

His Worship the Mayor Councillors City of Marion

## **Notice of General Council Meeting**

Council Chamber, Council Administration Centre 245 Sturt Road, Sturt

## Tuesday, 23 July 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



1	OPE	EN MEETING	4
2	KAL	JRNA ACKNOWLEDGEMENT	4
3	DIS	CLOSURE	4
4	col	UNCIL MEMBER DECLARATION OF INTEREST (IF ANY)	4
5	COI	NFIRMATION OF MINUTES	4
	5.1	Confirmation of Minutes of the General Council Meeting held on 25 June 2024	4
6	COI	MMUNICATIONS	24
	6.1	Elected Member Verbal Communications	24
	6.2	Mayoral Communication Report	24
	6.3	CEO and Executive Communication Report	24
7	AD	JOURNED ITEMS - NIL	26
8	DEF	PUTATIONS	26
	8.1	Merchant Avenue, Mitchell Park	26
9	PET	TITIONS - NIL	27
10	COI	MMITTEE RECOMMENDATIONS	27
	10.1	Confirmation of Minutes of the Infrastructure and Environment Committee Meeting he	
11	COI	NFIDENTIAL ITEMS	58
	11.1	Cover Report - Revocation of Community Land Process – Edwardstown	58
	11.2	2 Cover Report - Nungamoora - Interim Update	60
	11.3	3 Cover Report - Culinary Escapades - Debt Consideration	61
	11.4	Cover Report - Warradale Tennis Club Redevelopment	62
12	COF	RPORATE REPORTS FOR DECISION	63
	12.1	Basketball Engagement - Consultation Outcomes	63
	12.2	2 Draft Strategic Plan 2024-2034 for Community Consultation	115
	12.3	B Local Government Finance Authority AGM - Council Representative Nomination	139
	12.4	Scouts SA Cumbria Court	141
	12.5	5 Asset Management Plans - endorsement for public consultation	145



	12.6 Asset Management Plans - final endorsement	249
13	CORPORATE REPORTS FOR INFORMATION/NOTING	380
	13.1 Monthly Work Health and Safety Report	380
	13.2 Questions Taken on Notice Register	384
	13.3 SRWRA Board Meeting 27 June 2024 - Constituent Council Information Report	390
14	WORKSHOP / PRESENTATION ITEMS - NIL	392
15	MOTIONS WITH NOTICE	392
	15.1 Traffic Lights - Scholefield Road/Ocean Boulevard	392
	15.2 Bus Route along Majors Road	394
16	QUESTIONS WITH NOTICE	397
	16.1 Park Holme Business Hub	397
17	MOTIONS WITHOUT NOTICE	399
18	QUESTIONS WITHOUT NOTICE	399
19	OTHER BUSINESS	399
20	MEETING CLOSUDE	300



## 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 25 June 2024				
Report Reference	GC240723R5.1			
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 25 June 2024 be taken as read and confirmed.

#### **ATTACHMENTS**

1. G C 240625 - Final Minutes [**5.1.1** - 19 pages]



Minutes of the General Council Meeting held on Tuesday, 25 June 2024 at 6.30 pm Council Chamber, Council Administration Centre 245 Sturt Road, Sturt





Page 2

#### **PRESENT**

His Worship the Mayor Kris Hanna

Councillor Nathan Prior
Councillor Raelene Telfer
Councillor Luke Naismith
Councillor Jason Veliskou (from 6.33pm)
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
Acting General Manager City Services - Brian Green
General Manager Corporate Services - Angela Allison
General Manager City Development - Tony Lines
Manager Office of the CEO - Kate McKenzie
Governance Officer - Amey Jonhson
Chief Financial Officer - Ray Barnwell

#### 1 Open Meeting

The Mayor opened the meeting at 6.30pm

## 2 Kaurna Acknowledgement

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

## 3 Disclosure

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

#### 4 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 Crossland declared a general conflict of interest in the following item Leave of Absence – Cr Crossland



Page 3

#### 5 Confirmation of Minutes

**5.1 Confirmation of Minutes of the General Council Meeting held on 28 May 2024 Report Reference** GC240625R5.1

#### **Moved Councillor Telfer**

#### **Seconded Councillor Luscombe**

That the minutes of the General Council Meeting held on 28 May 2024 be taken as read and confirmed.

**Carried Unanimously** 

#### 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).

There were no updates provided this month.

#### **Moved Councillor Mates**

#### **Seconded Councillor Prior**

That the following Communication Reports be moved en bloc:

- Mayoral Communication Report
- CEO and Executive Communication Report

**Carried Unanimously** 

**6.2 Mayoral Communication Report** 

Report Reference GC240625R6.2

Name of Council Member Mayor - Kris Hanna

Date	Event	Comments
21/05/2024	Marion 100 Community Forum	Attended
21/05/2024	President of Islamic Society	Meeting
23/05/2024	Coast FM	Interview
23/05/2024	National Volunteer Week Morning Tea Celebration	Attended
23/05/2024	LGA Ordinary General Meeting Networking Event	Attended
24/05/2024	LGA Ordinary General Meeting	Attended
25/05/2024	Citizenship Ceremony	Attended and welcomed new citizens



Page 4

27/05/2024	2024 Reconciliation Week Breakfast Event	Attended	
01/06/2024	Southern Cultural Immersion Reconciliation at Warriparinga	Attended and gave speech	
08/06/2024	Media Call – Minister Hildyard – Cove Sports & Community Club	Attended	
11/06/2024	Don Dunstan Foundation Housing Symposium	Attended, part of panel of speakers	
13/06/2024	Flinders University Opening of new Health & Medical Research building	Attended	
18/06/2024	SA Refugee Week Launch	Attended	
19/06/2024	Lions Club of Marion City 2024 handover	Attended	
19/06/2024	Edwardstown Lions Club annual handover dinner	Attended	
21/06/2024	Cohen Court Reserve, Clovelly Park opening	Attended and gave speech	
In addition, the Mayor has met with residents, MPs and with the CEO and Council staff regarding various issues			

### **Moved Councillor Mates**

### **Seconded Councillor Prior**

That the Mayoral Communication report be received and noted.

**Carried Unanimously** 

## **6.3 CEO and Executive Communication Report Report Reference** GC240625R6.3

Date	Activity	Attended By
29 May 2024	Meeting   ShineHub re Community	Ben Keen
29 May 2024	Renewables	Deli Keeli
	PCG Site Meeting   Blubuilt, North	
20 May 2024	Projects, Aspects Studios, Innovis,	Tony Lines
29 May 2024	CMW Geosciences SA, and CoM	Tony Lines
	re Coastal Walkway Bridges	
	Meeting   Tony Harrison, Sarah	
29 May 2024	Vinall, Tony Gray and Matt Barton	Tony Harrison
	(JLT Risk Solutions)	
	Meeting   Sturt Marion Soccer	
30 May 2024	Club, Club Marion and CoM re	Tony Lines
	262 Sturt Road precinct	
	Meeting   Marion Cricket Club,	
30 May 2024	Club Marion and CoM re 262 Sturt	Tony Lines
	Road precinct	



Page 5

31 May 2024	Meeting   Graduate Program Working Group with City of Mitcham	Ben Keen
5 June 2024	Meeting   Oaklands Green PCG Monthly meeting with CoM and Oaklands Green	Tony Lines
7 June 2024	Meeting   Brightly re Assetic Program	Ben Keen
12 June 2024	Meeting   Water Reticulation at Oaklands Green with Norman Waterhouse	Ben Keen
13 June 2024	Meeting   Studio 9, BMD and CoM re Marino Hall	Tony Lines
13 June 2024	Event   Flinders University Health and Medical Research Building Opening	Tony Harrison
14 June 2024	LG Professionals SA General Manager & Directors Network – Power BI Community	Ang Allison
14 June 2024	Meeting   Graduate Program Working Group with City of Mitcham	Ben Keen

## **Moved Councillor Mates**

## **Seconded Councillor Prior**

That the CEO and Executive Communication report be received and noted.

**Carried Unanimously** 

- 6.33pm Councillor Veliskou entered the meeting
- 6.35pm Councillor Singh left the meeting
- 6.36pm Councillor Singh re-entered the meeting

## 7 Adjourned Items

**7.1 Adjourned - Council Member Records Management Policy Report Reference** GC240625R7.1

#### **Moved Councillor Naismith**

**Seconded Councillor Lama** 

That Council:

1. Adopts the Council Member Records Management Policy provided in Attachment 2.

**Carried Unanimously** 



Page 6

- 8 Deputations Nil
- 9 Petitions Nil

#### 10 Committee Recommendations

10.1 Confirmation of Minutes of the Finance, Risk and Audit Committee meeting held on 4 June 2024

**Report Reference** 

GC240625R10.1

#### **Moved Councillor Veliskou**

#### **Seconded Councillor Naismith**

That Council:

- 1. Receives and notes the minutes of the Finance, Risk and Audit Committee meeting held on 4 June 2024.
- 2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Finance, Risk and Audit Committee.

**Carried Unanimously** 

#### **Moved Councillor Crossland**

#### **Seconded Councillor Telfer**

That the following Confidential Item Cover Reports be moved en bloc:

- Cover Report Boatshed Café
- Cover Report 1700 Main South Road, O'Halloran Hill

**Carried Unanimously** 

#### 11 Confidential Items

#### 11.1 Cover Report - Boatshed Café

Report Reference

GC240625F11.1

#### **Moved Councillor Crossland**

#### **Seconded Councillor Telfer**

1. Pursuant to Section 90(2) and (3)(d) of the Local Government Act 1999, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item GC240625F11.1 Boatshed Café, except the following persons: Chief Executive Officer, Manager Office of CEO, General Manager City Development, General Manager City Services, Chief Financial Officer, General Manager Corporate Services, Manager City Property, Unit Manager Property and Facilities, Team Leader Property, Property Officers, Unit Manager Governance and Council Support, Media and Engagement Advisor and Governance Officer, to enable the Council to consider Item GC240625F11.1 in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item GC240625F11.1.



Page 7

2. Notes the disclosure of this information would, on balance, be contrary to the public interest being commercial information pertaining to the operations and the financial position of the Lessee, being a third party within the City of Marion.

3. Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed.

**Carried Unanimously** 

6.48pm the meeting went into confidence.

#### **Moved Councillor Crossland**

**Seconded Councillor Prior** 

That formal meeting procedures be suspended to discuss the item.

**Carried Unanimously** 

- 6.48pm formal meeting procedures suspended
- 7.19pm formal meeting procedures resumed

#### **Moved Councillor Crossland**

#### **Seconded Councillor Luscombe**

- 1. Declines the Lessee's request to delay the commencement of the new market rent at the Boatshed Café until 1 January 2025.
- 2. Grants the Lessee a delay of the commencement of the new market rent at the Boatshed Café until 1 September 2024.
- 3. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda Item GC240625F11.1 Boatshed Cafe shall be kept confidential, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(d) of the Act:
  - · Report Boatshed Cafe
  - Attachment 1
  - Attachment 2
  - Attachment 3
  - Attachment 4
  - Attachment 5

on the grounds that the documents relate to information the disclosure of which could reasonably be expected to prejudice the commercial position of a third party, and which would on balance, be contrary to the public interest, being a commercial operation within the City of Marion.

- 4. Notes the disclosure of this information would, on balance, be contrary to the public interest because it is pertaining to the operations and the financial position of the Lessee.
- 5. Determines this order shall operate until it is revoked, or a further order is made and will be reviewed every 12 months.



Page 8

6. Pursuant to section 91(9)(c) of the Local Government Act 1999, delegates to the Chief Executive Officer the power to revoke this order in whole or part.

**Carried Unanimously** 

7.22pm the meeting came out of confidence

7.22pm Councillor Lama left the meeting 7.22pm Councillor Naismith left the meeting

11.2 Cover Report - 1700 Main South Road, O'Halloran Hill

Report Reference

GC240625F11.2

#### **Moved Councillor Crossland**

#### Seconded Councillor Telfer

- 1. Pursuant to Section 90(2) and (3)(h) of the Local Government Act 1999, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item GC240625F11.2 1700 Main South Road, O'Halloran Hill, except the following persons: Chief Executive Officer, Manager Office of CEO, General Manager City Development, General Manager City Services, Chief Financial Officer, General Manager Corporate Services, Manager Development and Regulatory Services, Unit Manager Planning and Development, Unit Manager Governance and Council Support, Media and Engagement Advisor and Governance Officer, to enable the Council to consider the Item in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to the Item GC240625F11.2 as its disclosure of information could reasonably be expected to prejudice the confidence of Council whilst in the process of seeking legal advice.
- 2. Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep consideration of the information or matter confidential.

**Carried Unanimously** 

7.22pm the meeting went into confidence

7.25pm Councillor Lama re-entered the meeting 7.25pm Councillor Naismith re-entered the meeting

#### **Moved Councillor Crossland**

## **Seconded Councillor Prior**

- Notes that it does not have any liability for costs incurred at the 1700-1704 Main South Road development following Felmeri Builders and Developers Pty Ltd (formerly known as Felmeri Homes) entering into liquidation.
- 2. Authorises the Chief Executive Officer to forward this report, all attachments, and the minutes to the Chief Executive Officer of the Department for Infrastructure and Transport in response to his letter of 20 May 2024.

**Carried Unanimously** 



Page 9

#### 12 Corporate Reports for Decision

12.1 Section 270 Review - Decision of Council to support the removal of trees at 262 Sturt Road

Report Reference

GC240625R12.1

#### **Moved Councillor Veliskou**

#### **Seconded Councillor Telfer**

That Council:

 Outsource the review of decision relating to the Council resolution of Council of 14<sup>th</sup> May 2024 to support the removal of two significant trees at 262 Sturt Road Marion to an independent investigator.

#### **Amendment**

#### **Moved Councillor Crossland**

 Determines the review of decision relating to the Council resolution of Council of 14<sup>th</sup> May 2024 to support the removal of two significant trees at 262 Sturt Road Marion will be undertaken by the Manager Office of the CEO

The amendment to become the motion lapsed for want of a Seconder

The original motion was Carried

#### **Moved Councillor Veliskou**

**Seconded Councillor Taylor** 

That the following items be moved en bloc:

- Annual Business Plan 2024-2025 and Long-Term Financial Plan
- Valuation Adoption for 2024-25
- Rates Declaration 2024-25

**Carried Unanimously** 

12.2 Annual Business Plan 2024-2025 and Long-Term Financial Plan

Report Reference GC240625R12.2

#### **Moved Councillor Veliskou**

**Seconded Councillor Taylor** 

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

- 1) Financial Policies (Attachment 3)
  - a) Rating Policy
  - b) Treasury Management Policy



Page 10

- c) Fees and Charges Policy
- d) Reserve Funds Policy
- e) Asset Accounting Policy
- f) Budget Policy
- 2) Pursuant to Section 123(6) of the *Local Government Act* 1999 and regulation 6 of the *Local Government (Financial Management) Regulations* 2011, the Annual Business Plan 2024-2025 (Attachment 1)
- 3) Pursuant to Section 123(7) of the Local Government Act 1999, and regulation 7 of the Local Government (Financial Management) Regulations 2011, the Annual Budget 2024-2025 (Attachment 1)
- 4) Pursuant to Section 122(1a) of the *Local Government Act 1999*, and regulation 5 of the *Local Government (Financial Management) Regulations 2011*, the Long Term Financial Plan 2024-2034 (Attachment 2).
- 5) That in accordance with the 2024-25 Annual Business Plan and budgeted borrowings included in the 2024-2025 budget, Council is authorised to negotiate with lending authorities for additional loan borrowings of up to \$9.5m.
- 6) That the Mayor and the Chief Executive Officer be authorised to execute any relevant documentation in relation to the borrowings as required for and on behalf of Council and affix the Council's common seal thereto.

**Carried Unanimously** 

12.3 Valuation - Adoption for 2024-25

**Report Reference** 

GC240625R12.3

#### **Moved Councillor Veliskou**

Seconded Councillor Taylor

That Council:

- Pursuant to Section 167(2)(a) of the Local Government Act 1999 adopts the capital valuations as supplied by the Office of the Valuer-General, (at Supplementary Week 51 dated 24 June 2024), as the Valuations that are to apply to land within its area for rating purposes for the 2024-25 financial year.
- 2. Notes that, at the time of adoption, the Valuation totaled \$35,094,647,840 (including \$33,506,432,361 Rateable and \$1,588,215,479 Exempt).

**Carried Unanimously** 

12.4 Rates Declaration 2024-25

Report Reference

GC240625R12.4



Page 11

## **Moved Councillor Veliskou**

#### **Seconded Councillor Taylor**

That pursuant to Section 153(1)(b) and 156(1)(a) of the *Local Government Act 1999* the Council declares differential general rates according to land use based on Capital Value within the area for the 2024-25 financial year as follows:

- 1.1 0.247370 cents in the dollar on rateable land of Categories 1 Residential, 7 Primary Production, 9 – Other.
- 1.2 0.544215 cents in the dollar on rateable land of Categories 2 Commercial Shop, 3 Commercial Office, 4 Commercial Other.
- 1.3 0.531846 cents in the dollar on rateable land of Categories 5 Industry Light and 6 Industry Other.
- 1.4 0.544215 cents in the dollar on rateable land of Category 8 Vacant Land
- 2. That pursuant to Section 158 (1)(a) of the *Local Government Act 1999*, fixes a minimum amount payable by way of General Rates in respect of rateable land within the area for the 2024-25 financial year of \$1,203.00.
- 3. That pursuant to Section 153(3) of the *Local Government Act 1999* the Council has determined not to fix a maximum increase under this Section in the general rate to be charged on a principal place of residence of a principal ratepayer upon the basis that relief is otherwise provided under the 'Discretionary Rebate Residential Land Use (Residential Rate Rebate)' provision of its Rating Policy.
- 4. That, as required by the *Landscape South Australia Act 2019*, and pursuant to Section 69 of that Act and Section 154 (1) of the *Local Government Act 1999*, the Council declares a Separate Rate of 0.007183 cents in the dollar on all rateable land in the area covered by the Green Adelaide Board within this Council's area for the 2024-25 financial year.
- 5. That pursuant to Section 181 (1) of the *Local Government Act 1999*, rates are payable in four equal or approximately equal instalments, and Council resolves that pursuant to section 181(2) of the Act the due dates for those instalments shall be:
  - 2 September 2024
  - 2 December 2024
  - 3 March 2025
  - 2 June 2025
- 6. That pursuant to Section 44 of the *Local Government Act 1999* the Council delegates to the Chief Executive Officer the power at Section 181(4)(b) to alter the due date for payment of any rate or instalment payment of a ratepayer where circumstances warrant such action, and to make any



Page 12

arrangement for payment of an account (either including or excluding the imposition of fines thereon) over an extended period.

**Carried Unanimously** 

12.5 Rate Rebates 2024-25

**Report Reference** 

GC240625R12.5

#### **Moved Councillor Crossland**

**Seconded Councillor Prior** 

That formal meeting procedures be suspended to discuss the item.

Carried

- 8.15pm formal meeting procedures suspended
- 8.24pm formal meeting procedures resumed

#### **Moved Councillor Telfer**

Seconded Councillor Crossland

#### That:

- 1. The Schedule of Rate Rebates (refer Appendix 1) be noted.
- 2. Council resolves that a discretionary rate rebate of 25% be granted under Section 166(1)(j) of the *Local Government Act 1999* to Foodbank SA on the properties it occupies for the 2024-25 financial year.
- 3. Council resolves that a discretionary rebate of 25% be granted under Section 166(1)(d) of the *Local Government Act* 1999 to Suneden School on the property it occupies and uses for educational purposes for the 2024-25 financial year.
- 4. Council resolves that a discretionary rate rebate of 100% be granted under Section 166(1)(j) of the *Local Government Act* 1999 to Scouts SA on the properties it occupies for the 2024-25 financial year.
- 5. Council resolves that a discretionary rate rebate of 50% be granted under Section 166(1)(j) of the *Local Government Act 1999* to the Abbeyfield Society (Marion) on the property it occupies at 5 Lawrence Ave, Edwardstown for the 2024-25 financial year.
- 6. Council resolves that a discretionary rate rebate of 50% be granted under Section 166(1)(j) of the *Local Government Act 1999* to the Plympton Glenelg RSL Sub Branch on the property it occupies at 464 Marion Rd, Plympton Park for the 2024-25 financial year.
- 7. Council resolves that a discretionary rate rebate of 75% be granted under Section 166(1)(j) of the *Local Government Act 1999* to Operation Flinders on the property it occupies at 3/938 and 4/938 South Road, Edwardstown for the 2024-25 financial year.



Page 13

- 8. Council resolves that a discretionary rate rebate of 25% be granted under Section 166(1)(j) of the *Local Government Act 1999* to South Adelaide Squash Centre on the property it occupies at 2A Midera Avenue, Edwardstown for the 2024-25 financial year.
- 9. Council resolves that a discretionary rate rebate of 50% be declined under Section 166(1)(j) of the *Local Government Act* 1999 to the RSPCA on the property it occupies at 9A Majors Road, O'Halloran Hill for the 2024-25 financial year.
- 10. Council will review the discretionary rebates granted for the 2025-2026 financial year at a Council Forum between September and November 2024.

**Carried Unanimously** 

- 8.32pm Councillor Taylor left the meeting
- 8.34pm Councillor Taylor re-entered the meeting
- 8.40pm Councillor Naismith left the meeting
- 8.42pm Councillor Naismith re-entered the meeting

12.6 Submission on the Draft Urban Greening Strategy for Metropolitan Adelaide

Report Reference GC240625R12.6

#### **Moved Councillor Luscombe**

Seconded Councillor Lama

That Council:

- 1. Endorses the submission on the Draft Adelaide Urban Greening Strategy (Attachment 3) subject to the following amendments:
- Include a recommendation for Green Adelaide to investigate carbon offsetting opportunities within South Australia which South Australian councils could use.
- Include a recommendation for Green Adelaide to advocate for trees and other plants (under the care of a local council) to be taken into account for carbon offset purposes.

#### **Point of Order**

Councillor Luscombe called a Point of Order that the motion put to the vote was not the motion she moved and requested the vote be taken on the original motion or the Chair request the additional wording be taken as an amendment.

The Chair upheld the Point of Order and permitted Councillor Crossland to move an amendment.

## **Original Motion**

## **Moved Councillor Luscombe**

**Seconded Councillor Lama** 

That Council:

1. Endorses the submission on the Draft Adelaide Urban Greening Strategy (Attachment 3) subject to the inclusion of feedback within the meeting.

#### Amendment

**Moved Councillor Crossland** 

**Seconded Councillor Prior** 



Page 14

#### That Council:

2. Endorses the submission on the Draft Adelaide Urban Greening Strategy (Attachment 3) subject to the following amendments:

- Include a recommendation for Green Adelaide to investigate carbon offsetting opportunities within South Australia which South Australian councils could use.
- Include a recommendation for Green Adelaide to advocate for trees and other plants (under the care of a local council) to be taken into account for carbon offset purposes.

The amendment to become the motion was Carried

The motion as amended was Carried

8.46pm Councillor Singh left the meeting

12.7 Draft Walking and Cycling Guidelines and Plan

Report Reference

GC240625R12.7

#### **Moved Councillor Telfer**

#### **Seconded Councillor Mates**

That Council:

- 1. Notes the Draft City of Marion Walking and Cycling Guidelines and Plan (Attachments 1 & 2).
- Endorses the Draft City of Marion Walking and Cycling Guidelines and Plan for public consultation.
- 3. Supports staff to present the Consultation Summary Report at the 22 October 2024 General Council Meeting.

**Carried Unanimously** 

8.47pm Councillor Singh re-entered the meeting

Councillor Taylor declared a material conflict of interest in the item *Council Member Representative* for the Council Assessment Panel (CAP) 2023-24 as he is being nominated for the position of Member and will leave the meeting for the item.

Councillor Prior declared a material conflict of interest in the item *Council Member Representative* for the Council Assessment Panel (CAP) 2023-24 as he is being nominated for the position of Deputy Member and will leave the meeting for the item.

8.48pm Councillor Taylor left the meeting 8.48pm Councillor Prior left the meeting

12.8 Council Member Representative for the Council Assessment Panel (CAP) 2023-24

Report Reference GC24062512.8

#### **Moved Councillor Hoffmann**

#### **Seconded Councillor Naismith**

That Council:

1. Appoints Councillor Taylor as Member of the Council Assessment Panel for a period of 1 July 2024 to 30 June 2025.



Page 15

Appoints Councillor Prior as Deputy Member of the Council Assessment Panel for a period of 1 July 2024 to 30 June 2025.

**Carried Unanimously** 

8.49pm Councillor Taylor re-entered the meeting

8.49pm Councillor Prior re-entered the meeting

#### 12.9 SRWRA Draft 24-25 Annual Business Plan

**Report Reference** 

GC240625R12.9

#### **Moved Councillor Crossland**

**Seconded Councillor Veliskou** 

That Council:

Advises the Southern Region Waste Resource Authority (SRWRA) that it supports the Draft 2024-25 Annual Business Plan and Budget (Attachment 1).

**Carried Unanimously** 

## 13 Corporate Reports for Information/Noting

### 13.1 Commonwealth Home Support Programme Update

**Report Reference** 

GC240625R13.1

**Originating Officer** 

Unit Manager Community Wellbeing - Leanne Babic

## **Moved Councillor Veliskou**

Seconded Councillor Hoffmann

That Council:

1. Notes a further report will be tabled to Council at the latest in March 2025 regarding updates to Commonwealth Home Support Programme (CHSP) reforms.

**Carried Unanimously** 

### 13.2 Post Auscycling Event

Report Reference

GC240625R13.2

#### **Moved Councillor Mates**

**Seconded Councillor Crossland** 

That Council:

1. Notes the report on the AusCycling Event at SWBMX.

**Carried Unanimously** 

#### **Moved Councillor Veliskou**

**Seconded Councillor Prior** 

That the following items be moved en bloc:



Page 16

- SRWRA Board Meeting 27 May 2024 Constituent Council Information Report
- Marion Outdoor Pool Season Review

**Carried Unanimously** 

13.3 SRWRA Board Meeting 27 May 2024 - Constituent Council Information Report Report Reference GC240625R13.3

**Moved Councillor Veliskou** 

**Seconded Councillor Prior** 

That Council:

 Notes the Constituent Council Information Report from SRWRA Board Meeting, 27<sup>th</sup> May 2024.

**Carried Unanimously** 

**13.4 Marion Outdoor Pool Season Review Report Reference** GC240625R13.4

**Moved Councillor Veliskou** 

**Seconded Councillor Prior** 

That Council:

1. Notes the report.

**Carried Unanimously** 

13.5 RAP Update

Report Reference GC240625R13.5

**Moved Councillor Luscombe** 

Seconded Councillor Hoffmann

That Council:

- 1. Notes the reviewed RAP budget.
- 2. Notes the feedback from Reconciliation Australia about the draft RAP document.

Amendment

**Moved Councillor Crossland** 

**Seconded Councillor Prior** 

That Council:

1. Notes the feedback from Reconciliation Australia about the draft RAP document.

The amendment to become the motion was Carried

The motion as amended was Lost



Page 17

#### **Moved Councillor Veliskou**

#### **Seconded Councillor Lama**

That the following items be moved en bloc:

- Monthly Work Health and Safety Report
  - Finance Report May 2024
  - Leave of Absence Cr Masika
  - Leave of Absence Cr Crossland

**Carried Unanimously** 

**13.6 Monthly Work Health and Safety Report Report Reference** GC240625R13.6

Moved Councillor Veliskou

**Seconded Councillor Lama** 

That Council:

1. Notes this report.

**Carried Unanimously** 

13.7 Finance Report - May 2024

Report Reference

GC240227R13.7

**Moved Councillor Veliskou** 

**Seconded Councillor Lama** 

That Council:

1. Receives the report "Finance Report - May 2024"

**Carried Unanimously** 

14 Workshop / Presentation Items - Nil

15 Motions With Notice

15.1 Leave of Absence - Cr Masika

Report Reference GC240625M15.1

#### **Moved Councillor Veliskou**

#### **Seconded Councillor Lama**

That Councillor Masika be granted an extension to his previously approved leave of absence for the General Council Meetings until the 30<sup>th</sup> of September 2024.

**Carried Unanimously** 



Page 18

Councillor Crossland declared a general conflict of interest in item *Leave of Absence – Cr Crossland* as the request for leave of absence is in relation to himself and will stay for the item.

#### 15.2 Leave of Absence - Cr Crossland

**Report Reference** 

GC240625M15.2

#### **Moved Councillor Veliskou**

#### **Seconded Councillor Lama**

That Councillor Crossland be granted leave of absence for the General Council Meeting to be held on 23 July 2024.

**Carried Unanimously** 

#### 15.3 LGA Ordinary General Meeting - Domestic Violence

**Report Reference** 

GC240625M15.3

#### **Moved Councillor Hoffmann**

**Seconded Councillor Luscombe** 

That Council:

- Notes the Local Government Association of South Australia resolution at the Ordinary General Meeting on 24 May in relation to domestic violence.
- 2. Within existing budgets, publicises information through our libraries, community centres, and publications to:
  - a. Increase awareness of the problem and causes of domestic violence; and
  - Increase awareness of support available for everyone involved in or affected by domestic violence.

**Carried Unanimously** 

#### 15.4 Plympton Park Traffic Consultation

**Report Reference** 

GC240625M15.4

## **Moved Councillor Veliskou**

**Seconded Councillor Singh** 

That Council:

- Investigate and consult with the community about reducing the area speed limit in Plympton Park (bounded by and within Bray Street, Marion Road, Cross Road, Wattle Terrace and Park Terrace and including Wattle Terrace and Park Terrace) from 50km/h to 40km/h.
- Investigate and consult with the residents directly impacted on changes to only allow left in and left out traffic turning movements at the junction of Herbert Street and Cross Road, Plympton Park.



Page 19

2b. Investigate and consult with relevant stakeholders and the residents directly impacted on adjusting or closing the Cross Road median at the junction of Herbert Street and Cross Road, Plympton Park.

Notes a report will be brought back to the General Council Meeting in September 2024 3. outlining the outcomes of the consultation.

ly

	Carried Unanimousl
16 Questions With Notice - Nil	
17 Motions Without Notice - Nil	
18 Questions Without Notice - Nil	
19 Other Business - Nil	
20 Meeting Closure	
The meeting was declared closed at 9.25pm.	
CONFIRMED THIS 23 DAY OF JULY 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** GC240723R6.2 **Name of Council Member** Mayor - Kris Hanna

Date	Event	Comments	
22/06/2024	The Boatshed Renovations Opening ceremony	Attended and gave speech	
22/06/2024	Seacliff Golf Course "first dig"	Attended	
22/06/2024	Refugee Week Concert at MCC	Attended and gave speech	

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**GC240723R6.3

Date	Activity	Attended By
18/06/2024	Dinner meeting – Portable technology	Angela Allison
20/06/2024	Meeting with Sol Energy	Angela Allison
20/06/2024	SA Aquatic Leisure Centre – Tour	Tony Lines
20/06/2024	Meeting   Marion Tennis Club	Tony Lines
20/06/2024	Meeting with City of Charles Sturt	Brian Green
20/00/2024	re Power Purchase Agreement	Bhan Green
24/06/2024	Meeting   Morphettville Residential	
21/00/2021	Development Catch up	Alex Wright
26/062024	Meeting with Co-Founder	Brian Green
20/002021	ShineHub	Ziidii Gibeli
27/06/2024	Tonsley PCG Bi-Monthly Meeting	Tony Lines
27/06/2024	Event   Junction Australia -	Tony Harrison
2110012021	Smoking Ceremony and Sod Turn	Tony Hambon



27/06/2024	Meeting with ShineHub re	Angela Allison
27/06/2024	Sustainable Solar Scheme	Brian Green
27/06/2024	SWRWA Board meeting	Angela Allison
01/07/2024	Meeting   Marion Tennis Club	Tony Lines
	Meeting   Seamus Scanlon –	
01/07/2024	Interview for CEO Local	Tony Harrison
	Government Index	
01/07/2024	Meeting   Nicolle Flint – Federal	Tony Harrison
01/07/2024	Candidate for Boothby	Tony Harrison
	Meeting   Michael Kelledy and	
01/07/2024	Tracey Riddle re 2024 CEO	Tony Harrison
	Forum	
03/07/2024	Meeting   Council Assessment	Tony Lines
03/07/2024	Panel	Tony Lines
06/07/2024	MC Aldridge Avenue Reserve	Tony Harrison
00/07/2024	Opening	Tony Hamson
10/07/2024	Meeting   Matthew Hobby Perks	Tony Harrison
10/07/2024	Solutions	Tony Harrison
12/07/2024	Meeting   Pelligra	Tony Harrison
12/01/2024	Meeting   Felligra	Tony Lines
17/07/2024	SAALC Governance Meeting	Tony Lines
11/01/2024	SAALO Governance Meeting	Ben Keen
	Meeting   Paul Sutton, CEO City	
19/07/2024	of Charles Sturt and Mark Withers,	Tony Harrison
10/0//2027	CEO Port Adelaide Enfield re	Tony Hamson
	Cross Council Collaboration	



## 7 Adjourned Items - Nil

## 8 Deputations

## 8.1 Merchant Avenue, Mitchell Park

Report Reference GC240723D8.1

Originating Officer Business Support Officer – Governance and Council Support –

Cassidy Mitchell

**Corporate Manager** Manager Office of the CEO – Kate McKenzie

General Manager Chief Executive Officer – Tony Harrison

## **SPEAKER**

Ms Lenice Ireland

## **ORGANISATION**

Resident

#### **COMMENTS**

Ms Ireland has requested to make a deputation to Council on behalf of residents regarding the tree debris on Merchant Avenue, Mitchell Park.

## **ATTACHMENTS**

Nil



#### 9 Petitions - Nil

### 10 Committee Recommendations

10.1 Confirmation of Minutes of the Infrastructure and Environment Committee Meeting held on 11 June 2024

Report Reference GC240723R10.1

Originating Officer Business Support Officer - Governance and Council Support -

Cassidy Mitchell

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 Infrastructure and Environment Committee meeting held on 11 June 2024.

### **EXECUTIVE SUMMARY**

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

## **Reports for Discussion**

- City of Marion Environmental Sustainability Plan
- Carbon Inventory and Reporting
- Environment Communications and Engagement

## **Reports for Noting**

Nil

#### RECOMMENDATION

## **That Council:**

- 1. Receives and notes the minutes of the Infrastructure and Environment Committee meeting held on 11 June 2024.
- 2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Infrastructure and Environment Committee.

### **ATTACHMENTS**

1. IE C 240611 - Final Minutes & Mentimeter Results [10.1.1 - 30 pages]



Minutes of the Infrastructure and Environment Committee held on Tuesday, 11 June 2024 at 6.30 pm Council Chamber, Council Administration Centre 245 Sturt Road, Sturt



2

#### **PRESENT**

His Worship the Mayor Kris Hanna Councillor Sarah Luscombe (Chair) Councillor Nathan Prior Councillor Raelene Telfer (from 7:01 pm) Councillor Luke Naismith Councillor Jason Veliskou

Councillor Jayne Hoffmann Councillor Renuka Lama (from 6:40 pm) 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
A/Manager Engineering, Assets and Environment – Carl Lundborg
Executive Officer to the General Manager City Services - Colleen Madsen
Unit Manager Environmental Sustainability – Rebecca Neumann
Senior Environmental Planner – Anna Haygreen
Environmental Engagement Officer – Jess Mitchell
Environment Project Officer - Clarissa Baker

## 1 Open Meeting

The Chair opened the meeting at 6.31pm.

#### 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.

The following interests were disclosed:

· Nil interests were disclosed.



3

#### 4 Confirmation of Minutes

**4.1 Confirmation of Minutes of the Environment Committee Meeting held on 9 April 2024 Report Reference**IEC240611R4.1

#### **Moved Councillor Hoffman**

#### **Seconded Councillor Mates**

That the minutes of the Environment Committee Meeting held on 9 April 2024 be taken as read and confirmed.

**Carried Unanimously** 

#### 5 Business Arising

## 5.1 Business Arising Statement - Action Items

**Report Reference** IEC240611R5.1

It was noted that the FOGO report, initially set for 9 July, requires further review by the ELT before being presented to the Infrastructure and Environment Committee. It is now scheduled for the 6 August meeting, with the Marion Water Update moved to July.

The mayor suggested that following his discussions with staff, a streetscape matrix report could be scheduled for either the September or October meeting.

The chair confirmed with the committee if the above changes were acceptable.

## **Moved Mayor Hanna**

#### **Seconded Councillor Naismith**

That the Infrastructure and Environment Committee:

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

**Carried Unanimously** 

## 6 Confidential Items

## 7 Reports for Discussion

## 7.1 City of Marion Environmental Sustainability Plan

Report Reference IEC240611R7.1

The Unit Manager Environmental Sustainability introduced the item and presented to the Committee the proposed scope and approach to develop an Environmental Sustainability Plan 2025-2030, seeking feedback from the Committee.



4

The team has reviewed the current strategic plan and has clear directions around environmental sustainability from this plan, including vision and short-term goals. In the absence of an Environment Plan, all guidance has been taken from the Strategic Plan.

Staff sought to identify areas where the Committee believed additional focus was needed on the following topics:

- · Biodiversity, trees, and greening
- Water
- Climate resilience and emissions reduction
- · Waste management
- · Sustainable living and engagement
- Governance and reporting

6:40 pm Councillor Lama entered the meeting.

Staff guided the Committee through a Mentimeter exercise to facilitate the discussion. The results are included as attachment 1 to these minutes.

During the presentation information from staff included:

- The Environmental Sustainability Plan will bridge the gap between the Strategic Plan and Operational Plans and sit below the Strategic Plan.
- Timeframe is 12 months.
- Initial community consultation is not planned due to the substantial feedback already received from consultations on the Strategic Plan and other Operational Plans
- Feedback will also be gathered from expert leaders i.e. Universities etc.
- Draft Plan to be presented at a subsequent Infrastructure and Environment Committee
   Meeting prior to General Council.

7.01 pm Councillor Telfer entered the meeting.

Discussion by the Committee included:

- · Understanding the costs of these projects.
- · Clarification on WSUD.
- The word pollution needs to be included in the heading Climate resilience and emissions reduction i.e. Climate resilience, pollution, and emissions reduction.
- · Clarification on sustainable transport.
- Under Waste Management, the committee noted that SRWRA was omitted from the listings and needs to be included.
- Food waste diversion is taking the organic content out of buried landfill to a more recyclable
  option. The committee noted that SRWRA also manages separation of organic material from
  the general waste stream for use as landfill capping.



MARIUN

5

7:14 pm Cr Singh left the meeting.

The committee queried whether Council has a policy on Circular Economy. Staff advised
this is mentioned as a concept in our waste policy to promote development of supply chains
and a local economy that avoids waste. City of Marion does not have a policy on Product
Stewardship however we have advocated for producer responsibility.

#### 7.17 Cr Singh re-entered the meeting.

- Staff clarified that food waste diversion encourages residents to recycle food waste instead
  of using the red bin. They suggested increasing resident knowledge and promoting
  composting through rebates.
- The committee discussed whether there is potential for 3 councils to invest in soft plastic recycling, acknowledging it would be a large and expensive project.
- The committee requested information on whether council should focus on food waste diversion or leave it to SRWRA. Management advised that it depends on the proposal, which would be reviewed based on the business case, which for weekly organics will come to an IEC meeting later this year for more detailed discussion.
- In relation to a committee query on budgets, management advised that there is a team of 8 in Environmental Sustainability, however this does not encompass the entire budget. The Plan spans across multiple teams and projects including the Tree AMP, Biodiversity Plan, Project Management, and supply chain. Providing an accurate budget figure is challenging as it overlaps with other areas. The Plan will help to identify everything and help determine what we should be doing and where to increase or decrease investment.

#### Action

The Committee would like to see figures on how much we spend on each environmental sustainability area included in the Draft Environmental Sustainability Plan that comes back to IEC later in 2024.

#### Question On notice - Cr Prior

The committee would like an estimate of the costs versus the returns on the solar cells installed around the council, which have been in place for approximately 8-9 years and have a payback period of  $5\frac{1}{2}$  years.

7:39 Cr Crossland left the meeting.

The committee noted that as Council is in the process of reviewing our strategic documents the front part of the Plan will need to be modified accordingly.

## **Moved Mayor Hanna**

Seconded Councillor Hoffman

That the Infrastructure and Environment Committee:

IEC240611 - Infrastructure and Environment Committee - 11 June 2024



6

1. Provides feedback in the meeting on the key focus areas for the City of Marion Environmental Sustainability Plan 2025-2030.

**Carried Unanimously** 

7:41 Cr Crossland re-entered the meeting.

## 7.2 Carbon Inventory and Reporting

**Report Reference** 

IEC240611R7.2

The Senior Environmental Planner presented to the Committee an update on the endorsed City of Marion Carbon Neutral Plan implementation and emerging trends in climate reporting that may impact the plan.

An independent validation of council's carbon inventory has been completed and an implementation update was provided in the agenda.

7:46 pm Cr Lama left the meeting.

The Plan was endorsed in 2021 with a target of the City of Marion's operations becoming carbon neutral by 2030.

7:49 pm Cr Lama re-entered the meeting.

Discussion and questions from the Committee and staff included:

 Waste landfill data – over time we have acquired more accurate data through recent waste audits, leading to revised figures. While it appears waste and landfill rates have increased, this is due to improved data accuracy.

#### **Question on Notice**

Can the Committee have the data on how much our solar panels have reduced our emissions?

- The committee queried if it is feasible to switch from gas to electricity where practical. Staff
  advised that according to our Environmental Sustainability Design (ESD) Guidelines
  document, once current gas appliances reach end of life, we will not replace them with gas
  but with electric alternatives.
- Staff advised we pay around \$200K annually for certified green power. There is an
  opportunity for savings by investing in renewable energy through a Power Purchase
  Agreement (PPA). Staff have reviewed the current electricity contracts, and we are
  contractually obligated to pay for it at our main sites (roughly 80% of electricity). A further
  update will be presented to Council Members in relation to the power purchase agreement
  and costs of Green Power.
- Green Power Certification we can buy and sell a green power mix. Other councils have adopted various approaches, including blends and power purchase agreements with wind

IEC240611 - Infrastructure and Environment Committee - 11 June 2024



7

farms, depending on the scenario. If we buy green energy, we need to determine whether the cost included both the green energy and certification.

Noted that we have fully utilised the solar capacity on all our significant buildings. At the last
assessment, it was not cost efficient to put solar on council's smaller buildings. Council has
applied for 50% grant funding for solar cark parks at the Marion Outdoor Pool and City of
Marion Administration Building as well as upgrades of sports lighting towers to LED.

#### **Question on Notice**

Can the Committee have in writing further information on the concept of council purchasing "Certified Green Power" and "Climate Active" / "Carbon Neutral" Certification.

The Committee and staff discussed emissions reporting in detail, including:

- Staff reported a higher emission figure, noting a 35% reduction in the new calculation method, compared to a 20% reduction previously.
- What other councils are doing, particularly Scope 3 emissions.
- Staff reported the only carbon neutral certified council in South Australia is City of Adelaide and they currently offset their scope 3 emissions.
- Concerns were raised about public perception if emissions appear to increase due to the inclusion of Scope 3 emissions.
- Staff suggested considering separate reporting for Scope 3 emissions while maintaining the original boundary/corporate KPI for carbon neutrality.
- The Committee noted the challenge of reporting success when measurement methods change, recommending the current reporting method be maintained with the consultant report used internally.
- The Committee discussed advocating for a sector-wide approach to Scope 3 emissions reporting.
- Staff advised that the LGA's Accelerate Net Zero project aims to develop sector-wide Scope 3 reporting and provide climate-related training for councils.
- A committee suggestion was to continue current reporting methods (excluding Scope 3), noting the importance of realistic goals, with a footnote explaining the exclusion of Scope 3.
- Discussion on competing priorities, such as developing community and sporting centres
  which have embodied Scope 3 emissions. Staff advised of the importance of including
  Scope 3 to understand the full carbon footprint, with a focus on supply chain management
  and the potential need for additional project costs.
- Staff emphasised the difficulty of delayed mandatory reporting and the need for early adaptation to prepare effectively.
- There was a general consensus by the Committee to continue current emissions reporting methods while keeping Scope 3 emissions separate for future consideration.
- Feasibility of Solar Farms was discussed. Staff mentioned that a Power Purchase Agreement could potentially lead to the development of large solar farms.
- The Committee noted that an internal audit on procurement revealed an opportunity to prioritise greener companies, which was overlooked.



8

 Discussed the issue of offsets, noting that Cleanaway pays for carbon credits. Suggest rethinking our approach to offsets and identifying a policy to ensure their suitability and integrity when the Carbon Neutral Plan is brought back to Council.

- The Committee queried the governance regarding carbon inventory and reporting within
  existing resources, and queried the use of a consultant as being a council-endorsed plan
  should it be done by staff.
- Staff advised that the spend on the consultant was \$12K over 2 years and was within the teams' budget. For organisations of our scale, to comply with the Climate Active Framework requires independent verification.

#### Action

The committee suggested revising the Carbon Neutral Plan and bring it back to Council in the next 12 months for review.

8:39 pm Councillor Telfer left the meeting.

 Discussion on whether council can be both the seller and the consumer of community renewable energy. Staff advised that we would be detached contractually from ShineHub as they have the contract with the consumer.

## **Moved Mayor Hanna**

#### Seconded Councillor Lama

That the Infrastructure and Environment Committee:

 Notes the update on the carbon inventory and implementation of the Carbon Neutral Plan and provides feedback.

**Carried Unanimously** 

# **7.3 Environment Communications and Engagement Report Reference**IEC240611R7.3

The Environmental Engagement Officer provided the Committee with a presentation (Attachment 1) summarising current engagement and communication activities and sought feedback to help shape future programs. Further information on activities including relevant links is in the presentation attachment.

9:16 pm Mayor Hanna left the meeting.

Discussion from the Committee included:

 The importance on seeing the impact Marion Living Smarties has on the city and engaging with them on how they have impacted the community i.e. closing the loop including advising their impact on policy.

#### **Question on Notice**

IEC240611 - Infrastructure and Environment Committee - 11 June 2024



9

The Committee would like some data on the sustainability rebate programs delivered by other councils.

- Looking at what other councils are doing in this space with successful initiatives i.e. lowincome grant for insulation. We should assess these programs to identify specific needs for our community.
- The Committee noted that many of the multicultural communities are unaware of the various programs offered by the City of Marion. They suggested focusing on expanding our reach to our multicultural communities.
- The Committee recommended creating simplified information about carbon emissions for the community, removing the technical jargon to make it easier to understand.

9:22 pm Councillor Crossland left the meeting.

#### **Moved Councillor Lama**

#### **Seconded Councillor Hoffman**

That the Infrastructure and Environment Committee:

1. Notes the presentation on environmental engagement and communication initiatives (Attachment 1) and provides feedback in the meeting.

**Carried Unanimously** 

- 8 Reports for Noting
- 9 Workshop / Presentation Items
- 10 Other Business

### 11 Meeting Closure

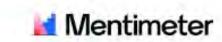
The meeting shall conclude on or before 9.30pm unless there is a specific motion adopted at the meeting to continue beyond that time.

The meeting was declared closed at 9.24pm.

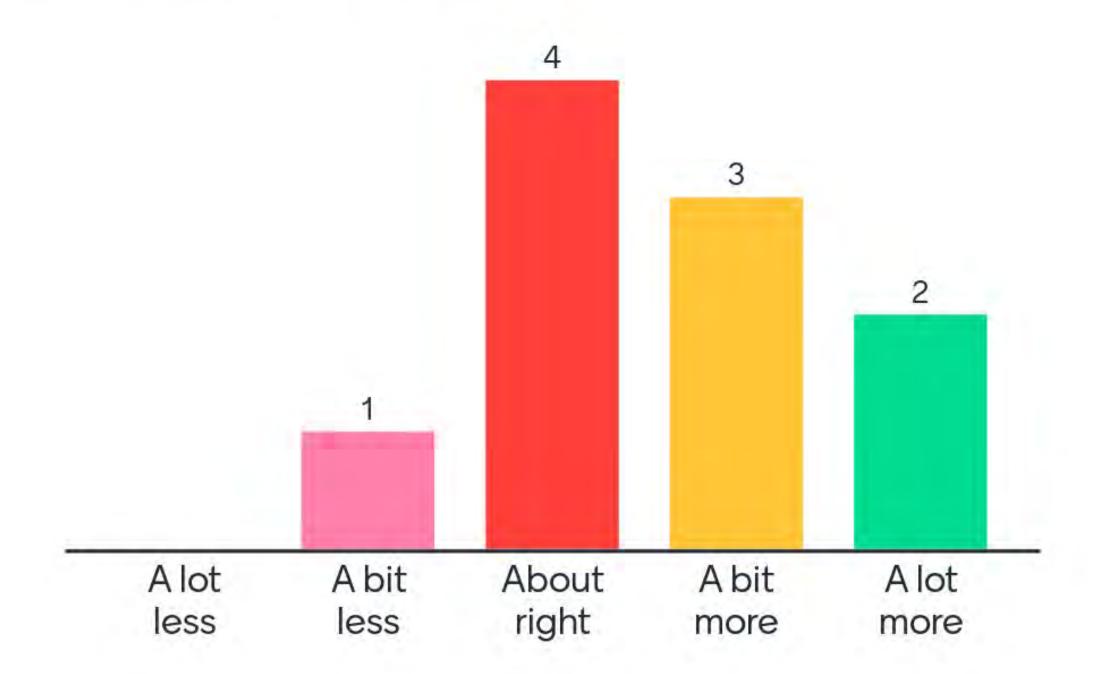
CONFIRMED THIS 6 DAY OF AUGUST 2024

CHAIRPERSON		

IEC240611 - Infrastructure and Environment Committee - 11 June 2024



# How much should council focus on trees, biodiversity and greening?







# Key focus areas for trees, biodiversity and greening?

Retaining private trees eg. Transparency of Reporting Additional irrigation Incentives to support trees on across our parks and Measurement private property reserves Educating the community Protecting significant Biodiversity sensitive native plantings diverse plantings: ground, shrub urban design trees. and trees.





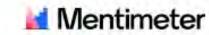
# Key focus areas for trees, biodiversity and greening?

Opportunities at Glenthorne National Park Offset of Infill v replacing trees/bio

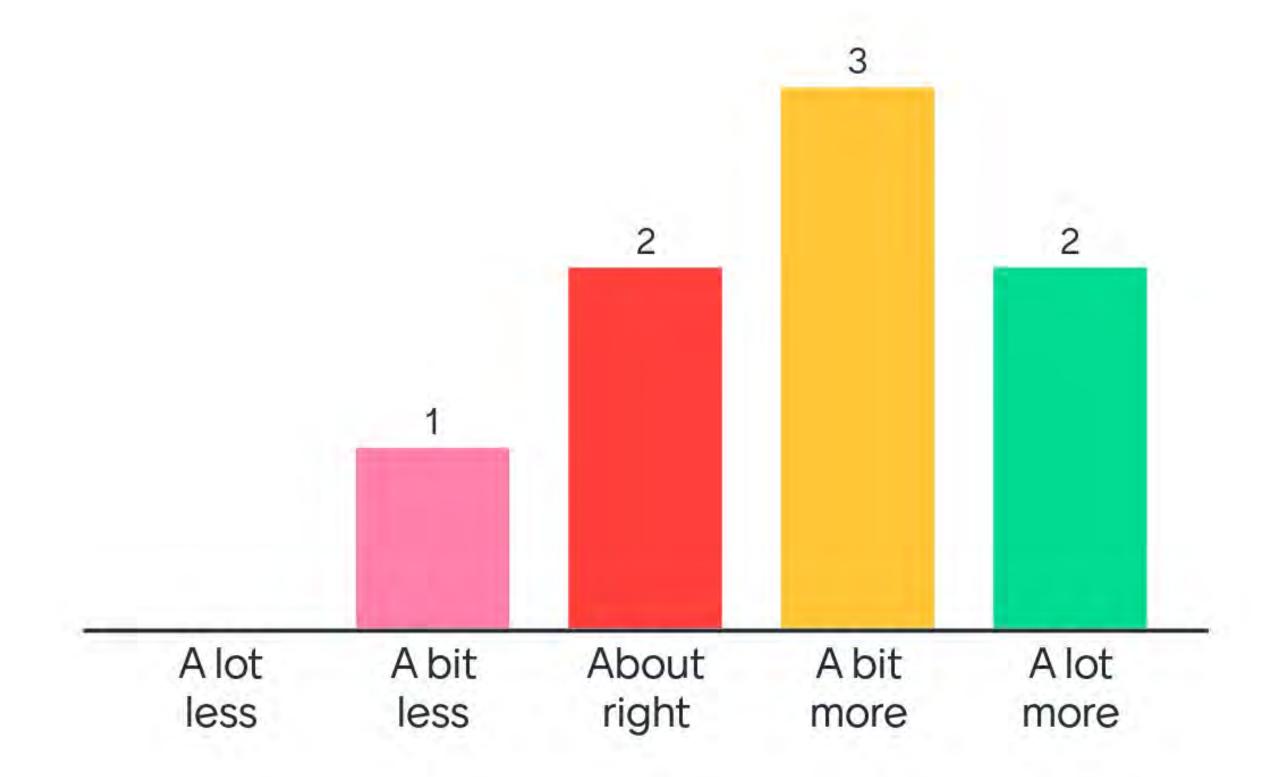
Economic value, reporting

pursue commercial water opportunities





# How much should council focus on water?





## **Mentimeter**

## Key focus areas for water management?

Water sensitive urban design in targeted way

More Marion Water Business water going up the hill to southern wards Interested in water for cooling and what that might look like and can we deliver

Keep expanding the recycled water to service all reserves

Water security

water pollution identification and reporting/prevention/treatme nt on public land Ensure field river done properly in consultation with other stakeholders

advocacy on pollution affecting community/multiple properties - eg PFAS pollution and current Hills industries ground water plumes





## **Mentimeter**

# Key focus areas for water management?

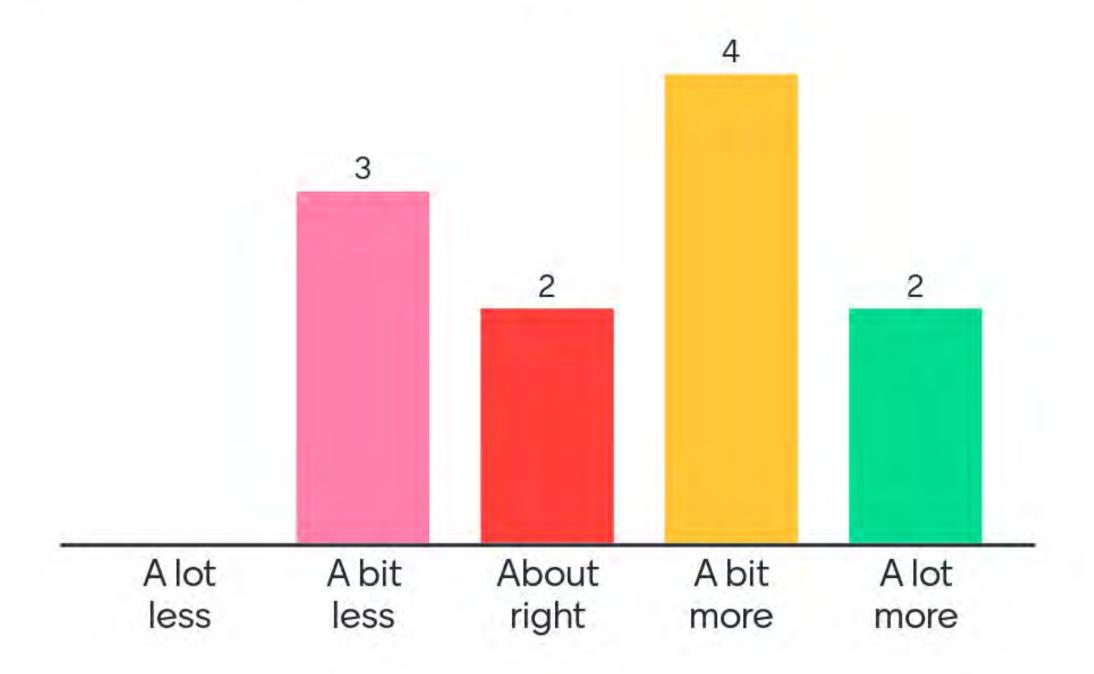
More projects to divert stormwater

Keep progressing other council collaboration with our water business

Cancer causing chemical found in tap water

## Mentimeter

# How much should council focus on climate resilience and emissions reduction?







# Key focus areas for climate resilience and emissions reduction?

Green hydrogen rubbish trucks

The NEW Carbon Mininisation Plan Replace Carbon Neutral Palan with Carbon MINIMISATION pLAN identify the practical impact - pollution reduction.

Continued or increased collaboration with other councils/best practice

Sustainable procurement policy

More sustainable construction

EV chargers







## Key focus areas for climate resilience and emissions reduction?

Sustainable transport. Incentives to reducing cars per household. Renewal energy transition

do as much as we can within our scope and partner to influence/incentivise community reductions.

Maintain sustainable assetsConsider sea level rise impactKeep planting and maintaining greenery

Understanding emissions reduction at the household level, EV infrastructure

Sustainable transport eg. Info and support re EVs and ebikes Again best reporting possible to accurately be able to monitor success or otherwise

Look for anything new in construction to use more recycled material. Look for ways to use products from SRWRA







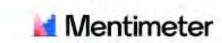
# Key focus areas for climate resilience and emissions reduction?

agree with talk about
POLLUTION not emissions
reduction which could mean
any sort of fluids

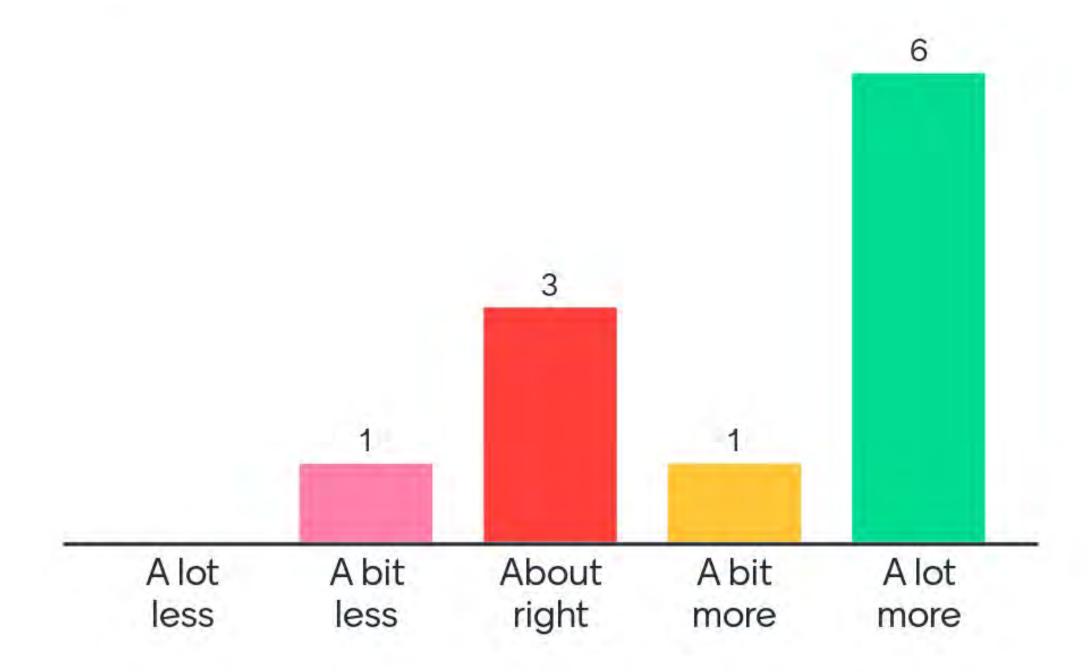
advocate on behalf of community to ensure changes are done in a way that includes community and does alienate them.







# How much should council focus on waste management?







# Focus areas for waste management?

Community Education Additional green bin at Not soft plastics Doing something about low cost soft plastics when timing is right Microplastics eg through product stewardship Not single use plastics Second red bins should AUSMAP to support come at significant cost advocacy monitoring and targeted interventions



## **Mentimeter**

## Focus areas for waste management?

Recycle, reuse hubs at council sites for items that cannot be taken in yellow bins.

FOGO

Converse with the other 2
councils on whether there is any
feasibility in soft plastic
processing - or whether we as a
group or individually want to
support a third party

Research process improvement and new technologys on waste management and kerbside bin collection.

More work on circular economy

More community education

Library of things for people to borrow rather than buying

Providing residents a second green bin upon request.





## **Mentimeter**

## Focus areas for waste management?

Textile recycling

more independent and less council members on SWARA Board More green waste means we could use part ourselves instead of sending all to Peats

Recycling for batteries, lithium, solar panels (via SWARA?)

clear and up to date advice/education on recycling options. for example telling people the e-waste collection is now behind good guys on marion road as opposed to outside harvey norman as before.

Helping residents understand the effort in waste sorting is worthwhileLearn from SWRA re advantages Gain an understanding of cost neutral opportunities in circular economy and product stewardship.

Not FOGO until extra cost removed from Council, cannot afford nearly \$1m per year





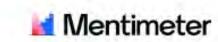
## Mentimeter

# Focus areas for waste management?

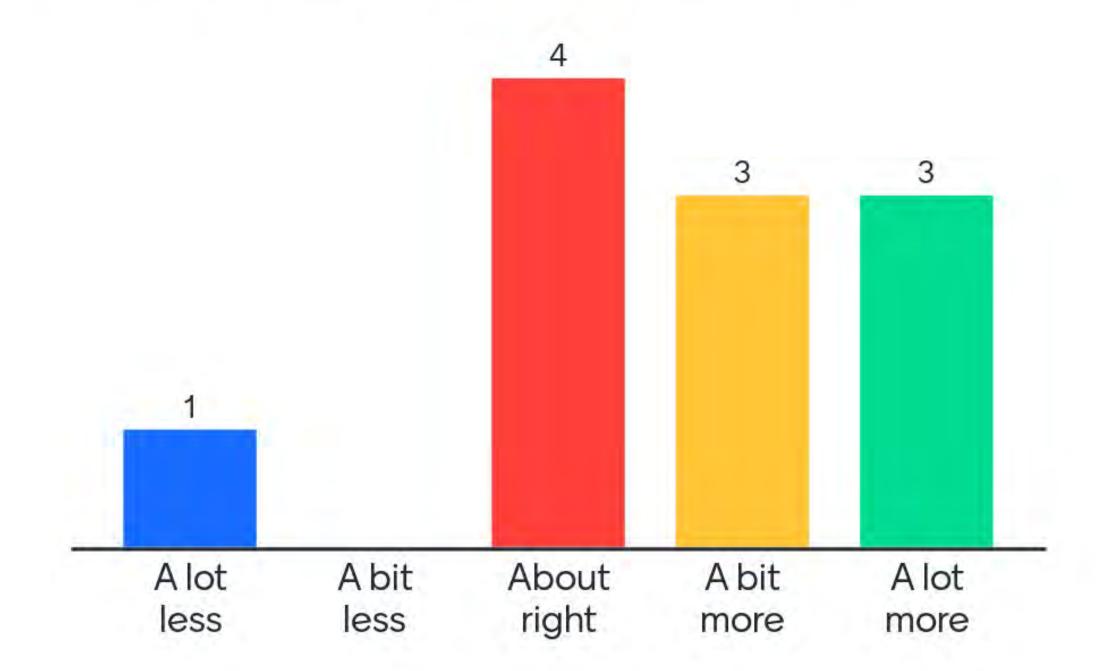
Provides extra bin without cost.

More residents knowledge on home composting etc try to avoid scope creep and over-reach as others are better equipped and funded to deal with extra - eg soft plastics





# How much should council focus on sustainable living and engagement?







## Focus areas for sustainable living and engagement?

Would like data around take up of rebates and incentives from other councils

What does sustainable food systems mean to COM/ residence.

Common thread forum looks good

What are the rebates or incentives being offered by others and do we offer any?

Explore reuse recycling and share economies more using current resourcing levels but diverting and trying something different

more than enough is being done. Consider many others are advising about how to recycle etc as well

Community education re sustainable food

how can we get more people to be aware of what is out there? we need to move past just those already invested in these initiatives- on the flipside we need to be realistic on evel of broader demand







# Focus areas for sustainable living and engagement?

Are current services getting much traction? Engagement?

Research rebates.

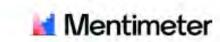
leverage what others are doing and have available

Increase community garden support

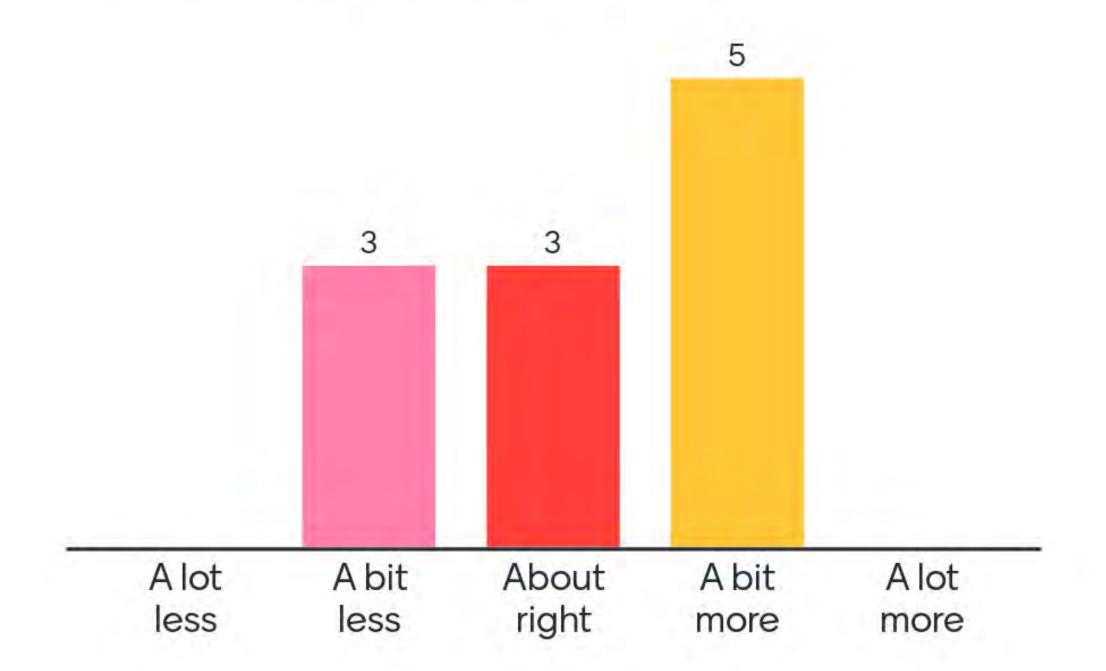
Incentives and community education.







# How much should council focus on governance and reporting?





## **Mentimeter**

## Focus areas for governance and reporting?

Reporting important so can be confident with public messaging, but prefer to spend more on the actual initiatives Incorporating environmental impact/climate impact on council reports for decision as matter of course

Please no money on external consultants for this. Do not start on whole of community emissions - absurdly big job.

do reporting that will help us and the basic assessment of practical results.

Benchmark against similar Councils

Investigate how we could do community emissions reporting

Education campaign on Climate Risk Disclosure and Community Emissions Reporting. make language or reporting easy to understand for general public, often the reports are done with too much jargon and this excludes people.





## Mentimeter

# Focus areas for governance and reporting?

Keep it simple

Clear Policy and legislation

Environment Report card yes, but hard copy paper sheets may be counterproductiveSustainable assessments without complex EiS hopefullyWe need to measure, but be aware that limited distribution





#### 11.1 Cover Report - Revocation of Community Land Process – Edwardstown

Report Reference GC240723F11.1

Originating Officer Business Support Officer - Governance and Council Support -

Cassidy Mitchell

General Manager Chief Executive Officer - Tony Harrison

#### **REASON FOR CONFIDENTIALITY**

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

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

#### RECOMMENDATION

Pursuant to Section 90(2) and (3)(b) of the Local Government Act 1999, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item GC240723F11.1 Revocation of Community Land Process - Edwardstown, except the following persons: Chief Executive Officer, Manager Office of CEO, General Manager City Development, General Manager City Services, General Manager Corporate Services, Chief Financial Officer, Manager City Property, Unit Manager Property and Facilities, Team Leader Property, Property Officer, Unit Manager Governance and Council Support, Governance Officer and Media and Engagement Adviser, to enable the Council to consider Item GC240723F11.1 in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item GC240723F11.1 as its disclosure of information could reasonably be expected to prejudice the commercial position of the of the person who supplied the Information and which would, on balance, be contrary to the public interest, being the information relates to the commercial information of a confidential nature of which could reasonably be expected to prejudice the commercial position of the person who supplied the information.

Notes the disclosure of this information would, on balance, be contrary to the public interest because given the information relates to the commercial information of a confidential nature of which could reasonably be expected to prejudice the commercial position of the person who supplied the information.

Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed be excluded from the meeting as the Council receives and considers information relating to Unsolicited Proposal - Purchase of Council Property - Edwardstown, 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 commercial information of a confidential nature of which



could reasonably be expected to prejudice the commercial position of the person who supplied the information.



#### 11.2 Cover Report - Nungamoora - Interim Update

Report Reference GC240723F11.2

Originating Officer Business Support Officer - Governance and Council Support -

Cassidy Mitchell

General Manager City Development - Tony Lines

#### **REASON FOR CONFIDENTIALITY**

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

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

#### RECOMMENDATION

Pursuant to Section 90(2) and (3)(a and b) of the *Local Government Act 1999*, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item GC24072311.2 - Nungamoora Interim Update, except the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the CEO, Manager City Activation, Manager City Property, Project Manager Infrastructure, Unit Manager Governance and Council Support, Governance Officer and Media and Engagement Adviser, to enable the Council to consider the Item in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to the Item:- information the disclosure of which could reasonably be private information.

Section 90(2) and (3)(a and b) Notes the disclosure of this information would, on balance, be contrary to the public interest because it includes private land valuation financial figures, consideration, or discussion of the information in public would, on the balance, be considered personal under privacy law.

Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep consideration of the information or matter confidential.



#### 11.3 Cover Report - Culinary Escapades - Debt Consideration

Report Reference GC240723F11.3

Originating Officer Business Support Officer - Governance and Council Support -

Cassidy Mitchell

General Manager City Development - Tony Lines

#### **REASON FOR CONFIDENTIALITY**

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

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

#### RECOMMENDATION

Pursuant to Section 90(2) and (3)(b) of the *Local Government Act 1999*, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item GC240723F11.3 - Culinary Escapades Debt Consideration except the following persons: Chief Executive Officer, General Manager City Development, General Manager Corporate Services, General Manager City Services, Manager Office of the Chief Executive, Manager City Property, Unit Manager Property & Facilities, Team Leader Property, Property Officer, Unit Manager Governance and Council Support, Governance Officer and Media and Engagement Adviser, to enable the Council to consider the item in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to the Item:- information the disclosure of which could reasonably be expected to prejudice the commercial interest of Council.

Notes the disclosure of this information would, on balance, be contrary to the public interest because it may prejudice the commercial interests of Council.

Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep consideration of the information or matter confidential.



#### 11.4 Cover Report - Warradale Tennis Club Redevelopment

Report Reference GC240723F11.4

Originating Officer Business Support Officer - Governance and Council Support -

Cassidy Mitchell

General Manager City Development - Tony Lines

#### REASON FOR CONFIDENTIALITY

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

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

#### RECOMMENDATION

Pursuant to Section 90(2) and (3)(b) of the Local Government Act 1999, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item GC240723F11.4- Warradale Tennis Club Redevelopment, except the following persons: Chief Executive Officer, Manager Office of the CEO, General Manager City Development, General Manager City Services, General Manager Corporate Services, Chief Financial Officer, Manager City Property, Unit Manager Property Strategy and Delivery, Sport and Community Facilities Planner, Unit Manager Governance and Council Support, Governance Officer and Media and Engagement Adviser, to enable the Council to consider the Item in confidence on the basis the Council considers it to appropriate act in a meeting closed to (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to the Item:- information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom Council is proposing to conduct business; and would prejudice the commercial position of the Council.

Section 90(2) and (3)(b) notes the disclosure of this information would, on balance, be contrary to the public interest because an open tender has yet to be undertaken and the cost estimates contained in the report could adversely influence the tenders submitted in the future.

Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep consideration of the information or matter confidential.



#### 12.1 Basketball Engagement - Consultation Outcomes

Report Reference GC240723R12.1

Originating Officer Unit Manager Engagement, Media and Events – Nick Marwe

Corporate Manager Manager City Activation - Charmaine Hughes

General Manager City Development - Tony Lines

#### REPORT HISTORY

Report Reference Report Title

GC240227F11.1 Marion Basketball Stadium options GC240514R11.2 Basketball Engagement Process

#### REPORT OBJECTIVE

To highlight key outcomes from the community consultation process and endorse the project team to pursue the design and construction of a 5-court basketball stadium on Norfolk Road subject to standard project approval milestones.

#### **EXECUTIVE SUMMARY**

Council has expressed a preference for a new 5-court basketball stadium at Norfolk Road, which will replace the existing Marion Basketball Stadium. A Federal Government grant of \$6 million has been secured for the project.

Early engagement was undertaken in March 2024, when local residents were informed about Council's position on a 5-court stadium option by way of a direct mail. Residents were also advised of the decision and that they would be provided with an opportunity to provide their feedback on the proposal.

Community consultation was designed to gather initial feedback from local residents, clubs, key stakeholders, and the wider community on the proposed footprint and location of the stadium and associated carparking. Feedback was also sought on any issues or concerns related to the proposed development and also asked the community to rank key design aspects from most to least important.

Overall, there were 448 responses to the survey, with 92% (411) of responses supportive of the proposed 5-court facility. 59% (265) of the overall respondents were City of Marion residents and of these, 87% (230) were supportive of the proposal. 77% of SABC non-members supported the proposal. A full breakdown of the consultation results is provided within the report to follow.

A design consultant will now be engaged to lead the development of concept plans, on which further community consultation will be undertaken.

#### RECOMMENDATION

#### **That Council:**



- 1. Notes the feedback received from the community.
- 2. Endorses the project team to pursue the design and construction of a 5-court basketball stadium in Norfolk Road, subject to standard project approval milestones.
- 3. Notes that further community consultation will be undertaken at the end of the concept design stage.

#### **DISCUSSION**

Consultation was undertaken from 20 May to 16 June. In total 448 responses were received through the Making Marion online survey and one written submission was received.

Based on proximity to the proposed site, four areas were created for the analysis of the community feedback:

- Zone A: Residents / Stakeholders in close proximity to the site (includes residents of Norfolk Retirement Village)
- Zone B: City of Marion residents excluding Zone A
- Zones A and B: Total City of Marion residents
- Zone C: Non-City of Marion residents

A variety of engagement techniques were used to maximise reach to all areas of the community including:

- Face to face door knocking residents living in the immediate area and surrounding streets
- Provision of hard copy surveys to Norfolk Retirement Village for accessibility
- Onsite signage with QR code
- Direct mail to broader local residents
- Social media campaign

#### Response breakdown

- 265 of total respondents (59%) were City of Marion residents, the remaining 183 responses (41%) were from outside the City of Marion
- 307 of total respondents (67%) reported to be a member of the South Adelaide Basketball Club
- 38 of the total respondents (8.5%) were residents of the Norfolk Retirement Village located on Norfolk Avenue

#### Level of support

The following table summarises the responses and support level from each of the three location zones.

Metric	Overall	Zone A (direct mail area and Norfolk Retirement Village)	Zone B (City of Marion residents exc. Zone A)	Zones A and B (Total Marion residents)	Zone C (Non- City of Marion residents)
Responses	448	50	215	265	183
Support level	92%	56%	94%	87%	99%



Support levels for South Adelaide Basketball (SABC) members and non-members is summarised in the table below, with 77% of non-members indicating support:

Metric	SABC member	SABC non-member	
Responses	307	141	
Support level	99%	77%	

#### Key feedback themes

Key themes that emerged from respondents who are not supportive of the proposal were, issues of increased traffic and perceived safety issues, lack of parking, impacts to Marion Tennis Club, and the loss of green space. Some feedback was received on whether the stadium should be a priority for council to invest in within the current cost-of-living environment.

When asked to prioritise key design aspects of the proposal, overall, the top ranked priority was 'sufficient parking for the venue (onsite)', followed by 'lighting in the carpark. The 'visual impact of the building' was ranked as the least important.

For respondents from Zone A, 'traffic' was their top priority followed by 'sufficient parking for the venue (onsite)'. The 'visual impact of the building' was recorded as their lowest priority when considering the proposal.

#### Project timeline

Activity	Date
Key stakeholder consultation	Ongoing
Initial community consultation	20 May to 16 June 2024
Consultation feedback report to General Council meeting	23 July 2024
Site analysis investigation	September – October 2024
Report to General Council detailing site analysis outcomes	November 2024 – February 2025
Report to General Council seeking endorsement on the concept design for community consultation	March 2025
Community consultation on the concept design	April – May 2025

#### **Next steps**

Council endorsement is now sough to highlight key outcomes from the community consultation process and endorse the project team to pursue the design and construction of a 5-court basketball stadium on Norfolk Road subject to standard project approval milestones.



#### **ATTACHMENTS**

1. Community feedback report - July 2024 [12.1.1 - 48 pages]

# Marion Basketball Stadium

Community feedback report (phase 2)
July 2024

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### **Executive summary**

#### 1.0 Consultation timeline

 Early engagement was undertaken in March 2024 to inform the local community of Councils preference to build a 5-court stadium to replace the current facility.

 Consultation to gauge the level of community support for the proposed site then followed and was undertaken from Monday 20 May through to Sunday 16 June 2024. The survey also asked the community to rank key design aspects from most to least important.

#### 2.0 Making Marion responses

#### 2.1 Overall

- 448 responses were received via the Making Marion online survey.
- Overall, 92% (411 respondents) were supportive of the proposal, 8% (35 respondents) were not supportive and 2 respondents did not record a response.
- Of the 35 respondents who were not supportive, 20 of these (57%) reside within Zone A (defined in 2.2 below).
- Sufficient parking for venue (on site) was the <u>top design priority</u>, with the visual impact of the building ranked as the lowest priority.

## 2.2 Zone A (Local letter drop area includes Norfolk Retirement Village residents)

- 11% (50) of the total respondents were located in close proximity to the proposed stadium (Zone A refer to map, page 5).
- 76% (38) of Zone A respondents were from the Norfolk Village Retirement Village
- 56% (28 respondents) support the proposal, with 44% (22 respondents) not in support.
- Paper surveys were provided to retirement village residents by the facility manager to ensure a good survey take up rate.
- Traffic was the top design priority, with the visual impact of the building ranked as the lowest priority.

#### 2.3 Zone B (City of Marion residents excluding Zone A)

- 48% (215) of total respondents were from City of Marion residents.
- Of these 202 (94%) were supportive with the remaining 13 (6%) not supportive.

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### **Executive summary continued**

#### 2.4 Zone A + B (Total Marion residents)

- 59% (265) of total respondents were from City of Marion residents.
- Of these responses 87% (230) responses were supportive of the proposal, with 35 responses (13%) not supportive.

#### 2.5 Zone C (Non-City of Marion residents)

- 41% (183) of the total respondents were from outside the City of Marion.
- Of the 41% not residing within the City of Marion, 99% (181) support the proposal, and 1% (2) respondents did not record a response.

#### 2.6 Overall response summary by location

Metric	Overall	Zone A (direct mail area and Norfolk Retirement Village)	Zone B (City of Marion residents exc. Zone A)	Zone A and B (total Marion residents)	Zone C (Non- City of Marion residents)
Responses	448	50	215	265	183
Support level	92%	56%	94%	87%	99%

#### 2.7 South Adelaide Basketball Club

Metric	SABC member	SABC Non-member
Responses	307	141
Support level	99%	77%

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### **Executive summary continued**

#### 3.0 Feedback themes

Key themes that emerged from the feedback regarding the proposal include:

- Traffic and parking concerns
- Impact on local residents
- Loss of existing facilities
- Facility and design adequacy
- · Environmental and safety issues

Suggestions on aspects to include in the design included:

- Facility design and amenities
   Adequate spectator seating / Multi-purpose design /
   Adequate provision of parking
- Accessibility and safety
   Pedestrian safety / Drop off & pick up zone / Adequate disability parking
- Environmental and community considerations
   Incorporate sustainable design principles/Free community access to facilities and maintain green space

### **Engagement Snapshot**

#### **Purpose of engagement**

To seek the views and input from the community on the proposed footprint of the basketball stadium and understand priorities on key design aspects.

Community consultation commenced on **20/05/2024** and closed on **16/06/2024**.

#### How we engaged:

- Door knocking local residents, (Norfolk Avenue, Christina, Douglas and Parlow Streets)
- Direct mail to broader residents
- Social media campaign
- Emails to key stakeholders
- Onsite signage

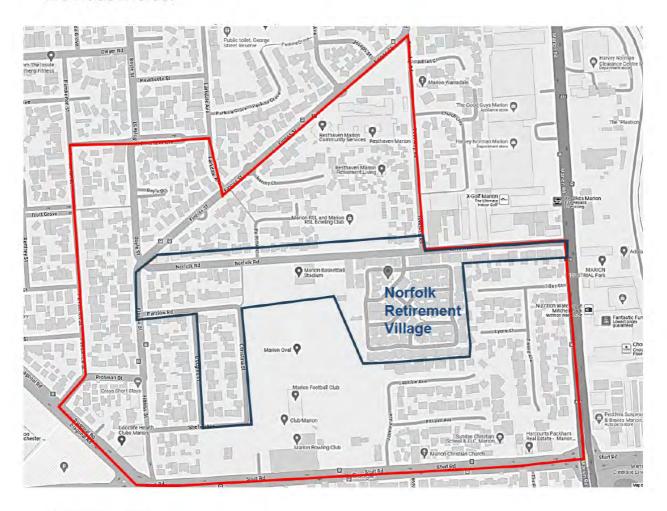




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## **Engagement Snapshot**

The following catchment area is Zone A. This consists of an inner area (blue border) that was door knocked by the engagement team and the red boundary that received a direct mail notification letter – approx. 430 households.



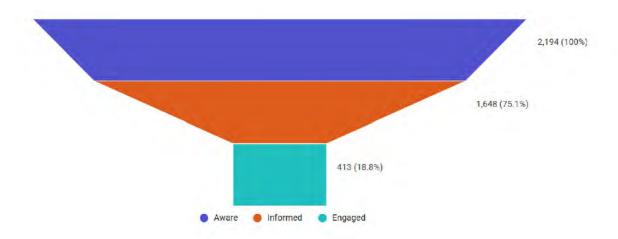
Doorknocking area

Direct mail area

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## **Engagement Snapshot**

This is a summary of the number of visits by stakeholders and community members to Making Marion (aware), downloads (informed) of project materials and total surveys completed (engaged).



#### **Definitions:**

- Aware Community member has made at least one visit to the project page
- Informed Community has accessed some available material on the project
- Engaged Community member has contributed to the project using available tools (i.e., survey)

### **Engagement Snapshot**

Signage was installed at key locations around the oval to promote the project and to provide information on how to participate.

# Consultation open

#### **Marion Basketball Stadium**

Consultation is currently open on the proposed upgrade of the Marion Basketball Stadium until <u>5pm 16 June</u>.

A five-court upgrade has been proposed to replace the current facility.

For more information and access to the survey, visit: **makingmarion.com.au/marionbasketball** or scan the QR code. You can also register for project updates.



You can contact the project team on **8375 6600** or by email at **communityengagement@marion.sa.gov.au** 

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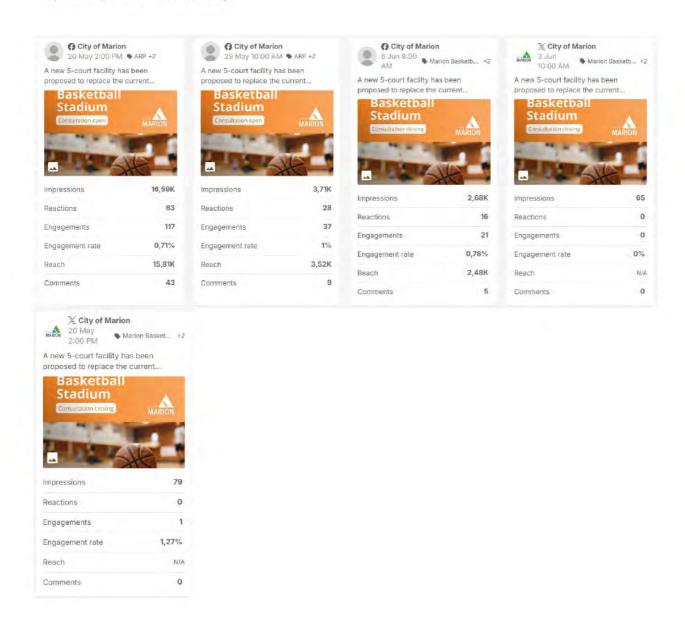


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## Social media campaign

#### Content:

The campaign used consisted of Facebook and X (Twitter) posts throughout the consultation period to promote the opportunity to participate in the survey.



Marion Basketball Stadium | JOIN THE CONVERSATION

## **Social Media Summary**

20 May - 16 June 2024

Posts	Impressions Reactions	
5	23,13K	107
Reach	Engagements	Engagement Rate
21,80K	176	0.76%

#### **Definitions:**

**Impressions** - show the number of times your content was displayed to these users.

**Reach -** shows the number of unique users that were exposed to your content. If the same person sees one of your posts three times, the Impressions would be 3 but the Reach metric would only count 1.

**Engagements -** inform about how many times users engaged with a post during their lifetime. Engagement is seen as the combined number of reactions to, comments on, and shares of a post.

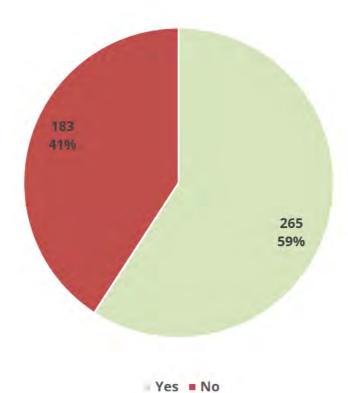
**Engagement Rate:** Calculated by the total engagements a post received divided by the total number of impressions on that post.

**Reactions** - Reactions are a type of engagement with your Facebook content. They are comprised of the total amount of Love, Haha, Wow, Sad, Angry, and Like actions that users took on your post. This can be reported on in the Measure module.

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## **Participant responses**

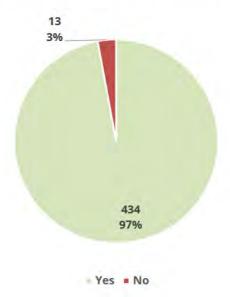
Are you a City of Marion resident? (448 responses)



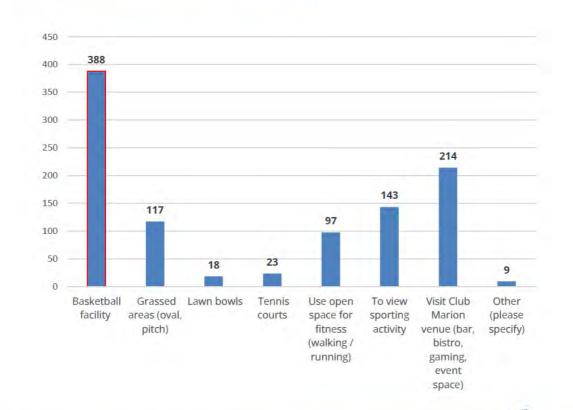
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## **Making Marion responses**

Do you visit any facilities at the site? (447 responses)



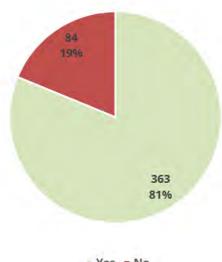
#### Which facilities? (434 responses)



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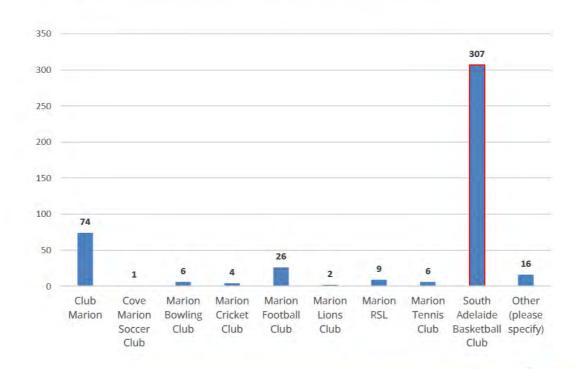
#### **Participant responses**

Are you a member of any clubs that use the facilities between Sturt Road and Norfolk Road? (447 responses)



Yes No

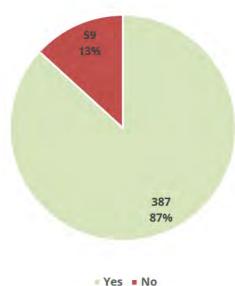
#### Please tell us which club(s) - (363 responses)



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## **Participant responses**

Have you reviewed the initial estimated site layout plan? (446 responses)



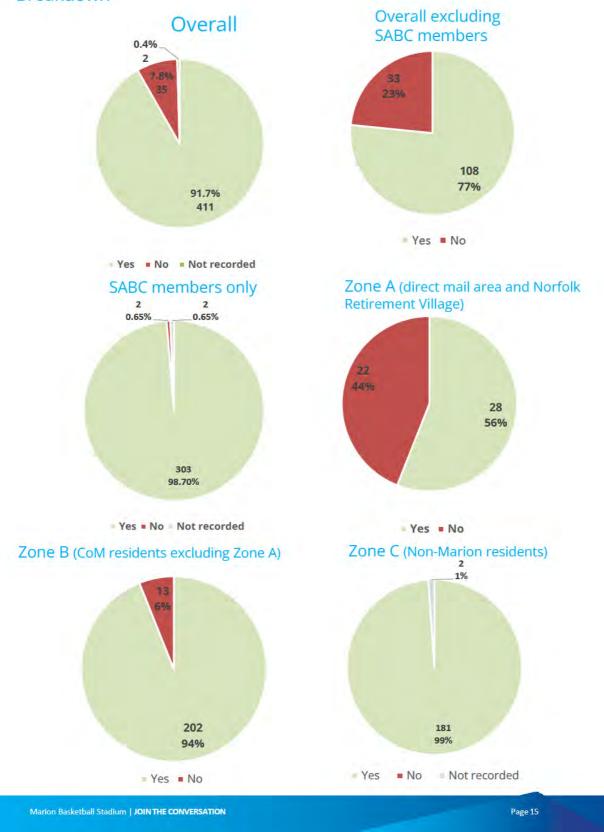
Do you support a 5-court basketball facility at Norfolk Road? (446 responses)



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#### **Participant responses**

Do you support a 5-court basketball facility at Norfolk Road? Breakdown



## **Engagement Snapshot**

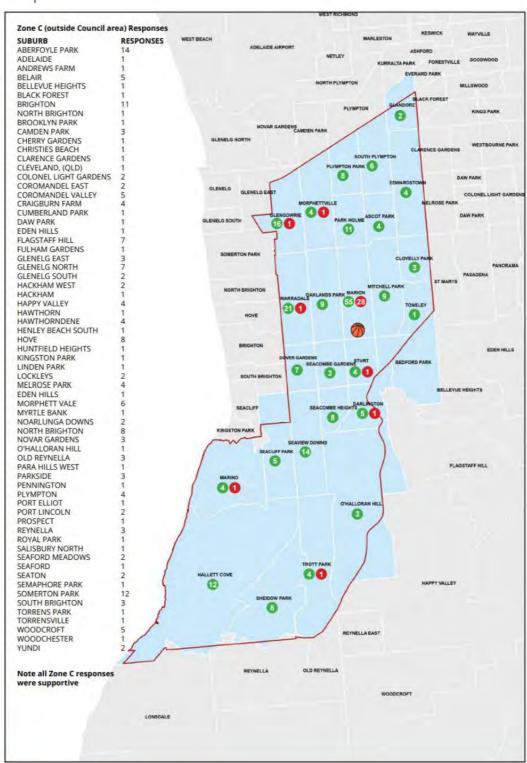
Responses Zone A



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## **Engagement Snapshot**

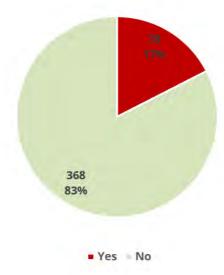
Responses Zone B and C



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#### **Participant responses**

Do you have any concerns with the initial estimated site layout plan for a new basketball facility at Norfolk Road? (446 responses)



Please order the following aspects from most to least important for the site and surrounds, with 1 being the highest priority and 5 the lowest:

Design aspect	Overall ranking	Zone A (direct mail area and Norfolk Retirement Village)	Zone B (CoM residents excluding Zone A)	Zone C (Non-Marion residents)
Sufficient parking for venue (onsite)	1	2	1	1
Sound / Acoustics	3	3	3	3
Lighting in carpark	2	4	2	2
Traffic	4	1	4	4
Visual impact of building	5	5	5	5

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# **Appendix 1**

Do you support a 5-court basketball facility at Norfolk Avenue? If not, tell us why? (35 responses)

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## **Respondents' comments**

1 I support a new basketball facility but believe 5 courts is too many courts. The noise inside would be deafening. I regularly watch my grandson play and with balls bouncing, bells ringing and whistles blowing it would be very unpleasant.

- 2 A facility this size will increase traffic in Norfolk Road and affect parking in nearby areas. Also noise factor will increase.
- 3 The removal of Marion Tennis Club is detrimental to the local tennis competition
- To remove, destroy 6 tennis courts that are in good working condition along with the club rooms, and also to have to find or build 6 other tennis courts and club rooms that are in the same condition as they are now is a huge waste of money and I don't believe you will find or give the tennis club the same conditions. This is not working for the community. Also the residents living next to the tennis courts are not going g to enjoy the noise from basketball courts.

I would like you to find an alternate site to build more basketball stadiums. Perhaps use the space that you have allocated for the ice rink and upgrade the other two courts. Just don't take away the tennis courts and club from where it is now.

- 5 With the new facilities recently built at Mitchell Park is it necessary to have such a large facility here
- Marino Council will "contribute the substantial majority of the cost" as stated in May 2024. Where are these funds coming from? I have serious concerns the Council will need to sell off community assets to meet the majority of the cost. What will they be?
- Size of complex / noise factor / parking factor, traffic along Norfolk Road Ambulances frequent our village and need quick access. Residents need to go in and out of the village safely.
- 8 Amount of traffic on Norfolk Road especially when big tournaments are in progress. Noise level from car park late evenings from people and cars. Being able to cross road safely - no pedestrian crossing.
- This will make the road traffic increase significantly to the detriment of the safety of the elderly residents crossing the road to the RSL and existing Norfolk Village. Also increased noise levels with increased parking
- 10 Increased usage will lead to more traffic on Norfolk Road. Increased carparking will increase noise for residents. Threat to significant trees during building. Increased patronage can threaten the security of nearby residents.
- Norfolk Road is narrow, already traffic is congested. It would be counter-productive to push out another sports club (tennis) in order to expand the basketball players site. Parking for huge numbers of basketball fans will be a problem.
- 12 Too close to residential area.
- 13 Traffic problem. Noise. Hooliganism.
- 14 We are worried about extra traffic and noise if this facility goes ahead.
- 15 Increased traffic to Norfolk Road affecting all residents and in particular the residents of Norfolk Estate.
- To close to Retirement Village. Also road is very narrow and end of street onto Finnis St is quite dangerous when cars are parked in front of houses. Cars have to give way all the time. Noise will be a problem too. There is enough noise from the ovals now, but this will mainly be at night which will be worse.
- 17 Perceived increase in Nosie and traffic. Major concern of off-street parking on Norfolk Road particularly if vehicles parking on both sides of Norfolk Road.
  - Safety concerns of crossing Norfolk Road to the RSL. Already there is increased traffic flow along Norfolk road as is being used to access Marion Road (shortcut)
- 18 I am not against sport, but Norfolk Road has many Traffic problems now. This plan will make it a Nightmare.
- 19 Vastly increased traffic volumes, reducing the safety on Norfolk
- 20 Noise from the stadium itself and the noise from the carpark
- 21 Not finding suitable relocation for the tennis club.
  - The tennis club should be moved to proposed ice rink site.
- 22 After spending so much money on new lighting and fences around the tennis club how do you justify just knocking it down for more basket ball courts. What is going on with the cost of living and the council raising rates what a waste of money.
  - Why not knock down the original basketball stadium and extend it into the car park utilize the car park across the road in the RSL area for car parking on the days its in use on the weekend.

#### **Respondents' comments**

The plan means getting rid of the Marion Tennis Club courts which are used for competition tennis, tennis coaching and by many community groups for social tennis and fitness (some of these groups are older people who can no longer commit to the rigours of formal matches and who benefit greatly from the social interaction and fitness they gain from using the courts). Other groups are from our multicultural communities who also greatly benefit from non-structured participation in playing tennis and connecting with other communities in the process. If, as you state, the overarching principle (of the planned new basketball stadium) is 'maximising public spaces for the good of the community', then you are going against this by getting rid of the tennis club which does exactly that. The basketball stadium is for structured formal sport for a largely young demographic at the expense of the mental, social and physical health of all ages of people who use the Marion club tennis courts. While I do not use the courts I know many people who do. I am also aware that the tennis courts are a 'community facility' on 'community' land, and they serve all sectors of the community very well. Possible options for relocation of the tennis club reduce the number of courts and eat into the current soccer pitches. Not fair or workable. Wouldn't a better option be to relocate the South Adelaide Basketball Club to land at Majors Road if it needs to be so big? Why not create a multisport precinct up there where the soccer pitches are? The Ice Rink could also go up there. A lot more kids in that area than here. And no traffic or parking issues. Would be much safer traffic wise. Or, if the basketball stadium must be expanded where it is, put the tennis courts on the old croquet club land - perfect size for it and wouldn't create the dangerous Sturt Road traffic problems and Club Marion and surrounding streets parking problems that will ensue from the totally impractical intention to put an ice rink on the croquet lawn area.

Other options are available to accomodate Tennis and Basketball with logistical and strategic planning this can easily be achieved rather than decimate the Tennis Club. Staged expansion of basketball starting at 3 or 4 extra courts then later more offsite not BANG 5 straight of the bat that does not consider the wider community

- To increase one sport with lack of consideration and proper clear and concise consultation with another sport is extremely unprofessional. It shows the misunderstanding from councilors and their stakeholders and the poor background information about all sporting clubs and the community needs within this area.
- 26 See the below response regarding insufficient parking allowance
- 27 What about the tennis Club
- Does it include off street parking 28
- 29 The area is not big enough to house 5 courts. Where are the players going to park?

It will create more traffic on Norfolk Road which is already too busy and used as a speedway at times. The basketball stadium needs to be in a more open stand-alone area to give better public access and

- 30 car parking facilities, without impeding on the local suburban neighbourhood and the already busy streets. What are the future plans for the Tennis Club? It seems a shame to interfere with a successful local club that does not bring with it the same traffic as the basketball stadium.
  - Being a resident for over 50 years I can recall that the original plans for the Basketball stadium were to shift it further down south, which still seems to be better idea to me.
- No, I do not support a 5-court basketball facility at Norfolk Road. Demolishing the existing tennis courts is unfair because it displaces current users and disregards community preferences. The financial and environmental costs of such construction are significant. Additionally, it could create an imbalance in recreational opportunities if basketball facilities are already adequate. The tennis courts may also hold historical or cultural value for the community, which would be lost if they were demolished. Maintaining a fair and equitable distribution of resources is crucial for community well-being.
- The provision of sufficient on-site parking and safe access for both residents and vehicles onto Norfolk Road. A recent visit to the new Mitchell Park facility to watch a basketball match there confirmed how important sufficient on-site parking is to lessen the need for parking in streets surrounding the facility. I support the concept of a new facility, but the above 2 points of sufficient parking and safe access for all residents on Norfolk Road is paramount.
- Complete loss of the tennis club and inadequate car parking without losing more green space
- You need to stop spending money like this, cost of living is too high at the moment. Curb you spending and lower rates
- I do not support the removal of tennis courts to build additional basketball courts.

# **Appendix 2**

Do you have any concerns with the initial estimated site layout plan for a new basketball facility at Norfolk Road? If yes, please tell us what they are? (76 responses)

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## **Respondents' comments**

- 1 Taking away too much of the open space. Car parking would be a nightmare.
- 2 The area proposed for parking where the tennis courts are now is directly behind my apartment. removal of high mesh backdrops will make me vulnerable to unlawful entry of my property.
- 3 The loss of tennis courts. increase in traffic on an already busy street. Parking will increase noise and activity affecting the apartments adjacent to courts. A barrier of hedging or fencing to mute noise would be beneficial.
- Increased traffic on norfolk Road (suggest lowering speed limit. Street parking be limited further than at present)
  - 2. Venue car park should be a dry zone at all times.
  - 3. Suggest a gated car park to limit night time "hooning" a responsible group (person, or a council employee) to lock the access gate and unlock in the day time.
- Id like to ask if there will be adequate parking available at the new site once built?

  Also, I think it would be wise for people to access the site via Norfolk road and Marion road.
- Disagree with removing Marion Tennis Club. Believe the Marion council can build new basketball courts which is a positive and also allow for Marion Tennis Club
- 7 It is not a good idea to knock down, remove and possibly destroy one sporting are for the benefit of another.
- 8 Car parking, with 5 courts and hosting NBL games where will overflow parking go? Are we expecting people to park over at the Marion club carpark and walk across?
- 9 There will not be enough courts
- Whether there will be sufficient car parking spaces for a 5 court stadium. Need to plan for overflow parking on high use dats
- 11 Parking, access coming and leaving will that only be via Notfolk or cna the side entrance via footy oval be used?
- 12 It looks as though several trees will be removed. Is this necessary and will additional planting be done in the
- 13 I heard the marion tennis club will not be provided for
- Please ensure the 5 court stadium has the adequate space for 5 full sized basketball courts (not like the ARC which some courts are unable to be utilised as there is not enough space around the outside of the courts). Please also ensure the site is big enough to cater for a show court with ample expandable seating to seat several hundred people. As well as food services, meeting rooms, referee rooms, change rooms and toilets. And a stadium of this size will require ample car parks to cater for all of the players, spectators and employees.
- 15 I have grave concerns and am opposed to any plan which impacts negatively on the tennis club and courts there.
  - Otherwise I am all for it as long as adequate parking is provided and local residents are also not going to be stuck in their houses by traffic parked everywhere on the street.
  - The stadium is long past its use by date, although its history needs to be preserved and celebrated.
- 16 I object to the whole project for reasons stated previously, where are the funds for this coming from? Selling community assets such as open space?
- 17 Have been unable to find any site plans to be able to comment on this
- 18 Complex size and layout too close to housing and narrow streets. Are the existing stadiums going to be demolished for parking! The whole area is going to overcrowd Football, Cricket, Soccer bad luck 'tennis club'. Maybe basketball should be relocating to a bigger area for stadium and parking. We aren't against 'sport' glad to see people participating but need consideration for other sports and residents surrounding streets.
- 19 Removal of tennis courts. Lighting of car park too close to apartments and noise factor as well.
- 20 Concern in what will be built across the fence from my unit.
- I live in Norfolk Estate am separated from proposed carpark by a narrow garden, and a narrow roadway. I am concerned about late-night and noisy carparking so close to my home. The \$ value of my unit will be decreased.
- The initial estimated layout is very vague. Apparently, there is a detailed plan but we the public cant see it yet why not?
  - Tell us about the shape and form of the stadium and then ask for our opinions.
- 23 Extra cars and traffic.
- 24 The facility needs to include pull out bleachers and serve a proper main/event court. This is a glaring deficiency at Mitchell Park.
- 25 Parking facilities very close to Norfolk estate residences.

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### **Respondents' comments**

- 26 As above
- 27 The carpark will be right next to the Norfolk Estate apartments the noise lights and fumes not conducive to the residents. The whole of Norfolk Estate will be affected and devalued.
- 28 But the plan is not very clear. Street signs would have made it easier to read. Feel upset about the tennis courts being shifted.
- 29 Traffic on Norfolk Road. Noise during building plus usage once completed. Heavy equipment during building.
- 30 Lighting in carpark. Noise in car park. Sufficient parking for venue (onsite). Traffic.
- Parking, noise, Norfolk Road congestion, can there be an exit to Jasmine Avenue to Sturt Road thus taking pressure off Norfolk Road.
- 32 I live in the retirement village next door to the proposed site and the added amount of traffic is a concern because many drivers are speedsters. A pedestrian crossing near our property would be a necessity. It is only a narrow road and the western end of Norfolk Road where it intersects with finnis St can be very difficult to negotiate. Perhaps trafic humps on Norfolk Rd may slow traffic for safety reasons.
- 33 It's not big enough: 5 courts aren't enough to cater for all the kids coming through and Basketball becoming the most popular sport in the country. The proposed site does also not allow for adequate parking during games wnd will require a well thought out multilevel cqr park. If you have ever been to Mitchell Park at game night, it's terrible. or go to st clair with 5-6 courts being used and you can see how chaotic snd dangerous parking gets with families coming and going.
  - I am sure I don't have to mention Marion shopping centre as an example, everybody knows that and how it became even worse after parking was cut to accommodate Aldi making it harder for small business to get enough customers.
  - The layout will need to be well thought through to accommodate the fascility needs for the next 50 years given the previous time frame for an upgrade.
- Restricted gopher access from Norfolk Road via current tennis courts and basketball stadium to Marion club and Marion shopping centre. I do not drive and have medical conditions and require shortest distance of travel to the above venues from Norfolk Road. Increased traffic on Norfolk Road. I am a pensioner with mobility and hearing issues and concerned for myself and others in the retirement village when crossing Norfolk Road with the increase in speeding vehicles. I would like to see a pedestrian crossing installed with the increase in electric vehicles, people with hearing difficulties are at an increased risk of being hit by a vehicle if not heard.
- 35 Number of carparking positions available and street parking prohibiting excessive traffic along Norfolk Road. Very concerned re. Norfolk Road Finnis Street intersection western end.
- 36 Removal of the tennis club. Large carpark abutting Norfolk Estate village (this must be a dry area).

  Security for Norfolk estate apartments greatly compromised. Traffic speed and congestion on Norfolk
  (already issues with speed and numbers). Entry points to stadium, RSL and Norfolk Estate needs planning
  pedestrian crossing would be a help. Noise control very important. Speed reduction on Norfolk Rd
  (Marion Rd to Finnis St) be permanently reduced to 30kph. Stormwater build up affects our village now
  more coming into the system will add to our problems.
- 37 Not concerns just considerations loss of the tennis courts, however hopefully the club can be relocated to an alternative location. Traffic and parking concerns, but a suitable design can make this work. Loss of green space and tree canopy however this can be improved through suitable design. Ongoing use of Mitchell Park Sports & Community Centre by SABC once a 5 court facility is built, but I'm sure this can be resolved.
- 38 The relevant section of Norfolk Road is narrow and designated local traffic only. Increased traffic will cause significant problems and noise, the likelihood of on street parking will cause major obstructions and greatly increased noise and disruption for our residents who are currently enjoying a peaceful lifestyle.
- 39 Noise and dust created over a significant period while construction is underway needs consideration.
- 40 Unitil further detail is provided regarding the proposed stadium Set back from Norfolk residents
  Proposed design foot print, height etc car parking lighting

### **Respondents' comments**

- 41 I live in Norfolk R Estate on the Western Boundary
- 42 Needs an extra access from Sturt Road via Eastern Boundary
- 43 Concerns re increased traffic on Norfolk Road
- 44 I do understand but think 5 courts is too much

My concern is the constant noise and the increasing traffic on Norfolk road and also the parking in and out. It is going to be so so close to my bedroom in the apartment (and all on the ground floor)

- 45 The area proposed, in my opinion, is too small of an area to support the new 5 court stadium and car park needed to support the volume of patrons cars
- 46 Not substantial enough parking, negatively impacting neighbouring streets.

47

With the combination of something like a 300 vehicle carpark being required to cater for peak events and the high ebb & flow (turnover) of vehicles generated by the common practice of several matches being played on the same court in fairly quick succession; day and night traffic management is going to be an issue: within the car park and outside in Norfolk road (where parking on both sides is already causing zipper type passage difficulties.)

- 48 Answered in question 10, and in addition, will create parking problems for Norfolk Road residents
- 49 As above also perhaps the suggested size of the expansion does not fit with the ageing community and the peace they deserve just adjacent .
- The demolishment of the Tennis Club without providing them a new option to solidify their home within the precinct.
- There needs to be sufficient parking because the road is already busy and it is not a wide road. If cars end up parking on the street, it will severely add to Congestion and will reduce road safety. The stadium needs to have sufficient car parking not only for participants and their families that are already playing, but for participants and their families who have finished playing and have not yet left. There is about 20 to 30 minutes of crossover of participants coming and going at the start and end of each game. Therefore, the car parking needs to allow for double the number of participants. They recently built stadium at Mitchell Park is a disaster for parking. It needs to be at least twice as big cars spill severely out onto the streets in order directions. I am concerned that a five court stadium will not allow for sufficient bakes also for parking.
- 52 Traffic flow
- 53 Additional traffic especially via Finniss St.
- There is no indication of the site with repect to the size of the stadium and where the parking will be

The stadium must happen. But you have provided very little information for feedback to be meaningful.

- 55 Keeping parking available for access to watch the football from Norfolk Rd end of the oval.
- 56 Concern about the amount of parking spaces.
- I am still waiting to view the layout but as previously stated, the area is not big enough even with the removal of the Tennis Courts. Would have been better to have used the area earmarked for the Ice Rink which would be much more suitable in relation to parking and access.
- Car parking right up to our western boundary. We would need: a high-security fence on the boundary, curfew on car parking, alcohol-free zone.
  - The greatly increased traffic on Norfolk Road is also very concerning, with parked vehicles already inhibiting traffic flow.
- I am an absolute advocate for this to happen, but having been involved on and off with the club for 40 years, I have seen so many previous plans ruined by multiple things, notably including nearby resident's noise complaints and concerns from other clubs that utilise the area, this is indeed evidenced by the recent complaints from the tennis club about insufficient consultation and consideration about this recent proposal.

This stadium needs to happen to happen, it is easily over 30 years overdue, please make sure you everything possible to make sure concerns are addressed at this early stage so it doesn't get blocked from proceeding.

#### **Respondents' comments**

We live immediately east of the site. If the tennis club is removed and substituted with extended car parking, the security of residents in our apartment block would be severely compromised. Our exposure to noise and antisocial behaviour would also increase, requiring strict enforcement of curfews and zero tolerance for alcohol in this area.

There are a number of traffic concerns about the plan: there are already problems with speeding and on-street parking in Norfolk Road, and the close proximity of the entrances to Basketball Stadium, RSL and Retirement Village - all within 50 metres - make this immediate area a danger point. We see it as essential that there should be a speed restriction along the length of Norfolk Road, and a pedestrian crossing located close to the intersection with Township Road.

A further concern is with stormwater drainage. Parts of our site are susceptible to flooding during intensive rain events, and we would need to be reassured that the greatly increased stormwater runoff from the stadium site would not add to our problems.

- 61 Too big for local suburban streets.
- 62 Carparking
- 63 Is Norfolk Rd the access road? If yes, it's a residential area, narrow street & increased traffic due to more courts will be horrendous
- No, I do not support a 5-court basketball facility at Norfolk Road. Demolishing the existing tennis courts is unfair because it displaces current users and disregards community preferences. The financial and environmental costs of such construction are significant. Additionally, it could create an imbalance in recreational opportunities if basketball facilities are already adequate. The tennis courts may also hold historical or cultural value for the community, which would be lost if they were demolished. Maintaining a fair and equitable distribution of resources is crucial for community well-being.
- 65 In full support, but I don't feel that the site will accommodate enough parking for 20 teams worth of visitors (5 courts x 2 teams, + overlap betwen games)
- 66 Parking. Not enough now for two stadium. Seating.
  - Not enough now for two stadiums
- 67 Car Parking
- Parking availability as there are no public transport options increased access (including protected lanes/path markings along sturt road) for safe cycling pathways as a lot of us are locals who access the centre & could cycle with kids if it was safer to do so. Or a path between Marion Club so can more easily park at marion club and walk down to the basketball centre. Recommend addition of some outdoor Basketball hoops also which are free to access at all times (with lighting). Greater access by others (non south Panthers) We have started an older womans basketball team which we play in a social SA basketball church league but struggle to find court availability to train on (this was a community grants submission a few years back which we didn't succeed in but we persevered was very supportive) and now have great engagement (health focus/social connections focus). It's impossible to get affordable basketball court access so having a stipulation with South Panthers to make x% of courts available to other community members would be lovely? Having the facility multi-purpose so other sports could access it e.g. badminton, netball, volleyball for events would be ideal (so it's sustainable over longer term if basketball becomes less popular in the future).
- 69 Concerned that the proposed site will still be substandard compared with the other premier basketball facilities around the city.
- 70 parking
- 71 Movement of the tennis club:
  - to the croquet club site instead of the ice rink which will again create parking and traffic issues
  - or the Jasmine Avenue entrance to the Bowls Club area where there are rinks no longer in use
- 72 As above. 3 courts would enough.
- 73 Too expensive
- 74 I'm concerned for the residents on and around Norfolk Road. The increased traffic on such a busy (and already narrow) street. My mum resides in Norfolk Estate and it can already be quite difficult to cross the road. This is only made worse with visibility due to street parking.
- 75 I do not support the removsl of tennis club.
- Only Parking and visibility of cars entering and leaving the facility onto Norfolk Ave.

  If there isn't enough off road car parking within the site of the basketball stadium and cars need to park on the street it increases the likelihood of an invident.

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# **Appendix 3**

Please list any other aspects you believe should be considered in the initial concept design? (204 responses)

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#### **Respondents' comments**

1 believe the initial concept design is a bit grand for the small, narrow streets surrounding the site.

- If the carpark replaces the tennis courts it should be an alcohol dry zone and locked when no functions are being held.
- 3 All of the above mentioned taken seriously
- 4 Pedestrian crossing on Norfolk Rd
- 1. ensuring that the area has the capacity to cope with the increased storm water run off from a much larger building and the paved areas. Storm water capabilities are already inadequate in heavy rains.
   2. Increased traffic flow in this area which is already of concern for residents.
- 6 It needs to be fit for purose, include enough seating for NBL1 which Mitchell Park does not even come close to. Be future proof by using new tech not just the bare minimum, like Mitchell Park.
- 7 Ensuring all courts are regulation size and seating for nbl1 games. Very disappointing to go to games at Mitchel park and minimal seating. Many examples of pull out seating at other stadiums. nbl1 is a fabulous opportunity for families to see high quality basketball, such great evening but only for those who can stand!
- 8 Nothing else comes to mind at present
- 9 Reasonable car park spaces e.g. not too narrow as families have SUVS
- Given the carpark will often be used by many visitors at the same time, reasonably sized carpark spots will help with traffic flow, safety and visibility.
- That the design cater for the potential for future expansion. That a suitable show court with stands is included. That suitable change rooms and accessible facilities for all are included. That office space and break out rooms are included and have multiple usability functions. Inclusivity of a quiet room for guests with medical conditions.
- 12 Function room space 5 courts is sizable and should allow for a multi-use facility.
- 13 Allow for Tennis to have some of the space
- 14 Seating
- 15 Redevelope and improve the initial two courts but do not add yo them in this spot. Build other courts at another space that us currently not being used by any other sporting group.
- 16 Making sure that there is enough facilities for the all to visit that is not out dated
- 17 More basketball cis needed
- Parking is critical, not only to accommodate 'normal' users of the venue but to also mitigate the impact on surrounding residents and traffic flow through. A 5 court basketball venue opens up enormous opportunity for carnivals and the like which attract high level foot traffic through the venue and therefore high volume parking requirements, so this must be factored into the design. Other sports and users will benefit from high volume parking as this will more easily enable other events and tournaments/carnivals to be hosted at the event e.g. if the lighting requirements of the football oval meet SANFL and AFL of 300lux, then this venue could feature in national events such as AFL's Gather Round and it would have the amenities and parking capacity to accommodate larger scale opportunities.
- 19 Thought given to getting in and out of the car park
- 20 Should be modern and a "green" building. Aka energy efficient/self-sufficient
- 21 What happens with existing basketball structure
- 22 Canteen/bar facilities
  - Adequate seating for games which might attract a large audience, eg. Premier League games, Div 1/2 finals
- 23 Functionality, enough change rooms, canteen facilities
- 24 Internal design needs to be able to adapt to accommodate professional main court games for teams and spectators and not put this ability as a second class aspect. Complete separation by of some courts by a wall should be considered. This helps noise and possibly house keeping.
- 25 Connection between the stage 1 and stage 2 builds so people do not need to go outside.
- 26 More basketball courts
- 27 Building it as a purpose built basketball stadium unlike the Wayville 'sports' stadium that has been built more as a rec centre with inadequate facilities and shocking lighting for basketball
- This is an extraordinary opportunity for a great venue for basketball in Adelaide's South. I'd like to see consideration for multi-use facilities such as gym/training areas for high performance basketball athlete development, not just playing, but training/recovery, also a strong social component, eating facilities, bar restaurant etc.

#### **Respondents' comments**

- 29 Plenty of seating for attendees at NBL1 games and junior tournaments. Our NBL1 games are equivalent to SAFL games.
  Bar with viewing area. Kids, families and teams can go in after games and have pizza and watch the following games.
- 30 Related to traffic if it is going to get heavier Consideration of possible traffic lights installed on the Marion Rd Norfolk roar intersection to open up flow to the stadium. At the moment there is only one way to turn (which is left) during busy traffic. Traffic will start to bank up behind you if you are waiting to safely turn right. If you are forced to turn left, you then have to drive a lot further down until it is possible to negotiate a safe U-turn if you are actually wanting to head back up the Sturt Rd direction.
- 31 Must have at least 5 courts to be suitable for the number of children and young people playing basketball and to consider the number of participants predicted in the future.
- 32 Safe access driving in/out & through carpark from street. (Bottle necking). Also wide enough 'footpath' space through car parking both for young and old people. Many seniors/ disabled people wish to watch their young family members play.
- 33 Parking
- 34 Sufficient parking and lighting. Also need a bar..
- 35 Community access, court hire, games room for youth lock in nights, basketball camps etc

#### Consider gym

- 36 Plenty of seats for spectators, room for teams to wam up prior/after games
- 37 Ensure there are enough courts for the continued expansion of the club.
- 38 Ample court space and seating for a highly participated sport in South Australia.
- 39 No
- 40 Sufficient space for players, coaches and spectators to sit during games without impeding the courts and their required run-off space.
- 41 None
- 42 Cafe/eating/licensed premises within design. Ensure safety features are included
- 43 Adequate spectator seating and viewing areas. Kitchen and dining facilities to enable to club to be a meeting and social place for members.
- 44 Oops sorry I listed some things on the previous page which should probably have been stated here instead.
- The building is fit for purpose. The facility is not compromised by silly budget decisions such as not having enough power points in canteen to operate effectively or details that reduce it's useability
- 46 Enviornmental Impact to surrounds
- 47 Solar use, sound minimisation, safety in surroundings
- 48 Seating for watching games
- 49 None
- 50 Ability to be used for NBL1 and other events
- 51 Video recording facilities for basketball games Small Gymnasium if space allows
- 52 Make sure it is big enough, 5 courts might not even be enough.
- 53 Accessibility requirements and sufficient social facilities (club rooms, etc.)
- 54 Air conditioning, heating
  - Bar / coffee / canteen
- More seating for spectators. Disabilty friendly for those participating and spectating. Easier accessible toilets/changerooms. Canteen location to not impact games.
- All of the other basketball clubs we visit when we play District basketball have extremely large multicourt venues. It would be wonderful to see something of a similar nature as our home stadium.
- 57 The continued growth of the sport
- 58 Plenty of parking.
- 59 Ensuring enough seating for a show court. Basketball scoring equipment quality & two scoreboards on each court. Canteen facility & office space. Mens & Womens change rooms. Airconditioning.

#### **Respondents' comments**

- 60 Yes, the unsecured cost of the project.
- 61 Large amount of seating (moveable) for special games and events
- 62 Enough appropriate seating for spectators and players

63

- Open front reception area and canteen facilities Uniform shop
- 64 To have enough seating and space for spectators
- 65 Good flooring to reduce injuries. Change rooms, potentially a gym
- We consider alcohol a danger should be 'Alcohol free' area at all times. Rubbish littered over residential fences therefore fencing along perimeter should be addressed. Traffic noise / lights / horns could be an issue to residents.
- 67 Walking frame / wheelchair access to seats
  Separate exit/ entrance
  Love st Clare size but courts way to slippery
  Dangerous for players also not enough seating
- Enough seating to promote and allow for substantial spectators. NBL1 is the equivalent to SANFL and lots of basketball families attend each Saturday night. It's a cheap and safe option for families and children to watch high level sport and encourage kids to aspire to be at this level. Restricted seating numbers at current venues and Mitchell park makes it too hard for some families to get tickets. By having extra seating, it will grow as basketball continues to grow worldwide.
- 69 Alcohol free area in carpark and facilities.
- 70 Significant trees?
- Perhaps this project shouldn't have started "City of Marion is committed to finding a solution for the Marion Tennis Club members, sounds shonky and evasive.
- 72 very well thought out plan and a vast improvement on the outdated shed and council money well spent.
- 73 Ensure there are 5 courts
- 74 FIBA Regulation courts so able to host games / tournaments
- 75 No
- 76 Ability to hold single medium sized events (suffient grandstand seating, eating and bar facilities).
- 77 Sufficient space and seating for movement of players/ spectators arriving/leaving/waiting to play.
- 78 See earlier comment regarding bleachers.

There needs to be good spectator space generally. St Francis at Mt Barker would be a good one to look at, as is St Clair.

- 79 Consider what happens to existing tennis club.
- 80 South Adelaide Basketball clubs submissions was meticulously put together and thus I support this.
  Basketball is growing so much and provides such a positive impact on kids, it has such professional well run training programs and competitions for kids that provide lifelong benefits. This stadium will help facilitate this.
- 81 Consider all aspects for everyone's safety and peace of mind.
- 82 Carpark to be alcohol free (dry zone).
  - Lighting not to spill into neighbours houses.
  - Noise associated with the carpark??
  - Norfolk Road parking to be limited so as to create a 2 lane thoroughfare.
- 83 That suitable alterative arrangements can be made for a new home for the Marion Tennis club as they would like to remain in the same area.
- 84 Enough parking, traffic management, acoustic to allow use before 8am, warm up area like at port Adelaide due to limited time between games to avoid injury, practical canteen and plenty of seating, allowing for quality floor and functional court separation, adequate natural lighting
- 85 Please consider seating. Mitchell Park doesn't have adequate seating especially during NBL1 games. We need bleachers like the stadium in Rynella East.
- 86 Install pedestrian crossing near retirement village. Many residents attend the RSL on Norfolk Road and have to cross the road.
- 87 The use of water on site, the harvesting of rainwater and the recycling of grey water. The building should maximise natural light inside and have minimal impact on the surrounding landscape.
- 88 Adequate spectator seating

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#### **Respondents' comments**

89 Quality design that enhances the streetscape. Greening opportunities / landscaping around the building. WSUD opportunities. ESD, CPTED principles incorporated. Consider multi-use facility, event/function area(s), bar/dining opportunities. Mitchell Park is fantastic by the way!

- 90 A stunning exterior, and capacity to enough space for supporters to watch
- 91 Have capacity for further future development with minimum need for knock down.
- 92 High standard court flooring. Seating for spectators. Accessibility.
- 93 It must have a show court
- 94 Multistorey carparking should be considered.
- 95 Greater spectator space in between sports. Dangerous for players and umpires to have such limited space surrounding the court.
- 96 Lighting and parking should not impact any of the residences bordering the site.
- 97 Enough space inside to have plenty of room on the inside move around the courts Also plenty of seating inside for spectators
- 98 Fast build
- 99 Enough room around the courts and lots of natural light for spectators to sit and watch. Mitchell Park stadium does this well.
- Could a 3-4 metre green space be created to shield apartments from the from the stadium and parking.
   Security for apartments whether by leaving existing tennis wire or other means more attractive but very secure. Elderly residents some with disabilities occupy.
   It is almost certain that apartment values will decrease because of this development so green space
- 101 Upgrade current venue keep tennis courts for local groups
- 102 Acknowledgement of the history of the SABC Acknowledge accomplishments of all Grades Acknowledgement of First Nations

may help reduce their loss.

- 103 It has been a sporting facility for many years so keep it in that way if it is to be licensed some noise restrictions need to be adhered to for nearby residents.
- There should be a pedestrian crossing (e.g. 25 k flashing light) Near the corner of Township Road and Norfolk Road to suit vision impaired people.
- 105 Enough seating to host NBL1 games
  - Show court with specifications necessary to host NBL1 games
  - Warm up areas
  - 2 court areas, with 2 high quality "show" courts, with the other 3 courts separate (reduce cost, options for heating/cooling, caters to multipurpose usage)
  - Bar and grandstand facility on long side of show court (unlike Mitchell Park)
  - Surface of courts
  - Separate canteen and bar areas
  - Kitchen/catering facilities
  - Retractable grandstand
  - Appropriate lighting indoors, with minimal impact to players (unlike the lighting at the end of the courts at the national basketball centre).
  - Ceiling mounted/retractable rings
  - roof height appropriate and court facilities suitable for secondary/multipurpose use (volleyball, netball etc)
  - equipment and score bench storage
  - scoreboard placement and visibility
- We will be badly need a barrier between the car parking and our fence. Could the current back stops be retained, or we will lose our security.
- 107 The immediate residents of Norfolk Village and the residents directly across from the stadium
- 108 Club rooms for social gatherings and to preserve the clubs history.
- I don't see any walking paths around it for pedestrian to access Norfolk Road from the oval. Residents of Jasmine and Pitcairn Avenues walk from the oval along next to the tennis courts to access Norfolk Road. Currently this is dangerous when the stadium is in use because there is no footpath; we walk on the road. Must be safe walking access. We have had original walking paths from our streets cut off over the years by the retirement village and the Sunrise School. There must be a safe walking space, not just cars everywhere

Marion Basketball Stadium | JOIN THE CONVERSATION

#### **Respondents' comments**

- 110 Keeping the Tennis Club within the precinct
- 111 Sufficient seating for each court
- 112 Keeping the Tennis Club within the precinct.
- Marion is being carved up with properties getting smaller and smaller. For many kids in the next generation they will have no backyard. I find it very disappointing that there are no free facilities to use for sports at the Marion sports complex. Sure there are tennis courts and basketball courts but you can only access these if you are playing for a club. There should be, one free tennis court for local residence to use, as well as at least one half court basketball court. There is a park a short distance way that has these facilities but they are often in use when we go to use them and so we miss out and come home disappointed.
- 114 Make it a big stadium so south can enjoy
- 115 Appropriate location for the tennis club.
- 116 You need to remove the trees on the left hand side of the road exiting the stadium. They are a hazard.

Additional access off Marion Rd on the western side of the oval should be considered as a priority to reduce the impact to residents on Norfolk Rd.

Finally you must understand the traffic a 5 court stadium will create.

Adequate parking is critical.

117 Ease of access from both Sturt Road and Norfolk avenue - carpark positioning / and don't make spaces so tight

Walkway to Social club

Onsite facilities

Open all days with maximum hours

Adding an outdoor 3 on 3 court would greatly enhance community engagement and promote physical activity year-round. Outdoor courts provide a space for casual, spontaneous games, which are essential for fostering a love for basketball among all age groups. They offer an accessible, free alternative for those who might not have the time or resources to use the indoor facilities regularly. Moreover, outdoor courts encourage social interaction and community building as people gather to play, watch, and cheer, creating a vibrant, healthy, and interconnected neighborhood.

Additionally, outdoor courts complement indoor facilities by offering a space for overflow when the indoor courts are fully booked, ensuring that everyone has a chance to play. They are also ideal for hosting 3-on-3 tournaments and community events, which can draw in participants and spectators, further promoting the sport and fostering local pride. With the added benefit of encouraging outdoor exercise, these courts support public health initiatives aimed at reducing sedentary lifestyles. Overall, including outdoor 3-on-3 courts in our proposal aligns with our goal of creating a dynamic, inclusive, and active community space.

- 119 Facilitate national tournaments
- 120 Fit for purpose unlike Mitchell park where court side seat is non existent. Otherwise it's a good facility. Ensure more teams play at anyone time so 5 courts is amazing
- 121 Seating for supporters. (particularly for Grand Finals, NBL1 and Carnival events)
  - Warm up areas for players waiting for the next game.
- 122 Traffic calming measures along Norfolk Rd (from Finniss St to Township Rd section).
- 123 Sufficient parking for disability permit holders especially if disability sports are to be held at the facility. Utilities for families with young children, ie a baby change area (and also a change area for a person with disabilities).

Easy vehicle access off Norfolk Road, currently it is hard to see out to the road for oncoming traffic due to street tree placement.

The club would really need amble stadium seating for match days. Currently Mitchell Park Sports and Community Centre has minimal seating and tiered bench seats are not safe for younger children. The State Basketball Centre looks amazing at Wayville but currently doesn't have stadium seating installed. Something to think about.

124 More that 1 entry via vehicle

#### **Respondents' comments**

- 125 Looks great will be an incredible asset for the local community
- 126 Drainage and water run-off
- 127 A car park underneath the stadium (similar to Bunnings at Edwardstown) would be great. Easily have enough parks without using Norfolk Road and out of Weather parking all year round for basketballers, soccer players and cricketers.
- 128 Using the space behind the oval is key. This is vacant and under-utilised and if the park adjoining the oval could have fencing to be used for dog walking that would help keep dogs off the ovals.
- 129 I suggest an elevated (Level 1) stadium bar / restaurant / cafeteria should overlook the oval through massive south facing windows in one direction and internally in the other direction overlook the main courts 1 & 2. (Similar in some respects to Mitchell Park Stadium.)
- 130 Sufficient air conditioning inside stadium for summer and winter.
- 131 include an area for a grandstand seating.
- 132 Absolutely no vehicular through traffic to link Norfolk Road to Sturt Road
- 133 Minimise nearby residents concerns by ensuring parking and noise complaints are properly addressed in the design phase
- 134 The lifestyle of local residents
- 135 Plenty of room for spectators to support their kids and grandkids. I can't wait! Let's build something like the lights, St Claire, wayville, etc... south is such a great club. So excited!
- 136 Seating for games.no Seating at the mitchell park new courts
- 137 Why has the Tennis Club been totally left out of the plan?
- 138 Adequate seating for spectators previous stadium Mitchell Park Sports and Recreation Centre does not have adequate room to safely seat people
- 139 A drop off and pick up zone.
- 140 Functionality of the stadium for basketball. Air conditioning. Court surface.
- 141 The more courts the better. Basketball in SA needs more courts all around the suburbs
- 142 Ideally one way in and one way out. Build the stadium raised odd the ground so parking can be underneath, and around, but importantly, undercover entrance to stop getting wet during entrance and exit as much as possible. Think Auchenflower in QLD has a court at least with parking underneath.
- 143 Good ratio of spectator area to player area. Toilet, canteen and disabled facilities. Easy flow and access for entry and exit and disability access considerations.
- 144 Adequate indoor seating
- 145 Just build it!
- 146 A bar area that serves easy pub meals would be amazing as we have been playing most of our games at Mitchell pk community cnt and the families love staying after games for meals and drinks
- 147 Design should be restricted to 3 court basketball club instead of 5 court by another sporting club which is Marion tennis club
- 148 Critical to the design needs, the seating capacity needs to be addressed which must include Fold away seating, that can be pulled out for larger crowds including the ability to host Finals and attract interstate clubs and subsequently interstate visitors through local, interstate and National carnivals. The influx of interstate visitors helps both the local and state government with increased tourism to the local area. The design should be similar to St Clair Stadium, Lightsview Stadium and St Francis De Sales Stadiums. In saying this, the Eltham Basketball Club in Victoria demonstrates a best practise venue and design which could easily be replicated in South Australia. It is definitely time for the state and local governments to acknowledge the huge growth in basketball and the youth participation numbers which necessitates the need for improved and larger basketball stadiums and hence recreational facilities.
- If possible, design with potential for further expansion in the future (though not sure how this is possible due to land and other facility restrictions. I think 5 courts whilst a jewel in the metropolitan area crown will immediately be booked out full time.
   Also design with enough changerooms/cafe space/office rooms and court requirement for the site to be able to host national junior championships for the sport.
- 150 South Adelaide logo
- 151 Sufficient parking, disability parking and access.

#### Respondents' comments

- 152 It's about time we need a new stadium
- 153 Enough court space for all of the young southern basketball athletes and their supporters
- 154 Functional space, consultation with the club is very important. This has been a long time in the making it needs to be done well for the future of the sport in the south.
- 155 Keep seats a reasonable distance away from the courts.
- 156 Proper/comfortable stadium seating inside, on all courts.
- 157 Decent grand stand seating for one court

Enough seating to pull the crowds in

Girls and boys seperate change areas and rooms

- 158 Scope for administrative, team changerooms and canteen/bar/social areas to enable the club to be more self sufficient and less reliant on external funding provision
- Please consider raising the building and placing car parking underneath...at least for portions of the design such as raised club rooms, bar, function area. Also consider seggregated sections within the stadium to allow for late games in one section and limit noise through to adjascent neighbours (i.e. South-West corner for showcourt, leaving North-East corner to be seperate near residents).
- 160 People safety
- 161 Traffic flow, parking, access & exit to flow well. Allowance for plenty of parking (underground?) as use will be high & no no options to park
- 162 To keep the heritage of the original building
- 163 \*Enough seating for the volume of spectators the sport brings.
- 164 The more courts the better... minimum of 8. With the swim centre and Marion council being the hub of sport currently I feel for economic boost for the council area to be able to host Australian competitions with be greatly beneficial to the area and for the community.
- Keep in mind the types of cars that will primarily use the venue (large SUVs and dual cab utes) and ensure the car parks themselves are of an appropriate size, don't just fit as many in as possible. Include some type of outdoor covered seating area so that players/teams can congregate somewhere other than crowding in at the side of a court.
  - Consider quite a wide entry/exit driveway area to Norfolk road with high levels of visibility in both directions to keep traffic flowing.
- 166 Heating and cooling
- 167 Seating
  - Mitchell park is a joke
- 168 Sufficient spectators seating. Natural lighting, good air-conditioning and canteen facilities.
- Space and seating around each court or at least around 1 or 2 courts. Even if that means reducing courts to only 4.
- 170 Younger children need access to the basketball courts for school basketball competitions.
- 171 Adequate Internal & external lighting

Quality acoustic treatments (internal & external)

Adequate seating (maximum capacity for National competitions)

Inclusion of water bottle refill stations/fountains

Sustainability i.e. Solar panel roof, Wastewater reuse, bottles/can/plastics recycling etc.

Kaurna Site Name

First Nations Coloured/Themes throughout

Aboriginal & Torres Strait Flags in basketball court keyways

1 or many Court Artworks similar to Underpark basketball court on the traditional lands of the Boon Wurrung and Wurundjeri people.

Painted Kaurna Country Acknowledgement

Exclusion of energy drink sales, commercial advertising & most importantly unlicensed/No Alcohol!

- 172 Spectator seating should be a priority
- 173 Consider other indoor sports such as volleyball, which is greatly lacking in courts in inner southern Adelaide, to ensure the stadium is used to it's full potential.

Please employ environmentally sensitive design.

Consider flow to other sporting spaces/facilities in the precinct.

Don't compromise on court space, the more courts available, the more active the community will be.

#### **Respondents' comments**

174 Adequate spectator seating

Adequate cooling in summer

175 A side warm up area with a ring for teams not on Court - Port Adelaide has one.

Adequate seating

Acoustics so you can tell which ref is blowing the whistle for each game

Removable court dividers

Cafe/canteen

Water refilling facilities

Natural light

176 Security and cctv. Greenery and sufficient shade and rest facilities

- 177 Flexibility/ adaptability of the venue and the corrrct flooring (sprung floor) for basketball and other athletic pursuits
- 178 A training/warmup court in addition to the 5 courts
- 179 Water sensitive urban design in landscaping and safety considerations
- 180 Grandstand seating to hold large crowds comfortably.

Climate control.

Ample parking as not to congest the streets.

Warm up areas for teams to strech, run and shoot prior to games.

Well ventilated canteen area with cooking facilities possibly indoor and outdoors (sausage sizzle) Multiple filtered water stations with bottle refills.

Merchandise store.

Gym facilities.

- 181 Courts set up for additional sports e.g. modifiable like at Mitchell Park community centre. Separation nets between courts so balls do not run onto other courts during games. Prioritise Safe cycling access thoroughfare along Sturt Road would make it easier for all us locals to access it safely without requiring parking.
- 182 Parking, people capacity, seating availability
- 183 That the facility is built to a standard that actually represents the needs of the biggest basketball club in the state and not just a token facility.
- 184 Purpose built fo basketball but option to have rooms for functions. This will enable more funds back into the council and community
- 185 To attract major basketball tournaments like for example Australian Junior Championships the stadium should be bigger. This would be great for the city of Marion and surrounding businesses, attracting 1000's of people to the area.

The stadium must also have sufficient seating. The new Mitchell Park stadium is useless as it can not cater for the number of spectators that attend the stadium.

186 Small practise or warm up court.

Outdoor area

Bike stands

- 187 Air conditioning and heating, spectator seating
- The initial design concept should also consider making the stadium suitable for its intended purpose and ensuring that the Marion Council area basketball is future-proofed. Basketball is the most popular sport among the Marion Council area's younger generation, with the most participants. Recent statistics from the Australian Sports Commission indicate that it is Australia's number one junior participation sport..
- 5 courts should be the minimum court allocation. We need to ensure that we also provide a minimum of 3 shooting bays, and adequate viewing and seating for spectators.
   Basketball is one of the most played sports by the youth in our area, by providing them with an adequate venue, we help keep the youth off the streets and engaged in positive activities.
- 190 Simple and workable
- 191 Initial estimated site layout plan not listed in the documents.

Main concern is traffic accessibility options - Taking inspiration from the Marion Shopping Center, there are many options to enter / exit. Would appreciate if this is available for here too - eg. enter from the busy Sturt rd for an event, and exit into the quieter Norfolk Rd to access Marion Rd / Diagonal Rd - as exit to Sturt rd is congested due to people leaving event.

To make this possible, a drive way connecting both parking lots from Norfolk Rd and Sturt Rd via the walking/running track in between the eastern and western fields.

#### **Respondents' comments**

- 192 This has taken decades to get done. I would love to see my grandchildren play in a new building suitable for the members that play basketball.
- 193 Entrance/ exit. Currently not adequate on game days Walkways for pedestrians to get into the site Drainage current area prone to flooding
- 194 Cost
- 195 Storage, multi-use courts, cafe, playground outside
- 196 Accommodating all existing sporting clubs to continue in their existing space.
- 197 Enough spectator seating inside
- 198 Design should be functional as it is primarily a much needed sporting facility.
- 199 Ease of entering and exiting car park with high foot traffic including children. Enough spectator seating inside. Food and beverage purchase on site if possible.
- 200 Air conditioning for stadium
- 201 Nothing to add
- 202 Suffiecient spectator seating Adequite drink fountains and toilet facilities Area around courts for younger siblings to play/walk/practise
- 203 None that haven't been mentioned
- 204 Would be great to see some small outdoor courts as well, allowing for teams to warm up/practice before the game. As well as an outdoor play area.

Thought should also be put into how the facilities can be used to house other community events - for example, the way in which St Clair Rec Centre was used for the Adelaide Comic and Toy Fair.

# **Appendix 4**

Do you have any other comments? (188 comments)

A great place to work marion.sa.gov.au



#### Respondents' comments

#### Respondents in support

1Thank you for taking notice of resident's concerns

Lights to be switched off by 11pm.

2Carpark gates to be locked each night.

Suggestion for entry to carpark

1 - Place on western side of the stadium to limit traffic noise to nearby residents.

1 - a 'walk-in' gate (or opening) in the eastern most boundary - ensuring safe access for people to use 3the area for exercise and for basketball participants to enter easily.

4Dust and noise whilst building stadium

"No Parking" should be on the southern side of Norfolk Road at all times from Township Road to Finnis Street.

This suggestion should be now as parking allowed on both sides of the road is dangerous considering 5the amount of traffic that uses Norfolk Road.

6A great initiative of Marion Council which will really future proof it

7Thank you for engaging the community with this survey.

8 This is sorely needed and supported throughout the community. The potential for membership growth is limitless. To have a world class dedicated basketball stadium in Marion council would really open up future possibilities to hold national tournaments and to provide our members with the best opportunities available regardless of skillset, gender or age. SABC is one of the most community minded sporting clubs in the state.

Cox Architecture have worked on a great project for the South Australian Sports Institute recently and I 9know of one architect who would love to work on this project!

This facility is so long overdue and will be an incredible step forward for the thousands of SABC 10members and their families and will help grow involvement in the sport even further.

11No

12This will be great for our club and kids playing sport. Perfect location and keeping kids in sport. The stadium is sorely needed. I would suggest consulting with basketballers and learning from the mistakes that other recently built stadiums have made, because there have been many. Get the court sizes right. Get good flooring. Make sure there is enough seating for all courts. Make sure the lighting doesn't shine in players' eyes, or that sunlight through windows doesn't make it difficult to see. This is a fantastic opportunity to have an exceptional stadium, but there will only be one chance to get it right.

13Can't wait to see it built.

14Thanks for building this project for the community. It has been very well overdue for the area

Whilst I appreciate there are impacts on surrounding residents, community sport is the vehicle that delivers healthy communities and sport must be seen as a health prevention measure which is far more cost effective that health treatments and cures for illness. Anyone who chooses to live in built up suburbia must accept this includes living in close proximity to young families with kids who make noises in their back yards and sporting complexes and facilities that deliver healthy lifestyle choices for all. The sounds of whitles and balls bouncing and people cheering reflect an active and healthy

16community.

17Just wish it to happen, FINALLY...!

18Best idea ever

Having supported my children in playing basketball for the South Adelaide Basketball Club since 2011, this redevelopment is long overdue. Basketball is a fantastic sport and having them play in the current ancient "tin shed" has become quite embarrassing given the size and span of influence in the basketball community the club currently has. Please make this happen, the 4,000 strong membership

19of the South Adelaide Basketball club deserve a stadium they can be proud of.

20Make it functional from all aspects. Operations, lighting, PA.

21Let's get going.

22We need as many basketball courts as we can get

Strongly support a new Stadium for South Adelaide Basketball Club. The Marion stadium is bar far the worst in the whole Sa Basketball Competition.

South Adelaide Basketball Club is one of the best clubs in the state... winning back to back state championships and their current stadium is embarrassing and not sufficient for the number of teams 23playing for the club.

Marion Basketball Stadium | JOIN THE CONVERSATION

#### **Respondents' comments**

#### Respondents in support

24 As member of Marion Football Club, upon hearing about the proposal, I went to look through the Marion Stadium, an upgrade to the Marion stadium is well overdue.

- 25 It's about time this got up. The Shed is just that and a sad reflection on the largest SA Basketball club and the greater Marion community
- 26 I am so excited by this opportunity
- 27 This stadium upgrade is long overdue. Please do a minimum of 5 courts
- 28 This area needs this stadium. The number of basketball participants has grown substantially and will continue to grow. Club, Domestic and Social competitions are needing more courts. Sport is a critical part of life for all, most importantly our kids, for social and health benefits. There must be space for them to play.

This stadium is a long time coming.

- 29 Disabled parking actually close and easy to move to and from building.
- 30 No
- 31 Need extra courts for our children and the community asap
- 32 Long overdue upgrade is needed for an ever growing sport and sporting club in the South Australian area.
- 33 It's a much needed facility needed for the high numbers which use it for basketball
- 34 This is long overdue and welcomed with excitement.
- 35 None
- This stadium is a long time coming. The current stadium is not suitable for Games due to the lack of space for spectators and the like. The stadium is old and requires constant maintenance. South Australia needs further stadiums for interstate tournaments to be held here and we are lacking in stadiums with 4 or more courts especially in the south/western area. South Adelaide basketball club is growing rapidly and is a sought after club. Having additional courts would allow more "home" games to be played at the home court giving the club and the Marion Council additional visitors.
  South Adelaide Basketball Club and the council would benefit greatly from having a home stadium sufficient for their needs.
- 37 The facilities at the south Adelaide basketball courts are so outdated and we are behind all of the other clubs in our facilities. The upgrade is needed and the 5 courts proposed is also needed to support the number of south teams playing.
- 38 Please do not water this proposal down the club needs a minimum of a 5 court facility to maintain pacve with the rest of the competition
- 39 Can't wait. Well overdue
- 40 I think it is long overdue and enhances the local community. The previous was built many years ago when way less people lived in area. Also with higher density housing everywhere purpose built outdoor and sport facilities are even more important for our children and our own health we need that balance from all those take aways etc so our future generations grow up active and healthy. Basketball is growth with international participation. It will bring business / income and jobs for local businesses as well.
- 41 With the amount of people positively affected by the new courts including adults and children, I believe this would be a fabulous project for the area
- We have just visited Melbourne for the Nunawading basketball carnival. Many of their stadiums are at least 5 courts. Their State Basketball Centre has 18 courts (& heaps of parking). Seating in the stadium was not adequate and is something that Council should provision for early. I recommend Council visit some of the new Victorian basketball stadiums to learn what to and what not to do. Score boards in the correct position on walls is another thing that should be well thought out. South Adelaide Basketball Club is an ever expanding club, through its many district and domestic sdjbl competitions, as well as its NBL1 competition and mini panthers program. We have gratefully been able to use the Mitchell Park stadium in recent times, however, this is shared with other sporting and community groups and is not always available for South (ie during Thursday night volleyball season). We will be able to attract more interstate teams to participate in South Australian competitions by having a 5+ court stadium.
- 43 Looking forward to seeing what is decided
- 44 The club needs a new stadium and has done for years. It provides great opportunities for young kids and also encourages them to live a healthy lifestyle. Also they gain great friends for life

#### Respondents' comments

#### Respondents in support

- 45 About time facility was upgraded
- 46 A great idea and much needed for the club of south Adelaide and for the game of basketball in South Australia!
- 47 Hope it goes ahead
- 48 No, looks good.
- 49 Don't let this fall over, we have been waiting for this for as long as I can remember.
- 50 This is a great opportunity to build a great facility that will encourage youth participation and sustained growth over the coming decades.
- This will be a fantastic addition to Marion council. The amount of money the families invest in this sport needs to be reflected in the quality of facilities around Adelaide.
- 52 We support the larger stadium.
- 53 Hugely support this.
  - Much needed stadium with 5 courts.
- This is desperately needed in this area. Basketball
  Is a huge junior sport and we Simon don't have the facilities to support such a huge growth in this area
- 55 Please build a new stadium
- 56 The old facility is at breaking point
- 57 I love that the Marion Council is thinking about the majority and not telling the minority win.
- 58 I think it will be a great addition to the community
- 59 This would be very important for present and future generations of children who would be able to.play their best basketball at the new facilities
- We have been waiting for a new stadium on this site for over 10 years. Disappointingly there have been previous plans that have been blocked by minority users of the site so we hope that now that SABC has tripled in size in recent times that these issues can be worked through & the old stadium can be replaced. I am hoping my future grandchildren will be able to play basketball in a stadium that will not leak when it rains & we won't have to drive to numerous venues for trainings & games due to the lack of facilities in Marion. We need this for the youth in the surrounding areas.
- A new basketball facility is very important for the continued growth of this amazing basketball club. We are so proud to be a member of this club and look forward to many more years to come. New courts are required to support the expanding numbers of children who want to play for South.
- Take a lead in your design from the brilliant acoustic properties of the basketball courts at the McAuley Community School.
  - Liberal use of sound-attenuating acoustic paneling.
- I have both a boy and girl that love the sport and love coming to each game and both aspire to play at a high level. It's a fantastic way of promoting family values
- Well done to all for moving this important project along and ensuring the \$6million grant is used to produce a much-needed venue replacing the old outdated embarrassing Shed.
- A lot of 'noise' from an obviously unhappy Tennis Club online (& have heard about abuse in person from members). If this is to go ahead, they something has to be in place to keep everyone in line. Kids don't need to see that, although if Tennis Club isn't there problem solved as they won't be there once opened.

We have been waiting for this a long time and have been using the stadium for 30 years, plus my father played for South there. SABC have outgrown the current stadium, and would highly benefit the entire community to have a state of the art basketball stadium like many other clubs.

Thank you for making this a reality for many many people.

We are very excited to see the development of a new home for South Adelaide Basketball that compliments the growth of the club.

It would be nice to see the tennis club get an upgraded space within the vicinity also.

#### **Respondents' comments**

#### Respondents in support

67 Don't just look at SA venues for learnings. Victoria has some incredible facilities (such as Casey) that would likely be regarded as best practice and should be taken into account.

- 68 Residents crossing Norfolk Road safely from our village to the footpath across from us to walk along Township Road.
- 69 Is the ice skating rink still going ahead, if so it will need its own dedicated parking area as that area is congested with Marion Club and sporting facilities using the existing carpark.
- 70 Ensure engagement of consultants that understand basketball (players) and know the functional requirements. Mitchell park was clearly designed by an architect that was focused on the prettiness of the building without clearly understanding its functional requirements. That added not only unnecessary cost but also causes usage issues including leaking roofs, cars all over the neighbourhood on game day, injury risk with lack of warm up and people standing during nbl1 games. Professional planning is necessary with a project manager pulling together all stakeholders incl council, consultants, public, builders, etc.
- 71 This is a vital development for the club as one of the main district basketball clubs in Adelaide. More facilities for the kids to train on their own courts rather then using schooly gyms and other outdated facilities.
- 72 This will be a welcome asset to the sport, it's growth is amazing and it helps keep our children interested in a healthy lifestyle
- Build the stadium quickly, please. The sport is one of the biggest in your LGA and has been paying its own way for generations. Help the residents of Marion (and surrounding councils), add to the infrastructure of the city and provide a place for generations of people to become fit and contributing members of our society. What are you waiting for? This kind of investment has been needed for years!
- 74 Ensure good flooring do the research!
- 75 Will there be a footpath form Norfolk Road to Sturt Road so residents wanting to go to Club Marion can walk safely between the basketball courts and the park?
- 76 Have income making facilities such as cafe which could be leased out or have tenders
- Sport is a very important thing for our youth of today. I was on the committee for a number of years and my daughter played there for about 10 years at the highest level. The current courts are no longer fit for purpose and the club has struggled to make it work for many years. I know you've probably heard it all before. But this is a must to help the sport and the club grow. Let's hope after a number of years trying, this attempt can get over the line.
- 78 Please make the speed limit in Norfolk Road 40kph. to allow pedestrians to be safer as there will be more cars with more basketball courts entering from Norfolk Road.
- 79 Appropriate airconditing and seating and space for spectators.
- 80 Would be great to have a Show court
- 81 Needs Urgent attention and project needs to start construction ASAP
- 82 Great to see this happening finally
- 83 Currently Norfolk Rd is a through road to Finiss St and cars travel fast and noisily down it. I live in unit 17 with my rear bedroom and patio facing Norfolk - car noise makes use of patio less attractive and sleeping requires ear plugs.
  - Finnis St has roundabouts and 1 pedestrian crossing and traffic lights where it joins Marion Rd, so people use Norfolk Rd instead.
  - How to creat parking for participants and visitors is going to require creative thinking indeed.
- 84 The children of the area and surrounding need sorts of facilities to keep busy, South Adelaide has a very long history in the area and has produced many great Basketballers for 36s and Australia - Preserving that is important
  - Keep building to park side of area not next to Village Residents .
- 85 Traffic on Norfolk Road.
  - Traffic crossing for Elderly Residents on Norfolk Estate
- 86 A much needed facility for the high number of people that use it for basketball.
- 87 This facility will not only give South Adelaide a huge boost. But will have the ability to bring interstate teams to the Marion area to boost the local economy.
- 88 We support the concept of the stadium but have real concernss how the car parking anbd Norfolk road are going to be able to safely handle the day and nightly flow of traffic
- 89 The club really needs this. For so long we have been crammed in the shed on a warm day and with the new facility it would lead to better recreational results for the Marion area

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#### **Respondents' comments**

#### Respondents in support

90 Please build this stadium soon.

My son has been playing at South for 8 years and this has been in consultation for the entire time. You've given us a stadium (Mitchell Park) which is not fit for purpose as a basketball stadium and this club deserves it.

Please Marion council just get the stadium built.

As a rate payer and a business owner in the city of Marion this will be good for the community and the local business economy.

- 91 The stadium is crucial for basketball expansion and support of the competition and domestic competition
- 92 Kids desperately need more courts in this State. The growth in sport is evident. Investing in kids futures is invaluable. You only have to look at Victoria and their investments within basketball community.
- 93 Smoke detectors not installed directly above canteen areas where they go off when someone cooks a toasted sandwich, a costly exercise for Council and it's rate payers or club members.
  A place for all the memorabilia to be displayed and all the flags to be hung safely.
  This has been a long time coming! Let's get it built!
- 94 A much needed project which will benefit all of southern Adelaide
- 95 Just hoping that the new facility can be built sooner, rather than later. This has been needed for a very long time.
- 96 I believe the tennis club should be moved to the old Croquet Club grounds, which will enable them to still be part of the complex, with new courts and clubhouse and the concept of an ice arena be dismissed, as the ice arena in Hindmarsh has gone through bankruptcy more than once and I don't believe the interest is there. I think there will be much more use of that area as the tennis club
- 97 Only a suggestion, but the tennis club could easily be moved to where the croquet club used to be situated.
- 98 I would like to thank the council and members for being so forward thinking in relation to green space and community facilities. Marion is the leader in this. So many beautiful native trees line many parks and grounds. If the master plan could be of the same green space while offering facilities for the community facilities like Mitchell park that locals are proud to call their own. Thank you. You're doing a great job. Our youth have options for sporting pathways with these great developments.
- I would like to see elements of the old shed stadium repurposed in an attempt to retain the history of South Adelaide Basketball Club. ie. the panther center circle on court 1 as a wall art. (Like Bearcats have done at Port Adelaide), The signature on the court as a wall hanging. the player retired numbers above the current canteen. Perhaps one of the rings from court 1. Perhaps even some of the old corrugated iron repurposed in a creative way. Make sure there is enough seating for the show court for NBL1 games (400 grandstand seats), like is at 'The Lights' that North Adelaide utilise. Put technology in the building to facilitate live streaming of games, Install fibre optic cable to the building.
- 100 We would be happy to speak with a Council officer at later in the year

Norfolk Road Residents Association

- What a fantastic opportunity to invest in basketball. My boy has grown up playing in the shed. We always wondered when it would get a facelift! Well here it is, but it's a major development opportunity. Now my boy will be able to tell his boys, back in the day I played here, but it was a shed with two small courts and no room for spectators. Now look at what we have. The future is bright!
- 102 Car parking is the biggest thing they need.

  Basketball is all weekends and till very late at nigit. Cars parking out front of houses and blocking streets.

  Not be safe
- 103 How unattractive is 5 courts going to look from Norfolk Rd?
- 104 I believe this project to be crucial to the ongoing success of the basketball club as an important part of the fabric of the community. The thriving junior programs are an important part of my kids' life, and the new stadium will open these opportunities to future generations
- This is desperately needed for current players and will increase participation in the sport, as it is hard attracting new membership with current facilities which prevent club culture as well as impact player safety. This will be expensive, no doubt (I'm a ratepayer and it's reasonable to expect that this will impact rate rises, but it's an investment in community participation and well being). Councils are in the business of supporting and delivering on the needs of the community. Thank you for taking this step forward!
- The stadium should have another road to exit from as it can get congested on the suburban st that it currently operates from.

## **Respondents' comments**

#### Respondents in support

I fully support this and think it is long overdue. With the ability to play 'home' basketball games we would 107be more inclined to spend money at the facility on weekends and it would foster better club spirit. 108This is a much needed facility for the community and thousands of South Adelaide basketball members 109Just build it!

110Looking forward to a new home for our amazing club

It is time to acknowledge that basketball is growing at an incredibly fast rate with participation numbers soaring for both young women and young men. The only thing holding the growth back, is having appropriate stadiums with the ability to ensure community participation in an environment that continues to highlight and showcase the local and state governments as enablers and leaders to ensure the continued growth of basketball in our region particularly with young women and men.

Basketball is now officially the fastest growing sport globally and is the second highest team participation sport in Australia behind soccer, but in front of cricket, netball and AFL. This growth will continue and as such it is always better to be prepared now and embrace the challenges of ensuring that we have appropriate and well designed new stadiums which will be used consistently over 12 months for

111basketballers of all ages, genders and culture.

112Invest in this and it will bring money and people to the city of Marion!

113Yes work with not against the people of Marion who live or work in the area.

I grew up playing in the Marion Basketball Stadium, and nothing has changed. There is not enough space for spectators, and where spectators can sit, is too close to the live courts. Using this stadium for both my children's school sport lessons, team basketball and domestic basketball, we see a new stadium as vital to 114the community.

Plans to upgrade/rebuild the home of the South Adelaide Basketball Club have been discussed for a very very long time. Please go about your planning with speed. There are many juniors and senior members of 115the club, both players and spectators looking for a new stadium to play and watch basketball.

116A new stadium would be a huge benefit.

This is a really important development for the health and wellbeing of the South. This should only be the start of what is needed. The people who run the club and coach the teams are doing a great job with little 117reward. We pay our taxes and rates and this is a worthy spend.

118Can't wait

119This project has to be competed for the booming population of the region.

I feel this club would benefit from this development as the current facility no longer fits the brief for the 120size and growth of the South Adelaide Basketball Club.

121Please push forward with 5 or more courts in the area. The sport badly need it please 🙏

The club needs a fit for purpose stadium just looking at all the new stadiums around Adelaide and 122Melbourne their current stadium is far from it.

Adequate seating, parking and functional efficient design need to be considered. Learn from the errors made elsewhere. As a parent of a player, a former player, current coach and building designer this needs 123to go ahead. We needed it 20 years ago!

124If you are going to do it do it properly and fairly or don't bother

125Excellent idea!

South Adelaide needs this facility. It is well overdue and will help the 4000 + members in the area and 126beyond

Please DO NOT account for any Norfolk Rd on-street parking. The streets in Marion are already crwoded 127enough

Basketball is a high participation sport & this side of the city- there is a lack of facilities to cater for the demand. Tennis- not so much demand & other tennis clubs are screaming for players (esp juniors- my son plays at a nearlby club). Unfortunately the Tennis club should be a sad casualty - but plenty of options are there for members to relocate - close by. If we want to produce great basketballers- its starts with great

I think this is a great opportunity for the council to actively encourage more youth into an ever growing and popular sport by building these new courts. Basketball has grown so much and especially female 129participation

130Progress must occur.

Be great to have it the largest basketball stadium to host events to boost the economy and would be a great boost for small retailers in the area and Wesfields. South is the largest basketball club in South Australia and these courts are long overdue. The more capacity we have the more we can encourage kids 131to be part of a sporting community and not on their screens. Xx

Marion Basketball Stadium | JOIN THE CONVERSATION

## **Respondents' comments**

#### Respondents in support

- 132 You get one go at these things, don't half-ass it
- 133 Access via Marion Rd to avoid traffic flow down local street
- 134 Spend the money and do it right! Have an enough extra side rooms for physio, an on-site gym, ice baths, sauna etc
- 135 Our grandson regularly uses the basketball facility with his under 9 school team
- 136 Do it well.
- 137 Learn from mistakes made at Mitchell Park stadium eg. Not enough seating and poor positioning of pillars/posts that obstruct spectator vision.
- 138 It is very important that junior basketball players have access after school hours for interschool competitions.
- 139 I would happily continue providing input/feedback & consultation to positively impact this community development & engagement project for the benefit of many Australians. Thank you for the opportunity to contribute.
- 140 I am excited to hear of a stadium upgrade after many years in a hot noisy stadium with minimal seating and outdated aesthetics.
- 141 Build it and they will come. So needed.
- 142 Underground parking could be an option if not too expensive.
- No I think it's a great idea. Often new builds seem to have less shade producing trees I hope that this can be considered as it will be very necessary and long term will be highly beneficial and severally pleasing. Very good idea to have this upgrade for the southern suburbs sports facilities
- 144 This development is much needed as a facility for the youth of not just Marion but also SA metro area generally as there is a huge shortage of courts
- 145 This stadium is much needed in the southern suburbs, I believe that there should be more than 5 courts to future proof the stadium as basketball is a fast-growing sport
- I believe in the values of the South Adelaide basketball community and think that investing in this upgrade is a great idea. At the rate that the club is expanding, a 6th court maybe necessary in the very near future. I hope that this facility is built to the highest standard, encouraging the entire community to come together and support each other. I hope that the facility is able cater for and to attract large scale competitions / tournaments to help the sport grow and encourage more people to play and watch the sport and bring it to the next level.
- 147 Could you please consider Boys Under 14 boys toilets separate to Men? Or more 'family toilets' as it's nerve wracking as a Mum with a 10 yr old boy leaving them accessing male toilets on their own. Should this be considered alongside the building development for the ice-rink? Does it make sense to have a completely seperate new build when there is a significant new development already planned? Would it be more cost effective to make it one 'super-complex' rather than several builds?
- 148 Plan for the future. Don't make this building require upgrading after 3 years.
- 149 Stadium needs to have grandstand seating
- 150 Would have been handy to have link to plans/design in this survey.
- 151 Please ensure this build goes ahead and is built for purpose for the South Adelaide basketball clubs future
- 152 Its a very long overdue upgrade and with the recent success of the club at state Championships the Club is only going to grow bigger and more successful and we need a facility that is going to support the needs of the kids and their families.
- 153 I think it would be a great investment for the area and the sport and is much needed.
- 154 This is much needed facility and well overdue
- 155 All the power to you to get better amenities! Having either car parks accessible, in my opinion, is great way to act as overflow parking for either venues.
- 156 This is a well overdue upgrade to a very outdated facility. The team is so excited to have a new training and game facility.
- 157 Long overdue.
  - Cant wait for this to be complete as it will be a great asset for the local community
- 158 needs to happen!
- 159 Food and beverage cafe options inside
- 160 Question 12 is very hard to understand. More context should be given i.e. is the concern with lighting adequate lighting for patrons or light spill to neighbours. I have responded on the basis of making the carpark safe. I also would have liked more info on the proposal. I don't think the questions here are good enough to inform the design.

Marion Basketball Stadium | JOINTHE CONVERSATION

## Respondents' comments

Respondents in support

- 161 Please suppport the new stadium which will encourage the growth of the sport for kids in Adelaide
- 162 Just wondering what is happening to tennis courts? Are new ones being done elsewhere?
- The South Adelaide Basketball Club is a longstanding foundation member of the sport in this state. They have worked hard over a number of years to grow both in membership and performance and are now a force to be reckoned with in Basketball. From what I know they are well-managed and well-staffed to continue to grow as an entity. They are providing excellent opportunities for youth (and adults) in the Marion Council area to engage in positive, healthy sport, and they desperately need extra facilities to fulfil the growing demand.
  - I can understand the disappointment among the relatively small numbers in the affected tennis club and hope they can be accommodated at an alternate venue, but to stop a major development because of complaints from a very small club would be detrimental to the vast majority of people in the council area. Having obtained funding support for the stadium project this is an opportunity both for South Adelaide and the Marion Council to become leaders in the field of improving indoor sports facilities, especially given that SA is currently so far behind Victoria in terms of providing modern facilities.
- 164 Let's make it happen!
- The South Adelaide Basketball Club one of the foundation member clubs for Basketball in this State, They have put in a lot of time in over the years to grow their membership and are now one of the top clubs in the state. They are a very well organised club and provide excellent opportunities for youth and adults in the Marion Council area to participate in a positive and healthy sport and are in desperate need of extra facilities to fulfil the growing demand in this sport. I can understand that the Tennis Club are disappointed and hope they can find an alternate venue. To stop a major development because of complaints from a very small tennis club would be detrimental to the vast majority of the people in the council area. Having already obtained funding support for the stadium, this is a great opportunity for both the South Adelaide Basketball Club and Marion Council of improving indoor sports facilities in South Australia.

Thank You

**Making Marion Better** 

- 166 None at this stage
- 167 I feel the pitch to the right of it is under utilised, so would also support a change in the site plan that would use the lower section of the pitch. This would allow you to keep the current car park and tennis club.
- 168 Really excited about this project. We use the current venue for school and club basketball (Sturt) and it definitely needs an update!

## Respondents' comments

Respondents that do not support

1 Not against a new stadium - as was mentioned, the one standing is a disgrace.

- 2 I purchased my apartment at Norfolk Estate largely because of the security afforded by the tennis backdrops and also the relative quietness of tennis playing. This has been ideal. To replace the courts with a noisy frequently used carpark will affect me mentally and financially.
- If, the tennis club dies get moved WILL you guarantee that it will get the sane number if courts and club rooms that it currently has along with adequate parking spaces? Also would you relocate the tennis club first so that it is not doubly impacted??????
- 4 I have serious concerns how the Council intends to pay for this project. What community assets are going to be sold off?
- What is happening to existing stadiums are they being removed to give extra parking. Norfolk Road very busy now and parking issues as residents have more than 1 vehicle therefore parked on road road is narrow may need to yellow line further along the road. Marion RSL won't want more cars not there cars in their spots. Entrances to car parking areas should be patrolled and locked off to cars entering limiting hooligan behaviour after matches once lights out on area who knows what goes on!
- 6 \$ value of units in Norfolk Estate.
- 7 This is a slick marketing exercise, at the expense of the tennis club and the local residents.
- 8 Considering that the residents of Marion, that will be affected by the stadium and the Ice Arena, have voiced complaints and concerns about both new proposals, it is highly likely that what ever we say, will be wholly ignored.
- 9 Can the council actually review comments and survey results, whilst taking into concsideration comments from residents and those outside of the suburb. Results should be broken down and honestly presented to the council and not allow them to be skewered by stating their is high support when the support could be coming from people outside of the maruon council area and those that are club members.
- 10 Waste of money
- 11 It is too big. And it should not overtake the tennis courts which serve many purposes for the community.
- 12 Commit to re locating or providing a home for Tennis prior to any demolition.
- 13 The council need to consider all sports and preserve the amenities that our community values.
- 14 What is the traffic management plan for the site in particular additional flow on and via Finniss St?
- 15 As stated previously, the area is unsuitable, it would be better to leave Marion Tennis Club where it is and maybe give them more room for extra courts as it is an expanding club. Put the Basketball Stadium where the proposed Ice Rink is to go as it is a much better fit for the Community. Ice Rinks in SA are not that popular, Noarlunga closed and the Ice Arena is not doing so well either.
- 16 Have more consideration to ratepayers and put this stadium in a purpose-built area for the benefit of all concerned.
- 17 I urge the council to consider alternative approaches that support growth of all sports and preserve the amenities that our community values.
- 18 I would really love some feedback about possible relocation of the tennis club. Mitchell Park has basketball facilities now too, is the proposal for more multi sport use or dedicated basketball?
- 19 Stop spending
- 20 The proposed ice rink is ludicrous and I hope has been scrapped.

# **Appendix 5**

Written submissions (1 response)

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## Written feedback

To The Members, Marion Council. June 4, 2024

#### MARION BASKETBALL STADIUM CONSULTATION

We have been long time members of Club Marion.

In the late 1970's we were invited to the opening of the Club. Dean Brown, the Premier at the time officiated.

The intention of the complex was to provide a variety of sports for the local community to enjoy.

A few years ago, an expensive review was undertaken to make changes to the location of some of the clubs. That review came to nothing and was an enormous waste of money.

#### The Marion Basketball Stadium ~

I have a number of issues to raise, as follows:

- The Mitchell Park Stadium which was to provide 2 courts for the South Adelaide Basketball Club, mainly for the NBL1 competition.
- 2, South Adelaide now want a further 5 courts.
- 3, I follow NBL1 comp. and attend all other clubs involved. Most clubs have 2 or 3 courts only.

I believe the community needs to be informed, in some detail, why the South Adelaide Basketball Club needs access to 7 courts. It is unreasonable to not provide an explanation, particularly when it means that the Tennis Club will have to vacate and make way for them.

#### The Retirement Village ~

There are a number of apartments on the Western side adjacent to the Tennis Club. They have balconies where they can sit and have a coffee or like. Will these residents now be looking at a huge structure and possibly a car park? If this is the case, how would anybody be happy with this?

#### The Ice Arena ~

I mentioned the opening of Club Marion back in the late 1970's, The intention was to provide sporting clubs for the use of the community,

It was never intended to allow a private business such as the Ice Arena to be part of the sporting complex. Sturt Road is busy enough and there are accidents almost weekly outside the Bowling Club, Imagine how much worse it will be with the increase in traffic if the Ice Arena is allowed.

Thank you for allowing me to express my concerns.



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1 1 JUN 2024

RECORD NUMBER

Marion Basketball Stadium | JOIN THE CONVERSATION

Page 48



#### 12.2 Draft Strategic Plan 2024-2034 for Community Consultation

**Report Reference** GC240723R12.2

**Originating Officer** Strategic Planner – Sheree Tebyanian

General Manager Chief Executive Officer - Tony Harrison

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#### REPORT OBJECTIVE

The purpose of this report is to present the City of Marion - Draft Strategic Plan 2024-2034 for Council's consideration and endorsement for public consultation.

## REPORT HISTORY

Report Title
Council's Strategic Plan 2019-2029 review
Strategic Management Framework Review (review of community feedback and planning)
Strategic Management Framework Review
Community Engagement Report- Strategic Management Plan Review-Toward 2040 Together
Council's Draft Strategic Plan 2024-2034 (planning) Council's Draft Strategic Plan 2024-2034 (planning)

#### **EXECUTIVE SUMMARY**

After extensive community, staff and Council Member engagement, a Draft Strategic Plan 2024-2034 (the Draft Plan) has been developed for Council to consider and if agreed upon, to proceed to a final round of community engagement.

The draft Plan has been developed based on the themes of Liveable, Sustainable and Community, supported by an overarching theme of Our Organisation which is internally focused. These themes were common throughout the first round of community engagement and therefore forming a foundation for the various strategies to be drafted within the Plan.

The further community consultation will be held between 25 July to 14 August. Council will review the feedback at a further General Council Meeting before consideration and final adoption of the Plan.

#### **RECOMMENDATION**

#### That Council:

1. Endorses the City of Marion Draft Strategic Plan 2024-2034 to proceed to community consultation, subject to the following amendments:

a. X

#### **DISCUSSION**



#### Background

Since 2012, Council has maintained an unchanged 'Community Vision' and six strategic themes; Liveable, Valuing Nature, Engaged, Prosperous, Innovative, and Connected. An additional current theme 'Council of Excellence' provides strategic direction on how Council conducts its business.

To inform this update, Council endorsed a 'consult' community engagement campaign in line with the IAP2 (Public Consultation) guidelines. The engagement was held between October and December 2023, with 772 respondents. Following the engagement period, council reviewed the community feedback, considered key opportunities and issues impacting the council area, reviewed Federal and State government priorities for inclusion in the Plan (a legislative requirement of council to embed broader government policies in council's plan).

Following this, a draft Strategic Plan 2024/2034 (**Attachment 1**) has been developed for Council consideration.

#### Community Engagement

Two periods of community engagement will support the final development of the draft Strategic Plan. The first engagement included:

- Engagement between October to December 2023 and aimed to understand community aspirations which guided the development of a draft Plan.
- 772 respondents and hundreds of pieces of feedback.
- The council considered a community engagement report, 'Toward 2040.. Together', at the February 2024 General Council Meeting.

Since the engagement period concluded, community feedback was reviewed with key aspirations identified and the Draft Plan developed.

The second round of community engagement will:

- Consider the draft Strategic Plan 2024-2034 for community review and seek feedback
- The engagement will be open from 25 July to 14 August 2024.
- Information on the engagement can be found at Making Marion.
- A report will be bought back to Council to consider feedback and finalise the document.

#### **Legislation**

Section 122 of the *Local Government Act 1999*, governs the requirements for Councils to develop their strategic plans. This states that the Council will update its Strategic Plan by November 2024, which fits within the two-year review requirement following a local government election.

#### Preparing the Draft Strategic Plan 2024-2034

Community feedback has shaped the new proposed Vision and Strategic directions for City of Marion's draft Strategic Plan 2024-2034.

To provide insights on future trends and what can be expected by the year 2034, council engaged speaker Stephen Yarwood, Futurist and owner of City2050 consultancy. In September 2023 a session was conducted with Council Members that focussed on the current and future mega-trends impacting suburban liveability and the role of local government in shaping a preferred future through its services. A second session in January 2024 reviewed the results of the community consultation



feedback, identifying areas of strong community sentiment and how this could shape a new community vision and strategic directions for the draft Plan.

The Draft Strategic Plan introduces a new community vision statement and outlines four strategic directions to guide council's priority over the next 10 years;

Community Vision: A Liveable, sustainable community

#### Strategic Directions:

- Liveable
- Sustainable
- Community
- Our Organisation

These proposed strategic directions reflect the community's aspirations as identified during the engagement period.

#### Amendments to the Draft Plan following the 4 June and 2 July Forums

A Council Member Forum held on the 4 June and 2 July sought to finalise the Draft Plan ready for Council endorsement to be released for consultation with the community.

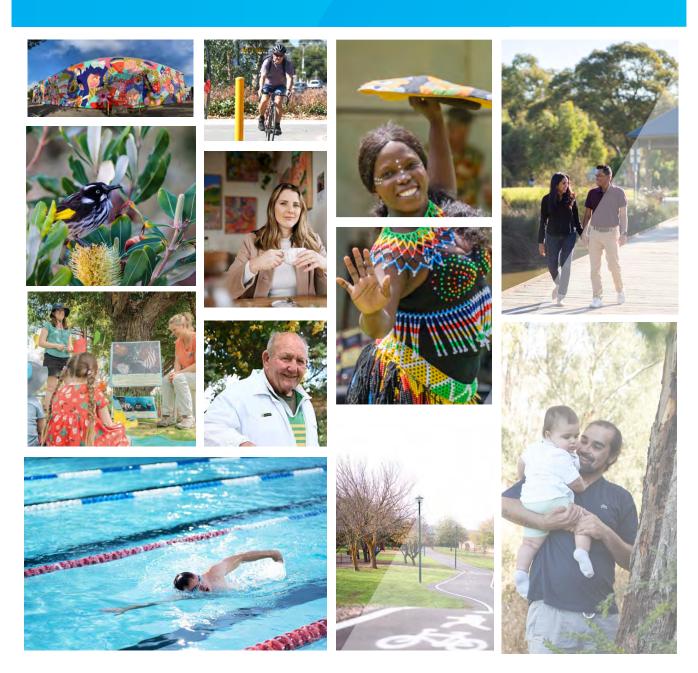
Attachment 2 includes a summary of the amendments to the document.

#### **ATTACHMENTS**

- 1. Attachment 1 Draft Strategic Plan 2024-2034 [12.2.1 20 pages]
- 2. Attachment 2 amendments to Draft Plan [12.2.2 1 page]

# City of Marion Draft Strategic Plan 2024-2034





## Contents

Kaurna Acknowledgement	3
Our City of Marion	4
Mayor's Message	5
Community Vision	6
Council's Values	16
Council's Strategic Management Framework	17
Role definitions	18
How we developed this Plan	18
Our Council	20



## Kaurna Acknowledgement Ngadiu tampendi Kaurna meyunna yaitya mattanya yaintya yerta

This Kaurna acknowledgement was prepared in consultation with traditional custodians.

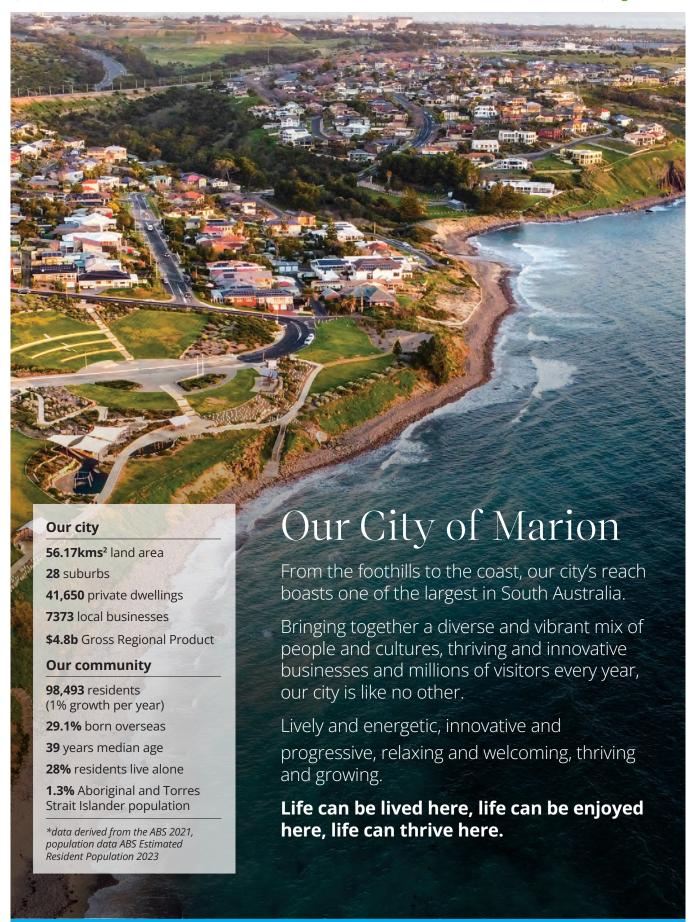
## **Acknowledgement of Country**

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



City of Marion Draft Strategic Plan 2024-2034

A great place to live



4 City of Marion Draft Strategic Plan 2024-2034

## Mayor's Message

The Marion Council area is a great place to live and work, but we are always looking for ways to provide even better service. This is why we have developed a new strategic plan reflecting the community's expectations.

We asked the community what they wanted and, in essence, our people aspired to a pleasant lifestyle with good environmental values and a sense of community. From this we distilled a vision – 'A liveable, sustainable community.'

This vision is then fleshed out in a list of priorities for action over the coming years. This strategic plan is also an opportunity to express Council's aspirations for the way the Council Administration works - it is the work of the staff which enables achievement of our community's goals.

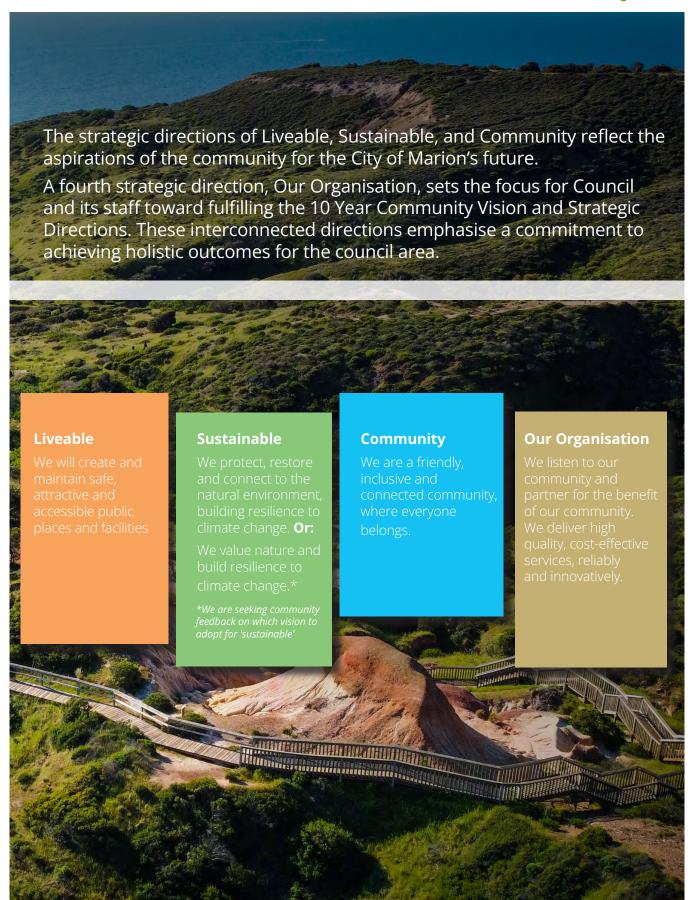
I hope there is much that you find agreeable in this plan for a Liveable, Sustainable Community.

KRÍS HANNA

Mayor Kris Hanna







City of Marion Draft Strategic Plan 2024-2034

# Liveable



## Community's vision

We will create and maintain safe, attractive, and accessible public places and facilities.



Q.

## How will we know we are successful?



There have been improvements to walkability measures from a variety of locations across the city.

Over **80%** of the community report in the Community Satisfaction Survey that our facilities are intergenerational, vibrant, multipurpose, accessible, and welcoming.



8

Over **80%** of the community report in the Community Satisfaction Survey that they feel safe when walking or wheeling around the city.





#### The opportunities

#### We can:

- improve accessibility to enable people to move around with ease.
- · promote sustainable living and design.
- plan for future community infrastructure needs.
- create destinations for people to live, work and play locally.
- build more paths for walking and cycling, with safe crossing points.
- advocate to the State Government on how and where we grow housing and population.

#### The challenges

- Shifting demographics including an increasing ageing population.
- A growing population placing greater demand for council services.
- Future proofing Council infrastructure for population changes.
- Increased traffic movement due to population changes and trends in third car ownership.
- Mitigating the impacts of urban infill development.

## How we will get there?

	8
Priority 1: Safe and active transport   Strategy	Council's role*
L1 – Develop innovative active transport pathways and safe crossing points amenities that connect roads, footpaths, and public transport.	to key Provider
L2 – Explore the capacity of smart lighting options that can improve community safety.	Provider
L3 – Design and maintain footpaths and streetscapes to allow safety and accessibility for all e.g. walkable streetscapes around aged care facilities.	Provider and partner
L4 - Optimise Street parking to meet the needs of residents, visitors, businesses, and community facilities, with consideration of the Parking Management Guidelines.	Facilitator
<b>Priority 2:</b> Accessibility, attractive, well-maintained, multiuse, destination pl	laces Council's role
L5 – Use sustainable design principles, smart technology, and co-design to enhance accessibility.	Provider and facilitator
L6 – Maintain and deliver community spaces, streetscapes and facilities tha intergenerational, vibrant, multiuse, and welcoming.	t are Provider
L7 - Identify and plan "community hubs" (vibrant and attractive precincts/m street destinations) in priority locations.	ain Provider and partner
<b>Priority 3:</b> Planning for future growth and changes to the population   Stra	tegy Council's role
L8 – Provide State Government with clear advice on our future housing nee and gaps; and explore and inform opportunities for partnerships and delive aligned to State Government directives.	
L9 - Undertake localised planning for identified key activity areas, strategic i sites, and growth corridors as identified within the Greater Adelaide Region Plan, collaboratively with landowners.	
L10 – Emerging demographics and recreational trends are mapped, with community infrastructure built to reflect these.	Provider
L11 – Proactively explore partnerships to design an area that meets the neet the community around the North South corridor.	eds of Partner and advocate
Priority 4: Sustainable design and living   Strategy	Council's role
L12 - Develop and promote design guidelines that educate the community benefits of environmentally sustainable design in buildings.	on the Provider and advocate
L13 – Council infrastructure is assessed for climate risks and actions to imband improve resilience are taken.	ed Provider
*Please see page 18 for role definitions	

<sup>\*</sup>Please see page 18 for role definitions

# Sustainable

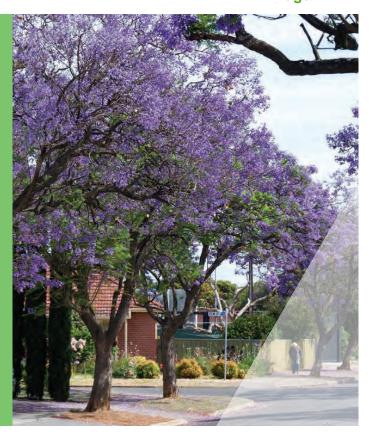


### Community's vision

We protect, restore, and connect to the natural environment, building resilience to climate change. **Or:** 

We value nature and build resilience to climate change.\*

\*We are seeking community feedback on which vision to adopt for 'sustainable'



#### 0

## How will we know we are successful?



**4300** street and reserve trees planted annually until all suburbs are at capacity.



**70%** resource recovery from household kerbside collection services.



10

City of Marion (administration) will be carbon neutral by 2030 for its operations.

## The opportunities We can:

- protect and restore our remnant plant and animal species.
- sustainably and innovatively manage our water.
- plant trees to cool our streets.
- adopt innovative initiatives for recycling and waste reduction.
- provide opportunities for the community to connect to nature.
- reduce our carbon emissions for council-owned buildings.
- mitigate the impacts of climate change on council infrastructure.

#### The challenges

- Tree canopy loss across the city due to tree loss on private land.
- Management of natural resources through climate change and infrastructure requirements of an increasing population.
- Urban heat pockets across the city.
- · Limited soft plastic recycling options.
- Digitally connected society, with disconnection to nature.
- Impacts of climate change on council infrastructure.





## How we will get there?

Priority 1: Protecting and restoring   Strategy	Council's role*
S1 – Maximise tree planting and green spaces to cool and green the city, with a particular focus on exploring opportunities for new open space	Provider
S2 - Maximise our tree canopy with a focus on character, diversity, safety, and climate resilience.	Provider
S3 - Expand biodiversity and natural landscaping across the city, with a focus on the protection and restoration of remnant and threatened species and ecosystems.	Provider
S4 – Pioneer new methods in the sustainable management of water through water-sensitive urban design, water recycling, and the provision of water for the environment.	Provider
S5 - Minimise waste, maximise resource recovery and build a circular economy, through our services and support to organisations and the community.	Facilitator and Provider
Priority 2: Connecting to the natural environment   Strategy	Council's role
S6 - Create attractive, vibrant, useable local spaces.	Provider
S7 - Provide opportunities for the community to connect with nature, learn about our natural environments, and promote innovative and sustainable living through education and events.	Provider, Partner & Advocate
about our natural environments, and promote innovative and sustainable living	Partner &
about our natural environments, and promote innovative and sustainable living through education and events.  S8 Explore partnerships with Aboriginal and, or Torres Strait Islander People to	Partner & Advocate
about our natural environments, and promote innovative and sustainable living through education and events.  S8 Explore partnerships with Aboriginal and, or Torres Strait Islander People to learn and share traditional land management practices.	Partner & Advocate  Partner
about our natural environments, and promote innovative and sustainable living through education and events.  S8 Explore partnerships with Aboriginal and, or Torres Strait Islander People to learn and share traditional land management practices.  Priority 3: Building resilience to climate change   Strategy  S9 - Build resilience to climate change through achieving energy efficiencies and	Partner & Advocate  Partner  Council's role  Facilitator &
about our natural environments, and promote innovative and sustainable living through education and events.  S8 Explore partnerships with Aboriginal and, or Torres Strait Islander People to learn and share traditional land management practices.  Priority 3: Building resilience to climate change   Strategy  S9 - Build resilience to climate change through achieving energy efficiencies and low greenhouse emissions to create a healthy environment.  S10 - Support the community's carbon emission reduction through investing in infrastructure, such as electric vehicle recharge stations, and implementing	Partner & Advocate  Partner  Council's role  Facilitator & Advocate  Provider, Partner &

<sup>\*</sup>Please see page 18 for role definitions

# Community



## Community's vision

We are a friendly, inclusive, and connected community, where everyone belongs.



#### How will we know we are successful?

Over **80%** of the community rate City of Marion as a 'friendly' and 'welcoming' icity, where they report a sense of 'belonging' through the Community Satisfaction survey.



Innovative engagement approaches are  $oldsymbol{igoplus}$  used, to listen to our community, noting increases in participation.



12

Over **80%** of residents report they are experiencing improved 'quality of life' because of participation in our programs.





#### The opportunities We can:

- welcome new community members.
- · celebrate diversity.
- listen to the community.
- partner with Aboriginal and, or Torres Strait Islander People.
- strengthen networks of support.
- · improve quality of life.
- value contribution.

#### The challenges

- Planning for a forecasted growing population and increased demand for services.
- · An increase in vulnerable populations; those needing assistance with core activities, those experiencing social isolation, and an ageing population.
- · A decline in volunteering.

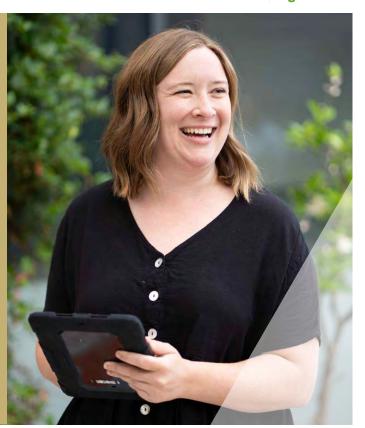
## How we will get there?

Priority 1: A welcoming and friendly city   Strategy	Council's role*
C1 – Deliver targeted, vibrant, and welcoming events, programs and initiatives that bring all people together in person, celebrate culture and heritage, promote healthy lifestyles, build community, and support quality of life outcomes.	Provider and faciliator
C2 - Promote the City of Marion as a friendly and vibrant city to live, work and play by integrating a friendly approach to customer service and encouraging friendly initiatives.	Advocate
Priority 2: Strengthening networks of support   Strategy	Council's role
C3 - Provide the community with the opportunities, tools, resources, services, and programs they need to strengthen neighbourhoods.	Provider & Facilitator
C4 – Create innovative in person opportunities to counteract social isolation and strengthen support networks in and between targeted populations e.g. younger and older people.	Provider & Facilitator
C5 - Partner with Aboriginal and, or Torres Strait Islander People through genuine relationship building, learning, promoting reconciliation, and celebration of culture.	Partner
C6 - Support the business community by encouraging new opportunities, connection, information, education, promotion, and advocacy.	Provider, facilitator and advocate
Priority 3: Improving quality of life   Strategy	Council's role
C7 - Use data to identify and prioritise target populations and facilitate partnerships and initiatives to improve quality of life.	Advocate, provider and facilitator
C8 – Children aged 0-5 are given opportunities for the best start in life through strengthened support networks & targeted initiatives.	Facilitator
C9 - Ageing populations are connected to the delivery of services to age well at home and improve quality of life.	Partner
C10 – The community are supported to maintain their compliance to environmental health requirements through partnerships and the adoption of innovative and accessible education practises.	Advocate, provider and facilitator
C11 – Partner to support community access to affordable, healthy food.	Partner
Priority 4: Valuing contribution   Strategy	Council's role
C12 – Ensure we listen to the community on the matters that affect them, using innovative engagement approaches.	Facilitator
C13 – Provide a variety of accessible, contemporary communication methods and integrated services at our venues.	Advocate, provider and facilitator
C14 – Children and young people are valued as active citizens and have meaningful opportunities to shape the future of the city.	Facilitator and partner
C15 - Create innovative and inclusive opportunities for everyone to make a positive contribution to the community through volunteering.  *Please see page 18 for role definitions	Advocate, provider and facilitator

# Our organisation

## Community's vision

partner for the benefit of our cost-effective services, reliably



How will we know we are successful?



Employee retention rate over 85%



Asset renewal funding ratio between **90-100%** 



A balanced or better funding s position over the 10-year term of council's Long Term Financial Plan.





Priority 1: Core services done well   Strategy	Council's role
O1 - Provide high-quality, cost-effective infrastructure and services.	Provider
O2 - Renew and upgrade existing assets over time and maintain future asset maintenance objectives.	Provider
Priority 2: Continuous Improvement   Strategy	Council's role
O3 - Foster innovation, imagination, and collaboration with best practice tools to inspire continuous improvement through improvements in efficiencies and effectiveness of processes.	Provider
O4 - Support customer focussed configuration to support work areas to leverage technology to improve services and deliverables.	Provider
O5 - Develop capability for data-driven and evidence-based decision-making to improve our services.	Provider

14 City of Marion Draft Strategic Plan 2024-2034

## How we will get there?

110W W	e will get there.
Priority 3: Our people   Strategy	Council's role
O6 - Utilise best practice frameworks that enhance the employee experience while balancing efficient and effective service delivery. This will focus on attraction and retention, leadership capability conditions of employment, resource planning, and a safe, inclusive, and engaged culture.	Provider and facilitator
O7 –Build capacity of employees, volunteers, and elected Council Members by providing relevant training.	Engage external providers
Priority 4: Sustainable financial management   Strategy	Council's role
O8 - Manage our resources in a financially sustainable way and make provision in council's Long-Term Financial Plan to continually support and ensure uninterrupted council services.	Provider and facilitator
O9 - Financial decisions are made by weighing up public value, evidence, benefits, risks, opportunities, and costs.	Provider
Priority 5: Bold, innovative and progressive   Strategy	Council's role
O10 – Leverage emerging technology.	Provider
O11 – Staff are given time and encouragement to be innovative.	Provider
O12 - Design services, facilities, and resources around the current and future needs of the community by using data to develop initiatives to improve community outcomes.	Facilitator
O13 - Proactively manage Council's Risk Management Framework to effectively manage risk and opportunity.	Facilitator
Priority 6: Partnerships   Strategy	Council's role
O14- Deliver our strategic projects in alignment with an Enterprise Project Management Framework. Balance best practice, due diligence, and efficiency to realise maximum benefits and optimum outcomes in the delivery of projects for the City of Marion.	Provider
O15- Build risk maturity across the organisation through training and initiatives.	Facilitator
O16 - Work with local, state, federal, private, and not-for-profit partners to deliver strategic outcomes that progress council's strategic directions, and advocate for changes that will benefit our community.	Partner
Priority 7: Listening to our community   Strategy	Council's role
O17- Partner with the community to achieve outcomes.	Provider
O18 – Focus on providing a great customer experience.	Provider
019 – Be responsive and proactive to our customers including the bridging of technological gaps.	Provider
O20 – Effectively communicate the decisions of Council.	Provider
021 - Design services, facilities, and resources around the needs of the community by using cost: benefit analysis and data to develop initiatives to improve community outcomes.	Provider
O22 - Measure success through community satisfaction, against the strategic plan.	Provider

## Council's Values

Our Values inform what is important in how we deliver for our community. They aspire towards a consistent standard that can be expected from all who engage with the City of Marion.



• Responsive and proactive

• Dedicated to a great customer experience

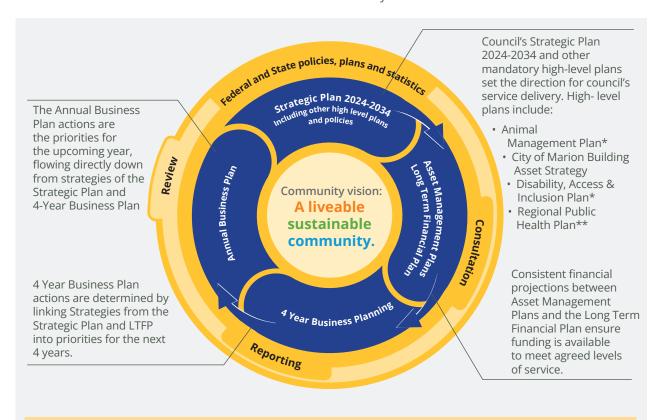
community

16

## Council's Strategic Management Framework

The inner blue wheel within the framework provides a clear line of sight between the City of Marion Strategic Plan 2024-2034, and other high-level plans, which lead through to inputs into council's Asset Management Plans and Long-Term Financial Plan, actions of the 4 Year Business Plan and Annual Business Plan. The outer yellow wheel shows the key inputs into planning, decision-making, and accountability.

Alignment allows Council to be well-positioned to make informed decisions and achieve the best outcomes for the community.



Federal and State public policy

(including the State Government's State Planning Policies and Greater Adelaide Regional Plan) is legislatively required to be considered and informs the development of council's Strategic Plan, ensuring alignment with both local and higher government priorities.

**Consultation** with the community and partners is a key component to inform council's decision-making.

**Reporting** of council's progress occurs through the delivery of its Annual Report, which is linked to measures of the Strategic Plan.

**Review** processes outcomes from council's Customer Satisfaction Survey and the Chief Executive Officers KPI's, aiming to continually monitor progress.

\*Plans are legislative requirements of council under the Local Government Act 1999.

\*\* The Regional Public Health Plan is currently under development as a stand-alone plan.

## How we developed this Plan

In 2023, Council started a two-month community engagement campaign called 'Toward 2040... together' to understand community aspirations and shape a new Community Vision.

Key stakeholders included people who live, work, study, visit, own a business in the council area, or partner with council.

The two-month campaign ran from October to December 2023. Council received 772 responses.

The feedback council received helped set the strategic directions that underpin underpin this Plan.







City of Marion Community Consultation on the Draft Strategic Plan, 2023.



#### What the community told us:

The community has told council that they would like a green, sustainable, safe, and liveable city that is accessible, inclusive, friendly, walkable, and socially connected. What's important is that council focus on core services, increasing tree canopy, environmental protection, more walking and cycling paths, addressing traffic congestions and street parking, adopting innovative recycling initiatives and improving community well-being. In short, a place for all, where people and nature thrive. The full Community Consultation can be found here: marion.sa.gov.au/strategic-direction.

#### Role definitions

To support the delivery of the strategic priorities in this plan, council will undertake the following roles:

Advocate	We act as a representative on behalf of our communities, giving a voice to their aspirations and needs. We will call on other stakeholders and levels of government and business for regulatory reform and changes to policy, practises and services, for the benefit of our city and its communities.
Provider	We provide a range of infrastructure, facilities, programs and services for the benefit of our city and its communities. Through legislation, we are required to provide and perform duties for the geographical area.
Facilitator	We bring stakeholders together and act as the lead organisation to work together towards common goals and defined roles to improve the quality of life of the community.
Partner	We work with communities and stakeholders toward common goals, with defined roles.

**City of Marion** Draft Strategic Plan 2024-2034

A great place to *live* 



Council Members reviewed

on community feedback.

the community feedback and

developed a draft Community

Vision and priority areas based

January 2024

#### **Engagement process**



The Toward 2040..Together Community Engagement campaign was conducted. This comprised focus groups, pop-ups sessions at libraries and community centres, and a survey available online and in hardcopy.

## January to April 2024

Council staff reviewed Council member feedback, community feedback, and other council-endorsed plans to refine draft strategies for Council's consideration.

#### February 2024

Council commenced development of the Draft Strategic Plan.

#### March 2024

Council approved the release of the Toward 2040... Together Community Engagement Report.

#### June to July 2024

Council members further considered and refined the draft Plan at Council Member Forums and refined the Vision to 10 years (rather than out to 2040).

#### July 2024

Council endorsed the Draft Plan to be released for a 21-day community consultation period.

#### August 2024

Scheduled - Council to review community feedback and endorse final Plan.

## Our Council

The Council is mandated under Section 122 of the *Local* Government Act 1999 (SA) to update its Strategic Plan within two years of a newly elected council. With the next council election scheduled for 2026, the following review of the Strategic Plan will occur by 2028.





8375 6600





@CityofMarion





marion.sa.gov.au



council@marion.sa.gov.au

#### Attachment 2

Amendments to the Draft Strategic Plan 2024-2034

Removal of references to a Vision to 2040- Council Members advised the Vision will be a 10 year plan.	Requested by Council Members at 2 July Forum
Inclusion of 'Urban Infill' within the Liveable challenges section	Requested by Council Members at 2 July Forum
Addition of 'Advocate to the State Government on how and where we grow housing and population	Requested by staff to balance the urban infill challenge addition
Removed 'we can' at the start of each opportunity	Requested by Council Members at 2 July Forum
Inclusion of 'Climate Change' within the Sustainable theme opportunities and challenges section	Requested by Council Members at 2 July Forum
Strategy L7 replaced 'community hearts' with 'community hubs'	Requested by Council Members at 2 July Forum
Strategy O1 amended as requested by Council Members to focus on high quality, cost effective 'infrastructure and services'	Requested by staff to balance the urban infill challenge addition
Strategy O2- amended wording to include Renew and upgrade existing assets over time and 'maintain future asset management objectives'	Requested by Council Members at 2 July Forum
Strategy O4- removed former reference to 'business' and replaced with 'Work Areas' to avoid confusion for staff	Requested by staff to ensure there was no confusion for staff.
Strategy O7- Reworded to include training for employees, volunteers, and elected Council Members (formerly worded only Council Members)	Requested by Council Members at 2 July 2024 Forum
Strategy O16- removed the wording goals of the strategic plan and replaced with 'council's strategic directions'	Requested by staff to ensure consistency of internal language to be 'strategic directions'.
Replacement of the word 'Kaurna' and 'First Nations' with 'Aboriginal and, or Torres Strait Islander People'	Requested by staff as it aligns to the protocol



#### 12.3 Local Government Finance Authority AGM - Council Representative Nomination

**Report Reference** GC240723R12.3

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 nominate a Council Representative for the Local Government Finance Authority (LGFA) Annual General Meeting (AGM) 2024.

#### **EXECUTIVE SUMMARY**

The LGFA Annual General Meeting will be held on Friday, 22 November 2024 at the National Wine Centre. This meeting will coincide with the Annual General Meeting of the Local Government Association of South Australia (LGA).

Section 15(1) of the Local Government Finance Authority of South Australia Act 1983, provides that:

"Every council is entitled to appoint a person to represent it at a general meeting of the Authority."

As the meeting of the Local Government Association of South Australia will also be held on the above day, it is suggested that the same person be appointed to represent Council at the Association (LGA) and the Authority (LGFA). A report requesting the nomination of a Council Voting Delegate and Proxy Delegate for the LGA Annual General Meeting will be presented to Council at the General Council meeting on the 27<sup>th</sup> of August 2024.

The standard practice has been for the Mayor or Deputy Mayor to undertake these duties as voting delegate.

#### RECOMMENDATION

#### That:

1. The nominated Council Representative for the Local Government Finance Authority Annual General Meeting 2024 is XX

#### **ATTACHMENTS**

1. LGFA AGM - Appointment of Council Representative [12.3.1 - 1 page]

#### **Appendix 1**



#### APPOINTMENT OF COUNCIL REPRESENTATIVE

# LOCAL GOVERNMENT FINANCE AUTHORITY OF SOUTH AUSTRALIA 2024 ANNUAL GENERAL MEETING

I advise that Mayor / Councillor / Officer / or any other person is appointed council representative to the Local Government Finance Authority of South Australia.

Council Name	
Council Delegate (Full Name)	Mayor / Councillor / Officer
Delegate Home Address	
Delegate Email Address	
Name of	
Chief Executive Officer	
CEO Email Address	
Signature of	
Chief Executive Officer	

Please return completed Appointment of Council Representative Form to <a href="mailto:admin@lgfa.com.au">admin@lgfa.com.au</a> by CLOSING DATE: **Friday 23 August 2024** 

(or post to Local Government Finance Authority of SA, Suite 1205, 147 Pirie Street, Adelaide SA 5000)



#### 12.4 Scouts SA Cumbria Court

Report Reference GC240723R12.4

Originating Officer Team Leader Property – Henry Mathews

Corporate Manager Manager City Property - Mark Hubbard

General Manager City Development - Tony Lines

#### REPORT OBJECTIVE

The objective of this report is to provide Council with a further update in relation to a proposed lease to Scouts SA for 1 Cumbria Court Mitchell Park following Council's resolution at the 27 February 2024 General Council Meeting.

#### REPORT HISTORY

Report Reference Report Title

GC240227R7.1 Adjourned Item – Outcome of EOI – FitzJames Building

GC240423R Scouts SA – 1 Cumbria Court

GC230627R 1 Cumbria Court, Mitchell Park

#### **EXECUTIVE SUMMARY**

At the 27 February 2024 General Council Meeting, Council resolved to grant a new 5-year lease to Huntingtons Australia for the use of the Fitzjames Building at Glandore, and to offer Scouts SA the opportunity to lease 1 Cumbria Court Mitchell Park.

Scouts SA was provided to the end of March 2024 to advise its interest in Cumbria Court noting that it would be responsible for all costs relating to any capital works required for its use of the building. Scouts SA has since formally notified Council within the required timeframe that it is interested in pursuing a lease of 1 Cumbria Court and has engaged an urban planner to submit building and planning applications.

A report was presented to the 23 April 2024 General Council Meeting, noting that a further report for decision would be presented to the 23 July 2024 General Council Meeting.

Scouts SA has been granted Planning Approval for a change of use (from *Community Hall* to *Community Facility and Associated Storage*), however, still needs to obtain Building Rules Consent prior to Development Approval being granted.

Council staff have written to the Minister for Education seeking consent to a sub-lease of the portion of land leased from the Minister, and to a change in the permitted use contained in the lease. Department for Education staff initially advised that they did not envisage an issue with this, however a formal decision would likely take 3 months. They have since advised that while they cannot foresee an issue with the consents being granted, they will only formally request the Minister's consent when Development Approval has been granted, and Council has made a formal resolution to lease to Scouts SA when any Development Approval requirements have been obtained.



#### RECOMMENDATION

#### **That Council:**

 Notes that subject to Development Approval having been granted for Scouts SA use of 1 Cumbria Court, a further report will be presented to a General Council Meeting on or before 24 September 2024 to seek a decision regarding the formal grant of lease to Scouts SA.

#### DISCUSSION

#### 1. Background

At the 27 February 2024 General Council Meeting it was resolved to grant a new 5-year lease to Huntingtons Australia for the use of the FitzJames Building at Glandore, and to offer Scouts SA the opportunity to lease 1 Cumbria Court as per the resolution below:

#### That Council:

Option 3 – Grants a Lease to Huntingtons Australia over FitzJames Building and offer Scouts SA a Lease over 1 Cumbria Court

- Grants a 5-year lease to Huntingtons Australia at a rent of 7% of the market rent of \$56,800.00 ex GST and outgoings (\$3,976.00 ex GST and outgoings)
- And
  - Offers Scouts SA the opportunity, open until the end of March 2024, to lease 1 Cumbria Court, Mitchell Park for a term of 5-years at a rent of 7% of the market rent of \$32,100 (\$2,247.00 ex GST) plus outgoings
  - b. Advise Scouts SA that they would be responsible for obtaining any required statutory approvals for any change of use required and would be responsible for all costs for any capital upgrades required to the building as a result of the change of use and their intended use
  - c. Writes to the Minister for Education to seek their consent to a change of permitted use for the leased portion of 1 Cumbria Court, and also to a sub-lease of this portion to Scouts SA.
  - d. Requires a further report to be presented to Council should Scouts wish to proceed with a lease of the building, and following the conclusion of any community engagement process in relation to the term of the lease, to consider whether to rescind the resolution of 27 June 2023 to demolish the building.
  - Includes a special condition in any lease with Scouts SA that requires them to maintain the
    outside and inside of the building in a clean and tidy manner, and requests that staff ensure
    compliance to that.
- Notes that the demolition of the building at 1 Cumbria Court, Mitchell Park in accordance with Council's resolution of 27 June 2023 (GC230627) will be put on hold pending negotiations and discussions with Scouts SA and the outcomes of any community engagement process.
- Notes that should Scouts SA decline the potential proposal to lease 1 Cumbria Court Mitchell Park, then the demolition of the building will progress in accordance with the existing Resolution of Council.

At the 23 April General Council Meeting, it was further resolved 'That Council notes that a further report for decision will be presented to the 23 July 2024 General Council Meeting'.

In accordance with the resolutions of Council:

- a. Huntingtons Australia has executed a new 5-year lease agreement for the use of the FitzJames Building.
- b. Scouts SA has been offered the opportunity to lease 1 Cumbria Court, Mitchell Park for a term of 5 years at a rent of 7% of the market rent (\$2,247.00 ex GST) plus outgoings per annum.



- c. Scouts SA has been advised that it would be responsible for obtaining any required statutory approvals for any change of use required and would be responsible for all costs for any capital upgrades required to the building as a result of the change of use and its intended use.
- d. Scouts SA advised Council within the required timeframe that it wished to pursue a lease of 1 Cumbria Court and that it was engaging an urban planner to submit planning and building applications.
- e. A further report was presented to the 23 April 2024 to provide an interim update.

#### 2. Further Actions

- a. Scouts SA has been advised by Council's planning team that Planning Approval has been granted for change of use from 'Community Hall' to 'Community Facility and Associated Storage for the Purposes of Scouts SA'. Scouts SA has advised it have sought the change because the main intention is to create and store sets and props in the premises.
- b. Scouts SA needs to obtain Building Rules Consent prior to a Development Approval being granted, however has verbally advised that they are not looking to undertake any changes to the building but may look at replacing the roof (noting that this will need to be at their cost).
- c. Council staff have written to the Minister for Education seeking consent to a sub-lease of the portion of land leased from the Minister, and to a change in the permitted use contained in the lease. Department for Education staff initially advised that they did not envisage an issue with this, however a formal decision would likely take 3 months. They have since advised that while they cannot foresee an issue with the consents being granted, they will only formally request the Minister's consent when Development Approval has been granted, and Council has made a formal Resolution to lease to Scouts SA.
- d. Subject to Development Approval having been granted, a further report will be presented on or before the 24 September 2024 General Council Meeting to seek formal consent from Council to grant the lease, which will be conditional on:
  - i. An undertaking that any conditions of the Development Approval will be complied with at the cost of Scouts SA.
  - ii. Ministerial consent being obtained for the change of permitted use of the leased area from the Minister.
  - iii. Ministerial consent for Council to sub-lease the area leased from the Minister to Scouts SA.
  - iv. A further separate decision of Council to rescind its earlier resolution to demolish 1
     Cumbria Court.
- e. Council staff will then ask Department for Education staff to request the formal consent of the Minister to the change of permitted use of the leased area, and the grant of the sublease of the leased area to Scouts SA.
- f. A further separate report will need to be presented to Council when Ministerial consent has been granted, and a conditional lease has been signed by Scouts SA to seek a rescission of Council's earlier resolution to demolish 1 Cumbria Court.

#### 3. Summary

Staff have progressed the decisions of Council from the 27 February 2024 and 23 April 2024 General Council Meetings. A further report will be presented to Council for a decision regarding the formal grant of lease to Scouts SA and a further separate report will be presented seeking a rescission of Council's previous resolution to demolish 1 Cumbria Court when there is a



conditional signed lease in place with Scouts SA.

#### **ATTACHMENTS**

Nil



### 12.5 Asset Management Plans - endorsement for public consultation

**Report Reference** GC240723R12.5

Originating Officer Unit Manager Asset Solutions – Brendon Lyons

Lundborg

General Manager Acting General Manager City Services - Brian Green

### REPORT OBJECTIVE

The purpose of this report is to provide the following Tranche 2 Asset Management Plans (AMPs) together with their respective Snapshots for Council endorsement to progress to public consultation:

- Draft City of Marion Coastal Walkway AMP
- Draft City of Marion Open Space AMP

### REPORT HISTORY

Report Reference Report Title

FRAC240604R7.1 2024 Asset Management Plans – Tranche 2

### **EXECUTIVE SUMMARY**

AMPs are updated every four years and issued for public consultation in line with the requirements of the Local Government Act.

The Tranche 2 AMPs of this report were presented to the Finance, Risk, and Audit Committee (FRAC) on 04 June 2024. Design draft AMPs have been produced from the versions taken to FRAC and are provided in this report together with their respective Snapshots.

Tranche 1 AMPs are at final endorsement stage with the Tree AMP previously endorsed by Council on 12 March 2024. Tranche 3 is in development and due for completion in the coming weeks.

The Tranche 2 AMPs align with council's strategic documentation, the endorsed Annual Business Plan and Budget for 2024-25 and the Long-Term Financial Plan (LTFP). Feedback on these AMPs will be considered with final versions of the Tranche 2 AMPs to be presented to Council for endorsement on 22 October 2024.

Asset valuation data that is currently not available for the Coastal Walkway AMP and will be included prior to the public consultation period.

### RECOMMENDATION

### **That Council:**

- 1. Endorses the Draft City of Marion Coastal Walkway Asset Management Plan (and respective snapshot) for public consultation (Attachments 1 & 2).
- 2. Endorses the Draft City of Marion Open Space Asset Management Plan (and respective



### snapshot) for public consultation (Attachments 4 & 5).

### DISCUSSION

The AMPs are aligned with council's vision, and key strategic documentation, and are to be consistent with the Long-Term Financial Plan (LTFP). The AMPs are classified as strategic management plans of Council as defined under Section 122 of the Local Government Act (the Act) and fulfil the requirements of this Section.

Section 122 (6) of the Act requires the AMPs be provided for public consultation. This requirement is also outlined in Council's Public Consultation Policy and Public Consultation Procedure.

AMPs are updated on a 4-year cycle corresponding to the requirement of Section 122 (4) to undertake a comprehensive review within 2 years after each general election of Council. On that basis the nine AMP updates are to be completed and endorsed by council by November 2024.

### Finance Risk and Audit Committee Review

Developed in conjunction with the relevant Asset Owners, the Asset Steering Committee undertook an initial review before being presented to the FRAC. The AMPs were reviewed and endorsed by the FRAC on 04 June 2024 to take to General Council seeking endorsement to take to public consultation. At this meeting, the content of the AMP was provided without the design input, with a focus on quality content. The design draft versions included in this report include the additional imagery and styling that form part of the design draft AMPs. Feedback from the FRAC has been incorporated into the design draft AMPs presented here. It should be noted that the valuation data for the Coastal Walkway AMP is being evaluated in July 2024 and will be included in the AMP prior to the public consultation timeframe.

### Planned AMP delivery

The AMPs are being produced in the following stages:

- Tree AMP final endorsement achieved 12 March 2024.
- Tranche 1 Artworks, Culture & Heritage; Stormwater; and Fleet, Plant & Equipment seeking final endorsement at the 23 July 2024 General Council Meeting.
- Tranche 2 Open Space; and Coastal Walkway seeking final endorsement at the 22 October 2024 General Council Meeting.
- Tranche 3 Buildings & Structures; Transport; and Water Treatment & Resources seeking final endorsement at the 26 November 2024 General Council Meeting.

### Changes from the 2020 AMP update

This iteration of the AMPs has the following inclusions not seen in the previous update:

- a more expansive Executive Summary
- a list of planning documents used to inform the AMP
- details of stakeholders and their roles in the development of the AMP
- an outline of how the AMP is aligned to the strategic objectives of Council
- a summary of customer events (where available) from the previous two years
- a Climate Change adaptation review and commentary on resilience management
- the removal of asset renewal ratio as a metric as directed by Finance.



### **Public Consultation**

Community and stakeholder engagement on the design draft AMPs and associated snapshots included in this report is planned from 8 August 2024 until 29 August 2024. The AMPs will be available for comment on the 'Making Marion' website. Notices will also be placed on social media and in community and business newsletters directing readers to Council's website. Any feedback from the public consultation process will be considered and will inform the AMPs to be presented for Council's endorsement at the 22 October 2024 General Council meeting.

### **ATTACHMENTS**

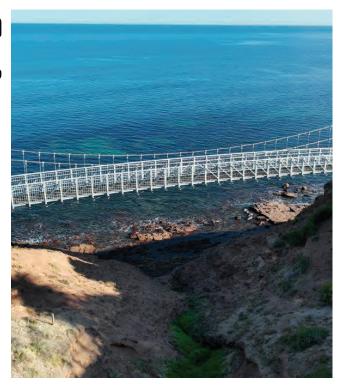
- CoM Asset Management Plan Coastal Walkway 24-34 Snapshot Consultation [12.5.1 2 pages]
- 2. CoM Asset Management Plan Coastal Walkway Draft 03 [12.5.2 37 pages]
- 3. Community Engagement Plan Coastal Walkway AMP [12.5.3 11 pages]
- 4. CoM Asset Management Plan Open Space 24-34 Snapshot Consultation [12.5.4 2 pages]
- 5. CoM Asset Management Plan Open Space Draft 03 [12.5.5 38 pages]
- 6. Community Engagement Plan Open Space AMP [12.5.6 11 pages]

# Snapshot: Coastal Walkway Asset Management Plan

The Coastal Walkway within the City of Marion is a part of the State Government 70km linear park initiative along Adelaide's metropolitan coastline. It contributes to the liveability of communities and attracts visitors.

### What we are delivering

The Coastal Walkway asset management plan has been developed to improve council's long-term strategic management of the assets and to ensure the levels of service are sustained.



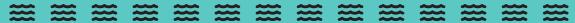
### Council currently manages







Replacement value: \$16.1m



City of Marion aim to provide a well maintained, and connected pathway fit for a coastal environment and which the community and visitors share valued experiences.

Average annual operating costs: \$261,850

Average annual capital costs: \$1,190,480

### Community assets

- · Pathways, steps, kerb ramp
- Bridges, viewing platforms fencing
- · Signs, drinking fountains, bins

### Future demands

- Increased population with greater expectations on walkway features and walkway utilisation.
- Greater information on the asset through use of technology to aid in reporting and decision making.

### Risk management

Risks are identified, evaluated, and controlled to ensure continuity of the service in the medium term.

## Community levels of service

Condition

Target: All assets to be in good operating condition.

### **Current performance and next steps:**

Fair to good overall condition with inclusion of new suspension bridges. Improve our knowledge and implement the planned renewal of infrastructure.

LUnction

Target: Assets are fit for purpose.

### **Current performance and next steps:**

Continuation of the upgrade and renewal projects ensures the walkway remains very good functionally.

# Capacity



Target: Assets to have the capacity to operate effectively.

### **Current performance and next steps:**

Some areas are yet to be built to current endorsed standards and these are planned for in the Asset Management Plan.

e esilience Assets are resilient to the effects of climate extremes.

### **Current performance and next steps:**

Good performance with an awareness of surge events affecting the coastline through erosion and corrosion of steel components. Possible impact to utilisation with extreme heat.

Asset Management Plan period: 2024-2034

We will optimise our spending through better asset management to deliver community levels of service in the most affordable and efficient way. A great place to live

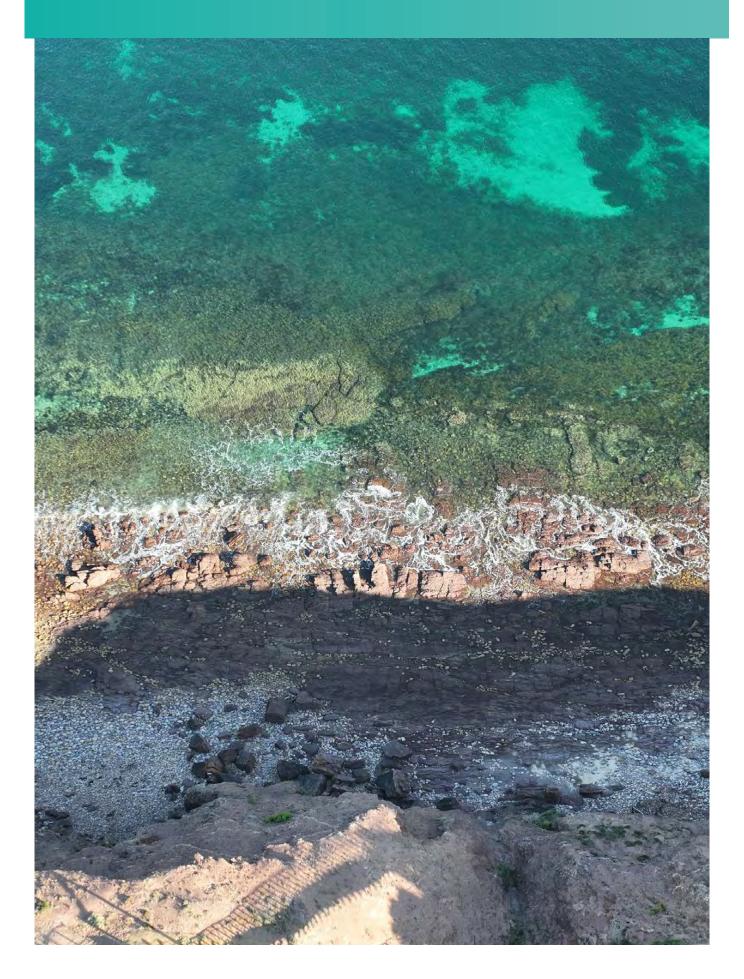
# City of Marion Asset Management Plan 2024-2034

# Coastal Walkway

A great place to *live* marion.sa.gov.au







GC240723 - General Council Meeting - 23 July 2024

# Contents

Executive summary	4
Purpose of the plan	4
State of council's Coastal Walkway assets	4
Service levels	5
Future demand	5
Lifecycle management	6
Improvement	7
Introduction	8
Background	8
Planning documents	9
Key stakeholders	10
Levels of service	11
Strategic and corporate goals	12
Legislation	13
What our community values Community levels of service	14 15
Technical levels of service	16
Service standards	17
Future demand	18
Demand management plan	18
Climate change adaptation	19
Lifecycle management	20
Preliminary information	20
Asset performance	23
Operations expenditure (OpEx)	27
Operations expenditure (OpEx)	29
Capital Expenditure (CapEx)	29
Risk management	31
Critical assets	31
What we cannot do	31
Financial summary	32
Financial sustainability	32
Forecast outlays for the Long Term Financial Plan	32
Valuation forecasts	34
Key assumptions in financial forecasts	34 35
Forecast reliability and data confidence Monitoring and review	35
Improvement plan	36
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# **Executive summary**

### Purpose of the plan

The purpose of the Coastal Walkway Asset Management Plan (AMP) for City of Marion (CoM) is to improve council's long-term strategic management of the Coastal Walkway assets to ensure the current and future Levels of Service are sustained. The plan defines the state of the Coastal Walkway assets and considers future requirements and risks together to inform the optimum lifecycle management and costs for the next 10 years. The Coastal Walkway AMP is aligned with the Council's Strategic Plan and Long-Term Financial Plan. Data used in this AMP is current as of February 2024 with the Plan monitored annually to make any necessary cost adjustments and is comprehensively reviewed 4-yearly.

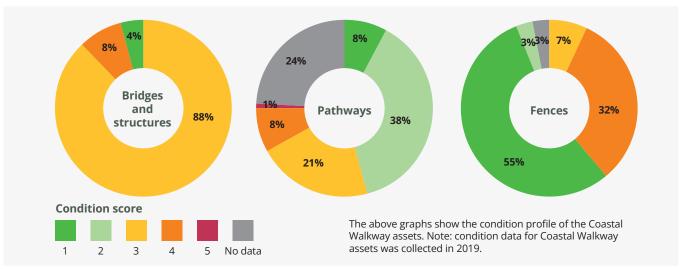


### State of council's Coastal Walkway assets

Asset parameters including quantities, useful life, and replacement value

Asset Sub-class	Asset type	Quantity	Useful life (years)	Replacement value
Bridges, boardwalks, platforms		24	50 years	TBD
Pathways, stairs, steps		5.44 km	20-50 years	TBD
Signage		43	20 years	TBD
Retaining Walls		89 m	50 years	TBD
Kerb Ramps		2	50 years	TBD
Seats		34	25 years	TBD
Fencing		4353 m	30 years	TBD
Coastal Reserve		TBD m2	TBD	TBD
Coastal Stabilising structures		TBD	TBD	TBD
	\$6,453,691			
**Under construction (Cell 5 & 6) sub-total				\$9,700,000
Total				\$16,153,691

<sup>\*</sup>Refer to pages 20-22 for further comments.



City of Marion | Asset Management Plan 2024-2034: Coastal Walkway

### **Service levels**

The customer levels of service are considered in terms of the quality of the asset (condition); whether it is providing the intended service (function); and whether it is over/under utilised (capacity). The table below shows the customer service requirements and how we plan to deliver on that requirement.

Levelof service measure	Customer service requirement	Activities funded to sustain the service requirement
Condition	COM's Coastal Walkway is constructed and maintained to a high quality and safety standard.	The CoM Coastal Walkway is properly designed and constructed, regularly monitored, and maintained to enable infrastructure to be functional as per it's intended use.
Function	CoM's Coastal Walkway is planned, designed, and constructed to align with the Coastal Walkway Plan.	Function is measured using the current network vs what is left to build, while also applying timeframes on when it needs to be built. Tracked against program priorities matrix and expected timeframes.
Capacity	CoM's Coastal Walkway is built to the agreed trail rating standard.	Existing assets not to current standards to be planned and upgraded as per the Coastal Walkway Plan and tracked against expected timeframes.
Resilience	CoM's Coastal Walkway is planned, designed and constructed considering current and future demands.	Maintaining CoM Standards Drawings and technical specifications. Partnerships and trials for new methods, products and techniques in walkway design and construction.

The table below shows the performance of the asset category in relation to its condition, function and capacity. Majority of Coastal Walkway assets are meeting the targets and based on this asset management plan duration, performance of these assets will be improved.

Measure	Current performance	Expected trend based on the buget
Condition	Monitor	90% of assessed assets in very good to fair condition. This will be maintained in this AMP.
Function	On track	90% of assessed assets in very good to fair function. This will be maintained in this AMP.
Capacity	On track	90% of assessed assets in very good to fair capacity. This will be maintained in this AMP.

### **Future demand**

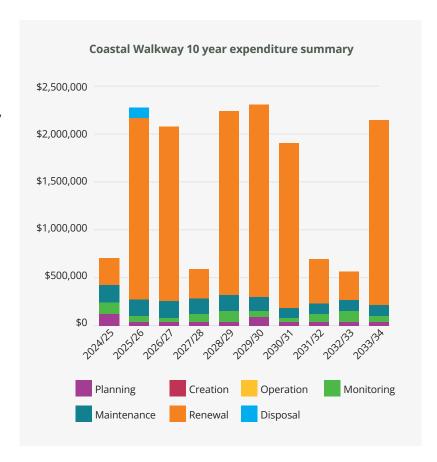
Some of the key factors expected to influence future demand and the impact this will have on the network and assets are shown in the table below and have been accounted for in this AMP.

Demand impact	
Increase in Community requests and a change in community expectations and service levels.	Renewal costs will be adjusted following the review of the Coastal Walkway Plan during 2024/25.
	Service Level Agreement based on risk for operational and maintenance activities.
Increased population density and/or increase utilisation of the Coastal Walkway.	Engineering, Assets and Environment division to identify and resolve risk locations and ensure critical assets are monitored, maintained and renewed.

### Lifecycle management What it will cost

The forecast lifecycle costs necessary to provide the services covered by this AMP include the activities of planning, creation, monitoring, operation, maintenance, renewal, and disposal of assets.

The forecast expenditure of this plan is used to inform the Long-Term Financial Plan – see Figure 2 and below for details. It should be noted that this plan also includes the internal wages to manage planning, design and construction activities.



### Coastal Walkway assets forecast 10-year expenditure for each asset lifecycle phase from 2024/25 to 2033/34

Year	Planning	Creation	Operation	Monitoring	Maintenance	Renewal	Disposal	Forecast Total
2024/25	120,000	0	0	110,500	172,000	260,000	0	\$662,500
2025/26	40,000	0	0	58,000	163,000	1,766,200	100,000	\$2,127,200
2026/27	40,000	0	0	38,000	167,000	1,698,200	0	\$1,943,200
2027/28	40,000	0	0	78,000	150,000	286,400	0	\$554,400
2028/29	40,000	0	0	110,500	153,000	1,794,400	0	\$2,097,900
2029/30	90,000	0	0	58,000	133,000	1,878,400	0	\$2,159,400
2030/31	40,000	0	0	38,000	101,000	1,608,000	0	\$1,787,000
2031/32	40,000	0	0	78,000	105,000	433,200	0	\$656,200
2032/33	40,000	0	0	110,500	100,000	280,000	0	\$530,500
2033/34	40,000	0	0	63,000	102,000	1,800,000	0	\$2,005,000
Total	\$530,000	\$0	\$0	\$742,500	\$1,346,000	\$11,804,800	\$100,000	\$14,523,300



Forecast expenditure	10-year forecast	Average annual cost
Operational Cost (OpEx)	\$2,618,500	\$261,850
Capital Cost (CapEx)	\$11,904,800	\$1,190,480
Total	\$14,523,300	\$1,452,330

The forecast budget is sufficient to provide the services at the required performance levels for open space assets.

### Managing the risk

Risks are managed in accordance with Council's Risk Management Policy and Framework. There are no high-level risks that have been identified for Coastal Walkway assets.

Critical assets have been identified as all bridges within the Coastal Walkway. Any failure of these assets may result in significant consequences to public health and safety and the Coastal Walkway network unserviceable for a moderate duration.

The forecasted budget in this asset management plan allows us to achieve all our service delivery objectives and to monitor and manage the risks accordingly.

### **Improvement**

The Improvement Plan sets forward future activities that are required to ensure the asset management of Coastal Walkway assets are maturing. These initiatives have been included in the forecast budget and include:

- Improve the completeness and accuracy of condition data for coastal walkway assets.
- Add coastal reserves and coastal protection structures to formal management plans and align service levels with Coastal Walkway Plans.
- Integrate consistent asset structures terminology across Finance, Asset Management Information Systems (AMIS), and AMPs.



# Introduction

### **Background**

The Coastal Walkway AMP provides information on the state of the coastal walkway assets and their capability to meet the levels of service and demand requirements in a safe, cost effective and sustainable manner for the following 10 years. In delivering the service, risks are identified and managed so that a balance is achieved between achieving the desired performance of the asset, against the cost of providing the service.

This AMP complies with the requirements of Section 122 of the *Local Government Act 1999*; and is an input for CoM's Long-Term Financial Plan. Information contained in this plan is current as of February 2024.

The assets under management of the Coastal Walkway AMP are shown on the right.

The Coastal Walkway assets included in this plan have a total replacement value of \$16,153,691, as per pages 20-21.

Asset sub-class	Asset type
Barrier continuous	Barrier, fence, handrail
Barrier Point	Bollard, locking post
Bridges and structures	Coastal walkway structures - beam, stairs, viewing platform
Furniture and ancillary	Bicycle fitting, drinking fountain, reserve shelter, seat
Memorials	Commemorative, historical, place marker
Pathways	Kerb ramp, pathway, steps
Recreational area	Play equipment
Retaining walls	Retaining wall, sleepers, standard
Signs - guide	Direction and location
Signs - open space	Education, Information, regulatory by-law
Signs - regulatory	Traffic instruction
Waste collection point	Dog bag dispenser, wheelie bin

### **Planning documents**

Documents from the CoM's Strategic Management Framework together with other asset specific strategic documents were used in the development of this AMP and are shown below.

### **CoM policies**

- · Environment Policy
- Climate Change Policy
- Open Space Policy
- Tree Management Policy
- Streetscape Policy

### **State Government documents**

- Adelaide Metropolitan Coastal Park Concept Plan (2001)
- The 30-Year Plan for Greater Adelaide (Plan SA)

### CoM plans, guidelines, frameworks

- Coastal Walkway Plan
- Hallett Cove Creeks Stormwater Management Plan
- · Open Space Framework/Plan
- Streetscape Design Guidelines
- Biodiversity Plan
- Coastal Climate Change Monitoring Plan

### Other documents

- Local Government Association Mutual Liability Scheme
- IPWEA NAMS+ and AMP template
- IPWEA Practise Notes
- International Infrastructure Management Manual 2015 (ISO 55000)
- · Australian Standards

Community Vision Towards 2040 A shared Community Vision innovating a future for the city and its residents

Strategic Plan and Long Term Financial Plan

A suite of plans that focus council's contributions to the Community Vision

**Asset Management Policy** 

A consistent and integrated approach to strategic and sustainable asset management decision making

Asset Management Strategy

Sets a clear direction to meet the evolving service delivery needs of our community - now and into the future

**Asset Management Plans** 

Outline the financial and technical elements for managing assets to support the delivery of services to our community.

**Business Process Manuals** 

Deliver defined levels of service in the most cost effective way throughout the asset management lifecycle.

Asset Management Operational Roadmap Improvement Projects which build organisational capacity and refine processes.



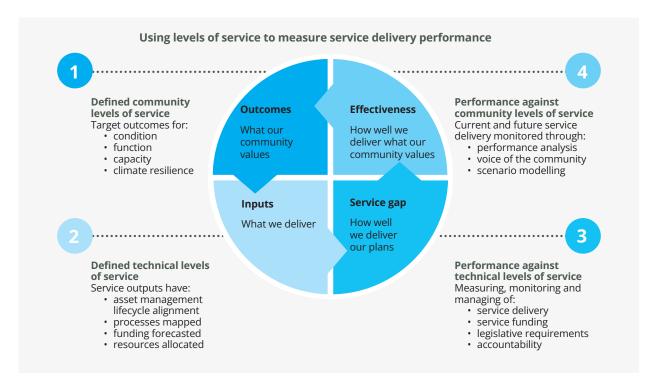
### **Key stakeholders**

Key stakeholder	Role in Asset Management Planning
CoM Council Members	Represent community needs and endorse levels of service and AMPs.
CoM Executive Leadership Team (ELT)	<ul> <li>Allocate resources to ensure the service is sustainable.</li> <li>Ensure risks are managed while meeting objectives of the plan.</li> </ul>
CoM Engineering, Assets, Environment Division	<ul> <li>Asset owner</li> <li>Provide subject matter expertise advice and guidance regarding best practice.</li> <li>Ensures the delivery of services to the agreed level.</li> <li>Ensures the improvement plan is followed and actioned.</li> <li>Manages and reviews risks and future demands.</li> <li>Manages the asset data and asset management system.</li> </ul>
CoM Operations Division	Provides feedback on maintenance activities and resources required to complete the works to achieve the desired performance.
CoM City Activation Division	<ul> <li>Provide subject matter advice and guidance regarding best practice.</li> <li>Delivers major projects outlined in the Asset Management Plan/Coastal Walkway Plan.</li> </ul>
CoM Finance Division	<ul> <li>Provides advice on budget and cost allocations.</li> <li>Allocate budgets according to forecasts and ensure alignment with the Long-Term Financial Plan (LTFP).</li> </ul>
CoM Risk and Strategy Division	Provides strategic advice and guidance. Risk management and future demand advice.
Community	Provide feedback on level of service and offer a source of funding through rates.
State Government	<ul> <li>Provide strategic direction through State endorsed plans, strategies and departments.</li> <li>Can be a source of funding to projects and plans within the Asset Management Plans.</li> </ul>

## Levels of service

Levels of service ensure we meet customer expectations by describing what we deliver. The primary reason assets exist is to deliver services.

Levels of service underpin asset management decisions. Defining and measuring levels of service is a key activity in developing Asset Management Plans. When levels of service are considered collectively, they provide clarity and assist with meeting council's strategic objectives.



When defining levels of service, council takes into consideration:

- the external context, including legislative requirements which may impose minimum standards.
- the internal context including strategic objectives, the availability of resources and financial constraints.
- customer expectations of the quality of service, balanced against the price they are willing and able to pay for that service.

These drivers influence council's decisions about the range, quality and quantity of services provided.





# Strategic and corporate goals

Our purpose: To improve our resident's quality of life; continuously, smartly, and efficiently.

Our community vision: A community that is (L) Liveable, (VN) Valuing Nature, (E) Engaged, (P) Prosperous, (I) Innovative, and (C) Connected.

Coastal Walkway assets aim: To provide the community with a high-quality coastal walking trail and supporting infrastructure that attracts visitors from across the southern Adelaide region.

	Council strategic objective	How the objectives are addressed in the AMP
L1	We will make our services, facilities and open spaces more accessible	The Coastal Walkway has been constructed and continues to be improved to provide a highly valued asset or the community.
VN2	We will build community resilience to the impacts of climate change.	The Coastal Walkway assets have been selected and built using environmentally sustainable products appropriate in a coastal setting. Designs also include future climate and coastal sea level rise predictions to ensure assets are future proofed.
C1	We will provide a variety of options for social interaction	The Coastal Walkway naturally encourages groups to walk or run the walkway for fitness or leisure and with supporting facilities along the route.
C2	We will encourage, where economically feasible, the provision of daily needs of residents within a short walk or bike ride.	Connecting the Coastal Walking Trail with other local paths and across local government boundaries (City of Holdfast Bay and City of Onkaparinga) provides a larger connected network.

### Legislation

The legislation and relevant standards which are most relevant to the development of this AMP are shown in the table below.



Legislation	Relevance to this AMP
Aboriginal Heritage Act 1988	Provides for the protection and preservation of Aboriginal heritage and includes legislation governing the discovery, acquisition, damage or sale of sites, objects, or remains of Aboriginal significance.
Animal and Plant Control (Agricultural Protection and Other Purposes) Act (1986)	An Act to provide for the control of animals and plants for the protection of agriculture and the environment and for the safety of the public, and for other purposes.
AS / NZS 1428.2 Pedestrian and Cycling Paths	Defines national standards for Pedestrian and Cycling Paths.
Australian Accounting Standards	Set out the financial reporting standards relating to the (re)valuation and depreciation of infrastructure assets.
Coast Protection Act 1972	Informs council of need to seek of Coast Protection Board for developments.
Commonwealth Environment Protection and Biodiversity Conservation Act (1999)	Provides a legal framework to protect and manage unique plants, animals, habitats, and places.
Development Act	Regulates development in the State; to regulate the use and management of land and buildings, and the design and construction of buildings; to make provision for the maintenance and conservation of land and buildings where appropriate; and for other purposes.
Disability Discrimination Act 1992, Disability Inclusion Act 2018 and other relevant disability legislation	Sets the standard for accessibility to eliminate, as far as possible, discrimination against persons on the grounds of disability.
Environmental Protection Act 1993	Provides guidelines for protection of the environment; establishes the Environment Protection Authority and defines its functions and powers, amongst other purposes.
Heritage Places Act (1993)	To encourage the sustainable use and adaptation of heritage places in a manner consistent with high standards of conservation practice, the retention of their heritage significance.
Local Government Act 1999	Sets out the role, purpose, responsibilities, and powers of local governments including the preparation of a Long-Term Financial Plan supported by infrastructure and asset management plans for sustainable service delivery.

# What our community values Community feedback

A key objective of asset management planning is matching the levels of service council delivers with the levels of service expectations of our community. Council uses a range of activities to engage with the community and stakeholders such as social media and website, community workshops and meetings, education services and through Elected Members. This ensures that levels of service, funding and management practices proposed for our assets are appropriate.

A community satisfaction survey (CSS) was conducted by CoM in 2022. A range of channels were used to reach out to all groups across the community, including letterbox drop, social media, email, and face-to-face approaches to ensure a wide demographic spread of survey responses. Questions relating to age, gender, and relationship to CoM and suburb were also included to confirm the views were representative of a more balanced demographic spread. The measure calculation methodology remains unchanged from previous years to ensure accurate trend measurement.

The 2022 CoM survey results shows our residents believe that providing and maintaining Coastal Walkway assets are of a high importance, see below.

Performance measure	Satisfied	Importance
Coastal Walkway	88%	90%

The relative gap between the 2 measures of 'Importance' and 'Satisfaction' informs Council of the need to improve our management of Coastal Walkway assets. This AMP sets out a plan to ensure the community satisfaction of Coastal Walkway assets is maintained or improved from the current state.



### **Community levels of service**

Community levels of service detail what is important to our community and how they receive and experience our services.

Building on the National State of the Assets reporting and emerging industry good practice, council considers the following service parameters:

Condition: Does the asset provide a safe and

quality service?

Function: Is the asset fit for purpose?

**Capacity:** Is the service over or under used?

Climate Resilience: Is the asset's design resilient

against projected climate stressors?

By listening and understanding what is important to our community, we have developed Community Levels of Service. These factual measures provide a balance in comparison to the customer perception (importance and satisfaction) that may be more subjective. Performance is monitored against targets, using 1-5 rating scales.

Using industry standard measures (where available) enables Council to compare our performance. This includes submitting data to the National State of the Assets benchmarking project commissioned by the Australian Local Government Association. A summary of these parameters is shown in the table below.

Parameter	Community level of service	Achieved by	Predicted trend
Condition	CoM's Coastal Walkway is constructed and maintained to a high quality and safety standard.	The CoM Coastal Walkway is properly designed and constructed, regularly monitored, and maintained to enable infrastructure to be functional as per it's intended use.	Improve
Function	CoM's Coastal Walkway is planned, designed, and constructed to align with the Coastal Walkway Plan.	Function is measured using the current network versus what is left to build, while also applying timeframes on when it needs to be built. Tracked against program priorities matrix and expected timeframes.	Improve
Capacity	CoM's Coastal Walkway is built to the agreed trail rating standard.	Existing assets not to current standards to be planned and upgraded as per the Coastal Walkway Plan and tracked against expected timeframes.	Improve
Resilience	CoM's Coastal Walkway is planned, designed and constructed considering current and future demands.	Maintaining CoM Standards Drawings and technical specifications. Partnerships and trials for new methods, products and techniques in walkway design and construction.	Improve

Progress reporting to Asset Steering Committee, Council and the community is a key focus of CoM's asset management transformation. Measures and targets are determined by the Assets Steering Committee. The performance of the Coastal Walkway assets against these community parameters is shown on pages 22-23.

### **Technical levels of service**

Technical Levels of Service detail what we do to deliver our services. Council manages and operates assets at the agreed levels of service while managing whole-of-life costs to ensure the best value for resources used. It is important to monitor the levels of service regularly as circumstances can and do change. Current performance is based on existing resource provision and work efficiencies. It is acknowledged changing circumstances such as technology and customer priorities will change over time. Technical service measures are linked to the activities and annual budgets as shown in Figure 7 and details of each are show below.

### Lifecycle phase



### **Planning**

The management and planning for Coastal Walkway assets have multiple elements, these include:

- · Coastal Walkway Plan
- · Coastal Coordinator

The planning of Coastal Walkway assets ensures that decisions for investments into the Coastal Walkway is done on a priority basis, including the development and review of CoM standards, technical specifications and guidelines to ensure a consistent approach to walkway.

### Creation

The creation of Coastal Walkway assets is determined using the Coastal Walkway Plan which identifies new or upgraded assets and outlines future projects to meet the service levels.

### Operation

Operation is defined as the day-to-day activities undertaken to provide service delivery to the community. There are currently no operational activities defined within the Coastal Walkway.

It is noted that Remnant Native Vegetation care does occur within the Coastal Walkway area. The details of this are in the CoM Biodiversity Plan.

Note: CoM Environmental Sustainability team manage annual integrity inspections of cliff faces, Field River mouth and other natural assets along the coastal area. These are not integrated into this plan.

#### Monitoring

Monitoring of Coastal Walkway assets include:

- · Post storm emergency monitoring
- · Coastal cliff and embankment monitoring
- Monitoring devices measuring utilisation of the walkway
- Defect (level 1), condition (level 2), and load rating assessment (level 3) of the Coastal Walkway assets

### Maintenance

Maintenance is split into 2 types, Reactive and Proactive Maintenance.

Reactive Maintenance is unscheduled activities in a response to community notifications or following inspections after severe weather events. The types of reactive work activities are:

- Trip steps (within the pathway, bridges and structures)
- · Damaged street furniture
- · Fallen signs

Proactive Maintenance involves the regular scheduled activities including proactive repairs and improvements. The types of proactive work activities are:

- · Bridge preventative maintenance
- Pathway regrading
- · Defects identified during audits

#### Renewal

Renewal is defined as replacing the existing assets to the modernday equivalent. Typically, this occurs when the condition of the asset is at or beyond the intervention level for renewal. The criteria for renewal is:

- When 40 per cent of the asset segment has defects (requires full renewal)
- When the condition of the asset is poor (IPWEA rating of 4 for footpaths and cycleways, trails, tracks and paths) or above.
- The Coastal Walkway Plan which identifies renewal based on it's proximity to a major upgrades in the immediate area (or cell identified for full renewal).

### Disposal

Disposal is required when an asset is no longer required and has become redundant. These assets are removed or capped and buried.

 Beach Access structures and paths have been identified for decommissioning either through Asset Management Plans (end of life asset and there are no plans to renew) or Coastal Walkway Plan (change in functionality/service levels or risk assessment).

In pursuit of community demand for quality and equitable access, CoM has drafted comprehensive Service Level Standards for its Open Space assets.



### Service standards Customer events system

CoM is committed to providing the highest level of customer service possible and aims to be the benchmark in Engineering, Civil Maintenance and Operations in Local Government.

CoM captures requests from the community through its Customer Event System (Salesforce) and has the structure of requests as listed including service level agreement and current performance in the table below.

Category	Request reason	Request sub reason	Service level agreement
Recreation/	Coastal Walkway	Maintenance	30 Days
events		General Enquiry	30 Days
		Future Planning/ Renewal	5 Days

<sup>\*</sup> Service level agreement is the time to complete all actions associated of the request. In cases that the request identifies a safety risk to the community immediate action is taken to isolate and make safe.



## Future demand

Demand drivers are those factors which have the potential to impact the Coastal Walkway function and service into the future.

Demand drivers include population, urban infill, planning and design code changes, political and community expectations, economic, and environmental factors.

### **Demand management plan**

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices can include non-asset solutions, insuring against risks and managing failures.

The impact of demand drivers that may affect future service delivery and use of assets including the opportunities identified for demand management are shown in the table below. Further opportunities will be developed in future revisions of this AMP.

Demand driver group	Driver and projection	Impact on services	Demand management plan
Community Requests	uests Change in community reactive service delivery requests leads to inefficient resource	Update of Coastal Walkway Plan during 2024/25 and ongoing review of the AMP.	
	levels. planning.		<ul> <li>Service Level Agreement based on risk for operational and maintenance activities.</li> </ul>
Social	Increased population density and/or increase utilisation of the Coastal Walkway.	Increased risk of exposure to hazards within CoM.	<ul> <li>Engineering, Assets and Environment &amp; Operations divisions to identify and resolve risk locations and ensure critical assets are monitored and maintained.</li> </ul>
Technological	Sensors, GIS, remote sensing, Artificial Intelligence, LiDAR mapping.	Data collection and accuracy is improved assisting with decision making and reporting.	Continue to collect and maintain Coastal Walkway asset data, aerial imagery, coastal cliff and embankment monitoring and asset utilisation data to help inform future decisions.

### Climate change adaptation

Climate change is likely to affect Coastal Walkway asset life and functionality, and this is already being experienced through increase in more intense heavy rainfall events and increased sea levels.

The Department of Environment and Water produced Guide to Climate Projections for Risk Assessment and Planning in South Australia, 2022. This document outlines the trends, and these along with how CoM will manage resilience is shown in the table below.

Additionally, the way in which we construct new assets should recognise that there is opportunity to build in resilience to climate change impacts. Building resilience will have the following benefits:

- Assets will withstand the impacts of climate change.
- · Services can be sustained.
- Assets that can endure and may potentially lower the lifecycle cost and reduce their carbon footprint.
- Recycled content within the infrastructure asset or backfill material that will reduce the carbon footpath.

Climate parameter	Projected trend	Impact on asset and services	Resilience management
Temperature	<ul> <li>Maximum, minimum, and average temperatures will increase</li> <li>Warmer spring temperatures.</li> <li>Hotter and more frequent hot days.</li> </ul>	<ul> <li>Decrease in utilisation of the Coastal Walkway on extreme heat days.</li> <li>Higher temperature ranges and more sustained upper temperatures may also increase material degradation.</li> </ul>	<ul> <li>Coastal Walkway defect inspections on a bi-annual frequency.</li> <li>Use sustainable products that can resist high temperatures and marine environment.</li> </ul>
Rainfall	Declining rainfall, lower spring rainfall.     More drought	• Increase in dust (air pollution), undesirable for recreational walkers. Decrease in walkway utilisation.	Use stabilised materials for the pathway surface treatment to minimise stormwater erosion and reduce dust.
Storms	More intense heavy rainfall events and which carry intensified winds.	<ul> <li>Increase likelihood of erosion on walkway from stormwater surface runoff.</li> <li>Embankment and coastal cliff deterioration/collapse.</li> <li>Reactive responses increased frequency.</li> <li>Budget impacts.</li> </ul>	<ul> <li>Pre-storm event monitoring procedure on critical assets to ensure the Coastal Walkway is safe.</li> <li>Coastal cliff and embankment monitoring program.</li> </ul>
Sea Level	Sea levels rise by 31cm in 2050. A total increase of 71cm is expected by 2100. This permanently inundates areas of low-lying coastline and increases vulnerability to storm surges.	<ul> <li>Assets within the high tide sea level rise projections at risk of inundation.</li> <li>Coastal cliff/sand dune erosion.</li> </ul>	<ul> <li>Coastal cliff and sand dune monitoring program.</li> <li>Sand dune protection.</li> <li>Identify and remove beach access structures at risk of inundation/ failure and/or prevent community member access to high tide isolation risk areas.</li> </ul>

# Lifecycle management

### **Preliminary information**

The Coastal Walkway from Marino to Hallett Cove commenced construction in the mid to late 1990s. The walkway today is a highly valued and well-used community asset which attracts visitors into the region and contributes to the livability of the city.

The broader Adelaide Metropolitan Coast Park Plan extends along Adelaide's coastline from Sellicks Beach to North Haven, with the CoM Coastal Walkway providing a 7.2km section between Marino and Hallett Cove.

In addition to the stunning geological formations, native coastal vegetation and sites of indigenous cultural significances, the CoM Coastal Walkway contains structures (stairways secured to cliff faces, boardwalks, and bridges), pathways at ground level, lookouts and other surrounding public infrastructure such as bins, signs, artwork and benches. The walkway was initially constructed with limited planning considerations to justify alignment and documented designs.

The Coastal Walkway has been segmented into twelve cells to support the analysis and potential renewal staging. The cells also represent similar/consistent trail standards within the cells to help with the planning process.



The assets covered by this AMP are shown in the table below including the expected useful life and replacement cost.

Asset sub class	Asset type	Quantity	Useful life (years)	Replacement value
Bridges and structures	Bridges	18	50 years	TBD
	Decks (inc. boardwalks)	1	30 years	\$1,819,221
	Viewing Platforms	5	50 years	\$532,699
Pathway	Unsealed	3559 m	20 years	TBD
	Paved	411 m	40 years	\$902,910
	Concrete	1130 m	50 years	TBD
	Steps	340 m	25 years	\$2,997,286
Signage	Guide	1	20 years	TBD
	Hazard	39	20 years	TBD
	Warning	3	20 years	TBD
Retaining walls	Sleeper	89 m	50 years	TBD
Kerb ramps	Ramp	2	50 years	TBD
Furniture and barriers	Seats	34	25 years	TBD
	Bollards	10	25 years	TBD
	Fencing	4353 m	30 years	\$235,788
Natural assets	Biodiversity Areas	TBD	TBD	TBD
	Coastal Cliffs	TBD	TBD	TBD
	Sand Dunes	TBD	TBD	TBD
	Gulley Embankments	TBD	TBD	TBD
		*Exi	sting Assets sub-total	\$6,453,691
	**Under construction (Cell 5 & 6) sub-total			\$9,700,000
	Total			\$16,153,691

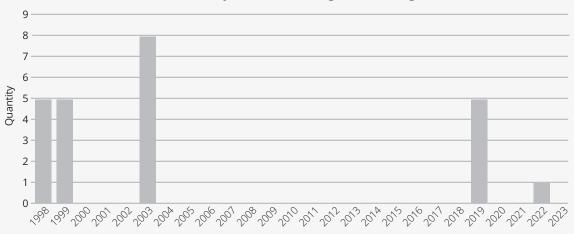
<sup>\*</sup> Values against asset categories are inferred as Finance descriptors are not aligned to Assetic. Values will reduce, e.g. steps, upon reconciliation from Cell 5&6 project (refer Treasury Accountant)

<sup>\*\*</sup> Valuations cannot be reliably aligned to asset categories until an audit by Finance due Jul/Aug 2024 and prior to public consultation version of AMP (cost estimate refer PM Infrastructure, alignment issues refer Treasury Accountant).

### Age profile

Age profiles are used to understand how the life of an asset is progressing, it could be used as an indicator of when large peaks of assets may reach an end of life over the long term, although condition data is more appropriate driver of renewal programs. See below for age profiles for Coastal Walkway assets. CoM doesn't have the age of construction data available for other assets (Pathways, Retaining Walls or Fences) within the Coastal Walkway.

### **Coastal Walkway Stairs and Viewing Platforms - Age Profile**





City of Marion | Asset Management Plan 2024-2034: Coastal Walkway

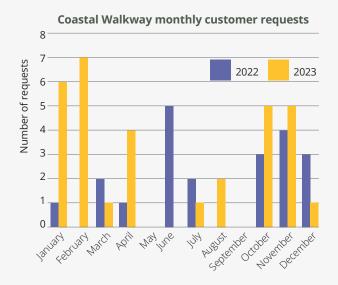
### **Asset performance**

### **Customer notification trends**

It is important to capture customer request information to determine how our customers are interacting with CoM and to track information regarding volumes, seasonal variations and the types of requests to understand how to best allocate resources. It is important to understand and analyse the data to be more proactive and action items before they are reported to CoM. Data from our customer event system and the monthly request for services are shown below.

It is projected that an increase in community requests for maintenance and operations within the Coastal Walkway network is likely over the next several years. It is then expected that after cells within the Coastal Walkway are renewed community requests will decrease.

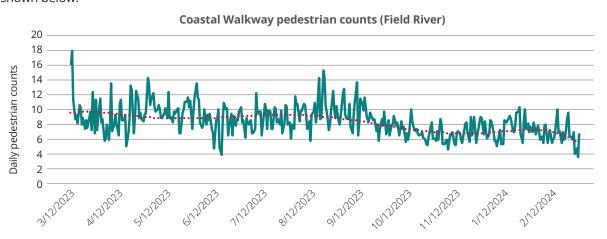
Customer event by reason	2022	2023	Total
Coastal Walkway	21	32	53



### **Customer utilisation**

The collection of pedestrian utilisation data for the Coastal Walkway is essential for effective planning and design. This data provides insights into the volume of foot traffic, peak usage times, and seasonal variation. It helps in anticipating infrastructure needs, such as benches or rest areas, to enhance the visitor experience. Additionally, understanding pedestrian traffic patterns allows for better resource allocation, including maintenance and safety measures along the walkway.

There is one pedestrian counter on the Coastal Walkway which is located near River Parade adjacent to the Field River mouth. The data from this counter over a 12-month period (March 2023 to March 24) is shown below.



City of Marion | Asset Management Plan 2024-2034: Coastal Walkway

Page 23

### **Asset condition**

The service level that the community is willing to accept for condition of its Coastal Walkway Assets is described in shown below.

Community level of service	Achieved by	Target	Tolerance range
CoM's Coastal Walkway is constructed and maintained to a high quality and safety standard.	<ul> <li>Frequently monitoring the network for Defects and undertaking Condition assessments.</li> <li>Maintaining and renewing assets at or before condition intervention point.</li> </ul>	90% of assessed assets in very good to fair condition.	On track - 90% to 100% Monitor - 70% to 89.9% Off track - 0% to 69.9%

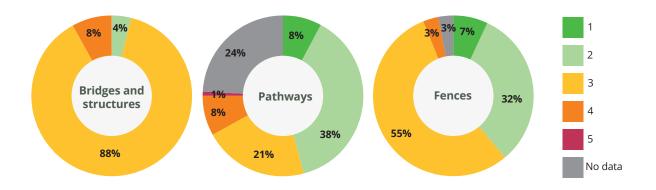
### **Coastal Walkway asset condition**

Coastal Walkway asset condition is rated using the descriptions outlined IPWEA Practice Notes and a summary outlined in the table below. A condition audit was undertaken in 2019 to provide an up-to-date condition assessment of the network, this can be seen below.

The data shows that over 84% of assets are either rated Very Good, Good or Fair. This represents that the Coastal Walkway network performance is 'Monitor' and within the target range.

The pathways group of assets which includes steps and paths has a relatively large proportion of data missing on asset condition and has been identified as an improvement action on page 36.

Grade	Coastal Walkway Asset Condition Rating	Assessed Assets	%
1	Very Good: Sound physical condition. Insignificant deterioration. Asset likely to perform adequately without major work for 25 years of more.	Bridges, pathways and fences	10
2	Good: Acceptable physical condition. Minor deterioration / minor defects evident. Negligible short term failure but potential for deterioration in long-term (20 year or more).	Bridges, pathways and fences	41
3	Fair: Moderate to significant deterioration evident. Minor components or isolated sections of the asset need replacement or repair now but not affecting short term structural integrity. Failure unlikely within the next 10 years but further deterioration likely and major replacement likely between 10 - 20 years.	Bridges, pathways and fences	33
4	Poor: Serious deterioration and significant defects evident affecting structural integrity. Failure likely in short to medium term. Likely need to replace most of all of asset within the next 4 years.	Bridges, pathways and fences	7
5	Very Poor: Failed or Failure imminent. Immediate need to replace most or all of the asset. Major work or replacement required urgently.	Bridges, pathways and fences	1
Unknown	Condition or Construction Date information not available.		8



### **Asset function**

The service level that the community is willing to accept for function of its Coastal Walkway assets is described below.

Community level of service	Achieved by	Target	Tolerance range
CoM's Coastal Walkway is planned, designed, and constructed to align with the Coastal Walkway Plan.	Function is measured using the current network vs what is left to build.	90% of assessed assets are functioning 'very good'.	On track - 90% to 100% Monitor - 70% to 89.9% Off track - 0% to 69.9%

The function of the Coastal Walkway assets can be measured using a scale of 1 (Very Good) to 5 (Very Poor) and answering a statement of what is left to build of the network. See the table on the right for details on the function rating.

The data shows that 96% of assets are rated Very Good. This represents that the network performance is 'On Track' and within the target range.

Grade	Coastal Asset Function Rating	Assessed assets
1	Very Good Asset constructed (5.75km built)	96%
2	N/A	N/A
3	N/A	N/A
4	N/A	N/A
5	Very Poor: Asset not constructed (0.25km left to build)	4%

### **Asset capacity**

The service level that the community is willing to accept for capacity of its Coastal Walkway assets is described below.

Community level of service	Achieved by	Target	Tolerance range
CoM's Coastal Walkway is built to the agreed trail rating standard.	Existing cells not built to current endorsed standards to be planned and upgraded as outlined in the Coastal Walkway Plan.	90% of assessed assets are functioning 'very good'.	On track - 90% to 100% Monitor - 70% to 89.9% Off track - 0% to 69.9%

The capacity of the Coastal Walkway assets can be measured using a scale of 1 (Very Good) and 5 (Very Poor) and answering a statement of 'does the existing asset have the capacity to operate effectively'. This will determine if assets may need to be upgraded to meet the service level of capacity. See the table on the right for details on the capacity rating.

The data shows that 100% of assets are rated Very Good. This represents that the network performance is 'On Track' and within the target range.

Grade	Coastal Assets Capacity Description	Asset capacity
1	Very Good: Constructed to the endorsed trial rating and service level.	100%
2	N/A	N/A
3	N/A	N/A
4	N/A	N/A
5	Very Poor: Not constructed to the endorsed trial rating and service level.	0%



### Resilience

The service level that the community is willing to accept for resilience of its Coastal Walkway assets is described below. No targets have been set for the service level of resilience. This will need further consideration and assessment in future Asset Management Plans.

Community level of service	Achieved by	Target	Tolerance range
CoM's Coastal Walkway is planned, designed and constructed considering current and future demands.	<ul> <li>Maintaining CoM Standards Drawings, Technical Specifications and Guidelines.</li> <li>Seek partnerships and trials for new methods, products and techniques in design and construction.</li> </ul>	Not established	Not established
	Implementing Biodiversity Plan and Coastal Monitoring Plan.		

### **Operations expenditure (OpEx)**

### **Planning**

The activities, initiatives, plans, strategies and wages required to plan the Coastal Walkway assets infrastructure over the 10 years is listed in below.

Activity	2024/25	2025/26	2026/27	2027/2/8	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Coastal Walkway Plan Review	\$80					\$50				
Coordinator Coastal Walkway		\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40
Development, review, reporting of the Coastal Walkway Plan.										
Coordinate activities across the Coastal Walkway.										
Total	\$120	\$40	\$40	\$40	\$40	\$90	\$40	\$40	\$40	\$40

<sup>\*</sup>all figures are in ,000 format

### **Operations**

There are no activities, initiatives and wages required to operate the Coastal Walkway assets infrastructure over the 10 years.

It should be noted that Remnant Native Vegetation care is undertaken along the Hallett Headland Coastal Reserve in the Coastal Walkway. This improves health, aesthetics and ecological function of all biodiversity reserves within/near the walkway by performing ongoing maintenance including weed control, fuel reduction and revegetation. Budget for this activity is included in the CoM Biodiversity Plan 2024-2029.

Note that other operational activities and costs associated with assets such as drinking fountains, bins and graffiti removal is located within the Open Space AMP.



### Maintenance

The activities and wages required to maintain the Coastal Walkway assets infrastructure over the 10 years is listed below.

Activity	2024/25	2025/26	2026/27	2027/2/8	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Coastal Walkway Proactive Bridge Maintenance     Activities outlined in the bridge audit reports to undertake on a periodic frequency	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30
Coastal Walkway Maintenance  Defects identified through customer events or through the inspection programs	\$142	\$133	\$137	\$120	\$123	\$103	\$71	\$75	\$70	\$72
Total	\$172	\$163	\$167	\$150	\$153	\$133	\$101	\$105	\$100	\$102

### Monitoring

The activities and wages required to monitor the Coastal Walkway assets infrastructure over the 10 years is listed below.

Activity	2024/25	2025/26	2026/27	2027/2/8	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Bridge and Structures Inspections		\$20		\$20		\$20		\$20		\$20
Comprehensive (level 3) audit on bridge and structures in the Coastal Walkway.										
• Service level - 2 yearly.										
Coastal Walkway Condition Audit	\$80				\$80				\$80	
• Service level – 4 yearly.										
Condition and Defect assessment on walkway infrastructure (excluding bridges and structures).										
Coastal Walkway Defect Inspections	\$7.5	\$15	\$15	\$15	\$7.5	\$15	\$15	\$15	\$7.5	\$15
• Defect inspection.										
• Service level - 6 monthly.										
Post Storm Coastal Walkway Defect Inspections	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
Critical assets inspected post storm events.										
Coastal Cliff and Embankment Monitoring*	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Coastal Walkway Pedestrian Counters.	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
Total	\$110.5	\$58	\$38	\$78	\$110.5	\$58	\$38	\$78	\$110.5	\$63

<sup>\*</sup>all figures are in ,000 format

<sup>\*</sup> Action item from the CoM Coastal Climate Monitoring Plan (2019-2014)

### **Operations expenditure (OpEx)**

Cost Elements: The Planning, Operations, Maintenance and Monitoring costs comprise the direct costs of providing the service including Council labour, Contractor services, Plant and Equipment Hire and Specialist Contractors for monitoring and planning activities. The chart below shows the cost per year for each category of operational expenditure.

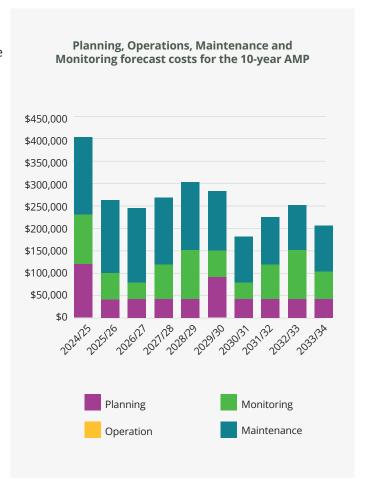
# The Operational Expenditure budget levels of this plan are sufficient to meet the current service levels.

# Capital Expenditure (CapEx) Renewal

The activities, management and wages required to renewal the Coastal Walkway assets over the 10 years is listed below.

Renewal is defined as replacing the existing Coastal Walkway asset to the modern-day equivalent. Typically this occurs when the condition of the asset is at or beyond the intervention level for renewal. The criterion for renewal is:

- When 40 per cent of the asset segment has defects (full renewal)
- When the condition of the asset is 4 (IPWEA rating defined in related Practice Notes) or above.



Activity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Coastal Walkway Design Costs  Costs associated with the design for cells requiring renewal (Refer to the Coastal Walkway Plan)*	\$140	\$68	-	\$167	-	\$84	\$88	-	\$160	-
Coastal Walkway Renewal Costs  Costs associated with the construction for cells requiring renewal (Refer to the Coastal Walkway Plan)*	-	\$1,578	\$1,578	-	\$1,674	\$1,674	\$1,400	\$313	-	\$1,680
Project/Design Management Cost • Coordinator Coastal Walkway	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120
Total	\$260	\$1,766	\$1,698	\$287	\$1,794	\$1,878	\$1,608	\$433	\$280	\$1,800

<sup>\*</sup>all figures are in ,000 format

<sup>\*</sup>Note that the Coastal Walkway Plan 2025-2030 will be reviewed in 24/25. Updates to the schedule and costs will be included in future asset management plans and annual expenditure forecast reviews.

### Creation

There are no current activities, construction, management and/or wages required to create Coastal Walkway assets infrastructure over the 10 years.

The creation of Coastal Walkway assets will be defined through:

- The Coastal Walkway Plan which will identify what infrastructure is required (to be reviewed in 24/25).
- Requests made by the public or staff on an issue (not identified through the Coastal Walkway Plan) will be placed on the Coastal Walkway Prioritisation Matrix and assessed against other projects.

Any endorsed plans for new assets or increase in service levels will be reflected into the next iteration of the Asset Management Plans.

### **Disposal**

The activities, management and wages required to dispose of Coastal Walkway assets over the 10 years is listed in below.



Activity	2024/25	2025/26	2026/27	2027/2/8	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Coastal Walkway Beach Access Structures Decommissioning	-	\$100	-	-	-	-	-	-	-	-
• Disposal of beach access structures (Refer to the Coastal Walkway Plan)*										
Total	-	\$100	-	-	-	-	-	-	-	-

<sup>\*</sup>all figures are in ,000 format

<sup>\*</sup>Note that the Coastal Walkway Plan 2025-2030 will be reviewed in 24/25. Updates to the schedule and costs will be included in future asset management plans and annual expenditure forecast reviews.

# Risk management

Council's Risk Management Policy sets the overall framework for addressing risk within the framework of ISO31000.

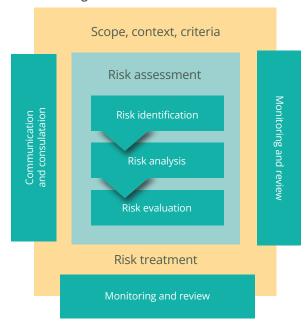
The elements of this framework are:

- Risk Management Context: Establishes the objectives, stakeholders, key issues, and criteria against which risks will be evaluated.
- Identify the Risk: Identifies what risk events are likely to impact on assets and services.
- Analyse the Risk: Reviews the existing controls and then analyses the likelihood of an event occurring and the consequence of the event to determine the level of risk.
- Evaluate the Risk: Assesses and ranks the identified risks in a Risk Register.
- Treat the Risks: Identifies actions to reduce/ control the risk.

Council manages its Coastal Walkway assets in line with the *Local Government Act*, specifically Section 244 liability for injury, damage, or loss on community land.

- High level or greater risks are reported in this AMP, and none have been identified according to the criteria of council's risk matrix.
- The impacts of sea level rise and storm surges including inundation and erosion in Coastal areas because of climate change in coming years has been identified on page 19 and in the Improvement Plan on page 36.

### **Risk Management Process from ISO 31000:2018**



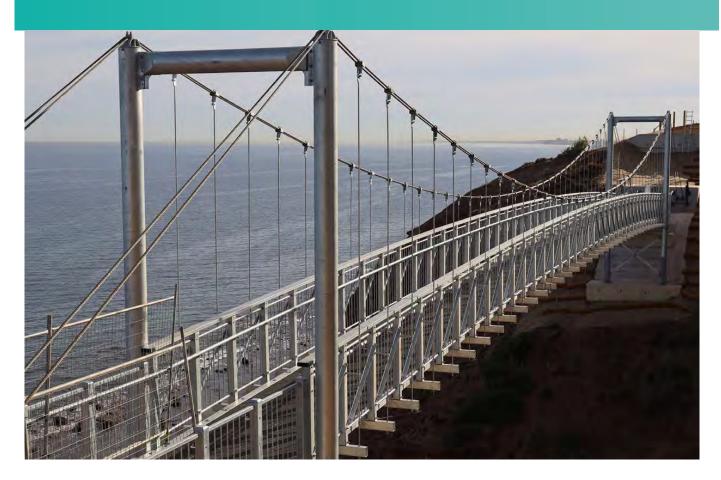
### **Critical assets**

Critical assets are defined as those which have a high consequence of failure causing significant loss or reduction of service. For the Coastal Walkway, critical assets include all bridge structures on the Coastal Walkway.

### What we cannot do

The forecast budget is matched to the planned budget which enables the outcomes of this AMP to be achieved.





# Financial summary

# **Financial sustainability**

## Sustainability of service delivery

Two key indicators of sustainable service delivery are considered in the Coastal Walkway AMP:

- 1. The forecast renewals are funded over the life of this plan to ensure the continuity of function that the asset provides. Assets are scheduled for renewal based on the end an end of estimated useful life.
- 2. OpEx is funded to ensure the day to day management and integrity of the asset to ensure the required levels of service are met.

This AMP is used to inform the LTFP, through an iterative process balancing cost, performance, and risk. As a part of its Annual Business Planning process, CoM undertakes a review of forecast asset management expenditures. This revised forecast annual funding requirement is incorporated into Council's currently adopted Annual Business Plan and Long-Term Financial Plan.

# 10-year financial planning period

This AMP identifies the forecast operations, maintenance and renewal costs required to provide an agreed level of service to the community over a 10-year period.

This forecast is compared with the proposed budget over the first 10 years of the planning period to identify any funding shortfall.

# Forecast outlays for the Long Term Financial Plan

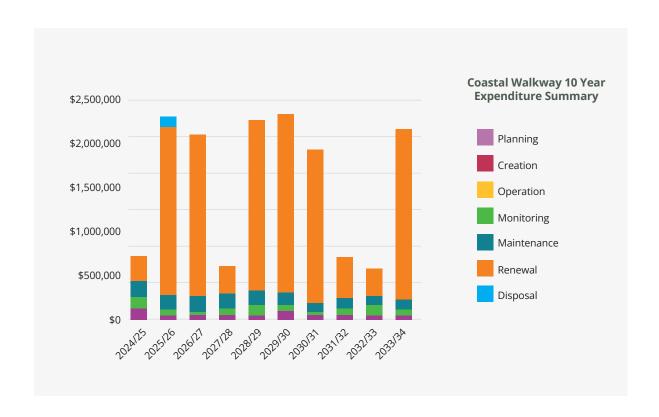
#### Funding Allocation for the Long Term Financial Plan

Funding allocation	10 year	Average annual cost
Operational Cost (OpEx)	\$2,618,500	\$261,850
Capital Cost (CapEx)	\$11,904,800	\$1,190,480
Total	\$14,523,300	\$1,452,330

City of Marion | Asset Management Plan 2024-2034: Coastal Walkway

# Coastal walkway assets forecast 10-year expenditure for each asset lifecycle phase from 2025/26 to 2034/35

Year	Planning	Creation	Operation	Monitoring	Maintenance	Renewal	Disposal	Forecast Total
2024/25	120,000	0	0	110,500	172,000	260,000	0	\$662,500
2025/26	40,000	0	0	58,000	163,000	1,766,200	100,000	\$2,127,200
2026/27	40,000	0	0	38,000	167,000	1,698,200	0	\$1,943,200
2027/28	40,000	0	0	78,000	150,000	286,400	0	\$554,400
2028/29	40,000	0	0	110,500	153,000	1,794,400	0	\$2,097,900
2029/30	90,000	0	0	58,000	133,000	1,878,400	0	\$2,159,400
2030/31	40,000	0	0	38,000	101,000	1,608,000	0	\$1,787,000
2031/32	40,000	0	0	78,000	105,000	433,200	0	\$656,200
2032/33	40,000	0	0	110,500	100,000	280,000	0	\$530,500
2033/34	40,000	0	0	63,000	102,000	1,800,000	0	\$2,005,000
Total	\$530,000	\$0	\$0	\$742,500	\$1,346,000	\$11,804,800	\$100,000	\$14,523,300



City of Marion | Asset Management Plan 2024-2034: Coastal Walkway



## **Valuation forecasts**

The best available estimate of the value of assets included in this AMP are shown below for the existing assets. Note that these will be reduced as new projects come online in 2024 replacing some of these assets. The asset values include the full cost of construction.

Note: (to be updated July/August 2024)

#### **Existing Assets Valuation:**

Replacement Cost (Current/Gross): \$6,453,691
Accumulated Depreciation: \$2,607,028
Depreciated Replacement Cost: \$3,846,663
Depreciation: \$217,072

#### **Under Construction Assets Valuation:**

Cell 5 and 6 assets under construction: \$9,700,000

# **Key assumptions in financial forecasts**

- All data used in this AMP is current as of February 2024
- The forecast 10-year expenditure profile is provided in 2024 dollars.
- Long-Term Financial Plan will be adjusted annually to account for cost index increases and utility cost anomalies.
- Coastal Walkway asset estimated renewal dates are driven by condition
- Historical trends in storm events, maintenance and monitoring are reliable forecast for future budget planning.
- Climate Risk Assessments are used as a guide to inform budget planning.
- Community levels of service expectations remain consistent.
- Changes in legislation do not impact the service levels.
- Resources availability is not impacted because of pandemic, or other State Emergencies.

City of Marion | Asset Management Plan 2024-2034: Coastal Walkway

# Forecast reliability and data confidence

The forecast costs, proposed budgets, and valuation projections in this AMP are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified in accordance with the table below.

## Data confidence definitions and grades

Confidence grade	Description
A. Very high	Data based on sound records, procedures, investigations, and analysis, documented properly, and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm$ 2%.
B. High	Data based on sound records, procedures, investigations, and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate ± 10%.
C. Medium	Data based on sound records, procedures, investigations, and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated ± 25%.
D. Low	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy $\pm$ 40%.
E. Very low	None or very little data held.

The Coastal Walkway AMP has a level of confidence for each dataset, see below table.

# Data confidence assessment for different sections of the AMP

Data	Confidence Assessment
Asset Condition	С
Asset Function	Α
Asset Capacity	С
Asset Age Profile	С
Replacement Value	С
Service Levels	С
Demand drivers	В
Asset Creation and Renewal Forecasts	С
Operating and Maintenance Forecast	С

# **Monitoring and review**

This AMP will be reviewed during the annual budget planning process and revised to show any material changes in service levels, risks, forecast costs and proposed budgets as a result of budget decisions.

Cost changes will be reviewed annually, and any changes needed to the forecasts outlay for the Long Term Financial Plan (Table 31 on page 37) will be published separately to this plan.

The AMP will be reviewed and updated every four years to ensure it represents the current service level, asset values, forecast operations, maintenance, renewals, creation and asset disposal costs and planned budgets. These forecast costs and proposed budget are incorporated into the Long-Term Financial Plan or will be incorporated into the Long-Term Financial Plan once completed.

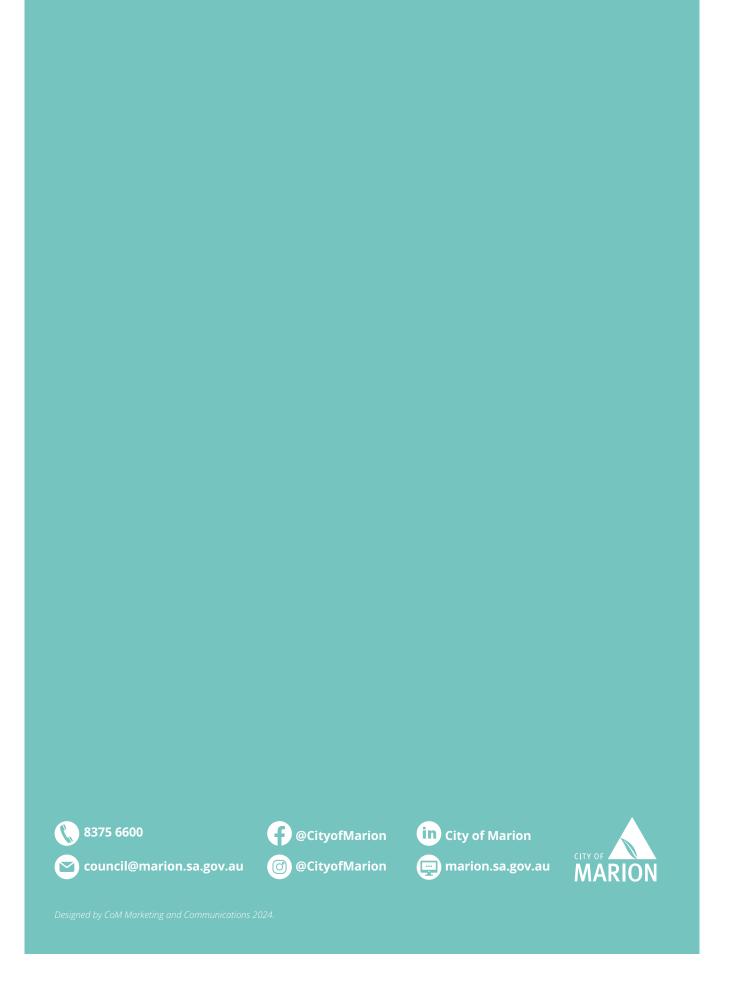
# Improvement plan

The following improvement initiatives were identified as part of the development of this AMP and show alignment with the overall Council Strategy.

Alignment	Task	Resource	Completion
E1	Update the Coastal Walkway AMP service levels and expenditure profile when the Coastal Walkway Plan is completed.	Unit Manager Engineering / Coordinator Coastal Walkway	June 2025
12	Review and revise chart of accounts to facilitate consistent and accurate cost allocation for all asset expenditure aligned with the Asset Management Lifecycle.	Manager Engineering, Assets and Environment	2025
12	Implement a process to update this Asset Management Plan during annual budget planning processes to show any material changes in service levels and/or resources.	Manager Engineering, Assets and Environment	2025
12	Improve the completeness and accuracy of condition data for coastal walkway assets.	Infrastructure Engineer	June 2025
12	Investigate reallocation of coastal walkway assets into the Transport AMP.	Unit Manager Engineering	2027
12	Consider incorporation of coastal natural assets in Coastal Walkway Asset Management Plan and AMIS.	Unit Manager Environmental Sustainability	2027
12	Investigate changes to AMIS data structures to align with best practice and to provide consistency across different business units including Finance.	Unit Manager Engineering	June 2026
12	Improve valuations information and alignment.	Finance Treasury Accountant Unit Manager Asset Solutions	2025
12	Investigate creation of Coastal protection policy for CoM with associated management strategies.	Unit Manager Environmental Sustainability	2025



City of Marion | Asset Management Plan 2024-2034: Coastal Walkway



# **Community Engagement Plan**

**Coastal Walkway: Asset Management Plan** 



# **Community Engagement Plan**Coastal Walkway Asset Management Plan

# **Key Contacts**

Engagement contact:	Matt Green (MG)
Project Lead:	David Reeves (DR)
Start / end date:	08/08/2024 - 29/08/2024
Budget Cost Centre:	

## **Document Amendment Record**

Rev	Change Description	Date	Author	Checked		
1.0	First draft	03/07/2024	MG	DR		
-						

## **Document Management**

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**Community Engagement Plan**Coastal Walkway Asset Management Plan

# **Contents**

Gov	ernance	. 1
Key	documents	. 1
1.	Project description and background	.2
2.	Scope of engagement	.2
3.	Level of engagement	.3
4.	What good looks like	.4
5.	Community engagement issues/risks/mitigations	.4
6.	Stakeholder identification and analysis	.5
7.	Engagement activity timeline (20 May – 10 June)	.6
App	endix 1 - Frequently asked questions	.7
Арр	endix 2 - Survey questions	.8



**Community Engagement Plan**Coastal Walkway Asset Management Plan

# **Governance**

Who needs to sign off on the plan?	Required?	Responsibility
Council Members (all or ward) and Mayor	Yes	ELT
Executive Leadership team	Yes	SLT
Senior Leadership team	Yes	Project Lead
Project Lead	Yes	Project Lead

# **Key documents**

Document name	Link / location	Owner
Frequently asked questions	Appendix 1	Engagement
Stakeholder survey	Appendix 2	Project team / Engagement



**Community Engagement Plan**Coastal Walkway Asset Management Plan

# 1. Project description and background

The purpose of the Coastal Walkway Asset Management Plan is to improve council's long-term strategic management of the Coastal Walkway assets to ensure the current and future Levels of Service are sustained.

The plan defines the state of the Coastal Walkway assets and considers future requirements and risks together to inform the optimum lifecycle management and costs for the next 10 years.

The Coastal Walkway Asset Management Plan is aligned with the Council's Strategic Plan and Long-Term Financial Plan. Data used in this Asset Management Plan is current as of February 2024 with the Plan monitored annually to make any necessary cost adjustments and is comprehensively reviewed 4-yearly.

# 2. Scope of engagement

This Asset Management Plan (AMP) is classified as a strategic management plan of Council as defined under Section 122 of the Local Government Act (LGA) and fulfils the requirements of this Section.

Section 122(6) of the Act requires that the AMP be provided for public consultation. This requirement is also outlined in Council's Public Consultation Policy and Public Consultation Procedure where 'Council must adopt a process or processes to ensure that members of the public are given a reasonable opportunity to be involved in the development and review of its strategic management plans'.

The draft AMP will be released for community consultation where the community will be able to review the plan and provide their feedback by completing an online survey in the Making Marion platform. Hard copy surveys will also be made available as and when requested.

Community consultation will take place from 8 August to 29 August 2024.

Feedback received from the community will be considered by the project team and may lead to amendments of the specific asset management plan. The community feedback report and asset management plan will be submitted to the General Council meeting on 22 October 2024 for endorsement.



**Community Engagement Plan**Coastal Walkway Asset Management Plan

# 3. Level of engagement

Aside from the <u>legislative requirement to consult with the community</u>, this assessment tool is completed for each project to ensure potential impacts to the community have been assessed and that engagement methods are well informed. This is completed collaboratively with the project delivery team.

The **engagement level selection tool** is used to assist staff in deciding what level of engagement to select – e.g., *inform, consult, involve, collaborate or empower* based on the International Association of Public Participation (IAP2) Spectrum (see Appendix 2). It is a technical approach and needs to be used in conjunction with the engagement framework and the human elements such as values and expectations.

## **Score indicates:**

- 1-2 Very low to Low = At least inform
- 2-3 Low to Moderate = Consult
- 3-4 Moderate to High = Involve or Collaborate
- 4-5 High to Very High = minimum Involve, consider Collaborate and Empower

Questions to consider	Very low	Low	Med	High	Very high	
<ol> <li>What is the level of difficulty to find a solution that everyone can live with?</li> </ol>		Х				
2. What is the potential for community outrage for your project?		Х				
3. How much do major stakeholders care about the decision to be made?			Х			
4. What degree of input do the affected landowners and community appear to want?		Х				
Count number in each column		3	1			
Multiply	x1	x2	х3	x4	x5	
Enter score		6	3			
Add total of all 5 columns			= 9			
Divide	9/5					
Average score	= 1.8					
Level indicated			Inform	n		
Level to be used	Consu	ılt (pre	scribed	by legi	slation)	



**Community Engagement Plan**Coastal Walkway Asset Management Plan

# 4. What good looks like

Community and Stakeholder Engagement on this project has ensured that:

☐ Project materials are provided in an accessible manner and consider:

- Language
- Digital literacy level
- Demographic i.e., elderly

 $\square$  There are clear accessible methods for the community to provide feedback

- Remotely via online means
- Face to face with a project team member
- Filling out hard copy forms at a council facility

	Every	attem	pt has	been	made	whilst	consid	dering	the	local	area,	to	ensure	that
awa	ireness	of th	ne proje	ect and	d how	to pr	ovide	feedba	ick is	max	kimise	d t	hrough	best
pra	ctice co	mmui	nication	is and e	engage	ement	technic	ques						

 $\Box$  Engagement activities will be evaluated by the project team and lessons learned will be incorporated into future project engagements

# 5. Community engagement issues/risks/mitigations

Risk/ Issue	Proposed mitigation
Language is hard to understand and not accessible to the average resident.	<ul> <li>Ensure that all materials are written in plain English</li> <li>Provide hard copies of the plan for review at key council locations</li> </ul>



Community Engagement Plan Coastal Walkway Asset Management Plan

# 6. Stakeholder identification and analysis

Stakeholder	Level of interest	Level of influence	Why are we engaging? What is their specific interest in the project / proposal?	Level of engagement	Engagement method(s)	Responsibility
Mayor and Council Members	High	High	Councillors will endorse the plan for consultation with the community.	Involve	Council Report Email Choose an item. Choose an item.	Project Lead / Manager
General Community	Medium	Medium	To provide community members with access to the draft AMP so that they can review and provide their feedback.	Consult	Social Media Campaign Hard copy displays Making Marion newsletter	Engagement team

# Community Engagement Plan Coastal Walkway Asset Management Plan

# 7. Engagement activity timeline (8 August – 29 Aug)

Date (Week commencing)	5 July	22 July ( <b>GC-23/07)</b>	5 Aug	12 Aug	19 Aug	26 Aug
Activity						
GM (General Manager) Signoff Engagement Plan						
Endorsement from Mayor & Council Members						
Making Marion page EDM to Making Marion subscribers						
Hard copy materials at key council locations						
Social Media campaign (3 posts)						
Electronic channels (emails to key stakeholder groups)						

**Community Engagement Plan**Coastal Walkway Asset Management Plan

# **Appendix 1 - Frequently asked questions**

#### What is asset management?

The systematic and coordinated activities and practices of an organisation to deliver on its objectives optimally and sustainably, through the cost-effective lifecycle management of assets (from Institute of Public Works Engineering Australasia (IPWEA).

It is the management of all aspects of an asset throughout its lifecycle stages which include planning, creation, operation, monitoring, maintaining, renewal and disposal. Find out more at <u>Asset management | City of Marion</u>

#### What is an Asset Management Plan?

Asset Management Plans consider:

- Establishing levels of service assets are required to perform at and understanding what future demands on the asset may impact its performance.
- Outlining the activities, programmes and resources required to provide a service in a cost-effective way.
- Provision and timing of expenditure plans to ensure assets continue to function sustainably.

Asset Management Plans form part of Council's suite of strategic management plans as identified in the Local Government Act.

## Why does Council set levels of service?

Assets exist to meet community needs and to provide the required service at the performance level endorsed by Council. By defining levels of service in our Asset Management Plans, the City of Marion's assets will be safe, accessible, well maintained and meet community needs in a sustainable manner.

## What happens next?

Council values all feedback received on this draft Asset Management Plan. Your feedback is important to us, and it will be reviewed and used to help inform the strategy. To close the loop, Council will publish the final strategy after endorsement by General Council at its meeting on 22 October 2024.

# **Community Engagement Plan** Coastal Walkway Asset Management Plan

# **Appendix 2 - Survey questions**

1.	Name*
2.	Street name*
3.	Suburb*
4.	Have you reviewed the snapshot for the Open Space Asset Management Plan?
	Yes/No
5.	Have you reviewed the draft Open Space Asset Management Plan?
	Yes/No
6.	Did you find the Plan Snapshot useful with assisting your understanding of the plan?
	Yes/No
7.	Overall, do you support the draft Open Space Asset Management Plan?*
	(Likert scale)
8.	What aspects of the draft Open Space Asset Management Plan did you find of use for you?
	Open text
9.	What can be improved in the Open Space Asset Management Plan?
	Open text
10.	. Do you have any other comments?
	Open text

# Snapshot: Open Space Asset Management Plan

Open space assets help to provide and encourage active and healthy lifestyles for communities. They connect with the natural world whilst protecting the biodiversity that exists around us.

# What we are delivering

The Open Space Asset Management Plan has been developed to improve council's long-term strategic management of the open space assets and to ensure the levels of service are sustained.



# Council currently manages









Replacement value: \$46.5m

# RARRRRRRRRRRRRR

City of Marion aim to provide open space assets for the active enjoyment of the community which are safe, clean, available and of high quality.

Average annual operating costs: \$7,964,256

Average annual capital costs: \$1,518,790

# Community assets

- Playgrounds, furniture, waste bins
- Basketball, netball, tennis courts, reserves
- Paths, decks, lighting and waste bins.

# Future demands

- Urban infill, fewer opportunities for open space
- Greater use of green environments and facilities which promote active lifestyles.

# Risk management

Risks are identified, evaluated, and controlled to ensure continuation of the services and the well-being of the community.

# Community levels of service

Condition



Target: All assets to be safe, operable and structurally sound.

## **Current performance and next steps:**

Good overall condition. Continue with regular inspections and renew when condition falls below service levels.

Kunction



Target: Assets are fit for purpose.

# **Current performance and next steps:**

Most assets provide the right type of service with some assets such as playgrounds being updated to ensure they cater for future trends.

# Capacity



Target: Assets are able to cater for the usage required of them.

# **Current performance and next steps:**

No constraints experienced on being able to access assets indicating we have the right quantity for the community in the right locations.

esilience Resilience Assets are resilient to the effects of climate extremes.

#### **Current performance and next steps:**

An awareness of care for the natural environment together with robust design of fixed assets to endure the extremes of climate change.

Asset Management Plan period: 2024-2034

We will optimise our spending through better asset management to deliver community levels of service in the most affordable and efficient way. A great place to live

# City of Marion Asset Management Plan 2024-2034

# Open Space

A great place to *live* marion.sa.gov.au







# Contents

Executive summary	4
Purpose of the plan	4
State of council assets	4
Service levels	5
Future demand	6
Lifecycle management	7
Improvement	7
Introduction	8
Background	8
Planning documents	9
Key stakeholders	10
Levels of service	11
Strategic and corporate goals	12
Legislation	13
What our community values	14
Community levels of service	14
Technical levels of service	15
Future demand	17
Climate change adaptation	18
Lifecycle management	19
Preliminary information	19
Asset performance	21
Operations expenditure (OpEx)	24
Renewal ranking criteria	25
Risk management	27
Critical assets	27
What we cannot do	27
Financial summary	28
Financial sustainability	28
Valuation forecasts	30
Key assumptions in financial forecasts	30
Forecast reliability and data confidence	30
Monitoring and review	31
Improvement plan	32
Appendix A - List of capital projects	33

Cover image: Stanley Street Reserve, Glengowrie. 2024 AILA SA Landscape Architecture Award for Play Spaces

# Executive summary

# Purpose of the plan

The purpose of the Open Space Asset Management Plan (AMP) is to improve Council's long-term strategic management of assets so that they effectively meet the required levels of service. The plan defines the state of the Open Space assets and considers future requirements whilst balancing performance cost and risk. It provides the optimum lifecycle management and costs for the next 10 years.

The Open Space AMP is aligned with the Council Strategic Plan and informs the Long-Term Financial Plan. The AMP is owned and managed by the Manager, City Activation. Information is current as of March 2024.

	Replacement cost
Active parks	\$5,606,864
Furniture related	\$2,060,714
Irrigation related	\$10,466,181
Lighting	\$8,131,344
Pathways	\$3,667,727
Playground related	\$9,872,695
Structures	\$3,133,830
Other	\$3,610,283
Total	\$46,549,638

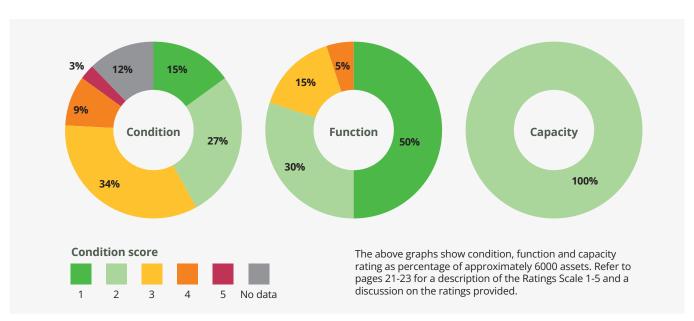
#### State of council assets

The table below outlines the replacement cost of the assets together with quantities of selective assets. For a further breakdown of asset information refer to pages 19-20.

	Asset type	Qty
Playgrounds	Local	41
	Neighborhood	42
	Regional	6
Community	Basketball 3 on 3	26
Sport Facitilities	Cricket pitches	24
and Shelters	Fitness equipment locations	15
	General sports ovals	9
	Multi use court - Basketball and netball	5
	Multi use court - Basketball and tennis	2
	Multi use court - Tennis and netball	10
	Netball Courts	3
	Shade Sail locations	47
	Tennis Courts	23

Note: BBQ's and toilets are managed under Buildings and Structures AMP.

More sports courts such as tennis and basketball are found in the Building and Structures AMP depending on their location or their designation as a community court.



City of Marion | Asset Management Plan 2024-2034: Open Space



This table provides provides a summary of the performance of the assets against condition, function, and capacity. Overall, open space assets are tracking well against these measures.

Parameter	Current performance	Expected trend based on planned budget
Condition (is the physical integrity sound?)	Nearly 90 % of the 6000 assets are in fair to good condition with signage being the bulk of those assets in poor condition.	Asset renewal program will ensure asset condition remains good overall. Trend is MAINTAIN.
Function (is the asset providing the intended service?)	95% of the assets are providing the right service. Some desired features lacking in playgrounds, and accessible pathways.	CapEx projects will add new functionality as per the O/Space Plan. Trend is MAINTAIN.
Capacity (is the asset over or underutilised?)	Current capacity is good overall with all assets operating within design limits.	CapEx implementation will ensure utilisation remains within design limits. Trend is MAINTAIN.
Climate Resilience - Not measured	Refer to page 18 climate change adaptation.	Refer to page 18 climate change adaptation.

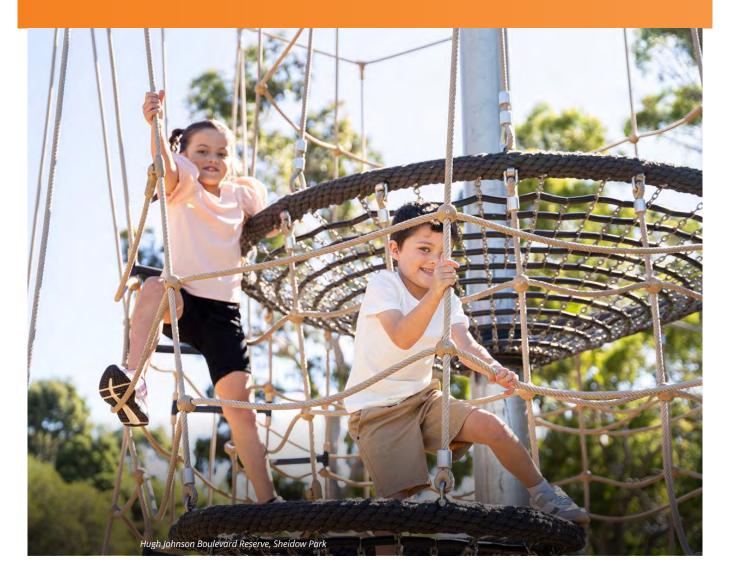
# **Service levels**

# Summary activities to meet the service level required

Summary activities to meet the service lever required			
Community service requirement	Activities funded to sustain the service requirement		
Open space assets are safe to use, functional, compliant, and able to deliver the community services required.	<ul> <li>Renewal of assets to ensure the desired functionality is preserved.</li> <li>Construction of new assets where the Open Space Plan identifies a required service.</li> </ul>		
	• Monitoring asset condition and compliance to standards through programmed inspections and audits – especially playgrounds.		
	• Operation of irrigation systems to ensure vegetation and lawned areas thrive and are fit for purpose.		
	Repair of defects. Proactive replacement of components (where identified) via asset inspections.		

Refer to page 11 for more information on levels of service.

City of Marion | Asset Management Plan 2024-2034: Open Space



# Future demand Summary demand management plan

#### **Demand impact** Stakeholder Management - increase in collaboration between • Improve data sharing between Councils for better asset management decision. adjacent entities. • Potential for more cross council collaboration in areas such as playground construction. Social - increase in population • Implement Open Space Plan initiatives. density and demand for green and • Monitor utilisation rates. recreational spaces. Finance – improvements in accuracy • Communicate Open Space Plan to Stakeholders to and timeliness of forecast of budget. ensure other entities contributions are in alignment and OpEx budget in place for gifted assets. • Review Open Space Plan annually to ensure agility in asset lifecycle management to manage costs.

Refer to pages 17-18 for more details on demand management, including climate change adaptation.

# Lifecycle management What it will cost

The forecast lifecycle cost distribution across asset lifecycle phases is shown below. The forecast expenditure of this 10-year plan is used to inform the Long-Term Financial Plan (LTFP). Page 29 contains the costs for each of the years and pages

24 and 25 provide information as to the make-up of OpEx and CapEx. A maintenance allowance has been provided for whenever additional assets are created.



## **Summary forecast expenditure**

Forecast expenditure	10-year forecast	Average annual cost
Operational Cost (OpEx)	\$79,642,564	\$7,964,256
Capital Cost (CapEx)	\$15,187,898	\$1,518,790
Total	\$94,830,462	\$9,483,046

The forecast budget is sufficient to provide the services at the required performance levels for open space assets.

## Managing the risk

- Risks are managed in accordance with Council's Risk Management Policy.
- No high or above level risks have been identified for open space assets.
- The forecast budget allows us to achieve all our service delivery objectives.

## **Improvement**

- Investigate methods to measure utilisation of open space assets.
- Review the effectiveness of maintenance against the customer notification events (refer pages 15-16).
- Improve asset condition data.
- Implement a process to update the AMP annually to ensure information is current for annual financial cycles.

City of Marion | Asset Management Plan 2024-2034: Open Space



# Introduction

# **Background**

The Open Space AMP provides information on the state of the open space assets and their capability to meet the levels of service and demand requirements in a safe, cost effective and sustainable manner for the following 10 years. In delivering the service, risks are identified and managed so that a balance is achieved between achieving the desired performance of the asset, against the cost of providing the service.

This AMP complies with the requirements of Section 122 of the *Local Government Act 1999*; and is an input for the City of Marion (CoM) Long-Term Financial Plan. The AMP is owned and managed by the Manager, City Activation. Information contained in this plan is current as of March 2024.

The Open Space AMP should be read with reference to the Open Space Plan which provides the strategy. The Open Space Plan was endorsed by Council 12 March 2024 for a period of 10 years. The Open Space Plan is structured in such a way to focus on the improvement of the Council's assets, proactively prioritising Council's approach to renewal.

Open Space assets under the management of this AMP are outlined in the table on the right. These assets are located in nearly 300 parks, reserves and land parcels of diverse size and function.

The valuation replacement cost of our Open Space Assets is \$46,549,638.

Asset sub-class	Asset type
Backflow devices	RPZ, DCV, Other
Barrier continuous	Barrier, fence, handrail, wall
Barrier point	Bollard, boulder, locking post
Bridges and structures	Decks
Furniture and ancillary	Bicycle fitting, drinking fountain, pergola, reserve shelter, rotunda, seat, shade sail, table
Irrigation equipment	Irrigation equipment
Irrigation pipework	Irrigation pipework
Memorials	Commemorative, historical, other, place marker
Pathways	Pathway, steps
Public lighting	Lighting - open space
Recreational areas	Cycling facility, dog facility, fitness, fitness equipment, other - sporting and game arenas, other equipment, play equipment, playground, skate park, sports court, sports equipment, sports field, sports oval
Retaining walls	Retaining wall
Signs - guide	Direction and location, hazard board markers
Signs - open space	Education, heritage and culture, information, regulatory by-law
Signs	Parking, shared and recreation, traffic instruction
Waste collection point	Butt bin, dog bag dispenser, wheelie bin

City of Marion  $\,|\,$  Asset Management Plan 2024-2034: Open Space

# **Planning documents**

- CoM Open Space Framework
- CoM Long Term Financial Plan
- CoM Strategic Plan 2019-2029
- · CoM Biodiversity Plan
- CoM Irrigation Management Plan
- · CoM Building Asset Strategy
- CoM Natural Landscaping Design Guide
- CoM Planning and Design Code (Plan SA)
- CoM Streetscapes
   Design Guidelines
- CoM Procurement and Contract Management Policy
- CoM Public Consultation Policy
- CoM Risk Management Policy
- CoM Tree AMP 2024-34
- State The 30-Year Plan for Greater Adelaide (Plan SA)
- IPWEA NAMS+ AMP template

Community Vision Towards 2040 A shared Community Vision innovating a future for the city and its residents

Strategic Plan and Long Term Financial Plan

A suite of plans that focus council's contributions to the Community Vision

**Asset Management Policy** 

A consistent and integrated approach to strategic and sustainable asset management decision making

Asset Management Strategy Sets a clear direction to meet the evolving service delivery needs of our community - now and into the future

**Asset Management Plans** 

Outline the financial and technical elements for managing assets to support the delivery of services to our community.

**Business Process Manuals** 

Deliver defined levels of service in the most cost effective way throughout the asset management lifecycle.

Asset Management Operational Roadmap Improvement Projects which build organisational capacity and refine processes.



City of Marion | Asset Management Plan 2024-2034: Open Space



City of Marion | Asset Management Plan 2024-2034: Open Space

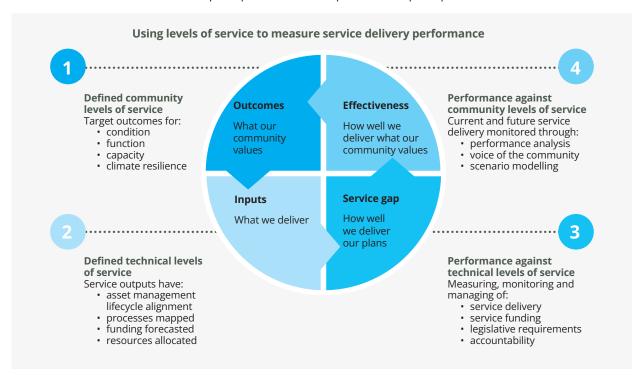
# Levels of service

Levels of service ensure we meet customer expectations by describing what we deliver. The primary reason assets exist is to deliver services.

Levels of service underpin asset management decisions. Defining and measuring levels of service is a key activity in developing Asset Management Plans. When levels of service are considered collectively, they provide clarity and assist with meeting council's strategic objectives.

Open Space assets contribute to CoM's unique identity, providing opportunities for play, recreation and leisure and access to nature.

In pursuit of community demand for quality and equitable access, CoM has drafted comprehensive Service level Standards for the Open Space Assets as a part of the Open Space Framework



When defining levels of service, council takes into consideration:

- the external context, including legislative requirements which may impose minimum standards
- the internal context including strategic objectives, the availability of resources and financial constraints
- customer expectations of the quality of service, balanced against the price they are willing and able to pay for that service.

These drivers influence council's decisions about the range, quality and quantity of services provided.



City of Marion | Asset Management Plan 2024-2034: Open Space

Page 11



# Strategic and corporate goals

Our purpose: To improve our resident's quality of life; continuously, smartly, and efficiently.

Our community vision: A community that is (L) Liveable, (VN) Valuing Nature, (E) Engaged, (P) Prosperous, (I) Innovative, and (C) Connected.

	Council strategic objective	How the objectives are addressed in the AMP
L1	We will make our services, facilities and open space more accessible.	<ul> <li>Provision of accessible open spaces that provide quality opportunities for residents.</li> <li>Design will respond to community needs such as age or disadvantage when planning open space.</li> </ul>
L2	We will create more opportunities for residents to enjoy recreation and asocial interaction in our neighbourhood centres, libraries, sports facilities and other council facilities.	<ul> <li>Support for the development of quality open space that corresponds to the hierarchy and classifications set out in the Open Space Policy.</li> <li>Maintenance of open space will reflect the quality determined by the Open Space Policy.</li> </ul>
VN4	We will, within budgetary constraints, provide playgrounds (including opportunities for Nature Play) within a fair distance to every resident.	Support for the development of quality open space that corresponds to the hierarchy and classifications set out in the Open Space Policy, including playgrounds.
E6	We will encourage community led initiatives and community responses to all of our significant proposals.	<ul> <li>Residents will be invited to be involved with open space projects that have a value of \$50,000 or more.</li> <li>Community assistance to support design of open space will be supported in line with the methodology frameworks for open space.</li> </ul>
P4	We will seek to activate our city through quality streetscapes and placemaking initiatives to deliver vibrant and prosperous business precincts.	Open Space design will consider residents need to value and interact with nature.

# Legislation

The legislation and relevant Standards which are most relevant to the development of this AMP are shown in the table below.



Legislation/standard	Relevance to this AMP
AS 4970 Protection of trees on development sites	Principles for protecting trees on land subject to development.
AS 4685 Playground equipment and surfacing	Informs the requirement for annual comprehensive playground inspections.
Aboriginal Heritage Act (1988)	Provides for the protection and preservation of Aboriginal heritage including the discovery, acquisition, damage or sale of sites, objects, or remains of Aboriginal significance.
Australian Accounting Standards	Sets out the financial reporting standards relating to the valuation and depreciation of infrastructure assets.
Disability Discrimination Act	Informs the need for inclusion of disability accessibility when planning open spaces.
Electricity Act (1996)	Framework for electrical industry. Clear proximity to electrical infrastructure.
Environment Protection Act 1993	Provides the regulatory framework to protect the environment as a whole (including land, air and water). Informs noise level management generated council reserves and parks.
Environment Protection and Biodiversity Conservation Act 1999	Matters of National Environmental Significance (MNES) include nationally threatened species and ecological communities.
Landscape South Australia Act 2022	Enhance the management of natural resource spaces.
Local Government Act (1999)	Requires the preparation of an asset management plan and a long-term financial plan.
Native Vegetation Act 1991 (NV Act)	The NV Act provides for the protection of native vegetation in South Australia.
Planning, Development, and Infrastructure Act (2016)	Sets requirements for development and building approval and requirements. Protection of Regulated and Significant Trees.
South Australian Public Health Act 2011	Provides response to public health challenges, which involves keeping people health and active.
Water Industry Act (2012)	Provides a framework for management of water and sewerage connections to open spaces.
Work Health and Safety Act (2012)	Informs the obligations on parties to provide and maintain safe workplaces.

# What our community values

Council uses a range of activities to engage with the community and stakeholders such as social media and website, community workshops and meetings, education services and through Council Members. This ensures that levels of service, funding and management practices proposed for our assets are appropriate.

The following table summarises the latest Customer Satisfaction Survey results:

Asset category	Importance	Satisfaction
Playground equipment	94%	85%
Lighting in reserves	93%	70%

A recent Toward 2040 consultation was responded to by 772 residents. This consultation successfully captured the importance of open space in the responses. The outcomes of the consultation show:

- The community aspire for CoM to be green and sustainable, with inviting spaces.
- A focus on cooling and greening the street with trees and vegetation and nature-based recreation were service priorities.
- Community is concerned with the built / nature balance.
- There is an opportunity for the provision for more open space to improve liveability in areas of high urban infill.

# **Community levels of service**

By listening and understanding what services are important to our customers, we have developed Customer Levels of Service for the Open Spaces AMP. Council adopts the following service parameters for these assets:

Condition: Does the asset provide a safe and

quality service?

Function: Is the asset fit for purpose?

Capacity: Is the service over or under used?

Climate Resilience: Is the asset's design resilient

against projected climate stressors?

Performance is monitored against targets, using 1-5 rating scales using industry standard ratings where available. An outline of the open space customer levels of service is provided below.

Refer to pages 21-23 for a discussion on these measures.

Parameter	Community level of service	Achieved by	Predicted trend
Condition	All assets to be in good visual and structural condition.	Assets will be regularly inspected and maintained in accordance with standards.	Maintain
Function	Provide sufficient assets to meet levels of service.	Provide an open space network that provides a range of experiences to the public that supports health, wellbeing and nature conservation.	Maintain
Capacity	Assets can meet current and future demand.	Availability of appropriate infrastructure to meet community expectations in distributed locations.	Maintain
Climate resilience	Climate resilience is a consideration for new facilities.	Ensuring climate resilience is incorporated into outdoor design.	Increase

City of Marion | Asset Management Plan 2024-2034: Open Space



# Technical levels of service Lifecycle phase



Technical Levels of Service detail what we do to deliver our services. Council manages and operates assets at the agreed levels of service while managing whole-of-life costs to ensure the best value for resources used.

It is important to monitor the levels of service regularly as circumstances can and do change. Current performance is based on existing resource provision and work efficiencies. It is acknowledged changing circumstances, such as technology and customer priorities, will change over time.

Business Process Manuals will be developed to define the best practice industry standards and legislation requirements criteria that demonstrate efficiency and effective organisational performance. Building on industry good practice, service outputs will have asset management lifecycle alignment, processes mapped, and funding forecasted.

Performance against Business Process Manuals will be monitored and reviewed to ensure delivery against technical levels of service.

#### **Planning**

- Analysis against Council's upgrade and renewal plans and matrices: Assets planned in line with 20-25 year asset renewal program through regular review of the Open Space Plan.
- Preparation of concept designs.
- Analysis of asset condition and specialist reports to feed into the maintenance and renewal plan.
- Identify asset utilisation and remedies and community demand management options.

#### Creation

- Assets are identified for construction in accordance with the Open Space Plan.
- Assets created through prescribed transfer from other entities under the provisions of the Development Act.
- Initial development may be achieved through negotiated Development Approval condition.

# Operation

- Responding to customers following notification events.
- Monitoring energy and tariff agreements.
- · Cleaning and rubbish removal.
- Irrigated reserves mowed fortnightly; Nonirrigated reserves – mowed monthly.

#### Monitoring

Inspection of assets to ensure they perform as intended:

- Inspection frequency, resource and requirement provided by Asset Inspection procedures
- · Backflow prevention devices annual test.
- Level 1 playgrounds/reserves visual inspections of playgrounds and other assets: minor defects, cleanliness. Priority sites twice per week; Non-priority sites fortnightly.
- Level 2 playground/reserve asset inspections

   quarterly overall condition and integrity of the assets.
- Level 3 applicable to playgrounds a comprehensive annual inspection to ensure conformance with relevant parts of AS 4685.

#### Maintenance

#### Reactive maintenance:

- Assets are maintained in a functioning condition with quick response times to reactive repair and maintenance.
- All service requests responded to within suitable timeframes.

#### Planned maintenance:

- Regular upkeep of grassed areas, landscaped zones.
- Scheduled maintenance of proprietary infrastructure in line with manufacturer's requirements.

#### Renewal

- Assets are programmed for renewal based on:
- The expected useful life for that asset as a guide, but confirmed on overall asset condition.
- The overall condition of the asset and any assessments relating to safety.
- In response to a change to design standards provided a risk assessment deems it necessary.
- The criteria established in the Open Space Plan.

#### Disposal

 Complies with legislative requirements including Disposal of Land and Assets Policy and Community Land Management Provisions of the Local Government Act. Disposal of infrastructure to be approved by a member of the executive leadership team.

In pursuit of community demand for quality and equitable access, CoM has drafted comprehensive Service Level Standards for its Open Space assets.

# Future demand

Demand drivers are those factors which have the potential to impact open space assets into the future. They include population and demographic changes, planning and design code changes, political and community expectations, economic, internal strategy, and environmental factors.

The impacts of demand drivers that may affect future service delivery are shown in the table below.



Demand driver group	Driver and projection	Impact on services	Demand management plan
Political	State and Federal funded initiatives for CoM managed assets will continue cyclically.	<ul><li>Changed priorities needing to be allowed for.</li><li>Impacts staff workload.</li><li>Increases to OpEx.</li></ul>	Review Open Space Plan and AMP annually to enable adjustments due to changed priorities.
Financial	Historical state and federal gifting of new assets expected to continue.	Increase to operation and maintenance lifecycle costs.	Ensure cost of ownership is included as a formal component of the development of gifted assets.
Social	Increase in population density.	<ul> <li>Limited open space available to achieve the service desired of parks and reserves.</li> <li>Noise levels increase around open spaces.</li> <li>Traffic level increase at local reserves on residents.</li> </ul>	<ul> <li>Monitoring community expectations balancing performance cost and risk.</li> <li>Monitor community notifications with noise.</li> <li>Monitor community notifications regarding access to facilities and movement.</li> </ul>
Social	Community expects greater amenity of green spaces and recreation equipment.	Community dissatisfaction with a service not provided and ease of access.	<ul> <li>Promote the Open Space Plan to reinforce the medium term strategy.</li> <li>Plan for increasing accessibility and connectivity to reserves.</li> <li>Implement projects which improve amenity.</li> </ul>
Technological	Greater demand for asset utilisation data to help inform asset management decisions.	<ul> <li>Improved ability to forecast renewals and improved service delivery operationally.</li> </ul>	Investigate whether open space public usage information can be derived through maintenance activity data.
Financial	Change of design standards as older renewals fall due.	Minor impact on OpEx costs for playground assets and pathway connections to conform.	Awareness to include in forecast expenditure in operating budgets.
Stakeholder management	Increased collaboration between Councils (CS, PAE) and others within shared catchments.	<ul> <li>Improved data sharing leading to better asset management decisions.</li> <li>Ability to deliver services at a higher operational level through resource sharing.</li> </ul>	<ul> <li>Adopting good practice across all three councils to deliver best value.</li> <li>Continue to engage and consult with key stakeholders.</li> </ul>

#### **Climate change adaptation**

Climate change effects are an important consideration for the management of open space assets.

The Department of Environment and Water produced Guide to Climate Projections for Risk Assessment and Planning in South Australia, 2022. This document outlines climate trends which the table addresses below.

Climate change impact is manageable for open space assets within the life of this AMP. For assets created whose lifespan extends beyond this AMP, it is expected that following Australian Standards will provide assurance that expected design life will be achieved that is resilient to the effects of climate change. Natural assets such as grassed and landscaped areas will be monitored for any adverse effects.

Climate	Resilience management		
Temperature	Maximum, minimum, and average temperatures will increase.     Warmer spring temperatures.     Hotter and more frequent hot days.	<ul> <li>Extended heat may cause fragile materials to become damaged over time.</li> <li>Extended hotter days may reduce community engagement.</li> <li>Heat may cause metal equipment to become too hot to use.</li> </ul>	Consider orientation and location of recreation assets that easily conduct heat to minimise potential for hot surfaces exposure.  Specify temperature tolerant materials into asset design.  Ensure material selection is robust and look to Australian Standards. Resilient species selection.
Rainfall	<ul><li>Declining rainfall.</li><li>Lower spring rainfall.</li><li>More drought.</li></ul>	Declining rainfall may impact the growth of plants and greening of reserves.	<ul> <li>Utilise alternative water sources such as Oaklands Water.</li> <li>Utilise the Tree AMP Park and reserve character zone tables and Natural Landscaping Guidelines to plant drought or low rainfall tolerant plants.</li> </ul>
Storms	More intense heavy rainfall events which carry intensified winds.	Localised flooding potential not understood.	<ul> <li>Understand where flood potential exists in relation to playgrounds and open space developments and take appropriate action to manage access to these areas at times of flood risk.</li> <li>Species selection to be resilient against limb dropping, increase monitoring to high use areas (refer also to the Trees AMP).</li> </ul>
Evaporation	• Evapotranspiration increases across all seasons.	Irrigation water increase on ovals and reserves	Check the rate of available water from Oaklands wetland.
Fire	More dangerous fire weather, drier fuels.	Potential vulnerability to fire through lack of planning	<ul> <li>Identify locations where fire potential risk exists.</li> <li>Planting palettes and equipment material take into account fire risk potential.</li> <li>Ensure open space development in areas of high fire risk are suitable and to legislative requirements.</li> </ul>

## Lifecycle management

#### **Preliminary information**

Open Space is any piece of CoM owned land that is accessible to the public and is not a building, that provides opportunity for recreation and / or conservation.

Open Space can include: Green space, including reserves and community gardens; playgrounds and youth recreation spaces; public plazas; and community courts.

The Open Space Policy (2018), within the Open Space Framework, underpins the Open Space Plan, aligning a hierarchy and classification to each project.

An Open Space Hierarchy is applied across the CoM's open space network to enable Council to assess what types of open space and playgrounds are required now and into the future and to ensure accessibility and adequate diversity. The location and design complexity of open space and playgrounds located in the open space network is guided by the following hierarchy.

For more information on Open Space Strategy, refer to the Open Space Plan.

Climate parameter	Resilience management
Local	Less complex in design providing limited facilities that generally cater for a low-density urban environment. They provide environmental value through urban heat mitigation, contributing to biodiversity, water management, and improving air quality.
Neighborhood	Higher quality with a diversity of character in locations that cater for a higher density population. Due to the broader scale of facilities people can use these open spaces for extended periods of time. They provide similar environmental value as Local Level open spaces.
Regional	Large, high-quality destinations that have broad appeal and attract visitors and local community members alike. They can offer sporting facilities, and unique play and recreation opportunities. Environmental benefits are provided through the enhancement of natural landscapes.
City Wide Attraction	Attract city wide visitors and tourists and offer a unique opportunity to celebrate CoM's sense of place and offer environmental benefits through the enhancement of natural landscapes.
State Owned	Managed for public benefit under a State or Federal Government management plan including Marino Conservation Park, Hallett Cove Conservation Park, Glenthorne National Park, and Field River.

Replacement cost	
Active parks	\$5,606,864
Furniture related	\$2,060,714
Irrigation related	\$10,466,181
Lighting	\$8,131,344
Pathways	\$3,667,727
Playground related	\$9,872,695
Structures	\$3,133,830
Other	\$3,610,283
Total	\$46,549,638

	Asset type	Qty
Playgrounds	Local	41
	Neighborhood	42
	Regional	6
Community Sport	Basketball 3 on 3	26
Facilities and shelters	Cricket pitches	24
	Fitness equipment locations	15
	General sports ovals	9
	Multi use court - Basketball and netball	5
	Multi use court - Basketball and tennis	2
	Multi use court - Tennis and netball	10
	Netball Courts	3
	Shade Sail locations	47
	Tennis Courts	23

Asset sub class	Asset type	Quantity	Useful life
Backflow Devices	RPZ, DCV, Other	184	15
Barrier Continuous	Barrier, Fence, Handrail, Wall	492	40
Barrier Point	Bollard, Boulder, Locking post	482	40
Bridges & Structures	Decks	65	40-60
Furniture & Ancillary	Bicycle fitting, drinking fountain, pergola, reserve shelter, rotunda, seat, shade sail, table, wheelie bin	1077	20
Irrigation Equipment	Irrigation Equipment	144	10
Irrigation Pipework	Irrigation Pipework	6	60
Memorials	Commemorative, historical, other, place marker	60	20-40
Pathway	Pathway, steps	322	30-40
Public Lighting	Lighting – open space	155	15-25
Recreational Area	Cricket pitch, cycling facility, dog facility, fitness area, fitness equipment, cycling track, games area, playground equipment, playground, skate park, sports court, sports equipment, sports oval	1032	20-60
Retaining Walls	Retaining wall	104	30-60
Signs - Guide	Direction and location, hazard board markers	6	15
Signs - Open Space	Education, heritage and culture, information, regulatory by-law	1457	15
Signs - Regulatory	Parking, shared and recreation, traffic instruction	17	15
Waste Collection Point	Butt bin, dog bag dispenser, wheelie bin	403	10
Total		6006	

Note: Toilets and BBQ's, are not reported in Open Spaces AMP and are instead provided for in the Buildings and Structures AMP.

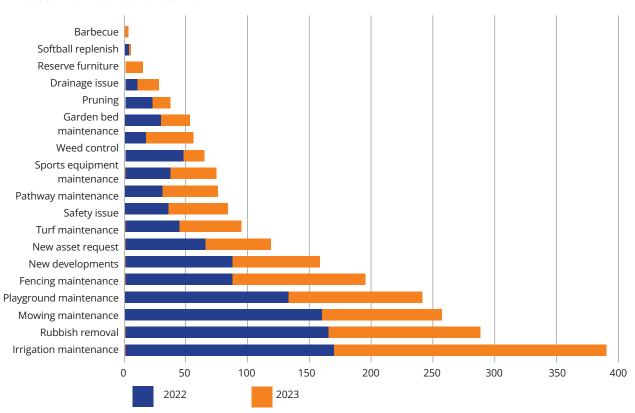
#### Age profile

Age related data for Open Space assets is incomplete and is not presented as part of this AMP. CoM has improved its processes in recent times which will enable this information to be captured and analysed for future editions.



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## **Asset performance Customer notification trends**



Customer notification events to council relating to open space assets is shown in the figure above.

These events inform our knowledge of where operation and maintenance activities can be improved to increase community satisfaction.

This AMP will review our current service levels and practices in relation to: irrigation issues, rubbish removal, mowing of reserves and playground maintenance in particular. Our aim is to ensure our maintenance interventions are effective.

Of those events from the figure classified as safety, most related to playground maintenance, while other safety issues relate to dog activity, youth activity, and general cleanliness.

Council will continue to seek the feedback from SAPOL regarding community safety and the best approach to reduce crime prevention in open space.

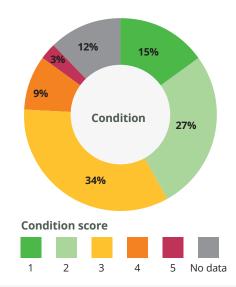


Page 21

#### **Asset condition**

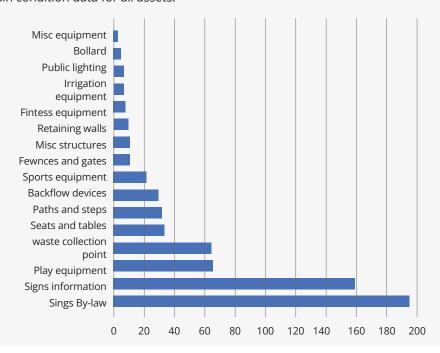
#### Asset condition performance description

Grade	Condition measure description
1	Very good: Only planned operation and maintenance required
2	Good: Minor defects only. Repairs as needed plus planned maintenance.
3	Fair: Significant maintenance required to Return to Accepted Level of Service.
4	Poor: Significant maintenance or renewal required. Asset requires review to determine optimal action. Consider Renewal and/or Disposal.
5	Very Poor: Approaching Unserviceable. Consider Renewal, Removal and/or Disposal.
No data	Lack of data at time of reporting



Approximately 12% of open space assets have not had a condition rating formally assigned. Of these, about a third of each of the barrier assets, pathway assets and recreational area assets are without condition data. The largest contribution to missing data belongs to the recreational areas sub-class of assets. This AMP has highlighted an improvement initiative which will endeavour to obtain condition data for all assets.

The figure below, shows the distribution of assets rated as either poor or very poor. Most of these belong to signs, with other notable asset of poor condition being play equipment and waste collection points. This AMP provides the funding required to renew assets in poor condition.



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#### **Asset function**

Function is a measure that indicates whether the asset is providing the right type of service. The ratings below suggests that nearly all of the open space assets are fulfilling this demand of the community.

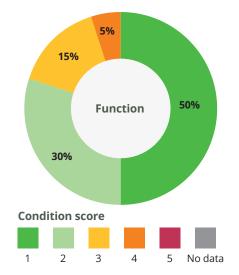
Guided by the future demand, we interpret some of our assets to have a limited ability to meet the service needs (function rating 4). The Open Space Plan provides for an upgrade to these service levels. Refer to Appendix A for a list of projects which will ensure the assets continue to provide the right service including accessibility.

#### **Asset capacity**

Capacity helps us understand if the assets are underutilised or overutilised. It is a measure of the assets in existence now. Although utilisation information is not well known, we are able to use available customer events together with a broad understanding of the principles of the Open Space Plan to determine that the existing assets are not capacity constrained and are operating within their design limits. We have identified an improvement action to improve our understanding of utilisation better.

Grade	Condition measure description
1	Very good: meets program/service delivery needs in a fully efficient and effective manner.
2	Good: meets program/service delivery needs in an acceptable manner.
3	Fair: meets most program/service delivery needs with some inefficiencies and ineffectiveness present.
4	Poor: limited ability to meet program/ service needs.
5	Very Poor: critically deficient, does not meet program/service needs, neither efficient nor effective.

Grade	Condition measure description
1	Very good: usage corresponds with design capacity.
2	Good: usage is within design capacity
3	Fair: demand is approaching design capacity
4	Poor: demand exceeds or is well below design capacity.
5	Very Poor: critically deficient, does not meet program/service needs, neither efficient nor effective.





#### **Operations expenditure (OpEx)**

OpEx costs are those considered as direct costs for the service provided. They exclude salaried staff not engaged in direct supervision.

#### **Planning**

Planning costs include contractor field investigation works to help provide information for project work as well as for specialists to undertake design work for minor projects not big enough to be capitalised. Planning costs equate to \$45,000 annually.

#### Operation

94% of operation costs are for water charges. The remaining costs in order of magnitude are for fuel charges, electricity charges, and waste management costs.

#### Monitoring

Monitoring activities include an allowance of \$25,000 annually for a comprehensive annual inspection on playgrounds as per the requirements of AS 4685. This activity is performed by contractors.

#### Maintenance

- Plant and fleet hire \$577,000 annually

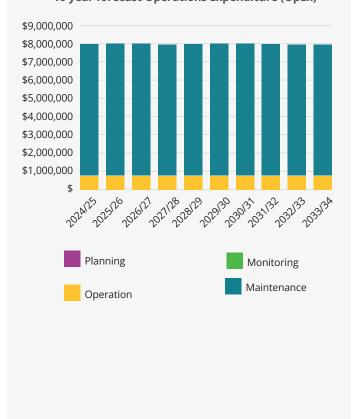
   with almost all being for internal
   hire charge.
- Materials costs of \$373,000 annually – the bulk of which is for landscaping materials.
- Contractor costs amount to just over \$2.3m annually.
- The remainder of the maintenance relates to council wages and internal costs. Costs for the monitoring and maintenance of Trees have been included separately in the Trees AMP.

Open Space equipment is subject to degradation due to environmental conditions as well as the everyday usage from the community. A small number of defects occur due to vandalism. Staff and external contractors both operate, monitor, and these Open Space assets in a planned way Improvement is required as can be seen from the customer event log.

Regular maintenance is provided to our reserves with improvement opportunity evident from the customer event log of Sec 2.5.1. Prioritisation is given according to reserve and playground levels of hierarchy. Regional level reserve and playground receive the highest levels of regular maintenance, followed by neighbourhood, then local level reserves.

The OpEx forecast budget will enable the Open Space assets to provide the service required.

#### 10 year forecast Operations Expenditure (OpEx)



#### Renewal ranking criteria

#### Renewal

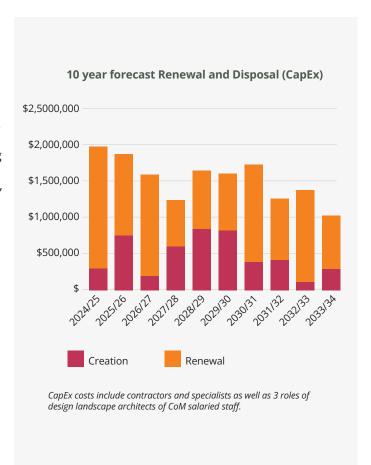
Generally, playground items have an asset life of 20-25 years. Within this timeframe CoM seeks to replace these items through a reserve upgrade. Reserve furniture generally has a 25 year asset life. This 20-25 asset life is also generally applied to other reserve sports and equipment items except for items posing a safety risk or in significant disrepair earlier than the anticipated asset life from other use, vandalism or other external conditions.

Rather than like for like replacement a unique design is developed, consulted on with the community, and an adapted design is developed. Procurement and construction occur in the following year, and aims to align with the Open Space Plan service levels.

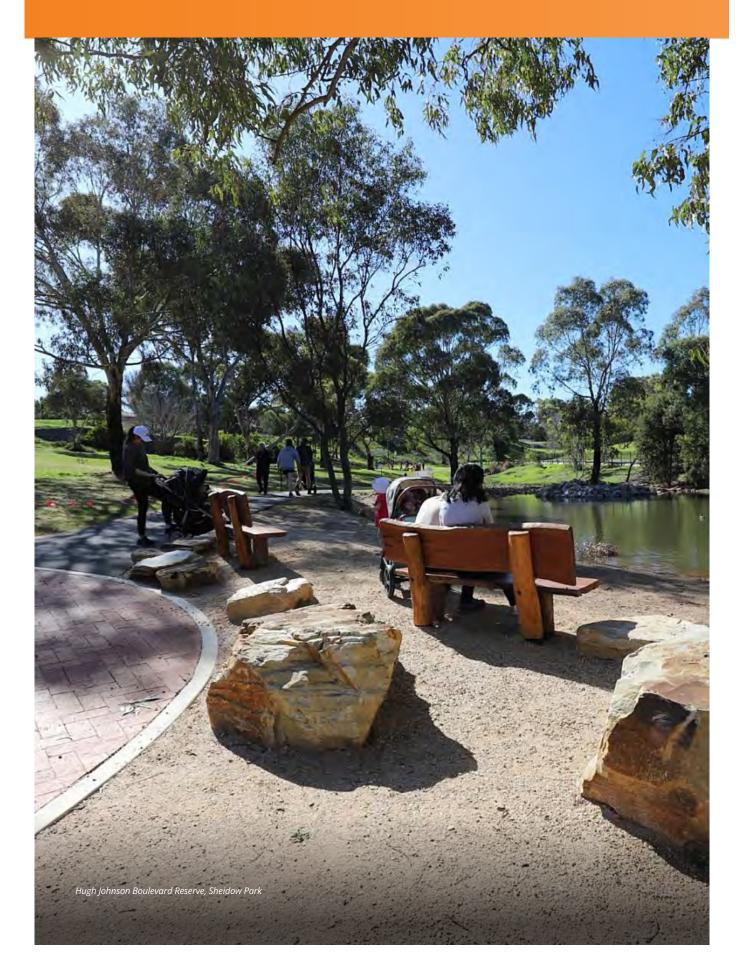
#### Creation

The Open Space Plan together with an understanding of future demand identifies where a service function is needed to be created that previously had existed.

A summary of the CapEx projects from the Open Space Plan is provided as Appendix A. This includes both renewal projects and creation projects.







## Risk management

Council's Risk Management Policy sets the overall framework for addressing risk within the framework of ISO31000.

The elements of this framework are:

- Risk Management Context: Establishes the objectives, stakeholders, key issues, and criteria against which risks will be evaluated.
- Identify the Risk: Identifies what risk events are likely to impact on assets and services.
- Analyse the risk: Reviews the existing controls and then analyses the likelihood of an event occurring and the consequence of the event to determine the level of risk.
- Evaluate the Risk: Assesses and ranks the identified risks in a Risk Register.
- Treat the Risks: Identifies actions to reduce/ control the risk.



#### **Critical assets**

#### **Defining critical assets**

For Open Space assets, higher criticality assets are typically those which have a higher exposure to the community with a higher number of people relying on their utility. For example, a park bench in a local reserve has a lower consequence of it not being available for use than that of a netball court where organised competitions have many people relying on the assets performing.

Ranking assets according to their business criticality (or consequence of failure) ensures the appropriate level of operation and maintenance activities are performed at the right time.

#### High level risk assets

Generally, the assets with a higher criticality ranking will attract a higher risk should risk consequences present themselves. Typically risk events result from the overall condition or structural integrity of the asset but they may also result from failure to provide the right asset or the right amount of the asset.

There are no high or greater level risks identified for Open Space assets.

#### What we cannot do

The forecast budget of this AMP is used to inform the LTFP. It is expected that through this process of alignment with the LTFP, the objectives of this AMP will be achieved.



Page 27



## Financial summary

#### **Financial sustainability**

#### Sustainability of service delivery

Two key indicators of sustainable service delivery are considered in the Open Space AMP:

- The forecast renewals are funded over the life of this plan to ensure the continuity of function that the asset provides. Assets are scheduled for renewal based on the end an end of estimated useful life.
- OpEx is funded to ensure the day to day management and integrity of the asset to ensure the required levels of service are met.

This AMP is used to inform the LTFP, through an iterative process balancing cost, performance, and risk. As a part of its Annual Business Planning process, CoM undertakes a review of forecast asset management expenditures. This revised forecast annual funding requirement is incorporated into Council's currently adopted Annual Business Plan and Long-Term Financial Plan.

#### 10-year financial planning period

This AMP identifies the forecast OpEx and CapEx required to provide an agreed level of service to our customers over a 10-year period.

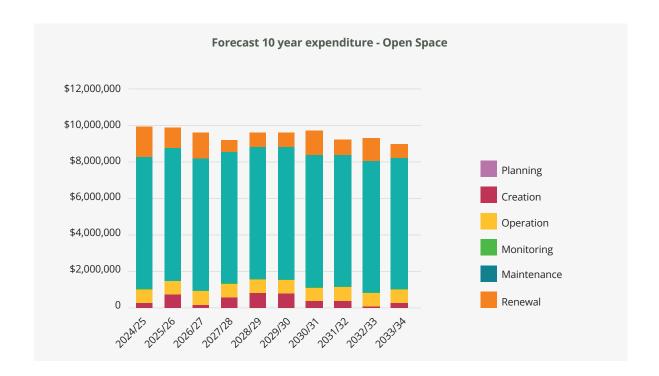
This forecast is compared with the proposed budget over the first 10 years of the planning period to identify any funding shortfall.

#### Forecast total outlay for OpEx and CapEx

Forecast expenditure	10-year forecast	Average annual cost
Operational Cost (OpEx)	\$79,642,564	\$7,964,256
Capital Cost (CapEx)	\$15,187,898	\$1,518,790
Total	\$94,830,462	\$9,483,046

#### Forecast outlays for the LTFP

Year	Planning	Creation	Operation	Monitoring	Maintenance	Renewal	Disposal	Forecast Total
2024/25	45,000	296,082	730,636	25,000	7,171,316	1,654,894	0	\$9,922,928
2025/26	45,000	740,701	730,636	25,000	7,187,606	1,113,387	0	\$9,842,331
2026/27	45,000	193,600	730,636	25,000	7,188,445	1,390,111	0	\$9,572,793
2027/28	45,000	592,775	730,636	25,000	7,143,848	635,882	0	\$9,173,141
2028/29	45,000	836,792	730,636	25,000	7,158,824	790,199	0	\$9,586,452
2029/30	45,000	820,600	730,636	25,000	7,176,677	771,393	0	\$9,569,306
2030/31	45,000	390,500	730,636	25,000	7,188,582	1,324,740	0	\$9,704,459
2031/32	45,000	408,760	730,636	25,000	7,157,012	842,785	0	\$9,209,193
2032/33	45,000	110,880	730,636	25,000	7,140,495	1,252,475	0	\$9,304,486
2033/34	45,000	286,000	730,636	25,000	7,123,394	735,342	0	\$8,945,372
Total	\$450,000	\$4,676,690	\$7,306,364	\$250,000	\$71,636,200	\$10,511,208	\$0	\$94,830,462







#### **Valuation forecasts**

The best available estimate of assets included in this AMP are shown below. This estimate is based on recent purchases of equivalent assets (what it would cost to replace the asset today), or an indexed value (the original purchase cost of the asset in today's dollars).

Replacement Cost (Current/Gross): \$46,549,638
Accumulated Depreciation: \$13,602,592
Depreciated Replacement Cost: \$32,947,047
Depreciation: \$1,645,490

#### **Key assumptions in financial forecasts**

- All data used in this AMP is current as of March 2024.
- The forecast 10-year expenditure profile is provided in 2024 dollars.
- he Long-Term Financial Plan will be adjusted annually to account for cost index increases and utility cost anomalies.
- Operation and Maintenance costs are based on existing service levels
- Contractor cost increases are consistent with the allowance for CoM indexed increases to LTFP

#### Forecast reliability and data confidence

The forecast costs, proposed budgets, and valuation projections in this AMP are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified in accordance with the table below.

#### Data confidence definitions and grades

Confidence grade	Description
A. Very high	Data based on sound records, procedures, investigations, and analysis, documented properly, and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm$ 2%.
B. High	Data based on sound records, procedures, investigations, and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate ± 10%.
C. Medium	Data based on sound records, procedures, investigations, and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated ± 25%.
D. Low	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy $\pm$ 40%.
E. Very low	None or very little data held.



#### Data confidence assessment outcome

Data	Confidence Assessment
Asset Condition	С
Asset Function	С
Asset Capacity	С
Asset Age Profile	D
Replacement Value	В
Service Levels	В
Demand drivers	В
Capital Expenditure Forecasts	В
Operational Expenditure Forecast	В

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#### **Monitoring and review**

This AMP will be reviewed during the annual budget planning process and revised to show any material changes in service levels, risks, forecast costs and proposed budgets as a result of budget decisions.

Cost changes will be reviewed annually, and any changes needed to the table on page 29 will be published separately to this plan.

The AMP will be reviewed and updated every four years to ensure it represents the current service level, asset values, forecast operations, maintenance, renewals, creation and asset disposal costs and planned budgets. These forecast costs and proposed budget are incorporated into the Long-Term Financial Plan or will be incorporated into the Long-Term Financial Plan once completed.

Page 31

# Improvement plan

The following improvement initiatives were identified as part of the development of this AMP and show alignment with the overall Council Strategy.

Alignment	Task	Resource	Completion
E1	Implement a process which helps to provide utilisation information for open space assets.	Manager City Activation	Dec-25
E1	Review the performance of maintenance against service levels and customer requests for all Open Space assets.	Manager City Activation  Manager Operations	Dec-25
I1	Ensure asset handover process is utilised to ensure asset acquisition, upgrade, renewal and disposal is captured and communicated to maintain the Asset Management Information System.	Manager City Activation Manager Operations	Dec-25
I1	Implement a system to ensure condition assessment is performed on all Open Space assets on a regular cycle.	Manager City Activation	Dec-25
12	Ensure the agreed maintenance budget for each created, gifted, upgraded or renewed asset is transferred to Operations and that systems are introduced to facilitate the tracking of agreed spend on each of these assets to maintain service level.	Manager City Activation Finance Manager Operations	Dec-25
I2	Review and revise chart of accounts to facilitate consistent and accurate cost allocation for all asset expenditure aligned with the Asset Management Lifecycle.	Manager City Activation  Manager Operations	Dec-25
I2	Implement a process to update this AMP during annual budget planning processes to show any material changes in service levels and/or resources.	Manager City Activation	Nov-24
12	Review completeness of asset data in the AMIS	Manager City Activation	Dec-25
12	Improve quality and completeness of asset data in the centralised asset management information system including condition assessments.	Manager City Activation	Dec-25
L1	Audit the performance of lighting operation against levels of service	Manager City Activation	Apr-26
VN3	Investigate opportunities to integrate with Carbon Neutrality Plan to map out how CoM Open Space Assets can reduce carbon emissions for Council operations by 2030.	Manager City Activation	Dec-25

# Appendix A - List of capital projects

List of CapEx projects from Open Space Plan by suburb with proposed timing (continued)

Suburb	Reserve Name	Proposed Works	Timing (year)
Ascot park	Daws Road Reserve	Apply natural landscaping	2025
Clovelly park	Byron Avenue Reserve	Pathway through reserve and fencing upgrade	2024
Clovelly park	Graham Watts Reserve Cosgrove Hall)	Local Playground. Drink fountain. Remove post and rail fencing (Community Garden no longer in scope) Irrigation upgrade (2,000 sqm)	2024
Clovelly park	Graham Watts Reserve (Cosgrove Hall)	Public Toilet (in conjunction with hall upgrade)	2025
Clovelly park	Kensington Street Reserve	Open Space Upgrade	2029
Clovelly park	Rosslyn Street Reserve	Neighbourhood Playground (irrigation upgrade not required) Community Garden Placeholder	2031
Darlington	Grace Road Land	Open Space Upgrade	2027
Dover gardens	Branksome Terrace Reserve	Dog friendly reserve - drink fountain with dog bowl, seating. Community Garden placeholder	2025
Dover gardens	Scarborough Terrace Reserve	Neighbourhood Playground and Fitness Replace tubular fencing and post and rail with other fencing (140m)	2025
Dover gardens	McKay Street Reserve	Drink fountain and Local Playground Remove chain and post fence (180m) Irrigation Upgrade (2,000 sqm)	2027
Dover gardens	Bristol Street Reserve	Open Space Upgrade	2033
Edwardstown	Weaver Street Reserve	Shelter over picnic area	2027
Edwardstown	Dumbarton Ave Reserve	Local Playground Tubular fence removal and replacement (140m) Irrigation upgrade (3,000 sqm)	2031
Glandore	Glandore Oval	Neighbourhood Playground	2033
Glengowrie	Willoughby Avenue Reserve	Irrigation upgrade (2,000 sqm)	2024
Glengowrie	Stanley Street Reserve	Public Toilet	2026
Glengowrie	Willoughby Avenue Reserve	Neighbourhood Playground Add drinking fountain and dog bowl. Landscaping and tree planting. Community Garden Placeholder Post and rail fence removal (100m)	2027
Hallett cove	Capella Drive Reserve	Seating node and drink fountain	2024
Hallett cove	Chatsworth Court Reserve	Drink fountain	2024
Hallett cove	Linear Park Reserve	The trail through Linear Park(s) needs an identity. Tunnel under Barramundi Road to be made nice - art? Lighting Drink fountain at playground. Opportunity for fitness trail along the pathway.	2024
Hallett cove	Pavana Reserve	Replace goal post. Apply natural landscaping guidelines. Irrigation upgrade (5,000 sqm)	2024
Hallett cove	Perry Barr Farm	Work with place makers to see how we can make this site a destination. Partnership potential with Lions Club and Scouts. Community Garden Placeholder	2024

Note: The timing and scope of these works may vary to suit a change in priorities.

#### List of CapEx projects from Open Space Plan by suburb with proposed timing (continued)

Suburb	Reserve Name	Proposed Works	Timing (year)
Hallett cove	Fryer Street Reserve	Toilet wrap and increased landscaping Irrigation to whole reserve and hydroseed	2025
Hallett cove	Manoora Drive Reserve	Drink fountain Local Playground Replace fencing - fence playground (150m) Irrigation upgrade (2,000 sqm)	2025
Hallett cove	Olivier Terrace Reserve	Drink fountain	2025
Hallett cove	Arachne Drive Reserve	The trail through Linear Park(s) needs an identity.	2026
Hallett cove	Aroona Road Reserve	The trail through Linear Park(s) needs an identity.	2026
Hallett cove	Beeches Road Reserve	Dog Friendly reserve. Work in conjunction with the biodiversity plan for natural landscaping. Remove post and rail fencing and replace with natural barriers	2026
Hallett cove	Lucrecia Way Reserve	Bench and Dog Bowl near Lucrecia Way. Bench seat other side of bridge looking over water. Remove post and rail fencing	2026
Hallett cove	Ragamuffin Drive Reserve	The trail through Linear Park(s) needs an identity.	2026
Hallett cove	Zwerner Drive Reserve	The trail through Linear Park(s) needs an identity. Coast to Vines bike repair station?	2026
Hallett cove	The Cove Oval	Neighbourhood Playground	2026
Hallett cove	Koomooloo Cresent Reserve	Local Playground + Drink Fountain Remove chain and post fencing (340m) Irrigation upgrade (2,000 sqm)	2027
Hallett cove	Central Avenue Reserve	Community consultation for a multi-use court. Remove and Replace reserve fencing	2028
Hallett cove	Weerab Drive Railway Corridor / Reserve	Capture the cultural aspect of this site. Work with Cycling and Walking Strategy to add a pathway.	2028
Hallett cove	McConnell Street Reserve West	Natural landscaping. No funding be applied to this site, external funding only	2029
Hallett cove	Olivier Terrace Reserve	Local Playground (irrigation does not need upgrade) Community Garden Placeholder	2029
Hallett cove	Fairhill Reserve	Seat / path to complement natural landscaping through Biodiversity Plan	2030
Hallett cove	Pavana Reserve	Neighbourhood Playground and sport equipment upgrade	2030
Hallett cove	Antonia Circuit Reserve	Landscaping	2033
Marino	Newland Ave Linear Park	Seat to be replaced. Biodiversity zone.	2024
Marino	Bandon Terrace Reserve	Natural landscaping	2026
Marino	Nimboya Road Reserve	Local Playground Remove chain and post fencing (240m)	2034
Marion	Ben Pethick Reserve	Irrigation Upgrade (add to Oaklands Water 1,200sqm)	2024
Marion	Jasmine Ave Reserve (next to Marion Oval)	Pathway to oval - mulching around trees.	2025
Marion	Marion Oval	Neighbourhood Playground	2026

Note: The timing and scope of these works may vary to suit a change in priorities.

#### List of CapEx projects from Open Space Plan by suburb with proposed timing (continued)

Suburb	Reserve Name	Proposed Works	Timing (year)
Marion	Nicholas Road Reserve	Apply natural landscaping, seating, nature play.	2027
Marion	Alison Avenue Reserve	Local Playground. (Council request to remove drink fountain from original scope) and sports goals. Remove post and rail fencing (200m) Irrigation upgrade (2,000 sqm)	2028
Mitchell park	Quick Road Reserve	New furniture and seating. Drink fountain (Council request to remove dog bowl from original scope)	2024
Mitchell park	Sampson Road Reserve	Formalise pathways to school entrance, seating, planting to screen fences. Fencing	2024
Mitchell park	Maldon Avenue Reserve	Toilet Wrap	2025
Mitchell park	Penrith Court Reserve	Irrigation upgrade (2,000 sqm) Open Space Upgrade. Community Garden placeholder.	2025
Mitchell park	Tonsley Hall Reserve	Open Space Upgrade	2029
Morphettville	Nunyah Avenue Reserve	Demolish housing and make space into Local Level Playground Open Space Development - remediate space and add landscaping Irrigation upgrade	2026
Morphettville	Chittleborough Reserve 2	Irrigation upgrade (1300 sqm)	2033
O'halloran hill	Majors Road	Junior Pump Track Light towers for senior pump track	2030
Oaklands park	Jacaranda Grove Reserve - Peppertree Reserve	Increased tree planting, tables and seating. Remove post and rail fencing Irrigation upgrade (3,000 sqm)	2024
Oaklands park	Kenton Avenue Reserve	Replace and renew fitness equipment	2027
Oaklands park	Oliphant Avenue Reserves	Develop the back block for recreation - non active. Native turf and plantings, seating etc. Additional Pathway works to access Community Garden and possible expansion of community garden Irrigation upgrade (1,000 sqm)	2027
Ohalloran hill	Peter Court Reserve	Bike repair station and drink fountain with dog bowl.	2024
Ohalloran hill	Matthew Street Reserve	Nature play and picnic bench.	2025
Ohalloran hill	South Road Reserve	Open Space Upgrade with bridge as HERO point	2028
Park holme	Elizabeth Ryan Reserve	Incorporate Herbert Street land and upgrade local playground.	2024
Park holme	Mulcra Avenue Reserve	Irrigation upgrade (2,000 sqm)	2024
Park holme	Ascot Park Bowling Club	Irrigation upgrade (6930 sqm)	2026
Park holme	Cowra Crescent Reserve	Consult with playground removal in conjunction with Nunyah Avenue Reserve upgrade.	2026
Park holme	Hazelmere Road Reserve	Neighbourhood Playground Upgrade - Change of hierarchy from Regional Tubular fencing removal and replacement (200m) Irrigation upgrade (9,800sqm)	2029
Plympton park	Teesdale Crescent Reserve	Dog Friendly Reserve - drink fountain with dog bowl, seat	2025

 ${\it Note: The timing and scope of these works may vary to suit a change in priorities.}$ 

#### List of CapEx projects from Open Space Plan by suburb with proposed timing (continued)

Suburb	Reserve Name	Proposed Works	Timing (year)
Seacliff park	Gully Road Reserve South	There is a clear desire line through the park to the Recreation Park that should be formalised. Fitness equipment across the reserve. Remove post and rail fencing Irrigation upgrade (10,000 sqm)	2025
Seacombe gardens	Sandery Avenue Reserve	Neighbourhood Playground and Fitness. Drink fountain Replace chain mesh fence and add bottom rail to tennis court. Add another basketball ring to heavily used court. Remove post and rail fencing. Community Garden placeholder. Irrigation upgrade (5,000 sqm)	2030
Seacombe gardens	Ramsay Avenue Reserve	Local Playground Upgrade	2032
Seacombe gardens	Harbrow Grove Reserve	Regional Playground Upgrade. Fence upgrade (paint) Irrigation upgrade (5,000 sqm)	2034
Seaview downs	Roy Lander Reserve	Active recreation options for the open space Irrigation upgrade (5,000 sqm)	2024
Seaview downs	Mitchell Street Reserve	Dog friendly reserve. Add 3 v 3 Basketball and Netball ring and sport goals? Community Garden Placeholder	2026
Seaview downs	Wandana Reserve	Apply natural landscaping and tree planting.	2027
Seaview downs	Cadell Street Reserve	Drink fountain with dog bowl, kick about goals. Neighbourhood Playground and Fitness. Community Garden placeholder.	2028
Seaview downs	Roy Lander Reserve	Neighbourhood Playground. Community Garden placeholder.	2033
Sheidow park	Nari Drive Reserve	Dog friendly reserve. Be mindful of native grasses.	2024
Sheidow park	Spinnaker Circuit Reserve - West	Drink fountain	2024
Sheidow park	Southbank Boulevard Reserve	Neighbourhood Playground. Community Garden placeholder.	2025
Sheidow park	Clare Avenue Reserve	Drink fountain Trail through reserve near fence line	2027
Sheidow park	Islington Drive Reserve	Desire line through park and around water could be formalised.	2027
Sheidow park	Miners Court Reserve	3 v 3 basketball, netball ring, seating and landscaping. Community Garden placeholder. Upgraded reserve may trigger irrigation (2,000 sqm)	2027
Sheidow park	Eurelia Road Reserve/Elgata Reserve	Local Playground	2031
Sheidow park	Young Street Reserve	Open Space Upgrade	2031
Sheidow park	Elura Avenue Reserve	Open Space Upgrade	2032
South plympton	Edwardstown Memorial Oval	Toilet Wrap	2025
Sturt	Maesbury Circuit Reserve	Irrigation and re - grassing (1,000 sqm)	2025
Sturt	Myer Road Reserve (Travers)	Upgrade reserve with resident feedback. Remove post and rail fencing Irrigation upgrade (2,000 sqm)	2025
Sturt	Brolga Place Reserve	Neighbourhood Playground (irrigation upgrade not required) Fencing removal (300m)	2032

Note: The timing and scope of these works may vary to suit a change in priorities.

#### List of CapEx projects from Open Space Plan by suburb with proposed timing (continued)

Suburb	Reserve Name	Proposed Works	Timing (year)
Tonsley	Chestnut Court Reserve	Investigate the future of this Reserve in conjunction with Ash Avenue Reserve	2025
Trott park	Hughes Court Reserve	Seat for school pick up waiting	2027
Trott park	Reserve Street Reserve	Small dog park within existing dog park, lighting, irrigation upgrade to playground area (5,000 sqm)	2029
Trott park	Percival Crescent Reserve	Open Space Upgrade	2031
Trott park	Phyllis Court Reserve	Open Space Upgrade	2032
Trott park	French Crescent Reserve	Open Space Upgrade	2033
Trott park	Strutt Court Reserve	Open Space Upgrade	2033
Warradale	Ballara Park Reserve	Toilet Wrap	2025
Warradale	Warradale Park Reserve	Public Toilet and landscaping	2025
Warradale	Marion Community House	Open Space Upgrade Community Garden Placeholder	2029
Warradale	Kent Avenue Reserve	Open Space Upgrade	2030



City of Marion | Asset Management Plan 2024-2034: Open Space



# **Community Engagement Plan**

**Open Space: Asset Management Plan** 



#### **Community Engagement Plan** Open Space Asset Management Plan

#### **Key Contacts**

Engagement contact:	Matt Green (MG)
Project Lead:	David Reeves (DR)
Start / end date:	08/08/2024 – 29/08/2024
Budget Cost Centre:	

#### **Document Amendment Record**

Rev	Change Description	Date	Author	Checked	
1.0	First draft	03/07/2024 MG		DR	

#### **Document Management**

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**Community Engagement Plan** Open Space Asset Management Plan

#### **Contents**

Gov	ernance	. 1
Key	documents	. 1
1.	Project description and background	.2
2.	Scope of engagement	.2
3.	Level of engagement	.3
4.	What good looks like	.4
5.	Community engagement issues/risks/mitigations	.4
6.	Stakeholder identification and analysis	.5
7.	Engagement activity timeline (20 May – 10 June)	.6
App	endix 1 - Frequently asked questions	.7
Арр	endix 2 - Survey questions	.8



## **Community Engagement Plan**Open Space Asset Management Plan

#### **Governance**

Who needs to sign off on the plan?	Required?	Responsibility
Council Members (all or ward) and Mayor	Yes	ELT
Executive Leadership team	Yes	SLT
Senior Leadership team	Yes	Project Lead
Project Lead	Yes	Project Lead

## **Key documents**

Document name	Link / location	Owner
Frequently asked	Appendix 1	Engagement
questions		
Stakeholder survey	Appendix 2	Project team /
		Engagement



**Community Engagement Plan**Open Space Asset Management Plan

#### 1. Project description and background

The purpose of the Open Space Asset Management Plan (AMP) is to improve Council's long-term strategic management of assets so that they effectively meet the required levels of service.

The plan defines the state of the Open Space assets and considers future requirements whilst balancing performance cost and risk. It provides the optimum lifecycle management and costs for the next 10 years.

The Open Space AMP is aligned with the Council Strategic Plan and informs the Long-Term Financial Plan. The AMP is owned and managed by the Manager, City Activation.

#### 2. Scope of engagement

The Asset Management Plan (AMP) is classified as a strategic management plan of Council as defined under Section 122 of the Local Government Act (LGA) and fulfils the requirements of this Section.

Section 122(6) of the Act requires that the AMP be provided for public consultation. This requirement is also outlined in Council's Public Consultation Policy and Public Consultation Procedure where 'Council must adopt a process or processes to ensure that members of the public are given a reasonable opportunity to be involved in the development and review of its strategic management plans'.

The draft AMP will be released for community consultation where the community will be able to review the plan and provide their feedback by completing an online survey via the Making Marion platform. Hard copy surveys will also be made available as and when requested. Community consultation will take place from <u>8 August to 29 August 2024</u>. Feedback received from the community will be considered by the project team and may lead to amendments to the plan. The community feedback report and final AMP will be submitted to the General Council meeting on 22 October 2024 for endorsement.



**Community Engagement Plan**Open Space Asset Management Plan

#### 3. Level of engagement

Aside from the <u>legislative requirement to consult with the community</u>, this assessment tool is completed for each project to ensure potential impacts to the community have been assessed and that engagement methods are well informed. This is completed collaboratively with the project delivery team.

The **engagement level selection tool** is used to assist staff in deciding what level of engagement to select – e.g., *inform, consult, involve, collaborate or empower* based on the International Association of Public Participation (IAP2) Spectrum (see Appendix 2). It is a technical approach and needs to be used in conjunction with the engagement framework and the human elements such as values and expectations.

#### **Score indicates:**

- 1-2 Very low to Low = At least inform
- 2-3 Low to Moderate = Consult
- 3-4 Moderate to High = Involve or Collaborate
- 4-5 High to Very High = minimum Involve, consider Collaborate and Empower

Questions to consider	Very low	Low	Med	High	Very high
1. What is the level of difficulty to find a solution that everyone can live with?		Х			
2. What is the potential for community outrage for your project?		Х			
3. How much do major stakeholders care about the decision to be made?			Х		
4. What degree of input do the affected landowners and community appear to want?		Х			
Count number in each column		3	1		
Multiply	x1	x2	х3	x4	x5
Enter score		6	3		
Add total of all 5 columns	= 9				
Divide		9/5			
Average score		= 1.8			
Level indicated			Inforr	n	
Level to be used		ı <mark>lt</mark> (pre	scribed	l by legi	islation)



**Community Engagement Plan** Open Space Asset Management Plan

#### 4. What good looks like

Community and Stakeholder Engagement on this project has ensured that:

☐ Project materials are provided in an accessible manner and consider:

- Language
- Digital literacy level
- Demographic i.e., elderly

 $\square$  There are clear accessible methods for the community to provide feedback

- Remotely via online means
- Face to face with a project team member
- Filling out hard copy forms at a council facility

	Every	attem	npt has	been r	made	whilst	consi	dering	the lo	ocal	area,	to	ensure	that
awa	areness	s of t	he proje	ect and	how	to pro	ovide	feedba	ck is	max	imise	d tł	hrough	best
pra	ctice co	ommu	ınication	s and e	engage	ment 1	techni	ques						

 $\square$  Engagement activities will be evaluated by the project team and lessons learned will be incorporated into future project engagements

## 5. Community engagement issues/risks/mitigations

Risk/ Issue	Pi	roposed mitigation
Language is hard to understand a not accessible to the average resident.	and •	Ensure that all materials are written in plain English Provide hard copies of the plan for review at key council locations



Community Engagement Plan
Open Space Asset Management Plan

## 6. Stakeholder identification and analysis

Stakeholder	Level of interest	Level of influence	Why are we engaging? What is their specific interest in the project / proposal?	Level of engagement	Engagement method(s)	Responsibility
Mayor and Council Members	High	High	Councillors will endorse the plan for consultation with the community.	Involve	Council Report Email Choose an item. Choose an item.	Project Lead / Manager
General Community	Medium	Medium	To provide community members with access to the draft AMP so that they can review and provide their feedback.	Consult	Social Media Campaign Hard copy displays Making Marion newsletter	Engagement team

# Community Engagement Plan Open Space Asset Management Plan

## 7. Engagement activity timeline (8 Aug – 29 Aug)

Date (Week commencing)	5 July	22 July ( <b>GC-23/07)</b>	5 Aug	12 Aug	19 Aug	26 Aug
Activity						
GM (General Manager) Signoff Engagement Plan						
Endorsement from Mayor & Council Members						
Making Marion page EDM to Making Marion subscribers						
Hard copy materials at key council locations						
Social Media campaign (3 posts)						
Electronic channels (emails to key stakeholder groups)						

**Community Engagement Plan**Open Space Asset Management Plan

#### **Appendix 1 - Frequently asked questions**

#### What is asset management?

The systematic and coordinated activities and practices of an organisation to deliver on its objectives optimally and sustainably, through the cost-effective lifecycle management of assets (from Institute of Public Works Engineering Australasia (IPWEA).

It is the management of all aspects of an asset throughout its lifecycle stages which include planning, creation, operation, monitoring, maintaining, renewal and disposal. Find out more at <u>Asset management | City of Marion</u>

#### What is an Asset Management Plan?

Asset Management Plans consider:

- Establishing levels of service assets are required to perform at and understanding what future demands on the asset may impact its performance.
- Outlining the activities, programmes and resources required to provide a service in a cost-effective way.
- Provision and timing of expenditure plans to ensure assets continue to function sustainably.

Asset Management Plans form part of Council's suite of strategic management plans as identified in the Local Government Act.

#### Why does Council set levels of service?

Assets exist to meet community needs and to provide the required service at the performance level endorsed by Council. By defining levels of service in our Asset Management Plans, the City of Marion's assets will be safe, accessible, well maintained and meet community needs in a sustainable manner.

#### What happens next?

Council values all feedback received on this draft Asset Management Plan. Your feedback is important to us, and it will be reviewed and used to help inform the strategy. To close the loop, Council will publish the final strategy after endorsement by General Council at its meeting on 22 October 2024.

### **Community Engagement Plan** Open Space Asset Management Plan

## **Appendix 2 - Survey questions**

-	
1.	Name*
2.	Street name*
3.	Suburb*
4.	Have you reviewed the snapshot for the Open Space Asset Management Plan?
	Yes/No
5.	Have you reviewed the draft Open Space Asset Management Plan?
	Yes/No
6.	Did you find the Plan Snapshot useful with assisting your understanding of the plan?
	Yes/No
7.	Overall, do you support the draft Open Space Asset Management Plan?*
	(Likert scale)
8.	What aspects of the draft Open Space Asset Management Plan did you find of use for you?
	Open text
9.	What can be improved in the Open Space Asset Management Plan?
	Open text
10.	Do you have any other comments?
	Open text



#### 12.6 Asset Management Plans - final endorsement

**Report Reference** GC240723R12.6

Originating Officer Unit Manager Asset Solutions – Brendon Lyons

Corporate Manager Acting Unit Manager Engineering, Assets and Environment - Carl

Lundborg

General Manager Acting General Manager City Services - Brian Green

#### REPORT OBJECTIVE

The purpose of this report is to present the following Asset Management Plans (AMPs) to Council for final endorsement.

City of Marion Artworks, Culture & Heritage AMP (includes additional \$100k funding request)

City of Marion Fleet, Plant & Equipment AMP

City of Marion Stormwater AMP

#### REPORT HISTORY

Report Reference	Report Title			
FRAC240220R7.1	2024 Asset Management Plans – Tranche 1			
GC240423R12.8	Asset Management Plans – endorsement for public consultation			

#### **EXECUTIVE SUMMARY**

The Tranche 1 AMPs included in this report have undergone a period of public consultation in alignment with the Local Government Act. Community feedback was reviewed and considered as part of AMP finalisation. It was determined that no further amendments to the AMPs were necessary following of this review.

The results of the public consultation are summarised in the Community Feedback Report which is provided as an attachment to this report (Attachment 4). Surveys were hosted via the Making Marion website and where possible, responders were contacted and acknowledged.

All three AMPs align with Council's 2024-25 Annual Business Plan and budget. The provisions in the Council's Long Term Financial Plan are consistent with the AMPs with the exception of Artworks, Culture and Heritage AMP. An additional \$50k has been included in the attached AMP in each year 2028-29 and 2033-34, specifically for the purpose of maintaining the Tjilbruiki Gateway public art feature. This additional funding will be incorporated into the next iteration of the Long Term Financial Plan.

The AMPs are presented to General Council for final endorsement.

#### RECOMMENDATION

#### That Council:

- 1. Endorses the City of Marion Artworks, Culture & Heritage Asset Management Plan 2024-2034 (Attachment 1).
- 2. Notes the allocation of \$50,000 in each year 2028-29 and 2033-34 for inclusion in the Long Term Financial Plan to maintain the Tjilbruiki Gateway public art feature.



- 3. Endorses the City of Marion Fleet, Plant & Equipment Asset Management Plan 2024-2034 (Attachment 2).
- 4. Endorses the City of Marion Stormwater Asset Management 2024-2034 (Attachment 3).

#### **DISCUSSION**

#### **Public Consultation**

Community and stakeholder engagement on these AMPs was undertaken from 13 May 2024 to 10 June 2024. The design draft AMPs (with supporting snapshots) were available for comment on the 'Making Marion' website. Notices were placed on social media and in community and business newsletters directing readers to Council's website. Feedback from the public consultation process was considered and it was determined that no further amendments to the AMPs were necessary.

A summary of the number of public interactions is summarised below.

	Artwork, Culture & Heritage	Stormwater	Fleet, Plant & Equipment	
Survey responses	16	4	2	
Site visits	371	207 (co	mbined)	
AMP downloads	206	50	30	
Snapshot downloads	89	30	31	

Through the Artwork, Culture & Heritage community consultation responses, support for public art can be seen, especially art which reflects the heritage of Marion including First Nations art. This feedback will be incorporated into the new Public Art Strategy.

The Fleet AMP was not revised based on the feedback. Respondents feedback was considered and respondents that could be identified (via email address) were advised that the focus on lifecycle costing for the new EVs will be monitored and changes to replacement date and km benchmarks will be undertaken as required.

The primary feedback from the community consultation on the Stormwater Asset Management Plan (AMP) includes physical condition data for renewal, impact of Urban Infill, impact of Climate Change on stormwater runoff and risk assessment / identification of critical assets. The feedback and comments provided by the community will be continued to be explored over the coming years including future development of Stormwater Management Plans and business process manuals. No changes are required at this stage for this iteration of the Stormwater AMP.

Detail on the nature of the public responses is found in the included Community Feedback Report (Attachment 4).

#### Tjilbruiki Gateway Maintenance

The Tjilbruiki Gateway, created in 1997 is a significant multi-layered artwork acknowledging First Nations history. Located near the Living Kaurna Cultural Centre, it requires periodic preservation maintenance to ensure its condition is sustained. The periodic inspection and maintenance process involves raising all 49 trunks to a height of approximately 75 cm and utilising elevated work platforms to perform aerial assessments. The inspection and maintenance process includes:



- The point where the stainless-steel spigot enters the concrete foundation.
- The concrete foundation itself.
- The condition of the pole savers in each pole, with replacements as needed.
- The structural condition of the wooden poles, visually assessed at the base, trunk, and upper sections.
- The artwork attached to the upper poles to ensure it is functional and not at risk of failure.

The amounts requiring to be endorsed for inclusion in the LTFP include \$50,000 in year 2028-29 and \$50,000 in year 2033-34.

These amounts have been included in the Artworks, Culture & Heritage AMP for final endorsement.

#### Planned AMP delivery

The 2024 AMPs are being produced in the following stages:

- Tree AMP final endorsement achieved 12 March 2024.
- **Tranche 1** (Artworks, Culture & Heritage; Stormwater; Fleet, Plant & Equipment) seeking final endorsement at the 23 July 2024 General Council Meeting.
- Tranche 2 (Open Space, Coastal Walkway) seeking final endorsement at the 22 October General Council Meeting
- **Tranche 3** (Buildings & Structures; Transport; Water Treatment & Resources) seeking final endorsement at the 26 November 2024 General Council Meeting.

#### **ATTACHMENTS**

- 1. CoM Asset Management Plan Artwork Culture and Heritage 24-34 Final [12.6.1 36 pages]
- 2. CoM Asset Management Plan Fleet, Plant and Equipment 24-34 Final [12.6.2 34 pages]
- CoM Asset Management Plan Stormwater 24-34 Final [12.6.3 46 pages]
- Community feedback report Stormwater Fleet Plant Equipment and Artwork [12.6.4 12 pages]

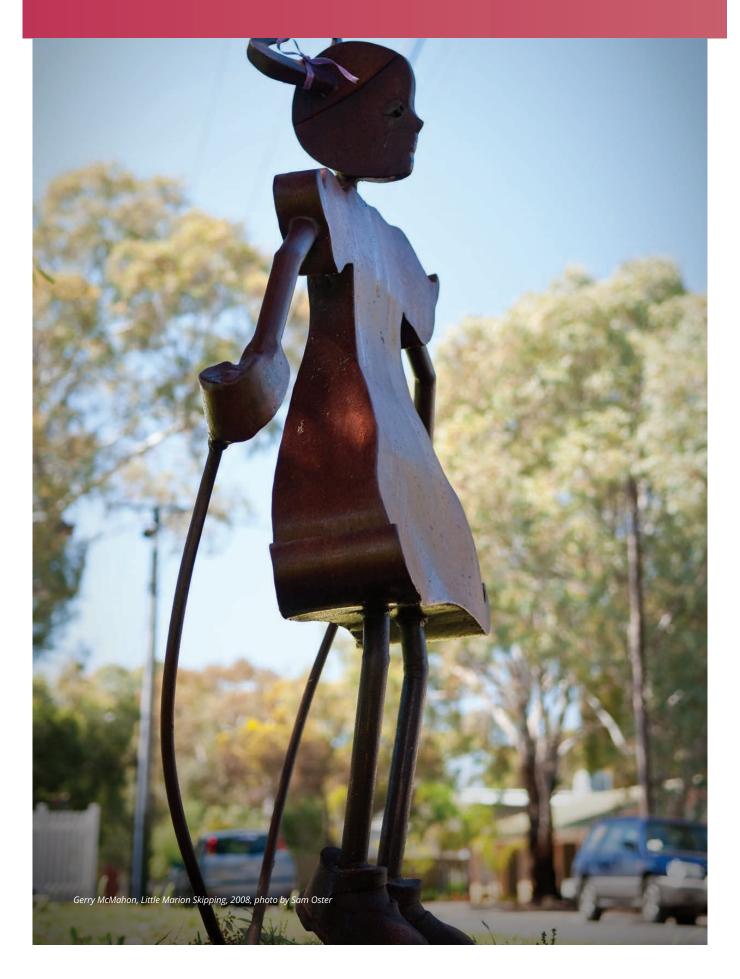
# City of Marion Asset Management Plan 2024-2034

# Artworks Culture and Heritage

A great place to *live* marion.sa.gov.au







### Contents

<b>Executive summary</b>	4
Purpose of the plan	4
State of council assets	4
Service levels	5
Future demand	6
Lifecycle management	7
Improvement	7
Introduction	8
Background	8
Planning documents	9
Key stakeholders	10
Levels of service	11
Strategic and corporate goals	12
Legislation	13
What our community values	14
Community levels of service	14
Technical levels of service	16
Asset removal criteria	19 19
Artwork relocation and / orremoval process	
Future demand	21
Demand management plan	21
Climate change adaptation	22
Lifecycle management	23
Preliminary information	23
Asset performance	24 25
Asset valuation	25 26
Operations expenditure (OpEx) Renewal and creation (OpEx)	26 26
Risk management	20 29
Critical assets	29
What we cannot do	29
Financial summary	30
Financial sustainability	30
Forecast outlays for the LTFP	30
Valuation forecasts	32
Key assumptions in financial forecasts	32
Forecast reliability and data confidence	32
Forecast reliability and data confidence	33
Monitoring and review	33
Improvement plan	34

Cover image: Sair Bean, Pieces of Edwardstown, 2022, photo by Catherine Leo

### Executive summary

### Purpose of the plan

The purpose of the Artworks, Culture & Heritage Asset Management Plan (AMP) is to improve Council's long-term strategic management of assets so that they meet the required levels of service. The plan defines the state of the artwork, cultural and heritage assets and considers future requirements whilst balancing performance, cost and risk. It provides the optimum lifecycle costs for the next 10 years.

The Artworks, Culture & Heritage AMP is aligned with the Council Strategic Plan and informs the Long-Term Financial Plan. Information is current as of November 2023.

State of council assets

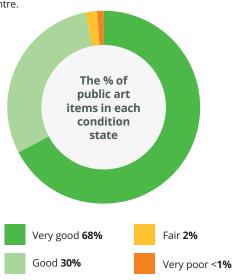
The artworks, cultural and heritage assets are classified into the following groupings:

- Public art sculptures, murals, mosaics, metalwork, wood carvings, installation art, artistic signage, digital, audio-visual, and architectural elements.
- Art collection paintings, drawings, prints, photos, film, wearable art, textiles, sculptures, unique objects, mixed media.
- Heritage and Archival collection Honour Boards, Mayoral robes, photographs, records, textiles, artworks & paintings, prints, signs, books, objects, maps, trophies, certificates, recordings analogue and digital.
- Musical instruments and percussion managed by the City of Marion Band.

The value of council's collection is shown on the right and is to be refined through assessments carried out in 2024-2025.

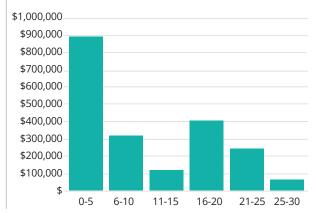
Asset category	Quantity	Useful life	Replacement value
Public art	387	5-60	\$2,007,702
Art collection	260	100	\$160,095
Band instrument	150	30	\$334,220
Heritage	20,000	various	Unknown
Total			\$2,502,017

The below graph shows that the public art assets are in good to very good condition overall. The asset which is needing replacement is the audio-visual installation at the Hallett Cove Civic Centre.



The below graph shows an age bracketed plot of public art against its replacement cost. This indicates a steady increase in installations over recent years in support of Council's Liveability objectives.

Public art age (yrs) vs replacement cost (\$2,007,702 total)



City of Marion | Asset Management Plan 2024-2034: Artworks Culture and Heritage

Page 4



#### **Performance parameters of assets**

This table provides an assessment of the performance of the assets (where available) against council's measures together with expected trends based on the planned budget. Budget includes renewal of the very poor condition rating of the artwork at Hallett Cove Civic Centre.

Parameter	Current performance	Expected trend based on planned budget
Condition (is the physical integrity sound?)	Most public art assets are in good condition; band instruments in fair to good condition.	Artworks and other heritage and cultural assets can be managed to remain in good overall condition.
Function (is the asset providing the intended service?)	Assets are currently performing their intended function adequately anecdotally. There is no formal measurement of this.	Assets will continue to perform their intended function over the 10-year life of this AMP.
Capacity (is the asset over or underutilised?)	The ability for the heritage archive to be of public value is limited by available space.	Expansion to the Heritage building will enable full utilisation of heritage artefacts.

#### **Service levels**

### **Community requirements and service activities**

#### **Community service requirement** Activities funded to sustain the service requirement • To celebrate diversity and heritage through artistic, cultural • Incorporation of public art into major projects, open spaces, and community activities and vibrant destinations. Streetscape developments, placemaking projects, community facilities and sports and recreation facilities. • To activate our city through quality streetscapes, open spaces, facilities, and placemaking initiatives to deliver • Incorporation of digital/-technology-based artwork. vibrant and prosperous business precincts. • Provision of archival storage at the Marion Heritage Research Centre. Adding value to resident and visitor experience through enriching public spaces. • Lifecycle management of all assets to ensure they continue to perform at required service levels. • Educating and informing community through informative heritage signage. • Promoting art and artists as a valuable part of the community and assets of the City of Marion. • Facilitating access to art heritage collections to all members of the community. • Funding City of Marion band to enable upgrades to instruments.

City of Marion | Asset Management Plan 2024-2034: Artworks Culture and Heritage



### **Future demand**

Factors expected to influence future demand and the impact this will have on the delivery of artworks, culture and heritage services are shown in detail on page 21 and have been taken into consideration in this AMP.

Climate change has minimal impact on this group of assets during the life of this plan. Refer to page 22.

### Snapshot of the impact and management of demand factors

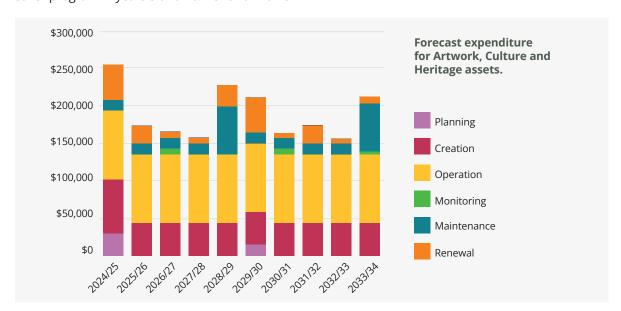
Demand impact	Demand impact management
Social/community trends – increased need for sense of place, public realm activation benefits offered by public art and cultural assets.	Creation of a Public Art Strategy for endorsement by Council to inform Art standards.
Financial value in the provision of services.	Optimise the expenditure required to deliver the service and provide justification for lifecycle management decisions.
Increase in population, visitation providing overall economic uplift.	Alignment of Public Art Strategy, Visitation Strategy and the AMP.

### Lifecycle management

### What it will cost

The forecast expenditure of this plan is used to inform the Long-Term Financial Plan (LTFP). Page 30 contains the detail breakdown of costs for each year. The chart below includes planning activity for a public artwork strategy in years 1 and 6 and maintenance works on the Tjilbruki Gateway - Pole saver program in years 5 and 10. Renewal works

include audio visual replacement at Hallett Cove Civic Centre in years 1 and 6. Other renewals for each year include murals that have reached end of life. Maintenance and operations is adjusted whenever new works are created.



The financial funding for the life of this plan is summarised below:

- Forecast funding required \$1,912,269.
- Average annual forecast funding required \$191,227.
- This forecast budget is used to inform the LTFP.

#### Managing the risk

Risks are managed in accordance with Council's Risk Management Policy:

- No high-level risks have been identified for art, heritage, and culture assets.
- Critical assets are those which have a higher consequence should they fail. They include: Tjilbruki Gateway and puru yuwanthi sculptures (significant indigenous cultural assets) and non-digitised archival and heritage collection.
- The forecast budget allows us to achieve all our service delivery objectives.

### **Improvement**

The Improvement Plan is found on page 34. These initiatives have been included in the forecast budget and include:

- Plan for expansion to storage capacity for heritage archival collections.
- Improve our knowledge and planning for heritage signs throughout the Council precincts.
- Create a strategy which provides standards and a sustained approach to the future of public art for City of Marion.
- Collaborate with local business and look for opportunities to engage with new public art installations.

City of Marion | Asset Management Plan 2024-2034: Artworks Culture and Heritage



### Introduction

### **Background**

The Artworks, Culture and Heritage Asset Management Plan (AMP) provides information on the state of the arts and cultural assets and their capability to meet the levels of service and demand requirements in a safe, cost effective and sustainable manner for the following 10 years.

In delivering the service, risks are identified and managed so that a balance is achieved between achieving the desired performance of the asset, against the cost of providing the service.

This AMP complies with the requirements of Section 122 of the Local Government Act 1999; and is an input for the City of Marion (CoM) Long-Term Financial Plan. Information contained in this plan is current as of November 2023.

The assets under management of this AMP include:

- Public art sculptures, murals, mosaics, metalwork, wood carvings, installation art, artistic signage, digital, audio-visual and architectural elements.
- Art collection paintings, drawings, prints, photos, film, wearable art, textiles, sculptures, unique objects, mixed media.
- Heritage and Archival collection (Honour Boards, Mayoral robes, photographs, records, textiles, artworks & paintings, prints, signs, books, objects, maps, trophies, certificates, recordings analogue and digital)
- · Musical instruments.

Pulic art and cultural heritage contributes to the unique identity of the City of Marion, and reflects the development of the community, its diversity, and its history. It shapes and activates our city, acknowledges, and celebrates place, preserves local stories, informs, educates, creates conversation, questions, inspires, connects, and increases participation in the development of and engagement with public spaces.

Council holds an art collection and historical archives in order to develop a sense of identity, pride and place and to preserve and share local culture. The visitor experience is enriched through education and information sharing and we facilitate access to art for those with limited means. City of Marion recognises the valuable part emerging and established artists play who were born, live or work within the community.

The assets in this AMP have a total replacement value of \$2,502,017.

### **Planning documents**

Documents from the CoM's Strategic Management Framework together with other asset specific strategic documents were used in the development of this AMP and are shown below.

Community Vision Towards 2040 A shared Community Vision innovating a future for the city and its residents

Strategic Plan and Long Term Financial Plan

A suite of plans that focus council's contributions to the Community Vision

**Asset Management Policy** 

A consistent and integrated approach to strategic and sustainable asset management decision making

Asset Managemen Strategy Sets a clear direction to meet the evolving service delivery needs of our community - now and into the future

**Asset Management Plans** 

Outline the financial and technical elements for managing assets to support the delivery of services to our community.

**Business Process Manuals** 

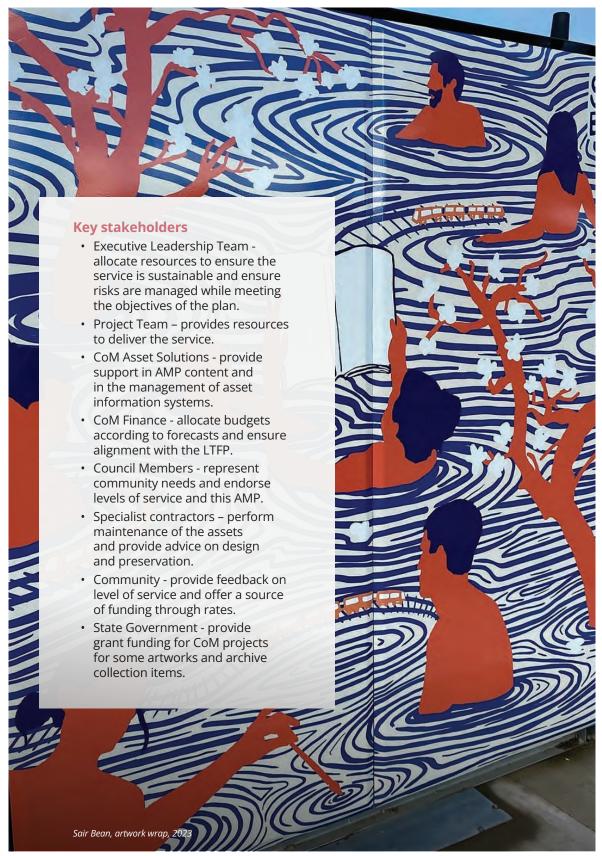
Deliver defined levels of service in the most cost effective way throughout the asset management lifecycle.

Asset Management Operational Roadmap Improvement Projects which build organisational capacity and refine processes.

- Planning and Design Code (Plan SA)
- Public art making it happen: a commissioning guide for local councils, produced by Arts South Australia
- The 30-Year Plan for Greater Adelaide (Plan SA)
- Code of Practice for Visual Arts, Craft and Design, National Association for the Visual Arts (NAVA)
- CoM Heritage Collections Management Guidelines
- CoM Procurement and Contract Management Policy
- CoM Public Consultation Policy
- CoM Risk Management Policy
- CoM Streetscapes Design Guidelines
- CoM Business, Growth and Engagement Plan
- IPWEA NAMS+ AMP template



City of Marion | Asset Management Plan 2024-2034: Artworks Culture and Heritage



City of Marion | Asset Management Plan 2024-2034: Artworks Culture and Heritage

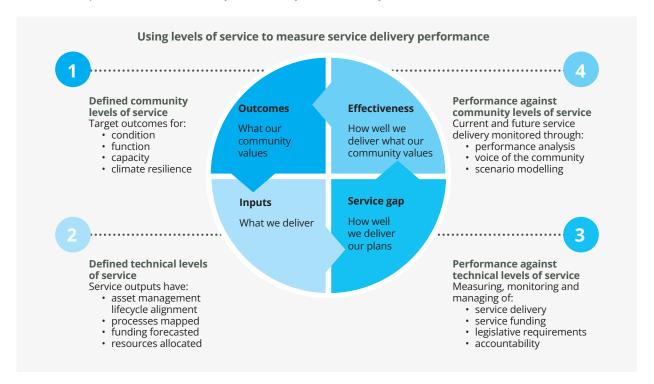
Page 10

### Levels of service

Levels of service ensure we meet community expectations by describing what we deliver. The primary reason assets exist is to deliver services.

Levels of service underpin asset management decisions. Defining and measuring levels of service is a key activity in developing Asset Management Plans. When levels of service are considered collectively, they provide clarity and assist with meeting council's strategic objectives.

Artworks, culture and heritage assets contribute to the unique identity of the City of Marion, and reflect the development of the community, its diversity and its history.



When defining levels of service, council takes into consideration:

- the external context, including legislative requirements which may impose minimum standards
- the internal context including strategic objectives, the availability of resources and financial constraints
- community expectations of the quality of service, balanced against the price they are willing and able to pay for that service.

Public artworks, Interpretive and heritage signs contribute to a sense of place creating a more attractive urban environment which reflects local character, community pride, ownership, sense of place and community identity.

The Marion Heritage Collection, is of significant importance to the Marion community for their historic and cultural value as evidence and as a rich resource for current and future researchers of Marion's history.

The Council Art Collection comprises purchases and donations of art that are recognised as having lasting value to the City and reflecting the diversity of the community past and present.

Marion City Band provides asset lifecycle management of council's band instruments through a service contract. The Band provides opportunities for musical growth and development to youths and adults alike through four ensembles.



### Strategic and corporate goals

Our purpose: To improve our resident's quality of life; continuously, smartly, and efficiently.

Our community vision: A community that is (L) Liveable, (VN) Valuing Nature, (E) Engaged, (P) Prosperous, (I) Innovative, and (C) Connected.

	Council strategic objective	How the objectives are addressed in the AMP
L3	We will create a series of streetscaped avenues to improve the amenity of our Neighbourhoods.	Maintaining the presence of public artwork to create attractive urban environment which reflects local character, community pride, ownership, sense of place and community identity.
		Heritage signage provides context and history of place, for the education and enriched experience of residents and visitors.  Adds depth and interest to the residents' appreciation and enjoyment of their local areas.
L4	We will celebrate our rich cultural diversity and heritage through artistic, cultural and community activities and vibrant destinations.	Artworks, culture, and heritage installations are commemorative, interpretive, educative, celebratory, illustrative, functional, decorative, conceptual, experimental, innovative, entertaining, playful, or surprising creating and interpreting a range of meaning in the urban environment.
E1	We will increasingly use data and community responses to understand our	Community consultation is considered in the planning, creation, and de-accessioning of public art.
	community values and then we will deliver what they want.	Community enquiries and access needs are considered in the provision of historical information and services.
12	We will use data to provide evidence for resource allocation relating to our services.	The operation, maintenance and monitoring of artwork and archival collections is regularly reviewed to ensure correct service levels are met and resource allocation is appropriately managed.
P4	We will seek to activate our city through quality streetscapes and placemaking initiatives to deliver vibrant and prosperous business precincts.	The creation of public artwork, interpretive and heritage signage and historical displays is ensuring places and public spaces are activated.

### Legislation

The Regulations which have most impact on the development on this plan are listed below. Other legislation may also apply at a more generic level and is not included in this list.



Legislation	Relevance to this AMP
Aboriginal Heritage Act (1988)	Provides for the protection and preservation of Aboriginal heritage including the discovery, acquisition, damage or sale of sites, objects, or remains of Aboriginal significance.
Australian Accounting Standards	Sets out the financial reporting standards relating to the valuation and depreciation of infrastructure assets.
Copyright Act 1968	Provides for the protection of rights of creators of creative and artistic works under Australian law.
Heritage Places Act (1993)	Sustainable use and adaptation of heritage places in a manner consistent with high standards of conservation practice.
Intellectual Property Laws Amendment Act 2015 (Australia)	Encourage innovation and protect businesses that develop original intellectual property to have a competitive advantage.
Local Government Act (1999)	Requires the preparation of an asset management plan and a long-term financial plan.
Planning, Development, and Infrastructure Act (2016)	Sets requirements for development and building approval and requirements.
Work Health and Safety Act 2012 (SA)	Provides for the health, safety, and welfare of persons at work.

### What our community values

A key objective of asset management planning is matching the levels of service council delivers with the levels of service expectations of our community. Council uses a range of activities to engage with the community and stakeholders such as social media and website, community workshops and meetings, education services and via Council members. This ensures that levels of service, funding and management practices proposed for our assets are appropriate.

A community satisfaction survey was conducted by the City of Marion in 2022. A range of channels were used to reach out to all groups in the City of Marion community, including letterbox drop, social media, email, and face-to-face approaches to ensure a wide demographic spread of survey responses. Questions relating to age, gender, and relationship to the City of Marion and suburb were also included to confirm the views were representative of a more balanced demographic spread. The measure calculation methodology remains unchanged from previous years to ensure accurate trend measurement.

Artworks, heritage, and culture received a community importance rating of 71% and a satisfaction rating of 85%. This indicates that the assets are valued by the community and that the service level is appropriate.



### **Community levels of service**

Community Levels of Service detail what is important to our community and how they receive and experience our services. Council adopts the following service parameters:

**Condition:** Does the asset provide a safe and quality service?

Function: Is the asset fit for purpose?

Capacity: Is the service over or under used?

**Climate Resilience:** Is the asset's design resilient against projected climate stressors?

By listening and understanding what is important to our community, we have developed Community Levels of Service. These factual measures provide a balance in comparison to the community perception (importance and satisfaction) that may be more subjective. Performance is monitored against targets, using 1-5 rating scales.

Using industry standard measures (where available) enables Council to compare our performance. A summary of these parameters is shown below.

Parameter	Community level of service	Achieved by	Predicted trend
Condition	All assets to be in good visual and structural condition.	Assets will be regularly inspected and maintained in accordance with manufacturers guidelines or as adapted for optimal practice.	Maintain
Function	Assets are designed and collected to cater for current demand, contributing to a sense of place, sensitive to the on-going cultural significance and stories of the land.	<ul> <li>Incorporating public art into major projects, open spaces, streetscape developments, community facilities and sports and recreation facilities.</li> <li>Incorporating digital/technology-based artwork.</li> <li>Providing appropriate assets to meet levels of service.</li> <li>Following guidelines and analysing where a service is required.</li> <li>Provision of the Marion Heritage Research Centre.</li> <li>Developing a sense of identity, pride, and place in the City of Marion.</li> <li>Preserving and sharing local culture.</li> <li>Demonstrating shared culture and community values.</li> <li>Adding value to resident and visitor experience through enriching public spaces.</li> <li>Educating and informing.</li> <li>Fostering community creativity and develop opportunities and relationships with community, emerging, mid-career and established artists who were born, live and / or work within the City of Marion.</li> <li>Promoting art and artists as a valuable part of the community and assets of the City of Marion.</li> <li>Facilitating access to all members of the community.</li> <li>Band instruments are suitable for the application of tuition and performance and are reviewed for currency.</li> </ul>	Maintain
Capacity	Assets can meet current and future demand.	<ul> <li>Space for storage of archival material is at capacity at the Heritage Centre with a plan to increase capacity through funding approved capital in year 2024-2025.</li> <li>Public art capacity is projected to be at a sustainable level for this AMP.</li> <li>Band instruments are sufficient for training, performance, and spares.</li> </ul>	Increase (archival material) Maintain (other)
Climate resilience	Climate resilience is a consideration for new artwork.	Ensuring climate resilience is incorporated into outdoor artwork design.	Increase

### **Technical levels of service**

Technical Levels of Service detail what we do to deliver our services. Council manages and operates assets at the agreed levels of service while managing whole-of-life costs to ensure the best value for resources used. It is important to monitor the levels of service regularly as circumstances can and do change. Current performance is based on existing resource provision and work efficiencies. It is acknowledged changing circumstances such as technology and community priorities will change over time. Business Process Manuals will be developed to define the best practice industry standards and legislation requirements criteria that demonstrate efficiency and effective organisational performance. Building on industry good practice, service outputs will have asset management lifecycle alignment, processes mapped, and funding forecasted. Performance against Business Process Manuals will be monitored and reviewed to ensure delivery against technical levels of service.

### Lifecycle phase



#### **Planning**

- Public Artworks generation of concepts for new art, production of public art strategy.
- Art Collection A planned and sustainable process of adding to the collections of public art, visual and multimedia art, and culturally significant artefacts as opportunities arise.
- Heritage Collection Donations and digitising/ packaging by fragility and need for protection.
- Additions to the Oral History collection are prioritised to fill gaps. For field signage, the planning of sign content, location.
- Band Instruments establishing quantity and type of instruments needed for performance and training.

#### Creation

- Public Artworks assets created in keeping with the Public Art Guidelines 2020-2028 and annual budget review.
- Art Collection assets are created subject to strict accessioning procedures which maximise the community value and the sustainability of the permanent collections. Funding is through annual budgets and donations.
- Heritage Collection assets created subject to Heritage Collections Management Guidelines. Archival assets are supplemented by the creation of finding aids (IDs, indexes, and lists) and Oral History digital recordings.
- Band Instruments determined by the needs of the CoM Band is the purchase of instruments to increase numbers.

### Operation

- · Responding to community feedback.
- Identifying under-used assets and appropriate remedies, and over-used assets and community demand management options.
- Public Artworks Regular upkeep in accordance with specific guidelines established in consultation with the works' originators. Cleaning of artwork at 12-month frequency. Digital/technology-based and significant artworks may require a more thorough maintenance regime to maintain quality standards.
- Art Collection held in secured premises, or secure storage. Collection is rotated. Arts Collection Operational Guidelines developed in November 2020.
- Heritage Collection operated subject to Heritage Collections Management Guidelines. Marion Heritage Research Centre opening hours: Mondays, Tuesdays, and Wednesdays, 10 am to 4 pm. Cleaning of signs as required.
- Band Instruments used by registered members of the Marion City Bands for training and performance.

### Monitoring

Regular inspection of assets: Inspection frequency, resource and level of detail specified by the Asset Inspection Cycle within the Asset Inspection Procedure.

- Public Artworks condition is monitored as follows:
- Level 1 Inspection internal resource, annual review of overall and condition survey.
- Level 2 Structural condition performed by engineer- 4 yearly.
- Risks to Public Safety or the Physical Integrity
  of Artworks are recorded and acted upon
  through the Customer Events system and Level
  1 inspections by Technical Officer.

#### Art Collection

- Inspection on annual basis. Audit every 5 years.
- Spreadsheet of Art Collection stored on SharePoint Lists. Data collected includes title, artist, location, medium, dimensions, status, date, purchase price, notes, deaccession / disposal, and images. All newly acquired artworks are added to the spreadsheet. Arts Collection Operational Guidelines inform acquisition, maintenance, storage, and disposal.

### Heritage Collection

Informal condition inspections for pests, wear and tear at Marion Heritage Research Centre and offsite heritage items: e.g., Admin Centre foyer and Glandore pianos, Edwardstown honour boards.

#### **Band Instruments**

Monitored by City of Marion Band on a regular basis to ensure the instruments can perform to the required level.

### **Maintenance**

Unplanned maintenance:

- Public Artworks: Unplanned maintenance, response to community feedback or via an annual inspection. Assets are maintained in a functioning capacity, maintaining the integrity of the asset. All service requests are responded to within suitable timeframes.
- Art Collection held in secure locations, repairs by appropriately qualified practitioners if damaged.
- Heritage Collection subject to Heritage Collections Management Guidelines. Items are held in secure locations, accidental damage repairs (rare) would be assessed and undertaken by appropriately qualified practitioners.

#### Planned maintenance:

- Public Artworks Scheduled maintenance in accordance with specific guidelines, processes and procedures established in consultation with the works' originators. Immediate attention when risks to structural or artefact integrity become evident.
- Heritage Collection subject to Heritage Collections Management Guidelines. Admin Centre foyer and Glandore pianos tuned 6 monthly.
- Band Instruments maintained by Band Committee as needed.



### Renewal

- Public Artworks where economic or artistic end of life is reached artwork is renewed in accordance with the Public Art Guidelines 2020-2028 Item 7. Life Cycle of Public Art.
- Art Collection informed through value and/ or significance of the artwork in comparison to cost of repair/renewal.
- · Heritage Collection not applicable.
- Band Instruments determined by the needs of the Band and condition of instrument collection. Older instruments in poorer condition are provided to students for training purposes.

### Disposal

- Public Artworks Annual review of public art identified for disposal in accordance with procedures outlined in the Public Art Guidelines 2020-2028 Item 7.2. Life Cycle of Public Art.
- Art Collection informed through Deaccession and Disposal clause of the Operational Guidelines.
- Heritage Collection Subject to Heritage Collections Management Guidelines. Donations are assessed for inclusion at point of receipt, duplicates, not relevant / useful, audit of collection portions.
- Band Instruments determined by the needs of the Band(s) and condition of instrument.

### **Asset removal criteria**

Public art will be monitored and reviewed, and subject to consideration of removal if any of the City of Marion criteria are met in accordance with:

- The artwork has a major structural defect beyond repair or restoration is impractical.
- The artwork has deteriorated in its condition to a point where public safety is at risk.
- The artwork has reached the end of lifespan and / or renewal or restoration is impractical.
- The cost of ongoing operation and/or maintenance is prohibitive.
- The artwork is part of a building which is being demolished/redeveloped.
- The artwork is causing damage to the surrounding environment and rectification is impractical.
- The conditions of the site impact on the artwork and compromises its integrity.
- The artwork is no longer relevant to the community.
- The artist raises concerns regarding the condition of the artwork, or if changes to the site affect the artists' original intent or moral rights.

Items in the art collection are removed if one or more of the criteria are met:

- The artwork is a duplicate or duplicate of a print whose retention serves no purpose to the collection.
- The artwork falls outside the acquisition criteria.
- The artwork is damaged or deteriorated to an extent beyond reasonable restoration, whether by accidental damage, natural deterioration, or infestation.
- The item is no longer considered relevant or adding value to the collection.
- The artwork has been proven to be a forgery.
- · The item is a risk to public safety.
- The item is considered to diminish the reputation of council.

Items in the archived collection are removed if one or more of the criteria are met:

- They are unneeded duplicates.
- They are no longer appropriate for Marion heritage needs. Note that this rarely happens, as items are assessed for appropriateness at time of donation and only appropriate items kept.
- They can be reproduced/kept in another form e.g. digitally AND the original has no historical/ service value in itself.

Items in the instrument collection are removed (replaced) at the discretion of the Marion City Band, based on condition and cost/benefit of repair.

### Artwork relocation and / or removal process

Assets will be deaccessioned, removed, or relocated in consultation with Council members and subject to the above asset removal criteria. All reasonable efforts will be made to contact the artist in writing to advise of the intention for the relocation and/or removal (at least 21 days' notice). Council staff/contractor will remove an artwork.

The artwork will be removed from the asset register, maintenance schedule and from the City of Marion's website.



City of Marion | Asset Management Plan 2024-2034: Artworks Culture and Heritage

Page 20

### Future demand

Demand drivers are those factors which have the potential to impact public art, heritage, and cultural assets services into the future. Demand drivers include population and demographic changes, planning and design code changes, political and community expectations, economic, internal strategy, and environmental factors.

### **Demand management plan**

The impact of demand drivers that may affect future service delivery is shown in the table below along with how we will manage this.

Demand driver group	Driver and projection	Impact on services	Demand management plan
Social	Unplanned Community requests.	Expectations to respond to reactive service delivery requests leads to inefficient resource planning.  Expectations to create unplanned new public art.	Match request against asset management principles and established policy.  Ensure budget is available and criteria for change is in alignment with policy.
Social	Changing community demographics and increase in population leading to expectations for more visible cultural elements in public space.	More demand for historical information.  Greater awareness of heritage value.  Increasing sophistication in appreciation of outdoor artwork.	Improve the community survey quality to ensure it is more relevant to driving decisions on assets within this AMP.  Produce artwork strategy for CoM.
Financial	Capital upgrades to public spaces and buildings with more incorporated art.	Potential for lack of coordination with council art strategy and lifecycle costs not accounted for.	Art management requirements including budget to be included as part of new developments.
Economic	Greater emphasis on placing financial value on artworks, culture, and heritage as a driver for economic growth.	Improves our ability to provide justified service level decisions.	Approved business case and ongoing review of the Asset Management Plan.
Economic	Increase in population and visitation to meet the needs of changing demographics.	Overall economic uplift in the area.	Alignment of Public Art Strategy, Business, Growth & Engagement Plan, future Visitation Strategy and this AMP.
Technology	Increased awareness of value of digital technology in artwork.	Increased service level needs for digital/technology-based art.	Ensure lifecycle costs are inclusive of extra service needs. Plan to assess for more digital art.

### **Climate change adaptation**

Climate change will have minor impact on externally installed public art, but for all other assets within this AMP is not considered to be a material consideration for the 10-year life of this plan.

The Department of Environment and Water produced "Guide to Climate Projections for Risk Assessment and Planning in South Australia, 2022". This document outlines the trends and these along with resilience techniques are included in the table below.

Climate parameter	Projected trend	Impact on asset and services	Resilience management
Temperature	<ul> <li>Maximum, minimum, and average temperatures will increase.</li> <li>Warmer spring temperatures.</li> <li>Hotter and more frequent hot days.</li> </ul>	Extended heat may cause fragile materials to become damaged over time.     Extended hotter days may reduce community engagement.	Manage the commissioning of artwork to consider the materials used in artworks to minimise/ mitigate reduced lifecycle of artwork.     Embed climate resilience and sustainability into asset design.     Consider position of artwork to maximise engagement during challenging weather.     Monitor stress on HVAC for archival material indoor climate control environment.
Rainfall	<ul><li>Declining rainfall</li><li>Lower spring rainfall</li><li>More drought.</li></ul>	Not applicable.	Not applicable.
Storms	More intense heavy rainfall events which carry intensified winds.	Potential impact unknown.	Understand where flood potential exists in relation to storage of historical archival information.
Evaporation	Evapotranspiration increases across all seasons.	Not applicable.	Not applicable.
Fire	More dangerous fire weather, drier fuels.	Not applicable.	Not applicable.

### Lifecycle management

### **Preliminary information**

City of Marion occupies 56.17km<sup>2</sup>. Within this area there are many locations suitable for public art, interpretive and heritage signage/displays, including in open space, libraries, community halls, sporting facilities, arts and cultural facilities and streetscapes.

Marion is one of the oldest colonially settled areas in Adelaide, and the Marion Heritage Research Centre is the place where documents and photographs relating to its history are collected, preserved, researched, and shared.

As a branch of the Marion Libraries, the Marion Heritage Research Centre holds the contents of the former Local Studies section of the Park Holme Library and is now the main repository where all historical acquisitions by the City of Marion are collected. The local and family history reference library contains over 900 items, including books relating to heritage, both current and out-of-print, historical data sets, and a full set of the South Australian Births, Deaths, and Marriage Registrations.

The table on the right outlines the amount, expected life and replacement value of the assets within this AMP. An update to the value is to be undertaken in 2024.

Asset Category	Quantity	Useful life (years)	Replacement value
Public art			
Architectural element	6	30+	-
Artistic signage	45	5 (adhesive panel) 30 (frames)	-
Audio-visual	2	5	-
Installation Art	8	20	-
Metalwork	15	20	-
Mosaics	49	30	-
Murals	193	10	-
Sculptures	59	30-60	-
Wood carving	10	20	-
Public art total	387	-	\$2,007,702
Art collection	260	100	\$160,095
Band instruments	169	30	\$334,220
Heritage and archival collection (incl. 2D, 3D)	20,000	various	unknown
AMP replacement value total			\$2,502,017

### Age profile

The figure on the right shows the relationship between the age of the public art assets and their replacement value bracketed in five year chunks. The chart indicates that in recent years, there has been a steady comparative increase in activity for installation of public art when compared with previous decades. This is in support of Council's Liveability objectives.

The chart also provides an indication of the quantum of renewal cost to expect if the expected life of the asset is known. This however is not as easily determined given the mix of lifespans incorporated in the chart.

### 

City of Marion | Asset Management Plan 2024-2034: Artworks Culture and Heritage

### **Asset performance**

#### **Asset condition**

### Asset condition performance description

Public art is susceptible to surrounding environmental and physical conditions, vandalism, and the operations and maintenance regime applied. Staff and external contractors both operate, monitor, and maintain public artworks according to a regular schedule. Heritage items are susceptible to inappropriate storage conditions

such as acidic containers (folders, sleeves, boxes), exposure to light, and rapid fluctuations in temperature and humidity. The MHRC strives to provide the right conditions. Archival heritage items are in basically good condition, with a small number of items being more fragile.

### Asset condition measures and grade

Grade	Condition measure description
1	Very good: Only planned operation and maintenance required
2	Good: Minor defects only. Repairs as needed plus planned maintenance.
3	Fair: Significant maintenance required to Return to Accepted Level of Service.
4	Poor: Significant maintenance or renewal required. Asset requires review to determine optimal action. Consider Renewal and/or Disposal.
5	Very Poor: Approaching Unserviceable. Consider Renewal, Removal and/or Disposal.

The condition of Public Art and Band Assets together with the replacement value is shown in the table below. The Cove Civic Centre audio visual artwork is at end of life and is one of the items shown at condition 5. This AMP provides the funds to replace the digital elements and enable the art to function again.

Band instruments are managed through a service contract with the City of Marion Band. Instruments in poorer condition are still made use of for training and other purposes.

### Public art condition and replacement value

Condition	Public art % items	Public art replacement value (\$)
1	68	\$910,052
2	30	\$918,250
3	2	\$149,400
4	0	-
5	0 (2 items)	\$30,000
	Total	\$2,007,702

### Band instruments condition and replacement value

Condition	Band assets %	Band assets replacement value (\$)
1	15	\$54,201
2	30	\$108,402
3	30	\$108,402
4	25	\$90,335
5	-	-
	Total	\$334,220

### Measures of condition for public art and band instruments

Community level of service	Achieved by	Target	Tolerance range
Art is in good visual and structural condition.	Inspected and maintained to defined service levels.	100% of public art assets are in very good to fair condition.	On track - 75% to 100%  Monitor - 50% - 74.9%
Band instruments are functioning satisfactorily and are sound.		75% of Band instruments are in very good to fair condition.	Off track - 0% to 49.9%

### **Asset capacity and asset function**

Function and capacity are not monitored. The requirements are intangible being arts, cultural and social in interpretation of enriching lives and increasing wellbeing through creating a sense of place; celebrating local stories, identity, and history.

### **Climate resilience**

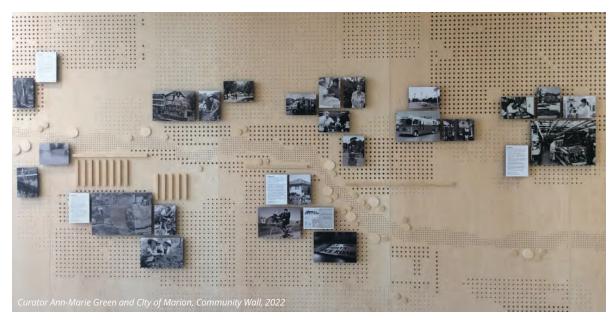
Not measured (refer to page 22)

### **Asset valuation**

The replacement value of an artwork is typically for a similar artwork of similar current value. Some artworks increase in value subject to the reputation of the artist or its value increase through community sentiment.

The total replacement costs of assets within this AMP are \$2,502,017 and comprise:

- Public artworks \$2,007,702
- Art collection \$160,095
- Heritage and archival collection (unknown)
- Band instruments \$334,220.



City of Marion | Asset Management Plan 2024-2034: Artworks Culture and Heritage

### **Operations expenditure (OpEx)**

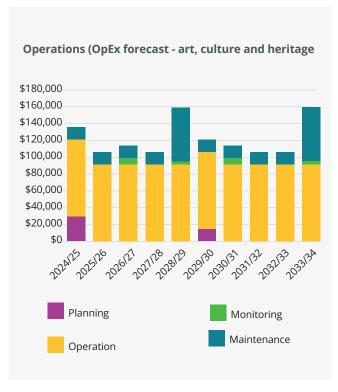
Council engages both internal and external personnel to perform maintenance, cleaning, and repairs to provide the defined level of service in a cost-efficient manner whilst assessing and managing risk.

**Cost elements:** The Operations and Maintenance costs comprise the direct costs of providing the service including council labour, Contractor services, and Specialist Contractors for monitoring and planning activities.

The chart below shows the OpEx forecast cost for assets in this AMP. Most of the expenditure is for the maintenance of public art with minor expenditure relating to the upkeep of the indoor art and records collection. Features include:

- \$40,566 annual operating cost (contract) for City of Marion band.
- \$1,450 annually for general maintenance for general upkeep for artworks, heritage and archive collections
- \$4,000 each in years 5 and 10 for operating costs for artwork collection revaluation.
- \$45,000 spread across Years 1 and 6 in planning costs for the establishment and review respectively of public art strategy.
- \$8,000 each in years 3 and 7 in monitoring costs for public artwork structural integrity inspections
- \$50,000 each in years 5 and 10 planned maintenance of Tjilbruki Gateway pole saver program.
- \$48,500 in operating costs for general upkeep of public art including graffiti removal allowance

The O&M forecast budget is developed to inform the LTFP.



### Renewal and creation (OpEx)

Note: Artwork due for renewal will be evaluated on a case by case to determine if this is needed to be classified as Capital Expenditure (CapEx).

Renewal is work which does not significantly alter the original service provided by the asset, but restores, rehabilitates, replaces, or renews an existing asset function to its original service potential. An example of a renewal activity is the replacement of artwork that is no longer able to fulfill its service potential, or its degradation is sufficient to compromise the original artistic merit of the work. The installation of public artwork occurs during major projects, streetscapes, and open space developments, as well as other projects that may be identified during planning stages across the city, guided by the 'Public Art Guidelines 2020-2028'.

**Cost elements:** The renewal and creation costs comprise all contractor costs as well as incidental council worker costs incurred during preparation for installation. The renewal and creation approved budget have been sourced from the asset management system original construction costs as

a basis for the renewal costs. These costs have a degree of uncertainty that will be worked through during Year 1 of the Plan. The chart below shows the renewal and creation expenditure for the assets in this AMP. Features include:

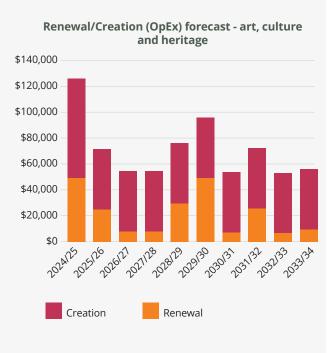
- \$4,000 annual creation allowance for purchase of new artwork (indoor art).
- \$40,000 annual creation allowance for new public art.
- \$20,949 annual average for renewal of existing public art (outdoor art).
- \$35,000 each in years 1 and 6 for the renewal of the audio-visual display at Hallett Cove Civic Centre.



### Renewal ranking criteria

Considerations for artwork replacement could include the following criteria. Each case is assessed individually, and the criteria used according to the situation:

- The risk consequence of structural faults due to age or damage.
- Original artwork intent and connection to the site has significantly changed and/or no longer relevant.
- The cost impact of renewal is financially unviable.
- The cost of ongoing operations and/or maintenance is prohibitive.
- The site conditions impact on the artwork and compromises its integrity.
- The artist raises genuine concerns regarding the condition and artistic integrity of the work, or if changes to the site affect the original artistic intent or moral rights.
- The artwork is no longer relevant to the site or community.
- The need to continue to preserve due to cultural, historical, and social significance.
- Alternative land use eg development or infrastructure repair/replacement and there are no alternatives in design.



City of Marion | Asset Management Plan 2024-2034: Artworks Culture and Heritage



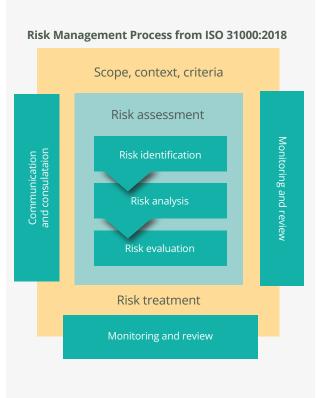
### Risk management

Council's Risk Management Policy sets the overall framework for addressing risk within the framework of ISO31000.

The elements of this framework are:

- Risk Management Context: Establishes the objectives, stakeholders, key issues, and criteria against which risks will be evaluated.
- Identify the Risk: Identifies what risk events are likely to impact on assets and services.
- Analyse the risk: Reviews the existing controls and then analyses the likelihood of an event occurring and the consequence of the event to determine the level of risk.
- Evaluate the Risk: Assesses and ranks the identified risks in a Risk Register.
- Treat the Risks: Identifies actions to reduce/ control the risk.

There are currently no high level or above risks identified for assets in this AMP.



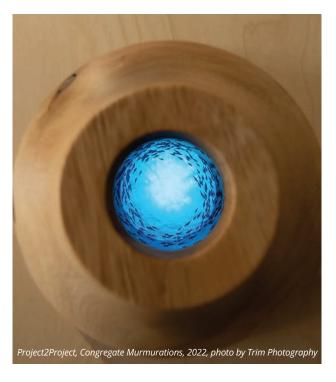
### **Critical assets**

Critical assets are defined as those which have a high consequence of failure causing significant loss or an unacceptable reduction of service. For assets in this AMP, the critical assets are identified as:

- Tjilbruki Gateway significant cultural asset for indigenous community
- Puru yuwanthi (still standing), Tjilbruki sculpture - significant cultural asset for indigenous community
- Non-digitised archival and heritage collection

### What we cannot do

The forecast budget of this plan is used to inform the LTFP. It is expected this plan will be optimised to achieve alignment with the LTFP so that service delivery objectives of this plan will be achieved.





### Financial summary

### **Financial sustainability**

Sustainability of service delivery

Two key indicators of sustainable service delivery are considered in the Art, Heritage and Culture AMP:

- 1. The forecast renewals are funded over the life of this plan to ensure the continuity of function that the asset provides. Assets are scheduled for renewal based on the end of estimated useful life.
- 2. OpEx is funded to ensure the day to day management and integrity of the asset to ensure the required levels of service are met.

This AMP is used to inform the LTFP, through an iterative process balancing cost, performance, and risk. As a part of its Annual Business Planning process, CoM undertakes a review of forecast asset management expenditures. This revised forecast annual funding requirements is incorporated into Council's currently adopted Annual Business Plan and Long-Term Financial Plan.

Medium term – 10-year financial planning period
This AMP identifies the forecast OpEx and CapEx required to provide an agreed level of service to our customers over a 10-year period. The average expenditure required for the portfolio of assets of this AMP is: \$191,227 per year.

### Forecast outlays for the LTFP

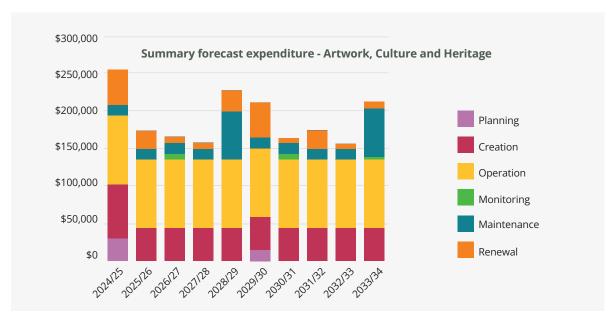
The table below represents the forecast expenditure of the entire assets of the Art, Heritage & Culture AMP. These costs include:

- Creation of a Public Art Strategy in year 1 and refreshing in year 5 together with structural inspections in Years 3 and 7.
- A budget of small art creation throughout the 10-year plan.
- A budget for renewal of the Hallett Cove Civic Centre audio visual artwork based on expected life.
- An optimised cleaning and maintaining budget allowance to be done by internal and external contractors.
- \$40,566 per year in operation costs representing the City of Marion Band contract cost.
- \$4000 in creation costs for art purchases (indoor collection) annually.
- \$1,450 for art and heritage ad hoc maintenance annually.
- \$4,000 in Years 5 and 10 in monitoring costs for auditing and re-evaluation of artwork.

City of Marion | Asset Management Plan 2024-2034: Artworks Culture and Heritage

### Summary of Art, Heritage & Culture assets forecast expenditure

Year	Planning	Creation	Operation	Monitoring	Maintenance	Renewal	Disposal	Forecast Total
2024/25	30,000	72,813	91,846	0	14,650	47,000	0	\$256,309
2025/26	0	44,000	91,846	0	14,650	24,000	0	\$174,496
2026/27	0	44,000	91,846	8,000	14,650	8,000	0	\$166,496
2027/28	0	44,000	91,846	0	14,650	8,000	0	\$158,496
2028/29	0	44,000	91,846	4,000	64,650	28,246	0	\$232,742
2029/30	15,000	44,000	91,846	0	14,650	47,000	0	\$212,496
2030/31	0	44,000	91,846	8,000	14,650	7,000	0	\$165,496
2031/32	0	44,000	91,846	0	14,650	24,700	0	\$175,196
2032/33	0	44,000	91,846	0	14,650	6,500	0	\$156,996
2033/34	0	44,000	91,846	4,000	64,650	9,046	0	\$213,542
Total	\$45,000	\$468,813	\$918,464	\$24,000	\$246,500	\$209,492	\$0	\$1,912,269



The summary cost chart demonstrates non-linear expenditure across the plan which is approximately in balance with the planned budget for the following ten years. It should be noted that the Operations and Maintenance functions of public art will be mostly provided by CoM internal field staff resource. The uncertainty in costs is provided on page 32.

City of Marion  $\,|\,$  Asset Management Plan 2024-2034: Artworks Culture and Heritage





### **Valuation forecasts**

The best available estimate of the value of assets included in this AM Plan are shown below. The assets are valued at a fair value at cost to replace service capacity: Activities are planned for 2024 to improve valuation data.

Replacement Cost (Current/Gross): \$2,502,017
Accumulated Depreciation: \$819,315
Depreciated Replacement Cost: \$1,682,701
Depreciation: \$47,368

### **Key assumptions in financial forecasts**

- All data used in this AMP is current as of November 2023.
- The forecast 10-year expenditure profile is provided in 2024 dollars.
- Long-Term Financial Plan will be adjusted annually to account for cost index increases and utility cost anomalies.
- Community levels of service expectations remain consistent.
- Newly created works will be provided with a source of funding for O&M.
- Changes in legislation do not impact the service levels.
- Resources availability is not impacted because of pandemic, or other State Emergencies.
- Confidence grade for supplied data in this AMP is a consideration for future funding.

### Forecast reliability and data confidence

The forecast costs, proposed budgets, and valuation projections in this AMP are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified in accordance with the table on the following page.

### Forecast reliability and data confidence

Data confidence definitions and grades

Confidence grade	Description
A. Very high	Data based on sound records, procedures, investigations, and analysis, documented properly, and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm2\%$ .
B. High	Data based on sound records, procedures, investigations, and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate ± 10%.
C. Medium	Data based on sound records, procedures, investigations, and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated ± 25%.
D. Low	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy ± 40%.
E. Very low	None or very little data held.



### Data confidence assessments for selected sections of the AMP

Data	Confidence Assessment
Asset Condition	В
Asset Function	С
Asset Capacity	Е
Asset Age Profile	А
Replacement Value	С
Service Levels	В
Demand drivers	С
Asset Creation and Renewal Forecasts	С
Operating and Maintenance Forecast	С

### **Monitoring and review**

This AMP will be reviewed during the annual budget planning process and revised to show any material changes in service levels, risks, forecast costs and proposed budgets as a result of budget decisions.

Cost changes will be reviewed annually, and any changes needed to the table on page 30 will be published separately to this plan.

The AMP will be reviewed and updated every four years to ensure it represents the current service level, asset values, forecast operations, maintenance, renewals, creation and asset disposal costs and planned budgets. These forecast costs and proposed budget are incorporated into the Long-Term Financial Plan or will be incorporated into the Long-Term Financial Plan once completed.

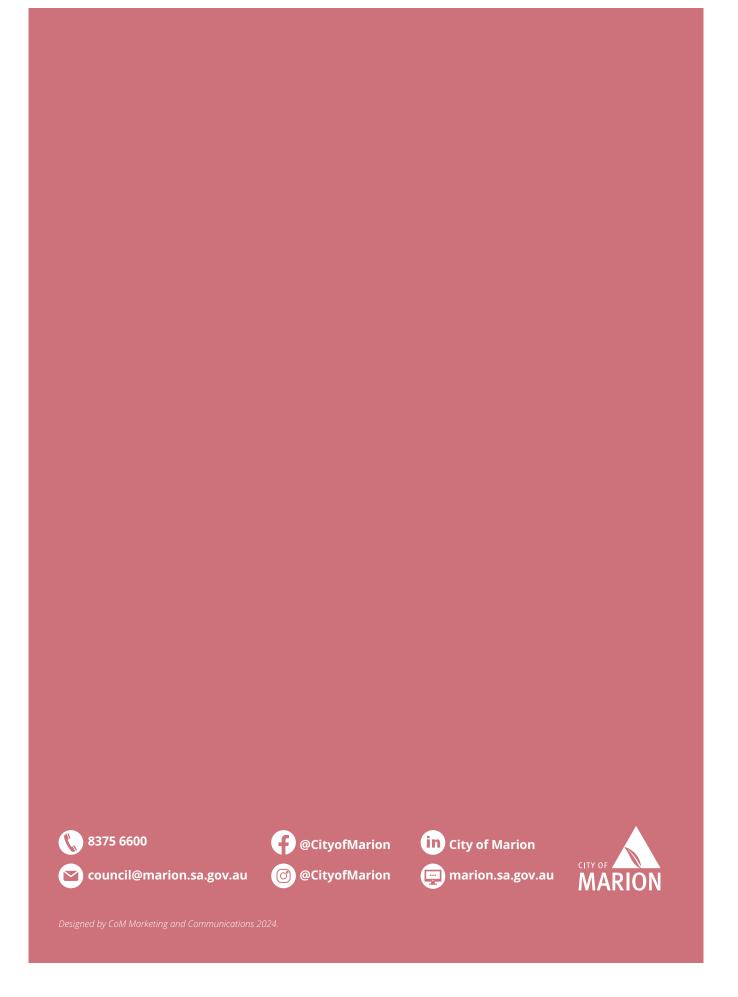
City of Marion  $\,|\,$  Asset Management Plan 2024-2034: Artworks Culture and Heritage

### Improvement plan

Alignment	Task	Resource	Completion
I1	Include project specifications for new art, the requirement for minimised lifecycle costs through the selection of robust materials and optimal maintenance methods.	Public Art and Place Coordinator	2024
12	Implement a process to regularly revalue archival collection assets as they are acquired.	Manager Community Connections	2025
12	Facilitate a process which identifies whole of life costs for new public art created through Major Projects.	Public Art and Place Coordinator	2024
L4	Create a Public Art Strategy that includes the renewal, curation, and removal of public art. Strategy to incorporate a public art action plan.	Contractor Public Art and Place Coordinator	2025
L4	Align the AMP with the Marion Heritage Collections Management Guidelines.	Manager Community Connections	2024
L3	Facilitate a process which ensures the engagement of Public Art & Place Coordinator at Project Initiation.	Public Art and Place Coordinator	2025
L4	Formalise annual condition inspection process for pests and wear and tear of heritage items.	Manager Community Connections	2024
L4	Ensure lifecycle management of heritage signs is in alignment with the endorsed RACI.	Manager Engineering, Assets and Environment	2024
E1	Provide targeted questions for inclusion in the annual community survey which enable the improved understanding of service provision for the assets of this AMP.	Public Art and Place Coordinator Heritage Coordinator	2025
I2	Review and revise chart of accounts to facilitate consistent and accurate cost allocation of all asset expenditure aligned with the asset management lifecycle.	Manager City Activation  Manager Operations	2025
12	Implement a process to update this AMP during annual budget planning processes to show any material changes in service levels or resources.	Manager City Activation Manager Operations	2025
P4	Collaborate with Economic Development team to work with local businesses to improve amenity through use of public art and placemaking, as per the Business Growth and Engagement Plan and Visitation Strategy.	Public Art and Place Coordinator Heritage Centre Coordinator	2024

The Improvement plan lists the activities identified as part of developing this AMP which will help advance our ability to manage the assets more effectively and efficiently. These activities are aligned to the Council strategy.





## City of Marion Asset Management Plan 2024-2034

# Fleet, Plant and Equipment

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# Contents

<b>Executive summary</b>	4
Purpose of the plan	4
State of council assets	4
Service levels	6
Future demand	6
Lifecycle management	7
Improvement	7
Introduction	8
Background	8
Planning documents	9
Key stakeholders Levels of service	10
	11
Strategic and corporate goals	12 12
Legislation Service Statement	12
What our community values	13
Community levels of service	13
Technical levels of service	14
Future demand	17
Climate change adaptation	17
Lifecycle management	18
Preliminary information	18
Asset performance	20
Operating expenditure (OpEx)	24
Capital expenditure (CapEx)	25
Risk management	27
Critical assets	27
What we cannot do	27
Financial summary	28
Financial sustainability	28
Forecast outlays for the LTFP	29
Valuation forecasts	30
Key assumptions in financial forecasts	30 31
Forecast reliability and data confidence Monitoring and review	31
Improvement plan	32
miprovement plan	32

# Executive summary

## Purpose of the plan

The purpose of the Fleet, Plant & Equipment (referred to as fleet) Asset Management Plan (AMP) is to improve Council's long-term strategic management of assets so that they meet the required levels of service. The plan defines the state of the fleet assets, and considers future requirements whilst balancing performance cost and risk. It provides the optimum lifecycle management and costs for the next 10 years.

The Fleet, Plant & Equipment AMP is aligned with the Council Strategic Plan and informs the Long-Term Financial Plan. Information is current as of December 2023.

## State of council assets

The table below outlines the quantity of fleet assets held by council together with projected benchmark ownership and replacement values.

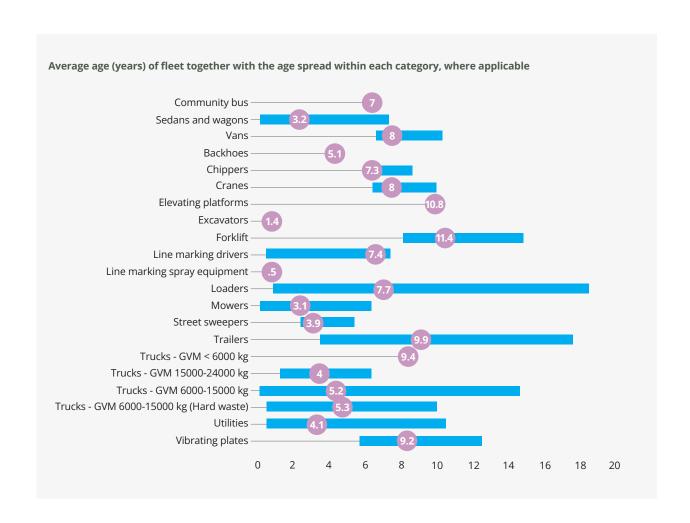
	Asset category	Qty	Benchmark ownership period (yrs)	Avg Projected ** ownership (yrs)	Replacement Cost (,000)
Passenger Fleet	Sedans & wagons *	41	5	4	\$1,329
	Vans	7	5	10	\$345
	Community bus	2	8	11	\$242
Commercial Fleet	Utilities	21	5	5	\$768
	Trucks - GVM < 6000 kg	2	8	12	\$237
	Trucks - GVM 6000-15000 kg	30	10	13	\$4,724
	Trucks - GVM 6000-15000 kg (hard waste only)	2	8	8	\$374
	Trucks - GVM 15000-24000 kg	5	10	10	\$1,118
	Street Sweepers	2	7	3	\$751
	Mowers	8	7	8	\$334
	Loaders	3	10	16	\$695
	Excavators	1	10	32	\$33
	Backhoes	3	7	7	\$576
	Elevating work platforms	1	10	-	\$182
	Trailers	18	10	-	\$220
	Forklifts, cranes, vibrating plates	14	10	-	\$262
	Chippers	2	8	15	\$221
	Line Marking drivers	3	10	-	\$54
	Line marking spray equipment	2	7	-	\$40
	Total	167			\$12,505

<sup>\*</sup>Sedans currently includes 2 Electric Vehicles (EV). Eight additional EV are due in 2024.

<sup>\*\*</sup> based on current utilisation rates compared with the benchmark – other factors apply.

## Asset performance parameters and expected trends

Measure	Customer level of service	Achieved by	Predicted trend
Condition	Assets are safe and operable.	Proactive maintenance.  • Scheduled maintenance.  • Resale prior to major overhaul requirement.	Very Good – Maintain.
Function	Assets correctly specified with required features.	Operations feedback on requirements. Renewals containing upgraded features.	Very Good – Maintain.
Capacity	Asset utilisation optimal	<ul><li>Monitoring the resource needs of operations.</li><li>Ensuring contingencies exist for loss of fleet.</li></ul>	Good – Maintain.



# **Service levels**

Our customers include the office staff and the outdoor workforce at City of Marion who have the following service level requirements. Refer to page 11 for more information on Levels of Service.

<ul> <li>Fleet that is safe, functional, compliant, and able to deliver the community services required.</li> <li>Daily pre-start checks of fleet and reporting of defects.</li> <li>Compliance checks of Fleet, plant, equipment based on intervals of time/hrs use/km travelled.</li> <li>Specialist supplier scheduled services.</li> <li>Specialised maintenance by manufacturers at recommended service intervals.</li> <li>Timely repairs to damaged fleet.</li> <li>Disposal of fleet utilisation against age of fleet to project optimal replacement timing.</li> <li>Daily pre-start checks of Fleet and reporting of defects.</li> <li>Compliance checks of Fleet, plant, equipment based on intervals of time/hrs use/km travelled.</li> <li>Specialised maintenance by manufacturers at recommended service intervals.</li> <li>Timely repairs to damaged fleet.</li> <li>Disposal of fleet with required customer functionality</li> </ul>	Customer service requirement	Activities funded to sustain the service requirement
	Fleet that is safe, functional, compliant, and able to deliver the community	<ul> <li>optimal replacement timing.</li> <li>Daily pre-start checks of fleet and reporting of defects.</li> <li>Compliance checks of Fleet, plant, equipment based on intervals of time/hrs use/km travelled.</li> <li>Specialist supplier scheduled services.</li> <li>Specialised maintenance by manufacturers at recommended service intervals.</li> <li>Timely repairs to damaged fleet.</li> <li>Disposal of fleet in good condition to achieve best value.</li> </ul>

# **Future demand**

Refer to page 17 for more details on demand management.

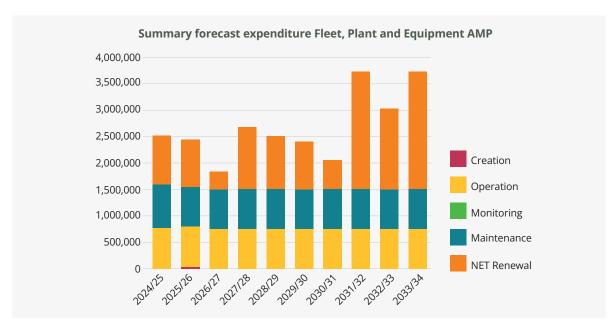
Demand impact	Demand impact management
Technology – Functionality and efficiency	Customer requirements continually monitored for new innovations to improve the service capability when renewing fleet.
Financial – value through improved utilisation	Tracking utilisation against benchmarks and optimising value through renewal/disposal decisions.
Environment – Carbon neutrality	Improved energy efficiency and fleet and plant transition where practical away from hydrocarbon fuels.

# Lifecycle management

#### What it will cost

The forecast lifecycle costs necessary to provide the services covered by this AMP include those listed in the chart below. Disposal of fleet is incorporated into the Net renewal costs. The forecast expenditure of this plan is used to inform the Long-Term Financial Plan (LTFP). Page 29 contains the costs for each of the 10 years.

Renewal peaks shown in the last three years of the plan correspond to predicted replacement timings based on the age of assets. As these assets age, and more utilisation data becomes available, it is likely that the forecast year of replacement will become more evenly distributed.



The financial funding for the life of this plan is summarised below:

Forecast Expenditure	10-Year forecast	Average Annual Cost
Operational Cost (OpEx)	\$15,058,797	\$1,505,880
Capital Cost (CapEx)	\$11,600,880	\$1,160,088
Total	\$26,922,480	\$2,665,968

#### Managing the risk

Risks are managed in accordance with Council's Risk Management Policy.

- Risks are managed in accordance with Council's Risk Management Policy.
- No high or above level risks have been identified for fleet, plant, and equipment assets.

- There are no critical assets as part of the fleet as a loss of service from any is manageable.
- The forecast budget allows us to achieve all our service delivery objectives.

#### **Improvement**

The Improvement Plan is found on page 32. These initiatives have been included in the forecast budget and include:

- Continue with the implementation of the CoM EV transition plan.
- Transition to Asset Management Information System (AMIS) tool.
- Finalise transition of minor plant to battery power away from hydrocarbon fuels.
- Establish reporting functionality from the AMIS to enable fleet management decision making.

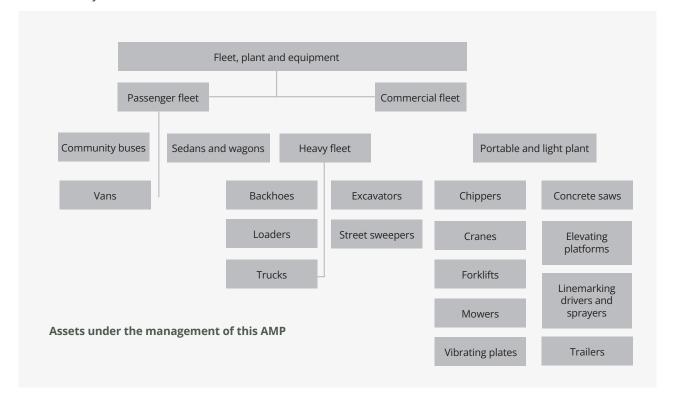
City of Marion | Asset Management Plan 2024-2034: Fleet, Plant and Equipment

# Introduction

## **Background**

The Fleet, Plant & Equipment Asset Management Plan (AMP) serves as a comprehensive framework outlining the management of our Fleet, Plant & Equipment assets (collectively referred to as fleet) essential in delivering the services that enhance the well-being of the community. This plan outlines how these assets are utilised, the way services are rendered, and the financial resources allocated for a fleet replacement program over the next 10 years.

This AMP complies with the requirements of Section 122 of the *Local Government Act 1999*; and is an input for the City of Marion (CoM) Long-Term Financial Plan. Information contained in this plan is current as of October 2023.



The total replacement cost of our Fleet Assets is \$12,505,000.

Of note is a decision by Council during the life of this AMP to transition the light passenger fleet from Internal Combustion Engines (ICE) to battery Electric Vehicle (EV).

Minor Plant and equipment consisting of items such hand operated power tools are typically replaced when they fail with an estimated value of \$250,000 are not considered a material component of this AMP and are only briefly referred to.

# **Planning documents**

Community Vision Towards 2040 A shared Community Vision innovating a future for the city and its residents

Strategic Plan and Long Term Financial Plan A suite of plans that focus council's contributions to the Community Vision

**Asset Management Policy** 

A consistent and integrated approach to strategic and sustainable asset management decision making

Asset Management Strategy

Sets a clear direction to meet the evolving service delivery needs of our community - now and into the future

**Asset Management Plans** 

Outline the financial and technical elements for managing assets to support the delivery of services to our community.

**Business Process Manuals** 

Deliver defined levels of service in the most cost effective way throughout the asset management lifecycle.

Asset Management Operational Roadmap Improvement Projects which build organisational capacity and refine processes.

- The 30-Year Plan for Greater Adelaide (Plan SA)
- Local Government Association Mutual Liability Scheme
- CoM Environment Policy
- CoM Climate Change Policy
- CoM Carbon Neutral Plan 2030
- · CoM Long-Term Financial Plan
- CoM Strategic Plan 2019-2029
- IPWEA NAMS+ AMP template and Plant and Vehicle Management Manual
- CoM EV Transition Plan
- CoM Fleet Replacement Policy
- CoM Disposal of Excess Plant and Equipment, Stores and Salvaged or Recycled Materials Procedure

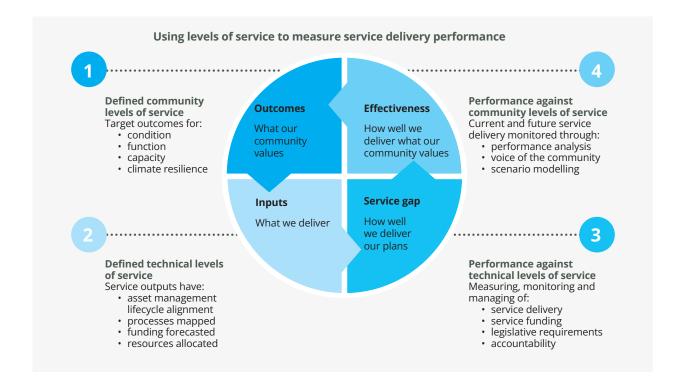


City of Marion | Asset Management Plan 2024-2034: Fleet, Plant and Equipment

# Levels of service

Levels of service ensure we meet customer expectations by describing what we deliver. The primary reason assets exist is to deliver services.

Levels of service underpin asset management decisions. Defining and measuring levels of service is a key activity in developing Asset Management Plans. When levels of service are considered collectively, they provide clarity and assist with meeting council's strategic objectives.



When defining levels of service, council takes into consideration:

- the external context, including legislative requirements which may impose minimum standards.
- the internal context including strategic objectives, the availability of resources and financial constraints.
- community expectations of the quality of service, balanced against the price they are willing and able to pay for that service.

These drivers influence council's decisions about the range, quality and quantity of services provided.

# Strategic and corporate goals

Our purpose: To improve our resident's quality of life; continuously, smartly, and efficiently.

Our community vision: A community that is (L) Liveable, (VN) Valuing Nature, (E) Engaged, (P) Prosperous, (I) Innovative, and (C) Connected

Council St	rategic Objective	How the Objectives are addressed in the Plan
VN3	We will operate more efficiently and sustainably in terms of energy and water use, using the best technologies and methods to be as self-sufficient as possible	As a key step to becoming carbon neutral 2030, council has committed to a transition to Electric Vehicles for our light passenger fleet from 2023. This will enable our fleet to utilise sustainable energy.  Council also is also committed to exploring alternate technologies, and moving towards battery operated handheld equipment, charging from solar panels mounted to vehicles.  Council has a watching brief to take up future technologies for alternative fuel and energies for our fleet assets
11	We will use data to provide evidence for resource allocation relating to our services	Council will reference and consult on industry best practice through Institute of Public Works Engineering Australasia, Department for Energy and Mining, Flinders University and other Councils to leverage emerging technologies in battery and charging.
12	We will use the best technology possible to improve efficiency of our operations and delivery of our services	Our fleet asset management and energy efficiency systems enable us to use data driven evidence to analyse utilisation and cost. This allows for data analysis supporting fleet replacement and allocation decisions.

# Legislation

The legislation and relevant Standards that inform the Service is outlined in the table below.

Legislation	Relevance to this AMP
Aboriginal Heritage Act (1988)	Provides for the protection and preservation of Aboriginal heritage including the discovery, acquisition, damage or sale of sites, objects, or remains of Aboriginal significance.
Australian Accounting Standards	Sets out the financial reporting standards relating to the valuation and depreciation of infrastructure assets.
Copyright Act 1968	Provides for the protection of rights of creators of creative and artistic works under Australian law.
National Heavy Vehicle Regulations	Specifies requirements related to safe and compliant management of heavy fleet, including maintenance and operation.
Heritage Places Act (1993)	sustainable use and adaptation of heritage places in a manner consistent with high standards of conservation practice.
Intellectual Property Laws Amendment Act 2015 (Australia)	Encourage innovation and protect businesses that develop original intellectual property to have a competitive advantage.
Local Government Act (1999)	Requires the preparation of an asset management plan and a Long-Term Financial Plan.
Planning, Development, and Infrastructure Act (2016)	Sets requirements for development and building approval and requirements.
Work Health and Safety Act 2012 (SA)	Provides for the health, safety, and welfare of persons at work. Implies use of Codes of Practice such as Managing Risks of Plant in the Workplace.

#### **Service Statement**

Fleet assets are used to construct and maintain infrastructure and land, move materials and equipment and transport council staff and community members.

City of Marion | Asset Management Plan 2024-2034: Fleet, Plant and Equipment



## What our community values

Fleet customers are inwards facing and include office staff as well as the Operations teams that utilise fleet to provide the services. The community bus is the only fleet asset to have a direct community interface.

Feedback from internal customers is informal as part of day to day operations and can also be formal when new fleet is planned for purchase and where user input requirements are required. The users of the fleet assets have the experience of delivering the community service.

# **Community levels of service**

Levels of Service detail what is important to our customers in council's operations teams. These teams understand the service they are providing the community and in turn, inform their requirements for fleet assets service to be provided. Council adopts the following service parameters for these assets:

**Condition:** Does the asset provide a safe and quality service?

Function: Is the asset fit for purpose?

**Capacity:** Is the service over or under used?

**Climate Resilience:** Is the asset's design resilient against projected climate stressors.

By listening and understanding what services are important to our internal customers, we have developed Customer Levels of Service for the Fleet, Plant and Equipment AMP that will support our teams in the delivery of those services to the community. Performance is monitored against targets, using 1-5 rating scales using industry standard ratings where available. An outline of the fleet customer levels of service is provided below.

Parameter	Community level of service	Achieved by	Predicted trend
Condition	Assets are safe and have all manufacturers features operable.	Assets are kept in operational condition by proactive maintenance. Strategic replacement is undertaken while the asset is in good working condition to maintain value.	Maintain
Function	Assets are correctly specified and have the desired features to meet future demand.	Feedback from the operations teams on fleet capabilities. Monitoring external drivers such as energy efficiency and ease of use.	Maintain
Capacity	Assets are optimal in quantity to meet council's service to community with contingency for equipment failure.	Monitoring the needs of the operations teams' outlook on delivery of community services.  Ensuring contingencies exist in place the event of unplanned fleet loss.	Maintain
Climate Resilience	Not applicable		

## **Technical levels of service**

Technical Levels of Service detail what we do to deliver our services. Council manages and operates assets at the agreed levels of service while managing whole-of-life costs to ensure the best value for resources used. It is important to monitor the levels of service regularly as circumstances can and do change. Current performance is based on existing resource provision and work efficiencies. It is acknowledged changing circumstances such as technology and customer priorities will change over time.

Business Process Manuals will be developed to define the best practice industry standards and legislation requirements criteria that demonstrate efficiency and effective organisational performance. Building on industry good practice, service outputs will have asset management lifecycle alignment, processes mapped, and funding forecasted. Performance against Business Process Manuals will be monitored and reviewed to ensure delivery against technical levels of service.

## Lifecycle phase



#### **Planning**

- Preparation of reports for fleet replacement strategy.
- Analysis of fleet utilisation against age of fleet to project optimal replacement timing.

#### Creation

Fleet assets are procured to ensure internal operational requirements can be safely and effectively met. Assets are purchased within the scope of Councils Procurement & Contract Management Policy and adhere to our WHS procedures.

- Creation occurs when ever an increase in total number of fleet assets is made. This contrasts with renewal which is the replacement/upgrade/ to existing quantities.
- Creation can only occur with the provision of a robust business case process driven by the community service areas requirement for additional fleet assets. For example, if there is a need to increase resourcing to water a higher number of trees planted, a business case will outline the additional fleet assets in addition to human resources - ie additional water truck and driver. The service areas determine the trigger point at which the business case is required.

# **Operation**

Utilisation of the fleet assets is performed by the operations teams.

- Fleet operating costs include fuel, insurance, finance costs.
- Cleaning activities to workshops and to vehicles.

## Monitoring

- Scheduled routine compliance Inspections of fleet.
- Non-routine safety inspections based on incidents.

Note: monitoring costs are included as part of maintenance costs.

# Maintenance

Maintenance is partitioned between Reactive and Proactive. Reactive Maintenance includes unplanned events which result in a required repair to an asset.

- Repairs to damaged fleet as a result of an unplanned event or accidents.
- · Fault repairs carried out by specialists.

Proactive Maintenance involves work on an asset that is regular and routine which aims to prevent unplanned breakdown, or which completes a compliance requirement.

- Daily pre-start checks of fleet and reporting of defects.
- · Half year safety checks.
- · Specialist supplier scheduled services.
- · Tyre and battery changeover for vehicles.
- Compliance checks of fleet assets based on intervals of time/hrs use/km travelled.
- Specialised maintenance by manufacturers at recommended service intervals.

#### Renewal

Fleet Assets are renewed in accordance with the CoM Fleet Policy Optimised Utilisation Fleet Replacement Matrix which takes into consideration whole of life costs. In the event that the replacement utilisation benchmarks are not met prior to the guide replacement timing, a review of the asset will be undertaken to consider whether to hold onto the asset until the benchmarks are met. (note: EV infrastructure is provided under the Buildings and Structures AMP.)

#### **Disposal**

- Disposal of fleet occurs routinely as utilisation thresholds are reached often when the asset is in good condition to maximise resale value.
- Disposal of an item is usually linked to its replacement to ensure the same service function is provided or upgraded.
- Disposal decisions are based on reaching utilisation thresholds but other factors such as asset age, service life, resale potential, and the optimised cost of ownership may be considered where assets are disposed of earlier or later than the utilisation thresholds being reached.
- In some instances where a service is being reduced or alternative service delivery options are progressed, there may be a reduction in the level of Fleet assets. This decision will be driven by the community service areas.
- Commercial contracts are in place with auction providers to ensure that Council is achieving the best possible result at the end of an assets lifecycle.



City of Marion | Asset Management Plan 2024-2034: Fleet, Plant and Equipment

Page 16

# Future demand

The impact of demand drivers that may affect future service delivery is shown in the table below along with the how we will manage this.

Demand Driver group	Driver and projection	Impact on services	Demand Management Plan
Social	Community asking for efficiency improvements in the assets council uses.	Request for changes to the type of assets purchased to improve efficiencies.	Approved business cases for all initiatives.
Social	Increasing change in asset technology. Changing asset technologies with increasing our workforce to remain current in their skills.	Workforce needing to remain current with operation skills required.	Continue to implement operator training as part of new purchases and identify new skill required at time of purchase.
Technological	Rapid changes in technology results in obsolescence of the support for existing equipment.	Limited opportunities for spare parts availability and ongoing support for aging equipment.	The Fleet Policy reduces the impact of obsolescence within an asset's useful life.
Financial	Greater scrutiny on Asset Management decisions to ensure best value to Council.	Minimal impact due to existing alignment with procurement policies and procedures.	Continue with existing established procurement practices.
Environmental	City of Marion Carbon Neutral Plan sets a goal to achieve a net-zero emission fleet by 2030.	Potential changes to types of assets purchased.  Increased costs due to immature markets and emerging technologies.  Speed of adoption of new technologies will be determined by commercially available fitfor - purpose options which are determined by manufacturers and federal government legislation/policies.	Undertake an annual review of reduced emission options to ensure that council can make informed decisions on incorporation into the asset portfolio.

# Climate change adaptation

Climate trends projected for a 10 to 30 year outlook:

- Temperature warmer springs, hotter and more frequent hot days, average temperature increases.
- Rainfall declining rainfall, lower spring rainfall, more drought.
- Storms more intense heavy rainfall events with intensified winds.
- Evaporation evapotranspiration (through tree canopy) increase.
- Fire drier fuels.

Climate change factors are not considered to have an impact for the life of this AMP and are not considered.

# Lifecycle management

# **Preliminary information**

Our fleet assets are utilised every day by our council teams to enable them to provide the community services to the required standard.

Fleet assets are used by council employees to construct, maintain, and upgrade infrastructure and land, and enable the transport of materials, equipment, council staff, and community members. The community bus is the only asset of fleet that has a direct community interface.

Our fleet portfolio is sized to service our internal customers' needs so that they can deliver the community service. Any increase to the size of fleet requires a business case to justify the need. This business case responding to increasing or changing demand for the specific community service level is driven by the service area as it.

In some cases, a fleet asset will be reduced if it is no longer required to deliver a community service due to that service being reduced or the implementation of alternative service delivery options.

The table below outlines for each fleet category, the council holdings, age information, and target utilization. An inventory of council's fleet holding together with replacement cost is shown in the table below.

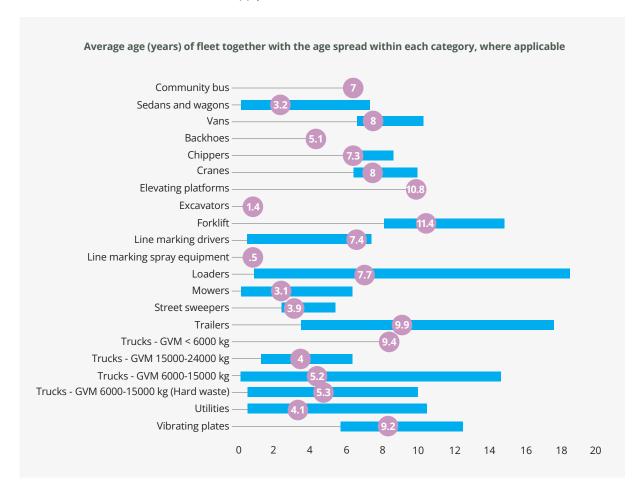
A fleet telematics tool provides information to enable analysis and decision making on fleet. The following information is available:

- Utilisation: reporting of fleet utilisation.
- Location: GPS tracking of fleet location including historical reporting.
- · Safety: WHS management features.

	Asset category	Qty	Benchmark ownership period (yrs)	Avg Projected ** ownership (yrs)	Replacement Cost (,000)
Passenger	Sedans & wagons *	41	5	4	\$1,329
Fleet	Vans	7	5	10	\$345
	Community bus	2	8	11	\$242
Commercial	Utilities	21	5	5	\$768
Fleet	Trucks - GVM < 6000 kg	2	8	12	\$237
	Trucks - GVM 6000-15000 kg	30	10	13	\$4,724
	Trucks - GVM 6000-15000 kg (hard waste only)	2	8	8	\$374
	Trucks - GVM 15000-24000 kg	5	10	10	\$1,118
	Street Sweepers	2	7	3	\$751
	Mowers	8	7	8	\$334
	Loaders	3	10	16	\$695
	Excavators	1	10	32	\$33
	Backhoes	3	7	7	\$576
	Elevating work platforms	1	10	-	\$182
	Trailers	18	10	-	\$220
	Forklifts, cranes, vibrating plates	14	10	-	\$262
	Chippers	2	8	15	\$221
	Line Marking drivers	3	10	-	\$54
	Line marking spray equipment	2	7	-	\$40
	Total	167			\$12,505

# Age profile

The figure below shows the average age in years for fleet together with the minimum and maximum age range where applicable. Utilisation rate becomes a key factor in determining the length of time assets are held before renewal. Other factors also apply.



# **Asset performance**

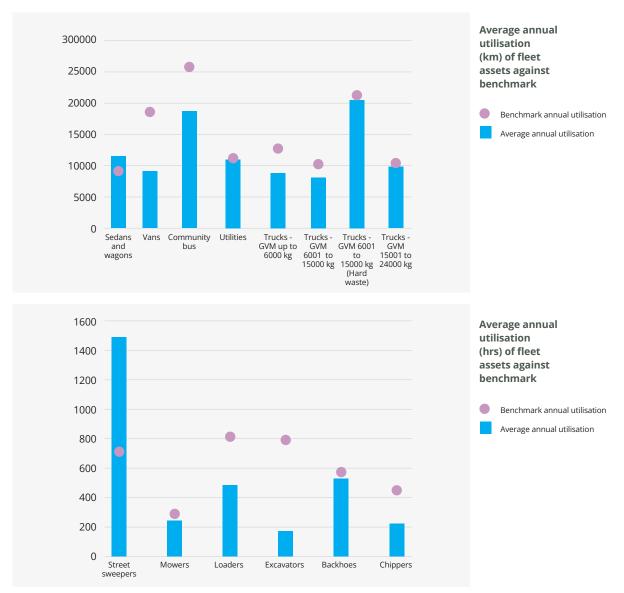
The table below shows our fleet performance against benchmark utilisation targets. From this we can project our average ownership length which can be used for strategic decision making on fleet renewal or other use.

Asset group	Asset category	Benchmark ownership period (years)	Current avg age (years)	Benchmark replacement utilisation	Current avg annual utilisation	Projected avg holding (years)
Passenger	Sedans & wagons	5	3.4	50,000km	12,500km	4
fleet	Vans	5	8.1	100,000km	10,000km	10
	Community bus	8	7	220,000km	20,000km	11
Commercial	Utilities	5	4.1	60,000km	12,000km	5
fleet	Trucks - GVM to 6000 kg	8	9.4	110,000km	9,500km	11
	Trucks - GVM 6001 to 15000 kg	10	5.2	110,000km	8,750km	13
	Trucks - GVM 6001 to 15000 kg – Hard Waste Truck only	8	5.3	180,000km	22,000km	8
	Trucks - GVM 15001 to 24000 kg	10	4	110,000km	10,500km	10
	Street sweepers	7	3.9	5,000hrs	1500hrs	3
	Mowers	7	3.1	2,000hrs	250hrs	8
	Loaders	10	7.6	8,000hrs	500hrs	16
	Excavators	10	1.4	8,000hrs	200hrs	32
	Backhoes	7	5.1	4,000hrs	550hrs	7
	Elevating work platforms	10	10.8	-	-	-
	Trailers	10	9.9	-	-	-
	Forklifts, cranes, vibrating plates	10	9.4	-	-	-
	Chippers	8	7.3	3750hrs	250hrs	-
	Line marking drivers	10	2.8	-	-	-
	Line marking spray equipment	7	0.5	-	-	-

The figures below provide an indicative view for how the current rate of utilisation is tracking against recognised benchmarks.

Of note is the apparent under use of vans against this benchmark. The Community Van travels minimal distances, but it is highly valued by the user group. For this van, the whole of life costs is favourable for it to be held past its benchmark holding age particularly given the low total utilisation.

The over-utilisation against benchmarks for the Street Sweepers, as seen in bottom figure, suggests the need for another sweeper. At this stage, the sweeping resource is sufficient to maintain the current street sweeping levels of service. It is seen that benchmarks are used as a guide only, and that actual utilisation timings are used together with optimising lifecycle costs and service levels for the community services being supported by the Fleet asset for decisions on fleet replacement. Page 25 describes asset renewal criteria.



City of Marion | Asset Management Plan 2024-2034: Fleet, Plant and Equipment

#### **Asset condition**

Council assets are kept in very good operational condition through effective maintenance. The ratings shown below is indicative of the asset renewal policy which ensures fleet is renewed prior to the need for major maintenance overhauls. The rating of 10% for a condition of good reflects that from time to time assets are unavailable for use whilst those repairs and planned maintenance is being undertaken.

#### Asset condition grading criteria and performance

Rating	Condition description	Performance (% of fleet)
1	Very good: Only planned operation and maintenance required .	90
2	Good: Minor defects only. Repairs as needed plus planned maintenance.	10
3	Fair: Significant maintenance required to Return to Accepted Level of Service.	
4	Poor: Significant maintenance or renewal required. Asset requires review to determine optimal action. Consider Renewal and/or Disposal.	
5	Very Poor: Approaching Unserviceable. Consider Renewal, Removal and/or Disposal.	

#### **Asset function**

Function indicates if the service is suitable for its intended purpose and if the asset is providing the right type of service. The rating below suggests that nearly all fleet is valued for its function by our internal customers. Where more features are requested, these are provided as part of normal cycles of renewal. The table below shows the fleet largely is fit for purpose. Where fleet is lacking in its ability to provide the service, or improvements in features or capability are identified by the customers, this is taken into consideration for the next iteration of renewals.

Rating	Condition description	Performance (% of fleet)
1	Very good: meets program/service delivery needs in a fully efficient and effective manner.	92
2	Good: meets program/service delivery needs in an acceptable manner.	7
3	Fair: meets most program/service delivery needs with some inefficiencies and ineffectiveness present.	1
4	Poor: limited ability to meet program/service needs.	
5	Very Poor: critically deficient, does not meet program/service needs, neither efficient nor effective.	

# **Asset capacity**

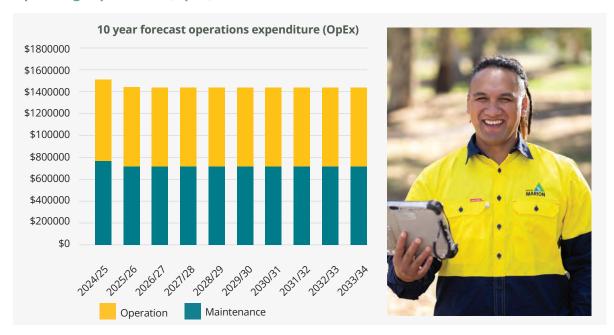
Capacity helps us understand future needs due to demand and helps us understand if the service is under or over utilised. From the utilisation charts it can be seen that our excavators, vans, loaders and chippers have some extra capacity when measured against industry benchmarks, whilst sweepers are over utilised against the same benchmark. Other factors influence decisions on utilisation.

# **Asset capacity rating**

Rating	Condition description	Performance. (% of fleet)
1	Very good: usage corresponds with design capacity.	90
2	Good: usage is within design capacity.	9
3	Fair: demand is approaching design capacity.	
4	Poor: demand exceeds or is well below design capacity.	1
5	Very Poor: demand exceeds design capacity or is little used.	



## **Operating expenditure (OpEx)**



#### **Maintenance**

Costs include the scheduled routine compliance work on mobile fleet as well as repairs. Included is the cost of 4 of council's trained mechanics, one acting in a supervisory capacity as well as various manufacturers' specialists.

Small plant and minor equipment is supplied/ replaced through maintenance. Year 1 of the plan is budgeted for an upgrade to mobile fleet telematics system from the 3G network.

Note: monitoring and inspection costs are included as part of the maintenance category.

Current maintenance expenditure levels are adequate to meet required service levels.

#### **Operations**

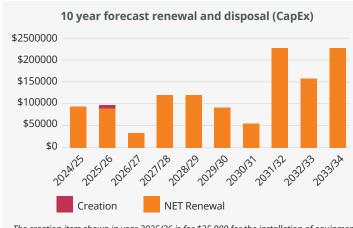
Costs include registrations, insurances, fuel, subscriptions.

Operations expenditure is impacted predominantly by the cost of fuel. Fuel pricing is highly volatile and determined by international events and supply chains. Reductions in fuel costs are expected to eventuate over the next 5 years as the light fleet transitions to EVs. The uptake of the EV fleet is expected to providing operating cost savings in the order of \$30k/yr.

The cost of registration and insurance has remained stable or reduced slightly over the past four years due to reductions in overall fleet numbers.

At this stage no additional maintenance funds are envisaged to maintain fleet assets at current service levels; however the maintenance costs of the light fleet will reduce due to the lower cost of maintaining EVs. This will be monitored over time and considered as part of the annual review of the 10-year Fleet Replacement Program.

#### **Capital expenditure (CapEx)**





The creation item shown in year 2025/26 is for \$35,000 for the installation of equipment vehicles to enable charging of battery operated tools whilst out in the field.

#### **Asset renewal planning**

The Fleet Replacement Policy outlines the objectives required to manage Assets to ensure internal operational requirements can be safely and effectively met, optimise cost of ownership to council, and minimise its impact on the environment and is in line with IPWEA guidelines.

Utilisation of Fleet Assets is a key consideration impacting on council's replacement decision making processes. In the event Replacement Utilisation benchmarks are not met prior to the "Estimated Replacement Timing" timeframe, a review of the asset occurs with its operators to consider whether to continue to hold the asset until the utilisation benchmarks are met. This includes consideration the asset remains in good condition with low maintenance costs, meets our functional requirements, and retention is unlikely to result in material risk to council.

Operators are consulted upon replacement of fleet. Safety requirements are considered by applying the hierarchy of hazard controls to ensure hazards are eliminated, or where that is not reasonably practicable, are effectively controlled. Operational and functional requirements are weighed, and where possible innovation is sought that may provide greater efficiency or effectiveness in undertaking services or reduce the risk of downtime.

Whole of life costs factor into decision making. Council considers a range of factors such as purchase cost, future resale value, cost of maintenance over the life of an asset, warranty and value adds. Cross council opportunities are discussed where possible to maximise procurement value for money through an aggregated tendering process. Emissions, alternative fuel sources and other environmental factors are also considered as per Councils commitment to the 2030 carbon neutral plan.

In 2023, Council adopted a strategy to transition our light passenger fleet (Sedans & Wagons) to Electric Vehicles (EV's). This will occur once a vehicle reaches its replacement utilisation benchmark. Due to the immature nature of the EV market flexibility has been allowed to defer or advance the replacement of passenger fleet asset's dependant on the current technology and market conditions. All other fleet assets will be considered on a case-by-case basis to minimise carbon emissions.

Once a Fleet asset is replaced, it is sold as per the Disposal of Excess Plant and Equipment, Stores and Salvaged or Recycled Materials Procedure. Generally, for Fleet assets, this is done through a third-party auction service. A register is maintained of all sold assets to allow for estimates of future returns to be estimated. This estimate, along with data taken from public marketplaces is used to set auction reserves and ensure that Council is receiving best value returns.

City of Marion | Asset Management Plan 2024-2034: Fleet, Plant and Equipment



# Risk management

Council's Risk Management Policy sets the overall framework for addressing risk within the framework of ISO31000.

The elements of this framework are:

- Risk Management Context- Establishes the objectives, stakeholders, key issues, and criteria against which risks will be evaluated.
- Identify the Risk: Identifies what risk events are likely to impact on assets and services.
- Analyse the risk: Reviews the existing controls and then analyses the likelihood of an event occurring and the consequence of the event to determine the level of risk.
- Evaluate the Risk: Assesses and ranks the identified risks in a Risk Register.
- Treat the Risks: Identifies actions to reduce/ control the risk.

There are currently no high-level risks identified for fleet assets.



#### **Critical assets**

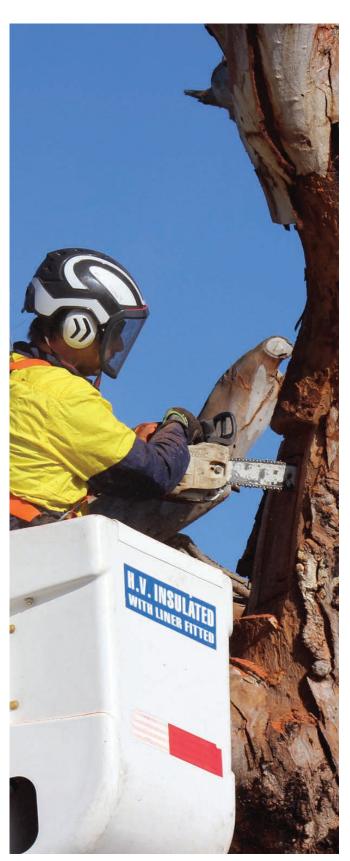
Critical assets are defined as those which have a high consequence of failure causing significant loss or reduction of service.

For Fleet, no assets are considered critical as the failure of any equipment is managed by the ability to repair, or hire temporary equipment without loss of service.

#### What we cannot do

The forecast budget of this AMP is used to inform the LTFP. It is expected that through this process of alignment with the LTFP, the objectives of this AMP will be achieved.





# Financial summary

## **Financial sustainability**

Sustainability of service delivery

Two key indicators of sustainable service delivery are considered in the Fleet, Plant and Equipment AMP:

- The forecast renewals are funded over the life of this plan to ensure the continuity of function that the asset provides. Assets are scheduled for renewal based on the end an end of estimated useful life.
- 2. OpEx is funded to ensure the day to day management and integrity of the asset to ensure the required levels of service are met.

This AMP is used to inform the LTFP, through an iterative process balancing cost, performance, and risk. As a part of its Annual Business Planning process, CoM undertakes a review of forecast asset management expenditures. This revised forecast annual funding requirements is incorporated into Council's currently adopted Annual Business Plan and Long-Term Financial Plan.

# 10-year financial planning period

This AMP identifies the forecast OpEx and CapEx required to provide an agreed level of service to our customers over a 10-year period.

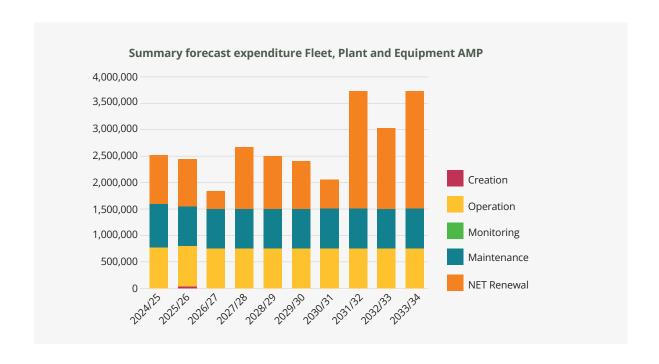
Forecast Expenditure	10-Year forecast	Average Annual Cost
Operational Cost (OpEx)	\$15,058,797	\$1,505,880
Capital Cost (CapEx)	\$11,600,880	\$1,160,088
Total	\$26,659,677	\$2,665,968

City of Marion | Asset Management Plan 2024-2034: Fleet, Plant and Equipment

# **Forecast outlays for the LTFP**

# Forecast 10-year expenditure - Fleet, Plant and Equipment

Year	Planning	Creation	Operation	Monitoring	Maintenance	Gross Renewal	Disposal	Forecast Total
2024/25	0	0	772,121	0	801,340	1,267,760	-353,000	\$2,488,221
2025/26	0	35,000	756,902	0	746,340	1,182,480	-308,000	\$2,412,722
2026/27	0	0	752,330	0	746,340	410,800	-92,000	\$1,817,470
2027/28	0	0	751,292	0	746,340	1,834,560	-681,000	\$2,651,192
2028/29	0	0	751,292	0	746,340	1,711,840	-724,000	\$2,485,472
2029/30	0	0	751,292	0	746,340	1,261,520	-373,000	\$2,386,152
2030/31	0	0	751,292	0	746,340	955,760	-415,000	\$2,038,392
2031/32	0	0	751,292	0	746,340	3,390,400	-1,201,000	\$3,687,032
2032/33	0	0	751,292	0	746,340	2,324,400	-816,000	\$3,006,032
2033/34	0	0	751,292	0	746,340	3,311,360	-1,122,000	\$3,686,992
Total	\$0	\$35,000	\$7,540,397	\$0	\$7,518,400	\$17,650,880	(\$6,085,000)	\$26,659,677



City of Marion  $\,|\,$  Asset Management Plan 2024-2034: Fleet, Plant and Equipment





## **Valuation forecasts**

The best available estimate of assets included in this AMP are shown below. This estimate is based on recent purchases of equivalent assets (what it would cost to replace the asset today), or an indexed value (the original purchase cost of the asset in today's dollars).

Replacement Cost (Current/Gross): \$12,505,000

Depreciable Amount: \$7,040,000

Depreciated Replacement Cost: \$6,725,000

Depreciation: \$585,000

# **Key assumptions in financial forecasts**

- All data used in this AMP is current as of December 2023.
- The forecast 10-year expenditure profile is provided in 2024 dollars.
- Long-Term Financial Plan will be adjusted annually to account for cost index increases and utility cost anomalies.
- Forecasting assumes a like-for-like replacement of our existing fleet. Replacement values are based on recent purchases of equivalent assets (i.e. what it would cost to replace the asset today), or an indexed value (i.e. the original purchase cost of the asset in today's dollars).
- Disposal values reflecting our historical returns achieved (reflecting asset consumption over time) consistent with the percentage provided by the Fleet Replacement Policy. First replacement is forecast returns apply to the original purchase price, and all future apply to 2024 dollars.
- Disposal value estimates are a % set by the fleet renewal policy of the original purchase value, not the 2024 dollars.
- Operation and Maintenance costs for new assets will be consistent with the operation and maintenance costs of existing assets.
- Delivery of fleet purchase are determined by the manufacturers' timeframes which may result in the disposal delays to ensure service is not impacted.

City of Marion | Asset Management Plan 2024-2034: Fleet, Plant and Equipment

# Forecast reliability and data confidence

The forecast costs, proposed budgets, and valuation projections in this AMP are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified in accordance with the table below.

Confidence grade	Description
A. Very high	Data based on sound records, procedures, investigations, and analysis, documented properly, and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm 2\%$ .
B. High	Data based on sound records, procedures, investigations, and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate ± 10%.
C. Medium	Data based on sound records, procedures, investigations, and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated ± 25%.
D. Low	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy ± 40%.
E. Very low	None or very little data held.



Data	Confidence Assessment
Asset Condition	В
Asset Function	С
Asset Capacity	В
Asset Age Profile	А
Replacement Value	В
Service Levels	В
Demand drivers	С
Capital Expenditure Forecasts	В
Operational Expenditure Forecast	В

# **Monitoring and review**

This AMP will be reviewed during the annual budget planning process and revised to show any material changes in service levels, risks, forecast costs and proposed budgets as a result of budget decisions.

The summary expenditure table on page 29 will be updated annually as required and published separately to this AMP.

The AMP will be reviewed and updated every four years to ensure it represents the current service level, asset values, forecast operations, maintenance, renewals, creation and asset disposal costs and planned budgets. These forecast costs and proposed budget are incorporated into the LTFP or will be incorporated into the LTFP once completed.

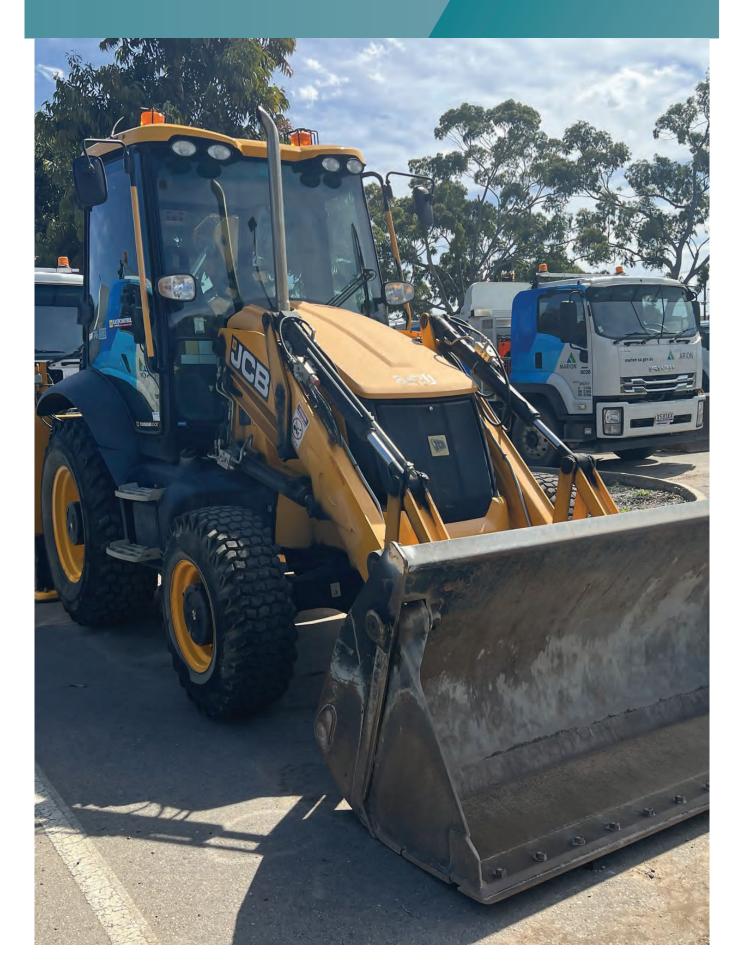
# Improvement plan

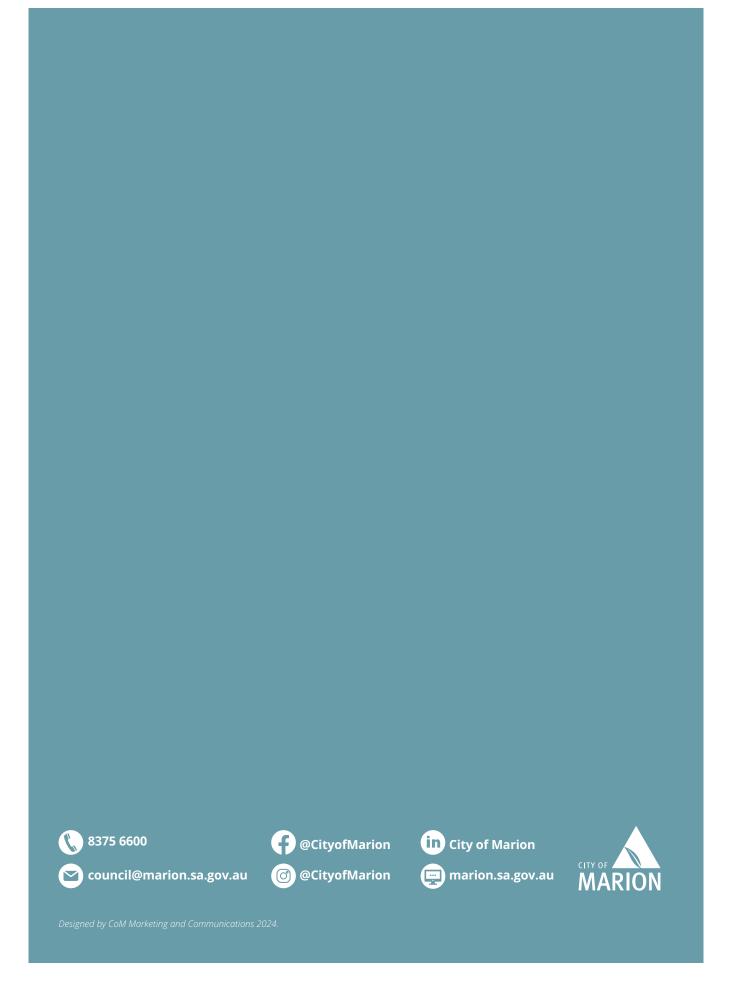
Alignment	Task	Resource	Completion
12	Transition to an improved industry standard fleet management tool (AMIS).	Procurement Unit Manager Operational Support Manager Operations AMIS Project team	2025
I1	Adopt battery powered small plant as predominant old for new replacement option.	Unit Manager Operational Support Coordinator Stores	2025
I1	Upgrade telematics system to 4G/5G network.	Unit Manager Operational Support	2025
12	Transition from hard copy to electronic copy maintenance workshop records.	Unit Manager Operational Support Supervisor Workshops	2025
I1	Install equipment on vehicles to enable field battery charging of portable powered tools.	Unit Manager Operational Support	2025
I2	Implement a new business workflow to record, verify & approve the replacement of an asset prior to Utilisation Benchmarks being achieved.	Procurement Unit Manager Operational Support	2025
12	Prepare standardised templates for reporting on maintenance downtime of an asset (AMIS).	Unit Manager Operational Support AMIS Project team	2025
E2	Review and revise chart of accounts to facilitate consistent and accurate cost allocation for all asset expenditure aligned with the Asset Management Lifecycle.	Unit Manager Operational Support AMIS Project team	2025
E2	Implement a process to update this Asset Management Plan during annual budget planning processes to show any material changes in service levels and/or resources.	Manager Operations	2025
E4	Prepare reporting schema to Council on progress of EV transition.	Procurement Unit Manager Operational Support	2026





City of Marion | Asset Management Plan 2024-2034: Fleet, Plant and Equipment



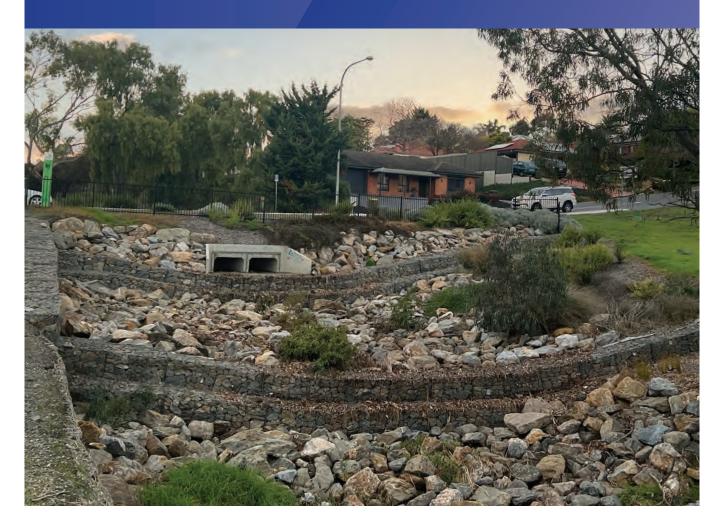


# City of Marion Asset Management Plan 2024-2034

# Stormwater

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# Contents

Executive summary	4
Purpose of the plan	4
Service levels	5
Future demand	6
Lifecycle management	7
Managing the risk	8
Improvement	8
Introduction	9
Background	9
Planning documents	10
Key stakeholders	11
Levels of service	12
Strategic and corporate goals	13
Legislation	14
What our community values	14
Community levels of service	15
Technical levels of service	16
Service standards	18
Future demand	20
Demand management plan	20
Climate change adaptation	21
Lifecycle management	22
Preliminary information	22
Physical parameters	23
Age profile	25
Asset performance	26
Operational Expenditure (OpEx)	32 37
Capital Expenditure (CapEx)	37 <b>39</b>
Risk management	
Critical assets	39 39
What we cannot do	
Financial summary	40
Financial sustainability	40
Forecast outlays for the LTFP Valuation forecasts	40 42
Key assumptions in financial forecasts	42
Forecast reliability and data confidence	42
Monitoring and review	43
Improvement plan	44
improvement plan	

# Executive summary

# Purpose of the plan

The purpose of the Stormwater Asset Management Plan is to improve council's long-term strategic management of the stormwater assets to ensure the current and future Levels of Service are sustained. The plan defines the state of the stormwater assets and considers future requirements and risks together to inform the optimum lifecycle management and costs for the next 10 years. The Stormwater Asset Management Plan is aligned with the Council's Strategic Plan and Long-Term Financial Plan. Data used in this Asset

Management Plan is current as of December 2023 with the Plan monitored annually with changes in costs informing the annual cycle of the Long Term Financial Plan (LTFP). This plan is formally reviewed and republished every four years.

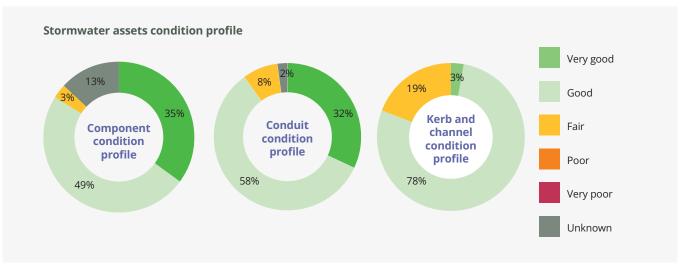
#### State of councils' stormwater assets

The City of Marion has a vast network of stormwater assets which can be seen in the table below which shows the quantity, useful life and financial replacement value for the different types of asset classes.

#### Asset parameters including quantities, useful life, and replacement value

Asset Class	Asset Sub-Class	Quantity	Useful Life	Replacement Value
Stormwater Components	Pits	6946	100 years	\$34,132,090
	Gross Pollutant Traps	61	100 years	\$2,424,300
	Headwalls	213	100 years	\$458,735
Stormwater Conduits	Pipes	254,903 m	100 years	\$190,082,562
	Culverts/Box Drains	5,622 m	100 years	\$15,545,644
Kerb & Channel	Kerbs	983,070 m	70 years	\$179,616,421
	Spoon Drains	24,886 m	70 years	\$4,633,670
Total	\$426,893,422			

The condition profile of the stormwater assets are shown below. Note that condition data for Stormwater Conduits and Components is estimated by using the age of the asset and not a physical inspection and condition score. Kerb and Channel condition assessment was undertaken in 2022.



City of Marion | Asset Management Plan 2024-2034: Stormwater

# **Service levels**

The community levels of service are considered in terms of the quality of the asset (condition); whether it is providing the intended service (function), and whether it is over/under utilised (capacity). The table below shows the community service requirements and how we plan to deliver on that requirement.

Customer requirements and service activities

Community Service Requirement	Activities funded to sustain the service requirement	Level of Service Measure
The City of Marion's stormwater network operates efficiently and safely.	The City of Marion stormwater network is properly designed and constructed, regularly monitored, and maintained to enable infrastructure to be functional as per it's intended use.	Condition
The City of Marion's stormwater network is planned, designed, and constructed to minimise flooding of private property.	Function of the stormwater network is measured using the current network vs what is left to build, while also applying timeframes on when it needs to be built. Tracked against program priorities matrix and expected timeframes.	Function
The City of Marion's stormwater network operates effectively during rainfall events.	Strategies to address the impacts of ongoing capacity pressure as a result of infill development, land division and change in climate are captured in stormwater management plans.	Capacity
The City of Marion's stormwater network is planned, designed and constructed considering current and future demands.	The City of Marion maintains and updates Standard Drawings, Technical Specifications and Stormwater Guidelines for developers to ensure best practice is implemented. Partnerships and trials for new methods, products and techniques in stormwater design and construction and implementing Water Sensitive Urban Design techniques.	Resilience

The table below shows the performance of the asset category in relation to its condition, function and capacity. Stormwater assets are currently meeting the targets and based on this asset management plan will be maintained.

Performance of asset against condition, function, and capacity

Measure	Current Performance	Expected Trend Based on the Budget
Condition	On track	90% of assessed assets in very good to fair condition. This will be maintained in this Asset Management Plan.
Function	On track	90% of assessed assets in very good to fair function. This will be maintained in this Asset Management Plan.
Capacity	On track	90% of assessed assets in very good to fair capacity. This will be maintained in this Asset Management Plan.





Images courtesy of Beltrame Civil

# **Future demand**

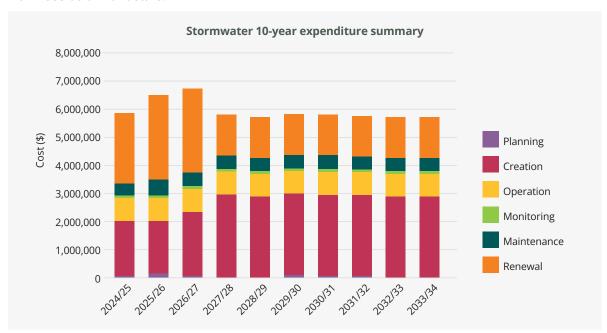
Some of the key factors expected to influence future demand and the impact this will have on the stormwater network and assets are shown in the table below and have been accounted for in this Asset Management Plan.

Demand Impact	Demand Impact Management
Urban infill resulting in more housing and increase to impermeable 'hard' surfaces.	Ensure new developments conform to City of Marion's Developer Guidelines, Technical Specifications and Standards.
Planning and design code changes resulting in reduced open space, reduced verge widths and an increase to impermeable 'hard' surfaces.	Work with developers in major sub-divisions to achieve outcomes that can improve the stormwater network in the catchment.
Community and Council Member requests.	Approved Stormwater Prioritisation Matrix and ongoing review of the Asset Management Plan. Service Level Agreement based on risk for operational and maintenance activities.

# Lifecycle management

## What it will cost

The forecast lifecycle costs necessary to provide the services covered by this Asset Management Plan include the activities of planning, creation, monitoring, operation, maintenance, renewal, and disposal of assets. The forecast expenditure of this plan is used to inform the Long-Term Financial Plan – see below for details.



Stormwater assets forecast 10-year expenditure for each asset lifecycle phase from 2024/25 to 2034/35

Year	Planning	Creation	Operation	Monitoring	Maintenance	Renewal	Disposal	Forecast Total
2024/25	67,000	1,948,700	817,000	95,000	435,000	2,505,000	0	\$5,867,700
2025/26	150,000	1,875,000	817,000	95,000	565,000	3,020,000	0	\$6,522,000
2026/27	50,000	2,290,000	817,000	130,000	470,000	3,000,000	0	\$6,757,000
2027/28	0	2,975,000	817,000	95,000	470,000	1,450,000	0	\$5,807,000
2028/29	0	2,900,000	817,000	95,000	470,000	1,450,000	0	\$5,732,000
2029/30	100,000	2,900,000	817,000	95,000	470,000	1,450,000	0	\$5,832,000
2030/31	50,000	2,900,000	817,000	130,000	470,000	1,450,000	0	\$5,817,000
2031/32	50,000	2,900,000	817,000	95,000	470,000	1,450,000	0	\$5,782,000
2032/33	0	2,900,000	817,000	95,000	470,000	1,450,000	0	\$5,732,000
2033/34	0	2,900,000	817,000	95,000	470,000	1,450,000	0	\$5,732,000
Total	\$467,000	\$26,488,700	\$8,170,000	\$1,020,000	\$4,760,000	\$18,675,000	\$0	\$59,580,700

City of Marion | Asset Management Plan 2024-2034: Stormwater

Operational expenditure (OpEx) are activities that are of an operational/maintenance nature, such as sweeping, cleaning, inspections and planning. Capital expenditure (CapEx) are activities that affect the asset, such as renewing, creating and disposing of the piece of infrastructure. The financial funding for the life of this plan is summarised in the table below.

Funding Allocation	10 Year	Average Annual Cost
Operational Cost (OpEx)	\$14,417,000	\$1,441,700
Capital Cost (CapEx)	\$45,163,700	\$4,516,370
Total cost of the plan	\$59,580,700	\$5,958,070

Forecast funding required: \$59,580,700

Average annual forecast funding required: \$5,958,070

# Managing the risk

Risks are managed in accordance with Council's Risk Management Policy and Framework. There are no high-level risks that have been identified for stormwater assets.

Critical assets have been identified as any stormwater conduit over 600mm in diameter or height. These stormwater assets are considered trunk mains for the stormwater network and are critical for the functionality of the network. Any failure of these assets may result in significant consequences to other surrounding infrastructure assets and the stormwater network unserviceable in the regional catchment.

The forecasted budget in this asset management plan allows us to achieve all our service delivery objectives and to monitor and manage the risks accordingly.

#### **Improvement**

The Improvement Plan sets forward future activities that are required to ensure the asset management of stormwater assets are maturing.

These initiatives have been included in the forecast budget and include:

- Collecting Condition Data for Stormwater Conduits and Components
- Developing Stormwater Management Plans on the remaining catchments in City of Marion
- Updating Standard Drawings and Technical Specifications

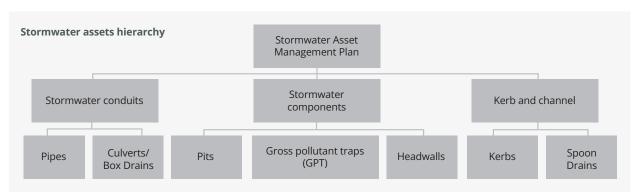
# Introduction

#### **Background**

The Stormwater Asset Management Plan provides information on the state of the stormwater assets and their capability to meet the levels of service and demand requirements in a safe, cost effective and sustainable manner for the following 10 years. In delivering the service, risks are identified and managed so that a balance is achieved between the desired performance of the asset, against the cost of providing the service.

This Asset Management Plan complies with the requirements of Section 122 of the *Local Government Act 1999*; and is an input for the City of Marion's Long-Term Financial Plan. Information contained in this plan is current as of December 2023.

The assets under management of the Stormwater Asset Management Plan are shown below.





Decisions made to maintain, operate, renewal and construct new assets are based on strategic operational planning/performance and through Stormwater Management Plans.

Stormwater assets are constructed to either convey stormwater or to treat stormwater.

Stormwater assets have a purpose to prevent flooding and property damage and to improve water quality to provide enhancements to the environment.

The stormwater assets included in this plan have a total replacement value of \$426,893,422.

# **Planning documents**

Documents from the City of Marion's Strategic Management Framework together with other asset specific strategic documents were used in the development of this Asset Management Plan and are shown below.

Community Vision Towards 2040 A shared Community Vision innovating a future for the city and its residents

Strategic Plan and Long Term Financial Plan A suite of plans that focus council's contributions to the Community Vision

**Asset Management Policy** 

A consistent and integrated approach to strategic and sustainable asset management decision making

Asset Management Strategy Sets a clear direction to meet the evolving service delivery needs of our community - now and into the future

**Asset Management Plans** 

Outline the financial and technical elements for managing assets to support the delivery of services to our community.

**Business Process Manuals** 

Deliver defined levels of service in the most cost effective way throughout the asset management lifecycle.

Asset Management Operational Roadmap Improvement Projects which build organisational capacity and refine processes.

# City of Marion policies

- Environment Policy
- Climate Change Policy
- Open Space Policy
- Tree Management Policy

## **Streetscape Policy**

- · City of Mation plans, guidelines, frameworks
- Coastal Catchment Stormwater Management Plan
- Hallett Cove Creeks Stormwater Management Plan
- Open Space Framework/Plan
- Streetscape Design Guidelines
- WSUD Inspection & Maintenance Guidelines

# **State Government documents**

- Environment Protection (Water Quality) Policy 2003
- The 30-Year Plan for Greater Adelaide (Plan SA)
- · Water for Good
- Stormwater Management Authority's Strategic Plan (2015-2025)
- DIT Operational Instruction 20.1

# Other documents

- Local Government Association Mutual Liability Scheme
- IPWEA NAMS+ & AMP template
- · IPWEA Practise Notes
- International Infrastructure Management Manual 2015 (ISO 55000)
- · Australian Standards

City of Marion | Asset Management Plan 2024-2034: Stormwater

Page 10

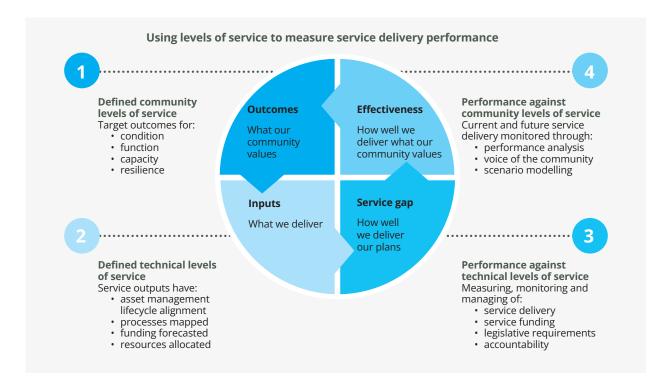
# **Key stakeholders**

Key Stakeholder	Role in Asset Management Planning
City of Marion - Council Members	Represent community needs and endorse levels of service and Asset Management Plans.
City of Marion - Executive Leadership Team (ELT)	Allocate resources to ensure the service is sustainable. Ensure risks are managed while meeting objectives of the plan.
City of Marion - Asset Owner, Engineering, Assets, Environment Division	Provide subject matter expertise advice and guidance regarding best practice. Ensures the delivery of services to the agreed level. Ensures the improvement plan is followed and actioned. Manages the asset data and asset management system. Manages and reviews risks and future demands.
City of Marion - Operations Division	Provides maintenance activities and resources required to complete the works to achieve the desired performance.
City of Marion - Finance Division	Provides advice on budget and cost allocations. Allocate budgets according to forecasts and ensure alignment with the Long-Term Financial Plan (LTFP).
City of Marion - Risk and Strategy Division	Provides strategic advice and guidance. Risk management and future demand advice.
Community	Provide feedback on level of service and offer a source of funding through rates.
State Government	Provide strategic direction through State endorsed plans and strategies.  Can be a source of funding to projects and plans within endorsed Stormwater Management Plans.

# Levels of service

Levels of service ensure we meet community expectations. The primary reason assets exist is to deliver services.

Levels of service underpin asset management decisions. Defining and measuring levels of service is a key activity in developing Asset Management Plans. When levels of service are considered collectively, they provide clarity and assist with meeting council's strategic objectives.



When defining levels of service, council takes into consideration:

- the external context, including legislative requirements which may impose minimum standards.
- the internal context including strategic objectives, the availability of resources and financial constraints.
- community expectations of the quality of service, balanced against the price they are willing and able to pay for that service.

These drivers influence council's decisions about the range, quality and quantity of services provided.

# Strategic and corporate goals

This Asset Management Plan is prepared under the direction of the community vision, goals and objectives.

## Our purpose

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

Our Community Vision A community that is (L) Liveable, (VN) Valuing Nature, (E) Engaged, (P) Prosperous, (I) Innovative, and (C) Connected.

Stormwater assets aim:
To minimise the impacts of flooding to the community and to capture and treat stormwater to improve water quality for the enhancement of the environment.

Objective ID	Council strategic objective description	How the objectives are addressed in the plan
L3	We will create a series of streetscaped avenues to improve the amenity of our neighbourhoods	The renewal, upgrade or construction of new Kerb & Channel to enhance the street to manage stormwater, improve safety and provide environmental benefits.
		The construction of Water Sensitive Urban Design such as Tree Inlet pits to capture stormwater and treat stormwater within the verge space.
VN1	We will plan for and respond to extreme weather events through our services and	Monitor, operate and maintain the stormwater network to ensure it functions as designed.
	urban form, managing infrastructure issues associated with flooding and stormwater.	Investigate and plan for Stormwater Infrastructure that addresses areas that are flooding or the potential of future flooding through Stormwater Management Plans.
VN2	We will build community resilience to the impacts of climate change.	Stormwater Management Plans use projections of climate change in terms of rainfall events, sea level rise and the impacts of flooding by developing maps and at-risk areas.
VN3	We will operate more efficiently and sustainably in terms of energy and water use, using the best technologies and methods to be as self-sufficient as possible	Review areas that can be utilised for Water Sensitive Urban Design devices and techniques to reduce stormwater volumes within the stormwater network/system.
VN6	We will encourage our community to be careful in their energy and water consumption	Encourage new developments to use rainwater tanks and other treatments to reduce stormwater run-off.
I1	We will use the best technology possible to improve efficiency of our operations and delivery of our services.	Data is collected within the catchment areas to understand how the Stormwater Assets are functioning and what condition they are in.
12	We will use data to provide evidence for resource allocation relating to our services.	Operational data is measured to ensure maintenance service levels are met.

# Legislation

The Legislation and industry Standards used in the preparation of this AMP are found in the table on the right.

Legislation	Relevance to Stormwater Assets
Australian Accounting Standards	Sets out the financial reporting standards relating to the (re)valuation and depreciation of infrastructure assets.
Coastal Protection Act 1972	Establishes Council's responsibility for the day-to-day maintenance of beach and coastal facilities.
Environment Protection Act 1993 (Marine and Water Quality)	Provides guidelines for protection of the environment, related areas and legal obligations relating to stormwater pollution protection.
Highways Act 1926	Sets out the legislative framework for road authorities in SA.
Local Government Act (1999)	Provision of Long-Term Financial Plans and Asset Management Plans for sustainable service delivery.
Natural Resources Management Act 2004	Establishes the Stormwater Management Authority which facilitates and coordinates stormwater management planning in councils.
Planning and Design Code	Informs on suburban infill development and subsequent Stormwater impact.
Planning, Development, and Infrastructure Act (2016)	Provides a framework for development approval requirements.
Relevant Australian Standards	Defines the natural resource management requirement to manage catchments including stormwater.
Work Health and Safety Act 2012 (SA)	Informs of obligations on parties to provide and maintain safe workplaces.

# What our community values Community feedback

A key objective of asset management planning is matching the levels of service council delivers with the levels of service expectations of our community. Council uses a range of activities to engage with the community and stakeholders such as social media, website content, community workshops and meetings, education services and via Council Members. This ensures that levels of service, funding and management practices proposed for our assets are appropriate.

A community satisfaction survey was conducted by the City of Marion in 2022. A range of channels was used to reach out to all groups in the City of Marion community, including letterbox drop, social media, email, and face-to-face approaches to ensure a wide demographic spread of survey responses. Questions relating to age, gender, and relationship to the City of Marion and suburb were also included to confirm the views were

representative of a more balanced demographic spread. The measure calculation methodology remains unchanged from previous years to ensure accurate trend measurement. The 2022 City of Marion survey shows our residents believe that providing and maintaining stormwater assets are of a high importance and are satisfied with the services provided, see below.

Performance Measure	Satisfied	Importance
Providing and Maintaining Stormwater Assets	86%	95%

The relative gap between the two measures of 'Importance' and 'Satisfaction' informs Council of the need to improve our management of stormwater assets. This Asset Management Plan sets out a plan to ensure the community satisfaction of stormwater assets is maintained or improved from the current state.

# **Community levels of service**

Community levels of service detail what is important to our community and how they receive and experience our services.

Building on the National State of the Assets reporting and emerging industry good practice, council considers the following service parameters:

**Condition:** Does the asset provide a safe and quality service?

**Function:** Is the asset fit for purpose?

Capacity: Is the service over or under used?

**Resilience:** Is the asset's design resilient against projected stressors and land developments..

By listening and understanding what is important to our community, we have developed Community Levels of Service. These factual measures provide a balance in comparison to the community perception (importance and satisfaction) that may be more subjective. Performance is monitored against targets, using 1-5 rating scales.

Using industry standard measures enables Council to compare our performance. This includes submitting data to the National State of the Assets benchmarking project commissioned by the Australian Local Government Association. A summary of these parameters is shown in the table below.

#### Summary of performance parameters and service level trends

Parameter	Community Level of Service	Achieved by	Predicted Trend
Condition	The City of Marion's stormwater network operates efficiently and safely.	The City of Marion stormwater network is properly designed and constructed, regularly monitored, and maintained to enable infrastructure to be functional as per it's intended use.	Maintain
Function	The City of Marion's stormwater network is planned, designed, and constructed to minimise suburban flooding.	Function is measured using the current network vs what is left to build, while also applying timeframes on when it needs to be built. Tracked against program priorities matrix and expected timeframes.	Maintain
Capacity	The City of Marion's stormwater network operates effectively during rainfall events.	Strategies to address the impacts of ongoing capacity pressure as a result of infill development, land division and change in climate are captured in stormwater management plans.	Maintain
Resilience	The City of Marion's stormwater network is planned, designed and constructed considering current and future demands.	Maintaining City of Marion Standards Drawings and Stormwater Guidelines for developers. Partnerships and trials for new methods, products and techniques in Stormwater design and construction. Implementing Water Sensitive Urban Design techniques.	Maintain

Council and the community is a key focus of the City of Marion's asset management transformation. Measures and targets are determined by the Assets Steering Committee. The performance of the stormwater assets against these community parameters is shown in the Asset Performance section.

#### **Technical levels of service**

Technical Levels of Services detail what we do to deliver our services. Council manages and operates assets at the agreed levels of service while managing whole-of-life costs to ensure best value. It is important to monitor the levels of service regularly as circumstances can and do change. Current performance is based on existing resource provision and work efficiencies. It is acknowledged changing circumstances such as technology and community priorities will change over time.

Technical service measures are linked to the activities and annual budgets as shown in the lifecycle phase and technical levels of service below.





# **Planning**

The management and planning for Stormwater has multiple elements, these include:

- Stormwater Management Plans (4 major catchments)
- · Field River Catchment
- · Sturt River Catchment
- Coastal Catchment
- Hallett Cove Creeks Catchment
- · City of Marion Flood Mapping
- Stormwater Standard Drawings and Technical Specifications for constructing Stormwater Infrastructure
- Stormwater Design Guidelines for developers

The planning of stormwater assets ensures that decisions for investments into the stormwater network is done on a prioritised basis.

The development and the review of City of Marion standards, technical specifications and guidelines are undertaken to ensure a consistent approach to Stormwater Assets by developers and the City of Marion.

#### Creation

The creation of Stormwater Assets is determined using the Stormwater Prioritisation Matrix which assess projects on a number of criteria and ranked.

Projects are identified through:

- Stormwater Management Plans which use catchment modelling of current and future scenarios to determine what infrastructure is required to meet the current service levels and future demand.
- Requests made by the public or staff on an issue (not identified within the Stormwater Management Plan) will be placed on the Stormwater Prioritisation Matrix and assessed against other projects.

In addition, stormwater assets are also donated to Council by developers of major sub-division or State Government major projects that include stormwater infrastructure in the local or state own roads. These donated assets must meet City of Marion Standards and Technical Specifications before it can be accepted into the City of Marion asset register.

#### **Operation**

Operation is defined as the day-to-day activities undertaken to provide service delivery to the community. The operations activity in relation to Stormwater Assets and Kerb and Channel are:

- Street Sweeping
- · Pit/Pipe Cleaning
- · Gross Pollutant Trap Cleaning

In addition to physical operations, non-physical operation activities include asset protection activities which include:

- · Before you Dig (BYD) Membership
- Before you Dig (BYD) Response Automation

BYD is used to help City of Marion, Developers, Service Authorities and any party undertaking excavation to identify any underground assets in an area before works. This is to protect workers from injury and the underground stormwater assets from damage.

#### **Monitoring**

Monitoring of Stormwater assets include:

- CCTV condition & defect inspections of Stormwater Components & Conduits (On-going program)
- Monitoring devices measuring catchment flow rates
- Condition and defect assessment of the Kerb and Channel

#### **Maintenance**

Maintenance is split into 2 types, Reactive and Proactive Maintenance.

Reactive Maintenance is unscheduled activities in a response to community notifications or following inspections after severe weather events. The types of reactive work activities are:

- Pit lid dislodgments and replacements
- Kerb and Channel repairs (causing ponding of water)
- · Pipe Failure

Proactive Maintenance involves the regular scheduled activities including proactive repairs and improvements. The types of proactive work activities are:

· Proactive Pit Lid Program

#### Renewal

Renewal is defined as replacing the existing stormwater asset to the modern-day equivalent. Typically, this occurs when the condition of the asset is at or beyond the intervention level for renewal. The criteria for renewal is:

- When 40% of the asset segment has defects (requires full renewal)
- When the condition of the asset is poor (IPWEA rating of 4 for Kerb & Channel and Stormwater) or above
- Streetscape Projects that may require new levels for the Kerb & Channel or implementation of WSUD treatments within the verge that require modification/renewal of the Kerb & Channel
- Kerb and Channel proactive renewal (prior to road resealing)

## **Service standards**

## **Customer events system**

The City of Marion City Services Department is committed to providing the highest level of community service possible and aims to be the benchmark in Engineering, Civil Maintenance and Operations in Local Government.

City of Marion captures requests from the community through its Customer Event System (Salesforce) and has the current structure of requests as listed including service level agreement in the table below.

Category	Request Reason	Request Sub-Reason	Service Level Agreement*	
Stormwater	Broken Pipes / Headwalls	Maintenance	60 Days	
/ Drainage	Council Property	Land Division Issue	60 Days	
	Drainage System Information	N/A	60 Days	
	General System Advice	N/A	60 Days	
	Kerb / Channel	Maintenance	60 Days	
	Private Property	Council Easement / Blocked / Damaged / Pipe	60 Days	
		Water Entering Private Property from Neighbour	60 Days	
		Water entering private property from street	60 Days	
		Council Easement / General enquiry	Agreement*	
		Stormwater detention tanks	60 Days	
	Residential Connection to	Damaged during construction	260 Days	
	street	General enquiry	260 Days	
		Quotation	260 Days	
	Side Entry Pit	Blocked	60 Days	
		Maintenance 60 Days  Council Easement / Blocked / 60 Days Damaged / Pipe  Water Entering Private Property from Neighbour  Water entering private property from street  Council Easement / General enquiry  Stormwater detention tanks 60 Days  O Damaged during construction 260 Days  General enquiry 260 Days  Quotation 260 Days  Blocked 60 Days  Broken / Missing Cover 60 Days  Maintenance 60 Days  N/A 60 Days		
		Maintenance	60 Days	
	Stormwater Pollution from a Non-Development Site	N/A	60 Days	
	Water Pooling in Street	N/A	60 Days	
Street	Complaint	N/A	60 Days	
Sweeping	Service Request	N/A	60 Days	

<sup>\*</sup>Service level agreement is the time to complete all actions associated of the request. In cases that the request identifies a safety risk to the community immediate action is taken to isolate and make safe.

#### **Customer events trends**

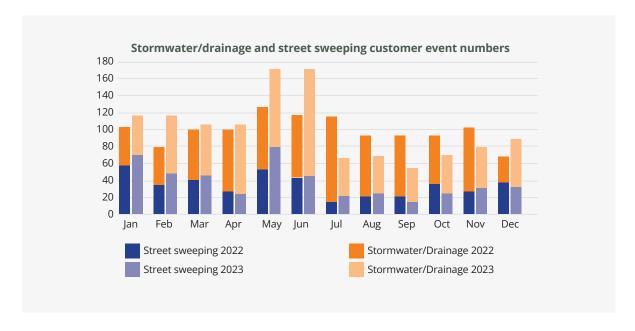
It is important to capture customer request information to determine how our community is interacting with the City of Marion and to track information regarding volumes, seasonal variations and the types of requests to understand how to best allocate resources. Data needs to be understood and analysed to identify services that can be more proactive and action items before they are reported to the City of Marion.

Customer events by category and reason	2022	2023	Total
Stormwater / Drainage			
Broken pipes / Headwall	3	22	25
Council Property	2	2	4
Drainage system information	19	31	50
General stormwater advice	22	27	49
Kerb / Channel	136	105	241
Private property	79	56	135
Residential connection to street	65	83	148
Side Entry Pit	247	226	473
Stormwater pollution from a Non-Development site	20	6	26
Water pooling in street	89	102	191
Street sweeping	415	464	879
Grand Total	1097	1124	2221

Data from our customer event system is shown in the table on the left and the monthly request for services is shown in the 'Stormwater/drainage and street sweeping customer event numbers table below.

It is projected that an increase in requests for maintenance and operations within the stormwater network is likely, due to the increase in tree plantings across the City of Marion in the past several years. It is anticipated that blockages from tree debris and requests for street sweeping will increase.

In addition, tree roots are a main cause of damage within the Kerb & Channel. We also anticipate an increase of damage to infrastructure over the coming years due to the maturing trees and during the tree root establishment period.



# Future demand

Demand drivers are those factors which have the potential to impact stormwater function and service into the future.

Demand drivers include population, urban infill, planning and design code changes, political and community expectations, economic, and environmental factors.

# **Demand management plan**

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand. Demand management practices can include non-asset solutions, insuring against risks and managing failures.

The impact of demand drivers that may affect future service delivery and use of assets including the opportunities identified to date for demand management are shown in the table below. Further opportunities will be developed in future revisions of this Asset Management Plan.

Demand Driver Group	Driver and Projection	Impact on Services	Demand Management Plan
Community Requests	Community requests.	Expectations to respond to reactive service delivery requests leads to inefficient resource planning additional cost and asset failure.	Approved Stormwater Prioritisation Matrix and ongoing review of the Asset Management Plan.  Service Level Agreement based on risk for operational and maintenance activities.
Land Use	Planning and design code changes resulting in reduced open space, reduced verge widths and an increase to impermeable 'hard' surfaces.  Urban infill resulting in more housing and increase to impermeable 'hard' surfaces.	Increase in stormwater volume discharge from new major developments on to City of Marion's Stormwater network.	Ensure new developments conform to City of Marion's Developer Guidelines, Technical Specifications and Standards.  Work with developers in major sub-divisions to achieve outcomes that can improve the stormwater network in the catchment.
Economic	Property damage caused by Stormwater.	Increase in public liability claims. Increase emergency call outs.	Monitor network and model catchment hydrology to determine at risk areas.
Social	Increased population density.	Increased risk of exposure to flood hazards within the City of Marion.	Operations division to identify and resolve risk locations.  Use permeable materials.
Technological	Smart Cities, Sensors, GIS, remote sensing, Artificial Intelligence, LiDAR mapping.	Data collection and accuracy is improved assisting with decision making and reporting.	Continue to collect and maintain stormwater asset data, aerial imagery and hydraulic data to help inform future decisions.

# Climate change adaptation

Climate change is likely to affect stormwater asset life and functionality, and this is already being experienced through increase in more intense heavy rainfall events. This has had the effect of putting the stormwater system at maximum capacity and the potential of stormwater entering private property.

The Department of Environment and Water produced "Guide to Climate Projections for Risk Assessment and Planning in South Australia, 2022". This document outlines the trends, and these along with how City of Marion will manage resilience is shown in the table below.

Additionally, the way in which we construct new assets should recognise that there is opportunity to build in resilience to climate change impacts. Building resilience will have benefits:

- Assets will withstand the impacts of climate change.
- · Services can be sustained.
- Assets that can endure and may potentially lower the lifecycle cost and reduce their carbon footprint.
- Recycled content within the infrastructure asset or backfill that will reduce the carbon footpath.

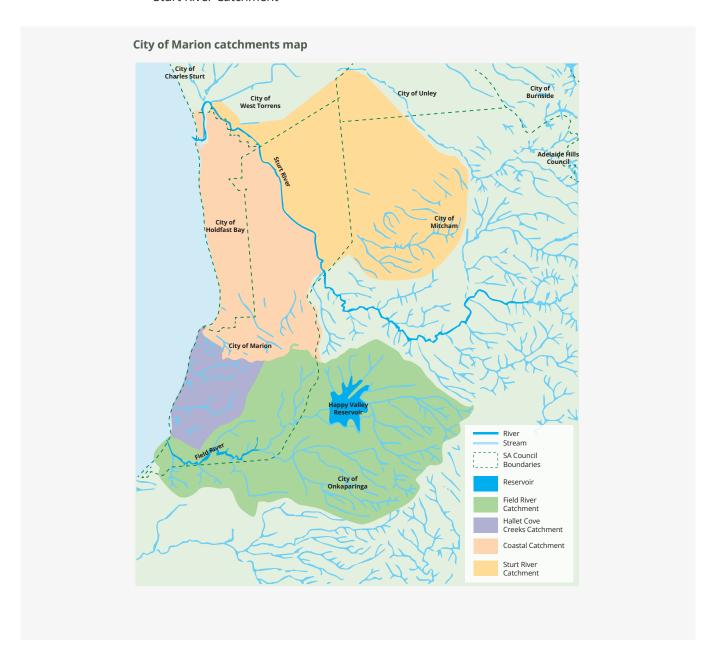
Parameter	Projected Trend	Impact on Asset and Services	Resilience Management
Temperature	<ul> <li>Maximum, minimum and average temperatures will increase.</li> <li>Warmer spring temperatures.</li> <li>Hotter and more frequent hot days.</li> </ul>	• Increased water stress to trees. Will cause trees to drop more debris on the road and into the stormwater system.	<ul> <li>Monitor street sweeping services and assess SLA's.</li> <li>Assess current service levels for Gross Pollutant Trap cleaning.</li> <li>Consider footpath sweepers to help reduce debris getting into the stormwater network.</li> </ul>
Rainfall	<ul><li>Declining rainfall, lower spring rainfall.</li><li>More drought.</li></ul>	Dust, sand and silt may be more prone to make it's way into the stormwater system. Increasing operational activities such as street sweeping and pit/GPT cleaning.	Monitor street sweeping services and assess SLA's
Storms	More intense heavy rainfall events and which carry intensified winds.	<ul> <li>Increase likelihood or branch failures and whole tree failures that will lead to blockages in the Stormwater system.</li> <li>Reactive responses increased frequency</li> <li>Capacity issues.</li> <li>Budget impacts.</li> </ul>	Pre-storm event operational activities to ensure the stormwater network is operating efficiently. i.e. street sweeping, pit cleaning and GPT cleaning.
Evaporation	Evapotranspiration increases across all seasons.	Increased water stress to trees may cause tree roots to rise to the surface and lift Kerb & Channel infrastructure.	Increase funding for monitoring/ maintenance programs.

# Lifecycle management

# **Preliminary information**

City of Marion occupies 56 km<sup>2</sup> and has 4 major stormwater catchment areas outlined by the Stormwater Management Authority:

- Coastal Catchment
- · Field River Catchment
- Hallett Cove Creeks Catchment
- Sturt River Catchment



City of Marion | Asset Management Plan 2024-2034: Stormwater

# **Physical parameters**

The assets covered by this Asset Management Plan are shown in the table below including the expected useful life and replacement cost.

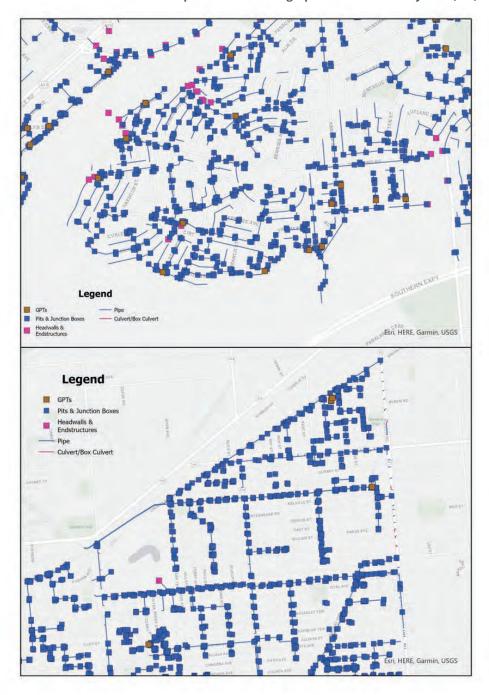
Asset Class	Asset Sub-Class	Quantity	Useful Life	Replacement Value
Stormwater Components	Pits	6946	100 years	\$34,132,090
	Gross Pollutant Traps	61	100 years	\$2,424,300
	Headwalls	213	100 years	\$458,735
Stormwater Conduits	Pipes	254,903 m	100 years	\$190,082,562
	Culverts/Box Drains	5,622 m	100 years	\$15,545,644
Kerb & Channel	Kerbs	983,070 m	70 years	\$179,616,421
	Spoon Drains	24,886 m	70 years	\$4,633,670
Total				\$426,893,422



How the data is stored and represented in a Geographical Information System (GIS).

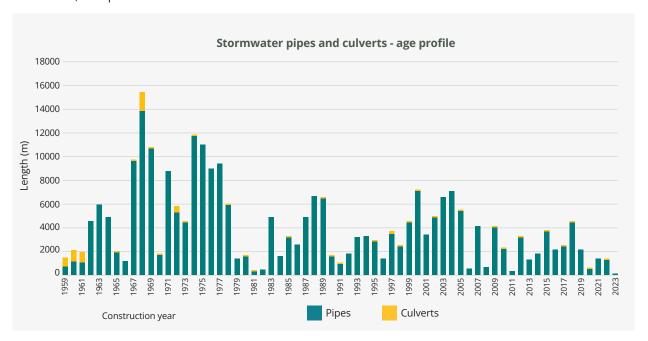
City of Marion | Asset Management Plan 2024-2034: Stormwater

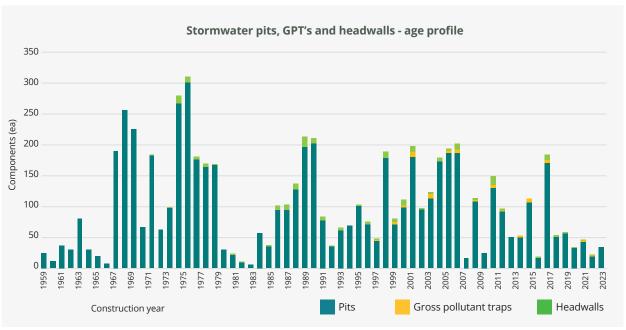




# Age profile

Age profiles are used to understand how the life of an asset is progressing, it could be used as an indicator of when large peaks of assets may reach an end of life over the long term, although condition data is more appropriate driver of renewal programs. See below for age profiles for Stormwater Conduits, Components and Kerb & Channel.





City of Marion | Asset Management Plan 2024-2034: Stormwater

# **Asset performance**

#### **Asset condition**

The service level that the community is willing to accept for condition of its Stormwater Assets is described below.

## Asset condition performance description

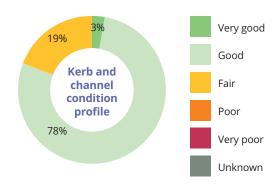
Community level of service	Achieved by	Target	Tolerance range
The City of Marion's stormwater network operates efficiently and safely.	Frequently monitoring the network for Defects and undertaking Condition assessments.      Maintaining and renewing assets at or before condition intervention point.	90% of assessed assets in very good to fair condition.	On track - 90% to 100% Monitor - 70% - 89.9% Off track - 0% to 69.9%

#### Kerb and channel asset condition

Kerb and Channel condition is rated using the descriptions outlined IPWEA Practice Notes and a summary outlined below. A condition audit was undertaken in 2022 to provide an up-to-date condition assessment of the network, this can be seen in the 'Kerb and channel condition profile' chart.

	Kerb and Channel Asset Condition Rating	Assessed Assets	%
1	Very Good: Sound physical condition. Insignificant deterioration. Asset likely to perform adequately without major work for 25 years of more.	27,711 m	3%
2	Good: Acceptable physical condition. Minor deterioration / minor defects evident.  Negligible short term failure but potential for deterioration in long-term (20 year or more).	749,469 m	78%
3	Fair: Moderate to significant deterioration evident. Minor components or isolated sections of the asset need replacement or repair now but not affecting short term structural integrity. Failure unlikely within the next 4 years but further deterioration likely and major replacement likely within the next 10-20 years.	190,009 m	19%
4	Poor: Serious deterioration and significant defects evident affecting structural integrity. Failure likely in short to medium term. Likely need to replace most of all of asset within the next 4 years.	1771 m	~0%
5	Very Poor: Failed or Failure imminent (less than 12 months). Immediate need to replace most or all of the asset. Major work or replacement required urgently.	20 m	~0%
Unknown	Unknown Condition or Construction Date	0m	0%

The data shows that over 99% of assets are either rated Very Good, Good or Fair. This represents that the Kerb & Channel network performance is 'On Track' and within the target range



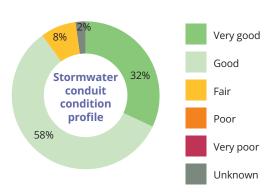
City of Marion | Asset Management Plan 2024-2034: Stormwater

#### Stormwater conduits asset condition

Condition for Stormwater Conduits is currently calculated by using the age profile. Using the estimated residual useful life of the asset, it is assumed that the assets will need renewing after 100 years. It is recommended in the Improvement Plan that physical CCTV inspections on the network is required to improve the condition profiles and future renewal programs. The condition profile can be seen in below.

	Stormwater conduits asset condition rating	Assessed Assets	%
1	Very Good: Sound physical condition. Insignificant deterioration. Asset likely to perform adequately without major work for 25 years of more.	84,424 m	32%
2	Good: Acceptable physical condition. Minor deterioration / minor defects evident.  Negligible short term failure but potential for deterioration in long-term (20 year or more).	150,214 m	57%
3	Fair: Moderate to significant deterioration evident. Minor components or isolated sections of the asset need replacement or repair now but not affecting short term structural integrity. Failure unlikely within the next 4 years but further deterioration likely and major replacement likely within the next 10-20 years.	20,626 m	8%
4	Poor: Serious deterioration and significant defects evident affecting structural integrity. Failure likely in short to medium term. Likely need to replace most of all of asset within the next 4 years.	0	0%
5	Very Poor: Failed or Failure imminent (less than 12 months. Immediate need to replace most or all of the asset. Major work or replacement required urgently.	0	0%
Unknown	Unknown Condition or Construction Date	7,495 m	3%

The data shows that over 97% of assets are either rated Very Good, Good or Fair. This represents that the stormwater conduit network performance is 'On Track' and within the target range.

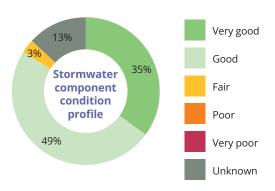


# Stormwater components asset condition

Condition for Stormwater Components is currently calculated by using the age profile. Using the estimated residual useful life of the assets, it is assumed that these assets will need renewing after 100 years. It is recommended in the Improvement Plan that physical inspections on the network is required to improve the condition profiles and future renewal programs. The condition profile can be seen below.

	Stormwater components asset condition rating	Assessed Assets	%
1	Very Good: Sound physical condition. Insignificant deterioration. Asset likely to perform adequately without major work for 25 years of more.	2460	35%
2	Good: Acceptable physical condition. Minor deterioration / minor defects evident. Negligible short term failure but potential for deterioration in long-term (20 year or more).	3404	49%
3	Fair: Moderate to significant deterioration evident. Minor components or isolated sections of the asset need replacement or repair now but not affecting short term structural integrity. Failure unlikely within the next 4 years but further deterioration likely and major replacement likely within the next 10-20 years.	210	3%
4	Poor: Serious deterioration and significant defects evident affecting structural integrity. Failure likely in short to medium term. Likely need to replace most of all of asset within the next 4 years.	0	0%
5	Very Poor: Failed or Failure imminent (less than 12 months). Immediate need to replace most or all of the asset. Major work or replacement required urgently.	0	0%
Unknown	Unknown Condition or Construction Date	926	13%

The data shows that over 87% of assets are either rated Very Good, Good or Fair. This represents that the stormwater components are in the 'Monitor' range. Noting that 13% of the dataset is unknown (no construction date or condition assessment) it is recommended that these assets should have an inspection undertaken in the short term.



## **Asset function**

The service level that the community is willing to accept for function of its Stormwater Assets is described in below.

Community level of service	Achieved by	Target	Tolerance range
The City of Marion's stormwater network is planned, designed, and constructed to minimise suburban flooding	<ul> <li>-Development of Stormwater Management Plans to identify where new stormwater assets are required.</li> <li>Updating Stormwater Prioritisation Matrix list or future new Stormwater Projects.</li> </ul>	90% of assessed assets are functioning 'very good'.	On track - 90% to 100% Monitor - 70% - 89.9% Off track - 0% to 69.9%

The function of the stormwater assets can be measured using a scale of 1 (Very Good) and 5 (Very Poor) and answering a statement of 'has the asset been constructed within the timeframes as outlined in the Stormwater Management Plans/Stormwater Matrix'. This is to identify how City of Marion to tracking against other plans and strategies and is within the acceptable range to minimise suburban flooding. See below for details on the function rating.

	Stormwater assets function rating	Assessed Assets
1	Very Good: Asset constructed within the timeframes listed within the Stormwater Management Plans/ Stormwater Prioritisation Matrix.	100%
2	N/A	N/A
3	N/A	N/A
4	N/A	N/A
5	Very Poor: Asset not constructed within the timeframes listed within the Stormwater Management Plans/ Stormwater Prioritisation Matrix.	0%

The data shows that 100% of assets are rated Very Good. This represents that the network performance is 'On Track' and within the target range.



# **Asset capacity**

The service level that the community is willing to accept for capacity of its Stormwater Assets is shown below.

Community level of service	Achieved by	Target	Tolerance range
The City of Marion's stormwater network operates effectively during high rainfall events.	<ul> <li>Maintaining and updating flood modelling/mapping for the 100 year ARI (1% AEP) for both current and future states.</li> <li>Undertake data collection and monitoring for stormwater catchments and pipe flow rates/volumes.</li> <li>Updating Stormwater prioritisation matrix list for future new/upgrade Stormwater Projects to increase capacity/reduce strain on the current network.</li> </ul>	90% of assessed assets are 'very good' and 'fair' capacity.	On track - 90% to 100% Monitor - 70% - 89.9% Off track - 0% to 69.9%

The capacity of the stormwater assets can be measured using a scale of 1 (Very Good), 3 (Fair) and 5 (Very Poor) and answering a statement of 'does the existing asset have the capacity to operate effectively'. This will determine if assets may need to be upgraded to meet the service level of capacity. See below for details on the capacity rating.

	Stormwater asset capacity description	Assessed capacity
1	Very Good: No capacity concerns.	99%
2	N/A	N/A
3	Fair: At risk capacity concerns.	0%
4	N/A	N/A
5	Very Poor: Over capacity issues, network not properly functioning resulting in flooding streets/private property.	1%

The data shows that 99% of assets are rated Very Good or Fair. This represents that the network performance is 'On Track' and within the target range.



# Resilience

The service level that the community is willing to accept for resilience of its Stormwater Assets is shown below. No targets have been set for the service level of resilience. This will need further consideration and assessment in future Asset Management Plans.

Community level of service	Achieved by	Target	Tolerance range
The City of Marion's stormwater network is planned, designed, and constructed considering current and future demands.	<ul> <li>Maintaining City of Marion Standards Drawings, Technical Specifications and Stormwater Guidelines.</li> <li>Seek partnerships and trials for new methods, products and techniques in Stormwater design and construction.</li> <li>Implementing Water Sensitive Urban Design techniques.</li> </ul>	Not established.	Not established.

# **Operational Expenditure (OpEx) Planning**

The activities, initiatives, plans, strategies and wages required to plan the stormwater assets infrastructure over the 10 years are shown below.



Activity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Stormwater Management Plan Field River Catchment		\$150					\$50			
Stormwater Management Plan Sturt River Catchment	\$17					\$50				
Stormwater Management Plan Coastal Catchment	\$50					\$50				
Stormwater Management Plan Hallett Cove Creeks Catchment			\$50					\$50		
Total	\$67	\$150	\$50	\$0	\$0	\$100	\$50	\$50	\$0	\$0

All figures are in ,000 format

# **Operations**

The activities, initiatives and wages required to operate the stormwater assets infrastructure over the 10 years are shown below.



Activity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Street Sweeping	\$445	\$445	\$445	\$445	\$445	\$445	\$445	\$445	\$445	\$445
• Service Level = 8 week frequency every street										
Pit Cleaning	\$66	\$66	\$66	\$66	\$66	\$66	\$66	\$66	\$66	\$66
• Service Level = Approx. 300 pits cleaned per year										
Gross Pollutant Trap (GPT) Cleaning	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241
• Service Level = 3 month frequency every GPT in City of Marion										
Contribution to City of Holdfast Bay's     GPT cleaning										
Contribution from City of Mitcham for GPT cleaning										
Pre/Post Storm Activities	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Major storm events that trigger additional pre/ post storm activities (reactive activities)										
Before you Dig (BYD) Membership	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5
Before you Dig (BYD) Response Automation	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
Total	\$817	\$817	\$817	\$817	\$817	\$817	\$817	\$817	\$817	\$817

All figures are in ,000 format

# Maintenance

The activities and wages required to maintain the stormwater assets infrastructure over the 10 years are shown below.



Activity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Stormwater Pit's Reactive Maintenance • Pit lid dislodgments • Damaged Pit Lid	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60
Stormwater Pit's Proactive Maintenance • Pit lid upgrade	\$210	\$210	\$210	\$210	\$210	\$210	\$210	\$210	\$210	\$210
Kerb and Channel Reactive Maintenance Response to requests Defects identified in Kerb and Channel audits	\$165	\$295	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
Total	\$435	\$565	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470

All figures are in ,000 format

# Monitoring

The activities and wages required to monitor the stormwater assets infrastructure over the 10 years are shown below.



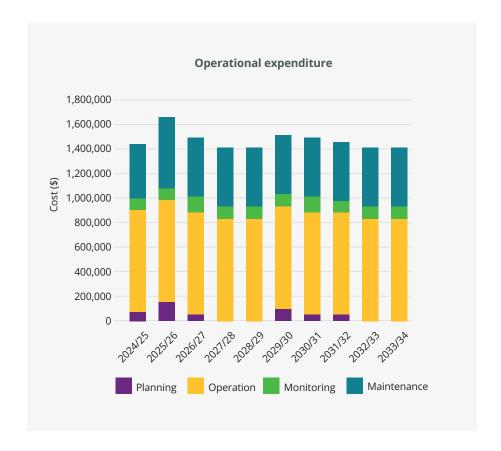
Activity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Stormwater CCTV Inspections Program	\$80	\$80	\$80	\$80	\$80	\$80	\$80	\$80	\$80	\$80
Kerb and Channel Condition Audit			\$35				\$35			
Stormwater Catchment Data Collection	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15
Total	\$95	\$95	\$130	\$95	\$95	\$95	\$130	\$95	\$95	\$95

All figures are in ,000 format

# **Operations expenditure summary**

Cost Elements: The Planning, Operations, Maintenance and Monitoring costs comprise the direct costs of providing the service including council labour, contractor services, plant and equipment hire and specialist contractors for monitoring and planning activities. The chart below shows the cost per year for each category of operational expenditure.

The Operational Expenditure budget levels of this plan are sufficient to meet the current service levels.



# **Capital Expenditure (CapEx)**

#### Renewal

The activities, contributions, management and wages required to renewal the stormwater assets infrastructure over the 10 years are shown below.

All figures are in ,000 format

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Activity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
<ul> <li>Kerb &amp; Channel</li> <li>Renewal Program</li> <li>Kerb section renewal (prior to road reseal)</li> <li>Kerb full renewal additional \$20k in Year 2 only</li> </ul>	\$900	\$920	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900
Kerb & Channel Streetscape Contribution  • Assumes 25% of the overall Streetscape Program budget comprises kerb and channel renewal.	-	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550
Stormwater Renewal Program  • Determined via CCTV monitoring program. Full asset renewal or relining when condition/defects reach intervention level	\$1,605	\$1,550	\$1,550	-	-	-	-	-	-	-
Total	\$2,505	\$3,020	\$3,000	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450

Renewal is defined as replacing the existing stormwater asset to the modern-day equivalent. Typically this occurs when the condition of the asset is at or beyond the intervention level for renewal. The criteria for renewal is:

- When 40% of the asset segment has defects (full renewal).
- When the condition of the asset is 4 (IPWEA rating for Kerb & Channel and Stormwater) or above.
- Streetscape Projects that may require new levels for the Kerb & Channel or implementation of WSUD treatments within the verge that require modification/renewal of the Kerb & Channel.
- Prior to road reseal program section renewal.

#### Creation

The activities, construction, management and wages required to create stormwater assets infrastructure over the 10 years are shown below.

All figures are in ,000 format

Activity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Stormwater Prioritisation Matrix Creation Program	\$1,949	\$1,875	\$2,290	\$2,975	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900
Donated Assets from Developers & State Government*	-	-	-	-	-	-	-	-	-	-
Total	\$1,949	\$1,875	\$2,290	\$2,975	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900

The creation of Stormwater Assets is determined using the Stormwater Prioritisation Matrix which assess projects on a number of criteria and ranked. Projects are identified through:

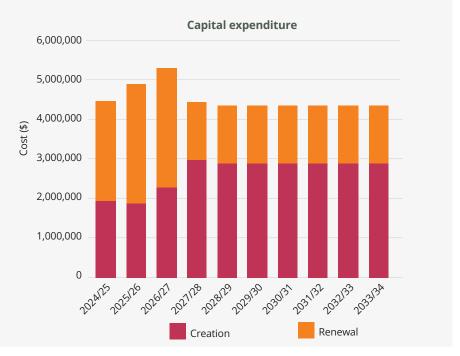
- Stormwater Management Plans which uses modelling of current and future scenarios to determine what infrastructure is required to met the current service levels.
- Requests made by the public or staff on an issue (not identified through modelling through the Stormwater Management Plan) will be placed on the Stormwater Prioritisation Matrix and assess against other projects.

In addition, stormwater assets are also donated to Council by developers of major sub-division or State Government major projects that include stormwater infrastructure in the local or state own roads. These donated assets must meet City of Marion Standards and Technical Specifications before City of Marion can accepted into its asset register.

# Capital expenditure summary

Cost Elements: The renewal and creation comprise the direct costs of Council labour, Plant and Equipment Hire and Contractor services. The chart on the right shows the cost per year for Renewal and Creation categories of expenditure.

The Renewal and Creation budgets levels of this plan are sufficient to meet the service levels.



City of Marion | Asset Management Plan 2024-2034: Stormwater

Page 38

<sup>\*</sup> Donated assets from developers through major sub-divisions or State Government through major projects are undertaken on an ad-hoc basis and difficult to project value of assets City of Marion will receive. It should be noted that City of Marion doesn't need to pay capital for stormwater infrastructure associated with developments or major projects.

# Risk management

Council's Risk Management Policy sets the overall framework for addressing risk within the framework of ISO31000.

The elements of this framework are:

- Risk Management Context: Establishes the objectives, stakeholders, key issues, and criteria against which risks will be evaluated.
- Identify the Risk: Identifies what risk events are likely to impact on assets and services.
- Analyse the risk: Reviews the existing controls and then analyses the likelihood of an event occurring and the consequence of the event to determine the level of risk.
- Evaluate the Risk: Assesses and ranks the identified risks in a Risk Register.
- Treat the Risks: Identifies actions to reduce/ control the risk.

Council manages its stormwater assets in line with the *Local Government Act*, specifically Section 244 Liability for injury, damage or loss on community land. There are currently no high risk issues identified within the stormwater asset network.

#### **Critical assets**

Critical assets are defined as those which have a high consequence of failure causing significant loss or reduction of service. For stormwater, critical assets include trunk mains and pipe sizes over 600mm in diameter.

City of Marion has 95 km (2351 asset segments) of critical Stormwater Conduits of this description. This represents approximately 37% of the total stormwater network.

#### What we cannot do

The forecast budget is matched to the planned budget which enables the outcomes of this Asset Management Plan to be achieved.







# Financial summary

## **Financial sustainability**

Sustainability of service delivery

Two key indicators of sustainable service delivery are considered in the Stormwater Asset Management Plan:

- The forecast renewals are funded over the life of this plan to ensure the continuity of function that the asset provides. Assets are scheduled for renewal based on an estimated end of useful economic life.
- 2. OpEx is funded to ensure the day to day management and integrity of the asset to ensure the required levels of service are met.

This AMP is used to inform the LTFP, through an iterative process balancing cost, performance, and risk. As a part of its Annual Business Planning process, CoM undertakes a review of forecast asset management expenditures. This revised forecast annual funding requirements is incorporated into Council's currently adopted Annual Business Plan and Long-Term Financial Plan.

# 10-year financial planning period

This Asset Management Plan identifies the forecast OpEx and CapEx costs required to provide an agreed level of service to the community over a 10-year period.

#### Forecast outlays for the LTFP

Funding Allocation	10 Year	Average Annual Cost
Operational Cost (OpEx)	\$14,417,000	\$1,441,700
Capital Cost (CapEx)	\$45,163,700	\$4,516,370
Total cost of the plan	\$59,580,700	\$5,958,070

## Stormwater assets forecast 10-year expenditure for each asset lifecycle phase from 2024/25 to 2034/35

Year	Planning	Creation	Operation	Monitoring	Maintenance	Renewal	Disposal	Forecast Total
2024/25	67,000	1,948,700	817,000	95,000	435,000	2,505,000	0	\$5,867,700
2025/26	150,000	1,875,000	817,000	95,000	565,000	3,020,000	0	\$6,522,000
2026/27	50,000	2,290,000	817,000	130,000	470,000	3,000,000	0	\$6,757,000
2027/28	0	2,975,000	817,000	95,000	470,000	1,450,000	0	\$5,807,000
2028/29	0	2,900,000	817,000	95,000	470,000	1,450,000	0	\$5,732,000
2029/30	100,000	2,900,000	817,000	95,000	470,000	1,450,000	0	\$5,832,000
2030/31	50,000	2,900,000	817,000	130,000	470,000	1,450,000	0	\$5,817,000
2031/32	50,000	2,900,000	817,000	95,000	470,000	1,450,000	0	\$5,782,000
2032/33	0	2,900,000	817,000	95,000	470,000	1,450,000	0	\$5,732,000
2033/34	0	2,900,000	817,000	95,000	470,000	1,450,000	0	\$5,732,000
Total	\$467,000	\$26,488,700	\$8,170,000	\$1,020,000	\$4,760,000	\$18,675,000	\$0	\$59,580,700







#### **Valuation forecasts**

The best available information of the value of assets included in this Asset Management Plan are shown below. The assets are valued at a fair value at cost to replace service capacity and construction costs.

Replacement Cost (Current/Gross): \$428,285,517

Accumulated Depreciation: \$164,225,114

Depreciated Replacement Cost: \$264,060,403

Depreciation: \$1,561,799

## **Key assumptions in financial forecasts**

- All data used in this Asset Management Plan is current as of December 2023.
- The forecast 10-year expenditure profile is provided in 2024 dollars.
- Long-Term Financial Plan will be adjusted annually to account for cost index increases and utility cost anomalies.
- Stormwater Conduits and Components estimated renewal dates are driven by useful life and not condition.
- Historical trends in storm events are reliable forecast for future budget planning.
- Climate Risk Assessments are used as a guide to inform budget planning.
- Community levels of service expectations remain consistent.
- Changes in legislation do not impact the service levels.
- Resources availability is not impacted because of pandemic, or other State Emergencies.

#### Forecast reliability and data confidence

The forecast costs, proposed budgets, and valuation projections in this Asset Management Plan are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified in accordance with data below.

Confidence grade	Description
A. Very high	Data based on sound records, procedures, investigations, and analysis, documented properly, and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm$ 2%.
B. High	Data based on sound records, procedures, investigations, and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate ± 10%.
C. Medium	Data based on sound records, procedures, investigations, and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated ± 25%.
D. Low	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy $\pm$ 40%.
E. Very low	None or very little data held.



The Stormwater Asset Management Plan has a level of confidence for each dataset, below for details.

Data	Confidence Assessment
Asset Condition Kerb & Channel	Α
Asset Condition Conduits	С
Asset Condition Components	С
Asset Function	А
Asset Capacity	С
Asset Age Profile	В
Replacement Value	В
Service Levels	А
Demand drivers	В
Asset Creation and Renewal Forecasts	В
Operating and Maintenance Forecast	В

City of Marion | Asset Management Plan 2024-2034: Stormwater

## **Monitoring and review**

This Asset Management Plan will be reviewed during the annual budget planning process and revised to show any material changes in service levels, risks, forecast costs and proposed budgets as a result of budget decisions.

Cost changes will be reviewed annually, and any changes needed to the forecasts outlay for the Long Term Financial Plan will be published separately to this plan.

The Asset Management Plan will be reviewed and updated every four years to ensure it represents the current service level, asset values, forecast operations, maintenance, renewals, creation and asset disposal costs and planned budgets.

These forecast costs and proposed budget are incorporated into the Long-Term Financial Plan or will be incorporated into the Long-Term Financial Plan once completed.

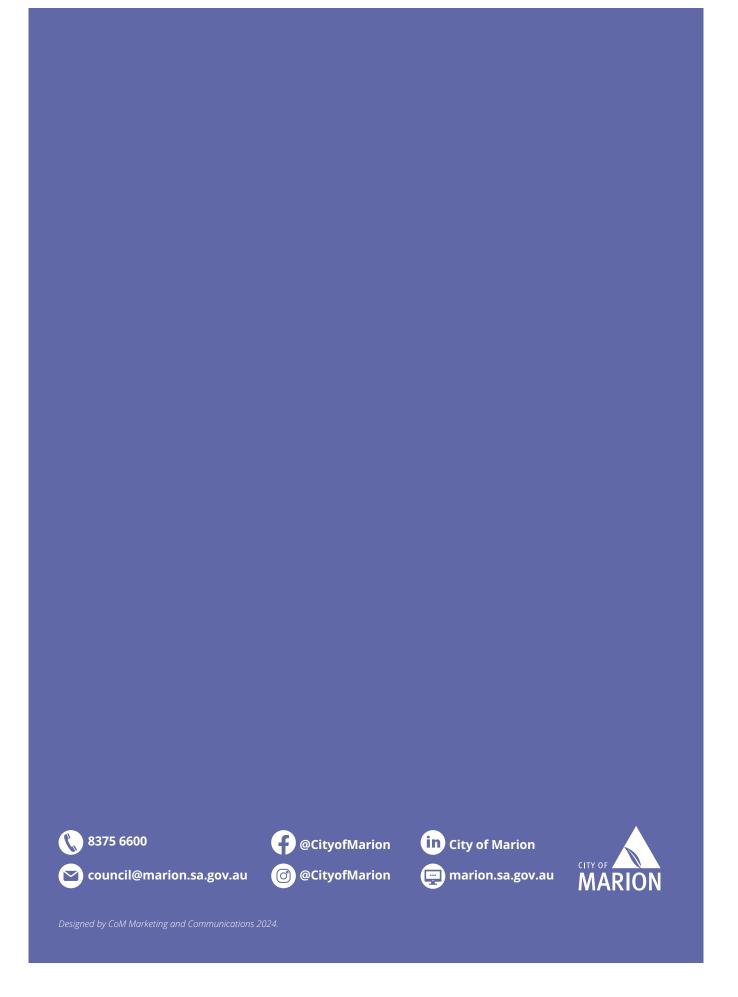
Page 43

# Improvement plan

The following improvement initiatives were identified as part of the development of this Asset Management Plan and show alignment with the overall Council Strategy.

Alignment	Task	Resource	Completion
I1	Update Standard Drawings and Technical Specifications relating to Stormwater Assets and construction methodology	Coordinator Survey and Design	June 2025
I1	Reallocate Wetlands and Water Sensitive Urban Design (WSUD) from Water Treatment & Resources Asset Management Plan to the Stormwater Asset Management Plan	Unit Manager Engineering	2028
I1	Review stormwater data structure and terminology	Unit Manager Engineering	June 2026
12	Develop and implement a 4-year plan to collect and analyse asset condition data for Stormwater Conduits and Components	Infrastructure Engineer	June 2028
12	Review and revise chart of accounts to facilitate consistent and accurate cost allocation for all asset expenditure aligned with the Asset Management Lifecycle	Unit Manager Engineering	June 2025
I2	Implement a process to update this Asset Management Plan during annual budget planning processes to show any material changes in service levels and/or resources.	Unit Manager Engineering	June 2025
E4	Sturt River Stormwater Management Plan Endorsement	Unit Manager Engineering	June 2025
E4	Field River Stormwater Management Plan Endorsement	Unit Manager Engineering	June 2027





# **Asset Management Plans:**

- Stormwater
- Fleet, Plant and Equipment
- Artworks, Culture and Heritage

Community feedback report July 2024

A great place to work marion.sa.gov.au



# **Executive summary**

Consultation on the Stormwater, Fleet, Plant and Equipment, and Artwork, Culture and Heritage Asset Management Plans (AMPs) was undertaken between 13 May and 10 June 2024.

Consultation results indicate strong support for the Stormwater and Artwork, Culture and Heritage AMPs.

The Fleet, Plant and Equipment AMP recorded 50 / 50 support from the two participants (1 x strongly support and 1 x somewhat do not support).

Participants comments have been acknowledged and responded to by the asset owner where applicable.

# **Making Marion responses**

Metric	Artwork, Culture and Heritage	Stormwater	Fleet, Plant and Equipment
Survey responses	16	4	2
Support level	94%	75%	50%

# **Making Marion site visits and downloads**

Metric	Artwork, Culture and Heritage	Stormwater	Fleet, Plant and Equipment
Site visits	371	207 (combi	ined website)
AMP downloads	206	50	30
Snapshot plan downloads	89	31	18

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# **Engagement Snapshot**

# **Purpose of engagement**

To seek the views and input from the community on the draft Asset Management Plans:

- Stormwater
- Fleet, Plant and Equipment
- Artworks, Culture and Heritage

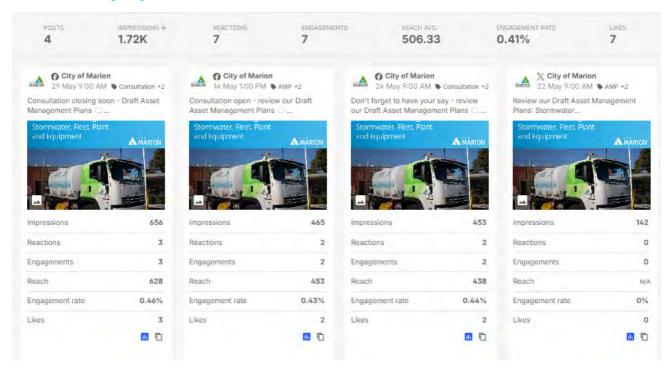
Consultation on the Stormwater, Fleet, Plant and Equipment Asset Management plans were combined (with 2 separate surveys), from 13 May until 3 June,

The Artworks, Culture and Heritage Asset Management Plan was run as a standalone consultation from 20 May until 10 June.

# Consultation consisted of:

- Making Marion page and online survey
- Making Marion eNewsletter
- Social media campaign
- Promotions to key stakeholder groups (engineering and arts community)
- Hard copies at the council administration building

# Social Media Summary – Stormwater, Fleet, Plant and Equipment



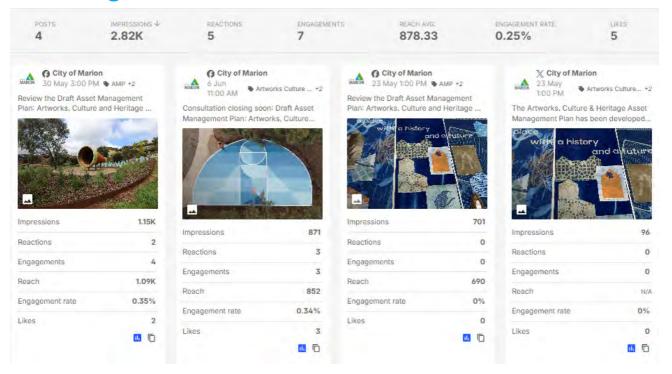
**Impressions -** show the number of times your content was displayed to these users.

**Reach -** shows the number of unique users that were exposed to your content. If the same person sees one of your posts three times, the Impressions would be 3 but the Reach metric would only count **Engagements -** inform about how many times users engaged with a post during their lifetime. Engagement is seen as the combined number of reactions to, comments on, and shares of a post.

**Engagement Rate**: Calculated by the total engagements a post received divided by the total number of impressions on that post.

**Reactions -** Reactions are a type of engagement with your Facebook content. They are comprised of the total amount of Love, Haha, Wow, Sad, Angry, and Like actions that users took on your post. This can be reported on in the Measure module.

# Social Media Summary – Artworks, Culture and Heritage



**Impressions -** show the number of times your content was displayed to these users.

**Reach -** shows the number of unique users that were exposed to your content. If the same person sees one of your posts three times, the Impressions would be 3 but the Reach metric would only count **Engagements -** inform about how many times users engaged with a post during their lifetime. Engagement is seen as the combined number of reactions to, comments on, and shares of a post.

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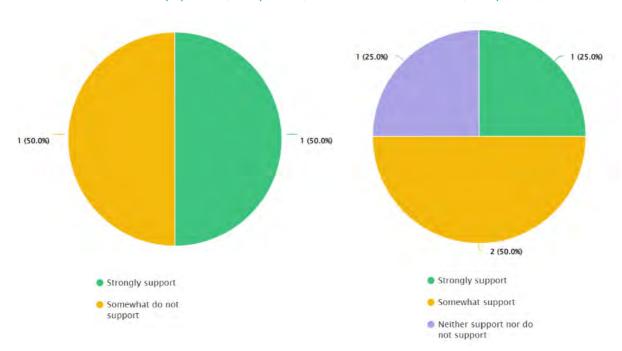
**Reactions** - Reactions are a type of engagement with your Facebook content. They are comprised of the total amount of Love, Haha, Wow, Sad, Angry, and Like actions that users took on your post. This can be reported on in the Measure module.

# **Participant responses**

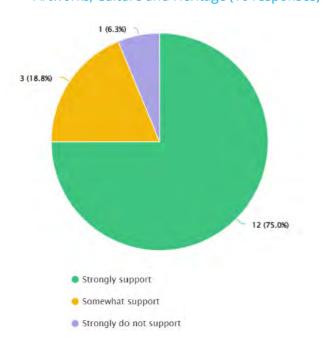
Overall, do you support the Asset Management Plans?



# Stormwater (6 responses)



# Artworks, Culture and Heritage (16 responses)



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Page 6

# **Comments: Fleet, Plant and Equipment**

Did you find the snapshot summary useful with assisting your understanding of the plan?	If no, please tell us why?
Yes	
No	Insufficient details

# What aspects of the draft Fleet, Plant and Equipment Asset Management Plan did you find of use for you?

That the report was made public.

I welcome the inclusion of plans to address carbon dioxide pollution and improve energy usage of the fleet.

#### Do you have any other comments?

No mention made of outsourcing or cost savings. No mention of value for money. I had to get out a calculator to look at some of the real costs. The report looks like something from the Premier's Office. Where is the bad news and risk factors. Where are alternatives? Why is it that West Torrens can provide a similar service for two thirds of the cost. What is the increase in staff over the past five years.

When considering the migration of the passenger vehicle fleet to Electric, the present ownership rotation intention of 4 years and 50,000km will not result in effective asset ROI. Used EV resale values are significantly lower than comparable conventional passenger vehicle resale and likely to remain so for some years to come. This is result in particular of a rapidly evolving technology sector. EV lifecycle costs are also significantly lower over time than conventional passenger vehicle costs. Even consumables such as brake pads are much lower. Consequently better lifecycle value can be achieved by setting a target of 90,000km and six+ years. The introduction of a vehicle assett tracking and recording solution to monitor all aspects of vehicle lifecycle costs will be essential in measurement and adjustment of the fleet asset management policy over time. It should be noted that similar savings as achieved in passenger fleet lifecycle costs can also be realised over time with the commercial vehicle fleet beginning with the trucks.

# **Comments: Stormwater**

Did you find the snapshot summary useful with assisting your understanding of the plan?	If no, please tell us why?
Yes	
Yes	
Yes	
	It was a pretty 'advertisement/glossy brochure' that can be used for each successive year with very little tweaking.

## What aspects of the draft Stormwater Asset Management Plan did you find of use for you?

It is valuable to know that urban infill and climate changes are being conducted by the stormwater assett plan. Some highlights:

Asset Hierarchy and Components: The plan clearly defines the stormwater asset hierarchy, including conduits (pipes, culverts, box drains), kerb and channel, gross pollutant traps, headwalls, and pits. This provides a structured framework for asset management.

Strategic Alignment: The plan aligns the management of stormwater assets with the City's strategic objectives, such as improving neighbourhood amenities, responding to climate change, and encouraging sustainable water use. This ensures that asset management decisions support broader community goals.

Legislation and Standards: The plan references relevant legislation and industry standards, such as the Environment Protection Act, Natural Resources Management Act, and Australian Accounting Standards. Adherence to these guidelines ensures compliance and best practices.

Stakeholder Identification: The plan identifies key stakeholders, such as Council Members, the Executive Leadership Team, and various City divisions (Engineering, Operations, and Finance). Recognizing these stakeholders facilitates effective communication and collaboration.

Lifecycle Management: The plan outlines the lifecycle phases for stormwater assets, including planning, creation, operation, maintenance, renewal, and disposal. This comprehensive approach supports informed decision-making throughout the asset's life.

Risk Management: The plan incorporates risk management principles based on ISO 31000:2018, including risk identification, analysis, evaluation, and treatment. This risk-based approach helps prioritize actions and allocate resources effectively.

Financial Planning: The plan provides a 10-year financial forecast for operational and capital expenditures, aligning with the Long-Term Financial Plan. This supports budgeting and ensures sustainable service delivery.

Data Confidence Assessment: The plan evaluates the confidence level of various datasets, such as asset condition, age profile, and demand drivers. This transparency allows for targeted improvements in data quality and reliability.

Improvement Plan: The plan includes an improvement plan with specific tasks, resources, and timelines for enhancing asset management practices. This commitment to continuous improvement is essential for effective asset stewardship.

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Page 8

# **Comments: Stormwater**

#### What aspects of the draft Stormwater Asset Management Plan did you find of use for you?

It gave an overview of the administration process. It seems there is little in the way of monitoring, reviewing and re-engineering the stormwater assets which may be inadequately designed to support environmental flows in natural waterways and to prevent erosion from high

flow events caused by rapid run-off from paved surfaces. There was also little relating to investing in the improvement of the quality of storm water discharged to waterways and the ocean.

#### Do you have any other comments?

The plan doesn't provide adequate information to give confidence that council are adequately addressing the risks caused by urban infill and climate change. The plan seems only to provide vague statements of intent as far as I can determine.

Some thoughts:

#### Condition Assessment Methodology:

The plan acknowledges that the condition assessment methodology for stormwater conduits and components is inconsistent. It primarily relies on age/useful life rather than physical inspections (CCTV). Implementing a consistent condition assessment methodology utilizing both age data and physical inspections would improve the accuracy of condition profiles and renewal forecasting.

#### Risk Assessment and Critical Assets:

While the plan states there are no high risks identified, it also mentions that trunk mains and pipes over 600mm are considered critical assets. This inconsistency needs to be addressed by providing a more robust risk assessment process to accurately identify and prioritize critical assets based on the consequence of failure.

#### **Demand Forecasting:**

The demand drivers analysis does not explicitly incorporate factors such as population growth, urban densification, and climate change projections. Enhancing the demand forecasting methodology by including these factors would improve capacity and upgrade planning.

#### Data Confidence Assessment:

The plan assigns a single confidence grade to the overall data, which may not accurately represent the varying quality of different datasets. Evaluating the confidence level of each dataset individually would provide a more transparent assessment of data reliability.

#### Community Engagement:

The plan relies on a single community survey to gauge levels of service expectations. Establishing a formal process for ongoing monitoring and review of community needs would ensure alignment with evolving expectations.

#### Climate Change Adaptation:

While the plan acknowledges climate change impacts, it does not provide specific strategies or actions to enhance the resilience of stormwater assets against changing conditions like increased heavy rainfall events and sea level rise. Developing a climate change adaptation plan could improve asset resilience.

#### Asset Criticality and Risk-Based Prioritization:

The plan could benefit from including a section on asset criticality and risk-based prioritization for renewal and maintenance activities. This would ensure resources are allocated to the most critical assets and risks are effectively managed.

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# **Comments: Stormwater**

#### Do you have any other comments?

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#### Asset Criticality and Risk-Based Prioritization:

The plan could benefit from including a section on asset criticality and risk-based prioritization for renewal and maintenance activities. This would ensure resources are allocated to the most critical assets and risks are effectively managed. As a volunteer in Hallett Cove Conservation Park, I am concerned about the ongoing severe erosion in the park caused by the unnatural waterflows which result from poor urban planning in the upper reaches of Waterfall Creek. The intermittent high flow has eroded a dangerous chasm more than 5 metres deep in places resulting in the death of numerous mature trees and shrubs as well as creating a safety hazard. Recent works on the Lecretia Way dam have helped reduce the number of high flow events as well as providing a return of constant low flow for riparian plants and fauna. However, there are still some high flow events, and the damage continues. The council must enlarge and re-engineer the dams that exist in the upper catchment in a similar way to the Lecretia Way Dam so that the unnatural high flow events from the paved urban landscape do not continue to cause damage.

#### I scanned the SAMP rather than in depth review.

I would appreciate more info on addressing and countering the effects of the increasing impermeable surfaces. There was no suggestion of innovative ways to deal with increased run-off by, eg requiring carpark surfaces to be porous allowing some storm water to be absorbed into the ground beneath the carpark.

There was mention of box gutters. Why are these still created? Why not a spoon gutter so that when houses are knocked down and replaced by multiple buildings, there is no need to change the guttering to accommodate the new driveways. Gross pollutant traps - what is done with the pollution? How is it turned into a positive?

Where does the storm water end up? Brighton Beach? Out to sea? Captured underground for watering parks during dry times? Pumped into water towers for Fire fighting?

The risk management plan looked more like a placeholder than any content. Risk Management 101 on risk management strategy. But then the rest of it was 'it's too hard, deal with events as they occur - hopefully the planned maintenance will prevent any risks from actually occurring - fingers crossed.'

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# **Comments: Artworks, Culture and Heritage**

# What aspects of the draft Artworks, Culture and Heritage Asset Management Plan did you find of use for you?

Just the fact that there was a long term approach to the plan as well as that there had been recognition of the changing climate and the effects it will have on existing and future artworks

Interesting to know how assets are cared for, when & why replaced, and to see how valued (ie looked after) they are. Good to see the thoroughness with which CoM does this, too.

A great overview of the commitment our community has collectively made to acknowledge our past present and future through the subjective interpretation by a range of contributors. I highly value the ideals expressed in the strategic objectives, which acknowledges that the aesthetic of our public assets are a conscious intentional expression and that a diverse range of perspectives enriches the visual amenity and hence our quality of life.

Most of it

Description of what it is, what it covers

Budget and turnaround times

City art collection

Glad to see rules for purchase items (some Mayors has be had their arms twisted by artist to buy their work.)

The collection should be on displayed and changed after advertising the location

Glad to see the grand piano in the foyer and the old mayoral robes cared for.

Street signs and street art May have a higher maintenance plan

Regular budget for public art as they have proved to tell a story of past history or improve a state of place and well being.

Overall, the draft plan offers a comprehensive overview of the City of Marion's approach to managing its artworks, culture, and heritage assets, covering key aspects such as asset details, condition, service levels, future demand, financial forecasts, and areas for improvement.

Consideration of effects of climate change.

Expansion of archive storage to enable better public access.

Very little, but good to understand Council's commitment

# **Comments: Artworks, Culture and Heritage**

#### Do you have any other comments?

I do have a couple of suggestions for slight corrections to one or two paragraphs, to include heritage items a bit more. Will contact you shortly. Thank you for all the great work on this.

Thank you for the opportunity to provide feedback.

I agree and support all Artworks, Culture and Heritage Plans. We must save our heritage. I think the artwork will brighten the place up

It's a lot of money to spend on art and much of it is unattractive and unnecessary. I refer mainly to outside artworks. Why can't we have a say BEFORE the art is commissioned?

The art collection, public art and music give the city character and should be a % on every years budget

I do not trust Marion council!

Thoughts:

The document could benefit from more specific information on the heritage and archival collection, as details on quantity and replacement value are lacking.

While it mentions climate resilience as a consideration for new artworks, it could provide more details on how climate change impacts are being addressed for existing assets.

The improvement plan could be more specific with timelines and responsible parties assigned to each task. I would like information on how works are selected and how locations are identified. I would also like to know how Council ensures unbiased distribution of public artworks. I'm surprised there aren't more indigenous artworks and heritage items in Marion.

I would like to see more public artworks, linked to the heritage of the City of Marion, in the form of comfortable and very robust in public seating in terms of surviving climatic elements and change over the life of the plan and into the future beyond that. I am getting older and like to walk everywhere I can, but sometimes would love an interesting, attractive and unusual seat to rest on for a while on my journeys. Solid wooden seating sculpted and carved to represent local native animals or with scenes in the backrest depicting early industry or plants endemic to the area. Would require constant upkeep in terms of restaining and lacqering or repainting to make weatherproof but wood is a very welcoming medium.



#### 13 Corporate Reports for Information/Noting

## 13.1 Monthly Work Health and Safety Report

Report Reference GC24072313.1

Originating Officer Unit Manager WHS – Mark Jentsch

General Manager Chief Executive Officer - Tony Harrison

#### REPORT OBJECTIVE

To update Council on key Work Health and Safety Performance Indicators.

## **EXECUTIVE SUMMARY**

Work Health and Safety performance for FY23/24 has demonstrated consistent improvement in all key indicators.

The target Lost Time Injury Rate (LTIFR) for 23/24 was 9.35 Lost Time Injuries per million hours worked. City of Marion exceeded expectations achieving a LTIFR of 2.9.

The Rolling Total Recordable Injury (TRI) Frequency Rate for 23/24 has decreased from 18.1 TRI per million hours worked to 12.9.

#### RECOMMENDATION

# **That Council:**

1. Note this report

#### DISCUSSION

## Hazard and Near Miss Reports (Internal WHS SkyTrust reporting data)

Historical statistics inform us that when there is a healthy culture of proactive Hazard/Near Miss Reporting, there is a consequential reduction in injuries to workers. Hazards and Near Misses are reported to date for this financial year and are outlined in Tables 1 & 2. They can be compared against those reported last financial year which are outlined in Table 3 & 4.

Table 1: Hazard Reports - Financial Year 2023/24

Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Total	Ave
3	0	3	1	5	2	2	5	3	0	5	1	30	2.5



Table 2: Report Only - Financial Year 2023/24

Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Total	Ave
1	2	1	3	5	2	1	3	3	6	6	3	36	3

Table 3: Hazard Reports - Financial Year 2022/23

Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Total	Ave
3	10	11	9	7	0	4	4	3	1	4	3	59	4.9

Table 4: Report Only - Financial Year 2022/23

		· · · · ·											
Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Total	Ave
6	1	4	2	2	2	1	3	6	0	2	2	31	2.6

## Lost Time Injuries Reported (Skytrust reporting data)

Lost Time Injuries (LTI's) are those injuries where a whole work day or more has been lost due to a workplace injury. LTI's reported to date for this financial year are presented in Table 5 and can be compared against those reported last financial year which are presented in Table 6.

Table 7 provides descriptions of the LTI's for the current financial year.

Table 5: Number of LTI's per month - Financial Year 2023/24

Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Total
0	0	0	0	0	0	1	1	0	0	0	0	2

Table 6: Number of LTIs per month - Financial Year 2022/23

.lul-22	Aug-22	Sen-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Anr-23	May-23	.lun-23	Total
1	1	2	1	0	0	0	1	1	0	0	0	7

Table 7: Outline of LTIs reported - Financial Year 2023/24

No.	Description of Incident	Mechanism of Injury	Injury Description
1	Employee reported twinge in lower back whilst lifting a bollard	Muscular stress while lifting, carrying, or putting down objects	Strain to righthand side lower back.
2	Employee suffered concussion from motor vehcile incident.	Whiplash after vehicle was struck in rear.	Concussion

## Lost Time Injury Frequency Rate (Skytrust reporting data)

The Lost Time Injury Frequency Rate (LTIFR) is a measure of the occurrence of Lost Time Injuries per million hours worked. The current financial year LTIFR for the CoM is 2.9, tracking below the target of less than 9.35.

## Rolling Average Lost Time Injury Frequency Rate (Skytrust reporting data)

Rolling Average LTIFR is a measure of the LTIFR trend over rolling 12 month reporting period.



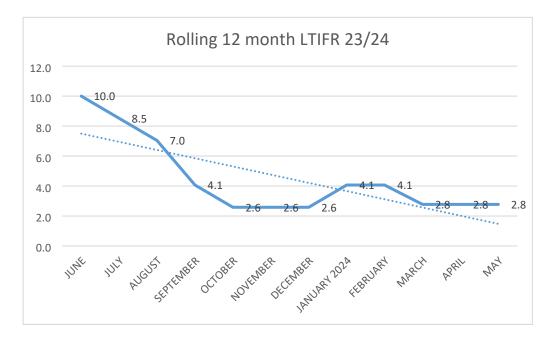


Figure 1: Rolling LTIFR over 12 months

# Rolling Total Recordable Injury Frequency Rate (SkyTrust reporting data)

Total Recordable Incidents include fatalities, LTI's and incidents resulting in the employee receiving medical treatment and/or is certified as only fit to undertake suitable duties. The Rolling Total Recordable Incident Frequency Rate (TRIFR) provides analysis of the TRIFR over the last 12 months.

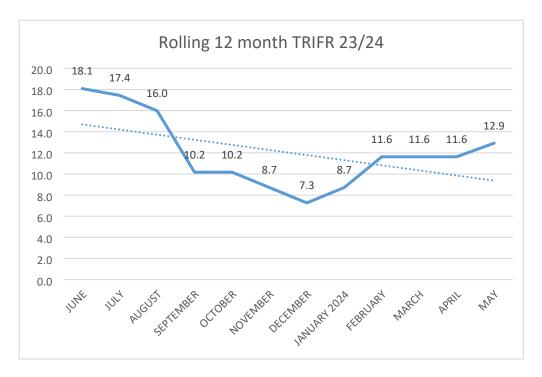


Figure 2: Rolling TRIFR over 12 months

## **ATTACHMENTS**







## 13.2 Questions Taken on Notice Register

**Report Reference** GC240723R13.2

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

#### 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. QON Register GC240723 [**13.2.1** 2 pages]
- 2. Attachment 2 23 July 2024 Summary of metropolitan Councils [13.2.2 3 pages]

Attachment 13.2.1 Page 385

# Attachment 1

# **Questions Taken on Notice Register**



Report	Meeting	Councillor	Responsible	Question taken on notice during	Response
Reference	Date		Officer	the meeting	·
GC240625R12.6	25/06/2024	Councillor lan Crossland	Unit Manager Environmental Sustainability Rebecca Neumann	How much does Green Adelaide invest:  in Marion  in Metro Adelaide?	Investment of funds collected from the Landscapes Levy on Council's rates notice is managed by Green Adelaide through the direction of the Green Adelaide Regional Landscape Plan 2021-26 with current priorities determined through the Green Adelaide Annual Business Plan 2023-2024.  • The Green Adelaide Board expected to collect (through levies) and expend \$32,522,000 in 2023/2024  • Green Adelaide expected to spend \$27,644,000 in metropolitan Adelaide in 2023/2024  • Approximately 15% (\$4,878,000) of the money collected by Green Adelaide is diverted outside metropolitan Adelaide region to other Regional Landscapes Boards through the Landscapes Priorities Fund.  • City of Marion ratepayers contributed \$2,261,866 to Green Adelaide via the Landscape Levy.  • Expenditure at the council level is not reported by Green Adelaide and cannot easily be determined by Council. Instead, it is broken down into the seven Green Adelaide priority areas.  • City of Marion received \$332,226 from Green Adelaide in 2023/2024, however much of this money went towards regional projects that were hosted by City of Marion and some included Federal Government funding that was administered by Green Adelaide but not sourced from the Landscapes Levy. Further, there were several major projects delivered within the City of Marion that council did not manage (e.g., Field River restoration projects and a very broad range of regional environmental support programs).  • Examples of key projects supported by Green Adelaide relevant to City of Marion include:  • Resilient South regional climate partnership  • Green Adelaide Nature Education  • Coastal Conservation Program  • Field River Restoration Program  • Field River Restoration Program

Attachment 13.2.1 Page 386

# **Questions Taken on Notice Register**



# Attachment 1

GC240625R13.1	25/06/2024	Councillor		In relation to the Commonwealth	Refer to attachment 2.
		lan	Manager	Home Support Programme	
		Crossland	Community	Update.	
			Connections -	Can the same information within	
			Merran Fyfe	the table on page 381 be provided	
				for West Torrens, Charles Sturt	
				and Tea Tree Gully.	

Attachment 13.2.2 Page 387

# Summary of metropolitan Councils as a 'point in time' summary regarding Aged Care reforms and service models

Ageing Programs					Councils				
outside CHSP	City of Marion	City of West Torrens	City of Charles Stuart	City of Tea Tree Gully	City of Onkaparinga	City of Unley	City of Mitcham	City of Salisbury	City of Port Adelaide Enfield (PAE)
Population	98,000	64,500	127,440	101,174 (according to the 2021 Census from Council)	180,000	40,000	70,000	147,000	138,000
Is the Council an Age-Friendly City? *	No	No	No	No	No	Yes	No	Yes	No
Does the Council have an Ageing Well Strategic Plan, action plan or similar?	No	No	No	Yes	No, noting the Community Capacity Strategic Plan 2021-24 specifically highlights older people as a priority group.	Yes Active Ageing Strategy	No	Yes Age Friendly Strategy.	No
Does the Council have a ratepayer funded program (outside) CHSP?  (e.g., bus, community centres programs, social groups, shopping support, advocacy, age friendly streets program, intergenerational programs, etc.)	Yes A volunteer supported Community Bus service for local shopping trips. The community bus cost is approximately \$200,000 per annum.  Plus, programming by 4 x Neighbourhood / Community Centres and 3 x Libraries.	Yes Ageing Well Program. Cost per annum approximately \$250,000 p.a to include: 1.8 FTE ageing well officers, plus admin and team leader support and \$70,000 p.a. towards programs.	No	No.  Council do support us with office space, IT equipment and if over budget council will cover expenses outside of the grant funding. Council's CHSP program has 12 in the team. Council uses contractors for their SSG programs.  Council hires vehicles from council using CHSP funds. The grant manages the Council's Community bus and hiring of centres for our social programs / meals	Yes.  Significant Council funded programs.  A community transport network with five buses and two light fleet vehicles, at a cost of approximately \$400,000 per annum.  Two Positive Ageing Centres which include Council funded Coordinator and healthy eating facilitators at each centre. The centres operate at an approximate cost of \$480,000 per annum (excluding capital renewal and maintenance).  Community Links, Wellbeing and Independence programs provide older people with specific support at an approximate cost of \$190,000 per annum.  Plus, programming by 9 Neighbourhood / Community Centres and	Yes Two Council funded programs. A community bus costs approximately \$170,000 per year. An Acting Ageing officer providing support activities, Coordinating City of Unley's Ageing Alliance, and other program / project-based initiatives (e.g., Grand Friends Intergenerational work, seniors info sharing (project rather than regular programs).  Plus, programming by 4 x Neighbourhood / Community Centres and 2 x Libraries.	Yes  Decided to transition out of CSHP and into 100% Council funded model in 2023.  The Council funded model includes approximately \$470,000 per annum with a Community Transport 1.0 FTE and a positive ageing program coordinator – 0.7 FTE.  Plus, programming by 7 Community Centres and 2 x combined Libraries / Community Centres.	No Council supports the CHSP programs including approximately \$100,000 towards the transport and \$150,000 towards social activities, meals and other services.	Yes. A community transport program for shopping and for 1 to 1 service to appointments. The cost is approximately \$200,000 per annum towards the buses, plus additional fleet costs for the two- three light fleet vehicles used for the 1 to 1 services. Plus, programming by 2 Stadiums and 2 Community Centres and 5 x Libraries.
Does the Council have an advocacy model for the older community?	No	Yes.  The Ageing Well Officers support the older community to link with CHSP providers,	No	No	No. Noting the City of Onkaparinga won a Commonwealth tender for Care Finder services	Yes. Active Ageing Alliance. This is not a Section 41 committee.	Yes	No	No

Attachment 13.2.2 Page 388

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		Home Care Package providers and other support services within the community. They assist to navigate the My Aged Care system.			for the southern region. Care Finder. This is a Commonwealth funded program to assist vulnerable and at-risk older people find service providers / access My Aged Care.				
What are Cour decisions abo continuing or exiting from C services?	services.	N/A. City of West Torrens exited CHSP on 30 June 2022.  Note: City of West Torrens contracted their CHSP services to a third party. They provided no in home services themselves.	At this stage no decisions have been made beyond the 24/25 financial year, as with any funding. The City of Charles Stuart will be working closely with their stakeholders before the next funding round to evaluate options for Council beyond the current funding period.	Last year the City of Tea Tree Gully engaged an external consultant to review council's aged care/CHSP processes and structure and a new model was proposed. The proposal went up to Council and Council decided it is too early to make a decision on the registration as a Support at Home Provider. Noting the earliest start date is expected to be 1 July 2027. The consultant's report highlighted a lack of information from the Commonwealth about the new Support at Home Program. Council decided to stay in CHSP until 30 June 2027. The consultant's report informed Council as to the important of (entry level in home- CHSP) aged care services within the community.	City of Onkaparinga has not made a decision regarding the future delivery of CHSP funded services beyond 2027, nor Support at Home.  They are currently making changes within their model which have not been released publicly.	No decision to adjust client services.  City of Unley is currently undertaking internal assessment against outputs, costs, risks, workforce and long-term viability of both government and Council funded models.	Decision made in June 2023 to exit all services by 30 June 2024 and commence a 100% Council funded model.  City of Mitcham will be reviewing registration as a Support at Home Program provider as soon as more details are released from the Commonwealth.	City of Salisbury are considering all options and have not made a decision on staying in or exiting CHSP programs	PAE are planning to exit from respite, meals and home modifications within the next 12 months but will be continuing all other services including domestic services, home maintenance (gardening), social supports for groups and individuals and transport for individual appointments and social groups.  They are intending to register as a Support at Home Program provider after 1 July 2027.
Does the Courrun any dedica Ageing Well centres? (either directly or via management agreements)	ted	No. However, they have the Plympton Centre where they run their Council funded ageing well programs.	Ageing Well Sages Group Social Programs are run from Arch Paterson two days per week (co-location with a Bowling Club).  Ageing Well social programs are also delivered from three of Council's Community Centres (Cheltenham Community Centres, Seaton North Community Centre and Henley & Grange Community Centre).  The CHSP specific social programs are delivered with CHSP funding, but registered CHSP clients may also participate in other Community Centre programs that are open to all ages including the Meals Program at Henley & Grange	No	Yes, two Positive Ageing centres with dedicated staff and offering dedicated programming, services, and social inclusion for the ageing population.	No	No.  As part of the work targeted strategic project conducted in 2022-23 (with dedicated 1.0 FTE to better understand and plan for aged, vulnerable, and isolated persons), Council programming is targeted and aligned to needs regardless of location.	Yes. Three dedicated Senior centres owned and managed by Council.	No

Attachment 13.2.2 Page 389

			Community Centre (Council funded but community pay for their meals). The Community Centres are Council funded with 5 Centres now also receiving additional funding through the DHS Community and Neighbourhood Development program.						
How many FTE provided by the Council outside of CHSP are dedicated to ageing?	1.0 FTE (excludes CHSP funded administrative and management support)	1.8 FTE (excludes administrative and management support)	1.0 Coordinator Ageing Well is Council funded – provides both strategic input across Council as well as operational leadership to the Ageing Well team who are CHSP funded.	Nil.	7.5 FTE funded by Council.	1.4 FTE	3.9 FTE	0 FTE CHSP staff coordinate the Senior centres	1.0 FTE for community bus
In the last 5 years has the Council commenced or completed a Service Review / Community Needs Analysis or similar on Ageing Services, CHSP, etc.?	No	No. The decision to exit CHSP was based on a review of CHSP services.	No specific needs analysis that just focuses on Ageing community.  A functional review of the Ageing Well team structure was undertaken Jan to May 2024 to ensure the structure better aligns with the CHSP funding outputs. Strategic review will take place in the lead up to the next funding round for CHSP.	No The consultant surveyed the CHSP clients.	Yes A comprehensive Service Review of CHSP services was completed in 2020.	No Have completed specific service areas (e.g., Community Bus)	Yes Community Wellbeing Service Review Report and Recommendations (2022) with specific focus on CHSP.	Yes This was conducted by an external consultant and with community consultation. Cost for this work estimated at \$20,000 and was done in partnership with City of Playford.	No

<sup>\*</sup> Becoming an **age-friendly city or community** is an initiative of the <u>World Health Organisation</u>, which has declared the Decade of Ageing (2021-2030), with world population data showing that the number of people living over 60 was 1 billion in 202 and this will double to be 2 billion by 2050. The following is an extract from <a href="https://www.who.int/activities/creating-age-friendly-cities-and-communities">https://www.who.int/activities/creating-age-friendly-cities-and-communities</a>:

Cities and communities have a key role in enabling people to live longer and healthier lives while fostering fairer and more sustainable societies. An age-friendly city or community is health promoting and designed for diversity, inclusion, and cohesion, including across all ages and capacities. Age-friendly cities or communities might have, for example: accessible and safe road and transport infrastructure, barrier-free access to buildings and houses, and public seating and sanitary facilities, among others. Age-friendly cities and communities also enable people to stay active; keep connected; and contribute to their community's economic, social, and cultural life. An age-friendly cities and communities also have mechanisms to reach out to older people at risk of social isolation, falls or violence through personalized and tailored efforts.



## 13.3 SRWRA Board Meeting 27 June 2024 - Constituent Council Information Report

**Report Reference** GC240723R13.3

Originating Officer General Manager Corporate Services - Angela Allison

Corporate Manager - N/A

General Manager Corporate Services - Angela Allison

#### REPORT HISTORY

This Standing Report follows each SRWRA Board meeting to provide an update of matters considered by the SRWRA Board.

#### REPORT OBJECTIVE

Present the Constituent Council Information Report from SRWRA Board Meeting, 27th June 2024.

#### **EXECUTIVE SUMMARYS**

Southern Region Waste Resource Authority (SRWRA) is a regional subsidiary established by the Cities of Onkaparinga, Marion and Holdfast Bay (the "Constituent Councils"), pursuant to Section 43 of the Local Government Act 1999. The functions of SRWRA include providing and operating waste management services on behalf of the Constituent Councils.

In accordance with Section 4.5.2 of the SRWRA Charter, there shall be at least six ordinary meetings of the Board held in each financial year.

Furthermore, Section 4.5.11 states that prior to the conclusion of each meeting of the Board, the Board must identify which agenda items considered by the Board at that meeting will be the subject of an information report to the Constituent Councils.

In accordance with the above, the Information Report from the Board Meeting held on 27<sup>th</sup> June 2024 is provided for Members' information.

#### **RECOMMENDATION**

#### **That Council:**

1. Notes the Constituent Council Information Report from SRWRA Board Meeting, 27th June 2024.

#### **ATTACHMENTS**

1. Constituent Council Information Report 27 June 2024 [13.3.1 - 1 page]

Attachment 13.3.1 Page 391



# Constituent Council Information Report – Public

Board Meeting: 27 June 2024

Report By: Chief Executive Officer

In accordance with Section 4.5.11 of the Southern Region Waste Resource Authority Regional Subsidiary Charter - 2024, the SRWRA Board identified the following Agenda Items to be the subject of a Public Information Report to the Constituent Councils (Cities of Onkaparinga, Marion, and Holdfast Bay).

Report Name	Report Summary					
Draft Business Plan & Budget FY25	The SRWRA Draft Business Plan and Budget for FY25 was tabled for adoption, following circulation to the constituent councils for feedback.  The adopted budget forecasts a surplus of \$976,000 with capital expenditure of \$6.9 million.					
LMS Energy Innovation Proposals	SRWRA and LMS Energy, who operate landfill gas and solar farm power generation from the SRWRA site, continue to work together to explore innovative power generation projects.					
	LMS Energy are undertaking trials over the next 12 months to investigate organics processing through anaerobic digestion, leachate evaporation and biogas storage. These trials are cutting edge innovations for Australian bioenergy and landfill facilities.					



# 14 Workshop / Presentation Items - Nil

#### 15 Motions With Notice

15.1 Traffic Lights - Scholefield Road/Ocean Boulevard

Report Reference GC240723M15.1

Council Member Councillor – Sarah Luscombe

#### **MOTION**

#### **That Council:**

- Notes that the Seacliff Development will cater for over 2000 new residents and includes a mixture of approximately 143 terrace homes and 600 apartments, new shopping facility comprising of 18 tenancies (including major shopping centre) and a health centre which includes capacity for an ambulance station, within the timeframe of 2 years.
- 2. Notes the already busy intersection at Scholefield Road/Ocean Boulevard with traffic studies indicating that Scholefield Road currently operates as a major collector road with approximately 6700 cars per day; that the traffic volumes on Scholefield Road have grown at almost 2% per year over the last eight years; and that the traffic data and observations indicate that drivers are avoiding the intersection during peak hours and are therefore using other local roads to access the surrounding area.
- Requests that the City of Marion CEO or Mayor write a letter to the Minister for Infrastructure and Transport to advocate for the timely delivery of traffic lights to support the safety and efficiency of traffic at the intersection of Scholefield Road and Ocean Boulevard.

#### SUPPORTING INFORMATION

Nil

Response Received From

Acting Manager Regulatory and Development Services – Alex

Wright

Corporate Manager

General Manager City Development – Tony Lines

General Manager

# STAFF COMMENTS

Ocean Boulevard is under the care, control and maintenance of the Department for Infrastructure and Transport (DIT), with Scholefield Road currently under the care, control and maintenance of Holdfast Bay Council.

N/A



Scholefield Road is a key arterial road connection point for residents within located within Marino, Seacliff and north-western Hallett Cove.

Staff have a collaborative working relationship with the Seacliff Development group and, along with the City of Holdfast Bay, and acknowledge anecdotally the difficulty the community experience utilising this intersection in a safe, convenient and timely manner.

Council's Engineering Team has advised 8 crashes (including 3 casualties) occurred between 2018 and 2022.

The proposed development, upon completion, will increase the local residential population and provide a commercial, retail and medical destination for both the local community and wider region. Should Council resolve the above Motion, staff can draft a letter to the Minister for Infrastructure and Transport for the Mayor or the CEO to sign.



#### 15.2 Bus Route along Majors Road

Report Reference GC240923M15.2

Council Member Councillor – Sarah Luscombe

#### **MOTION**

That Council:

- 1. Endorses a letter from the Mayor to be sent to the Department for Infrastructure and Transport to request that:
- a) A bus route is created from Hallett Cove Shopping Centre that travels all the way along Majors Road with stops including but not limited to the Cove Soccer Club, the pump track/Sam Willoughby BMX track, and at Glenthorne National Park/IQRA college, that also travels down to the Flinders Medical Centre / Flinders University complex.

#### SUPPORTING INFORMATION

Nil.

**Response Received From** 

Allen

Manager Engineering, Assets and Environment – Mathew

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Corporate Manager

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General Manager Acting General Manager City Services – Brian Green

N/A

#### STAFF COMMENTS

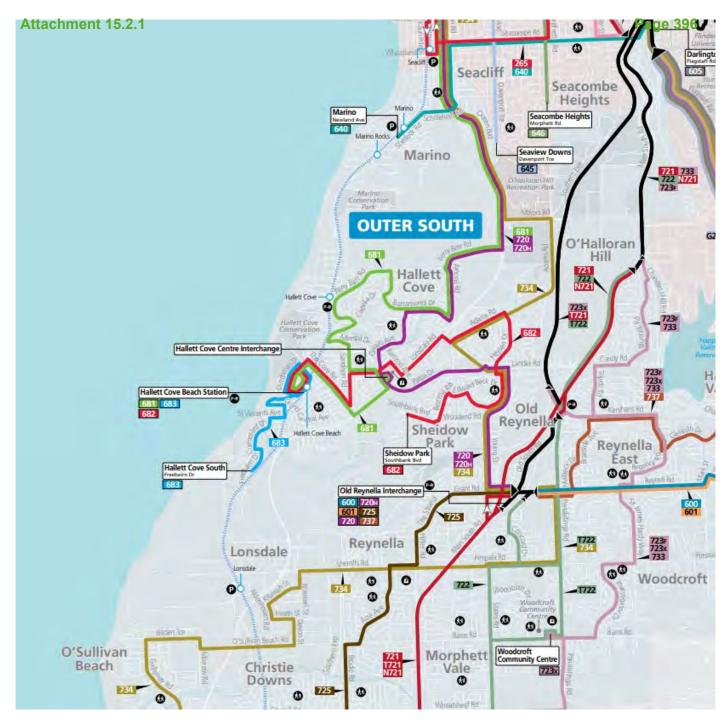
The City of Marion Transport Plan (2021–2026) outlines a key principle of a Sustainable and Safe transport network and an objective of 'Fewer non-essential vehicles within the Council Area'. Action 8.1 of the plan describes that City of Marion should identify gaps in public transport service levels and advocate for solution to enable mobility in Marion.

At both the Southern Hills and Coastal Ward Briefings, an item was raised for the Engineering team to discuss with the Department for Infrastructure and Transport (DIT) to review the Public Transport services on and around Majors Road. See Attachment 1 for the current public transport routes for the southern Marion Council area.

In May 2024, staff contacted the DIT to request a review of public transport services in and around Majors Road. This request was prompted by recent major developments in the area, including the Cove Soccer Club, the pump track/Sam Willoughby BMX track, Glenthorne National Park, the RSPCA, and the expanding IQRA College. Additionally, ongoing road upgrades, such as the Southern Expressway on and off ramps (Majors Road Interchange) scheduled for completion by the end of 2025 and the new shared use path connecting Main South Road and Lonsdale Road, highlight the critical role Majors Road will play in connecting the community to these key facilities. Therefore, there is a growing need for alternative transport modes, including public transport services.



A response from DIT staff have indicated that there are no plans for public transport services on and around Majors Road now or after the Majors Road Interchange project.



GC240723 - General Council Meeting - 23 July 2024



## 16.1 Park Holme Business Hub

Report Reference GC240723Q16.1

Council Member Mayor Hanna

#### **QUESTION**

- 1. What were the usage statistics and period of operation for the business hub at Park Holme Library?
- 2. What was the evidence of demand to have it established in the first place?
- 3. What was the cost of setting it up, closing it up and setting it up at Glandore?

#### SUPPORTING INFORMATION

Nil

Response Received From Unit Manager Economic Development – Daniel Adams

Corporate Manager Damian Garcia – A/Manager, Community Connections

General Manager Tony Lines - General Manager, Corporate Services

#### STAFF COMMENTS

# What were the usage statistics and period of operation for the business hub at Park Holme Library?

In line with the Business, Growth and Engagement Plan, which was endorsed by Council in March 2023, the Park Holme Business Hub opened as a trial service for local businesses in April 2023 and closed in May 2024 in advance of Park Holme's renovations, having received 240 bookings across 4 desks in approximately 13 months.

## What was the evidence of demand to have it established in the first place?

Staff received consistent feedback from Cove Business Hub users and business workshop attendees expressing their appreciation for Cove Business Hub, while also indicating a desire for an option to work "down the hill." This was incorporated within the Business, Growth and Engagement Plan.

In response, staff explored ways to better use any underutilised Council-owned spaces across the northern part of the City of Marion. It was identified that one of the two meeting rooms at Park Holme would provide a suitable location for a trial.

The operation of the business hub at Park Holme Library has been quite successful and covered set up costs. Ultimately the library refurbishment required the space back, and the business hub has been reallocated to Glandore.



## What was the cost of setting it up, closing it up and setting it up at Glandore?

Marion Business Hub memberships (providing access to both Cove and Park Holme) drew in \$8142.56 in revenue in 23/24, an increase of 28.2% on Cove's 22/23 revenue of \$6349.71.

In establishing the Park Holme trial site, staff sought to minimise costs by repurposing existing equipment and furniture. An additional coffee machine and four new chairs were required totaling \$1396.80. The coffee machine has since been relocated to Glandore, the monitors and desks have been returned to Cove (increasing its capacity), and the chairs have been repurposed within Park Holme Library.

In a partnership between Community Connections and City Property there has been ongoing planning to undertake improvements to the Slade building to create additional multi-purpose rooms. The new Glandore Business Hub has now been located within one of these newly improved spaces. The cost to improve the space was funded from within existing budgets. Approximately \$6,000 has been spent on new desks and chairs through City Property's existing Furnishing and Fittings budget for this room. New computer monitors were purchased for Glandore for \$3,544 from within Economic Development's Business Hub budget.

During its 13 months of operation, Park Holme users provided feedback requesting both expanded operating hours (the Park Holme Business Hub was only operational during Library operating hours) and a larger Business Hub (four desks were available at Park Holme).

It is anticipated that by using Glandore's larger and better-lit room (accommodating eight desks), users will enjoy a better experience, improved sense of user community, more flexible operating hours, and drive greater utilisation of the wider facility, as well as providing an additional source of revenue for the on-site cafe.



# **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.