	4	2	Down 2 places
Environmental Sustainability	5	8	Up 3 places
Community Development and Capacity Building	6	7	Up 1 place
Urban Development, Inspection, Regulation and Control	7	6	Down 1 place
Health and Community Care	8	9	Up 1 place

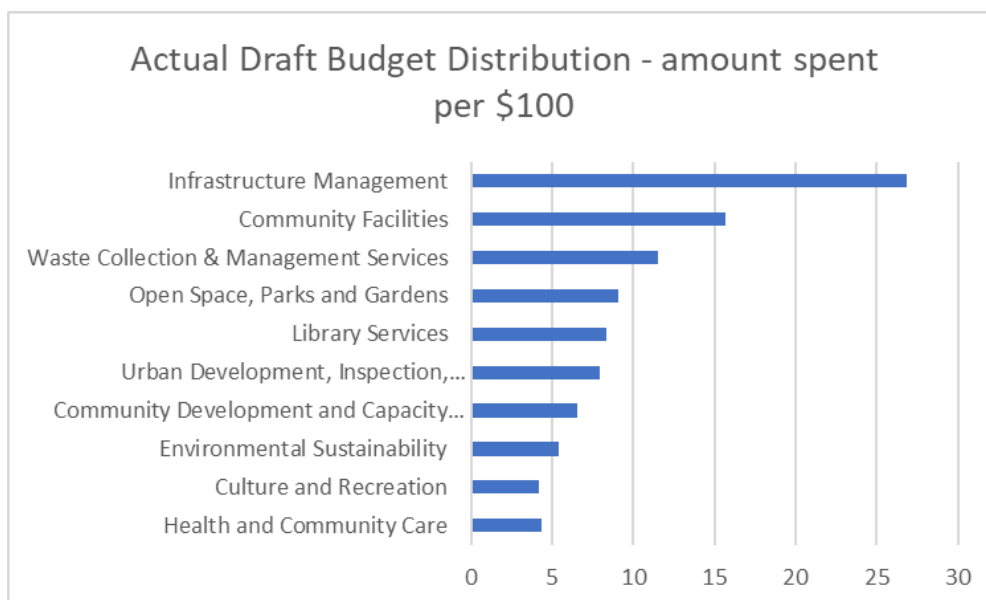
Draft Annual Business Plan 2024-2025 feedback



Library Services	9	5	Down 4 places
Culture and Recreation	10	10	Stay

When asked how they would break down a \$100 budget, participants of the Marion 100 focus group allocated the following:

\$100 Budget Breakdown - How would you allocate funds?



Draft Annual Business Plan 2024-2025 feedback



Service area	Marion 100 allocation	Actual Draft Budget	Community asking for more/less
Infrastructure Management	20	26.88	Less (-6.88%)
Community Facilities	12	15.68	Less (-3.68%)
Waste Collection & Management Services	11	11.52	Less (-0.52%)
Open Space, Parks and Gardens	11	9.1	More (+1.9%)
Library Services	7	8.34	Less (-1.34%)
Urban Development, Inspection, Regulation and Control	7	7.97	Less (-0.97%)
Community Development and Capacity Building	8	6.54	More (+1.46%)
Environmental Sustainability	10	5.45	More (+4.55%)
Culture and Recreation	6	4.16	More (+1.84%)
Health and Community Care	7	4.36	More (+2.64%)

When matched with the proposed Draft budget;

The Marion 100 focus group participants want **increased spending allocation** for:

- Environmental Sustainability (+4.55%)
- Health and Community Care (+2.64%)
- Open Space, Parks and Gardens (+1.9%)
- Cultural and Recreation (+1.84%)
- Community Development and Capacity Building (+1.46%)

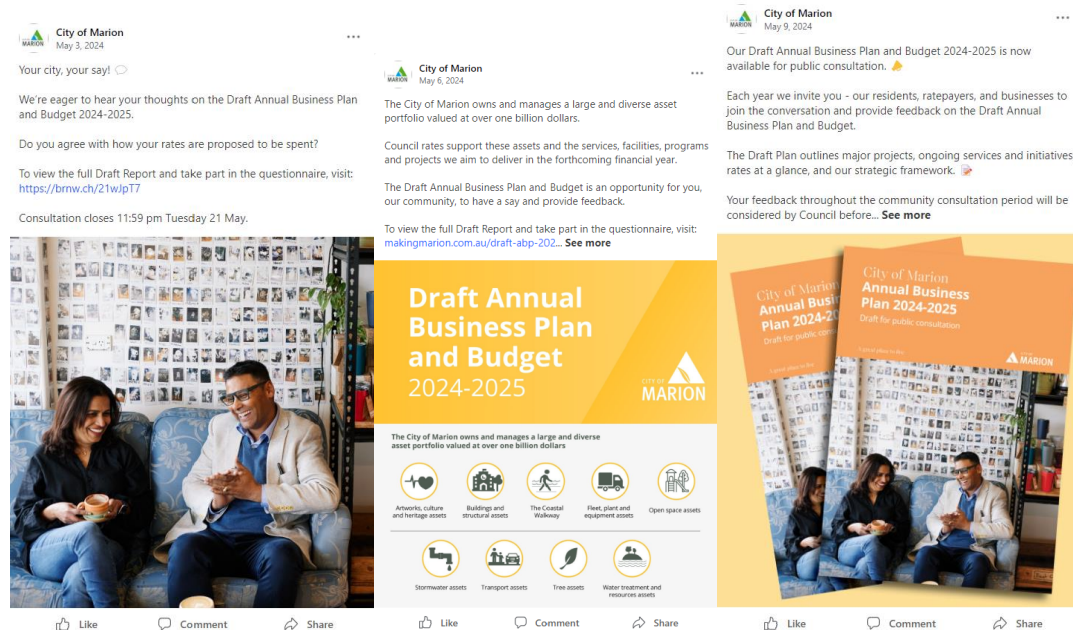
The Marion 100 focus group participants want a **decreased spending allocation** for:

- Infrastructure Management (-6.88%)
- Community Facilities (-3.68%)
- Library Services (-1.34%)
- Urban Development, Inspection, Regulation and Control (-0.97%)
- Waste Collection & Management Services (-0.52%)

Draft Annual Business Plan 2024-2025 feedback



Social Media Posts



The Advertiser

Draft Annual Business Plan and Budget 2024-2025

The City of Marion is seeking community views on its Draft Annual Business Plan and Budget 2024-2025. The consultation period opens on Wednesday 1 May 2024 and closes on Tuesday 21 May 2024 at 11:59pm. You can have your say in person, in writing, and online:

- to view the Draft Plans and make a written submission head to: makingmarion.com.au
- make a verbal submission to the Council on 14 May 2024 at 6:30 pm
- ask questions about the Draft Plans via the council's website: marion.sa.gov.au
- hard copies of the Draft Plans will be available at the City of Marion administration building, Cove Civic Centre Library, Park Holme Library and the Marion Culture Centre Library.

If you would like to make a verbal submission to the council on 14 May, please contact Kate McKenzie, Manager Office of the Chief Executive by calling 08 8375 6600. Visit makingmarion.com.au to find out more.

A great place to live
marion.sa.gov.au



Draft Annual Business Plan 2024-2025 feedback



Social Media Comments:

Community comment	Community Response	City of Marion Response
Could I suggest a slight increase for marketing department for slightly higher quality Fb photos to make it easier to read?	Totally agree there	<i>Thanks so much for your feedback. You can view the rates at a glance via the link here: https://citylimits.marion.sa.gov.au/citylimits/issue-74-june-2022/flipbook/8/. Thanks</i>
Its a shame the council are allowing so many multi town houses with single garages to be built hence a our road are becoming narrower with cars parked both sides of road	It's more planning SA than the council, block sizes etc are set statewide these days (has been for 3-4 years I recon)	<i>The Planning & Design Code provides guidance on the type of development anticipated within certain areas of the Council. These zones are created by the State Government.</i>
They just want the rates money		
An Am i reading correctly that between the last 2 increases (Including current) and the predicted increase for next year that will would have seen a 14.99% increase within 3 years?		<p><i>Council proposes a 4.8% increase in 24-25, an increase of 5.2% was incorporated in the 23-24 budget and 2% in the 22-23 budget.</i></p> <p><i>The council is not immune to the rising cost of service delivery and the impact of inflation. An average rate increase of 4.8% is one of the lowest in South Australia and is closely aligned to the prevailing CPI for Adelaide of 4.3%. Cost pressures in the current budget have been driven from the cost of materials and contracts to supply essential services.</i></p>
I am interested in the draft ?? Annual Business Budget ??? Thanks !!???		Cr Luscombe responded via Facebook: <i>The budget is in the annual business plan document. You can find it here https://www.makingmarion.com.au/draft-abp-2024-2025</i>

Project Report

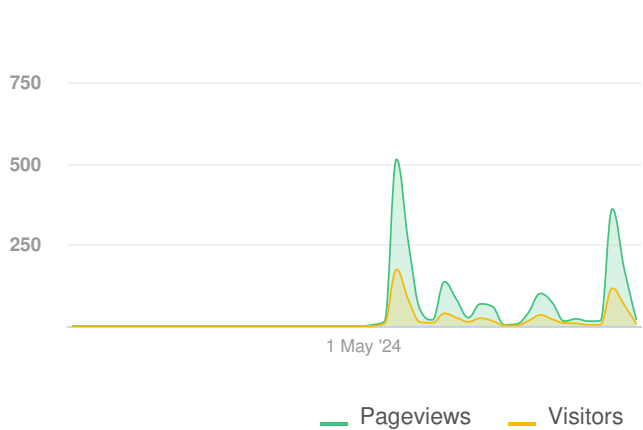
30 August 2011 - 22 May 2024

Making Marion

Draft Annual Business Plan and Budget 2024-2025



Visitors Summary

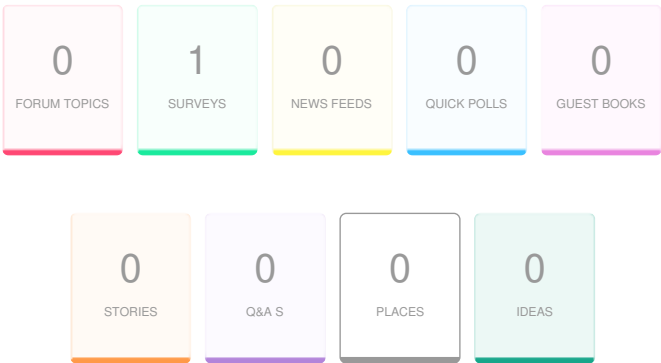


Highlights

TOTAL VISITS	955	MAX VISITORS PER DAY	174
NEW REGISTRATIONS	0		
ENGAGED VISITORS	69	INFORMED VISITORS	467
		AWARE VISITORS	628

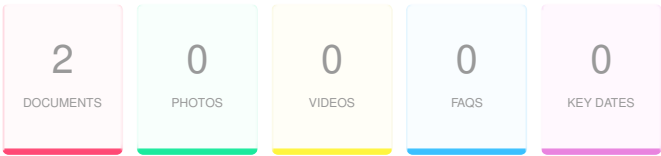
Aware Participants	628	Engaged Participants69			
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	628				
Informed Participants	467	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	2	0	67
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	398	Posted on Guestbooks	0	0	0
Visited the Key Dates page	2	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	224	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	69				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Annual Business Plan and Budget Survey	Archived	129	2	0	67

INFORMATION WIDGET SUMMARY



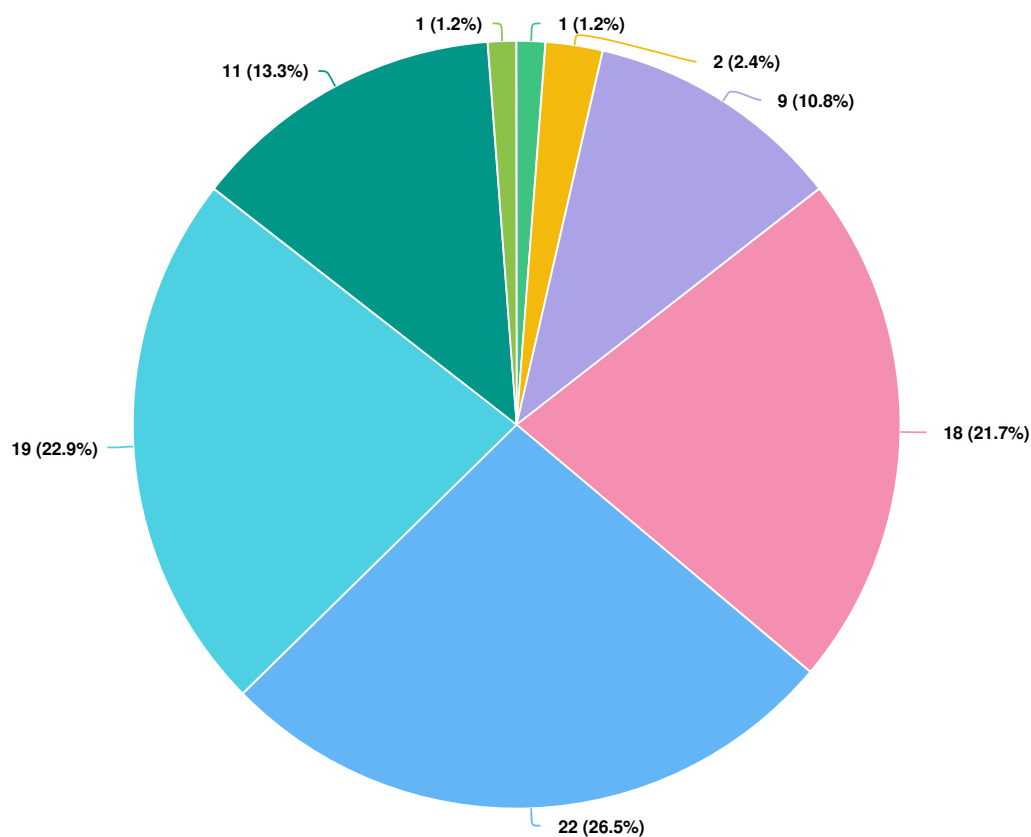
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	deleted document from	257	438
Document	Draft Annual Business Plan and Budget 2024-2025	117	178
Document	Draft Annual Business Plan and Budget 2024 - 2025 - Summary	54	57
Key Dates	Key Date	2	2

ENGAGEMENT TOOL: SURVEY TOOL

Annual Business Plan and Budget Survey

Visitors	129	Contributors	69	CONTRIBUTIONS	83
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Age group



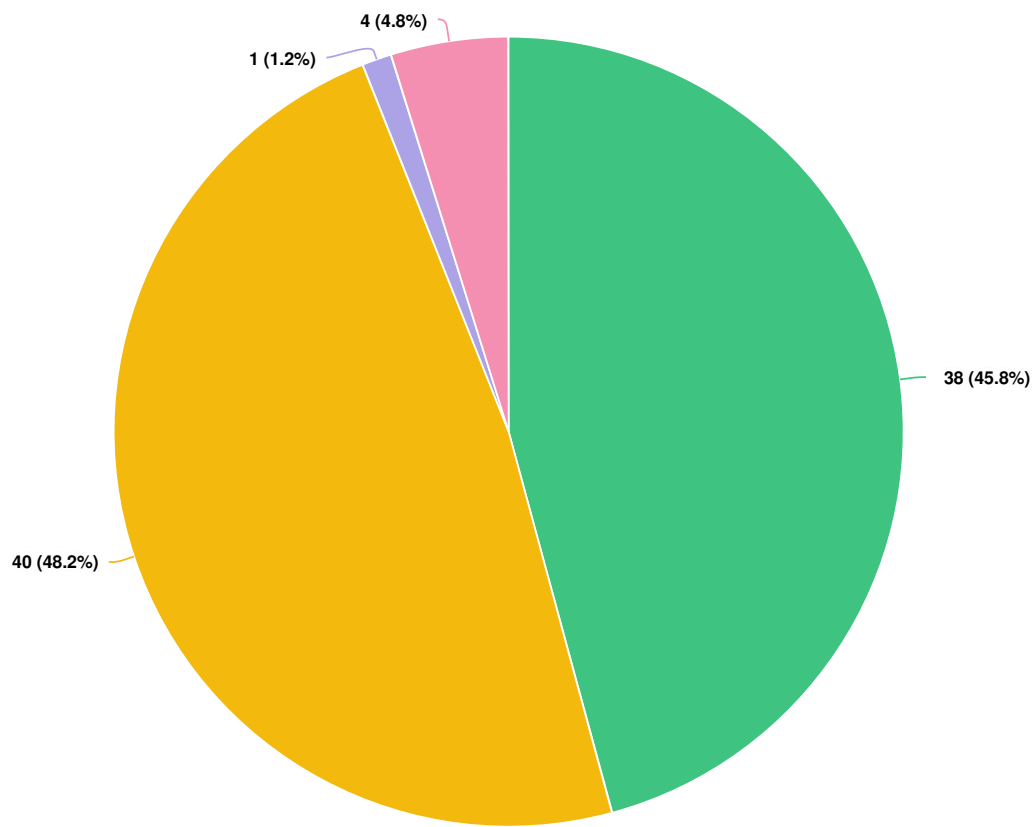
Question options

- 19 and under 20-29 30-39 40-49 50-59 60-69 70-79 80 years and older

Mandatory Question (83 response(s))

Question type: Dropdown Question

Gender



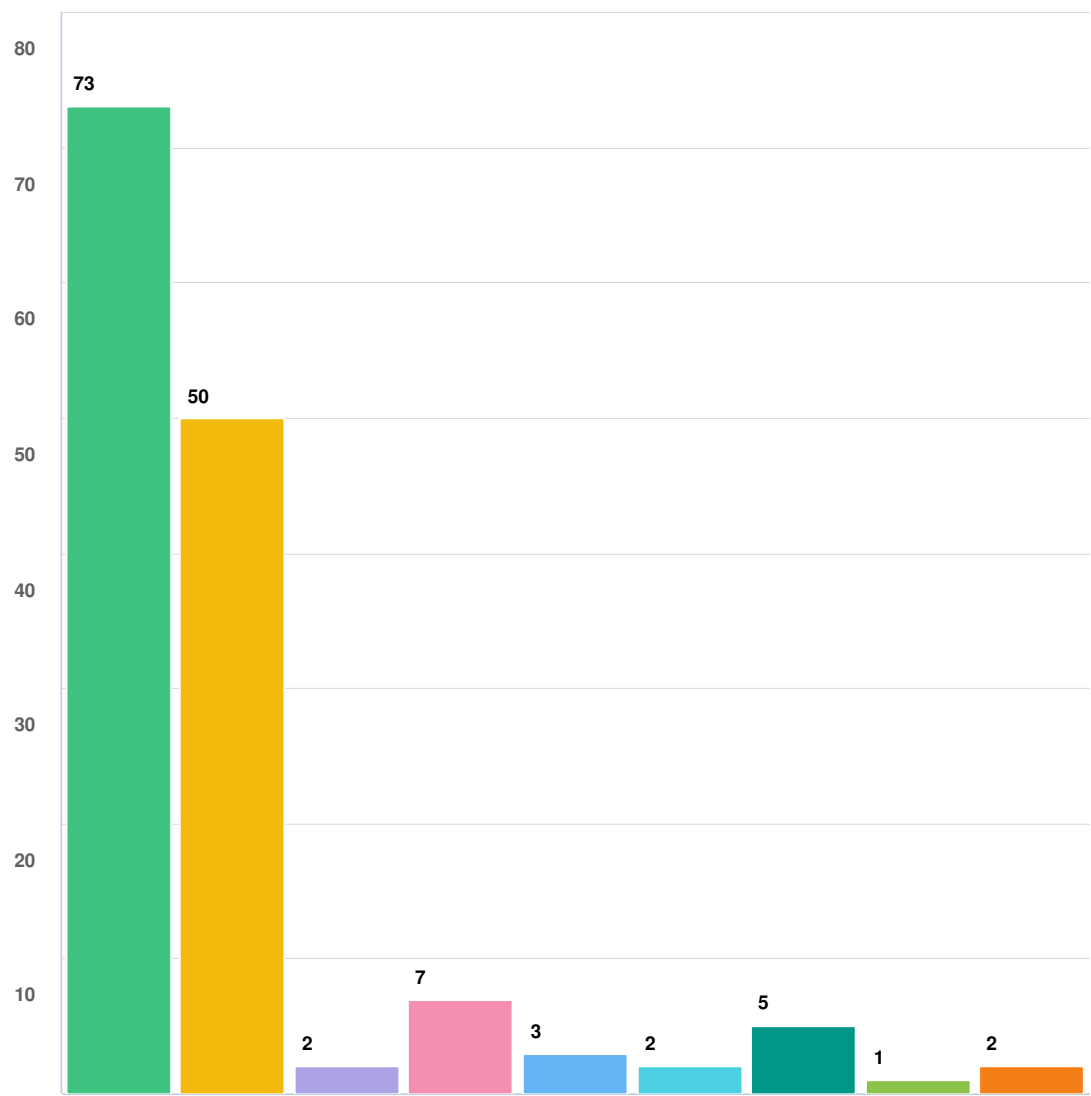
Question options

Male Female Non-binary Prefer not to say

Mandatory Question (83 response(s))

Question type: Dropdown Question

Your connection to the City of Marion



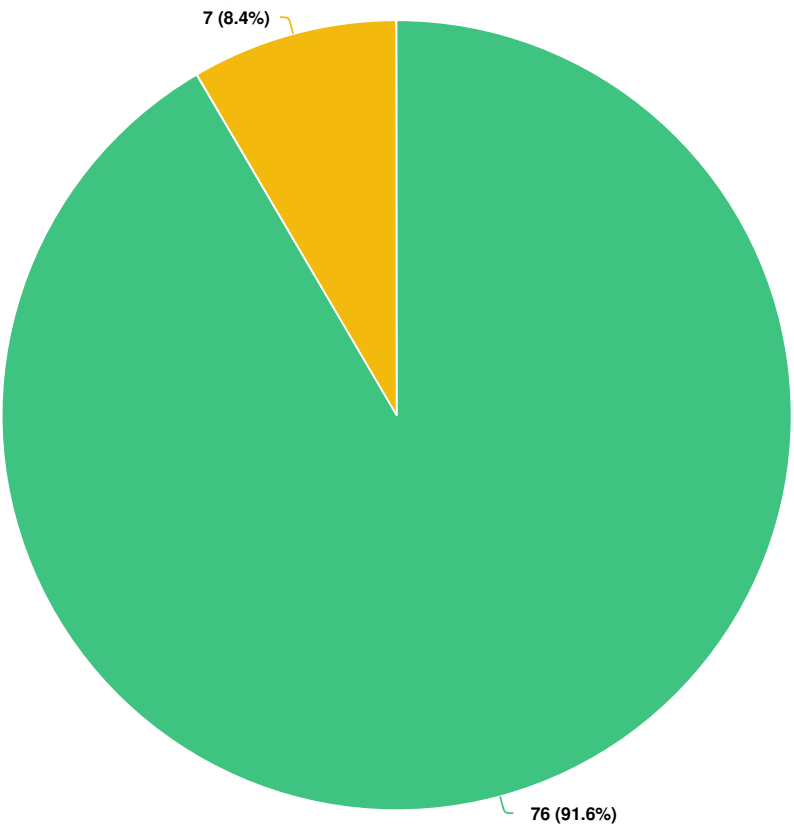
Question options

- Resident (I live in the City of Marion)
- Property owner (I pay rates to the City of Marion)
- Business owner (I own a business with a presence in the City of Marion)
- Employee (I work for a business located in the City of Marion)
- Student (I am a student or my children go to school in the City of Marion)
- Visitor (leisure/recreational purposes)
- Committee member with interest in City of Marion (resident group / precinct group / sporting club etc.)
- Government department / peak body
- Other (please specify)

Mandatory Question (83 response(s))

Question type: Checkbox Question

Have you read/viewed our Draft Annual Business Plan and Budget for 2024-25?



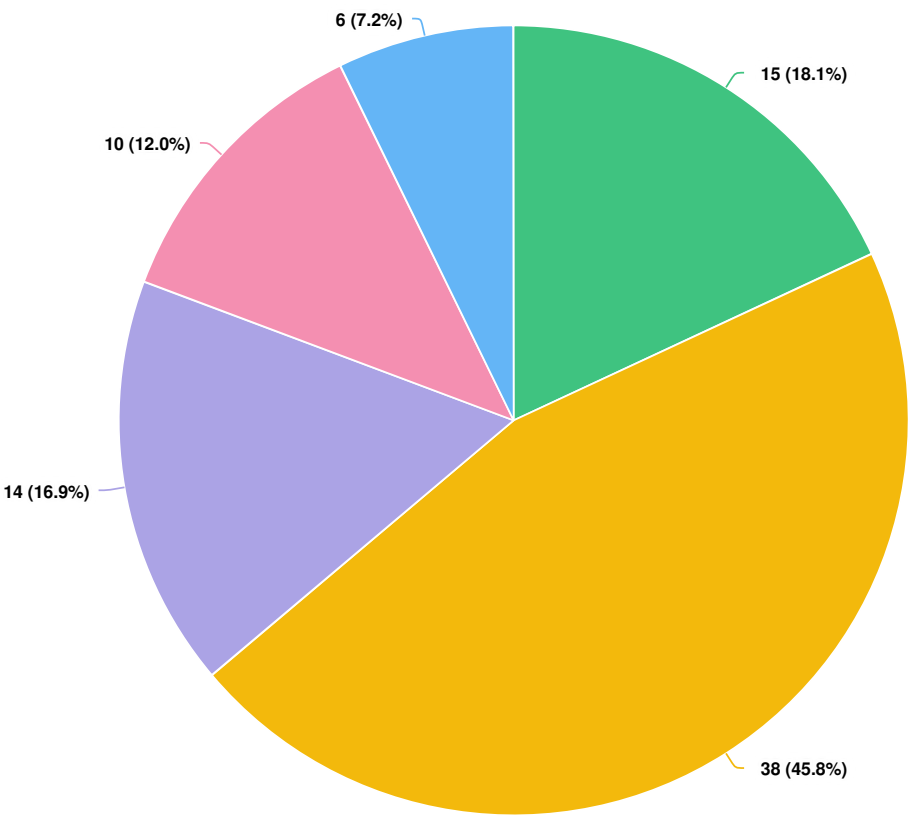
Question options

Yes No

Mandatory Question (83 response(s))

Question type: Dropdown Question

Please indicate your level of support for our Draft Annual Business Plan and Budget
2024-25

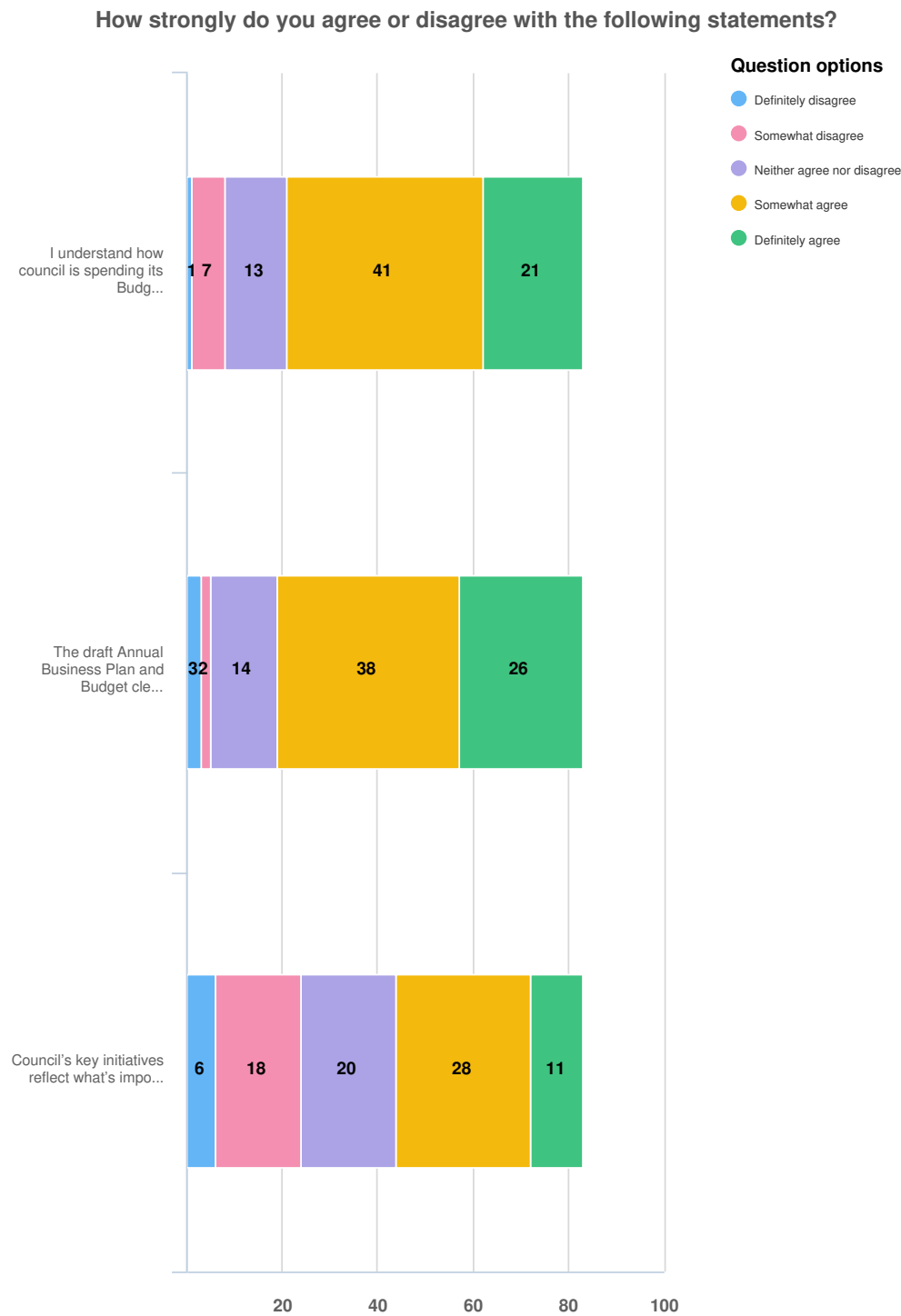


Question options

- ☐ Strongly support ☐ Somewhat support ☐ Neither support nor do not support ☐ Somewhat do not support ☐ Strongly do not support

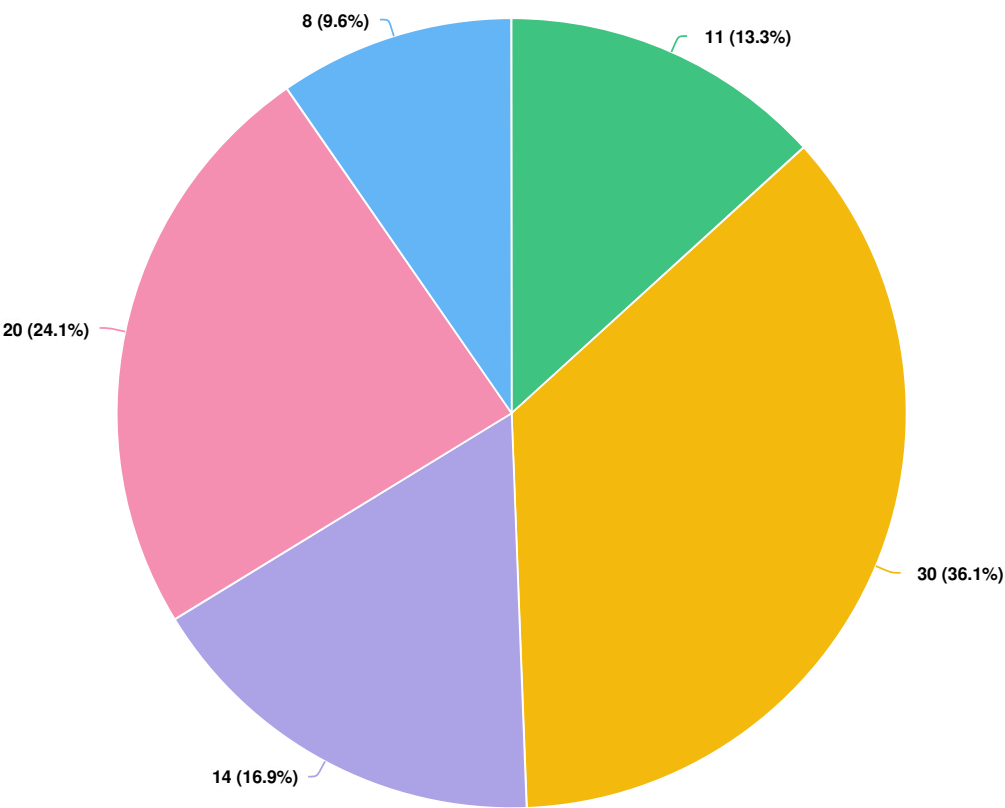
Mandatory Question (83 response(s))

Question type: Radio Button Question



Mandatory Question (83 response(s))
Question type: Likert Question

Do you think that the City of Marion has the balance of spending right?



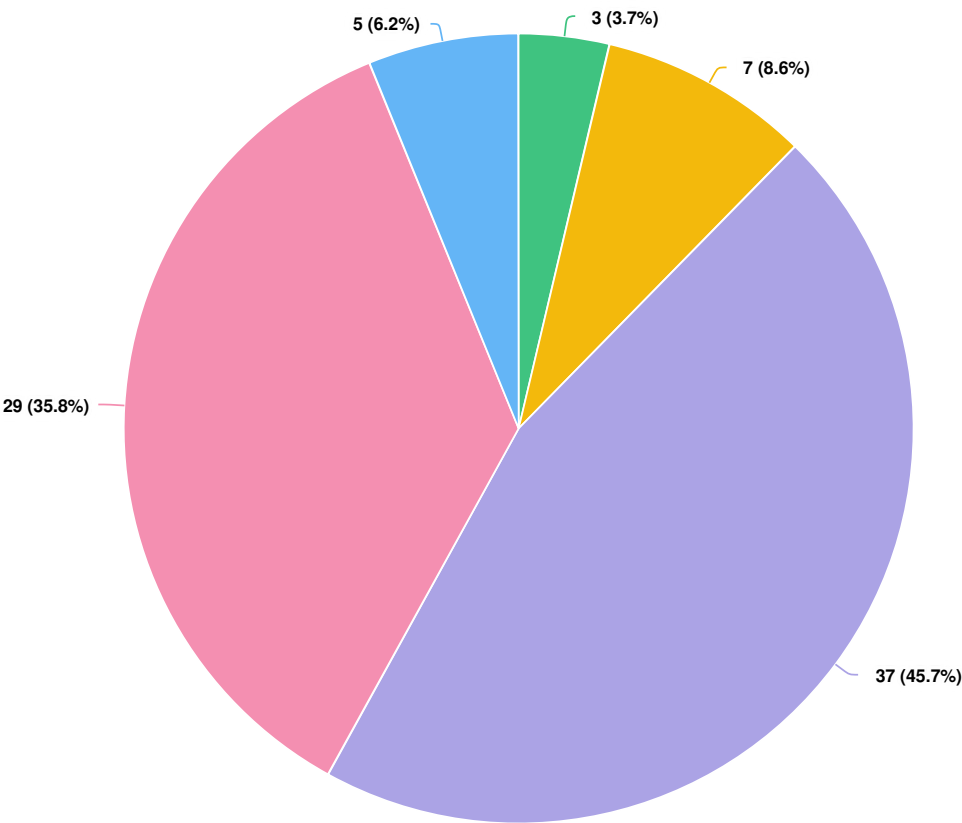
Question options

Strongly Disagree Somewhat Disagree Neither agree nor disagree Somewhat Agree Strongly Agree

Mandatory Question (83 response(s))

Question type: Radio Button Question

How happy have you been with this survey today?



Question options

Very Happy Happy Neutral Unhappy Very Unhappy

Optional question (81 response(s), 2 skipped)

Question type: Emoji Question

12.4 3rd Budget Review 2023-2024

Report Reference	GC240528R12.4
Originating Officer	Unit Manager - Finance Partnering & Rates – Heath Harding
Corporate Manager	Chief Financial Officer - Ray Barnwell
General Manager	General Manager Corporate Services - Angela Allison

REPORT OBJECTIVE

The purpose of this report is to provide the financial results for the 3rd Budget Review for 2023-2024. The budget review is a revised forecast of the original 2023-2024 budget and as such any savings identified during the budget reviews will not be confirmed until the projects are completed and/or the financial statements are prepared, inclusive of accruals, and audited at the end of the financial year.

EXECUTIVE SUMMARY

The completion of the 3rd Budget Review forecasts a revised full year cash surplus of **\$0.077m**. This revised 2023-2024 forecast cash surplus incorporates identified unfavourable net cash adjustments noted below of \$0.637m. Deducting this from the 2nd Budget Review Surplus of **\$0.714m** leaves a revised full-year cash deficit of **\$0.077m**.

The 2023-2024 3rd Budget Review adjustments can be attributed to the following:

Cash Statement Reconciliation	\$	\$
2nd Budget Review Surplus		714,217
3rd Budget Review Adjustments		
Add Favourable		
Reduction in Capital Works (Budget reduced or deferred to 2024-2025)	1,057,343	
Hamilton Park Reserve Development grant funding received	302,625	
Rates Rebates allowed for but not claimed by ratepayers	221,614	
Increase in Interest Income	150,273	
Other various net favourable adjustments	106,879	
	1,838,734	
Less Unfavourable		
Reduction in borrowing requirements (Treasury Management Policy)	2,375,835	
Increase in employee expenses (offsets within grants & operating expenditure)	457,026	
	2,832,861	
Total 3rd Budget Review Adjustments		(994,127)
Add back Council Resolutions funded from Rates no longer required		
GC240423R12.6 - Community Grants & Youth Grants Review 2024	157,315	
GC210824R11.2 - Seacliff Boundary Realignment	200,000	357,315
Revised 2023-2024 Cash Surplus		77,405

RECOMMENDATION

That Council:

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

GENERAL ANALYSIS

BACKGROUND

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

The original 2023-24 budget was developed within the context of a long-term framework to achieve a balance between meeting the objectives of the Strategic Plan and attaining financial sustainability in the long term.

FRAMEWORK

This budget review continues the focus on achieving the framework set by Council when developing the 2023-24 budget, this being:

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

DISCUSSION

The completion of the 3rd Budget Review forecasts a revised full year cash surplus of **\$0.077m**. This revised 2023-2024 forecast cash surplus incorporates identified unfavourable net cash adjustments noted below of \$0.637m. Deducting this from the 2nd Budget Review Surplus of **\$0.714m** leaves a revised full-year cash deficit of **\$0.077m**.

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Add back Council Resolutions funded from Rates no longer required			
GC240423R12.6 - Community Grants & Youth Grants Review 2024	157,315		
GC210824R11.2 - Seacliff Boundary Realignment	200,000		357,315
Revised 2023-2024 Cash Surplus			77,405

The cash result:

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

The 3rd Budget review is based upon actual results to the end of March 2024 and forecast to June 2024. In accordance with the Local Government (Financial Management) Regulations 2011 a revised budgeted income statement, balance sheet, statement of changes in equity and statement of cash flows are provided in the Attachments to Appendix 2.

Operating Position

The 3rd Budget Review forecasts an operating deficit of **\$5.952m**, increasing from a forecast operating deficit of **\$5.392m** in the 2nd Budget Review for 2023-2024. The revised forecast operating deficit is predominantly in relation to an increase in depreciation (\$0.482m) due to the completion and capitalisation of major buildings and infrastructure works, employee expenses (\$0.457m) offset by increase in investment income (\$0.150m) and various other minor favourable budget adjustments.

Capital Expenditure

The 3rd Budget Review forecasts capital expenditure decreasing by **\$6.329m** from \$56.494m to \$50.165m (Renewal **\$17.920m**, New **\$32.245m**).

Capital Expenditure Adjustments	\$
Works deferred and budget carried over into 2024-2025 (Loan Funding)	872,000
Works deferred and grant income deferred to 2024-2025	1,566,226
Works deferred and budget carried over into 2024-2025 (transfer to Reserve)	995,595
Works in progress, partial budget retimed to 2024-2025 (transfer to Reserve)	1,122,958
Works removed from 2023-2024 program, works and budget not required to be retimed	128,632
Works retimed, additional budget not required - prioritised in 2024-2025 proposed budget	1,368,565
Reclassification from capital to operating expenditure *	653,790
Net other capital expenditure adjustments	(378,878)
Total Capital Expenditure Adjustments	6,328,888

* No cash impact. Relates to accounting classification only

Appendix 3 contains details of the capital works removed from the 2023-2024 capital works program.

Borrowings

The 3rd Budget Review forecasts a reduction of **\$5.172m** in the level of required loan funding, down to **\$9.182m**. This is predominantly the result of capital works adjustments including the retiming of the Seacliff Golf Park Building Upgrade and the Administration and City Services Building Electricity Upgrade projects to 2024-2025. These works and the corresponding loan funding will be retimed and incorporated within the final budget for 2024-2025.

As at 30 June 2023 the City of Marion had a Cash at Bank balance of \$29.631m along with access to a short term debt facility, if required. These cash balances have been quarantined to fund the cash backed Reserves and other liabilities such as Grants in advance required in the current financial year.

Under council's Treasury Management Policy, cash balances are continuously being monitored and, if required, debt will be secured to ensure cash balances do not reduce below that required for capital projects and working capital purposes. The need for potential borrowings is reviewed as part of the annual budget setting process and reviewed during the three budget reviews throughout the year.

Reserves

The 3rd Budget Review reports a decrease in the use of Reserves by **\$0.144m**. This decrease predominantly relates to the retiming of capital works projects reallocated to Reserve for expenditure in 2024-2025.

Reserve Transfers	\$	\$
2nd Budget Review (Net Transfers)		(12,373,937)
3rd Budget Review Adjustments		
Marion Golf Park Clubroom Upgrade funding reallocated as loan funding *		(1,924,165)
Works deferred and budget carried over to 2024-2025		
Footpath - Gully Road - transfer to reserve	220,455	
Car Park - Boat Shed Cafe - transfer to reserve	200,000	
Footpath - Staircase Berrima Rd/Patpa Drive - transfer to reserve	200,000	
Building Upgrades - Heritage Interpretive Signage - transfer to reserve	100,000	
Car Park - Moreland Avenue Ranford Crescent - transfer to reserve	275,140	995,595
Works in progress, partial budget retimed to 2024-2025		
Reserve Development - Alawoona Avenue & Hamilton Park Reserve - transfer to reserve	1,122,958	1,122,958
Reconciliation of required funding transferred from Reserve		
Glandore Sports Club Redevelopment		(50,000)
Total Net Reserve Transfers during 3rd Budget Review		144,388
Revised Reserve Transfers		(12,229,549)

* Previous budget adjustment should have been a reduction in loan funding, not a transfer to Reserve

Labour Budgets

Overall labour budgets have increased by **\$0.457m** in the 3rd Budget Review to **\$44.577m**. The increase is predominantly due to higher than anticipated temporary labour requirements for the Marion Outdoor Pool season (offset by increased income), an increase in labour requirements on grant funded projects, the transition to insource the payroll service from external contractor (offset by reduction in contractor expenditure) and temporary additional resourcing to address a number of internal business operations in relation to customer service.

Depreciation

The depreciation budget for 2023-2024 increased by **\$0.482m** in the 3rd Budget Review to \$20.551m, predominantly due to the completion and capitalisation of major buildings and infrastructure works.

Funds Carried Over from 2022-2023 to 2023-2024

The current status of capital works budgets carried over from 2022-2023 (**\$4.956m**) as of the 14th May 2024 is provided below:

Category	# Projects	Carry Over Budget	Completed	Budget Remaining
Infrastructure	13	1,465,717	1,266,685	199,032
Land & Property	7	1,956,496	1,847,264	109,232
Open Space Planning	1	7,210	7,210	-
Other	6	1,526,921	1,326,902	200,019
Total	27	4,956,344	4,448,061	508,283

ATTACHMENTS

1. GC240528R12.3 - 3rd Budget Review 2023-2024 - Appendix 1 [**12.4.1** - 1 page]
2. GC240528R12.3 - 3rd Budget Review 2023-2024 - Appendix 2 [**12.4.2** - 7 pages]
3. GC240528R12.3 - 3rd Budget Review 2023-2024 - Appendix 3 [**12.4.3** - 1 page]

APPENDIX 1

CITY OF MARION Budgeted Funding Statement		YTD Actual (30 Apr 2024) \$'000	2023-2024 3rd Review Budget \$000's
OPERATING REVENUE			
Rates		72,552	89,759
Statutory Charges		2,203	2,676
User Charges		3,473	3,955
Operating Grants and Subsidies		5,062	6,244
Investment Income		967	1,200
Reimbursements		705	939
Other Revenues		637	1,110
Share of Profit - Equity Accounted Investments		-	365
		85,599	106,248
OPERATING EXPENSES			
Employee Costs		36,967	44,577
Contractual Services		24,051	33,239
Materials		4,690	6,192
Finance Charges		76	151
Depreciation		17,765	20,551
Other		5,722	7,490
		89,271	112,200
Operating Surplus/(Deficit) before Capital revenues		(3,672)	(5,952)
<i>Add</i>			
(a) Capital Revenue			
Capital Grants and Contributions		13,675	15,580
Physical Resources received free of charge		-	0
Asset disposal and fair value adjustments		-	0
<i>Equals</i> Net Surplus/(Deficit) resulting from operations		10,003	9,628
<i>Add</i>			
Depreciation		17,765	20,551
(Gain)/Loss on disposal of assets			0
Share of Profit SRWRA		0	(365)
<i>Equals</i> Funding available for Capital Investment expenditure		27,768	29,814
Capital			
<i>Less</i> Capital Expenditure - Renewal		14,253	18,544
<i>Less</i> Capital Expenditure - New		11,607	32,144
<i>Less</i> Capital - contributed assets		-	0
<i>Add</i> Proceeds from Sale of Assets		523	523
<i>Equals</i> Net Overall funding Surplus/(Deficit)		2,431	(20,351)
Funding transactions associated with accomodating the above net overall funding deficit (or applying the net overall funding surplus) are as follows:			
LOANS			
Loan Principal Receipts (Net)		-	9,128
<i>Less</i> Loan Principal Payments		458	929
Loan funding (Net)		(458)	8,199
Movement in level of cash & accruals			
(b) Cash Surplus/(Deficit) funding requirements		19,612	77
Reserves Net (transfer to/(transfer from)		(17,639)	(12,229)
Cash/Investments/Accruals Funding		1,973	(12,152)
<i>Equals</i> Funding Transactions		(2,431)	20,351

APPENDIX 2

CITY OF MARION Budgeted Funding Statement			
	2023-2024 2nd Review \$000's	2023-2024 3rd Review \$000's	Variance \$000's
OPERATING REVENUE			
Rates	89,537	89,759	222
Statutory Charges	2,690	2,676	(14)
User Charges	3,859	3,955	96
Operating Grants and Subsidies	6,432	6,244	(188)
Investment Income	1,050	1,200	150
Reimbursements	1,245	939	(306)
Other Revenues	1,184	1,110	(74)
Share of Profit - Equity Accounted Investments	365	365	-
TOTAL OPERATING REVENUE	106,362	106,248	(114)
OPERATING EXPENSES			
Employee Costs	44,119	44,577	458
Contractual Services	33,214	33,239	25
Materials	6,347	6,192	(155)
Finance Charges	151	151	-
Depreciation	20,069	20,551	482
Other	7,854	7,490	(364)
TOTAL OPERATING EXPENSES	111,754	112,200	446
Operating Surplus/(Deficit) before Capital rev's	(5,392)	(5,952)	(560)
<i>Add</i>			
(a) Capital Revenue			
Capital Grants and Contributions	17,151	15,580	(1,571)
Physical Resources received free of charge	-	-	-
Asset disposal and fair value adjustments	-	-	-
Equals Net Surplus/(Deficit) resulting from operations	11,759	9,628	(2,131)
<i>Add</i>			
Depreciation	20,069	20,551	482
(Gain)/Loss on disposal of assets	-	-	-
Share of Profit SRWRA	(365)	(365)	-
Equals Funding available for Capital Investment exp	31,463	29,814	(1,649)
Capital			
Less Capital Expenditure - Renewal	19,567	18,544	(1,023)
Less Capital Expenditure - New	37,257	32,145	(5,112)
Less Capital - contributed assets	-	-	-
Less Proceeds from Sale of Asset	331	524	(193)
Equals Net Overall funding Surplus/(Deficit)	(25,030)	(20,351)	4,679

APPENDIX 2

CITY OF MARION				
Budgeted Funding Statement				
	2023-2024	2023-2024		
	2nd Review	3rd Review	Variance	
	\$000's	\$000's	\$000's	
Funding transactions associated with accomodating the above net overall funding deficit (or applying the net overall funding surplus) are as follows:				
	LOANS			
	Loan Principal Receipts	14,300	9,128	(5,172)
Less	Loan Principal Payments	929	929	-
	Loan funding (Net)	13,371	8,199	(5,172)
	Movement in level of cash & accruals			
(b)	Cash Surplus/(Deficit) funding requirements	714	77	(637)
	Reserves Net (transfer to/(transfer from))	(12,373)	(12,229)	144
	Cash/Investments/Accruals Funding	(11,659)	(12,152)	(493)
Equals	Funding Transactions	25,030	20,351	(4,679)

APPENDIX 2

CITY OF MARION Budgeted Income Statement		
	Actual 2022-2023 \$000's	3rd Review 2023-2024 \$000's
OPERATING REVENUE		
Rates	84,330	89,759
Statutory Charges	2,542	2,676
User Charges	3,995	3,955
Operating Grants and Subsidies	9,899	6,244
Investment Income	1,157	1,200
Reimbursements	792	939
Other Revenue	1,271	1,110
Net Gain - Equity Accounted Council Businesses	645	365
TOTAL OPERATING REVENUE	104,631	106,248
OPERATING EXPENSES		
Employee Costs	42,378	44,577
Contractual Services	30,169	33,239
Materials	6,154	6,192
Finance Charges	206	151
Depreciation	17,732	20,551
Other Expenses	8,306	7,490
TOTAL OPERATING EXPENSES	104,945	112,200
Operating Surplus/(Deficit) before Capital Revenues	(314)	(5,952)
CAPITAL REVENUES		
Capital Grants, Subsidies and Monetary Contributions	9,087	15,580
Physical resources received free of charge	727	-
Asset disposal and fair value adjustments	(382)	-
Net Surplus/(Deficit) resulting from Operations	9,118	9,628

APPENDIX 2

Financial Indicators

To assist Council in meeting its objective of financial sustainability a series of financial indicators endorsed by the Local Government Association are provided. The following table provides a matrix of indicators of the 2023-2024 3rd Budget Review and compares the forecast results against the target rate.

Key Ratios	Target	2023-24 Forecast
Operating Surplus Ratio	0 - 10%	-5.60%
<i>This ratio expresses the operating surplus as a percentage of total operating revenue</i>		
Target :	Average between 0-10% over each consecutive 5-year period	
Comment :	Positive ratio indicates that Council has sufficient operating revenue to cover operational expenses	
	The average Operating Surplus over the past five years is 3%.	
Net Financial Liabilities Ratio	0 - 50%	10.46%
<i>This ratio indicates the extent to which net financial liabilities can be met by total operating revenue</i>		
Comment :	This result indicates Council's financial assets currently exceed its Financial Liabilities.	
	Council's capacity to meet its financial obligations remains strong	
Debt Servicing Ratio	0 - 5%	1.03%
<i>This ratio identifies Council's ability to service its debt obligations (principal & interest) from operating revenues</i>		
Comment :	This ratio falls within the target range and indicates Council has a low debt holding and	
	is well positioned for future borrowings outlined in the Long Term Financial Plan	
Asset Renewal Funding Ratio	90 - 110%	100%
<i>This ratio indicates whether Council is renewing or replacing existing assets at the rate of consumption</i>		
Comment :	The ratio can vary from year to year dependant on the renewal capital expenditure.	
	Council's Long Term Financial Plan is set to achieve an average Asset Renewal Funding Ratio of 100% over the next three years	

APPENDIX 2

CITY OF MARION		
Budgeted Statement of Cash Flows		
	Actual	3rd
	2022-2023	Review
	2023-2024	
	\$000's	\$000's
CASH FLOWS FROM OPERATING ACTIVITIES		
<i>Receipts</i>	109,279	105,883
<i>Payments</i>	(93,707)	(91,649)
NET CASH PROVIDED BY OPERATING ACTIVITIES	15,572	14,234
CASH FLOWS FROM FINANCING ACTIVITIES		
<i>Receipts</i>		
Loans Received	-	9,128
Proceeds from Bonds & Deposits	-	-
<i>Payments</i>		
Principal	(876)	(929)
Repayment of Finance Lease Liabilities	(9)	-
Repayment of Bonds & Deposits	-	-
NET CASH (USED IN) FINANCING ACTIVITIES	(885)	8,199
CASH FLOWS FROM INVESTING ACTIVITIES		
<i>Receipts</i>		
Capital Grants/Subsidies & Contributions/Investments	15,116	15,580
Sale of surplus assets	2,415	524
Sale of replaced assets	1,082	-
Distributions from Equity Accounted Investments	-	-
<i>Payments</i>		
Purchase of IPP&E	(31,308)	(50,689)
NET CASH (USED IN) INVESTING ACTIVITIES	(12,695)	(34,585)
NET INCREASE/(DECREASE) IN CASH HELD	1,992	(12,152)
CASH AT BEGINNING OF REPORTING PERIOD	27,639	29,631
CASH AT END OF REPORTING PERIOD	29,631	17,479

APPENDIX 2

CITY OF MARION		
Budgeted Statement of Changes in Equity		
	Actual	3rd Review
	2022-2023	2023-2024
	\$000's	\$000's
ACCUMULATED SURPLUS		
Balance at beginning of period	427,628	434,637
Net Surplus/(Deficit)	9,118	9,628
Adjustments		
Transfers from Reserves	(2,109)	22,360
Transfers to Reserves	-	(10,131)
Balance at end of period	434,637	456,494
ASSET REVALUATION RESERVE		
Balance at beginning of period	769,508	711,329
Net change this year	(58,179)	-
Balance at end of period	711,329	711,329
OTHER RESERVES		
Balance at beginning of period	26,669	28,778
Net change this year	2,109	(12,229)
Balance at end of period	28,778	16,549
Total Reserves	740,107	727,878
TOTAL EQUITY	1,174,744	1,184,372

APPENDIX 2

CITY OF MARION		
Budgeted Statement of Financial Position		
	Actual	3rd
	2022-2023	Review
	\$000's	2023-2024
		\$000's
CURRENT ASSETS		
Cash & Cash Equivalents	29,631	17,479
Receivables	6,512	6,512
Inventory	678	678
TOTAL CURRENT ASSETS	36,821	24,669
CURRENT LIABILITIES		
Trade & Other Payables	16,830	16,830
Provisions	6,722	6,722
Borrowings	929	929
Lease Liabilities	6	6
TOTAL CURRENT LIABILITIES	24,487	24,487
Net Current Assets/(Liabilities)	12,334	182
NON-CURRENT ASSETS		
Investment in SRWRA & Council Solutions	8,501	8,866
Infrastructure, Property, Plant & Equipment	1,137,602	1,167,216
Other Non-Current Assets	18,725	18,725
TOTAL NON-CURRENT ASSETS	1,164,828	1,194,807
NON-CURRENT LIABILITIES		
Provisions	660	660
Borrowings	1,758	9,957
Lease Liabilities	-	-
TOTAL NON-CURRENT LIABILITIES	2,418	10,617
NET ASSETS	1,174,744	1,184,372
EQUITY		
Accumulated surplus	434,637	456,494
Asset Revaluation Reserves	711,329	711,329
Other Reserves	28,778	16,549
TOTAL EQUITY	1,174,744	1,184,372

3rd Budget Review 2023-24 - Capital Works removed from Budget		
Capital Project	Budget \$	Details
Works deferred and budget carried over into 2024-2025 (Loan Funding)		
Building Upgrades - Administration Centre Electricity Upgrade (EV)	266,000	Project required resource re-allocation and preliminary work to be undertaken to engage a specialist consultant to help assess the site and develop a report and brief to enable Council to put out a tender for the works. The report is expected June, tender process will then take three months, and then construction potentially to commence October 2024 (Loan Funded)
Building Upgrades - City Services Electricity Upgrade (EV)	606,000	Project required resource re-allocation and preliminary work to be undertaken to engage a specialist consultant to help assess the site and develop a report and brief to enable Council to put out a tender for the works. The report is expected June, tender process will then take three months, and then construction potentially to commence October 2024 (Loan Funded)
Total	872,000	
Grant funded works deferred, expenditure and grant funding retimed to 2024-2025		
Major Projects - Marino Hall Redevelopment	1,566,226	Forecast completion date delayed due to issues on construction site, retiming of the works to be completed in 2024-2025. Anticipated completion of works by the end of 2024 calendar year.
Total	1,566,226	
Works deferred and budget carried over into 2024-2025 (transfers to Reserve)		
Building Upgrades - Heritage Interpretive Signage	100,000	Project scope needed to be re-assessed and considered with other forecast signage works expected to be rolled out in the 2024-2025 financial year. A consolidation of the two projects (Heritage Signage & Building Signage) will occur in 2024-2025.
Car Parks - Boat Shed Carpark & Accessway	200,000	Carpark concept design completed. Works to commence once the building works are completed, currently scheduled for completion 15th June
Car Parks - Moreland Avenue Ranford Crescent	275,140	Detailed design and consultation with the community was required in 2023-2024. Decision to construct in dry months and outside of peak demand of the Mitchell Park Sports & Community Centre was deemed more appropriate.
Footpath - Gully Road - Arthur to Tracy	220,455	Results from community consultation indicated low support for the proposed project and therefore required a redesign.
Footpath - Staircase -Berrima to Patpa	200,000	No tenderers during open tender process. Requires a new approach to works to split electrical and civil scope of works.
Total	995,595	
Works in progress, partial budget retimed to 2024-2025 (transfer to Reserve)		
Reserve Upgrade - Alawoona Avenue Reserve	650,000	Works in progress, partial retiming of works due to staged programme
Reserve Upgrade - Hamilton Park Reserve	472,958	Works commencing in late May to fit in with contractor program of works following completion of other projects.
Total	1,122,958	
Works removed from 2023-2024 program, works and budget not required to be retimed		
Footpath - Farne Terrace	26,000	Further design and investigation required due to large gums trees and exposed tree root system. The project will be retimed to future program.
Roads - Blanche Court - Captain to end	13,524	Works removed due to road prioritisation process. The reassessment of the road's condition found that it can be deferred until 2025-2026 Program.
Roads - Rajah Street - Doreen to Lucknow	20,608	Project is within and near to the Oaklands Green development site and will be investigated following the completion of the development.
Wetlands - Charles Street Tree Pit Renewal	27,500	The scope of the project changed from renewal to maintenance. Major works not required as originally planned.
Wetlands - South Road Darlington Detention Basin	41,000	DEW/Green Adelaide requested no renewal due to high value ecological survey for flora and fauna. Minor maintenance only required.
Total	128,632	
Works retimed, additional budget not required - prioritised in 2024-2025 proposed budget		
Drains - Coolah Terrace	498,159	Works reprioritised to 2024/25, budget reallocated to other drainage works in 2023/24
Roads - Cedar Avenue - Diagonal to Sienna	172,000	Reconstruction of the road required. Retimed to dry months to achieve a high quality road.
Roads - Hugh Cairns Avenue - Laffer to End	50,434	Reconstruction of the road required. Retimed to dry months to achieve a high quality road.
Roads - Southbank Boulevard - Berrima to Worthing	185,356	Tender received was significantly over budget. Difficult project to stage due to access and detours required for bus and vehicles. Project retimed into 2024-2025.
Roads - Oval Road - Cove Sports Car Park to Brooklyn Drive	462,616	Project delayed due to adjacent Cove Sports Upgrade works. Road works will follow completion of the sports club works
Total	1,368,565	

12.5 Community and Youth Grants Committee - Terms of Reference

Report Reference	GC240528R12.5
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:

- Provide a draft Terms of Reference for Council's consideration on the Community and Youth Grants Committee,
- Seek nominations for Council Member representatives to the Committee.

REPORT HISTORY

Report Reference	Report Title
GC240423R12.6	Community Grants and Youth Grants Review 2024
FORUM240206R1.3	Community Grants and Youth Grants – Review of Programs
GC240326R12.7	Community Grants and Youth Grants Review 2024

EXECUTIVE SUMMARY

Council has recently undertaken a review of the current process underpinning the allocation of Community and Youth Grant Funding including the process, governance structure, eligibility and assessment matrix associated with the annual Community Grant and Youth Grant Programs. At the 24 April 2024 General Council Meeting, Council endorsed the future Governance Structure of the Community and Youth Grants to operate under a Section 41 Committee.

A draft *Community and Youth Grants Committee – Terms of Reference* has been prepared and is provided for Council Members' consideration in **Attachment 1**.

RECOMMENDATION

That Council:

- 1. Adopts the Terms of Reference for the Community and Youth Grants Committee as provided for in Attachment 1, in accordance with Section 41 of the *Local Government Act 1999*, subject to the following amendments:**
 - X
- 2. Notes the Committee shall meet at least twice per year with the time and place for the conduct of meetings to be determined by the Committee.**
- 3. Appoints Councillor Nathan Prior, Councillor Amar Singh and Councillor Jana Mates to the Community and Youth Grants Committee for the review and assessment of Round 1 Community and Youth Grants 2024-2025.**

4. **Appoints Councillor Jason Veliskou, Councillor Matt Taylor and Councillor Sarah Luscombe to the Community and Youth Grants Committee for the review and assessment of the Round 2 Community and Youth Grants 2024-2025.**
5. **Appoints Councillor Ian Crossland, Councillor Renuka Lama and Councillor Jayne Hoffman to the Community and Youth Grants Committee for the review and assessment of the Round 1 Community and Youth Grants 2025-2026.**
6. **Appoints Councillor Joseph Masika, Councillor Raelene Telfer and Councillor Luke Naismith to the Community and Youth Grants Committee for the review and assessment of the Round 2 Community and Youth Grants 2025-2026.**
7. **Appoints Councillor xx, Councillor xx and Councillor xx to the Community and Youth Grants Committee for the for the review and assessment of the Round 1 Community and Youth Grants 2026-2027.**

DISCUSSION

Pursuant to Section 41 of the *Local Government Act 1999 (the Act)*, it is proposed that Council establishes a Community and Youth Grants Committee with a membership comprising three Council Members per round, two staff members, and the General Manager City Services as Chair of the Committee. A proposed Terms of Reference is included in **Attachment 1**.

- 1.1 The Committee is established for the purpose of:
 - 1.1.1 Reviewing and recommending to Council the distribution of Grant Funding allocated for Community Grants and Youth Grants.
 - 2.1.1 Ensuring the City of Marion's Grant Process supports Councils Community Vision and Strategic Plan objectives.
 - 3.1.1 Ensuring the Community Grants Program supports not-for-profit incorporated (or auspiced) groups to establish and undertake projects or activities that are beneficial for the community.
 - 4.1.1 Ensuring the Youth Grants Program is to support the not-for-profit sector to deliver well-managed and relevant projects, programs and activities whilst strengthening connections for young people in our community.

It is proposed the Committee meet at the conclusion of each grants round, with five rounds remaining for the Council Term.

Noting that all 12 Council Members are represented in Recommendations 3-6, nominations will be sought during this meeting to allocate 3 Council Members to a second sitting on the Committee for Round 1, 2026-2027 (final round of Council term).

The allocation of Committee Members to rounds has been made with consideration to the diversity of terms served and ward locations.

The Committee shall meet at least twice a year. The Time and place for the conduct of meetings will be determined by the Committee provided that all meetings will be held in a public environment within a City of Marion building. It is suggested the Committee meet within 8 weeks of the Round closure. The proposed structure regarding the period in which the grants will be offered, assessed and recommended to Council is as follows:

- Round 1 2024-2025 (July – Dec 2024)
- Round 2 2024-2025 (Jan – June 2025)
- Round 1 2025-2026 (July – Dec 2025)
- Round 2 2025-2026 (Jan – June 2026)
- Round 1 2026-2027 (July – Dec 2026)

Caretaker Period 2026

It is scheduled that Round 1 2026-2027 will occur prior to the commencement of Caretaker period and any decision making will be conducted in accordance with Council's Caretaker Policy. The approval of Community Grants is considered a major decision and therefore decision making on this is prohibited during Caretaker period.

ATTACHMENTS

1. Community and Youth Grants Committee - Terms of Reference [**12.5.1** - 3 pages]

Community and Youth Grants Committee

Terms of reference



1. ESTABLISHMENT

- 1.1 Pursuant to Section 41 of the *Local Government Act 1999* (the Act) Council has established a Grants Committee.

2. OBJECTIVES

- 2.1 The Committee is established for the purpose of:
- 2.1.1 Reviewing and recommending to Council the distribution of Grant Funding allocated for Community Grants and Youth Grants.
 - 2.1.2 Ensuring the City of Marion's Grant Process supports Councils Community Vision and Strategic Plan objectives.
 - 2.1.3 Ensuring the Community Grants Program supports not-for-profit incorporated (or auspiced) groups to establish and undertake projects or activities that are beneficial for the community.
 - 2.1.4 Ensuring the Youth Grants Program supports the not-for-profit sector to deliver well-managed and relevant projects, programs and activities whilst strengthening connections for young people in our community.

3. MEMBERSHIP

- 3.1 Membership of the Grants Committee will comprise a total of six (6) members:
- (i) Three Council Members per Round
 - (ii) Two Staff Members
 - (iii) A Chair – General Manager City Services
- 3.2 Staff Members appointed to the Committee will be from within the Community Connections Department.
- 3.3 The Membership for the Council Members will be on a rotational basis, with three Council Members appointed to the Committee per round as resolved by the Council.
- 3.4 No additional allowance will be paid to the Council Member representatives over and above the allowance already received by the Council Member.

Policy Ref/Security Classification:

Category:

Owner: Manager

Authorisation Date: xx/xx/xx

Review Date: xx/xx/xx

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Community and Youth Grants Committee

Terms of reference



- 3.5 No additional allowance will be paid to any Staff Member representatives over and above the remuneration already received.

4. BASIS FOR OPERATION/FUNCTIONS

- 4.1 The Committee does not have any delegated powers of Council, and all decisions of the Committee will constitute recommendations to Council.
- 4.2 For the purpose of Section 41(8) of the Act, the Council does not impose any reporting and accountability requirements on the basis that all decisions of the Committee constitute recommendations to Council.

5. MEETINGS

- 5.1 The Committee shall meet at least twice per year.
- 5.2 The time and place for the conduct of meetings will be determined by the Committee provided that all meetings will be held in a public place within a City of Marion Building.
- 5.3 A quorum for a meeting of the Committee shall be half the total membership plus one, ignoring any fractions.
- 5.4 A deputy Chair may be appointed by those present at the commencement of the meeting if required.
- 5.5 The Chair will only have a casting vote.
- 5.6 Each member present at a Committee meeting must, subject to the provision of the Act, vote on a question arising for decision at that meeting.
- 5.7 If the Committee needs to deliberate in confidence (with the public excluded), it will use the provisions of section 90 and 91 of the Local Government Act 1999.
- 5.8 Where the Act, the Local Government (Procedures at meetings) Regulations 2000 and these Terms of Reference do not prescribe procedures to be observed in relation to the conduct of a meeting of the Committee, the Committee may determine its own procedures.
- 5.9 In accordance with the provisions of Section 75 of the Local Government Act 1999, the Conflict of Interest and Disclosure of Interest requirements contained within Sections 73 and 74 of the Local Government Act 1999 apply to all members of the Committee.
- 5.10 Administrative support will be provided to the Committee as requested.

6. FUNCTIONS

- 6.1 Within the parameters of the Act, and having regard to the powers, functions and responsibilities of the Chief Executive Officer, the Committee is charged with

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Community and Youth Grants Committee

Terms of reference



providing advice and recommendations to Council regarding:

- 6.1.1 Reviewing Reports: Reviewing the grant report and additional information supplied relevant to eligible applications submitted by individuals or community groups seeking funding under the City of Marion Community Grants and City of Marion Youth Grants Programs.
- 6.1.2 Making recommendations: Making recommendations to Council regarding which preferred projects / programs may receive funding in accordance with the Community Grants and Youth Grants assessment process, grant guidelines and matrices.

DRAFT

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12.6 Council Member Records Management Policy

Report Reference	GC240528R12.6
Originating Officer	Governance Officer – Amey Johnson
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 seek Council's endorsement of the revised Council Member Records Management Policy, included as attachment 1 to this report.

EXECUTIVE SUMMARY

As a public authority, the City of Marion is required to capture and manage records of its business activities and transactions in accordance with the legislative provisions under the *State Records Act 1997 (SA)*, *Freedom of Information Act 1991 (SA)* and *Local Government Act 1999 (SA)*. All Council business activities and transactions performed by Council Members must be captured, stored securely, and maintained as official records in the City of Marion's records management system. The Council Member Records Management Policy ensures the City of Marion is compliant in accordance with legislation and contributes to the transparency and accountability of Council.

The Council Member Records Management Policy has been reviewed and updated to ensure it is aligned with current record management processes and adheres to the Council's Policy Framework. A draft policy was presented to the Forum on 7 May 2024 for Council Member discussion with a final version now included for Council endorsement.

RECOMMENDATION

That Council:

- 1. Adopts the Council Member Records Management Policy**

ATTACHMENTS

1. Council Member Records Management Policy (1) [12.6.1 - 5 pages]

Council Member Records Management Policy



1. Rationale

As a public authority, the City of Marion is required to capture and manage records of its business activities and transactions in accordance with the legislative provisions under the *State Records Act 1997 (SA)*, *Freedom of Information Act 1991 (SA)*, and *Local Government Act 1999 (SA)*.

2. Policy statement

All Council business activities and transactions performed by Council Members must be captured, stored securely, and maintained as Official Records in the City of Marion's records management system.

3. Objectives

The primary objective of this Policy is to ensure an Official Record is captured of all Council business activities and transactions performed by Council Members.

4. Policy scope and implementation

Scope

This policy applies to official Records (regardless of the medium the Record takes) created, acquired, or collected by Council Members in their capacity as public servants and representative of the constituents of the City of Marion.

Implementation

4.1 Submitting Council Member Official Records for Capture

All emails sent and received by Council Members from the corporate email address are automatically captured by the record keeping software.

All Council Member records created through the Office 365 Suite are automatically captured by the record keeping software. Council Members must submit all other Official Records they create or receive to the Records Management Unit for capture.

Where a Council Member is liaising with a resident on an issue or in relation to a concern, this must either be captured as a new case in Salesforce or forwarded to Council staff to capture and enter as a new case in Salesforce.

The Governance and Council Support Unit provides advice and assistance to Council Members regarding the type of records that must be submitted for capture.

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Council Member Records Management Policy



4.2 Capturing Council Member Official Records

Council Member official records submitted for capture:

- are captured in the City of Marion's record management system.
- remain the property of the City of Marion.
- are subject to the legislative provisions under the State Records Act 1997 (SA), Freedom of Information Act 1991 (SA), Local Government Act 1999 (SA).
- are securely stored and not intentionally deleted, destroyed or altered except in accordance with the provisions under the State Records Act 1997 (SA).

Council Member Official Records submitted for capture are confidential. Council staff must not interpret, act upon or respond to them.

4.3 Access to Council Member Official Records

Authorised Council staff may access Council Member Official Records to comply with a legislative obligation (e.g. Freedom of Information Application) or upon appropriate formal request (e.g. Code of Conduct investigation or assisting individual Council Members to access their own records). The relevant Council Member and the Chief Executive Officer is notified if records are to be accessed by Council staff unless there is a duty of confidence (e.g. Independent Commission Against Corruption Investigation).

5. Definitions

Term	Definition
Access	Means of finding, using, or retrieving information/record.
Council business activity / transaction	Any dealings, communication, proceeding or discussion that involve Council.
Council Member	A person appointed or elected as a councillor or mayor of Council as described within the Local Government Act 1999.

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Council Member Records Management Policy



Document	An item of a factual or informative nature which can take the form of a letter, email, tape recording, video, audio, transcript etc.
Official Record	Means a record made or received by an agency in the conduct of its business, but does not include— (a) a record made or received by an agency for delivery or transmission to another person or body (other than an agency) and so delivered or transmitted; or (b) a record made by an agency as a draft only and not for further use or reference; or (c) a record received into or made for the collection of a library, museum or art gallery and not otherwise associated with the business of the agency; (d) or a Commonwealth record as defined by the Archives Act 1983 of the Commonwealth, as amended from time to time, or an Act of the Commonwealth enacted in substitution for that Act; or (e) a record that has been transferred to the Commonwealth.
Public access	Means of finding, using, or retrieving information by the general public.
Record	(a) written, graphic or pictorial matter; or (b) a disk, tape, film, or other object that contains information or from which information may be reproduced (with or without the aid of another object or device).

6. Roles and responsibilities

Role	Responsibility
Council Member	<ul style="list-style-type: none"> Create records that adequately reflect the Council business they conduct including decisions made and actions taken. Protect and care for Official Records in their possession.

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Council Member Records Management Policy



Role	Responsibility
	<ul style="list-style-type: none"> • Not remove, destroy, or delete Official Records without proper authority to do so. • Submit Official Records for capture within the records management system. • Manage document version control. • Ensure all activity carried out on Official Records is recorded and maintained. • Maintain the integrity of the information held by the City of Marion. • Ensure all records created and managed in the conduct of Council business form part of the record holdings and are supplied to the City of Marion for ongoing management, maintenance, and access. • Recognise the records they create, acquire, or receive in the conduct of Council business are the property of the City of Marion and must be afforded the care and protection identified in this Policy.
Records and Information Management Team	<ul style="list-style-type: none"> • Capture Official Records submitted by Council Members in the records management system. • Maintain the confidentiality of Council Member Official Records.
Governance and Council Support Unit	Provide advice and assistance to Council Members regarding the capture of Official Records.
Information Technology and Transformation	Ensure access to Council Member Official Records is restricted in accordance with this Policy.

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Council Member Records Management Policy



7. References

City of Marion

- Information Technology - Provision and Use of Equipment (Council Member) Policy

Other

- *State Records Act 1997 (SA)*
- *Freedom of Information Act 1991 (SA)*
- *Local Government Act 1999 (SA)*
- *Local Government General Disposal Schedule () GDS40v1*

8. Review and evaluation

The Manager, Office of the CEO reviews this Policy every four years (or earlier if required) in accordance with the City of Marion Policy Framework. Council approves this Policy.

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13 Corporate Reports for Information/Noting

13.1 Questions Taken on Notice Register

Report Reference	GC240528R13.1
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

REPORT OBJECTIVE

To receive and note the information contained within the *Questions Taken on Notice Register* provided in Attachment 1.

EXECUTIVE SUMMARY

At the 8 May 2018 General Council meeting Council resolved that (GC080518M01):

Questions without Notice that were not answered at the same meeting will be entered into a register. This register will be tabled as an information report at the following meeting.

Under Regulation 9 of the *Local Government (Procedures at Meetings) Regulations 2013* (The Regulations):

(3) A member may ask a question without notice at a meeting.

(4) The presiding member may allow the reply to a question without notice to be given at the next meeting.

(5) A question without notice and the reply will not be entered in the minutes of the relevant meeting unless the members present at the meeting resolve that an entry should be made.

RECOMMENDATION

That Council:

- 1. Notes the report ‘Questions Taken on Notice Register’.**

ATTACHMENTS

1. GC240528 QoN [13.1.1 - 1 page]

Questions Taken on Notice Register



Attachment 1

Report Reference	Meeting Date	Councillor	Responsible Officer	Question taken on notice during the meeting	Response
GC240514R11.3	14 May 2024	Councillor Veliskou	General Manager City Development - Tony Lines	Do we know how many significant trees were removed for the Oaklands Station?	<p>The following is referenced from the PTP Alliance Planning Report (20th March 2018 Rev C)</p> <p><i>The removal of 33 regulated and significant trees (18 regulated and 15 significant), comprising:</i></p> <ul style="list-style-type: none"> • 25 trees (15 regulated and 10 significant) due to direct impact of the tree trunk and structural root zone within the excavation zone associated with the new lowered rail – requiring SCAP approval • 2 trees (1 regulated and 1 significant) due to direct impact of the tree trunk and structural root zone associated with the installation of new services – requiring SCAP approval • 6 trees (2 regulated and 4 significant) due to direct impact of the structural root zone associated with retaining wall structures associated with the new lowered rail – requiring SCAP approval. <p><i>In addition to the 33 trees noted for removal above, there is one additional significant tree that will need to be removed also due to direct impact of the tree trunk and structural root zone within the excavation zone associated with the new lowered rail. This tree however, is located within the Road Reserve and thus does not require SCAP approval. Removal of this tree will require the approval of DPTI.</i></p> <p>It is Councils understanding that the additional tree was not removed and is located north of Dwyer Rd Reserve.</p>

13.2 Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment

Report Reference	GC240528R13.2
Originating Officer	Senior Strategic and Policy Planner – David Barone
Corporate Manager	Manager Development and Regulatory Services – Warwick Deller-Coombs
General Manager	General Manager City Development – Tony Lines

REPORT OBJECTIVE

To inform members of the Draft Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment and the content of staff's submission to the State Planning Commission.

EXECUTIVE SUMMARY

The State Planning Commission has released for consultation a draft Code Amendment which makes amendments to the definitions of Ancillary Accommodation and Student Accommodation within the Planning and Design Code. The intent of the amendment is to provide additional support and opportunities for the use of ancillary accommodation to be established to support additional housing within established urban areas in response to the current housing crisis.

Consultation on the Code Amendment closed on 11 April 2024. As staff did not have sufficient time to bring a submission to Council for review and endorsement, after consulting with the Mayor, it exercised its delegations in making a submission on behalf of Council.

It is noted that a future Code Amendment (by the State Planning Commission) is intended to be prepared that will explore many of these policy issues further, and there will be another opportunity for Council to make comments on these matters raised within the staff submission.

RECOMMENDATION

That Council:

- 1. Notes the draft Code Amendment and the Submission sent by staff to Planning and Land Use Services, Department for Trade and Investment.**

DISCUSSION

The State Planning Commission has released the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment for consultation, whilst also bringing the amendments into place on Early Commencement (meaning the changes are in force now while consultation occurs).

Ancillary accommodation is the defined term for what is commonly referred to as granny flats, teenager retreats or tiny houses.

The Amendment is intended to change the definitions to ancillary accommodation and student accommodation in order to:

- provide greater flexibility for the ability for ancillary accommodation to be self-contained to support a greater range of housing that is affordable and potentially support aging in place; and
- provide greater flexibility for student accommodation in response to recent trends which involve inclusion of kitchenettes in individual dormitory rooms.

The Code Amendment follows previous changes instigated by the Minister that prohibits the inclusion of, and voids any existing, conditions relating to how Ancillary Accommodation can be used and occupied (delivered through a Practice Direction). Previously Council's would commonly include conditions limiting the use of these structure to persons directly related to occupants of the dwelling.

The Amendment can be [viewed here](#), and an FAQ sheet can be [viewed here](#).

The definition in essence now requires ancillary accommodation to be:

- located on the same allotment of a dwelling
- can be (but does not need to be) a self-contained residence
- no more than 2 bedrooms or spaces able to be used as bedrooms
- subordinate and does not have separate utility connections to that of the main dwelling

Council has made a submission on the Code Amendment as it relates to ancillary accommodation (student accommodation changes are of no concern to staff). The submission notes the strategic intent of providing further opportunities for affordable accommodation, particularly rental accommodation, yet raises some concerns around the missed opportunity to further clarify the definition, in addition to, the lack of policy support and coverage.

The existing Planning and Design Code policy addresses:

- maximum sizes of 60m² and height of 3m to walls and 5m to gable (as a Deemed-to-satisfy criteria)
- visual impact and site coverage in keeping with established pattern of development
- siting and design to avoid streetscape impacts and impacts on neighbouring properties (principally setbacks and wall boundary extents)
- maintenance of sufficient soft landscaping
- maintenance of private open space for the main dwelling
- not impacting on existing on-site parking provision required for the dwelling

The submission suggests that there should be further policy coverage specifically referenced for the assessment of ancillary accommodation which addresses:

- minimum accommodation sizes (aligning to those of apartments already in the Code)
- provision for outlook, natural ventilation and amenity for occupants
- access to an area (even if minimal) of private open space for occupants
- provision of additional vehicle parking for occupants of the accommodation

It is likely that the policy issues will not be addressed as part of this Code Amendment, however Planning and Land Use Services staff have encouraged Councils to include positions on policy issues within feedback on this Code Amendment so that it can inform the next Code Amendment (which seeks to provide policy supporting these land uses).

Council's submission (Attachment 1) expressed concern about the staged approach taken, particularly in light of the Early Commencement status of the Code Amendment (meaning the changed definition applies now and any proposals can be considered now) and seeks that the second Code Amendment is prepared as a matter of urgency by the Minister.

ATTACHMENTS

1. Attachment 1 - Submission by City of Marion [**13.2.1** - 8 pages]

11/04/2024



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Dear Marc

Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment – City of Marion submission

This letter forms Council's submission on the draft Code Amendment released for consultation and placed under Early Commencement.

Council acknowledges and supports the government's aspirational goal to increase the diversity of housing choice, particularly at a time of known economic, social and industry pressures. In this regard, recent changes that support ancillary accommodation to accommodate persons not related to the principal dwelling has the potential to provide additional opportunities and options for housing supply, particularly rental housing supply.

Council congratulates PLUS' efforts to address this through this Code Amendment, which, overall is supported by Council. Whilst Council, in principle, supports the intent of this Code Amendment, it does form the view that the change in definition must be accompanied by appropriate supporting policies. These policies are considered necessary to ensure all members of the community are appropriately supported and result in positive development outcomes.

While acknowledging that this Code Amendment relates only to definitions, the usage of the Early Commencement process for this Code Amendment means the potential policy and design issues may present immediately for Relevant Authorities administering the Code.

Notwithstanding the desire for affordable housing choice, Council considers the provision of appropriate policy and design outcomes important to avoid the potential creation of sub-optimal environments for what may be vulnerable people within our community.

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Council's comments, therefore, have considered the definitions and policy matters which are considered necessary to ensure suitable design and amenity outcomes for all forms of residential accommodation.

Opportunity to provide further clarity within the definition

The amendments to the definition of Ancillary Accommodation are supported, however, Council's believes there is an opportunity to provide greater certainty relating to the issue of 'subordinate' within part (d) of the definition:

d) is subordinate to and does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling.

This clause contains two concepts within the one sentence, which confuses and provides ambiguity as to the meaning, interpretation and application of the word 'subordinate'. Does it mean that the accommodation needs to be subordinate to the dwelling itself, or does it mean subordinate to the services?

Subordinate is a qualitative concept, and in some instances a matter of fact and degree to the circumstances in question. Whilst this provides a degree of flexibility, it also creates a degree of uncertainty, and is open to inconsistency in interpretation. Council questions its appropriateness in this format in a definition.

The Macquarie Dictionary defines subordinate as:

*...placed in or belonging to a lower order...
...of lesser importance; secondary...
...subservient...
...dependent...*

The listed criteria within the Code's definition relating to the same allotment, limited number of bedrooms and use of dwelling's utility services, already speak to a subservience or secondary relationship to a dwelling on the land. As such, there may not be a need to further articulate a degree of subordinacy, unless this relates specifically to size or number of accommodation units on an allotment. However, it should also be recognised that the size or number on an allotment may have more merit being explored and accommodated as part of an assessment process, on their merits and in response to the context and circumstance in which they may be regarded as appropriate, instead of within the definition.

The definition for ancillary accommodation is also considered to be captured by the definition of dwelling (despite each specifically excluding each other within the Code). A key defining characteristic between the two formats of accommodation is size as, in most

cases, ancillary accommodation would be substantially smaller than established dwellings. As such, further defining and delineating a size (or potentially a ratio of the dwelling footprint) in comparison to the dwelling on the land within the definition can assist in differentiating between the two definitions.

Council suggests PLUS explore:

- separating the issue of use of the dwelling's utility services from the concept of subordinacy to avoid uncertainty in interpretation; and, either;
- removing the subordinate concept from the definition, and allowing this to be considered as part of the assessment, guided by supporting policy; or
- providing greater clarity as to the aspects of ancillary accommodation that would contribute to making it subordinate to the dwelling (such as being of a smaller floor area footprint to that of the dwelling on the land), enabling an easier understanding for laypeople.

Required policy measures

Council notes that there is already a level of policy support aimed directly at ancillary accommodation, principally in the form of two Performance Outcomes within most Neighbourhood-type Zones (either 10.1 and 10.2 or 11.1 and 11.2, depending upon the zone). Collectively, these policies provide a level of policy guidance on the following matters:

- appropriateness of land use
- visual impact and site coverage
- size and height of buildings
- siting and design to avoid streetscape impacts and impacts on neighbouring properties (principally setbacks and wall boundary extents)
- maintenance of sufficient soft landscaping
- maintenance of private open space for the main dwelling
- not impacting on existing on-site parking provision required for the dwelling
- suitable clearance from powerlines,
- minimisation of earthworks and retaining
- maintenance of on-site waste control system operational requirements
- road sightline distances at corners.

Quality of accommodation

The potential increasing focus on ancillary accommodation forming permanent accommodation for people not related to occupants of the dwelling (and having no reliance or use of facilities within the main dwelling) brings differences to the desired level of quality of accommodation and the impacts these forms of development will have compared to circumstances when there is a stronger reliance and relationship to those in the dwelling.

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There is a fundamental question as to whether there should be an accepted reduction in amenity for persons permanently residing within ancillary accommodation as opposed a dwelling. Council does not believe a reduced level of amenity is acceptable.

Council is concerned that those seeking (and potentially desperate for) accommodation may be taken advantage of through delivery of living environments with poor amenity. These people are typically unwilling to complain or have no other accommodation options. There is a need to ensure a set of minimum design and accommodation standards for people to live in a reasonable level of comfort and dignity (aside from the safety related criteria set out within the Housing Improvement Act 2016 and Housing Improvement Regulations 2017).

A New Policy Module

Council believes additional policy is considered necessary to suitably manage the impacts of ancillary accommodation within mostly established neighbourhoods. Council believes this requires separating policy for ancillary accommodation from those policies in place for other forms of ancillary buildings and structures. This will aid in addressing the following design and amenity issues.

Minimum accommodation size

The ability for ancillary accommodation to accommodate non-resident occupants requires appropriate safeguards to maintain a suitable level of amenity and prevent poor living environments. Minimum accommodation sizes need to be considered for these forms of accommodation, no different to the minimum sizes within the Code relating to apartments (Design in Urban Areas PO 31.1), which could be applied for studio (35m², single bedroom (50m²) and 2 bedroom (60m² - aligned to the maximum size desired by the DTS for ancillary accommodation).

Outlook, Natural Ventilation and Amenity

Where ancillary accommodation is self-contained, it is important that occupants are provided with a suitable outlook and thermal comfort. Similarly, natural ventilation is important in that it supports thermal comfort without reliance on mechanical heating and cooling, thereby minimising noise impacts from air conditioning on the occupants of the main house (and neighbours), as well as keeps operational costs of the accommodation down.

As such, it is important that the Assessment Tables refer to Performance Outcomes and DTS criteria that support the achievement of comfortable living environments. Wording

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within Design in Urban Areas POs 18.1, 18.2 and 31.2 can be adapted and added to those new POs applying to Ancillary Accommodation within the zones.

Visual Privacy, Overlooking and Overshadowing

The potential for such buildings to be positioned in sloping rear yards exists in many parts of Adelaide and, as a result, may lead to situations where there is potential for both overshadowing and overlooking from the resultant building form. Similarly, notwithstanding the DTS criteria governing height, there is scope for ancillary accommodation to be in a 2-level building format (such as loft in roof).

As forms of accommodation, the potential impacts of overlooking are not unreasonable and as such, the Assessment Tables within relevant Neighbourhood Zones should also reference relevant performance outcomes, such as:

- Interface Between Land Uses Module (POs 3.1 and 3.2 can be adapted or replicated to apply also to ancillary accommodation).
- Design in Urban Areas (POs 10.1 and 10.2 can easily be directly applied) to address scenarios where an upper loft space is proposed as part of ancillary accommodation.
- An adaptation of Design in Urban Areas PO/DTS 45.2 which relates to decks but could be adapted to cater for habitable windows of ancillary accommodation.

Private Open Space

Given that these changes to ancillary accommodation are intended to allow people to reside who have no relationship with those of the main dwelling; the ability to utilise existing dwelling's private open space areas cannot be relied upon (unlike if it is used as a more traditional granny flat or teenager's retreat).

Therefore, it is not unreasonable to ensure that some form of private open space area is able to be provided for the accommodation for the benefit and amenity of the occupants. As ancillary accommodation can comprise up to two bedrooms, there is scope for 3 or 4 people to be housed within such developments (on top of those in the existing dwelling).

Existing policies referenced by the assessment tables only relate to the maintenance of private open space areas for the main dwelling. These policies should be amended to ensure a minimal area of private open space is provided for the ancillary accommodation directly, and reference could be made to the above ground residential flat building or apartment open space areas within Table 1 – Private Open Space (between 4m² and 11m²) as a suitable minimal area based on the number of bedrooms proposed.

The Assessment Tables should also reference Design in Urban Areas PO 21.1, PO21.2 to further guide how it is provided (and reference Table 1).

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Car Parking Provision

Again, the ability for occupants to have no relation to those in the dwelling will change the nature in demand for parking from where the usage is related to person related to those in the main dwelling. There is scope for these forms of accommodation to house two adults, each with a car, in addition to the occupants of the dwelling. As such, it is more than just “an additional bedroom” has historically been the policy approach. This also has implications in that the lack of relationship removes the ability to share parking spaces (such as in the driveway), as the ability to move cars for access is removed.

Council wishes to avoid situations where occupants of ancillary accommodation are forced to:

- park their cars on-street, thereby generating additional angst and concern to those expressed by our community from infill development; or
- park cars within front yards of dwellings, which will have a poor amenity and greening outcome (garden spaces and potentially areas for trees will likely be removed as a result)

Parking needs to be an integrated solution for the allotment and provided at one additional parking space for the ancillary accommodation in addition to the dwelling. Table 1 – General Off-Street Car Parking Requirements can be easily amended to address this.

Limiting the number of ancillary accommodation units on a site

Council is concerned some landowners may, where rear yards are large to accommodate more than one building in the form of ancillary accommodation, view the provision of ancillary accommodation as a source of additional income. Council does not wish to restrict an individual's right to generate a source of income however, it may be prudent to consider limiting the number of ancillary accommodation units on a site to avoid impacts on loss of greening and changes to neighbourhood character (particularly rear yards). This would be in addition to respective policy measures governing built form and amenity considerations (such as site coverage, private open space for dwelling etc)

At a minimum, this needs to be applied immediately for a deemed-to-satisfy pathway, thereby limiting DTS criteria to only one ancillary accommodation on a site with more than one accommodation unit to be considered through the performance assessed pathway.

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Density changes and land division by stealth

Council holds significant concerns that the ability to construct self-contained residencies in the form of ancillary accommodation will result in inappropriate density changes and the potential for future land division (or at a minimum be pressured to support potential land division).

There is a risk that the desire to convert ancillary accommodation to formal dwellings in the future will result in subsequent land division proposals that require Council to assess dwellings where there is effectively a reduced level of amenity (in terms of parking, open space etc) compared to that expected for new dwellings.

This “land division by stealth” arrangement may not create good design outcomes on the ground and it may be difficult to defend against arguments that suggest the existing arrangement is suitable from an amenity perspective (given it has previously been approved), unless land division and zone policy is strengthened. This is particularly relevant in locations where certain forms of additional land division are not desired (such as Character Overlay, Established Neighbourhood Zones and Suburban Neighbourhood Zones).

Avoiding future compliance concerns

There is also a concern that over time, landowners can request separate service connections for the ancillary accommodation. There may be benefits for owners doing this to enable separating utility service usage and charges from those renting the ancillary accommodation, as well as building more support for rationale for land division. Whilst this would change the nature of the development, and therefore require enforcement action, this will be almost impossible for Council's to monitor and administer as they are not notified of new connections.

There is a need for PLUS to work with agencies/utilities to ensure any requests for new connections in such circumstances are for new dwellings with an approval only (perhaps this can be done in the same manner that the Licencing Court seeks evidence of a land use approval for licensed premises).

Urgency in the next Code Amendment

Whilst it is acknowledged that some of the comments and recommended changes to policy may be deemed to be outside of the scope of the current Code Amendment, Council asks that PLUS proceeds with the second stage Code Amendment addressing policy matters as a matter of urgency, so that these important policy and design issues can be addressed as early as possible (given the Early Commencement of the current Code Amendment).

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Once again, I congratulate the department on this amendment, and encourage it to bring the policy issues into force as a priority, either as part of this Code Amendment, or the next Code Amendment process.

I hope Council's submission will provide value to PLUS in its finalisation of the Code Amendment (and preparation of future Code Amendment). Should you require any further clarification or information on any matters raised within this submission, please contact David Barone, Senior Strategic and Policy Planner on 8375 6667 or by email at david.barone@marion.sa.gov.au.

Yours faithfully



Warwick Deller-Coombs
Manager Development and Regulatory Services

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14 Workshop / Presentation Items - Nil**15 Motions With Notice - Nil****16 Questions With Notice - Nil****17 Motions Without Notice****18 Questions Without Notice****19 Other Business****20 Meeting Closure**

Council shall conclude on or before 9.30pm unless there is a specific motion adopted at the meeting to continue beyond that time.