His Worship the Mayor
Councillors

City of Marion

Notice of General Council Meeting

Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

Tuesday, 22 October 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 OPEN MEETING....4

2 KAURNA ACKNOWLEDGEMENT....4

3 DISCLOSURE....4

4 COUNCIL MEMBER DECLARATION OF INTEREST (IF ANY)....4

5 CONFIRMATION OF MINUTES....4

5.1 Confirmation of Minutes of the Special General Council Meeting held on 15 October....4

6 ADJOURNED ITEMS - NIL....17

7 COMMUNICATIONS....17

7.1 Elected Member Verbal Communications....17

7.2 Mayoral Communication Report....17

7.3 CEO and Executive Communication Report....18

8 DEPUTATIONS....20

8.1 Walking and Cycling Plan - Aged Care Residential Facilities....20

9 PETITIONS - NIL....21

10 COMMITTEE RECOMMENDATIONS....21

10.1 Confirmation of Minutes of the Infrastructure and Environment Committee Meeting held on 10 September 2024....21

10.2 Confirmation of Minutes of the Finance, Risk and Audit Committee Meeting held on 8 October 2024....29

11 CONFIDENTIAL ITEMS....37

11.1 Cover Report - Nungamoora - Concept and Design....37

11.2 Cover Report - MCC Café Lease Agreement....38

11.3 Cover Report - Southern Soccer Field (SSF) 4th Pitch....39

12 CORPORATE REPORTS FOR DECISION....40

12.1 Section 270 Review - Decision of Council to support the removal of trees at 262 Sturt Road....40

12.2 Heritage Vines Service Extension Agreement....77

12.3 Draft Greater Adelaide Regional Plan....81

12.4 Asset Management Plans - final endorsement....136

12.5 Asset Management Plans - endorsement for Public Consultation 225
12.6 Appointment of Deputy Mayor 338
12.7 Committee Structure and Council Member Representatives for various positions 2024-2025 340
12.8 City of Marion Christmas Trading Hours 345
12.9 SRWRA - Council Representatives 347
12.10 Code of Practice - Procedures at Meetings 357
13 CORPORATE REPORTS FOR INFORMATION/NOTING 382
13.1 Walking & Cycling Guidelines and Plan - Interim Update 382
13.2 Finance Report - September 2024 383
13.3 Monthly Work Health and Safety Report 397
13.4 SRWRA Board Meeting 23 September 2024 - Constituent Council Information Report 400
14 WORKSHOP / PRESENTATION ITEMS - NIL 403
15 MOTIONS WITH NOTICE 403
15.1 Pavement trip hazards near Aged Care Facilities 403
16 QUESTIONS WITH NOTICE 404
16.1 Traffic Devices 404
17 MOTIONS WITHOUT NOTICE 409
18 QUESTIONS WITHOUT NOTICE 409
19 OTHER BUSINESS 409
20 MEETING CLOSURE 409

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 Special General Council Meeting held on 15 October	
Report Reference	GC241022R5.1
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 Special General Council Meeting held on 15 October 2024 be taken as read and confirmed.

ATTACHMENTS

1. SG C 241015 Public Minutes Final [**5.1.1** - 12 pages]

Minutes of the General Council Meeting
held on Tuesday, 15 October 2024 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

PRESENT

His Worship the Mayor Kris Hanna

Councillor Joseph Masika
Councillor Nathan Prior
Councillor Raelene Telfer (from 6.36pm)
Councillor Luke Naismith
Councillor Jason Veliskou
Councillor Jayne Hoffmann
Councillor Matt Taylor
Councillor Renuka Lama
Councillor Jana Mates
Councillor Amar Singh (from 6.48pm)
Councillor Ian Crossland

In Attendance

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

1 Open Meeting

The Mayor 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 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.

Nil interests were disclosed.

5 Confirmation of Minutes

5.1 Confirmation of Minutes of the General Council Meeting held on 24 September 2024

Report Reference SGC241015R5.1

Moved Councillor Taylor **Seconded Councillor Masika**

That the minutes of the General Council Meeting held on 24 September 2024 be taken as read and confirmed.

Carried Unanimously

Order of Agenda

The Mayor sought and was granted leave of the meeting to vary the order of the Agenda to consider the item *Cover Report – Confidential Marion Tennis Club Potential Relocation Options* after Other Business.

7 Deputations - Nil

8 Petitions - Nil

9 Committee Recommendations - Nil

10 Confidential Items - Nil

11 Corporate Reports for Decision

6.36pm Councillor Telfer entered the meeting

11.1 Reducing Food Waste to Landfill

Report Reference SGC241015R11.1

Moved Councillor Crossland **Seconded Councillor Prior**

That Council:

1. Notes that due to the uncertain legislative environment and unpredictable financial impacts to council, it is not currently feasible to deliver a weekly organics waste collection service.
2. Defers consideration of a weekly FOGO service until after the review of the Environment Protection (Waste to Resources) Policy 2010 (EPP) under the Environment Protection Act 1993.
3. Advocates for changes in State Government legislation that improve environmental outcomes through diversion of food waste out of landfill, including advocating to remove the requirement for a weekly kerbside landfill (red bin) collection.
4. Continues to maintain food waste diversion by reallocating the council budget in 2024/2025 ($106,280) and GISA grant funding ($106,280) to be distributed over the next three years, with a focus on:
    a. Promoting the existing kitchen caddy program and compost bin rebates.

b. Promoting the reuse of compostable shopping bags over council supplied bags.

c. Monitoring trends in food waste in council's kerbside collections.

5. Notes that a further report will be presented to the Infrastructure and Environment Committee in September 2025 with an update on the State's Policy review and the progress of Council's food waste education program.

Carried Unanimously

6.48pm Councillor Singh entered the meeting
6.50pm Councillor Telfer left the meeting
6.59pm Councillor Telfer re-entered the meeting

11.2 Plympton Park 40km/h Speed Limit Consultation

Report Reference SGC241015R11.2

Moved Councillor Veliskou **Seconded Councillor Singh**

That Council:

1. Notes the Plympton Park 40km/h Speed Limit Consultation Summary Report (Attachment 1).
2. Will not proceed with the reduction of the Plympton Park speed limit to 40km/h.
3. Supports staff notifying the community about the outcome of Council's decision following community consultation.
4. In response to community feedback, undertakes a Local Area Traffic Management (LATM) study bounded by Bray Street, Marion Road, Cross Road, Wattle Terrace and Park Terrace, Plympton Park. The LATM study will include incorporating feedback from the Speed Limit Consultation Report and Herbert Street Traffic Consultation Report, collection and analysis of data (traffic counts and crash statistics), identify problems / opportunities and potential solutions through a series of workshops with the community, undertake consultation on draft schemes and treatments, and the development of an implementation plan (timing and cost).

Carried Unanimously

11.3 Herbert Street Traffic Consultation

Report Reference SGC241015R11.3

Moved Councillor Veliskou **Seconded Councillor Singh**

That Council:

1. Notes the Herbert Street / Cross Road, Plympton Park – Traffic Consultation Summary Report (Attachment 1).
2. Defers resolution of the proposal to limit traffic movements at the junction of Herbert Street and Cross Road to be left in and left out only (until conclusion of the LATM).
3. Supports staff notifying the community about the outcome of Council's decision following community consultation.
4. Undertakes a Local Area Traffic Management (LATM) study bounded by Bray Street, Marion Road, Cross Road, Wattle Terrace and Park Terrace, Plympton Park. The LATM study will include incorporating feedback from the Speed Limit Consultation Report and Herbert Street Traffic Consultation Report, collection and analysis of data (traffic counts

and crash statistics), identify problems / opportunities and potential solutions through a series of workshops with the community, undertake consultation on draft schemes and treatments, and the development of an implementation plan (timing and cost).

Carried Unanimously

11.4 Community Satisfaction Survey

Report Reference SGC241015R11.4

Moved Councillor Masika **Seconded Councillor Mates**

That Council:

1. Endorses the proposed CATI/online methodology for the 2024 Community Satisfaction Survey.
2. Endorses the 2024 Community Satisfaction Survey measuring community satisfaction against the commitments and deliverables of the strategic plan and existing services and facilities.

Carried Unanimously

11.5 Marion Sports Precinct – Parking, Access and Movement Study

Report Reference SGC241015R11.5

Moved Councillor Prior **Seconded Councillor Crossland**

That Council:

1. Notes the preliminary findings of the Marion Sports Precinct Parking, Access and Movement Study

Carried Unanimously

Moved Councillor Prior **Seconded Councillor Telfer**

That the following items be moved en bloc:

- 11.6 Appointment of Date, Time and place of Council Meetings for 2025
- 12.1 Questions Taken on Notice Register
- 12.2 SRWRA Board Meeting 19 August 2024 – Constituent Council Information Report
- 12.3 Councillor Hoffmann and Councillor Taylor – Communication Report on AICD course
- 12.4 Councillor Hoffmann - Communication Report on ALGA
- 12.5 Councillor Luscombe - Communication Report on ALGA
- 12.6 Q4 Corporate Risk Report
- 12.7 Finance Report – August 2024
- 12.8 Monthly Work Health and Safety Report

Carried Unanimously

11.6 Appointment of Date, Time and Place of Council Meetings for 2025

Report Reference SGC241015R11.6

Moved Councillor Prior **Seconded Councillor Telfer**

That Council:

1. Adopts the following meeting cycle to facilitate open, responsive and accountable government as well as the timely conduct of Council's business:
    - General Council Meetings to be held on the fourth Tuesday of the month in January, February, March, April, May, June, July, August, September, October and November.
    - General Council Meetings to be held on the second Tuesday of the month in March, May and December.
2. Adopts the Infrastructure and Environment Committee meets on the second Tuesday of the month in February, April, June, July, September, October and November and the first Tuesday of the month in August.
3. Adopts the schedule of meeting dates for 2025 as provided at Appendix 1 to the report.
4. Notes the proposed dates for Council Member Forums (information sessions) provided in Attachment 1 to the report.
5. Notes the tentative dates for the Finance, Risk and Audit Committee, Review and Selection Committee and Community and Youth Grants Committee, subject to adoption at the respective Committees.
6. Publishes the Schedule of Meetings for 2025 on the City of Marion Website

Carried Unanimously

12 Corporate Reports for Information/Noting

12.1 Questions Taken on Notice Register

Report Reference SGC241015R12.1

Moved Councillor Prior **Seconded Councillor Telfer**

That Council:

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

Carried Unanimously

12.2 SRWRA Board Meeting 19 August 2024 - Constituent Council Information Report

Report Reference SGC241015R12.2

Moved Councillor Prior **Seconded Councillor Telfer**

That Council:

1. Notes the Constituent Council Information Report from SRWRA Board Meeting, 19th August 2024.

Carried Unanimously

12.3 Councillor Hoffmann and Councillor Taylor - Communication Report on AICD course

Report Reference SGC241015R12.3

Moved Councillor Prior **Seconded Councillor Telfer**

That Council:

1. Receives and notes the report 'Councillor Hoffmann and Councillor Taylor - Communication Report on AICD course'

Carried Unanimously

12.4 Councillor Hoffmann - Communication Report on ALGA

Report Reference SGC241015R12.4

Moved Councillor Prior **Seconded Councillor Telfer**

That Council:

1. Receives and notes the report 'Councillor Hoffmann - Communication Report on Australian Local Government Association Conference'

Carried Unanimously

12.5 Councillor Luscombe - Communication Report on ALGA

Report Reference SGC241015R12.5

Moved Councillor Prior **Seconded Councillor Telfer**

That Council:

1. Receives and notes the report 'Councillor Luscombe - Communication Report on Australian Local Government Association Conference'

Carried Unanimously

12.6 Q4 Corporate Risk Report

Report Reference SGC241015R12.6

Moved Councillor Prior **Seconded Councillor Telfer**

That the Council:

1. Notes the Corporate Risk Report.

Carried Unanimously

12.7 Finance Report - August 2024

Report Reference SGC241015R12.7

Moved Councillor Prior **Seconded Councillor Telfer**

That Council:

1. Notes the report.

Carried Unanimously

12.8 Monthly Work Health and Safety Report

Report Reference SGC24101512.8

Moved Councillor Prior **Seconded Councillor Telfer**

That Council:

1. Note this report.

Carried Unanimously

13 Workshop / Presentation Items - Nil

14 Motions With Notice – Nil

15 Questions With Notice

15.1 Community Solar Savings Scheme

Report Reference GC240924Q15.1

Council Member Mayor Kris Hanna

QUESTIONS

1. If there had been an open tender for the provider of solar panels and batteries, engaged by Council for the Community Solar Savings Scheme, would Council's procurement policy have given any particular weighting to companies which are based in the City of Marion (e.g. Tesla, which is based in Tonsley and employs many local workers)?

2. Has Council received evidence (other than hearsay) that the prices offered by Shinehub to City of Mitcham customers have been less than could otherwise be obtained for equivalent installations?
3. What was requested in the tender put out by the local government procurement and awarded to Agile Energy?
4. If Agile Energy is writing to potential customers in the City of Marion, other than Marion Council itself, stating that "Agile Energy has been selected as a preferred supplier for the LGA Procurement RFT 24047- Solar Panel, Batteries and Power Purchase Agreements in South Australia" would that be potentially misleading?

SUPPORTING INFORMATION

Nil

Response Received From	Cross Council Manager Strategic Procurement Services – Jamie Dunnicliff and Manager Engineering, Assets and Environment – Mathew Allen
Corporate Manager	Cross Council Manager Strategic Procurement Services – Jamie Dunnicliff and Manager Engineering, Assets and Environment – Mathew Allen
General Manager	General Manager City Services – Angela Allison
	General Manager Corporate Services – Tony Lines

STAFF COMMENTS

1. **If there had been an open tender for the provider of solar panels and batteries, engaged by Council for the Community Solar Savings Scheme, would Council's procurement policy have given any particular weighting to companies which are based in the City of Marion (e.g. Tesla, which is based in Tonsley and employs many local workers)?**

   A principle outlined in Council's Procurement and Contract Management Policy allows preference to the engagement of local contractors (i.e. those operating within the City of Marion Council area) even if their costs are more than 5% when all other commercial factors are considered equal. The definition of 'local' may vary, depending on the identified geographic market for the specific procurement activity.

   If an open tender for the provider of solar panels and batteries was to have been undertaken by the City of Marion for the Community Solar Savings Scheme, we would include a "Local Supplier" evaluation criterion with a 10% weighting as standard.

2. **Has Council received evidence (other than hearsay) that the prices offered by Shinehub to City of Mitcham customers have been less than could otherwise be obtained for equivalent installations?**

   Staff met with the City of Mitcham to discuss and gain insight into the processes they followed in their market approach. During these meetings, the procurement process was confirmed including the legal review and their compliance with the Local Government Act and associated legislative requirements (including price offerings).

It has been confirmed with City of Mitcham staff that pricing was included in the evaluation criteria to assess the submissions for their scheme. As with all tenders, there are multiple evaluation criteria to assess for tenders of this nature. Additionally, for a program of this size, availability and quality were also taken into consideration.

The Deed Agreement was reviewed to ensure it contained fair and equitable terms for council. Finally, the accession process was fully aligned with and complied with Council's Procurement Policy and Procedures.

3. **What was requested in the tender put out by the local government procurement and awarded to Agile Energy?**

   LGA Procurement released a tender to appoint a panel for the installation of Solar Panels, Batteries and Power Purchase Agreements (PPA). This panel has been put in place to support Councils across South Australia to easily access this panel for future sustainable energy requirements. This panel has been created for Council-commissioned work only, not for businesses or residents within council areas.

4. **If Agile Energy is writing to potential customers in the City of Marion, other than Marion Council itself, stating that "Agile Energy has been selected as a preferred supplier for the LGA Procurement RFT 24047- Solar Panel, Batteries and Power Purchase Agreements in South Australia" would that be potentially misleading?**

   The LGAP process involves the supply of solar panels, batteries, and Power Purchase Agreements (PPAs) for local governments and associated entities. Agile Energy, along with 12 other providers, has been selected as a preferred supplier following the Request for Tender. However, without a clear understanding of the tender's scope, there may have been some confusion, leading Agile Energy to contact potential customers outside the intended parameters.

   LGAP has contacted Agile Energy, who have confirmed that staff made an error by contacting businesses. Agile Energy confirmed that they are in the process of contacting these businesses to apologise and advise of this error.

16 Motions Without Notice - Nil

17 Questions Without Notice - Nil

18 Other Business - Nil

6 Adjourned Items

6.1 Cover Report - Confidential Marion Tennis Club Potential Relocation Options

Report Reference SGC241015R6.1

Moved Councillor Veliskou **Seconded Councillor Hoffmann**

1. Pursuant to Section 90(2) and (3) (b)(i) and (ii) 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 GC241015F6.1 Marion Tennis Club Potential Relocation Options, 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 Strategy and Delivery, Unit Manager Governance and Council Support 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:- information the disclosure of which could reasonably be expected to on balance, be contrary to the public interest because it could confer a commercial advantage on a person that Council is conducting or proposed to conduct business with.

2. Notes the disclosure of this information would, on balance, be contrary to the public interest as it could negatively impact the outcomes for Council of a future tender process for the project and could infer a financial advantage to another entity when the project is opened to tender.

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

7.23pm the meeting went into confidence

Moved Councillor Mates **Seconded Councillor Crossland**

That formal meeting procedures be suspended to discuss the item.

Carried

7.26pm formal meeting procedures suspended

8.15pm formal meeting procedures resumed

Moved Councillor Veliskou **Seconded Councillor Naismith**

That this item be adjourned to the Special General Council Meeting to be held on 19 November 2024 to allow for additional information.

Carried

8.47pm the meeting came out of confidence

19 Meeting Closure

The meeting was declared closed at 8.47pm.

CONFIRMED THIS 22 DAY OF OCTOBER 2024

_____

CHAIRPERSON

6 Adjourned Items - Nil

7 Communications

7.1 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).

7.2 Mayoral Communication Report

Report Reference GC241022R7.2
Name of Council Member Mayor - Kris Hanna

Date	Event	Comments
18.09.2024	Marion City Band AGM	Attended
19.09.2024	Metropolitan Mayors Forum	Attended
20.09.2024	Candidates for LGA President. Presentation to Eyre Peninsula Councils	Attended
20.09.2024	Citizenship Ceremony	Attended and presented certificates
21.09.2024	Hamilton Park Reserve Opening	Attended and gave speech
21.09.2024	South Adelaide Malayalee Community Onman Event	Attended
22.09.2024	Taste Fest at Tonsley	Attended
23.09.2024	LGA CEO	Met
23.09.2024	LGA GAROC Meeting	Attended
23.09.24	Hallet Cove Business Association Information Evening	Attended
26.09.2024	Coast FM Segment	Attended and gave interview
27.09.2024	Alawoona Avenue Reserve Opening	Attended and gave speech
27.09.2024	Resthaven Marion 50th Birthday Celebrations	Attended
01.10.2024	Marion Basketball Announcement of Architect	Attended
03.10.2024	Touch-a-Truck Event	Attended and gave speech
08.10.2024	Margaret Long 100th Birthday Celebration	Attended
09.10.2024	SBS Social Networking Event	Attended
10.10.2024	Metro Mayors Forum	Attended
11.10.2024	GAROC Meeting	Attended

13.10.2024	South Australian Athletic League Carnival	Attended and presented awards
14.10.2024	Marion Probus Club 40 Year Celebration	Attended
In addition, the Mayor has met with residents, MPs and with the CEO and Council staff regarding various issues		

7.3 CEO and Executive Communication Report

Report Reference GC241022R7.3

Date	Activity	Attended By
17/09/2024	ShineHub Community Event	Angela Allison
18/09/2024	ShineHub/CSSS Review Mtg	Angela Allison
18/09/2024	Meeting |Gartner IT Symposium re Next Steps	Tony Lines
19/09/2024	Graduate Program Working Group	Ben Keen
20/09/2024	Graduate Program Working Group	Angela Allison
20/09/2024	Citizenship Ceremony	Angela Allison
23/09/2024	Meeting | CleanPeak – Jason Carcatsis	Angela Allison
23/09/2024	Meeting | CEO RSPCA SA	Ben Keen
23/09/2024	Meeting | Future Urban	Ben Keen
23/09/2024	Meeting | Marion Tennis Club	Ben Keen
24/09/2024	Meeting | Greater Adelaide Regional Plan – Council and Council Member Briefing Session	Ben Keen
25/9/2024	SMP Coordination Committee No. 1 (part 2)	Angela Allison
25/09/2024	Meeting | Ian Crossland	Ben Keen
27/9/2024	SRWRA Board briefing	Angela Allison
01/10/2024	Safe Work Presentation – Dr Pronk	Tony Lines
04/10/2024	Meeting | Gartner IT Symposium re Strategy Review and Recommendations	Tony Lines
09/10/2024	Meeting | South Australian Housing Trust (SAHT) and Renewal SA and Blueknight Corporation Pty Ltd	Ben Keen
09/10/2024	Meeting | John Noonan, Darius Rafizadeh and Schumann Rafizadeh re working with councils	Tony Harrison

10/10/2024	Meeting | Blueknight Corporation Pty Ltd	Ben Keen
10/10/2024	Cleanaway monthly Ops Meeting with CoM	Tony Lines
10/10/2024	Quarterly Cross Council Corporate Services Meeting with PAE and CCS	Tony Lines
11/10/2024	Meeting | Tonsley PCG	Ben Keen
14/10/2024	Mock Trial – Incident Investigation CoM & Mitcham councils	Angela Allison
15/10/2024	Southern Materials Recovery Facility Joint Venture (SMRF JV) Committee	Angela Allison
16/10/2024	Kelledy Jones LGA Regional CEO Forum	Tony Harrison
16/10/2024	Meeting | Oaklands Green PCG	Ben Keen
18/10/2024	Meeting | Cleanaway GM and Site Tour	Tony Lines
21/10/2024	Meeting | Tony Gray (JLT Risk Solutions)	Tony Harrison

8 Deputations

8.1 Walking and Cycling Plan - Aged Care Residential Facilities	
Report Reference	GC2410228.1
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 Fiona Blinco

ORGANISATION

Resident

COMMENTS

Ms Blinco has requested to make a deputation to Council on behalf of residents of the Allambi Residential Aged Care on Oaklands Road regarding the City of Marion's Walking and Cycling Plan.

ATTACHMENTS

Nil

9 Petitions - Nil

10 Committee Recommendations

10.1 Confirmation of Minutes of the Infrastructure and Environment Committee Meeting held on 10 September 2024	
Report Reference	GC241022R10.1
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

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 10 September 2024.

EXECUTIVE SUMMARY

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

Reports for Discussion

- Tram Grade Separation Project
- Green Adelaide Update
- Streetscape Program - Prioritisation Matrix Review

Reports for Noting

- Nil

RECOMMENDATION

That Council:

1. **Receives and notes the minutes of the Infrastructure and Environment Committee meeting held on 10 September 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 240910 - Final Minutes [**10.1.1** - 7 pages]

Minutes of the Infrastructure and Environment Committee
held on Tuesday, 10 September 2024 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

PRESENT

His Worship the Mayor Kris Hanna
Councillor Ian Crossland (7:03 pm)
Councillor Sarah Luscombe
Councillor Nathan Prior
Councillor Raelene Telfer
Councillor Jayne Hoffmann (Chair)
Councillor Jana Mates
Councillor Matt Taylor
Councillor Jason Veliskou

In Attendance

General Manager City Services - Angela Allison
Manager Engineering, Assets and Environment - Mathew Allen
Unit Manager Engineering - Carl Lundborg
Unit Manager Environmental Sustainability - Rebecca Neumann
Executive Officer to General Manager City Services – Tracey Stringer

Guests

Agenda Item 7.1
Community and Stakeholder Engagement Manager - Daniel Thorpe (DIT)
Delivery Manager - Neil Walsh (DIT)
Construction Director - Dallas Keen (DIT)
Alliance General Manager - Nigel Schmidt. (DIT Alliance)
Agenda Item 7.2
Professor Chris Daniels, Presiding Member, Green Adelaide
Brenton Grear, Director, Green Adelaide.

1 Open Meeting

The Chair 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 Elected Member Declaration of Interest

Moved Councillor Taylor **Seconded Councillor Mates**

The following interests were disclosed:

- NIL

Carried unanimously

4 Confirmation of Minutes

4.1 Confirmation of Minutes of the Environment Committee Meeting held on 6 August 2024

Report Reference IEC240910R4.1

Moved Councillor Luscombe **Seconded Councillor Veliskou**

That the minutes of the Infrastructure and Environment Committee Meeting held on 6 August 2024 be taken as read and confirmed.

Carried unanimously

5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference IEC240910R5.1

Moved Councillor Mates **Seconded Councillor Luscombe**

That the Infrastructure and Environment Committee:

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

Carried unanimously

6 Confidential Items - Nil

7 Reports for Discussion

7.1 Tram Grade Separation Project

Report Reference IEC240910R7.1

Representatives from the Department for Infrastructure and Transport (DIT) and the General Manager for the Project Alliance presented an update on the Tram Grade Separation Project. This Project is jointly funded by the Federal and State Governments and includes:

- Removing two level crossings – Glenelg tram line – corner of Marion Road and Cross Rd
- Removing the level crossing at Morphett Rd, Morphettville (T2D project)
- Existing tram overpass at South Road to be re-built (T2D project)
- Building a Tram Overpass at South Road, Marion Road, Cross Road and Morphett Road

The Project Alliance is made up of State Government (DIT) and commercial partners, delivering the detailed design and field works together. The Project update included a discussion around asset ownership and maintenance, the tramline closure, construction staging and community engagement.

Closure of the Glenelg tram line is scheduled for the second half of 2025; substitute buses travelling along Anzac Highway will be provided for tram patrons.

The Committee expressed the following concerns:

- Limited additional car parking spaces. Tram patrons may need to walk further/park further away from the tram stop. Noting also an increase in tram patrons resulting from new home developments
- Community consultation with tram patrons, that they may be underrepresented in the community feedback
- The robustness of the overpass construction, with respect to issues with the current South Road overpass construction
- The impact on Immanuel College students with the moving of tram stops
- The Mike Turtur bike path, how this will be impacted
- Activation of the community spaces to be created underneath the overpass
- Construction noise and impact on road users and nearby residents.

The guests responded:

- The intent is to improve car parking, without adding many new car parking spaces, by indenting the car parking spaces. This is based on a concern about an increase in the number of vehicles in the area - wanting to encourage active connections, e.g. walking and cycling to the tram stop
- They are working closely with Adelaide Metro and the South Australian Public Transport Authority
- They have not received any feedback from the College regarding the Project
- They are working on a minor reconfiguration to the bike path. The Committee requested the new bike path design is provided to council
- The Council and SAJC will be involved in designing and maintaining the community spaces adjacent the racecourse, noting the ownership of these community spaces is likely to remain State Government owned however is yet to be discussed.
- Some work will need to be scheduled during the day however as much as possible work will be scheduled as night works.

Moved Councillor Veliskou **Seconded Councillor Prior**

That the Infrastructure and Environment Committee:

1. Notes the Tram Grade Separation Project update.

Carried unanimously

7.2 Green Adelaide Update
Report Reference IEC240910R7.2

Professor Chris Daniels, Chair, Green Adelaide and Brenton Grear, Director, Green Adelaide presented to the Committee, including:

- Green Adelaide Board and the vision for Metropolitan Adelaide – working in the urban spaces
- Second 5-Year Plan is in the early stages of development, welcoming collaboration with the City of Marion
- Projects include:
    - Bold rewilding: Rewilding the Torrens with Platypus
    - Urban Greening Strategy – metropolitan Adelaide's 1st Greening Strategy on behalf of the State Government
    - Urban heat and tree canopy mapping
    - Revitalised Breakout Creek
    - Field River
    - Improving biodiversity outcomes, habitats and species of concern – numerous priority sites in City of Marion

  Overview of grants to invest in community, local government, individuals and businesses green ideas; Grants include:
    - Sustainable Native Food Forest – City of Marion is a partner
    - Weed management
    - Revegetation of native grasses including Marino Conservation Park
    - Cooler, greener, wilder grant - Alawoona Avenue Reserve Raingarden improving water quality
- Projects with crossover or opportunities for collaboration include the Field River restoration, rewilding the Southern Purple-Spotted Gudgeon and preservation of ducks at the Oaklands Wetlands

The Committee discussed:

- Distribution of funding, in that City of Marion residents contribute to the Landscape Priorities Fund through their rates
- Concerns relating to the removal of trees on private land and caring for large mature trees
- Sturt River and Field River
- Importance of biodiversity

Moved Councillor Luscombe **Seconded Mayor Hanna**

That the Infrastructure and Environment Committee:

1. Notes the presentation from Green Adelaide.

Carried unanimously

7.3 Streetscape Program - Prioritisation Matrix Review
Report Reference IEC240910R7.3

Staff presented an update on the progress of the Streetscape Program including a new prioritisation matrix for future projects which would support decision making for selecting and ranking projects.

The Committee discussed the five criteria for the prioritisation matrix and weighting, including:

Significance
Concerns about major roads receiving higher scores due to their significance, potentially overshadowing local streets
Discussed the significance of the atmosphere and feel of a road or street, i.e. the City of Marion a nice place to drive through and fostering community pride
Some streetscapes were noted to be in less-than-optimal condition due to insufficient maintenance, emphasising the need for regular upkeep
Social and Environmental - incorporating water-sensitive urban designs, increasing tree coverage and improving character; weighting discussed; should social and environmental have a higher weighting than it currently has.
Road condition and undulation discussed due to reactive clay soil and costs of maintaining these streets or roads
Social - building identity and character within the streets, e.g. heritage lighting or themed aesthetics, contributing to placemaking for communities
Environmental –addressing urban heat islands and biodiversity corridors
Aligning street upgrades with other projects
Funding Parter – financial considerations, seeking external partners to co-fund streetscape projects, e.g. State Government grants, Green Adelaide, Black Spot funding.
Safety and Condition – condition of streetscape assets to determine if they are near or at the end of their lifecycle; safely aspects for pedestrians, cyclists and vehicles - high risk of crashes
Streets with poor condition score higher – high risk; streets in better condition, recently upgraded with less/slower traffic and few accidents, score lower
Efficiency – Funding Partner and Efficiency could overlap, possibly skewing the rating as major nearby developments could lead to funding opportunities and efficiency in aligning projects, noting financial considerations are crucial for project initiation.
Balance of financial aspects with broader social and environmental goals

The Committee discussed:

- An emphasis on continuity and connections between proposed redeveloped streets (Miller Street).
- The current 15-Year list of projects and the best way to add more projects
- General support for using the Matrix to finalise the 4-Year Streetscape Plan based on the balance of the 15-year uncompleted projects. The Plan should be reviewed after the initial period to ensure it reflects the needs and priorities at that time at which new projects could be considered.

- Projects need to be assessed regularly regarding how they are performing and being maintained
- Need to balance projects, ongoing commitments and efficient use of limited resources, while ensuring that the community's needs and priorities are addressed fairly and strategically.

Moved Councillor Telfer **Seconded Councillor Crossland**

That the Infrastructure and Environment Committee:

1. Notes the feedback on the new Streetscape Prioritisation Matrix
2. Supports a 4-Year Streetscape Plan to be presented to General Council

Carried unanimously

7:22 pm Councillor Veliskou left the meeting
7:25 pm Councillor Veliskou re-entered the meeting
7:34 pm Councillor Prior left the meeting
7:37 pm Councillor Prior re-entered the meeting
8:40 pm Councillor Taylor left the meeting
8:42 pm Councillor Taylor re-entered the meeting

8 Reports for Noting - Nil

9 Workshop / Presentation Items - Nil

10 Other Business

11 Meeting Closure

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

The meeting was declared closed at 9.28pm.

CONFIRMED THIS 8 DAY OF OCTOBER 2024

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CHAIRPERSON

10.2 Confirmation of Minutes of the Finance, Risk and Audit Committee Meeting held on 8 October 2024	
Report Reference	GC241022R10.2
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

The purpose of this report is to facilitate the receiving and noting of the minutes of the Finance, Risk and Audit Committee meeting held on 8 October 2024.

EXECUTIVE SUMMARY

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

Reports for Discussion

- Finance, Risk and Audit Committee Annual Report to Council 2023-2024
- State Of Our Assets – KPI Performance Scorecard
- 2024 Asset Management Plan Tranche 3(b)

Reports for Noting

- Council Member Report

RECOMMENDATION

That Council:

1. **Receives and notes the minutes of the Finance, Risk and Audit Committee meeting held on 8 October 2024.**
2. **Notes that separate reports will be brought to Council for consideration of any recommendations from the Finance, Risk and Audit Committee.**

ATTACHMENTS

1. FRAC241008 Final Minutes [**10.2.1** - 7 pages]

Minutes of the Finance, Risk and Audit Committee held on Tuesday, 8 October 2024 at 2.00 pm Council Chamber, Council Administration Centre 245 Sturt Road, Sturt

PRESENT

Mrs Emma Hinchey (Chair)
Ms Nicolle Rantanen
Mr Josh Hubbard (from 2.03pm)
Councillor Jason Veliskou (from 2.10pm)
Councillor Luke Naismith

In Attendance

Chief Executive Officer - Tony Harrison
General Manager City Services - Angela Allison
Manager Office of the CEO - Kate McKenzie
Unit Manager Governance and Council Support - Victoria Moritz
Unit Manager Asset Solutions – Brendon Lyons
Manager Engineering, Assets and Environment – Mathew Allen
Asset Strategy Officer – Catrin Johnson
Unit Manager Engineering – Carl Lundborg

1 Open Meeting

The Chair opened the meeting at 2.00pm.

2 Kaurna Acknowledgement

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

3 Elected Member Declaration of Interest (if any)

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

Nil interests were disclosed.

4 Confirmation of Minutes

4.1 Confirmation of Minutes of the Finance, Risk and Audit Committee Meeting held on 13 August 2024

Report Reference FRAC241008R4.1

Moved Ms Rantanen **Seconded Councillor Naismith**

That the minutes of the Finance, Risk and Audit Committee Meeting held on 13 August 2024 be taken as read and confirmed.

Carried Unanimously

5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference FRAC241008R5.1

The Committed the Business Arising Statement and meeting schedule with a minor correction to the date and time of the Special FRAC meeting which is to be held on 11 November at 5.00pm.

Moved Ms Rantanen **Seconded Councillor Naismith**

That the Finance, Risk and Audit Committee:

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

Carried Unanimously

6 Confidential Items – Nil

7 Reports for Discussion

7.1 Finance, Risk and Audit Committee Annual Report to Council 2023-2024

Report Reference FRAC241008R7.1

2.03m Mr Hubbard entered the meeting

The Committee noted the Finance, Risk and Audit Committee Annual Report to Council 2023-24 noting a minor correction to the Committee member names in the table.

Moved Councillor Naismith **Seconded Ms Rantanen**

That the Finance, Risk and Audit Committee:

1. Endorse the Finance, Risk and Audit Committee Annual Report for 2023-2024 (Attachment 1 to this report) to be presented to Council at its meeting on 26 November 2024, subject to amendments as required.

Carried Unanimously

7.2 State of Our Assets - KPI Performance Scorecard

Report Reference FRAC241008R7.2

2.10pm Councillor Veliskou entered the meeting

The Committee noted the report and summary of the City of Marion's 2024 Asset Management progress results and provided the following feedback:

- The Latest Performance for KPI 1: Asset Condition was discussed, with the Committee querying the Assets in the 'not defined' category and any perspective associated risk. Staff confirmed that it is highly unlikely that any high-risk assets remain uncategorised.
- It was noted that asset owners and the asset solution team are proactively working to refine the quality and accuracy of the data.
- The Committee queried the overall percentage of assessed assets in relation to the number of undefined assets, noting staff will review the accuracy of the figures.
- The Committee discussed KPI 4 in relation to Climate resilience with staff confirming that the assessment methodology is in the process of being developed, noting this is a multi-staged project with a variety of factors influencing the process.
- The Committee noted the delay in some of the asset data and discussed the approach to determine and improve analytics for prioritising data.
- Staff commented the organisation isn't quite there yet with improved analytics, noting this as a stretch goal for the organisation. The team is working to identify assets that haven't been defined or assessed yet which will inform predictive modelling. It was noted that the minimum inspection cycle is every four years, however asset management inspections are conducted more frequently. The Committee suggested re-evaluating the inspection frequency in line with risk tolerance.
- The Committee discussed the difference between maintenance renewals and plans and assets that have legislative maintenance requirements. Staff noted that individual asset owners are aware of the legislative requirements, and these are on a contracted maintenance cycle to ensure compliance.
- The target for the Asset Renewal Funding Ratio was discussed with the Committee noting the result for 2022/23 was 82% highlighting the importance of monitoring this result in relation to the target. Management commented the supply of vehicles had a significant impact on this result. The 2023/24 result has improved and looks on track against target, to be confirmed on the finalisation of the external audit.
- The Committee suggested the inclusion of additional data in the table relating to Asset Condition showing the percentage of assets in poor condition would be helpful, noting the organisation's performance was strong compared to the National report.
- It was also suggested that the inclusion of a satisfaction vs. importance matrix should be considered to guide council decisions and community expectations. This may assist with decisions relating to assets that have a lower satisfaction rate such as footpaths and kerbs.

- The Committee commented on the achievement of all 11 competencies that have reached or exceeded Core Maturity and there are still some areas of improvement in the organisations Asset Data Confidence, however, overall, the organisation is performing very well against the national report.

Moved Ms Rantanen **Seconded Councillor Naismith**

That the Finance, Risk and Audit Committee:

1. Review and provides feedback on the 2024 State of our Assets Report for the City of Marion.
2. Notes the 2024 National State of the Assets summary report and key findings

Carried Unanimously

7.3 2024 Asset Management Plan Tranche 3(c)

Report Reference FRAC241008R7.3

Draft Transport Asset Management Plan

The Committee noted and provided the following feedback on the Draft Transport Asset Management Plan:

- The Committee raised concerns about funding and renewal ratios, questioning how these would be addressed. Management explained this has been considered across all the Asset Management Plans, noting some pressures across particular years. It was noted that these will need to be addressed and considered as part of the next Annual Business Planning process, particularly in regard to footpaths, based on audits and council decisions.
- Staff highlighted the footpath renewal plan, citing a condition audit from four years ago and a more recent one informing future work noting the cost to maintain footpaths is $730k annually. The Committee referenced the consideration of a satisfaction vs. importance matrix from discussions in the previous item.
- The Committee emphasised the need for current asset data and encouraged the use of emerging technologies to enhance decision-making.
- The Committee suggested considering asset retirement and disposal in plans, especially for projects like the T2D, and coastal pathway, with staff acknowledging that some disposal decisions had already been identified.
- The Committee discussed the service level agreements (SLA's) and how they align with risk and resources. The Committee highlighted the need for testing with the community and continuous adjustments based on feedback. Management commented that the Executive Leadership Team monitors performance against the SLA's and adjusts these to continually improve performance.
- Particular SLAs in the Customer Event System relating to road safety hazards and signage were discussed and whether these were acceptable. Staff commented that in cases where the request identified a safety risk to the community, immediate action is taken to isolate and make safe, however would look to review these timeframes taking into account further community feedback following consultation.
- There was discussion around the use of AI in asset management with staff clarifying this was in relation to emerging technologies to assist with and support data collection and

analysis and will look to review the terminology in this section.

- The Committee discussed the useful life of assets in the face of climate risks, and whether this was appropriate with the changing environment. Staff commented they are undertaking a resilient asset management plan and will review the impacts of climate risks within this.
- The Committee discussed Table 20: Asset function performance outcome, agreeing to amend the wording of "TBD" to "continuous improvement" to avoid any confusion.
- The results in Table 10: Community Satisfaction survey levels were discussed with the Committee questioning why the targets for satisfaction were not being met. It was noted the main issues identified and currently under investigation are in relation to Roads - Amount of street parking, causing congestion and traffic hazards and Footpaths and kerbs - Unkept greenery obstructing footpaths, uneven surfaces.
- Staff agreed to review the language used around 'smart cities' to clearly identify and describe how these elements are applied, for example referencing specific technology applications like sensors in traffic management.
- The Committee discussed Table 14: Demand drivers, impacts and demand management, in particular the section relating to Land Use. The Committee suggested reviewing the language in the second dot point noting that not all outcomes will improve the transport network within the area, rather this will apply 'where possible'.
- A minor error was noted in the last dot point on page 85 which should read 'carbon footprint'.
- There was discussion around two assets not meeting current standards, specifically bridges that were compliant when built, but were now non-conformant due to the recent update of standards. Staff confirmed these are pedestrian bridges, with plans underway to assess risks and perform upgrades.
- The Committee discussed the Capital Expenditure which is projected to be $1.769m (1.6% of the total cost of the AMP) above the forecast funding allocation in the 2024/25 to 2033/34adopted Long-Term Financial Plan, suggesting the language could be made clearer in the report to Council.
- Figure 1: Transport assets Condition Profile was discussed with the Committee commenting that additional clarity or an additional statement could be included in regard to items identified as very poor condition and what his means from a safety and risk perspective.
- The Committee discussed the review and consultation process and suggested referencing the impact on the Asset Management Plan in any additional projects that Council may consult on.
- Table 32: Data confidence grades description was discussed by the Committee with the suggestion of including a short description of actions being taken to assist with community consultation.

Draft Water Treatment and Resources Asset Management Plan

The Committee noted and provided the following feedback on the Draft Water Treatment and Resources Aset Management Plan:

- The Committee discussed stormwater retention and infrastructure questioning if there is enough infrastructure to manage larger, less frequent rain events. Staff acknowledged stormwater management challenges, noting mechanisms currently in place with more work needed given some assets are nearing capacity.
- Management noted they are continually working with key external stakeholders and the State Government to review challenges and opportunities referencing external resources such as the desalination plant. The Committee also discussed the opportunities within the

City of Marion such as expanding the purple pipeline network for recycled water distribution and partnerships with developers to manage water treatments.

- The Committee emphasised the importance of water management to reduce reliance on rates and provide water security, noting the mutual benefits for both the City and the State, viewing the water business as a strategic asset that could eventually pay for itself.
- The committee recognised both the challenges and opportunities in managing water resources, with a focus on strategic water retention, climate resilience, and partnerships with developers and commended staff on the report.

Moved Ms Rantanen **Seconded Mr Hubbard**

That the Finance, Risk and Audit Committee:

1. Notes and provides feedback on the:
    - Draft Water Treatment and Resources Asset Management Plan, and the
    - Draft Transport Asset Management Plan.

Carried Unanimously

8 Reports for Noting

8.1 Council Member Report

Report Reference FRAC241008R8.1

Moved Ms Rantanen **Seconded Mr Hubbard**

That the Finance, Risk and Audit Committee:

1. Notes this report.

Carried Unanimously

9 Workshop / Presentation Items – Nil

10 Other Business

11 Meeting Closure

The meeting shall conclude on or before 5.00pm unless there is a specific motion adopted at the meeting to continue beyond that time.

The meeting was declared closed at 3.25pm.

CONFIRMED THIS 11 DAY OF NOVEMBER 2024

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CHAIRPERSON

11 Confidential Items

11.1 Cover Report - Nungamoora Interim Report	
Report Reference	GC241022F11.1
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager City Activation - Charmaine Hughes
General Manager	General Manager City Development - Ben Keen

REASON FOR CONFIDENTIALITY

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

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

1. 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 Report 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.

2. 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.

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 by the need to keep consideration of the information or matter confidential.

11.2 Cover Report - MCC Café Lease Agreement	
Report Reference	GC241022F11.2
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager City Property - Mark Hubbard
General Manager	General Manager City Development - Ben Keen

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)(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 GC241022 – MCC Café Lease Agreement , 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 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 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 position of the of the person who supplied the Information.

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 Lessees, being third parties 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 by the need to keep consideration of the information or matter confidential.**

11.3 Cover Report - Southern Soccer Field (SSF) 4th Pitch	
Report Reference	GC241022F11.3
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager City Property - Mark Hubbard
General Manager	General Manager City Development - Ben Keen

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 GC241022F11.3 - Southern Soccer Facility Pitch 4 – Additional Funding, 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 Property, Unit Manager Property, Strategy and Delivery, 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 negatively impact the outcomes for Council of future tender process and could infer a financial advantage to another entity when the project is opened to tender.

Notes the disclosure of this information would, on balance, be contrary to the public interest because it could infer a financial advantage to another entity when the project is opened to tender.

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 Corporate Reports for Decision

12.1 Section 270 Review - Decision of Council to support the removal of trees at 262 Sturt Road	
Report Reference	GC241022R12.1
Originating Officer	Manager Office of the Chief Executive – Kate McKenzie
Corporate Manager	Manager Office of the Chief Executive - Kate McKenzie
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

For Council to consider and endorse the Section 270 Internal Review Report completed by Norman Waterhouse Lawyers on the Council decision to support landlord approval to remove two significant trees on the location of 262 Sturt Road, Marion.

REPORT HISTORY

Report Reference	Report Title
GC240625R12.1	Section 270 Review - Decision of Council to support the removal of trees at 262 Sturt Road

EXECUTIVE SUMMARY

The City of Marion received a request from a resident for an internal review of the decision (*pursuant to section 270 of the Local Government Act 1999*) relating to the decision to provide landlord approval to remove two significant trees on the location of 262 Sturt Road, Marion.

At the General Council meeting of 24 June 2024, Council considered the matter and agreed to outsource to an independent person. The matter was then referred to Norman Waterhouse for review.

After considering the matter, a preliminary report was produced and provided to the resident in early September and a response was provided to Norman Waterhouse of the 16 September 2024

The matter has now been finalised and the report is attached as Attachment 1. Attachments 2 and 2 contain the original request for review and the response to the preliminary report.

Overall, the Review has determined that the decision of Council to provide landlord support for the removal of the significant trees was lawful. The decision merely represented the Council's consent as the owner of the Land to the trees being removed. However, the removal of the Trees still required approval under the *Planning, Development and Infrastructure Act 2016.* If that approval was not given, the Trees would not be able to be removed notwithstanding the decision of Council.

RECOMMENDATION

That Council:

1. **Notes and endorsed the report from Norman Waterhouse regarding the Section 270 Internal Review regarding the Council decision to provide landlord approval to remove two significant trees on the location of 262 Sturt Road, Marion.**

2. **Advised the resident of the outcome of the review including that the decision and actions of Council were determined to be lawful.**

ATTACHMENTS

1. Section 270 - Final Report - 262 Sturt Road - Tress [**12.1.1** - 29 pages]
2. Appendix A to Section 270 Report 262 Sturt Road [**12.1.2** - 3 pages]
3. Appendix B to Section 270 Report - 262 sturt road [**12.1.3** - 3 pages]

Norman Waterhouse

THE CORPORATION OF THE CITY OF MARION

SECTION 270 REVIEW
FINAL REPORT

REMOVAL OF TWO TREES –
262/262A STURT ROAD MARION

Norman Waterhouse Lawyers

SXP/SXP/13237-515275/2966837

1. **SECTION 270 APPLICATION**

1.1 The Council has received from Ms Jane Preston (**the Applicant**) a request pursuant to Section 270 of the *Local Government Act 1999* (**the LG Act**) for a review of the decision of the Council in relation to the removal of two trees at 262/262A Sturt Road, Marion (**the Review Application**).

1.2 The Council has engaged Norman Waterhouse to assist it with its consideration and determination of the Review Application.

2. **SECTION 270 LOCAL GOVERNMENT ACT 1999**

2.1 Section 270 of the LG Act requires the Council to, amongst other things, establish procedures for the review of decisions of the Council, employees of the Council and other persons acting on behalf of the Council.

2.2 The then Ombudsman stated in 2011:

> '*Internal review is a key accountability mechanism for local government. It enables people to test the merits of decisions that affect them.*'[1]

2.3 The current Ombudsman has confirmed that in relation to reviews of decisions, Section 270 of the LG Act requires councils to consider the merits of the decision under review[2]. Accordingly, a review of a decision under Section 270 of the LG Act encompasses a review of the legality of the decision as well as whether the decision was the best or preferable decision.

2.4 A merits review requires all aspects of a decision to be reviewed and a determination to be made as to the correct and preferable decision. This may result in the Council affirming, varying or setting aside the original decision. All relevant evidence and information are considered, including any new evidence and information.

2.5 The Council may, pursuant to Section 270(4)(c) of the LG Act, refuse to consider an application for review if the applicant does not have a sufficient interest in the matter.

[1] Valuing Complaints: An Audit of Complaint Handling in South Australian Councils, November 2011, page 61.
[2] Right of Review: An Audit of Local Government Internal Review of Council Decisions Procedure, November 2016, page 44.

3. **DECISION**

3.1 The scope of the Review Application is the following decision of the Council made at its meeting of 14 May 2024 (**the May 2024 Meeting**) in relation to the removal of two trees at 262 Sturt Road, Marion (**the Trees**) to facilitate the development of an indoor Ice Arena on Council owned land at 262A Sturt Road, Marion (**the Marion Arena**):

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

4. **REVIEW - PROCESS**

4.1 **Process of Review**

4.1.1 The Council's Complaints and Grievance Procedure (**the Procedure**) provides that the Manager, Office of the CEO may, on a needs basis, refer a matter to an independent investigator. The independent investigator may be a:

(a) consultant experienced in investigations and reviews;

(b) a lawyer within Council's legal services panel.

4.1.2 The Procedure provides as follows:

> Standard Process for Investigation
>
> The standard process for investigating a matter will include:
>
> - Establish if the grievance can be determined within the Complaints and Grievance Policy and Procedure.
> - Establish how the matter will be investigated and if a review panel needs to be formed or the matter be outsourced.
> - Determine:
>   - the scope of the review;
>   - key decision makers/stakeholders in the process;
>   - estimated time frame.

- Establish the facts including:
  - obtaining statements from stakeholders;
  - interviewing any relevant staff, elected members or the complainant;
  - establishing legislative framework;
  - gathering facts and information.
- Prepare a Preliminary Report that includes:
  - details of the complaint;
  - scope of the review;
  - details of the investigation;
  - findings;
  - recommendations.

The preliminary report will be reviewed for factual accuracy by staff and elected members involved in the grievance.

The preliminary report must be provided to the complainant for review for a minimum of 10 working days.

- Prepare a final report that includes:
  - any feedback received from the complainant and undertake any further enquires;
  - the final determination of the complaint/grievance;
  - the external review processes if the complaint/grievance remains unresolved.

The final report must be provided to the complainant in writing (either by email or hardcopy).

4.1.3 Our engagement is to consider the Review Application and prepare a report to assist the Council to make a decision in relation to the Review Application. Neither Norman Waterhouse nor the Author of this report is the decision-maker in relation to the Review Application.

4.1.4 We prepared a preliminary report which was provided to the Applicant for the Applicant to make submissions.

4.2 **Documents and Information Considered**

4.2.1 We considered the following documents and information:

(a) the Procedure;

(b) the Review Application a copy of which is attached at Appendix A;

(c) the Applicant's submissions on the final report;

(d) the report considered by the Council at its meeting of 14 May 2024 for item 11.3 titled *Ice Arena development at 262 Sturt Road* and the minutes of the Council meeting of 14 May 2024 for this item;

(e) the report considered by the Council at its meeting of 12 March 2024 for item 11.2 titled *Tree Asset Management Plan* and the minutes of the Council meeting of 12 March 2024 for this item*;*

(f) the report considered by the Council at its meeting of 28 June 2022 for item 11.1 titled *Marion Arena Community Land Management Plan* and the minutes of the Council meeting of 28 June 2022 for this item;

(g) the report considered by the Council at its meeting of 28 June 2022 for item 11.2 titled *Marion Arena Proposal to Grant Lease* and the minutes of the Council meeting of 28 June 2022 for this item*;*

(h) the report considered by the Council at its meeting of 23 August 2022 for item 11.2 titled *Marion Arena Proposal to Grant Lease – Update* and the minutes of the Council meeting of 23 August 2022 for this item.

5. SUFFICIENT INTEREST

5.1 General Principles

5.1.1 Section 270(4) of the LG Act provides that the Council may refuse to consider an application for review if:

(a) the application is made by an employee of the council and it relates to an issue concerning his or her employment; or

(b) it appears that the application is frivolous or vexatious; or

(c) the applicant does not have a sufficient interest in the matter.

5.1.2 The Act does not define what 'sufficient interest' means in Section 270(4)(c).

5.1.3 In administrative law, the issue of whether a person has the right to bring proceedings challenging an administrative decision is referred to as 'standing'. Standing enables some applicants to access the Courts whilst other applicants are excluded from gaining access. Standing requirements apply at common law and can apply under legislation.

5.1.4 Some legislation enables any person to challenge a decision or make an application and other legislation limits the person who can challenge a decision or make an application. Standing rules seek to ensure that the most appropriate person to challenge the decision does so:

> '[T]he Courts should decide only a real controversy between the parties each of whom has a direct stake in the outcome of the proceedings.'[3]

5.1.5 In Bateman's *Bay Local Aboriginal Land Council v Aboriginal Community Benefits Fund Pty Ltd* (1998) 194 CLR 24, the High Court held that standing will accrue to a party seeking to enforce adherence to any statutory provisions, if failure to comply with those provisions would adversely affect the party.

5.1.6 A general test as to what is a sufficient interest in any given case is that stated by Gibbs J in *Australian Conservation Foundation Inc v Commonwealth* (1980) 146 CLR 493, it is likely the applicant will have a sufficient interest if he or she is likely to gain some advantage if the action they have brought succeeds or suffer some disadvantage if it fails.

5.1.7 We consider it appropriate to interpret Section 270(4)(c) as a limitation on the persons who may seek a review of a decision under Section 270. We consider that limitation is similar to the rules of standing in

[3] *Onus & Alcoa of Australia Ltd* (1981) 149 CLR 277, Gibbs CJ at 35.

administrative law. We consider interpreting Section 270(4)(c) in that way is consistent with the objects of the LG Act.

5.2 **The Applicant's Interest**

5.2.1 The Applicant has not identified any special interest in the Decision over and above a member of the public. However, we are aware that the Applicant is a resident with an environmental passion. The Applicant is well known to the Council and has been active during consultations and deputations to the Council.

5.2.2 It is a matter for the Council to consider if the Applicant has a sufficient interest in the Decision.

6. **RELEVANT LEGISLATIVE PROVISIONS AND COUNCIL POLICY**

6.1 **Local Government Act 1999 – Principles to be Observed by the Council**

6.1.1 Section 8 of the LG Act provides as follows:

> A council must act to uphold and promote observance of the following principles in the performance of its roles and functions -
>
> (a) provide open, responsive and accountable government;
> (b) be responsive to the needs, interests and aspirations of individuals and groups within its community;
> (c) participate with other councils, and with State and national governments, in setting public policy and achieving regional, State and national objectives;
> (d) give due weight, in all its plans, policies and activities, to regional, State and national objectives and strategies concerning the economic, social, physical and environmental development and management of the community;
> (e) seek to co-ordinate with State and national government in the planning and delivery of services in which those governments have an interest;
> (ea) seek to collaborate, form partnerships and share resources with other councils and regional bodies for the purposes of delivering cost-effective services (while avoiding cost-shifting among councils), integrated planning, maintaining local

representation of communities and facilitating community benefit;

(f) seek to facilitate sustainable development and the protection of the environment and to ensure a proper balance within its community between economic, social, environmental and cultural considerations;

(g) manage its operations and affairs in a manner that emphasises the importance of service to the community;

(h) seek to ensure that council resources are used fairly, effectively and efficiently;

(i) seek to provide services, facilities and programs that are adequate and appropriate and seek to ensure equitable access to its services, facilities and programs;

(ia) seek to balance the provision of services, facilities and programs with the financial impact of the provision of those services, facilities and programs on ratepayers;

(j) achieve and maintain standards of good public administration;

(k) ensure the sustainability of the council's long-term financial performance and position.

6.2 **Local Government Act – Community Land Management Plan**

6.2.1 Section 193 of the LG Act provides that:

(1) All local government land (except roads) that is owned by a council or under a council's care, control and management at the commencement of this section (the commencement date) is taken to have been classified as community land unless -

(a) the council resolves to exclude the land from classification as community land within three years after the commencement date; and

(b) the land is unaffected by provisions of a reservation, dedication, trust or other instrument that would prevent or restrict its alienation.

6.2.2 Section 196 of the LG Act provides:

(1) A council must prepare and adopt a management plan or management plans for its community land if -

(a) the land falls within the ambit of section 194(1)(b) or (c); or

(b) the land is, or is to be, occupied under a lease or licence; or

(c) the land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

6.2.3 Section 199 of the LG Act provides:

> A council must manage community land in accordance with any management plan for the relevant land.

6.2.4 Section 200 of the LG Act provides:

(1) A person must not use community land for a business purpose unless the use has been approved by the council.

(2) The council cannot approve the use of community land for a business purpose contrary to the provisions of a management plan.

6.3 **Marion Arena Community Land Management Plan**

6.3.1 The community land management plan for the land at 262A Sturt Road Marion (**the Land**), being the site of the Marion Arena provides that the Council's purpose for holding the Land is or the provision of 'Principal Sporting or Recreational Facilities'.

6.3.2 The Council's objectives for the management of the Land set out in the community land management plan for the Land (**the Marion Arena CLMP**) are:

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

6.3.3 The Marion Arena CLMP sets out the following proposals for the management of the Land:

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

7. **BACKGROUND**

7.1 The Council considered a report at its meeting of 28 June 2022 (**the June 2022 Meeting**) titled *11.1 Marion Arena Community Land Management Plan* (**the CLMP Report**) for the purpose of the Council considering the responses received during the community consultation on the Council's proposal to adopt a new CLMP for the Land.

7.2 The CLMP Report included, amongst other things, a discussion on the following matters.

7.2.1 Council received an unsolicited proposal to develop an indoor ice sports and rock-climbing recreational facility on the Land to be known as the Marion Arena. The Land is classified as community land and has been occupied by the Marion Croquet Club since 1981. Marion Croquet Club currently occupy the site on a month-to-month basis and have no written agreement. The Land is adjacent Club Marion, a short distance from Westfield Marion and the SA Aquatic and Leisure Centre.

7.2.2 The Land has previously been included in 'Community Land Management Plan 6 – Principal Sporting or Recreational Facilities'. The Council has now separately considered the adoption of an individual management plan applicable only to the Land due to the unique and specific nature of the proposed development. Both the existing and new proposed management plans include provisions for the development of the Land as a Principal Sporting or Recreational Facility and allow for leases to be entered into by the Council. The new management plan further reflects the unique and prominent position of the Land by envisaging a long-term ground lease to allow a private developer the opportunity to fully develop the site as a Principal Sporting or Recreational Facility, subject to the standard Development Approval process.

7.2.3 Community consultation was run concurrently with, but separately from, the consultation on the proposal to grant a lease of greater than 5 years and was open for a period commencing 25 May 2022 and closing on 20 June 2022. The consultation activities included:

- a Notice in the Advertiser Newspaper;
- a section on Council's Making Marion website;
- direct mail to 507 neighbouring properties; and
- social media posts on Council social media accounts.

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

7.2.4 A total of 109 responses were received during the consultation. 72 were supportive of the proposal to adopt the new CLMP as written, 20 were not supportive of the proposal, and 17 were supportive subject to some changes being made to the CLMP. Overall, there was overwhelming support for the adoption of the CLMP as written. A number of the comments were in relation to tree removal, further plantings and traffic management which will be matters for consideration as part of the Development Approval process for the development.

7.3 The Council resolved as follows at the June 2022 Meeting in relation to item *11.1 Marion Arena Community Land Management Plan:*

> That Council:
>
> 1. Notes the feedback received from the community consultation process has been considered by Council Members.
> 2. Resolves to adopt the Marion Arena CLMP included in Attachment 6 and;
>   a. Places a Notice in the Advertiser Newspaper and the South Australian Government Gazette confirming the adoption of the Marion Arena CLMP.
>   b. Updates Council's 'Community Land Management Plan 6 – Principal Sporting or Recreational Facilities' to remove 262A Sturt Road Marion from the CLMP, and that this be done as a minor administrative change which will have limited or no impact on the community.

7.4 At the June 2022 Meeting, the Council also considered a report titled *11.2 Marion Arena Proposal to Grant Lease* (**the Lease Report**) for the purpose of

the Council considering responses received during the community consultation process for the proposed ground lease for the Land to construct and operate the Marion Arena.

7.5 The Lease Report included a similar discussion as in the CLMP Report as well as the following:

7.5.1 Under Section 202 of the LG Act, the Council may grant a lease or licence over community land so long as it is consistent with the provisions of its adopted community land management plan and if the lease is for more than five years, the Council must follow the relevant steps set out in its public consultation policy and consult with the community before entering into the lease.

7.5.2 The actual terms of the ground lease for the Land are confidential because they are part of ongoing commercial negotiations, however the pertinent terms of the lease can be made known. The lease term will be for 42 years, there will be no capital or operating investment from the Council and the agreement will include discounts for Council residents between 5% and 10% on services provided at the Marion Arena. The lessee will be paying a rent amount on the ground lease and will be responsible for the cost of their own separately metered utilities.

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

- a Notice in the Advertiser Newspaper;
- a section on Council's Making Marion website;
- newsletter sent to all relevant Making Marion subscribers;
- direct mail to 507 neighbouring properties; and
- social media posts on Council social media accounts.

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

7.5.4 A total of 94 responses were received during the consultation. 56 were supportive of the proposal to grant the lease, 26 were not supportive of the proposal, and 12 were supportive of the proposal subject to amendments. Overall, there was overwhelming support for the proposal to grant the lease. Those opposed to the granting of the lease included comments from community members who would prefer to see the area retained as open space or had concerns in relation to traffic impacts of the development which will be further considered as part of the Development Approval process.

7.6 The Council resolved as follows at the June 2022 Meeting in relation to item *11.2 Marion Arena Proposal to Grant Lease*:

1. Notes the feedback received from the community consultation process has been considered by Council Members.

7.7 At the 12 March 2024 Meeting (**the March 2024 Meeting**) the Council considered a report titled *11.2 Tree Asset Management Plan* (**the TAMP Report**) for the purpose of seeking Council endorsement for the Draft City of Marion Tree Asset Management Plan 2024-34.

7.8 The TAMP Report includes, amongst other things, the following discussion:

7.8.1 the Council's Urban Tree assets provide many benefits to our community. Our vision is to have streets and parks which are lined with mature, healthy trees that are a habitat for birds and other wildlife. The community values and appreciates the city's trees for their shade, appearance, and the contribution they make to the environment;

7.8.2 the Council seeks to maximise value to ratepayers and ensure sustainable services by optimising the use of our assets. Council trees are a physical asset and decisions made regarding their retention, removal or species selection are largely operational decisions which are influenced by community and other key stakeholder expectations.

This in turn influences the eco-service benefits public trees provide and, in turn, Council's ability to deliver urban greening targets;

7.8.3 the Tree Asset Management Plan defines how urban trees should be managed as assets, the service levels we provide, and the funding required to successfully manage them over the life of this plan. Council managed trees are unlike any other Council assets. They are unique as a living asset, their value accumulates over time, their conditions change routinely based on variable environmental conditions, public interaction, and maintenance practices.

7.9 The Council resolved as follows at the March 2024 Meeting in relation to item 11.2 Tree Asset Management Plan:

> That Council:
> 1. Notes the outcomes from the community engagement process.
> 2. Adopts the Draft City of Marion Tree Asset Management Plan 2024-34 (Attachment 1).

7.10 At the May 2024 Meeting, the Council considered a report titled *11.3 Arena development at 262 Sturt Road* (**the Arena Report**) for the purpose of updating the Council Members on recent progress with the Marion Arena development and to determine the members' position on the removal of the Trees.

7.11 The Arena Report included some of the content from the previous Council reports detailed above as well as the following discussion.

7.11.1 At the General Council meeting of 23 August 2022, the Council resolved that it:

> 1. Notes that the feedback received from the Marion Arena community consultation process was noted at the General Council meeting of 28 June 2022.
> 2. Notes the additional information received about the Marion Arena from the Consortium, including a site Master Plan, a letter of commitment from Pelligra, and agreement to undertake stakeholder engagement during the planning phase.
> 3. Notes the independent report on traffic management for the Marion Arena and the broader site.

4. Notes that all Marion Arena car parking requirements, as identified by the independent traffic consultant, including replacing the 39 car parks that are already on the site, will be achieved in a three level (ground plus two decks above) 270 car park.
5. Notes that several options exist for improving site access arrangements on Sturt Road and that the Consortium will need to negotiate an access outcome with the Department of Infrastructure and Transport (DIT) and Council as part of their planning approval.
6. Authorises Administration to negotiate and agree final terms and make further amendments to the draft lease agreement as reasonably required, for the lease between Council and the Consortium over 262A Sturt Road Marion currently described as Allotment 100 in Filed Plan 147234 comprised in Certificate of Title Volume 5794 Folio 420.
7. Authorises the Mayor and Chief Executive Officer to attest to the affixation of the Common Seal of the Corporation of the City of Marion to a ground lease agreement with the Consortium or their related entity nominee for a term of 42 (forty two) years for an indoor ice sports and rock climbing recreational facility to be constructed and operated.
8. Authorises Administration to serve the required notice to Marion Croquet Club to terminate their occupancy agreement of the site which is currently operating on a month-to-month basis with no written agreement in place.

7.11.2 Following final negotiations of the Ground Lease agreement, the agreement was signed by Council and Pelligra on 4 August 2023. Pelligra submitted the development application to Council on 29 August 2023. The development approval process (for planning and building consent) has commenced but is not likely to be completed until late 2024. This needs to include satisfactory arboricultural assessments and decisions, in addition to traffic and parking solutions.

7.11.3 Community consultation for the Marion Arena was undertaken during the period 25 May and 20 June 2022. Community responses were as follows:

Alienation of Land by Lease

A total of 94 responses were received during the consultation. 56 (59%) were supportive of the proposal to grant the lease, 26 (28%) were not supportive of the proposal, and 12 (13%) were supportive of the proposal subject to amendments. Overall, there was clear majority support for the proposal to grant the lease.

General Feedback

A total of 232 responses were received during the consultation (although only 231 completed the survey questions). 179 (78%) definitely agreed or somewhat agreed with the proposed Marion Arena, 8 (3%) neither agreed nor disagreed, and 44 (19%) somewhat disagreed or definitely disagreed with the proposed Marion Arena. There was overwhelming support for the proposal to build an Ice Arena.

7.11.4 The developer is seeking to remove the Trees to facilitate development of the Marion Arena. Both trees are mature Eucalyptus camaldulensis - River Red Gums. The first tree (nearest Sturt Road) is 19.8 metres high with a trunk circumference of 3.43 metres measured 1 metre above ground level. It is classified a 'Significant Tree' under the *Planning Development and Infrastructure Act 2016*. Its structure is classified as fair. Its health is classified as good to fair. Its growing environment is classified as poor due to being in an asphalt carpark. It has a low risk rating and a useful life expectancy of more than 20 years. The second tree is 14 metres high with a trunk circumference of 4.61 metres measured 1 metre above ground level. It is classified a 'Significant Tree' under the *Planning Development and Infrastructure Act 2016*. Its structure is classified as fair. Its health is classified as good. Its growing environment is classified as poor due to being in an asphalt carpark. It has a low risk rating and a useful life expectancy of more than 20 years. The Trees are estimated to be 60-70 years old and are highly visible from surrounding properties and streets. This suggests that both trees are notable and offer important contributions of amenity to the local area. The Trees do have some habitat value as a perching structure and linkage across the suburb for wildlife, although no habitable hollows have been observed. Due to their age,

the Trees are not considered culturally significant. The Trees appear to have been either planted or already in situ on the boundary of previous market garden properties there.

7.11.5 Council's Tree Asset Management Plan uses the City of Melbourne's Amenity Tree Valuation (**the ATV**) tool. The ATV method considers base tree value, tree species attributes, tree aesthetics, and tree location and tree condition. The formula assigns a numerical value to each criterion that a tree has or makes to the environment and ultimately determines a monetary value to that tree. The method calculates the amenity value of the Trees at $285,995 for the first tree and $413,093 for the second tree.

7.11.6 The Playford Ice Arena was recently approved by the City of Playford CAP. Three significant and 13 regulated trees were recommended for removal and one significant tree and 7 regulated trees were recommended for protection. It is not known whether any ATV valuation payment was made by the developer for the removal of these trees.

7.11.7 Pelligra has advised that '*The removal of the two trees bordering 262-264 Sturt Road, Marion is important to Pelligra to ensure the adequate and efficient development of the site. As assessed by Arborman Tree Consulting, the RPZ and canopy of the tree encroaches circa 14-15m into the premises, and hence, consumes a large portion of the eastern boundary/site area that limits the adequate development of the site. Conditions imposed relating to site access, planning parameters, council imposed restrictions and internal venue specification's collectively result in limited acceptable design outcomes, that are further constrained if the subject trees are to be retained.*'

7.11.8 The Council could consider charging the developer for the ATV valuation, namely $699,088. This would represent about 3.5% of the project value. Pelligra has advised that they '*would be in a position to pay a statutory tree removal levy if applicable to the CAP approved planning application [but] would not consider making any additional or alternate contribution to the replanting of trees.*' Pelligra further advises that, should a decision on the Trees not be resolved speedily, then

resources will be reallocated, and commencement dates delayed or the project will take a '*different direction*'.

7.11.9 Pelligra advises that '*The development would seek to include a variety of ESG [environmentally sustainable] initiatives into the development both through design and operation. It is intended that the development would include a significant PV solar array to a maximum capacity allowable limited by roof capacity and restrictions imposed by authorities – with the capacity of which to be determined at a later date in consultation with services engineers. Furthermore, Pelligra intend on introducing improved efficiency plant and mechanical systems into the development to lower the electricity consumption of the development. This will provide notable carbon off-set benefits, limiting the ongoing operational impacts on the broader environment. In accordance with the planning application, the development would seek to introduce new landscaped areas to the site as a means of biodiversity offset.*'

7.11.10 Pelligra advises that '*The development, through both construction and operation will provide a positive contribution to the local area, through the creation of jobs and increased investment in the LGA. The development will comprise facilities of national design specification, and hence provide additional amenity to the Marion area (being one of only 3 currently operating or proposed for the state), provide additional sporting and leisure asset to the local community improving health, wellbeing and driving participation in new sports at both grassroot and professional level, and increase tourism expenditure (from both domestic and interstate tourism). In addition, the increase in patronage to the broader club-Marion precinct will result in 'spill-over' benefits for the Club-Marion Venue, promoting new business and use of their facilities. Staffing and patronage volumes are still being finalised for the proposed development.*'

8. REVIEW – APPLICANTS' SUBMISSIONS

8.1 In the Review Application, the Applicant has expressed views regarding the Decision which we summarise below.

8.1.1 Community land must meet the needs of the local community. This proposal seems to seek to meet the needs of other communities in preference to the local community. Other local sporting clubs and residents are asking for more green open space and sporting facilities.

8.1.2 The Council made its decision subject to the adoption of the Marion Arena CLMP which it did not include. The Decision must be consistent with the Marion Arena CMP and the Marion CLMP must be valid.

8.1.3 The Decision is inconsistent with the Council's own policies, values and recently endorsed Tree Asset Management Plan. Council recently endorsed a Tree Asset Management Plan highlighting the Council's commitment to valuing and protecting trees. The replacement value of the Trees is $699,088. The Council was one of the many councils who wrote submissions to the State Government calling for stronger tree protection. Valuing nature is one of the Council's core values. The Trees have an intrinsic value to many in the community and many have connections to them. Big trees have important health and wellbeing benefits. A survey in March 2023 revealed that 96% of the Council's community agreed that trees are important in urban areas. At 11% canopy cover, the Council has one of the lowest canopy covers in South Australia and in Australia. It is still a long way off achieving its own target of 20% tree canopy cover and the widely accepted target of 30% for urban tree canopy.

8.1.4 The Trees were recently evaluated to sequester 45.28kg of carbon annually, hold 15 metric tons of stored carbon, reduce 120.74kg of oxygen annually, mitigate 7.09 cubic metres of storm water runoff annually and removing atmospheric pollution. Removing them will contribute to the heat island effect.

8.1.5 The Decision goes against the Council's own rules regarding allowing the removal of significant trees on private property.

8.1.6 The Council was not provided with a site layout plan as requested and instead accepted the one site layout plan provided rather than investigate or ask for alternative options.

8.1.7 The Applicant rebukes the developers claim they would pull out of the project. The Trees are located on the boundary of the Land and with clever design it should be relatively easy to incorporate them into the plan.

8.1.8 There was no notification of the removal of the Trees during the public consultation period and instead it was stated that it was unknown if the Trees would be removed. There was no disclosure of the removal of the Trees in the community engagement plan, the Marion Arena CLMP, letter to residents, online or in the media announcement on 12 May 2022.

9. REVIEW - ANALYSIS

9.1 Lawfulness

9.1.1 We have considered the Decision and, in our opinion, the Decision is lawful.

9.2 Applicant's Submissions (including submissions on preliminary report)

9.2.1 The Applicant submits that the needs of the local community are not being met and other residents and sporting clubs are asking for more green open space and sporting facilities.

9.2.2 In our view the responses from the community consultation undertaken in May and June 2022 with respect to the Marion Arena demonstrate that there is significant support for the proposal to build an ice arena. Of the 232 responses that were received during that consultation, 179 (78%) definitely agreed or somewhat agreed with the proposed Marion Arena, 8 (3%) neither agreed nor disagreed, and 44 (19%) somewhat disagreed or definitely disagreed with the proposed Marion Arena. Therefore, based on the community consultation responses it is in our view reasonable to consider that the Marion Arena is meeting the needs of the local community.

9.2.3 It is of course the case that the Council is unable to accommodate all community needs and interests noting its responsibilities and limited resources, and it is often required to make choices about which community need or interest is prioritised over others.

9.2.4 The Applicant states the Council made the Decision *'subject to the'* Marion Arena CLMP and that the Decision must be consistent with the Marion Arena CLMP. The Applicant also states that the Marion Arena CLMP must be a valid CLMP. The Applicant is querying if the Marion Arena CLMP is a valid CLMP. We have no reason to doubt its validity.

9.2.5 Section 199 of the LG Act requires the Council to manage community land in accordance with any management plan for the relevant land. The Marion Arena CLMP contains objectives for the Land that in our view accommodate the use of the Land for the Marion Arena. In particular the following objectives are relevant to the Marion Arena:

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

9.2.6 The Council's proposals for the management of the Land set out in the Marion Arena CLMP in our view also accommodate the Marion Arena. In particular we note the following proposals as particularly relevant:

- The development of a sporting and recreational facility that will complement other sporting and recreational activities already provided for in the community.
- Council may at its discretion, approve the use of any part of the Land for business purposes, provided that such business purpose is not inconsistent with this Plan.
- Granting of a long-term lease to a sporting and recreational provider, including undertaking public consultation in accordance with Section 202(3) of the Local Government Act.

9.2.7 Whilst the Decision is not a decision directly about the Marion Arena, the above provisions of the Marion Arena CLMP are relevant because

the Decision relates to the use of the Land for the Marion Arena. We do not consider that the Decision contravenes section 199 of the LG Act. That is, we do not consider that the Council is failing to manage the Land in accordance with the Marion Arena CLMP.

9.2.8 The Applicant submits that the Decision is inconsistent with the Council's policies, values and Tree Asset Management Plan (**the TAMP**). In particular the Applicant refers to the Council's core value of valuing nature, its tree canopy target and the action it took to make a submission to the State Government calling for stronger tree protection.

9.2.9 The TAMP *'provides information on the state of the trees 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'*. The TAMP states its purpose is *'to improve council's long-term strategic management of tree assets to ensure the current and future Levels of Service are sustained'*.

9.2.10 Whilst the Applicant contends the Decision is inconsistent with the TAMP no explanation is provided as to the inconsistency. We have not found any inconsistency. Indeed, we note the TAMP states *'Decisions made regarding tree* retention*, removal, or species selection are based on strategic operational planning and performance'.* This statement clearly in our view envisages the removal of trees for strategic or operational performance. In our view the removal of the Trees to facilitate the Marion Arena is an example of a decision to remove trees for strategic or operational planning and performance. It is not a decision that has been made randomly, but rather is part of facilitating the delivery of a recreational facility that has significant support from the community based on the responses to the community consultation.

9.2.11 The submission by the Applicant that the Decision is inconsistent with the Council's policies is not substantiated as the Applicant has not identified which policies are being referred to. The Applicant also contends the Decision is inconsistent with the Council's values. The Council's Strategic Plan 2019 – 2029 includes the following as one of

the themes that represents the shared values and aspirations that will guide how the Council develops:

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

9.2.12 We do not consider it is a reasonable to construe the Decision in the manner submitted by the Applicant. The Decision is to consent to the removal of the Trees to facilitate a significant development on the Land. It is not a decision that in our view is incompatible with the Council's values set out in the Strategic Plan 2019-2029.

9.2.13 The Applicant makes submissions as to the benefit of the two trees. We do not, in general terms, disagree with the Applicant's submissions in this regard. The benefit provided and realised by the Trees is a relevant consideration. It is factor to be balanced with the purpose for which the Trees are to be removed.

9.2.14 The Applicant submits the Decision *'goes against the Council's own rules regarding allowing the removal of significant trees on private property'*. However, that submission fails to appreciate that the Decision merely represents the Council's consent as the owner of the Land to the removal of the Trees. It will be a matter for the relevant authority under the *Planning, Development and Infrastructure Act 2016* to determine if approval from a planning perspective will be given for the Trees to be removed.

9.2.15 The Applicant expresses the view that alternative options should have been considered and does not accept the developer's statements regarding the necessity for the Trees to be removed or that the Developer *'would pull out of the project'*. We have reviewed the statements attributed to the developer in the Arena Report and whilst it does not contain any definitive statement from the developer to that effect it is clear that the developer considers the removal of the Trees to be very important. This is ultimately a matter of balancing the retention of the Trees with the development of the Land in the manner put forward by the developer noting its genesis was an unsolicited

proposal and the risk to the Marion Arena proceeding. The TAMP states *'All reasonable alternatives to retain a tree shall be considered before it is removed'.* There does appear to have been consideration by the developer of alternatives noting the comments attributed to the developer in the Arena Report regarding the canopy of the Trees, conditions on site access, planning parameters, council restrictions and internal venue specifications which limit '*acceptable design outcomes'.*

9.2.16 The Applicant states that the removal of the Trees was not disclosed during the community consultation, and it was only disclosed that it was unknown if the trees would be removed. The FAQs provided as part of the community consultation included the following:

> Will trees be removed as part of the consortium's proposal?
>
> Unknown: Cruachan Investments trading as Ice Rinks Adelaide and the Pelligra Group (the Consortium) have not lodged a Development Application for their proposal so their final plans for the site are not documented. Most of the site is taken up by turf for croquet and a bitumen car park, but there are some trees and landscaping.

9.2.17 The Applicant submits that:

> It could be argued that tree removal being 'Unknown' is a non-disclosure as in your report the Council seemed all along to know that significant trees would require removal. This was mentioned at the general council meeting that the plan had never changed and therefore, it was an ambiguous statement that was designed to confuse, hide and downplay the 'known' removal of trees. To my mind and others in the community it was not transparent that any trees would need to be removed.

9.2.18 In our view there is a reasonable explanation for the community consultation not stating definitely that the Trees would be removed as at the time a development application had not been lodged so the Council could not say which if any trees would be removed. In our view the community consultation did suggest that trees would be removed base on the above FAQ.

9.2.19 The Applicant does not agree there was overwhelming' community support;

> "..when it was predominantly a small number of endorsements from members of Facebook group supporting the Marion Ice Arena and therefore not truly representative of the wider Marion community, rather the Ice Arena community. The community consultation is a blunt tool to rely on. Also with a little over 200 respondents in a Council that has over 41,600 dwellings and 100,000 residents, it's really not an 'overwhelming' or genuine endorsement, it's more a box ticking exercise. I do think that the 95% of Marion residents agreeing trees are important in an urban environment is more of an 'overwhelming' endorsement to save the two significant trees then to give landlord approval to remove them.

9.2.20 It is a fair argument that 200 responses is a very small proportion of the number of residents and ratepayers in the Council's area. However we consider it is entirely appropriate for the Council to consider the support for the Marion Arena to be overwhelming. The Council undertook a community engagement process that was open to everyone and of the respondents that did participate in the community engagement process there was overwhelming support for the Marion Arena. In our view it is not a fair statement to equate the support by 95% of the Council's residents agreeing trees are important in an urban environment with support for the Trees to be retained rather than removed to accommodate the Marion Arena.

9.2.21 The Applicant submits that the Council is going "against its own rules" in agreeing to the removal of the Trees. However, the 'rules' regarding the removal of the Trees will be applied and considered by the relevant authority as part of assessing the development application for the Marion Arena.

9.3 **Merits Assessment**

9.3.1 In undertaking a merits review, we have had regard to the principles in Section 8 of the Act, and consider the following provisions in Section 8 are particularly relevant to the Decision:

(b) be responsive to the needs, interests and aspirations of individuals and groups within its community;

(f) seek to facilitate sustainable development and the protection of the environment and to ensure a proper balance within its community between economic, social, environmental and cultural considerations;

9.3.2 The Decision merely represents the Council's consent as the owner of the Land to the Trees being removed. However, the removal of the Trees requires approval under the *Planning, Development and Infrastructure Act 2016.* If that approval is not given the Trees will not be able to be removed notwithstanding the Decision. When viewed in that context it is our view that the Decision has considerable merit noting that:

(a) the community consultation on the Marion Arena was overwhelmingly in support even with the information that it was unknown if trees would need to be removed;

(b) the Marion Arena CLMP which also received significant community support can accommodate the use of the Land for the Marion Arena; and

(c) the planning merits of removing the Trees will be considered by the relevant authority as part of assessing the development application for the Marion Arena.

10. CONCLUSION

10.1 Taking into account all the information as set out in this report, our view is that the:

10.1.1 the Decision is lawful;

10.1.2 it is open to the Council to determine that the Decision is the preferred Decision.

11. RECOMMENDATIONS

SXP/SXP/13237-515275/2966837

11.1 That, the Council consider all the information available at the time the Decision was made, and all new information including this report and make a determination on the Review Application.

11.2 We consider that it would be open to the Council to affirm the Decision.

Norman Waterhouse

Felice D'Agostino
Principal
T 08 8210 1202
fdagostino@normans.com.au

24 September 2024

SXP/SXP/13237-515275/2966837

APPENDICES

Appendix A

From: [redacted]
Sent: Monday, June 17, 2024 4:58 PM
To: Electronic Mail <ElectronicMail@marion.sa.gov.au>; Tony Harrison <[redacted]
Subject: Section 270 REVIEW OF COUNCIL'S DECISION

Dear Tony,

I'm writing to you regarding item 11.3 discussed and voted on at the General Meeting of Council, held on the 14th May, 2024. This item sought landlord approval for the removal of 2 significant trees at 262 Sturt Road Marion. This was to accommodate the demands of Cruachan Investments, trading as Ice Rinks Adelaide and the Pelligra Group.

I was in the gallery when the Councillors voted 10 to 2 in favour, noting Councillor Sarah Luscombe and Ranuka Lama voting against the motion, briefly citing their reasons. Councillor Nathan Prior noted a conflict of interest and he still participated in the vote. Following this decision, I decided to look further into Council's leasing the Community Land for 42 years and to give landlord approval for removal of 2 significant trees.

I am writing to request an Internal Review of this decision by Council, in accordance with section 270 of the *Local Government Act 1999.* I understand Council's Community Land Management Plan (CLMP), applicable to the 262 Sturt Road site. Council made their decision subject to the adoption of the Community Land Management Plan, so how can they make this decision, as their decision must be consistent with other relevant plans and policies about conservation, development and use of the land.

I note the following;

196—Management plans
(1) A council must prepare and adopt a management plan or management plans for its community land if—
(a) the land falls within the ambit of section 194(1)(b) or (c); or
(b) the land is, or is to be, occupied under a lease or licence; or
(c) the land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

(5) A management plan—
(a) should (as far as practicable) be consistent with other relevant official plans and policies about conservation, development and use of the land;

Division 5—Business use of community land
200—Use of community land for business purposes
(1) A person must not use community land for a business purpose unless the use is approved by the council.
(2) The council cannot approve the use of community land for a business purpose contrary to the provisions of a management plan.
(3) The council's approval may be given on conditions the council considers appropriate.
(4) A person must not—
(a) use community land for a business purpose in contravention of subsection (1); or
(b) contravene a condition of an approval for the use of community land for a business purpose.

- Community Land, such as this, must meet the needs of the local community. This proposal seems to seek to meet the needs of other communities, in preference over the local community. There are local sporting clubs and residents crying out for more green open space and more sporting facilities.
- Council made their decision subject to the adoption of the Community Land Management Plan which they didn't include and their decision must be consistent with the Plan and it must be a valid Community Land Management Plan.
- There was a good argument for Councillors not giving landlord approval as this is inconsistent with Council's own policies, values and recently endorsed Tree Asset Management Plan register.
- Council has stated they requested a site layout plan which retained the trees, however, this was not provided by the developers. Instead of contesting this, Council accepted the one site layout plan provided and have not investigated or asked for alternative options.
- The Mayor's reasons for not allowing deputations was not reasonable.
- I rebuke the developers claim that they would pull out of the project as they have invested a lot of time and money and land parcels such as these are rare. In addition, the 2 trees are located on the boundary of the land and with clever design it should be relatively easy to incorporate them in the plan.
- I rebuke Council claims to have a 'mandate' to do this because of "overwhelming" positive feedback during the consultation process. There were 98 respondents and many comments asked for the significant trees to be retained and not representative of the majority of the Marion community. And when some astute member of the community found out the removal of the trees was on the Council's General Agenda, over 60 emails in support of retaining the trees were received by Council in the days leading up to the meeting.
- There was no notification on the removal of significant trees during the public consultation period. It stated "Unknown if the trees would be removed". It was not transparent that the trees would need to be removed.
- There was no disclosure of tree removals in the Community Engagement Plan, the Community Land Management Plan, letters to nearby residents, Making Marion Web page or the Media announcement of May 12 2022.
- Council, was one of many other Councils who wrote submissions to the SA Government calling for stronger tree protections. The State Government's has now strengthened the tree laws in line with Councils and community expectations, with new legislation announced on the 17th May, to better protect Adelaide's urban tree canopy and safeguard, large mature trees.
- Valuing nature is one of Councils core values.
- Council recently endorsed a Tree Asset Management Plan, passed on 12 March, 2024, highlighting Council's commitment to valuing and protecting trees as assets. The replacement value of these 2 trees are valued at $699,088 as referenced in this new Tree Asset Management Plan register.
- These trees have an intrinsic value to many in the community and many have connections to them. Big trees, such as these, have important health and well being benefits to community.
- A survey in March 2023 revealed that 95% of the City of Marion community agree that trees are important in urban areas.
- These two trees were recently evaluated to a) Sequester 45.28kg of carbon annually. b) Hold 15 metric tons of stored carbon. c) Produce 120.74kg of oxygen annually. d) Mitigate 7.09 cubic metres of storm water runoff annually and e) Be removing atmospheric pollution and removing them will contribute to the heat island effect.
- It goes against Councils own rules regarding allowing the removal of significant trees on private property.

- At 11% canopy cover the Marion Council has one of the lowest canopy covers in South Australia and in Australia. It's still a long way off of achieving its own target of 20% tree canopy cover and the widely accepted target of 30% for urban tree canopy.

For the reasons listed above the decision by Council goes against its own objectives, values, vision and stance in relation to the local environment and tree protection. It also goes against the City of Marion communities expectations. Therefore, this decision is inconsistent with Councils policies and the needs of the local community. Council must understand it needs to retain, value and respect all trees on its tree asset management plan register and met the needs and expectations of their local community. Not to do so is a failing of Council.

I would appreciate if you'd acknowledge receipt of this email and please provide me with information about how this review works.

Yours sincerely,

[redacted]

Appendix B

From: [redacted]
Sent: Monday, 16 September 2024 4:59 PM
To: Felice D'Agostino
Subject: Re: City of Marion: Section 270 Review Application

DOCID: 2982218

Dear Felice,

Thank you for providing me with a copy of the preliminary report. I was pleased to read in your view the decision was lawful and that it was the preferred decision - it's good to know that the Marion Council have followed the correct procedures. However, the report does seem to have a bias towards Council and I've selected just some of the statements made in your report that I would like to make a submission for you consideration;

3.1.3 Is does not seem to be part of your scope to include Council intends to plant 4,300 trees and 15,000 tube stock shrubs and ground covers within the council area during 2023-2024, and that 73 of these trees will be River Red gums (Eucalyptus camaldulensis)? This is part of the Council's yearly greening strategy and has nothing to do with the removal of the significant trees. Furthermore, these plantings can not replace all the benefits of these two significant gum trees. Conservation Council SA estimates it takes 891 metre high tree saplings to replace the benefits of just one significant tree. If you are going to include the above-mentioned statement then would you please consider including in terms of canopy cover, Marion Council has one of the lowest percentages of canopy cover in the metro area at just 11% with it's own target to reach of 20% and is not anywhere near 30% canopy cover which is the widely accepted target to achieve multiple health, liveability and economic benefits for urban areas and that's the reason it's planting trees.

9.2.4 I would like to clarify that I was asking the question if it was a valid CLMP as I understand the law around CLMP's has changed, however, I'm not a lawyer. I don't think you can 'assume' anything or it to be a valid CLMP unless this has been investigated by you.

9.12.17 It could be argued that tree removal being 'Unknown' is a non disclosure as in your report the Council seemed all along to know that significant trees would require removal. This was mentioned at the general council meeting that the plan had never changed and therefore, it was an ambiguous statement that was designed to confuse, hide and downplay the 'known' removal of trees. To my mind and others in the community it was not transparent that any trees would need to be removed.

Regarding the word you've used as 'overwhelming' community support I don't believe this is correct, when it was predominantly a small number of endorsements from members of Facebook group supporting the Marion IceArena and therefore not truly representative of the wider Marion community, rather the IceArena community. The community consultation is a blunt tool to rely on. Also with a little over 200 respondents in a Council that has over 41,600 dwellings and 100,000 residents, it's really not an 'overwhelming' or genuine endorsement, it's more a box ticking exercise. I do think that the 95% of Marion residents agreeing trees are important in an urban environment is more of an 'overwhelming' endorsement to save the two significant trees then to give landlord approval to remove them.

I would like to note, If a developer is giving an unsolicited proposal to Council on Community Land then Council should not go against their own rules and agree to the removal of the significant trees as they would not allow this to happen on Private land (the reason why Councillor Renata Lana voted against their removal). This was also not contained in your report that Council went against it's own rules.

I see this as a missed opportunity for Council to set the standard and expectations of future developments in the City of Marion. For over 2 years I've written several emails to the Mayor and the 12 Councillors to make it a condition of the lease agreement to incorporate the significant trees and make it a Win Win for community. I didn't see the 2 things as mutually exclusive. The Marion Council should be following its own rules for allowing the removal of significant trees on private property, leading by example and sending a clear message to developers, that trees, as assets are important in the urban environment. In a Climate Crisis developers and council no longer have a social licence to remove community tree assets. Trees, especially big trees are one of the best tools we have right now for mitigating the effects of a warming climate. This was never about stopping the IceArena. This was about ensuring that we balance development with nurturing nature.

I respectfully request for my name to be removed from the public domain/report/ document because there has been negative and disparaging Facebook posts on the IceArena page directed to people who are perceived to have stopped the Marion IceArena.

Once again, thank you for your efforts and all the best.

Yours sincerely,
[redacted]

On 11 Sep 2024, at 2:39 PM, Felice D'Agostino <FDAgostino@normans.com.au> wrote:

Dear [redacted]

I refer to your application to the City of Marion under Section 270 of the *Local Government Act 1999* seeking a review of the Council's decision made at its meeting on 14 May 2024 concerning the removal of two trees at 262/262A Sturt Road, Marion.

As you are aware, the Council has engaged us to assist it with its consideration of your application.

We have prepared and enclose a Preliminary Report. You are invited to provide us with any submissions by close of business on 25 September 2024.

Please contact the writer if you have any queries.

Regards

Felice D'Agostino
Principal
<image001.png>
Level 11, 431 King William Street, Adelaide SA 5000 • GPO Box 639, Adelaide SA 5001
T 08 8210 1202| F 08 8210 1234 | W normans.com.au | <image002.png>

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<Section 270 - Preliminary Report.pdf><Appendix A to Section 270 Report.pdf>

12.2 Heritage Vines Service Extension Agreement	
Report Reference	GC241022R12.2
Originating Officer	Unit Manager Property & Facilities – Michael Collins
Corporate Manager	Manager City Property - Mark Hubbard
General Manager	General Manager City Development - Ben Keen

REPORT OBJECTIVE

To seek Council authorisation for a tender exemption to provide for the extension of the existing Service Agreement with Patritti Wines for a further term of five (5) years at the expiry of the current term on 22 May 2029.

EXECUTIVE SUMMARY

Council owns three areas of heritage grape vines, Marion Vineyard (two areas), at Oaklands Wetland and Reserve, and adjacent the Living Kaurna Cultural Centre. The vines are historically significant and understood to be the oldest surviving urban vineyards in the world.

There has been a service agreement in place for the management and maintenance of the vines with Patritti Wines since 2007. The current contract for a 5-year agreement with an extension for a further 5-year term commenced in May 2019 following a market approach and was extended for the 5-year period in May 2024.

Patritti Wines have approached Council requesting an additional 5 year right of extension at the end of the current 5-year term in May 2029. Patritti wines have invested significant resources into the maintenance and restoration of the vines during the first 5 years of the current service agreement including undertaking a heavy pruning, resulting in a period before commercial returns will be forthcoming. They are requesting an additional 5-year term to provide them with commercial certainty to enable them to continue to invest in the urban vineyards.

The benefit to the City of Marion and the wider community is that the vines will continue to be professionally maintained to help ensure their survival for generations to come by the only remaining commercial vintners located and operating in the City of Marion.

Should Council wish to grant the request from Patritti Wines it will need to authorise the exemption from Council's Procurement Policy to grant the extension rather than undertaking a further market approach.

RECOMMENDATION

That Council:

1. **Authorises an exemption from Council's Procurement Policy to grant an additional extension of the existing agreement on the same terms for a period of 5 years from 23 May 2029 to 22 May 2034;**

2. **Notes that the Service agreement does not grant any tenure or occupation rights over the heritage vines to Patritti Wines; and**

3. **Authorises the Chief Executive Officer to execute documentation to give effect to the extension of the Service Agreement.**

DISCUSSION

1. Background

The Marion Vineyard is one of only a few commercial urban vineyards left in the world and it is believed to be the oldest commercially operating urban vineyard in the world.

Patritti Wines have managed Council's heritage vines since 1 April 2007 initially with a 5-year contract with a right of renewal for a further term of 5 years which expired in May 2017. This was extended by an exchange of letters to 31 March 2019.

An open market approach with a revised scope of services for the vines was undertaken in early 2019. This followed some direct approaches to Council from other viticulturalists who were interested in taking over the management of the vines. Despite this there was only one response received to the market approach, being from Patritti Wines. The new contract commenced on 22 May 2019.

2. Proposal for Extension

Council have received a request from the Directors of Pattriti Wines for an additional 5-year contract extension from the end of their current term in May 2029 on the same terms as the original contract.

Patritti Wines have advised that:

> *'The basis of this request is that we have invested quite heavily in the vineyards without commercial returns during the first 5 years, firstly in heavy pruning which resulted in short term crop loss which we are only starting to recover. We have also invested in significant replanting, irrigation and trellis works, including the co-investment that we did with the City of Marion a couple of years ago at the Warriparinga Vineyard. We feel that we will only just have started to see the returns from these investments after 10 years and therefore seek a further 5-year option to allow us to take advantage of these investments.'*

3. Lease, Licence or Service Agreement

Legal clarification on the interpretation of the nature of the agreement has been sought in relation to whether the Service Agreement could constitute a Lease or Licence giving occupancy rights over the vines. The vines are situated on community land. The *Local Government Act 1999* requires that public consultation must be undertaken prior to Council granting a Lease or Licence for a term exceeding 5 years over community land. The advice received was that the agreement is a contract for services and is not a Lease or Licence, therefore the proposed extension of the agreement should be considered in accordance with Council's Procurement Policy rather than as an occupancy agreement.

4. Main Terms of Service Agreement

It is proposed that the additional extension to the existing Services Agreement be offered on the same terms as the current agreement. The main terms of this agreements are:

Services	• The maintenance and management of the three Council owned vineyards, namely the Marion Vineyard (two areas), at Oaklands Wetland and Reserve, and adjacent the Living Kaurna Cultural Centre.
Fee	• $1 per annum payable by Council
Reimbursable Expenses	• Nil
Insurance Requirements	• Public Liability - $20,000,000
Indemnity & Exclusion of Liability	• The Contractor will undertake the Services at its own risk in all things and hereby releases the Council and its respective employees, officers members and Contractors from and against all claims, actions, proceedings, costs, expenses, losses, suffering, illness and liabilities incurred by the Contractor or its employees, agents, subcontractors, third party persons, and customers which arise from the performance of the Services.
Non-Performance by the Contractor	• Council may terminate.
Termination	• Grounds for termination by Council outlined in the agreement.
Public Access	• All the vineyards are unfenced and accessible to the public and are to remain unfenced.
Right to Grapes	• In return for managing and maintaining the vineyards in accordance with the scope of works in the contract, the contractor has the exclusive rights to and use of harvested grapes from the vineyards they are contracted to maintain.
Council's Desired Benefits	• Existing vineyards are well maintained to provide a safe and accessible environment, and enhanced amenity value to our community. • Promotion of the vineyards, and enhancement of the cultural, social and tourism opportunities at these locations and the region. • Harvested grapes contribute to our local or South Australian economy. • Potential educational benefits for student and community viticulture training programs.

5. Recommendation

Based on the significance of the heritage vines and the restoration and investment made to date by Patritti Wines, a local City of Marion based company, and the importance of appropriately maintaining the vines to ensure their survival for generations to come, it is recommended that Council authorise a tender exemption to directly grant a further 5 year extension to the existing Service Agreement between Council and Patritti Wines from 23 May 2029 to 22 May 2034.

ATTACHMENTS

Nil

12.3 Draft Greater Adelaide Regional Plan	
Report Reference	GC241022R12.3
Originating Officer	Senior Strategic and Policy Planner – David Barone
Corporate Manager	Acting Manager Development and Regulatory Services - Maddie Frew
General Manager	General Manager City Development - Ben Keen

REPORT OBJECTIVE

To seek endorsement of a submission to be sent to the State Planning Commission on the Draft Greater Adelaide Regional Plan.

REPORT HISTORY

PDC231010R9.1	Greater Adelaide Regional Plan Discussion Paper
GC231128R11.7	Greater Adelaide Regional Plan Discussion Paper
FORUM 241001R1.1	Draft Greater Adelaide Regional Plan

EXECUTIVE SUMMARY

The State Government has released the draft Greater Adelaide Regional Plan (draft GARP) for public consultation. The draft GARP is an important strategic planning document that will guide future Code Amendments and infrastructure planning and investment.

The draft GARP identifies potential strategic infill locations across the city that will be further investigated by the State (such as, arterial road corridors and areas around Marion Centre and the rail corridor) and those to be investigated by Council (such as, areas between South Road and Marion Road, along with south of Morphettville Racecourse and around Hallett Cove Centre), along with a housing target of 13,600 additional dwellings within the Marion Council LGA to achieve over the 30 year timeframe (with 10 year rolling interim targets).

Council's draft submission is in response to Council Member feedback from the 1 October 2024 Council Forum, as well as staff feedback. It identifies components of the GARP that are supported, as well as where Council recommends amendments should be made. Importantly, it identifies the intended approach by Council in undertaking the required Housing Strategy identified by the draft GARP to demonstrate how our target can be achieved. The submission identifies the need for a collaborative approach between council and the state agencies to achieve the targets and the right balance between state led and Council led strategic infill outcomes.

If endorsed, a submission will be finalised in time for the 4 November 2024 closing period for consultation.

RECOMMENDATION

That Council:

1. Endorses the draft submission to the draft Greater Adelaide Regional Plan to be

submitted to the State Planning Commission.

DISCUSSION

1. Role of the Regional Plan

The State Government has released the draft GARP for public consultation. The GARP aims to guide the future development of housing, employment and supporting physical and social infrastructure for the Greater Adelaide Region over the next 30 Years. As a "Designated Instrument" under the *Planning, Development and Infrastructure Act 2016*, the GARP will provide the framework for future Code Amendments by the State, Council and private entities, as well as a funding program and sequencing for infrastructure investment, linking to the State Infrastructure Plan.

2. Previous Discussion Paper

The draft document has been prepared following consultation on a Discussion Paper in late 2023, in which Council's submission made the following comments:

- identification of additional potential strategic infill sites including the Bus Depot on Morphett Road, the Warradale Army Barracks and land at Perry Barr Road at Hallett Cove;
- questioning the extent and formats for corridors for future growth, given the limited success and take up of existing corridors along Anzac Highway, Greenhill Road and Fullarton Road; and
- the need to provide a stronger design focus for infill development through the Code to improve general infill outcomes which are currently causing concerns to the community.

A copy of Council's submission to the Discussion Paper is contained within **Attachment 12.5.1**

3. Draft GARP Content and briefings

Staff from across the organisation were briefed on the draft GARP at an internal workshop where discussion identified a range of issues, concerns and potential implications across each work area within the organisation.

An outline document highlighting key components of draft GARP was emailed to Council Members on 27 September 2024 and a briefing on the content of the draft GARP occurred at the 1 October 2024 EM Forum. A copy of the presentation from the EM Forum is contained within **Attachment 12.5.2.**

Feedback from the EM Forum highlighted:

- a strong desire to limit further intensification of infill across the broad suburbs identified for further Council investigation;
- stronger focus on growth within strategic sites / locations and along corridors and activity centre nodes;
- concerns around how infrastructure, traffic and parking will continue to be managed as part of future planned growth (particularly for some neighbourhoods experiencing issues now such as Plympton Park); and
- doubts about the process and level of Council control over the policy content and location of zones and densities since the Planning and Design Code's implementation.

Aside from the potential spatial application of future growth, the draft GARP identifies a body of work required by Council to be undertaken within 2 years of the release of the GARP (anticipated in March 2025). This work requires Council to investigate:

- changes to future housing needs to reflect local demographic changes, smaller household sizes and the existing gaps in housing stock and supply;
- locations where the character of neighbourhoods would benefit from regeneration and the types of housing and densities that could be integrated sensitively in these locations;
- the capacity of local transport (roads, parking and active transport modes), services, sporting and social infrastructure and the level of future investment required to accommodate the changing population needs;
- the identification of possible mechanisms to fund the investment in infrastructure needed into the future, including potential infrastructure schemes;
- improvements to the amenity of neighbourhoods that may better support population growth (services, infrastructure and public realm improvements); and
- quality of open space and opportunities for investment (including partnership opportunities through the Planning and Development Fund).

Council could select to not undertake the local growth investigations as requested by the State, in which case the State will lead these investigations to achieve the identified targets for the Marion Council area. It is considered that the latter option comes with risks and thus it is recommended that Council undertake these investigations because it will allow Council to:

- lead investigations in a way that considers, responds and reflects the local context of our neighbourhoods and/or our community's aspirations;
- direct the future policy relating to housing types, densities, building heights in specific locations and in consideration of the local context (noting that Councils can make amendments to the GARP, which all future Planning and Design Code Amendments (including those submitted by private entities) must adhere to);
- set the infrastructure requirements (relating to local transport needs, stormwater, social infrastructure, open space and recreational needs etc) supporting seeking investment from the State (through grants) and establishing a potential Infrastructure Scheme to contribute to costs;
- maintain Council's reputation and legislative requirements in participating with the State government, in setting public policy and achieving regional and State objectives (*Local Government Act 1999* (SA), s 8), whilst considering our community's future needs;
- allow Council to work with other LGAs on related opportunities, with several other Councils already well underway with some of these investigations;
- avoid reliance on the expected population growth within the City of Marion area to be solely through the redevelopment of our neighbourhoods via general urban infill, and allow a more considered approach, via strategic sites and specific locations for increasing densities.

Further, undertaking a housing growth strategy will assist Council in achieving an outcome of the City of Marion Strategic Plan 2024-2034 (Liveable L3.2 - *Undertake localised planning for identified key activity areas, strategic infill sites, and growth corridors as identified within the Greater Adelaide Regional Plan, collaboratively with landowners*).

4. Draft Submission Content

The draft submission reflects the feedback from the EM Forum, considered alongside feedback received from staff across the organisation contained in **Attachment 12.5.3**.

The draft submission identifies the following key points:

- Council is supportive of:
    - a clear statement of no additional areas for general infill;
    - the desire for further investigation of improvements to general infill design quality policies, noting this is urgent and should be prioritised;
    - preparation of Infill Design Guidelines to support and encourage alternative housing types, and improved design, which should also be prioritised;
    - introduction of an Affordable Housing Off-set Scheme to better support affordable housing provision;
    - protection of Prime Employment Industry Precincts, including at Edwardstown; and
    - protection of State Innovation Places, including at Tonsley.
- Council seeks revisions to the draft GARP in relation to:
    - removal of the Plympton Park Character Area within the identified areas for further council-led strategic infill investigations;
    - transition of those parts of Dover Gardens, Seacombe Gardens and Sturt identified as state-led strategic infill locations so that they are Council-led investigation areas.
- Council's approach to a housing growth strategy will be holistic and examine implications across the Council area, noting locations that are desirable for reduced or limited further infill development, as well as a stronger focus on strategic and corridor locations for delivering on future targets in the longer term.
- Council seeks assurances from the state that any future housing growth strategy by Council will be honoured by the State and not overridden against Council's and the community's wishes.
- Council seeks a more collaborative approach to future investigations with the state agencies, as achievement of designated targets will require a coordinated approach to both state and Council led investigation areas.

Submissions close on 4 November 2024 and following Council's feedback and resolution, the draft Submission will be finalised in order to be submitted prior to the deadline.

ATTACHMENTS

1. GARP Discussion Paper Submission [**12.3.1** - 19 pages]
2. 1 October Forum - GARP Slides [**12.3.2** - 12 pages]
3. Draft GARP Submission [**12.3.3** - 20 pages]

Greater Adelaide Regional Plan Discussion Paper

Submission of the City of Marion

November 2023

Contents

1. Introduction 3
2. How Should Adelaide Grow? 4
2.1 Guiding Outcomes 4
2.2 Live Locally Concept 6
3. Where should Adelaide Grow? 7
3.1 Strategic Infill 7
Edwardstown (former Hills site) 8
Bedford Park 8
Warradale Barracks 9
171 Morphett Rd Warradale (Bus Depot) 9
Marion Shopping Centre 10
4 Aroona Road Hallett Cove 10
3.2 Corridors 11
South Road Corridor 12
Marion Road Corridor 12
Morphett Road Corridor 13
3.3 Regenerative neighbourhoods 13
4. Supporting Infrastructure 14
4.1 Public Transport Network 14
4.2 Stormwater Management 15
4.3 Utility Planning 15
6. Open Space and Greening 17
7. Implementation 18
Net Zero Target 18
Design Quality 18
Measurable and transparent targets 18
Ongoing Collaborative Approach 18

1. Introduction

The City of Marion recognises the Greater Adelaide Regional Plan (GARP) as an important policy document for our City, Adelaide and our state. It's role is to set the spatial planning framework for Greater Adelaide over the next 30 years.

Council congratulates the State Planning Commission on its Discussion Paper as a way of drawing interest and knowledge of the Regional Plan, as well as calling for and exploring ideas about how Adelaide should be shaped into the future.

This submission has been structured to respond to the key elements of the Discussion Paper, including the key questions of:

- How should Adelaide grow?
- Where should Adelaide grow?

As part of the Inner-South Adelaide sub-region, Council's interests are limited to those parts of the Discussion Paper that will influence our urban form and city structure, and as such, we do not provide any commentary on the issue of greenfield growth for example.

This submission has been prepared through a collaborative workshop across the organisation, aimed at drawing together the range of different skills and interests across the responsibilities of Council that influence land use planning, design, infrastructure, environmental and community development outcomes. Further discussion and feedback was provided with Council Members from initial ideas, opportunities and constraints for the City of Marion.

It draws on existing strategic directions, priorities and commitments identified by Council, noting that our Strategic Plan is in the process of being updated and may further inform our feedback on the Draft GARP into the future.

Whilst all of the commentary and formal submission points listed within this document may not be able to comfortably sit within the future GARP document, they nevertheless provide important context and broader considerations for the Commission, and the Minister for Planning, in implementing the Regional Plan, in order to further evolve and improve the Planning System.

2. How Should Adelaide Grow?

2.1 Guiding Outcomes

The Discussion Paper provides four guiding outcomes that are intended to inform the Regional Plan's ideas and delivery.

As high-level aspirations about how Adelaide should grow, Council supports the Guiding Outcomes. However, there does not appear to be clear translation of how the Regional Plan will ensure the achievement of these outcomes.

Council believes that there should be transparency as to the achievement of the guiding outcomes, through measurement, either through targets or key performance indicators.

A greener, wilder and climate resilient environment.

Ensuring our urban environments are greener and responsive to climate change impacts is important, not only to maintaining and supporting biodiversity, but will play an important role in maintaining amenity and liveability of our urban environments.

Council remains concerned about the state's ability to achieve this guiding outcome. Based on recent analysis on canopy cover across areas where infill development has occurred it is clear that current planning controls and mechanisms are failing to deliver green outcomes for our neighbourhoods.

Investigations informing GARP need to explore new ways of delivering greener development outcomes, above and beyond simply relying on achieving canopy targets within streets and public reserves.

As our urban environments experience hotter days more often, the quality of spaces will benefit from canopy cover and greening, as will the quality of lifestyle and amenity that trees and vegetation provide, making these places for attractive places to live.

There is strong community sentiment on addressing this issue as a priority.

A more equitable and socially cohesive place.

Council recognises that there are increasing challenges to achieving making our cities equitable places. Housing affordability and supply, including rental supply, continues to threaten accessibility to appropriate housing in locations that are accessible to services and employment.

Council remains concerned that affordable housing targets, particularly within inner and middle suburban areas remain difficult to achieve, and considers that there may need to be a greater role for government in delivering such housing outcomes.

Council is concerned that there appears to be a lack of focus on public and active transport and its integration with land use planning within the Discussion Paper. The distribution of reliable, frequent and convenient public transport is critical to delivering on all of the guiding outcomes, but resonates most with equity, where communities have reduced access to cars, or where public transport is poor are disadvantaged. This also applies to specific cohorts of our community, such as the elderly and children.

Central to understanding what will drive an equitable and socially cohesive place is meaningful engagement with our communities. Meaningful participation and discussion as part of the Regional Planning process needs to remain a priority for the Commission.

The state has invested in public transport and housing growth that increases its usage supports this investment.

The Tonsley Innovation Precinct has successfully grown and diversified the City of Marion 's economy.

A strong economy built on a smarter, cleaner, regenerative future.

Council supports the desire to transition our city's economy into the future. The Tonsley Innovation Precinct is testament to the value in a strategic approach to employment lands.

Achievement of this guiding outcome will require clarity in the future role and function of different employment precincts across Adelaide. Increasingly, inner suburban employment lands are coming under threat to rezoning for housing development.

It is critical that employment lands in these locations are recognised for their strategic importance and protected from further intrusion from forms of development that threaten their long-term sustainability. Increasingly, these precincts also need to be supported by programmed delivery of required infrastructure, supported by the creation of high quality public spaces increasingly required to retain and attract workers.

A greater choice of housing in the right places.

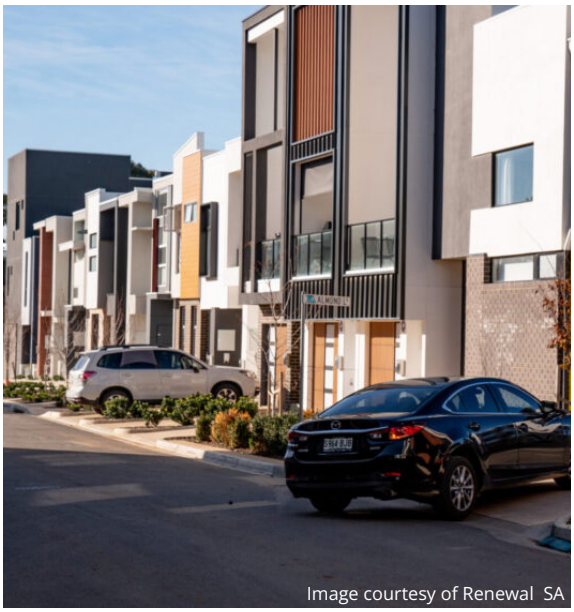
This outcome is supported and is critical in ensuring that the above outcomes are also able to be achieved.

Council is concerned that greater choice and diversity in housing is not being delivered through general infill development within our neighbourhoods.

The GARP needs to address how increased diversity in housing supply, including greater development of apartments, as well as smaller housing formats (single and two bedroom homes) can be meaningfully delivered.

Council believes that this requires more than just rezoning of land and encourages the Commission to investigate the broader range of measures that may be available, both within and outside of the planning system.

There also needs to be broader discussion and agreement amongst the community as to what the "right places" are, to ensure clarity in understanding what this means for how these locations will change over time, particularly if this is intended to cover broader areas than the strategic infill sites and growth corridors.



Recent apartment and terrace housing at Tonsley.

Local centre at Finniss Street, Marion will continue to have an important role in supporting the live locally concept.

2.2 Live Locally Concept

The Live Locally concept is supported by Council as a model from which to base the future structure and form of Adelaide. Council acknowledges the many benefits of this model in supporting:

- equitable access to services and facilities
- more sustainable movement and transport
- walkability and support for healthier lifestyles.

The concept can, and should, be applied not only to new neighbourhoods and those accommodating growth, but also other established neighbourhoods.

The GARP should recognise the challenges of the concept in some neighbourhoods where walkable access to services and facilities is not convenient, either through current land use patterns, topography or the nature of the road network. Within the City of Marion, the suburbs of Hallett Cove, Sheidow Park and Trott Park have these characteristics.

GARP should also consider and provide direction and a range of planning and non-planning system solutions to encourage the evolution of these locations to a model that better supports living locally.

The live locally concept reinforces a polycentric structure to Adelaide, focused on key activity centres and employment nodes. Whilst this is generally supported, the existing public transport network is highly focused on servicing the Adelaide CBD, and will need to be reconsidered to support the range of cross network movements that will be needed to service the different way we want our community to use our city.

In this regard, the GARP needs to strongly correlate with a transport strategy for Adelaide, supported by commitments and investment in public transport service and infrastructure improvements, as well as facilitating additional active transport connections.

The City of Marion is fortunate to have strong public transport and active transport infrastructure in place, including two rail lines (Seaford and Flinders), the tram line, a major bus interchange at Marion Shopping Centre, greenways and shared use trails. This lends well to supporting living locally, however, the potential growth opportunities identified within the Discussion Paper do not adequately articulate this.

3. Where should Adelaide Grow?

The Commission's Guiding Outcome of "A Greater choice of housing in the right places", is a critical factor in considering how and where Adelaide should grow. The 30 Year Plan for Greater Adelaide provided some basis for a structure for growth, originally centred on planned fixed line and frequent public transport routes (modelled on the AdeLink tram expansion project which has since been abandoned). Notwithstanding some successes around achieving and exceeding targets for housing growth within established urban areas, the degree of success around meaningful housing choice and the right locations remains questionable.

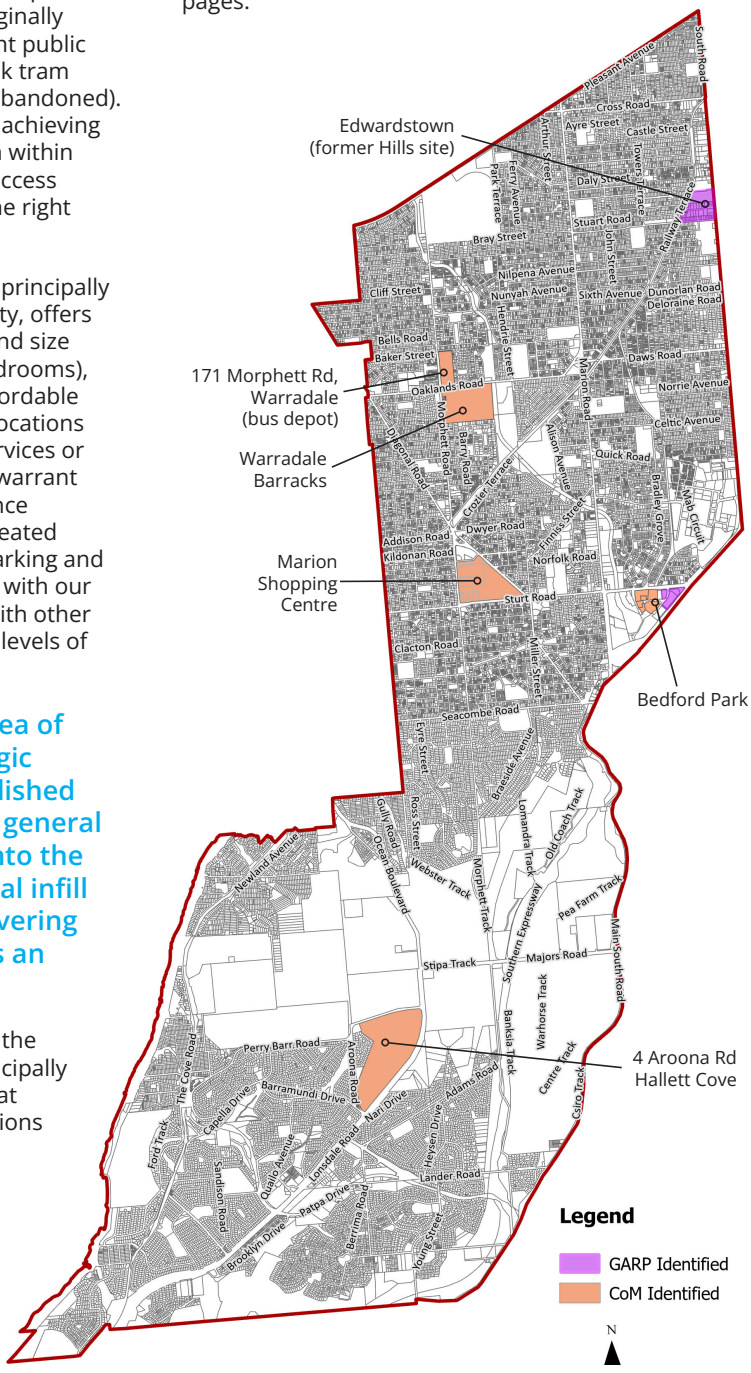
The City of Marion's experience has been principally in the form of infill housing which, in reality, offers very little diversity and choice in format and size (most are detached with three or four bedrooms), and does little in terms of provision of affordable housing outcomes. Infill has occurred in locations that have limited convenient access to services or frequent and reliable public transport to warrant a shift in modes (or in the very least reliance on single car households), and this has created significant issues in regard to on-street parking and traffic volumes that are resonating loudly with our community. This is no doubt consistent with other local government areas where significant levels of infill have occurred.

Council therefore supports the idea of identifying and prioritising strategic locations for growth within established urban areas ahead of reliance on general infill to achieve housing targets into the future, acknowledging that general infill will continue to play a role in delivering housing into the future, given it is an "easier" way to deliver housing.

Over the last 5 years, new housing within the Inner South Region has been derived principally from general infill (83%). Council seeks that the future focus on strategic growth locations takes precedent and allows for reduced reliance on general infill.

3.1 Strategic Infill

Council supports the two identified Strategic Infill sites within the Discussion Paper and suggests additional potential strategic infill sites for further investigation as identified below and on the following pages.



Edwardstown (former Hills site)

Why this site?

- 14.6 hectares site, mostly vacant, zoned Urban Neighbourhood directly adjacent to the Castle Plaza Shopping Centre.
- Excellent connections to Flinders, Tonsley, Marion Centre, CBD, Glenelg and Mitcham Centre.
- State and one other single owner.

Opportunities

- Potential for increased building heights that accommodate apartment housing formats.
- Potential railway station to better link this location to key employment nodes north and south.
- New east-west road link being delivered by DIT.
- Potential for new night-time economy focus in Raglan Avenue main street environment.

Challenges

- Delivery and interruptions from the T2D project (in the short term).
- Contaminated land and limitations for habitable rooms at ground level.
- Rail crossing – should grade separation be programmed/budgeted into the future?
- Short term interface management with established businesses until they relocate/redevelop.

Bedford Park

Why this site?

- Proximity to both Flinders University and Tonsley as key employment and education nodes.
- Proximity to train line and large areas of open space.
- Underutilised sites with mostly large expanses of at grade parking.

Opportunities

- Mixture of eduction, office and commercial development linking to, and building on, surrounding activities.
- Potential for accommodation (visitor and student) and housing at higher densities, ideally apartment buildings set within a landscape setting connecting to adjacent open space.

Challenges

- Kaurna cultural significance.
- Potentially contaminated land.
- North-south corridor is a major barrier to access and potential detractor of amenity.

Warradale Barracks

Why this site?

- Large land holding under single government ownership
- Potential changes to accommodation needs of Defence Force personnel in Adelaide.
- Excellent access to district open space (Oaklands Estate) and Marion Centre.

Opportunities

- Masterplanned community achieving a range of housing typologies and densities.
- Integrate and link to Sturt Linear Park, including for accomodating broader catchment stormwater capacity
- Accommodate existing mature vegetation that exists across the site.
- Potential for integration of new accommodation for Defence Force personnel on smaller portion of site.
- Potential to integrate / connect to Oaklands Green community.

Challenges

- Potential contamination for parts of the site.
- Availability of the site required Commonwealth Government commitment (and possibly need to relocate facilities)

171 Morphett Rd Warradale (Bus Depot)

Why this site?

- 8.5 hectares of land utilised as bus depot with access to Morphett Road and Oaklands Road. Currently Zoned Employment Zone.
- Single owner (state agency)

Opportunities

- Potential for mixed use development along Morphett Road (to retain employment land function), and medium density housing above and behind.
- Scope for up to 220 dwellings (average net residential density of 35 dwellings/hectare)
- Provide connections to community to rear
- Close to Sturt River Linear Park and Oaklands Estate Open Space (500m)

Challenges

- Arterial road interface / traffic management
- Potentially some contamination of land
- Replacement location for bus depot

Marion Shopping Centre

Why this site?

- Overall site is 34 hectares, potentially a third of which is either underutilised commercial development or at grade parking areas.
- Adjacent to a significant bus interchange and a grade separated rail station (Oaklands)
- Already a significant attractor of activity for the inner south region.
- Cooperation and willingness of landowner.

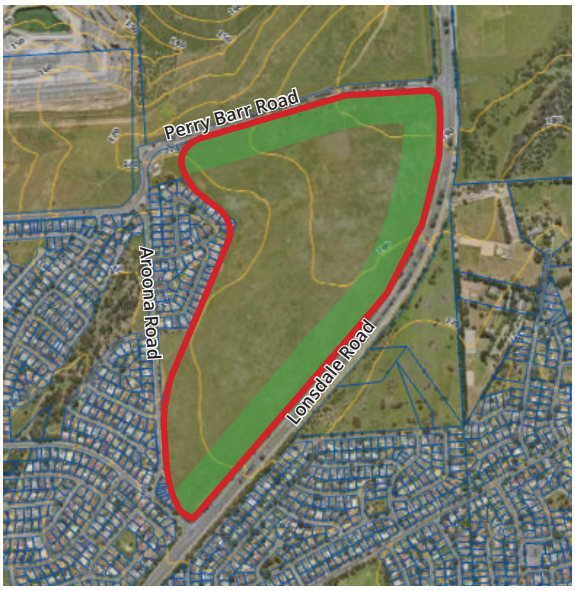
Opportunities

- Significantly underutilised spaces around the perimeter of the site
- Establish night time economy and activity externally to shopping centre
- Greater range of uses and activities, including significant apartment development and office towers
- Opportunity for main street environment on site that better links cultural and sporting facilities to the north
- Improved pedestrian environments and connections

Challenges

- Management of traffic and access challenges for this location
- Integration of land uses – needs to be masterplanned and coordinated

4 Aroona Road Hallett Cove



Why this site?

- 80 hectares of vacant land currently within the Hills Face Zone.
- Significant land holding with single owner that allows for a master planned solution.
- Manageable slope to land (consistent with or better than surrounding neighbourhoods).
- Limited visiibility from Adelaide plains.
- Inter-urban break between Hallett Cove and Seacliff Park is maintained.

Opportunities

- Increased land adjacent to established neighbourhoods and with easy access to infrastructure.
- Visual buffers and biodiversity outcomes can be accommodated within a masterplanned community.
- Increase housing choice offering in Hallett Cove
- Frontage to Aroona Road and Perry Barr Road to traffic distribution.

Challenges

- Proximity to existing resource extraction (Linwood quarry) and achievement of suitable separation distance criteria.
- Changing of current zoning may be politically sensitive.

3.2 Corridors

Council acknowledges that corridors were originally planned along priority public transport focused areas within inner Adelaide and the expansion of the corridors further out from those already identified and delivered is a logical next phase for the GARP.

However, Council remains concerned about the success and liveability of corridors as focus areas for growth. Adelaide's examples of corridors have largely not been delivered successfully since their inception some 10-15 years ago, and there is already latent capacity in these locations before additional areas are opened up.

Council would like the GARP investigations to include further investigations and consideration on the extent and locations of the corridors, integrated with the role and function of the road corridor. A link and place approach is suggested, informed by a strategic analysis and assessment of the broader road network, as design responses and outcomes will be heavily influenced by the preferred function of each arterial road.

An additional important consideration is the depth of any future identified corridors. Where corridors are proposed a single allotment depth, the ability to achieve the potential densities and building heights needed to support "the missing middle" housing forms are difficult to deliver, and create a number of difficulties with appropriate interface arrangements with adjacent low scale neighbourhoods. Careful assessment of the depth and potential relationships with surrounding neighbourhoods (and utilising parallel streets where they exist) is needed to balance strategic objectives with maintaining an appropriate amenity for existing residents.

The City of Marion is identified with three potential corridors, with each of the three roads having different traffic volumes, connection functions, distribution of land uses and intensity of development fronting them.

It is acknowledged that there are significant factors that will influence the forms of development envisaged for corridors, but a key element is the land accumulation that is required to support the desired housing forms for these locations - made more complex by the fragmented nature of land ownership that exists along the corridors.

Council suggests a greater role for the state is needed to help lead and deliver corridors as follows:

- facilitate the development of catalyst sites along corridors where, for example, large common land ownership or large land parcels exist (development management, partnering or other fiscal incentives).
- establishing a policy framework that better incentivises the delivery of consolidated sites
- protection of corridors from underdevelopment and land owners taking the "easy development" path (i.e. as an extension of general infill).

GARP should consider a more nuanced approach to sequencing and delivery of corridors, not just through staging of rezoning, but alignment of infrastructure spending and prioritising of funding for public realm works to support private investment (a key factor in the success of both Prospect Road and Churchill Roads).

Churchill Road is a successful example of a growth corridor, but are the factors that make it successful applicable elsewhere?

South Road Corridor

The extent of the corridor along South Road within the City of Marion extends south to Raglan Avenue. As part of the North-South corridor, this portion of the corridor is forecast to comprise an open motorway, with the approach to the southern tunnel portal, with the remainder covered by the Tunnel Protection Overlay, limiting further intensification of development (heights are limited to 3 building levels) covering a large part of the extent of the identified corridor.

The Commission is urged to consider the suitability of this portion of South Road, for a corridor, given the potential amenity impacts of the open motorway, as well as issues of connectivity across the motorway for these communities.

It may be more prudent for growth opportunities to be identified further south along South Road within nodes above the tunnels, clustered around a number of neighbourhood hearts, potentially based on existing activity centres in this location.

Proximity of South Road to the rail corridor / Goodwood Road crossing, is mostly a range of commercial and car-related businesses.

Precinct near Maid of Auckland Hotel supports a mixed use corridor focus, subject to managing amenity and interface to rail at rear.

Marion Road Corridor

Marion Road is a key transport route, with direct connections to the southern hills communities (Flagstaff Hill and Aberfoyle Park) and the Southern Expressway.

Council has commenced a Code Amendment process seeking to rezone the corridor for potential growth. However, this was challenged by the Department for Infrastructure and Transport with concerns relating to impacts on traffic volumes of the road, and so the ongoing future function and capacity of Marion Road needs to be resolved as part of the GARP preparation.

It is noted that Marion Road is a high frequency public transport route, with connections to the Marion bus interchange, as is nearby Finniss Street.

The southern portion of the corridor currently accommodates a cluster of employment and bulky goods based land uses, which comprise large sites and could potentially transition over time into higher value, mixed use developments.

The corridor crosses both the Adelaide - Seaford rail line and the Sturt River Linear Park, providing broader access, linkages and open space connectivity.

Marion Road has a cluster of large land holdings which would support coordinated high density development outcomes.

Morphett Road Corridor

Morphett Road has lower traffic volumes than Marion Road and the adjacent Brighton Road corridor, both of which service broader populations further south.

Key large land holdings abut Morphett Road, including that owned by the SA Jockey Club at its northern end, bus depot and Army Barracks at Warradale (both potential strategic infill sites), and it intersects with Diagonal Road at the Marion Centre which contains the Westfield Shopping Centre, Marion Cultural Centre and SA Aquatic and Leisure Centre.

The bulk of the land uses fronting Morphett Road are residential in nature and this is different to the other identified corridors which have a far higher proportion of non-residential land uses.

Some recent infill and clusters of older unit developments are common along the Morphett Road.

Older housing stock along Morphett Road would need consolidation to support higher density housing and also manage interface with high voltage powerlines.

3.3 Regenerative neighbourhoods

Regeneration of neighbourhoods where there is a cluster of aged public housing stock has long been a successful strategy of increasing densities, whilst also diversifying tenure within these locations.

The City of Marion has a number of examples where this is current or has recently occurred at Morphettville and Oaklands Green.

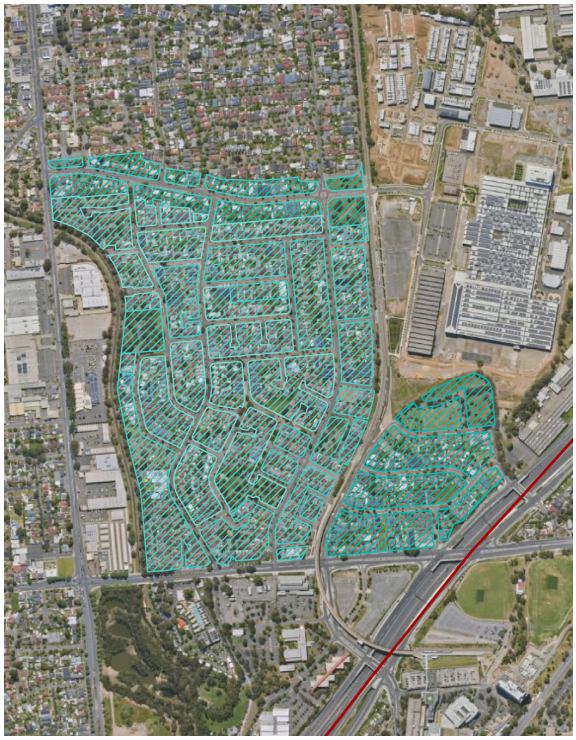
The extent of regeneration areas identified within the City of Marion in the Discussion Paper are somewhat limited in their extent and do not necessarily support a sufficiently coherent, contiguous and coordinated neighbourhood outcome beyond what is delivered via general infill development.

In addition, many of the locations identified have already commenced undergoing renewal through substantial general infill development, in most cases at densities that are below those that could be accommodated in strategic locations (such as around the perimeter of the Marion Urban Activity Centre).

Council supports greater opportunities for coordinated regeneration at Mitchell Park / Tonsley, where there is an opportunity to take advantage of proximity to Tonsley and Flinders University, as well as the Tonsley and Mitchell Park rail stations.

Recent regeneration as Morphettville demonstrates potential for masterplanned development outcomes.

Council considers the Discussion Paper misses an opportunity to identify the potential coordinated regeneration of the neighbourhoods immediately surrounding the tram and train stations, including the potential ability (at key locations) to support local service activity centres adjacent to stations, and further reinforce and support the living locally concept.



Potential regenerative areas at Mitchell Park / Tonsley.

4. Supporting Infrastructure

The success in the delivery of the GARP will hinge on the provision of the required supporting infrastructure, at the right time. This requires strategic assessment and forecasting of needs, built into the government forward budgets, as well as provision of sufficient funding for ongoing service/ operational delivery.

Council has the following concerns and expectations in relation to the implications for infrastructure rising from the growth anticipated within the Discussion Paper.

4.1 Public and Active Transport Network

Increasingly, the planned growth of Adelaide will continue to place pressure on the existing road network, as development to date has not resulted in the shift away from private vehicle usage.

There needs to be clear strategies and planned investment in capital and operational budgets to supporting and incentivising a shift away from private vehicle usage (or in the least reducing to single car households).

There is also a need to rethink how public transport is delivered and structured across Adelaide to better align to the Live Locally concept and implications for form and movement that would support such a shift in our urban structure.

Elevation of the priority of safe and convenient active transport routes is also critical to supporting live locally whilst also supporting active and healthy communities.

Council would like the GARP to directly address these issues in its content and investigations.

4.2 Stormwater Management

Council remains concerned of the ongoing challenge to the existing stormwater system arising from increased infill development within our neighbourhoods.

There is a concern that reliance on individual on-site retention / detention through tanks (as is currently the preferred policy approach) is not reliable and with the potential for more and stronger rainfall events, capacities of systems will increasingly struggle or fail into the future.

As a long term strategic document, there is a role for GARP to integrate broader catchment management planning into land use planning policy. Key questions to consider include:

- should we be planning for a larger storm event to cater for likely future trends? If so, what are the spatial storage and treatment implications of this for catchments?
- how and where do we accommodate additional catchment capacities within established neighbourhoods where there are significantly limitations in place?

4.3 Utility Planning

Increasingly, growth in dwellings within established neighbourhoods will reach a point which will require substantial augmentation of water, sewer and power infrastructure, which will ultimately be a cost borne by the whole community.

The true costs of the long-term upgrade of infrastructure within existing neighbourhoods needs to be made clear, and programmed within the State Infrastructure Plan.

Oaklands Estate wetland is an example of strategic infrastructure required into the future.

5. Employment Lands

Employment lands at Edwardstown / Melrose Park are not identified within the Discussion Paper, yet is an important employment precinct within the inner Southern Adelaide region. Council considers this location to be a strategic employment location that requires further policy, infrastructure and investment support to:

- protect this location from encroachment of uses that are potentially attracted here but arguably underutilise the precinct or that may compromise longer term employment activities and uses
- ensure it can adapt and cater for demands and future trends impacting on industry and employment precincts (such as quality of spaces, public realm and accessibility), which would serve it well to potentially evolve into a knowledge based and clean manufacturing hub.

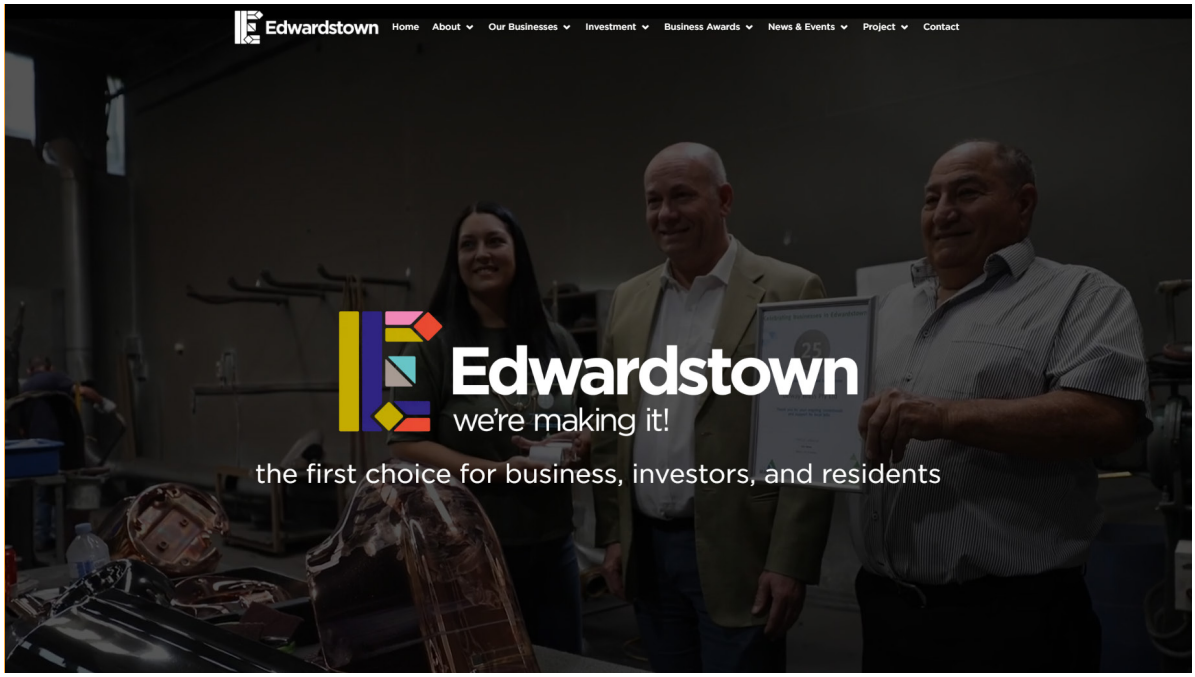
This is because:

- Council has already undertaken extensive strategic planning and investment in the future of the precinct through the Revitalising Edwardstown project
- the location has excellent access to a skilled workforce and connections to other key employment hubs, including Flinders University, Tonsley and the CBD
- together with Melrose Park, both the City of Marion and City of Mitcham are seeking to work together to solidify the precinct as a key employment node and strengthen its role within the inner south region's economy.

There is a need to provide better employment land opportunities for the southern part of the Council area to suitably service the local community and better support the live locally concept.

GARP should investigate the scope for rethinking the Hallett Cove centre and how connections to, and further diversification of Lonsdale offerings could accommodate a wider range of businesses for the southern suburbs community.

Council also considers that there is scope to increase nature-based retail and tourism linked to, and building on the presence of the significant recreation and nature assets at Glenthorne Park (potentially based around Majors Road where a mixture of uses already exist).



Council has planned and invested in supporting and transforming the Edwardstown Employment Precinct into a more attractive place to set up business. Additional policy support and investment will further reinforce this strategic precinct for inner southern Adelaide.

6. Open Space and Greening

The Discussion Paper provides limited guidance on how the GARP can respond to addressing open space and greening across Adelaide into the future, other than recognising existing assets. This is disappointing given it is a critical component of liveability for our communities and part of the response needed to addressing climate change impacts and combating urban heat island effects.

Council seeks that the investigations informing the GARP, as a minimum need to:

- identify where shortages of open space exist relative to surrounding populations, particularly for those locations where future growth is identified
- prioritise investment (including mechanisms for delivery and funding) of additional open spaces within established urban areas where shortages exist

Council supports the establishment of greening targets within the Regional Plans. The GARP however, needs to include measurable targets and reliable reporting tools (aided by its digital format) so that there is transparency in progress (or otherwise) of these targets.

Whilst there is a clear role in public realm plantings (streets and open spaces) to increase canopy cover, over the last 10 years, the biggest loss in canopy has been from infill development, despite the increased planting programs of Council within public streets and open spaces.

As such, Council believes that there remains an important role for either maintaining or increasing canopy cover within development, and that this needs to be a high priority for the Commission and GARP.

There are significant benefits to trees within development, including improvements to micro climates, potential to better regulate temperatures within buildings and the important contribution they make to the amenity and character of spaces (not just streets and parks).

Vegetation is valued by our community and there is a real concern at the lack of vegetation and greening integrated into recent infill development (regardless of the density). This is beginning to threaten the community's acceptance of infill development and medium density development as desirable solutions within our neighbourhoods.

Council does not believe that density and greening are mutually exclusive, but that they can co-exist. However, alternative policy approaches and solutions are needed that elevate the value and importance of greening within development.

Investigations for GARP, and potentially also recommendations arising out of it, should address:

- current gaps in policy in the Planning and Design Code and whether alternative approaches to policy are needed across different zones in response to the different densities and building formats that may be delivered
- how to place greater value / benefit in retaining existing vegetation (and not just Regulated trees) within development
- linking increased percentages of imperviousness and tree canopy across a site with increased density incentives (which may aid in driving alternative housing formats – the missing middle)
- better integration and requirements for tree canopy cover within non-residential development (activity centres, commercial areas and employment lands)
- mandatory targets for delivery of canopy cover within strategic infill, corridor and regeneration areas that are perhaps higher than other locations that will not be delivered n a coordinated / master planned manner.

Council has also identified a potential opportunity to return the Sturt River so as to increase stormwater management capacity, improve water quality and better support vegetation and biodiversity along this important natural corridor. There is scope to link this corridor into identified strategic infill sites and corridors.

7. Implementation

The GARP document will set out a broad spatial policy and infrastructure framework that will both influence and cut across many aspects of State and Local Government operations. As such, it needs to be treated as a whole-of-government document, aligning with, or setting the strategic directions of agencies, particularly those involved in the provision of physical and social infrastructure, support employment and investment or manage the environment.

Net Zero Target

One of the clear gaps in the Discussion Paper's coverage is the state's transition to Net Zero by 2050, and specifically how the future development of our city will assist with this journey.

Movement and transport of people and goods within the city, along with the construction and operation of housing and commercial buildings will be critical in delivering on this commitment. The Discussion Paper does not provide clear direction as to how future development will need to support low-carbon development outcomes.

Design Quality

Given that Regional Plans set the framework from which Code Amendments will be delivered, Council is concerned that there appears to be little coverage to the quality of design in development within the Discussion Paper.

As one of the SA Planning Policies, design quality will be increasingly important in the successful delivery of the desired new urban form and gain the community's confidence in increased densities and renewal of established neighbourhoods.

Council is concerned that the Planning and Design Code is not providing sufficient policy coverage and strength for the achievement of the desired design outcomes sought for development (particularly recent infill development), and the GARP provides an opportunity to identify Code Amendments which are targeted to addressing this.

Measurable and transparent targets

Council supports the inclusion of clear and measurable targets against which initiatives and progress will be measured. The digitisation of the Regional Plan into the future will aid in the timeliness and access to information and this will benefit all in understanding where things need to be improved or reconsidered.

In particular, should Councils be able to demonstrate that growth targets can be achieved or exceeded as a result of strategic infill or corridor developments, then the opportunity to scale back general infill (either densities, formats or locations to better align the right housing in right locations) should be provided.

Ongoing Collaborative Approach

Council encourages an ongoing collaborative approach of the Commission with Local Government in the preparation of the draft GARP. There is extensive experience and local knowledge in local government, and Council's are best placed to understand and represent their community in the planning for both strategic infill sites and corridors.

Council is also concerned about the potential use of Section 75(1) of the Planning, Development and Infrastructure Act, 2016 to process "complying changes" Code Amendments in response to GARP.

It is vitally important for community confidence in the planning system that sufficient detail and investigations are undertaken and that the charter is adhered to with meaningful and genuine community participation is provided along each component of the process.

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CITY OF MARION

GREATER ADELAIDE REGIONAL PLAN

Draft Greater Adelaide Regional Plan

The Role of the Greater Adelaide Regional Plan (the Plan)

A 30-year vision for Greater Adelaide

Where **houses and employment** land will go

How **housing and population** will be serviced

Which areas need **conservation and protection**

What **major infrastructure** is needed and how it will be provided

- Forecast population growth to 2.2m by 2051 (additional **670,000** people)
- Household growth also driving housing needs
- We need to find **315,000 homes** for the next 30 years
- We currently have land for approximately **215,000 homes** in Greater Adelaide
- The Plan ensures that there is ample supply to accommodate the long-term need for **100,000** additional homes.

Unlike previous plans, a target split for greenfield and infill development is not required.

The Plan investigations have identified ample land supply in well located infill and greenfield sites to provide community with a range of housing choices.

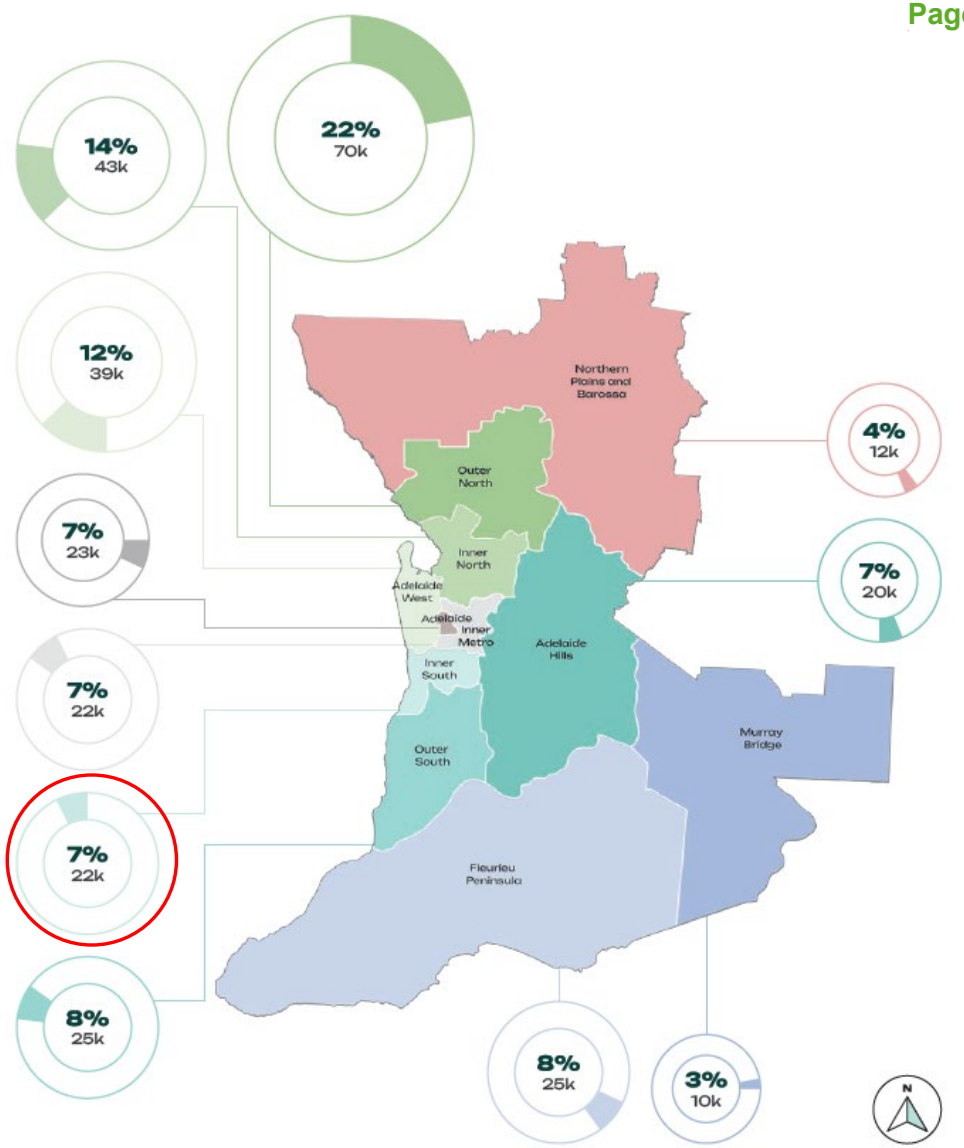
No new general infill development areas have been planned or identified for future growth.

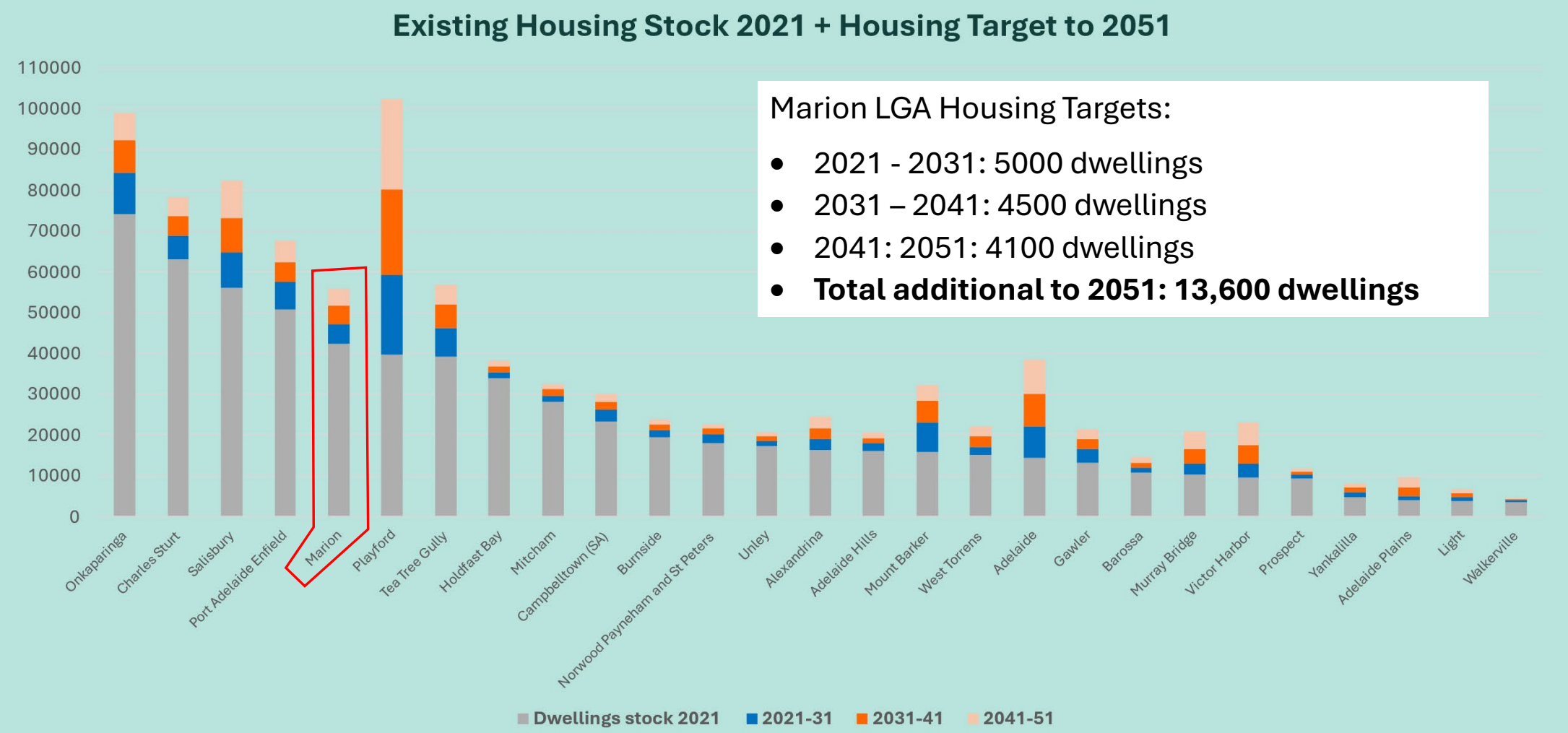
The focus will be on more tree canopy protection, improved design outcomes, and in protecting areas that have character or historic value.

Target 1: Housing

A timely supply will support a greater choice of housing.

- Require the state to maintain:
  - a **15-year rolling supply of zoned land** across greenfield and infill areas
  - **5 years of development ready supply** (i.e. land that is serviced and can be built on now).
- **Housing targets** are set **for each local government area** in the Plan planning region based on each area's future population projections and unique constraints and opportunities.
- **Require councils to undertake the necessary planning** to ensure sufficient land is zoned to accommodate these targets over 10-year periods (across 30 years).

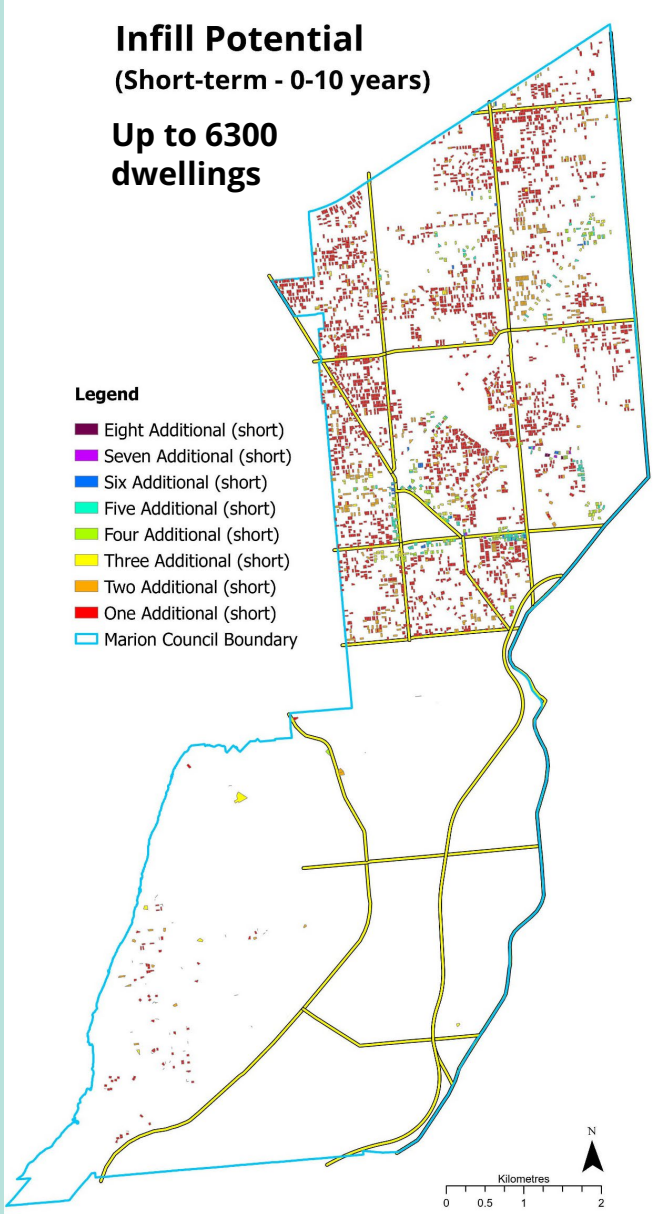


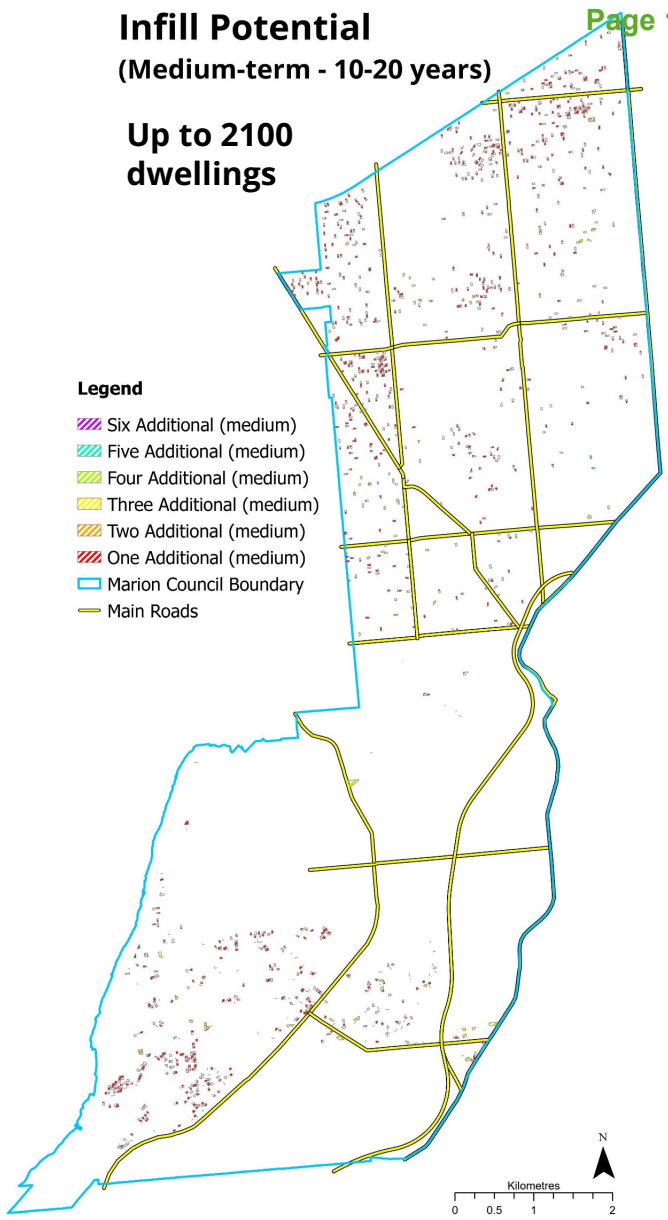

Existing Housing Stock 2021 + Housing Target to 2051
Marion LGA Housing Targets:
2021 - 2031: 5000 dwellings
2031 – 2041: 4500 dwellings
2041: 2051: 4100 dwellings
Total additional to 2051: 13,600 dwellings
110000
100000
90000
80000
70000
60000
50000
40000
30000
20000
10000
0
Onkaparinga
Charles Sturt
Salisbury
Port Adelaide Enfield
Marion
Playford
Tea Tree Gully
Holdfast Bay
Mitcham
Campbelltown (SA)
Burnside
Norwood Payneham and St Peters
Unley
Alexandrina
Adelaide Hills
Mount Barker
West Torrens
Adelaide
Gawler
Barossa
Murray Bridge
Victor Harbor
Prospect
Yankalilla
Adelaide Plains
Light
Walkerville
Dwellings stock 2021
2021-31
2031-41
2041-51

Our infill potential

Continued general infill can fulfill our targets for the first 10 years to 15 years

Longer term targets will require a shift away from general infill





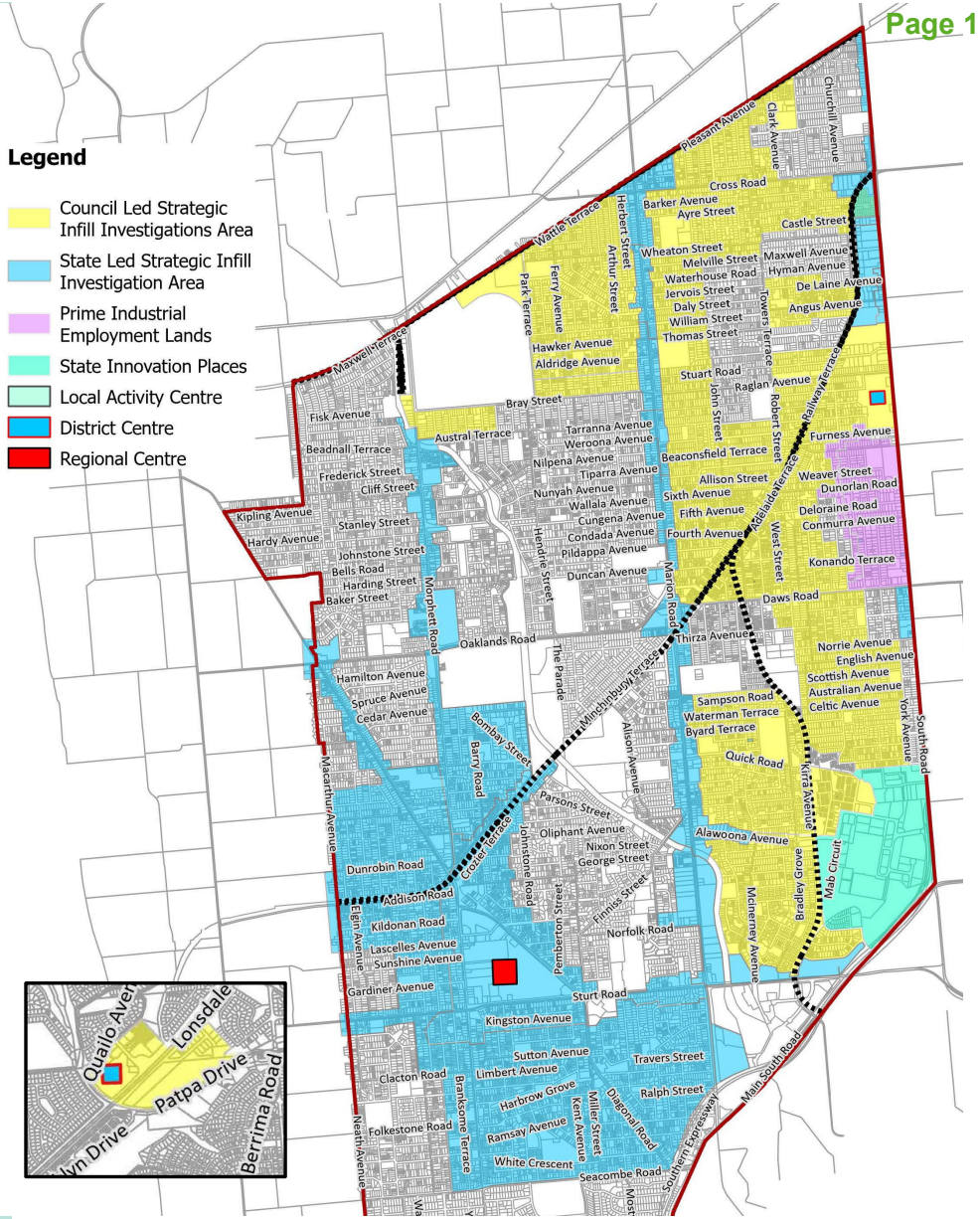
Strategic Infill investigations

State led Investigation areas (blue)

- Capacity for up to 125,000 houses across metro area
- Activity centres, neighbourhood renewal locations, urban corridors
- New urban corridors will not be required for the next 10 years.

Council led Investigation areas (yellow)

- Capacity for up to 60,000 houses across metro area
- Council to lead in discussion with their community
- By 2026 each **Council to lodge a strategy** with Government on how targets will be achieved
- Consider infrastructure assets and capacity for growth



Employment Land

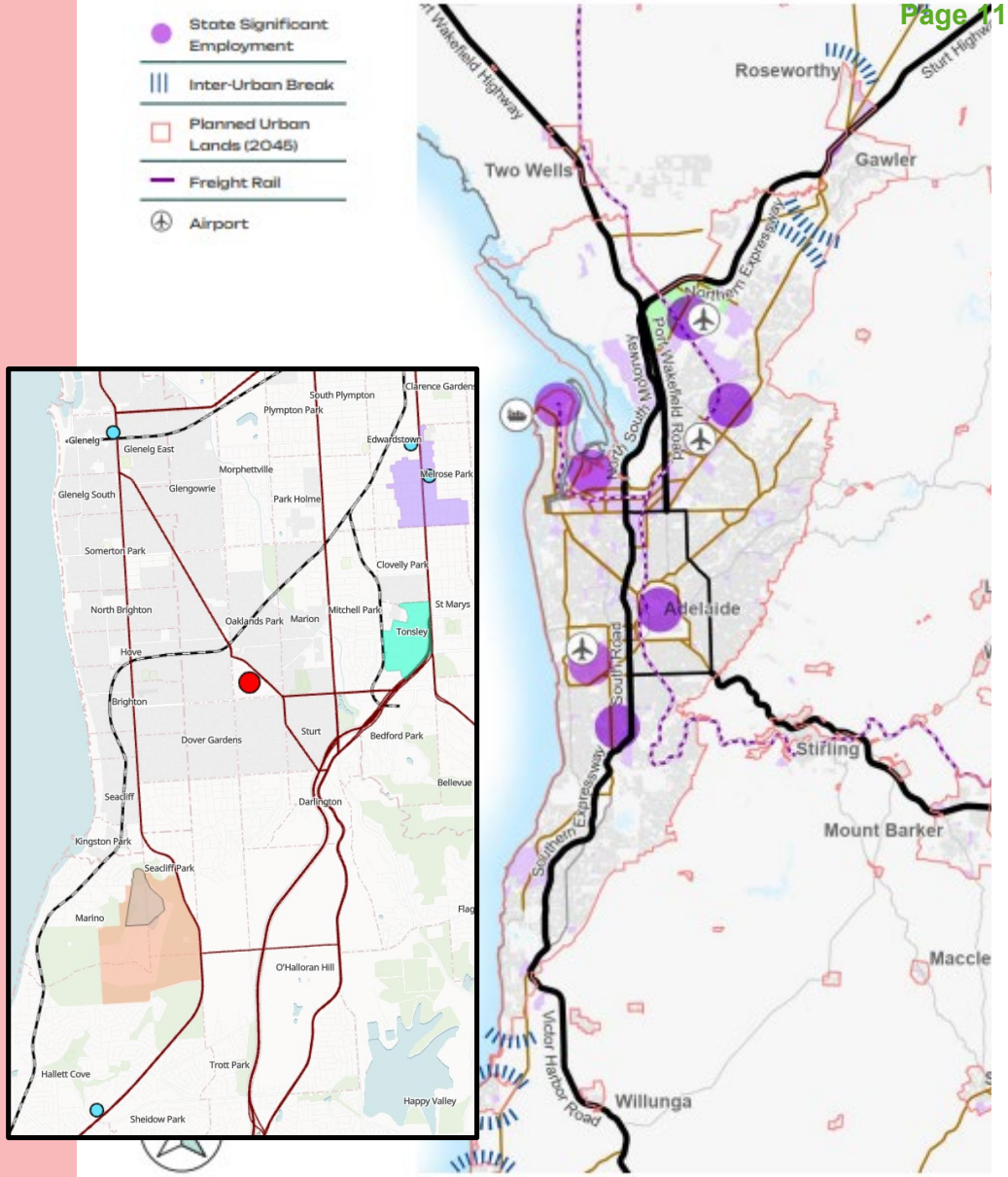
The Plan has found an additional 3,000 hectares of future employment land.

There is demand for an additional 1,200 hectares of future employment land to 2051.

Target 2: Employment Land

A timely supply of employment land across Greater Adelaide will ensure we maximise opportunities to support a strong economy.

- No net loss of employment potential within inner-metropolitan sub-regions.
- Maintain a 15-year supply of zoned employment land



Open Space – Greater Adelaide Open Space System

Target 3: Urban Tree Canopy

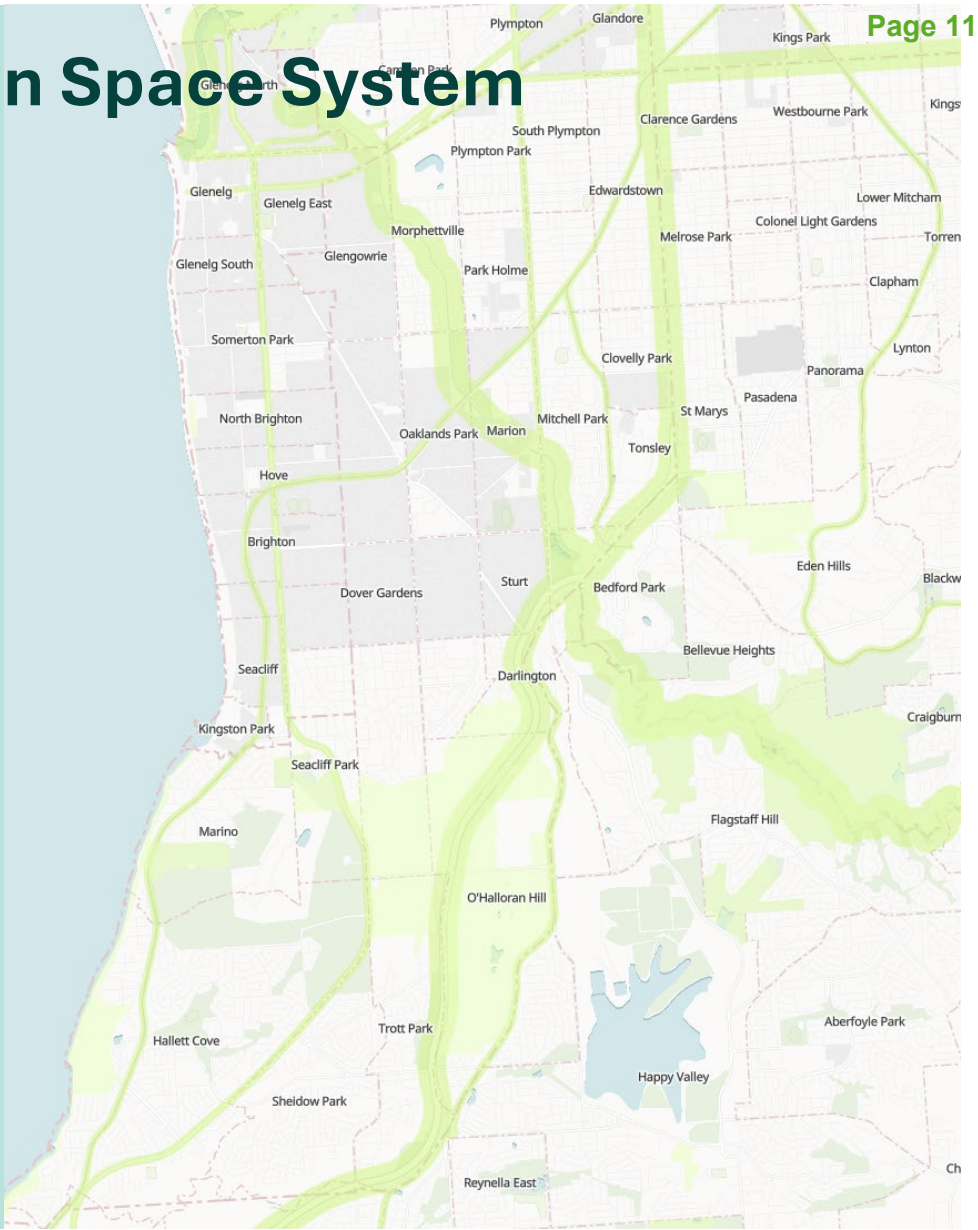
An increased urban tree canopy will ensure a cooler and greener urban environment.

- 30% increase of tree canopy across Greater Adelaide Planning Region
- No net loss of tree canopy (3m of greater) cover.

Measure:

By 2030 all Local Government Areas to increase tree canopy (3m or greater) cover by 2% over residential and open space areas (excluding industrial and infrastructure).

3 year measuring / reporting



Infrastructure

- Identifies a Transport Strategy to be developed in response to GARP
- Identifies a Public Transport Strategy as part of broader Transport Strategy
- Focus on forward planning and budgeting for critical infrastructure in land supply assessment
- Establishing benchmarks for social infrastructure to be applied by Agencies and Councils (to be done by Infrastructure SA)
- State Infrastructure Plan to be endorsed concurrently with GARP
- More detailed understanding of local needs forms part of next phase of work

Next Steps

Consultation Closes

5:00 pm Monday 4 November 2024.

Following Engagement

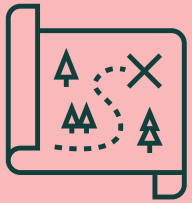
The Plan will be updated and provided to the State Planning Commission for endorsement.

Finalised Plan March 2025

Growth areas identified with high level understanding of infrastructure capacity / requirements

Within first 18 months

A greater level of detail which drives prioritization of growth areas through infrastructure investigations



Forward Work Program

Structure Planning & detailed piece of work +
Local government planning

Question

Are there any specific points that you think should be covered by our submission?

- what is supported
- what needs further work
- what is of concern

Draft Greater Adelaide Regional Plan

Submission of the City of Marion

DRAFT

October 2024

DRAFT

Contents

Executive Summary 3
List of Recommendations 4
Introduction 5
Getting Better Infill Outcomes 6
Better Supporting Housing Diversity and Affordability 8
Growth to Employment Lands will help Living Locally 9
Importance of the Activity Centres and Westfield Marion Centre to the Inner South Region 10
Living Locally an Opportunity and a Challenge 11
Integrating and Aligning Strategic Transport Directions with GARP 12
Open Space Network and Urban Greening 13
Cost of infrastructure to Councils from infill development 15
Need to resolve hazard risks 15
Council's Proposed Approach to a Housing Growth Strategy 16
Resource Implications for Councils 17
Desire for ongoing collaboration 17
List of Recommendations 18
People, Housing and Liveability 18
Productive Economy 18
Natural Resources, Environment and Landscapes 18
Transport and Infrastructure 19
Delivery and Implementation 19

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Cover image credit: Stellar Momentum

Executive Summary

The City of Marion commends the State Planning Commission for the release of the draft Greater Adelaide Regional Plan (draft GARP), Australia's first fully digital regional planning platform. This initiative arrives at a critical juncture for Adelaide, as the city grapples with significant challenges, including a housing crisis, rising living costs, infrastructure shortcomings, climate change impacts, and global instability.

The City of Marion has recently updated its Strategic Management Plan, which includes a priority relating to planning for future growth and changes to the population. The Council recognizes the need for effective infill development to accommodate future population growth while ensuring housing supply remains affordable and meets community needs.

Key areas of focus for the City of Marion include:

1. **Improved Infill Outcomes**: The Council acknowledges the ongoing role of infill development but wants stronger policies to address issues like traffic and loss of green space and design guidelines developed and released as a high priority.

2. **Diverse Housing Types and Affordability**: The Council advocates for incentives to encourage diverse and affordable housing options. They support a scheme requiring developers to contribute to affordable housing when it's not provided in their projects.

3. **Employment Land Supply**: Council supports protecting industrial areas, especially Edwardstown/Melrose Park and Tonsley, as important for local jobs and economic growth.

4. **Activity Centres**: More focus is needed on growth in key activity centres to boost employment and the local economy as the economy continues to restructure.

5. **Integrated Transport Planning**: The Council stresses the importance of coordinating transport with growth planning, especially for southern neighbourhoods that face accessibility challenges. This is an iterative process and cannot be done in isolation from the GARP.

6. **Urban Greening and Open Space**: The Council recognizes the need for more green spaces but is concerned about inadequate detail and support for greening initiatives in the draft GARP. To achieve the targets, increasing focus for greening needs to rest with developers and not Councils.

7. **Infrastructure Requirements**: Increased infill development will require upgrades to stormwater systems and local roads. The Council supports the draft GARP's planning for future local infrastructure needs and seeking implementation of Infrastructure Schemes to support contributions to funding these.

8. **Hazards**: It's crucial that future growth strategies consider hazard data being prepared to minimize risks and costs to the community into the future. These are currently missing from the GARP.

Details of how the City of Marion plans to approach the draft GARPs request for Councils to undertake a Housing Growth Strategy is detailed within the submission. It should be acknowledged that this will have significant resource implications to Councils and possible budget considerations at a time where Councils are attempting to reduce costs and limit rate rises on our communities experiencing cost of living pressures.

It is disappointing that much of the preparatory work by the consultants engaged by the department that informed the draft GARP did not involve Council staff or utilise Council's local knowledge. Fundamentally, the planning for the achievement of our housing targets cannot occur in isolation and Council requests the Department to work collaboratively with Council and also have conversations with our community as a key stakeholder.

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List of Recommendations

People, Housing and Liveability

1. The Investigation of General Infill Design Quality and resultant Code Amendment is fast tracked so it can be delivered as soon as possible.
2. The preparation of Infill Design Guidelines and resultant Code Amendment is fast tracked so it can be delivered as soon as possible.
3. The existing extent of the Plympton Park Character Area be removed from the Council-led strategic infill investigation area.
4. Those parts of Dover Gardens, Seacombe Gardens and Sturt south of Sturt Road that are identified as part of the state-led strategic infill investigations should be changed to Council-led strategic infill investigation areas.
5. DHUD investigate the market factors influencing housing diversity delivery (including sizes and tenure, not just typology) and implement all available planning and non-planning mechanisms to support increased diversity.
6. DHUD identify a range of measures that promote consolidation of sites in strategic locations, whilst also preventing underdevelopment of sites in future strategic growth locations (such as future corridors).
7. The GARP identifies a range of measures and actions that better support living locally for those locations not identified as growth areas but lack living locally opportunities.

Productive Economy

8. Elevate the importance of higher order Activity Centres on mass transit corridors in contributing to "Employment Lands" within the GARP document beyond just retail and local services.
9. Council is actively involved in any planning for the Marion Centre and surrounding environs to support our objectives for this location and link to Council's assets.

Natural Resources, Environment and Landscapes

10. Tree canopy retention and tree planting policy be strengthened to better support achievement of the targets.
11. Further incentivise soft landscaping, tree planting and living building techniques within development, including commercial and industrial development.
12. Remove state agency development exemptions to Regulated Tree legislation and include similar tree canopy and soft landscaping criteria to state developments.
13. The GARP should better map the three classifications of the Open Space Framework, particularly Public Space.
14. Reconsider the classification of greenways along arterial road corridors and better integrate with local active transport networks.
15. Investigate east-west open space network opportunities in the Inner South to establish a green infrastructure grid.
16. Current hazard mapping and policy measures in response be finalised as a matter of priority to inform future state and council led strategic infill investigations.

Transport and Infrastructure

17. The proposed Transport Strategy, particularly involving public transport, is developed collaboratively with the GARP.
18. DHUD and DIT further explore and clarify the arterial road functions and possibilities for identified corridors to confirm they can achieve all that the GARP seeks for these spaces.
19. The GARP includes stronger coverage of active transport as part of the Transport and Strategic Infrastructure Chapter, including mapping of active transport routes across the Region, particularly east-west connections across the Inner South Region.
20. DHUD develop templates and guides for Infrastructure Schemes and provide a support service to assist Council's in implementing them.

Delivery and Implementation

21. The Minister provides assurance in writing to Council that any future Growth Strategy developed will be honoured ad not overridden by the Minister / DHUD.
22. DHUD provides assistance to Council in undertaking the housing strategy through templates, guides and the sharing of data informing growth and future development assumptions.
23. DHUD and the Commission undertake all future Investigations for state-led locations collaboratively with Council so that future strategies are aligned in terms of assumptions and the achievement of identified targets.

Introduction

The City of Marion congratulates the State Planning Commission's release of the draft Greater Adelaide Regional Plan (draft GARP), Australia's first fully digital Regional Plan platform for a capital city. Council is cognisant of the importance of this document in guiding the future policy direction of Adelaide at a time where we face a housing and cost of living crisis, failures in infrastructure delivery, climate related challenges and increasing global instability.

Council has recently undertaken an update to its Strategic Management Plan, in accordance with the Local Government Act 1999 (SA). The review process took into consideration the key themes arising from the Greater Adelaide Regional Plan Discussion Paper, notably the concept of living locally.

The draft GARP has alignment with Council's Strategic Plan 2024-2034. Notably through the following community Visions and associated priorities and actions

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

Priority L2: Accessible and multiuse places and spaces

L2.2 - Maintain and deliver community spaces, streetscapes and facilities that are intergenerational, vibrant, multiuse, and welcoming

L2.3 - Identify and plan "community hubs" (vibrant and attractive precincts/main street destinations) in priority locations.

Priority L3: Planning for future growth and changes to the population

L3.1 - Provide State Government with clear advice on our future housing needs and gaps; and explore and inform opportunities for partnerships and delivery, aligned to State Government directives.

L3.2 - Undertake localised planning for identified key activity areas, strategic infill sites, and growth corridors as identified within the Greater Adelaide Regional Plan, collaboratively with landowners.

L3.3 - Emerging demographics and recreational trends are mapped, with community infrastructure built to reflect these.

L3.4 - Proactively explore partnerships to design an area that meets the needs of the community around the North South corridor.

Priority L4: Sustainable design and living

L4.2 - Council infrastructure is assessed for climate risks and actions are taken to embed and improve resilience.

Sustainable.
We protect, restore and connect to the natural environment, building resilience to climate change.

Priority S1: Protect, restore and manage

*S1.1 - Mitigate urban heat** by enhancing cooling and greening efforts throughout the city, and by seeking new opportunities to create additional open spaces.*

S1.2 - Manage tree planting and canopy development with an emphasis on enhancing character, ensuring diversity promoting safety, and boosting climate resilience

Priority S2: Connecting to the natural environment

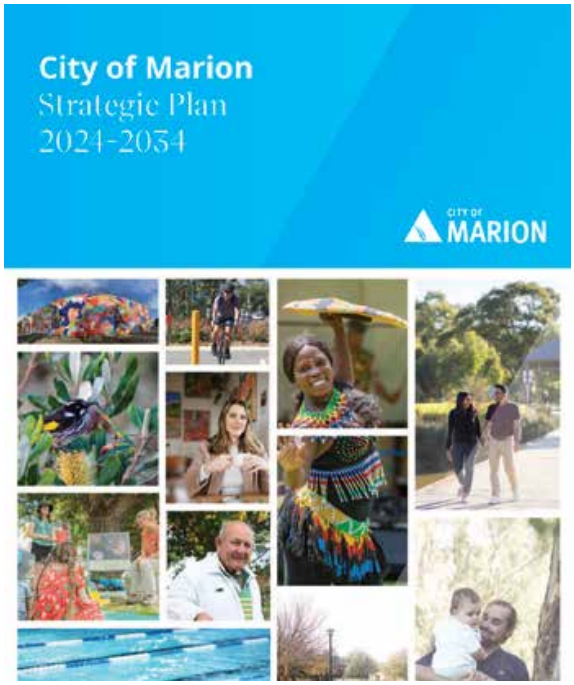
S2.1 - Create attractive, vibrant, useable open spaces.

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

Priority C3: Contribute to health and wellbeing

C3.3 - Ageing populations are connected to the delivery of services to age well at home.

Council's feedback on the draft GARP, including elements that are supported or require further consideration are identified within the following key themes.



Getting Better Infill Outcomes

Council understands the challenges facing Adelaide and South Australia in accommodating the future population growth anticipated to occur, whilst also ensuring suitable housing supply and affordability that meets the needs of our community into the future so that intergenerational disadvantage is minimised.

Critical to the future liveability of Adelaide, which is highly valued by our community, will be the careful planning and delivery of new housing, not only in a way that manages the impacts of additional people within our neighbourhoods and transport networks, but maximises the opportunities that this provides in supporting improved living environments and community spaces.

"Outcome 1: More housing in the right locations" is supported by Council, and this will be increasingly a challenge for inner metropolitan locations, many of which have undergone substantial change as a result of infill development. The delivery of this infill has had negative impacts on our neighbourhoods such as on-street parking and key intersection congestion, stormwater infrastructure capacity limits in some locations, waste collection challenges and significant changes in character.

This remains a concern of Council and our community with any future anticipated housing growth within our neighbourhoods. Coupled with this is an increasing concern within the community around loss of tree canopy and greening of neighbourhoods, recognising the increasing challenges of urban heat effects arising from climate change.

To this end, **Council supports** the recognition by the Commission of these impacts, and particularly:

- Investigation of General Infill Design Quality Action which seeks to explore policy improvements relating to car parking, private open space, storage and landscaping . Council believes understanding how these policy revisions will address the design issues (and ensuring they are adequate) will be critical to gaining support for continued infill as part of the broader housing strategy for Greater Adelaide, particularly for inner metropolitan Adelaide locations that have already experienced significant infill.

  Notwithstanding this support, Council seeks that this future Code Amendment is fast-tracked as a priority action so that it can be delivered well before the March 2028 timeframe identified by the draft GARP to minimise the ongoing impacts of general infill within our neighbourhoods in the meantime. This improved design policy will also aid in providing confidence to the community about other strategic infill changes being investigated by Council, as these will need community support in their preparation.

- Investigation of Infill Design Guidelines Action which seeks to explore planning and non-planning mechanisms that support increases in diverse housing types. A range of guidelines that improve design outcomes and address common shortcomings to design and development formats that don't support greater housing amenity outcomes can have a powerful role in not only guiding designers about acceptable outcomes (referenced by the Code), but also educate developers and property owners about the opportunities and way to address the Code policy (beyond the Designated Performance Features within the Code which arguably do not raise the bar high enough).

  In this regard Councils have wealth of knowledge and experience in this space, and the Commission should work collaboratively with local government to prepare these Guidelines. Notwithstanding this support, once again, Council seeks that these Guidelines are fast-tracked as a priority action so that it can be delivered well before the March 2028 timeframe identified by the draft GARP.

- Affordable Housing Off-set Scheme Action which seeks to provide payments in lieu of provision of affordable housing in locations where the price point makes this difficult. It is important that all developments aim to contribute to affordable housing, and this is increasingly a challenge within the City of Marion due to rising construction costs and as property values rise substantially making achieving the defined price points impossible. Council supports a scheme that provides collective contribution by all developers in the provision of affordable housing.

Council requests that the Draft GARP be altered to reflect the following:

- The existing Plympton Park Character Area covered by the Character Area Overlay is removed from the areas identified for Council led strategic infill investigations. Council does not seek to change the character of this location for increased densities and alternative housing forms (noting that character areas for Glandore, Glengowrie and Edwardstown have already been excluded and it is important for our community that the GARP is consistent).

- The parts of Dover Gardens, Seacombe Gardens, and Sturt that are identified as forming part of the State led strategic infill investigation areas should be part of the Council led investigation areas instead. Noting that this location has a connection to the Regional Centre to the north, Council does not believe that there are sufficient state interests in this location to warrant this location being state led. The proportion of public housing in this location is limited and scattered, not supporting a coordinated renewal project, and there has already been considerable recent general infill development that has occurred within these neighbourhoods.

Plympton Park Character Area

Better Supporting Housing Diversity and Affordability

Council notes that the supporting Technical Guide report indicates that market factors influencing the housing typologies delivered has not been undertaken as part of the investigations informing the GARP . It will be essential that further market inputs into the range of housing typologies that make up the missing middle and the factors driving "preferred" housing responses by developers is essential to understanding the problem. Typically, developers will claim they are delivering what the market wants, but this is not necessarily the case.

The intent to diversify housing is supported as an important outcome for the future housing supply, be it the typology of the housing, the tenure or the range of sizes and bedrooms. House size contributes to housing costs, and ensuring smaller housing supports not only those seeking smaller accommodation, but affordable housing solutions so people can find their way onto the property ladder.

Future housing formats and supporting policy and incentives (non-planning) need to ensure they address market failures. This is also important for site consolidation, and Council is pleased that the draft GARP identifies an action to address this (be it through policy, other incentives or both)

It is noted that the range of measures and assumption driving an understanding of housing yields possible within the established urban form has not specifically examined a market analysis driving the housing typologies being delivered. Arguably, the existing Planning and Design Code Policy provides sufficient flexibility and support for the missing middle housing typologies. Therefore, the lack of delivery of these forms of housing is being driven by the market, either through the unwillingness of developers to deliver these types, or because there is limited demand for these formats of housing.

It may be possible that titling preferences, and perceptions of difficulties with Community or Community Strata titling, is a factor driving preferences. Recent media coverage relating to Strata Managers and the challenges for owners with Corporations does not assist in changing perceptions, and perhaps there is a need to examine legislative changes in this space.

Council notes that this issue was explored as part of the Future Living Code Amendment in response to the Co-located Housing model and has resulted in a model Scheme Description. The Commission should explore the potential for these mechanisms in support of the missing middle housing typologies .

Existing (and past) incentives put in place to support affordable housing have arguably not been successful in sufficiently incentivising the provision of affordable housing. Indeed, incentives relating to additional building height and reductions in car parking have resulted in:

- community concerns relating to inappropriate built forms and dilution of building height limits as a policy concept
- significant parking issues due to undersupply of parking given most occupants still have vehicles, and with no requirement to provide for visitor parking on site.

An urgent policy and broader incentive measure is the consolidation of sites within strategic infill locations and Council is supportive of the Action identifying an investigation into the incentives and barriers in addressing this. This is crucial in supporting the missing middle, but also maximising site opportunities in these strategic locations. While Council is conscious that this is potentially a complex policy area, the 2–3-year timeframe given to this issue is too long and this matter needs to be addressed as a matter of urgency before the remaining opportunities in these locations are lost.

Recent experience around the Marion Shopping Centre, and along the future identified arterial road corridors has demonstrated that in nearly all cases, the full development potential of sites is not being achieved, and as a result, undermining the future ability of consolidated sites to be developed in these critically important strategic locations. For Morphett Road south of Sturt Road, this has occurred so much that it in fact compromises the merits of exploring this location as a strategic corridor.

Policy restrictions preventing further loss of these locations is potentially required now, particularly given the intent to revise the planning and zoning of these locations as corridors is not envisaged for at least 10 years.

Growth to Employment Lands will help Living Locally

The data within the draft GARP clearly demonstrates that there will be a substantial shortfall of employment land supply to accommodate the anticipated population growth for the Inner South Region. While this is less problematic due to accessibility to the CBD and Lonsdale for this region, it is appropriate to aim to reduce the deficit of employment floor space and the "leakage" of workers to other regions of Adelaide. This would aid in not only supporting the local economy but reduce the need to move large numbers of people across the city to and from work.

Therefore, Council supports the direction of the draft GARP to protect established inner metropolitan industrial and employment locations as Prime Industrial Employment Precincts or State Innovation Precincts. To this end, the Edwardstown / Melrose Park Precinct is of relevance to the City of Marion and City of Mitcham and plays an important role in servicing the local community and providing what is already a limited local employment role for the local community. Similarly, Tonsley will continue to be an employment destination, coupled with the investment in health and research occurring at the Flinders University (noting this is not specifically identified as an Employment Precinct in its own right).

Given the continuing restructuring of our economy, and the nature of our highest employment sectors being in the healthcare and social assistance, education and training, professional, scientific and technical services and retail trade sectors the future employment lands of our cities will increasingly be less reliant on traditional industrial locations (although they will still have an important role) but focus more on commercial and activity centres that can accommodate the broader range of accommodation and facilities that would support these emerging and growing sectors, as well as the amenity needed to attract and sustain workers .

There is scope to change Adelaide to a polycentric city, where a range of Activity Centres act to be the focus for employment activity. The GARP underplays this potential and appears focussed more on retail, entertainment and hospitality floor space potential., whereas higher order centres with excellent public transport access, such as Elizabeth, Port Adelaide, Tea Tree Plaza, Noarlunga and Marion and Edwardstown have the potential to play a bigger role I the space (in much the same way the city currently does).

Public transport will need to adapt to cater for this and move away from the current centralised model and provide stronger, efficient and more convenient cross-town movements between these nodes. At the local level, Council can seek to develop the active transport networks that seek to connect these places, and in this way a true grid of green infrastructure can accompany these movements.

The draft GARP suggests that public transport investigations will take place following release of the GARP in March 2025. This approach will mean that public transport is responding to the GARP, whereas it should be being developed in tandem as an integral component of creating a liveable city.

Importance of the Activity Centres and Westfield Marion Centre to the Inner South Region

Council believes further focus and investigations are needed to maximise the real opportunity in future growth planning of our higher order activity centres and key corridor locations (or nodes) to support growth in employment floor space potential, as well as further strengthening the night-time and visitor economy within our Council area. To this end, Council will seek to work collaboratively with landowners of the Regional and District Activity Centres at Oaklands, Edwardstown and Hallett Cove to explore the opportunities and partnerships that would support these aims.

The Westfield Marion Centre is a key location for the inner south region that has the potential to support significant employment and housing growth, and better utilise and improve significant public transport infrastructure as part of the process.

Council is aware that the Scentre Group is interested in exploring strategic precinct planning for this location with the view of diversifying commercial and entertainment land uses, improving public realm opportunities and exploring opportunities for residential development.

Council would like to see the future planning of this precinct improve night time economy activity that is not reliant on the shopping centre being open (ideally within a main street environment), as well as significant improvements to the pedestrian experience and creation of place through substantial improvements to the bus interchange (location and quality of space), potential creation of new public gathering space and strengthening connections to key neighbouring attractions and neighbourhoods.

While this location is identified as being a state-led investigation area, Council seeks to be significantly involved in the process, given we have significant interests and want to ensure the process can deliver the best outcomes for our community (and that of the inner south region).

DRAFT

Living Locally an Opportunity and a Challenge

Similarly, the concept of living locally is a real challenge to Council's southern neighbourhoods, which have little diversity in land uses and limited activity centre distribution, coupled with a challenging road network and undulating topography that make living locally difficult for those without private vehicle usage. This is reflected in the stark difference in car ownership in these locations compared to other parts of the Council area.

Disappointingly, the draft GARP does not seek to address locations such as these through any actions or investigations, which would speak directly to Outcome 2: Liveable, accessible and inclusive communities. Whilst these locations are not directly contributing significantly to population growth (although over time these locations may be attractive for infill development), the GARP should still explore how locations such as these can be improved for their communities.

Photo: Patritti Wines

Integrating and Aligning Strategic Transport Directions with GARP

A key challenge historically has been the planning for growth locations and transport in an integrated and coordinated iterative process. It is not clear how this can occur given the proposal to prepare a Transport Strategy (and Public Transport Strategy) after GARP. The outcomes of these strategies have the potential to transform where and how growth occurs, and this will have consequences for the achievement of targets and broader local infrastructure needs and directions.

Council supports the application of a Movement and Place approach to transport routes within the GARP. However, given the strong focus of growth on the north-south arterial road network within the Council area it will be important to understanding:

- the long-term function and treatment of these roads (will they perform a movement or place function?)
- how public transport integration will be improved (to be more efficient and convenient) as well as
- important placemaking requirements and needs (including greenway designations identified within the GARP and what this means for these spaces.

Movement and Place approach to the road network will help in aiding future infrastructure investment and focus, but there needs to be clearer direction within the GARP itself as to what roles and function the different north-south arterial road network will have in supporting this.

There appears to be mixed objectives and priorities for these locations, particularly for Marion Road which already does, and will increasingly, carry large volumes of traffic that will impact on achievement of the other amenity, place making and greening principles sought by the Draft Plan. The City of Marion's proposal to undertake a Code Amendment in support of corridor type zone along Marion Road was met with concerns about traffic flows by DIT in 2021, and these issues will need to be resolved upfront to truly understand corridor capacities, priorities and extents.

Council is also concerned that broader housing and precinct outcomes, including placemaking opportunities are not being adequately considered and weighted by DIT for some of their projects. This is evidenced most recently with the Morphett Road Tram Overpass, the design of which does not suitably accommodate and support an existing master planned growth precinct for the Morphettville Racecourse. As a result, the project will potentially compromise the ability to maximise both activation and housing outcomes in this strategic location, let alone address some challenging stormwater and flooding infrastructure limitations imposed by the tram line. It is essential that GARP provides the level of detail in circumstances as these to ensure projects are consistent with these strategic outcomes .

A key weakness within the Transport and Infrastructure Theme, as represented spatially is the local transport networks, which only represent the main arterial road network. For the City of Marion, and indeed the entire Inner South Region), this is a strong north-south focus, with little connections for east-west movement and connections. There is value in connecting key nodes in this way, noting Glenelg, Brighton and Hallett Cove as key nodes along the Coast and Marion Centre, Tonsley / Flinders, Castle Plaza, Mitcham Square and Blackwood as nodes inland and within the hills. At a more local level, connections to other centres, schools and major open spaces are also critical, and there does not appear to be any real focus on a local grid to assist with convenient active transport movements that support living locally.

The City of Marion is currently consulting a Walking and Cycling Guidelines which seek to put in place a grid of active transport connections at the local level, and representation of this critical local transport infrastructure within the GARP is recommended.

Open Space Network and Urban Greening

Council acknowledges and supports the need for urban greening improvements across our city to combat the impacts of urban heat and climate change. Resilience within our urban environment is important, and Council is advanced in contributing to urban greening through our significant planting program, tree asset management plan and world leading tree asset database - Forestree.

Council however remains concerned that the overall policy support within the Code for greening and reduction of urban heat impacts are insufficient to supporting the identified targets (particularly Target 4.1 relating to no net loss of tree canopy (>3m) cover) and will rely on Council's to do the "heavy lifting" in achieving these targets. This concern is heightened given that forecasting our future plantings has identified that Council is nearly out of space within both its streets and open spaces for additional tree plantings and will likely exhaust opportunities within the next 2 to 3 years. This means that future greening capacities will rest entirely on private land only.

Notably the draft GARP underplays the importance of soft landscaping in contributing to reducing urban heat impacts, and not incentivising increased soft landscaping and reduced hard site cover to support this (through reduced site cover policy). This matter needs to be addressed urgently through the General Infill Design Quality Investigations and future Code Amendment and should also actively incentivise other measures that will assist with cooling, such as integration of living walls and use of green roofs within development, particularly for commercial and industrial development (which are not now required to contribute to future canopy cover).

Changes to the Regulated (and Significant) Tree criteria, whilst covering more trees across urban environments, was not supported by policy changes that provided added protections or need for their retention – the policy tests for removal are arguably still too easy to meet for regulated trees in most circumstances, undermining the intent of the Regulation changes. Similarly, Council remains concerned that the application of the Regulation changes does not apply to state projects. This is not only hypocritical, but not leading by example.

Council's simply do not have the resources to inspect developments for tree planting arising from the Urban Tree Overlay, nor is the ability to ensure that the trees are maintained after 2, 5 or 10 years after a development is completed. Therefore, reliance on this in achieving targets overall is fraught .

Council also continues to believe that the contributions to the tree fund are still substantially too low to incentivise tree retention and planting on sites.

Strengthening community values towards trees in our urban environments through education of their value from a micro-climate, environmental and financial saving perspective (and potentially financial incentives as trialled by the City of Unley) is likely to have a more positive impact on urban greening on private property.

Council welcomes the identification and prioritisation of areas with shortages in open space as part of the draft GARP state and Council led investigations, and the distribution of Planning and Development Fund grants. The north-western suburbs within the City of Marion have shortages of open space, and Council is focussed on finding opportunities to increase and improve the quality of open space in these locations. It is noted that these locations are also those identified for future growth investigations, and so there is even greater an importance in acquisition in these locations.

The Open Space Framework within the draft GARP is welcomed. However, the new classifications within the open space framework are not as clear and differentiated as they could be. In additional, there is an opportunity to better map these classifications within the GARP platform (for example most of the Public Space classification doesn't appear in the mapping, so its application spatially is not obvious).

The investigation areas for greenways along the Sturt River and rail corridors is supported, however how these can be meaningfully achieved along the identified arterial road corridors is questioned when these same spaces are identified for increased housing densities, traffic flows and placemaking. Alternative locations that provide connections, and more strongly aligned with active transport movement networks (that are off arterial roads wherever possible) are a more meaningful way of achieving connections and corridors sought by the GARP? These could be identified and investigated as part of the Council led investigations, however, do need a degree of coordination between Councils within the planning regions.

Council notes that for the City of Marion, the network is strongly north-south focussed with little east-west connections which would provide a true green grid network. Council has recently engaged on a draft Active Transport Guidelines which aim to create a grid network of movement across the northern parts of the Council area and has the potential to also support a green infrastructure grid.

Cost of infrastructure to Councils from infill development

For a considerable time, the true cost of infrastructure impacts of infill development has been borne by both the utilities and Councils with little direct contribution by those benefiting from the infill development (aside from the Planning and Development Fund). A key frustration of many inner metropolitan Councils is that, despite contributing significantly to the Planning and Development Fund through infill land divisions, not receiving the equivalent funds back to invest in open space infrastructure, despite infill adding pressure to its distribution and quality to meet increased housing and population numbers.

Significant increases in infill development across our suburbs will likely continue, and this will require upgrades of our stormwater infrastructure, local area traffic management measures, and intersection / road upgrades. Coupled with this is the challenge this places on streetscaping efforts, with costs associated with tree removal and replanting and Council's ability to also contribute to urban greening measures, given the increased emphasis on this occurring within streets and public spaces over private properties.

Council therefore supports the approach by the draft GARP to identify and plan for future local infrastructure needs, and the ability to establish infrastructure schemes to suitably address and plan for large scale infrastructure upgrades required for:

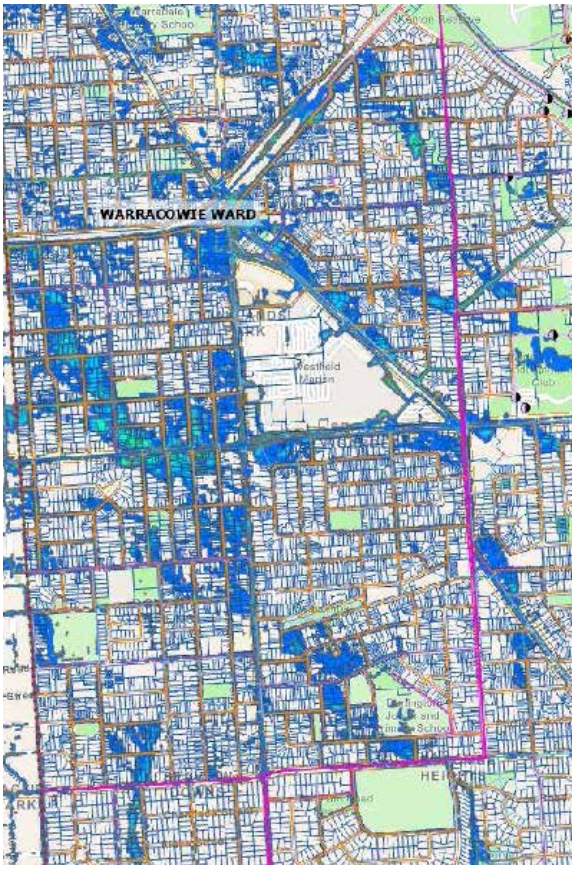
- stormwater infrastructure, acknowledging that at the conclusion of the 30-year timeframe for the GARP, parts of Council's existing stormwater infrastructure will be approaching the end of its asset life and need replacement (and the ability to factor this into future Scheme costs)
- strategic acquisition for locations with shortages of open space, which exists within our north-eastern suburbs of our Council area, notably where a large proportion of future strategic infill opportunities have been identified
- upgrade and evolution of our existing community support infrastructure to adapt to our changing community demographics, cultures and needs

Council notes that uptake of Infrastructure Schemes has not occurred, and initial trials have failed. It is important that Schemes are not overly complex and costly to both establish and administer, and the introduction of templates and standard processes and guidelines being developed will be important to support them being further pursued by Councils.

Need to resolve hazard risks

It is vitally important that future growth strategies at the local level incorporate appropriate hazard data to ensure ongoing risks and costs to the community are minimised. Council notes that there are two significant projects underway now which are examining hazard risks associated with bushfire management and flooding, both of which have the potential to be exacerbated through climate change impacts.

While there is some level of coverage of this within the draft GARP platform, some data is still missing or not resolved and therefore not providing the complete picture to inform future growth and infrastructure planning. Council seeks that these matters are resolved as a matter of urgency so that they can suitably inform future local and state led investigations on strategic infill, infrastructure implications and associated costs.



Council's Proposed Approach to a Housing Growth Strategy

Council intends on developing a holistic Liveable Growth Strategy that examines our entire Council area and not just the identified investigation areas within the draft GARP.

It is Council's strong preference to limit further increased infill development within broader suburban areas and focus increased densities and alternative housing typologies (missing middle) to strategic locations that better support the associated building form and amenity challenges that these provide. We believe this approach will continue to be consistent with the Outcomes of draft GARP and will demonstrate achievement of the identified Housing Targets.

Such locations would be:

- at key stations along the rail corridor and adjacent to the identified road corridors, including investigating east-west locations across our Council area that have strong transport connections (such as Bray Street / Raglan Avenue)
- at and immediately surrounding key activity centres, notably Regional and District Centres, but also some selected neighbourhood centres and local centres
- known brownfield sites and underutilised commercial locations (balanced with a desire to retain important employment lands)
- locations of clusters of aged SA Housing Trust stock (working collaboratively with SAHT on how these can potentially be further uplifted

Council's previous experience with the implementation of the Planning and Design Code has damaged both the Council's and the community's trust in how planning policy reflects the community's desires. The Code overrode and substantially changed the policy direction for large parts of our Council area, despite a comprehensive policy review and engagement process that informed the policy framework that had only recently been put in place. This process must therefore be viewed by the Commission as an opportunity to rebuild this trust.

Council seeks written assurance from the State Planning Commission or Minister that Council's Liveable Growth Strategy will not be overridden by the Minister if these investigations are:

- supported by a robust evidence base supported by extensive community engagement;
- achieve the overarching housing targets identified across the three 10-year timeframes; and
- align future growth to the desired outcomes identified within the GARP;

Resource Implications for Councils

The Commission should be aware of the resource implications for Councils in responding to the recommended actions of the draft GARP, particularly regarding the potential complexities of the issues to resolve and the timeframe from which to do this. Council has not budgeted undertaking this work, nor programmed this work in their business planning.

This obligation will likely require additional resourcing, at least for technical components of the investigations at a time where Councils are attempting to reduce costs and limit rate rises on our communities experiencing cost of living pressures.

Council is concerned that limited staffing capacities will drive a rush to market for specialist consultants at a time where the market is already stretched with current private sector and infrastructure projects. This has the potential to extend timeframes for delivery and costs.

Council seeks that the Commission (through the Planning and Land Use Services) assists to reduce this burden as much as possible through the sharing of relevant information and data that formed the basis of the GARP investigations as soon as possible, as well as provide further guidance and templates that ensures both consistency in approaches and datasets / assumptions across Councils.

Desire for ongoing collaboration

It is disappointing that much of the preparatory work by the consultants engaged by the department that informed the draft GARP did not involve Council staff or utilise Council's local knowledge. It is therefore important to Council for the state led infill growth investigations that will occur across our Council area be undertaken collaboratively with Council's staff who can provide local knowledge and expertise that can add value (and potentially save time) to the process.

Fundamentally, the planning for the achievement of our housing targets cannot occur in isolation with what is intended to occur within the identified state led investigation areas. They are also critical to securing housing supply (particularly alternative housing forms that support diversity) and have the potential to influence the range of social, stormwater, open space, public realm and local road network infrastructure. Achieving the right balance is important, and a conversation that needs to occur collectively with the community as key stakeholders in this process .

DRAFT

List of Recommendations

People, Housing and Liveability

Recommendation 1:

The Investigation of General Infill Design Quality and resultant Code Amendment is fast tracked so it can be delivered as soon as possible.

Recommendation 2:

The preparation of Infill Design Guidelines and resultant Code Amendment is fast tracked so it can be delivered as soon as possible.

Recommendation 3:

The existing extent of the Plympton Park Character Area be removed from the Council-led strategic infill investigation area.

Recommendation 4:

Those parts of Dover Gardens, Seacombe Gardens and Sturt south of Sturt Road that are identified as part of the state-led strategic infill investigations should be changed to Council-led strategic infill investigation areas.

Recommendation 5:

DHUD investigate the market factors influencing housing diversity delivery (including sizes and tenure, not just typology) and implement all available planning and non-planning mechanisms to support increased diversity.

Recommendation 6:

DHUD identify a range of measures that promote consolidation of sites in strategic locations, whilst also preventing underdevelopment of sites in future strategic growth locations (such as future corridors).

Recommendation 7:

The GARP identifies a range of measures and actions that better support living locally for those locations not identified as growth areas but lack living locally opportunities.

Productive Economy

Recommendation 8:

Elevate the importance of higher order Activity Centres on mass transit corridors in contributing to "Employment Lands" within the GARP document beyond just retail and local services.

Recommendation 9:

Council is actively involved in any planning for the Marion Centre and surrounding environs to support our objectives for this location and link to Council's assets.

Natural Resources, Environment and Landscapes

Recommendation 10:

Tree canopy retention and tree planting policy be strengthened to better support achievement of the targets.

Recommendation 11:

Further incentivise soft landscaping, tree planting and living building techniques within development, including commercial and industrial development.

Recommendation 12:

Remove state agency development exemptions to Regulated Tree legislation and include similar tree canopy and soft landscaping criteria to state developments.

Recommendation 13:

The GARP should better map the three classifications of the Open Space Framework, particularly Public Space.

Recommendation 14:

Reconsider the classification of greenways along arterial road corridors and better integrate with local active transport networks.

DRAFT

Recommendation 15:

Investigate east-west open space network opportunities in the Inner South to establish a green infrastructure grid.

Recommendation 16:

Current hazard mapping and policy measures in response be finalised as a matter of priority to inform future state and council led strategic infill investigations.

Transport and Infrastructure

Recommendation 17:

The proposed Transport Strategy, particularly involving public transport, is developed collaboratively with the GARP.

Recommendation 18:

DHUD and DIT further explore and clarify the arterial road functions and possibilities for identified corridors to confirm they can achieve all that the GARP seeks for these spaces.

Recommendation 19:

The GARP includes stronger coverage of active transport as part of the Transport and Strategic Infrastructure Chapter, including mapping of active transport routes across the Region, particularly east-west connections across the Inner South Region.

Recommendation 20:

DHUD develop templates and guides for Infrastructure Schemes and provide a support service to assist Council's in implementing them.

Delivery and Implementation

Recommendation 21:

The Minister provides assurance in writing to Council that any future Growth Strategy developed will be honoured ad not overridden by the Minister / DHUD.

Recommendation 22:

DHUD provides assistance to Council in undertaking the housing strategy through templates, guides and the sharing of data informing growth and future development assumptions.

Recommendation 23:

DHUD and the Commission undertake all future Investigations for state-led locations collaboratively with Council so that future strategies are aligned in terms of assumptions and the achievement of identified targets.

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CITY OF MARION

12.4 Asset Management Plans - final endorsement	
Report Reference	GC241022R12.4
Originating Officer	Unit Manager Asset Solutions – Brendon Lyons
Corporate Manager	Manager Engineering, Assets and Environment - Mathew Allen
General Manager	General Manager City Services - Angela Allison

REPORT OBJECTIVE

The purpose of this report is to present the following Asset Management Plans (AMPs) to Council for final endorsement:

- City of Marion Open Space AMP (Attachment 1)
- City of Marion Coastal Walkway AMP (Attachment 2)

REPORT HISTORY

List any relevant report references - optional field, remove table and heading if not required

Report Reference	Report Title
FRAC240604R7.1	2024 Asset Management Plans – Tranche 2
GC240723R12.6	Asset Management Plans – endorsement for public consultation

EXECUTIVE SUMMARY

The Tranche 2 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 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 3). Surveys were hosted via the Making Marion website and where possible, responders were contacted and acknowledged.

Both AMPs align with Council's 2024-25 Annual Business Plan and budget with the provisions in the Council's Long Term Financial Plan consistent with the AMPs.

The AMPs are presented to General Council for final endorsement.

RECOMMENDATION

That Council:

1. **Endorses the City of Marion Open Space AMP**
2. **Endorses the City of Coastal Walkway AMP**

DISCUSSION

Public Consultation

Community and stakeholder engagement on these AMPs was undertaken from 08 August 2024 to 29 August 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. Participants contributions have been acknowledged and responded to by the asset owner where applicable.

A summary of the number of public interactions is summarised below.

	Coastal Walkway AMP	Open Space AMP
Survey Responses	12	4
Site Visits	226	202
AMP Downloads	68	54
Snapshot Downloads	49	67

Targeted consultation was specifically promoted on the Tranche 2 AMPs towards:

- Marion 100 Members
- 5049 Community, and
- Hallet Cove Residents Association

Detail on the nature of the public responses is found in the included Community Feedback Report.

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) – final endorsement achieved at the 23 July 2024 General Council Meeting.
- Tranche 2 - (Open Space, Coastal Walkway) - seeking final endorsement at the 22 October General Council Meeting
- Tranches 3(a) & 3(b) - (Buildings & Structures; Transport; Water Treatment & Resources) - seeking final endorsement at the 26 November 2024 General Council Meeting.

ATTACHMENTS

1. CoM Asset Management Plan Open Space 24-34 Final (Attachment 1) [**12.4.1** - 38 pages]
2. CoM Asset Management Plan Coastal Walkway 24-34 Final (Attachment 2) [**12.4.2** - 37 pages]
3. Community feedback report - Coastal Walkway and Open Space (Attachment 3) [**12.4.3** - 12 pages]

City of Marion Asset Management Plan 2024-2034

Open Space

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CITY OF MARION

Stanley Street Reserve, Glengowrie

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**

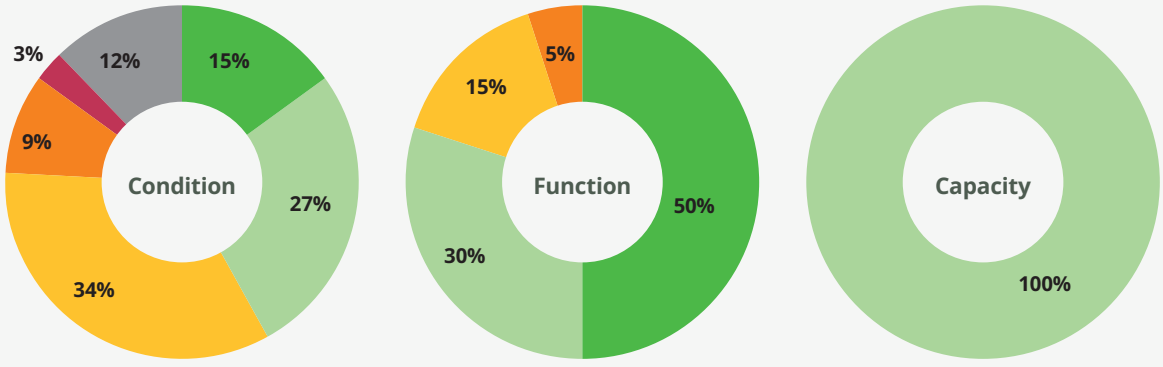
State of council assets

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 Sport Facitilities and Shelters	Basketball 3 on 3	26
	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

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.



Condition score

Very good | Good | Fair | Poor | Very poor | No data

The above graphs show condition, function and capacity rating as percentage of approximately 6000 assets. Refer to pages 21-23 for a description of the Ratings Scale 1-5 and a discussion on the ratings provided.

Hugh Johnson Boulevard Reserve, Sheidow Park

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

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.	• Renewal of assets to ensure the desired functionality is preserved. • Construction of new assets where the Open Space Plan identifies a required service. • 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.

Hugh Johnson Boulevard Reserve, Sheidow Park

Future demand

Summary demand management plan

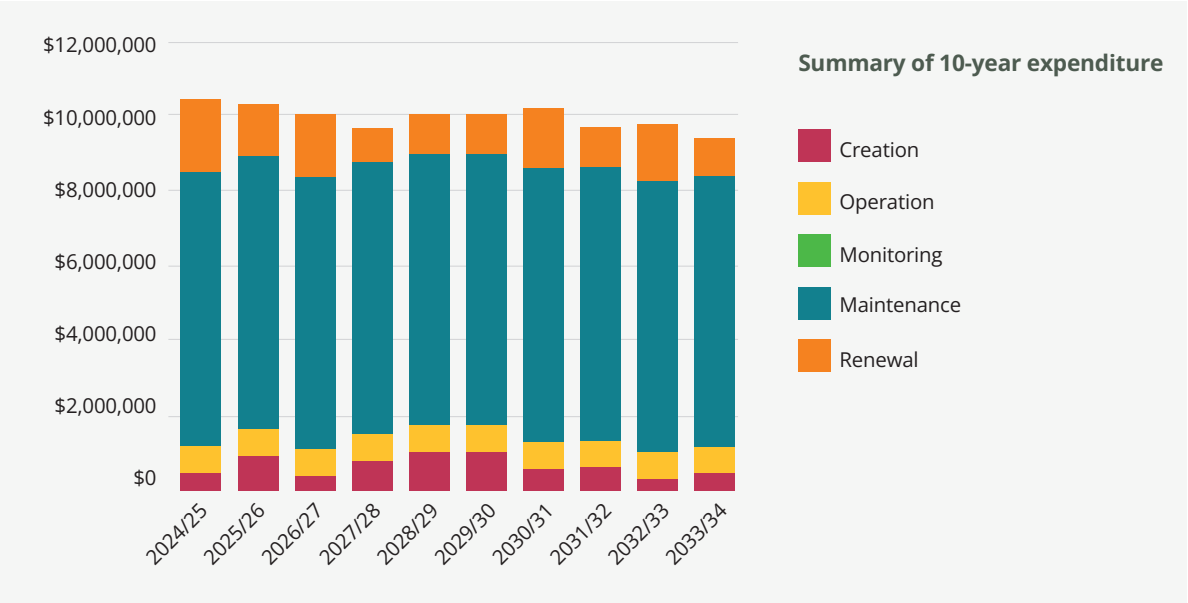
Demand impact	
Stakeholder Management - increase in collaboration between adjacent entities.	• Improve data sharing between Councils for better asset management decision. • Potential for more cross council collaboration in areas such as playground construction.
Social - increase in population density and demand for green and recreational spaces.	• Implement Open Space Plan initiatives. • Monitor utilisation rates.
Finance – improvements in accuracy and timeliness of forecast of budget.	• Communicate Open Space Plan to Stakeholders to 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**

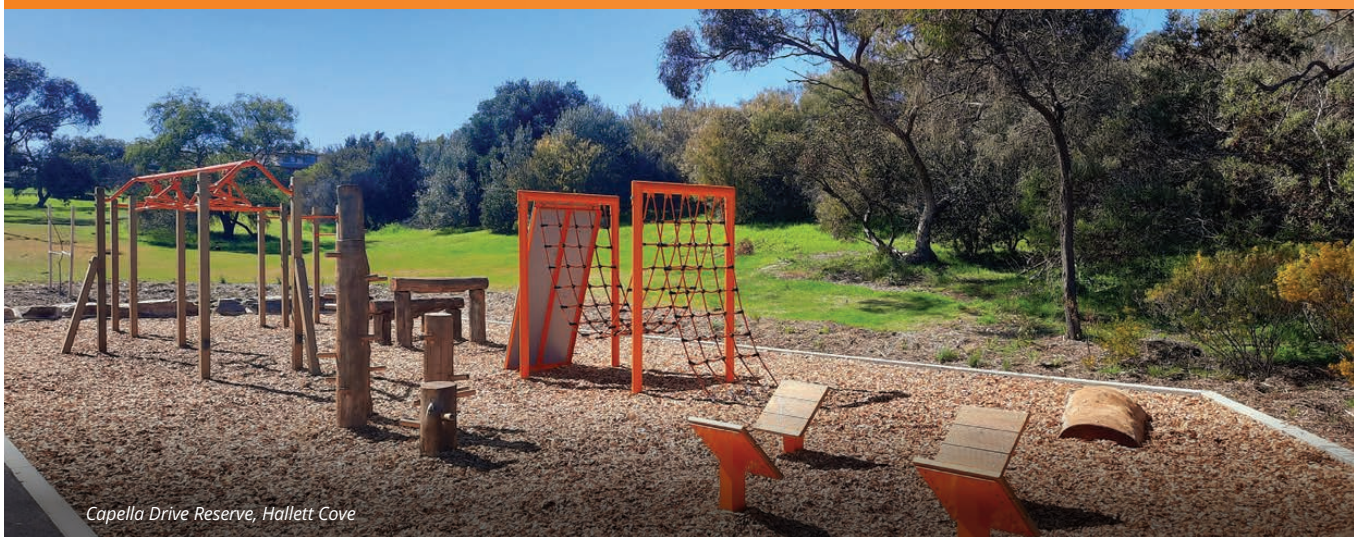
The forecast budget is sufficient to provide the services at the required performance levels for open space assets.

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.


Capella Drive Reserve, Hallett Cove

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

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

Capella Drive Reserve, Hallett Cove

Key stakeholders

- CoM Council Members - Represent community needs and endorse levels of service and endorse this AMP.
- CoM Executive Leadership - Allocate resources to ensure the service provided by Open Space assets is sustainable. They ensure risks are managed while meeting the objectives of the plan.
- CoM Operations Teams – Perform the required maintenance on the assets and manage defects.
- CoM Asset Solutions - provide support in AMP content and in the management of asset information systems.
- CoM Finance - allocate budgets according to forecasts and ensure alignment with the LTFP.
- Specialist contractors – perform maintenance of the assets and provide advice on design and risk.
- Community - provide feedback on level of service and offer a source of funding through rates.
- State Government - provide grant funding for some new open space asset projects.

Hugh Johnson Boulevard Reserve, Sheidow Park

Levels of service

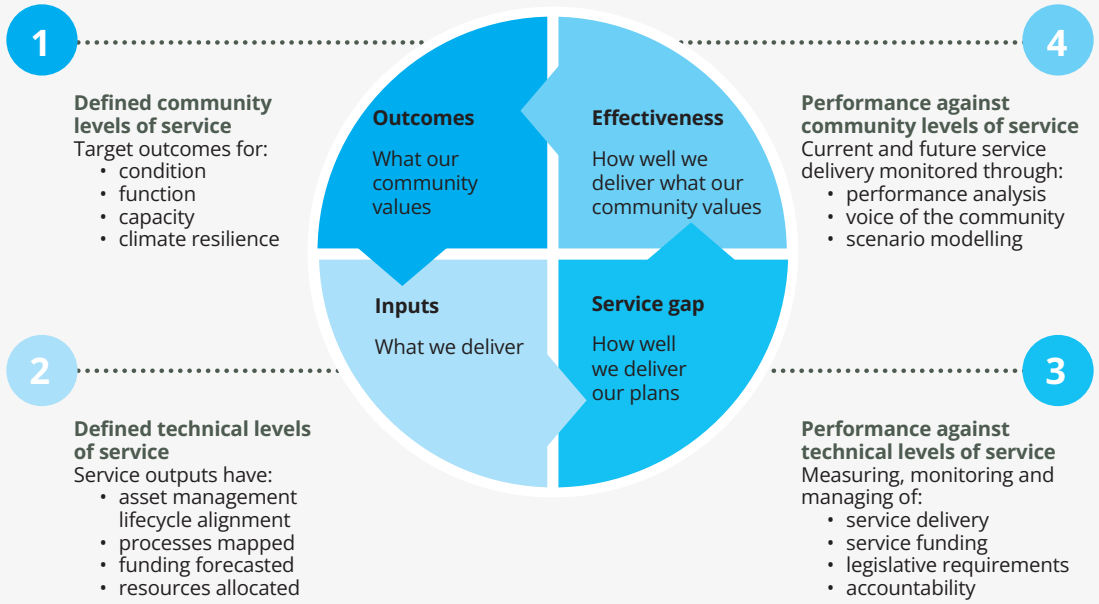
Levels of service ensure we meet customer expectations by describing what we deliver. The primary reason assets exist is to deliver services.

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.

Using levels of service to measure service delivery performance



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.

Hugh Johnson Boulevard Reserve, Sheidow Park

Capella Drive Reserve, Hallett Cove

Strategic and corporate goals

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

Our community vision: A liveable, sustainable community.

Priority ID	Council strategic objective	How the objectives are addressed in the AMP
L2	Accessible and multiuse places and spaces.	• Provision of accessible open spaces that provide quality opportunities for residents. • Design will respond to community needs such as age or disadvantage when planning open space.
L2	Accessible and multiuse places and spaces.	• Support for the development of quality open space that corresponds to the hierarchy and classifications set out in the Open Space Policy. • Maintenance of open space will reflect the quality determined by the Open Space Policy.
L3	Planning for future growth and changes to the population.	• Support for the development of quality open space that corresponds to the hierarchy and classifications set out in the Open Space Policy, including playgrounds.
C4	Valuing contribution.	• Residents will be invited to be involved with open space projects that have a value of $50,000 or more. • Community assistance to support design of open space will be supported in line with the methodology frameworks for open space.
L2	Accessible and multiuse places and spaces.	• 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.

Appleby Road Reserve, Morphettville

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

Capella Drive Reserve, Hallett Cove

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; Non-irrigated 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.

Hugh Johnson Boulevard Reserve, Sheidow Park

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.	• Changed priorities needing to be allowed for. • Impacts staff workload. • Increases to OpEx.	• 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.	• Limited open space available to achieve the service desired of parks and reserves. • Noise levels increase around open spaces. • Traffic level increase at local reserves on residents.	• Monitoring community expectations balancing performance cost and risk. • Monitor community notifications with noise. • Monitor community notifications regarding access to facilities and movement.
Social	Community expects greater amenity of green spaces and recreation equipment.	• Community dissatisfaction with a service not provided and ease of access.	• Promote the Open Space Plan to reinforce the medium term strategy. • Plan for increasing accessibility and connectivity to reserves. • Implement projects which improve amenity.
Technological	Greater demand for asset utilisation data to help inform asset management decisions.	• Improved ability to forecast renewals and improved service delivery operationally.	• 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.	• Improved data sharing leading to better asset management decisions. • Ability to deliver services at a higher operational level through resource sharing.	• Adopting good practice across all three councils to deliver best value. • Continue to engage and consult with key stakeholders.

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 parameter	Projected trend	Impact on asset and services	Resilience management
Temperature	• Maximum, minimum, and average temperatures will increase. • Warmer spring temperatures. • Hotter and more frequent hot days.	• Extended heat may cause fragile materials to become damaged over time. • Extended hotter days may reduce community engagement. • Heat may cause metal equipment to become too hot to use.	• 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	• Declining rainfall. • Lower spring rainfall. • More drought.	• Declining rainfall may impact the growth of plants and greening of reserves.	• Utilise alternative water sources such as Oaklands Water. • Utilise the Tree AMP Park and reserve character zone tables and Natural Landscaping Guidelines to plant drought or low rainfall tolerant plants.
Storms	• More intense heavy rainfall events which carry intensified winds.	• Localised flooding potential not understood.	• 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. • Species selection to be resilient against limb dropping, increase monitoring to high use areas (refer also to the Trees AMP).
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	• Identify locations where fire potential risk exists. • Planting palettes and equipment material take into account fire risk potential. • Ensure open space development in areas of high fire risk are suitable and to legislative requirements.

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 Facilities and shelters	Basketball 3 on 3	26
	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.

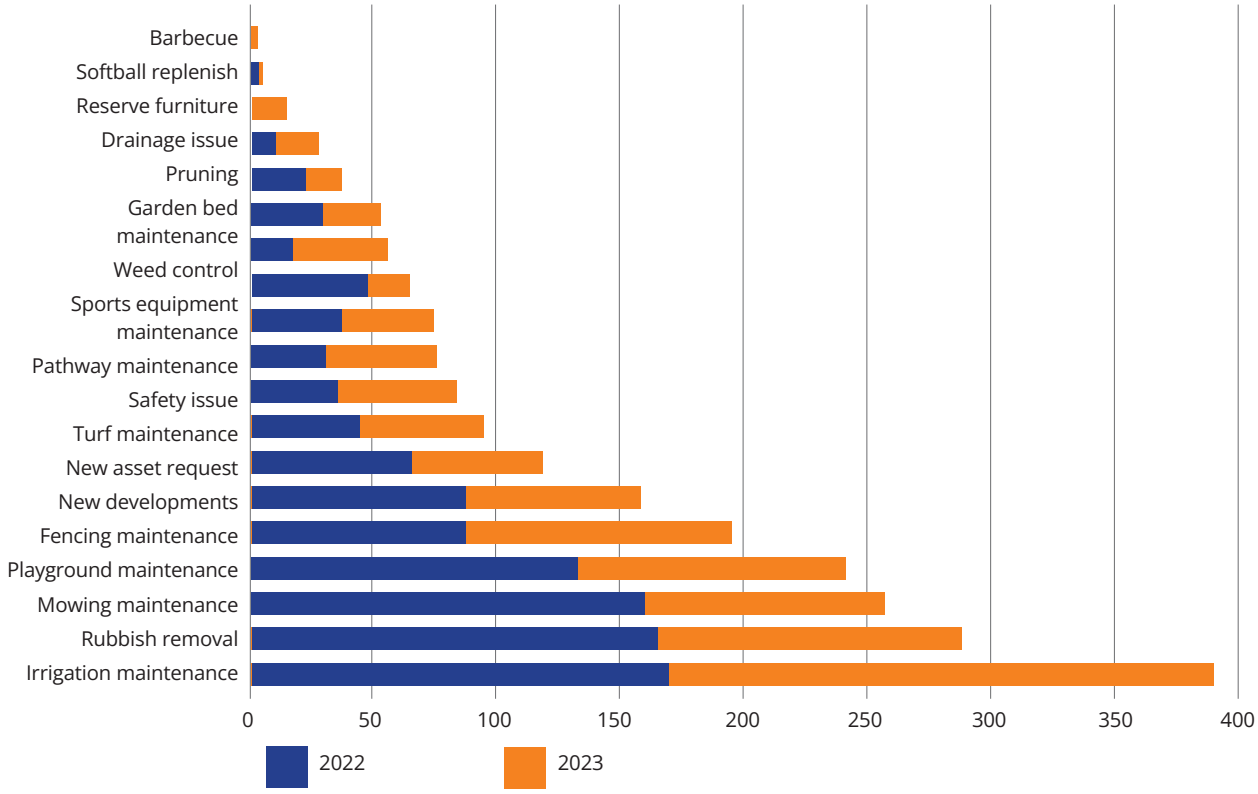
Age profile

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.

Capella Drive Reserve, Hallett Cove

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.

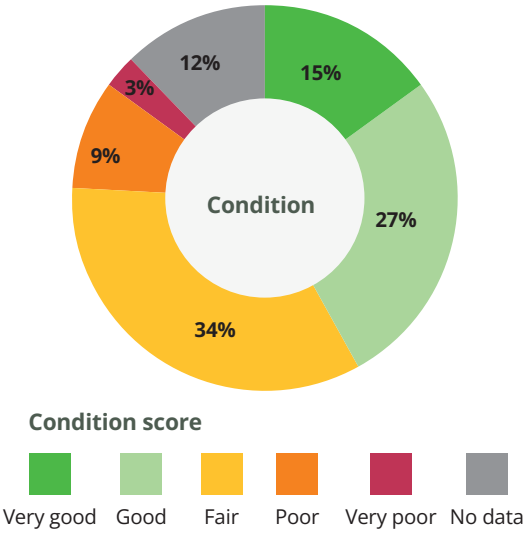
Council will continue to seek the feedback from SAPOL regarding community safety and the best approach to reduce crime prevention in open space.

Hugh Johnson Boulevard Reserve

Asset condition

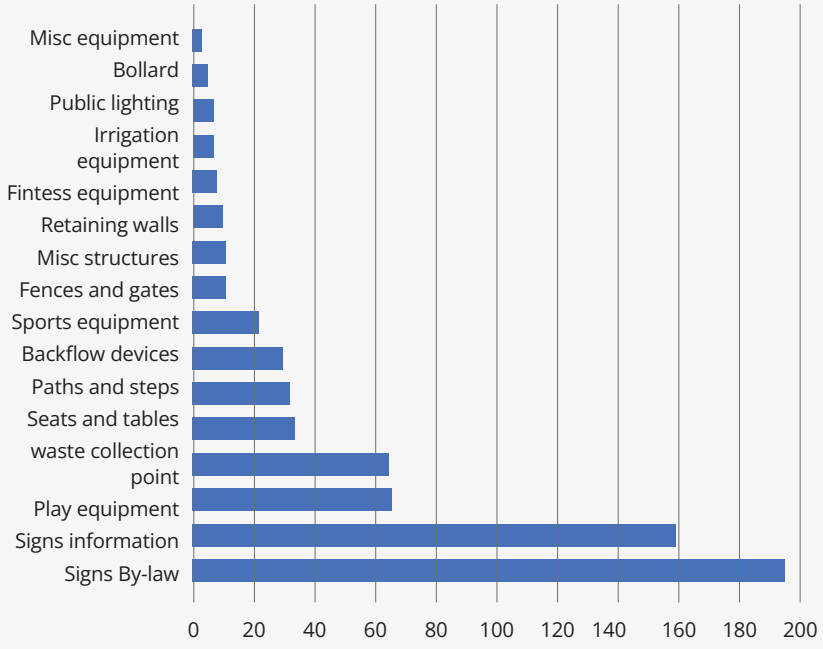
Asset condition performance description

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.

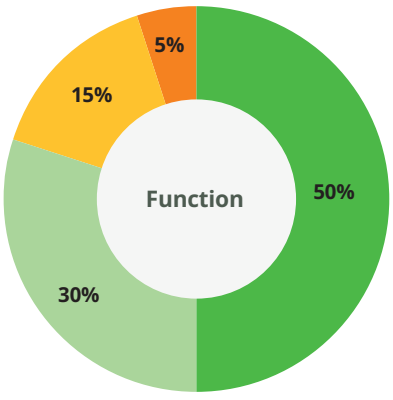


Asset function

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.

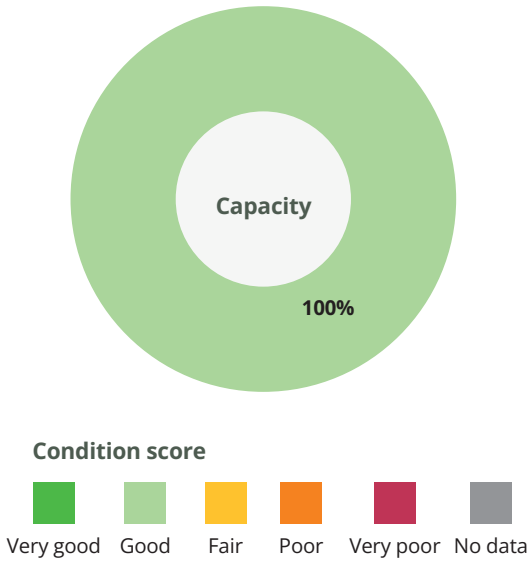
Grade	Condition measure description
1	Very good: meets program/service delivery needs in a fully efficient and effective manner.
2	Good: meets program/service delivery needs in an acceptable manner.
3	Fair: meets most program/service delivery needs with some inefficiencies and ineffectiveness present.
4	Poor: limited ability to meet program/ service needs.
5	Very Poor: critically deficient, does not meet program/service needs, neither efficient nor effective.



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: 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

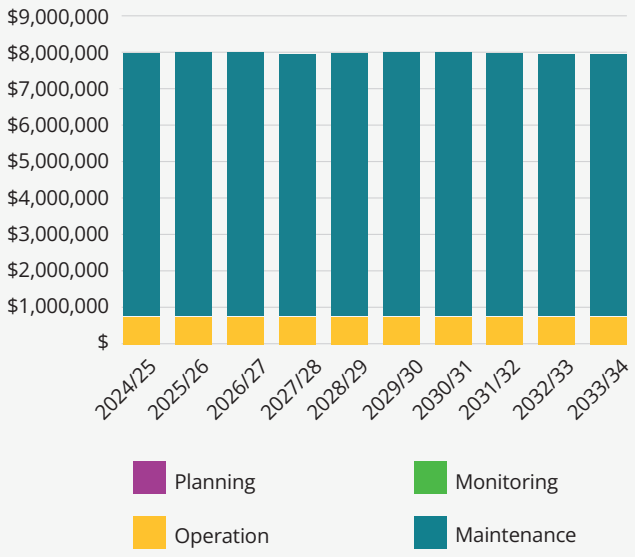
- Plant and fleet hire - $577,000 annually – with almost all being for internal hire charge.
- Materials costs of $373,000 annually – the bulk of which is for landscaping materials.
- Contractor costs amount to just over $2.3m annually.
- The remainder of the maintenance relates to council wages and 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

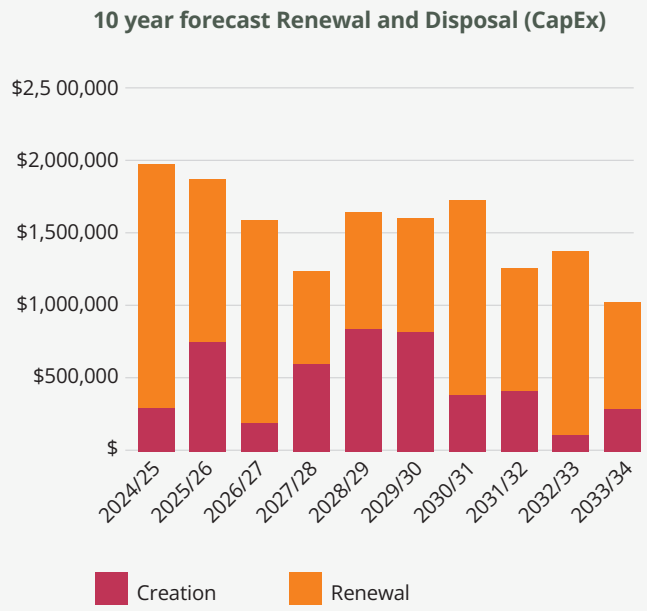
Generally, playground items have an asset life of 20-25 years. Within this timeframe CoM seeks to replace these items through a reserve upgrade. Reserve furniture generally has a 25 year asset life. This 20-25 asset life is also generally applied to other reserve sports and equipment items except for 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.



CapEx costs include contractors and specialists as well as 3 roles of design landscape architects of CoM salaried staff.

Capella Drive Reserve, Hallett Cove

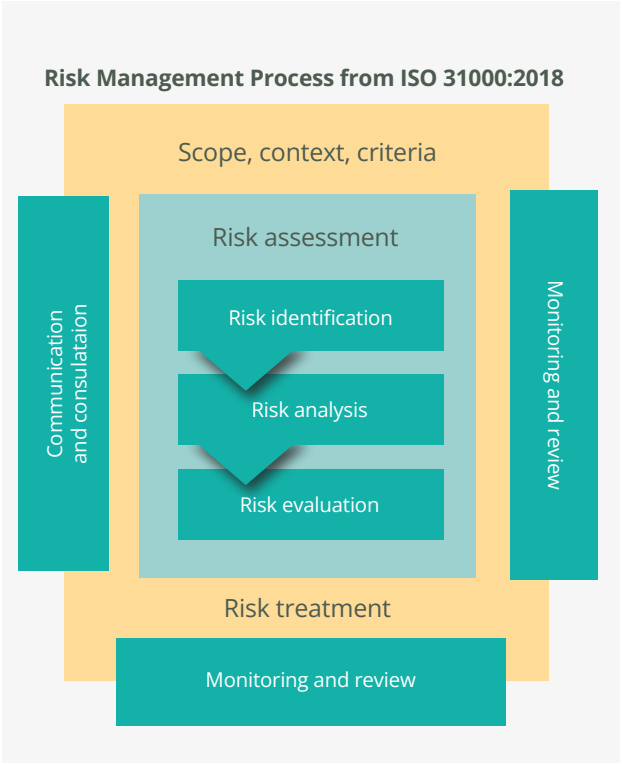
Hugh Johnson Boulevard Reserve, Sheidow Park

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.

Hugh Johnson Boulevard Reserve, Sheidow Park

Hugh Johnson Boulevard Reserve, Sheidow Park

Financial summary

Financial sustainability

Sustainability of service delivery

Two key indicators of sustainable service delivery are considered in the Open Space 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 OpEx and CapEx required to provide an agreed level of service to our customers over a 10-year period.

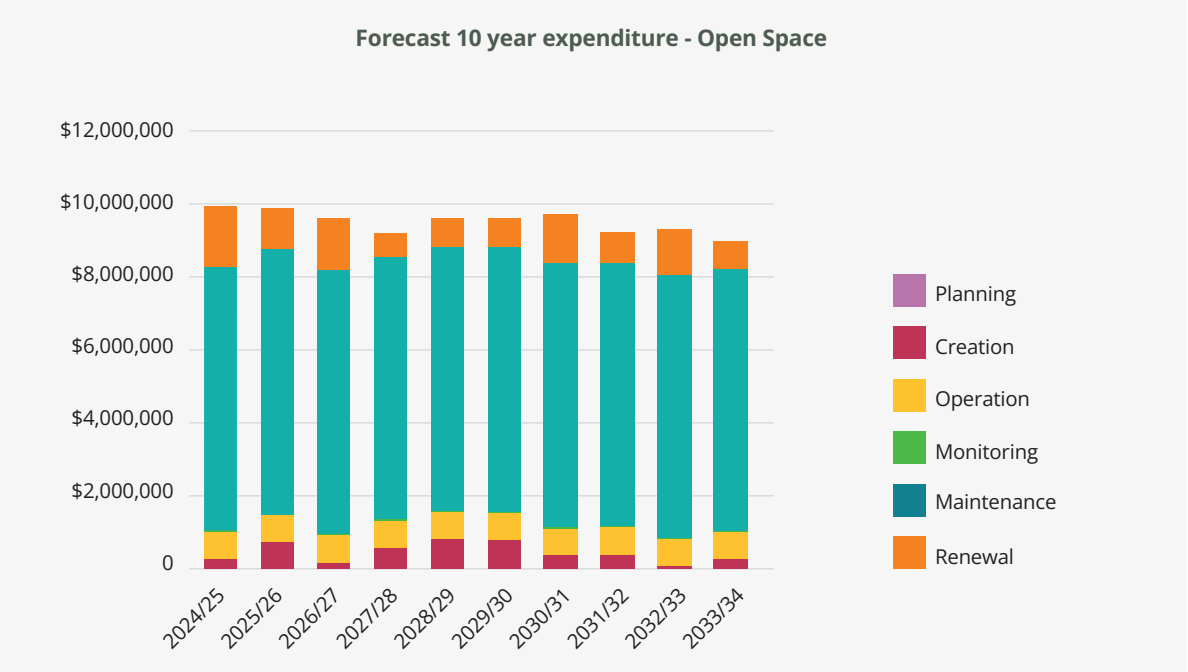
This forecast is compared with the proposed budget over the first 10 years of the planning period to identify any funding shortfall.

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**



Hugh Johnson Boulevard Reserve, Sheidow Park

Hugh Johnson Boulevard Reserve, Sheidow Park

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.
- The 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 on the right.

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 ± 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.

Hugh Johnson Boulevard Reserve, Sheidow Park

Data confidence assessment outcome

Data	Confidence Assessment
Asset Condition	C
Asset Function	C
Asset Capacity	C
Asset Age Profile	D
Replacement Value	B
Service Levels	B
Demand drivers	B
Capital Expenditure Forecasts	B
Operational Expenditure Forecast	B

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.

Improvement plan

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

Task	Resource	Completion
Implement a process which helps to provide utilisation information for open space assets.	Manager City Activation	Dec-25
Review the performance of maintenance against service levels and customer requests for all Open Space assets.	Manager City Activation Manager Operations	Dec-25
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
Implement a system to ensure condition assessment is performed on all Open Space assets on a regular cycle.	Manager City Activation	Dec-25
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
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
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
Review completeness of asset data in the AMIS	Manager City Activation	Dec-25
Improve quality and completeness of asset data in the centralised asset management information system including condition assessments.	Manager City Activation	Dec-25
Audit the performance of lighting operation against levels of service	Manager City Activation	Apr-26
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

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

Oaklands Estate Reserve, Oaklands Park

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City of Marion Asset Management Plan 2024-2034

Coastal Walkway

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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 14
- Community levels of service 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
- Physical parameters 21
- Age profile 22
- Asset performance 23
- Operations expenditure (OpEx) 26
- Capital Expenditure (CapEx) 28

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
- Forecast reliability and data confidence 35
- Monitoring and review 35

Improvement plan 36

Executive summary

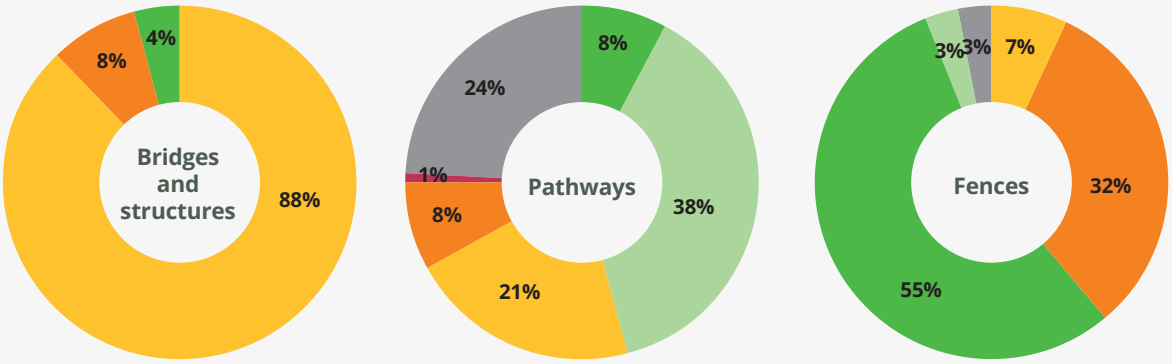
Purpose of the plan

The purpose of the Coastal Walkway Asset Management Plan (AMP) for the 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 September 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	Quantity	Useful life (years)	Replacement value
Bridges and structures	24	50 years	$9,417,400
Pathways	5.44 km	20-50 years	$971,117
Signage	44	20 years	Not valued
Retaining walls	181 m	50 years	$153,500
Kerb ramps	1	50 years	$2,000
Street furniture (seating, bollards, etc.)	54	25 years	$61,600
Street furniture (fencing)	4353 m	30 years	$945,200
Natural assets	TBD	TBD	TBD
		Existing Assets sub-total	$11,550,817
		Under construction (Cell 5 & 6) sub-total	$9,700,000
		Total	**$21,250,817**



The above graphs show the condition profile of the Coastal Walkway assets. Note: condition data for Coastal Walkway assets was collected in 2019.

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.

Level of 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 Standard 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.

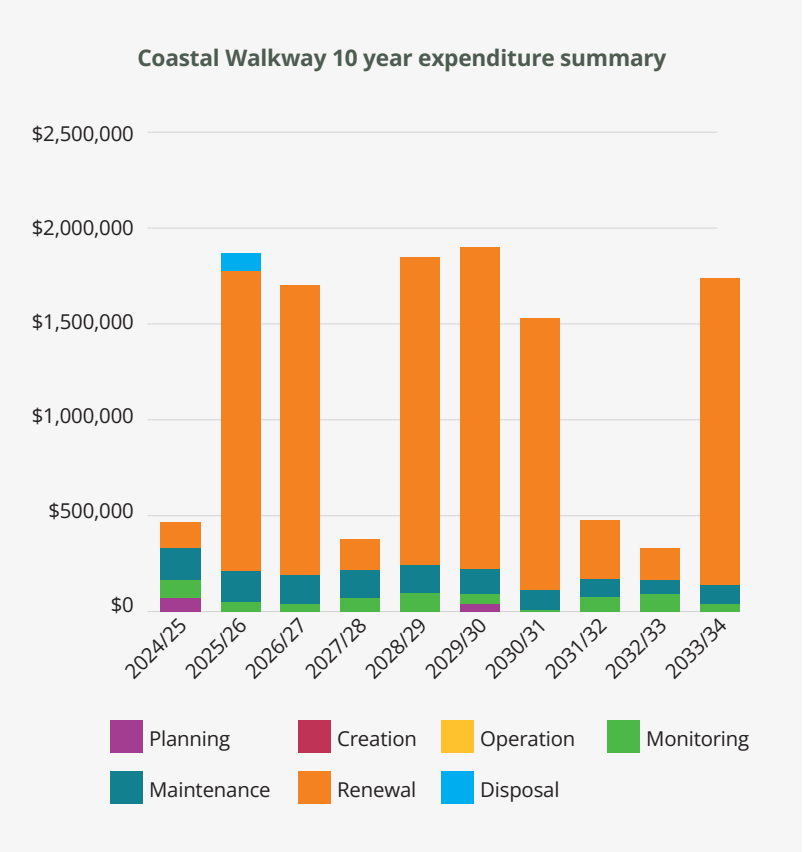
Demand impact	Demand impact management
Increase in community requests and a change in community expectations and service levels.	Renewal costs will be adjusted following the review of the Coastal Walkway Plan during 2024/25. Service Level Agreement based on risk for operational and maintenance activities.
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 below for details.



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	80,000	0	0	110,500	172,000	140,000	0	$502,500
2025/26	0	0	0	58,000	163,000	1,646,200	100,000	$1,967,200
2026/27	0	0	0	38,000	167,000	1,578,200	0	$1,783,200
2027/28	0	0	0	78,000	150,000	166,400	0	$394,400
2028/29	0	0	0	110,500	153,000	1,674,400	0	$1,937,900
2029/30	50,000	0	0	58,000	133,000	1,758,400	0	$1,999,400
2030/31	0	0	0	38,000	101,000	1,488,000	0	$1,627,000
2031/32	0	0	0	78,000	105,000	313,200	0	$496,200
2032/33	0	0	0	110,500	100,000	160,000	0	$370,500
2033/34	0	0	0	63,000	102,000	1,680,000	0	$1,845,000
Total	**$130,000**	**$0**	**$0**	**$742,500**	**$1,346,000**	**$10,604,800**	**$100,000**	**$12,923,300**

Summary forecast expenditure

Forecast expenditure	10-year forecast	Average annual cost
Operational Cost (OpEx)	$2,218,500	$221,850
Capital Cost (CapEx)	$10,704,800	$1,070,480
Total	**$12,923,300**	**$1,292,330**

The forecast budget is sufficient to provide the services at the required performance levels for Coastal Walkway 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

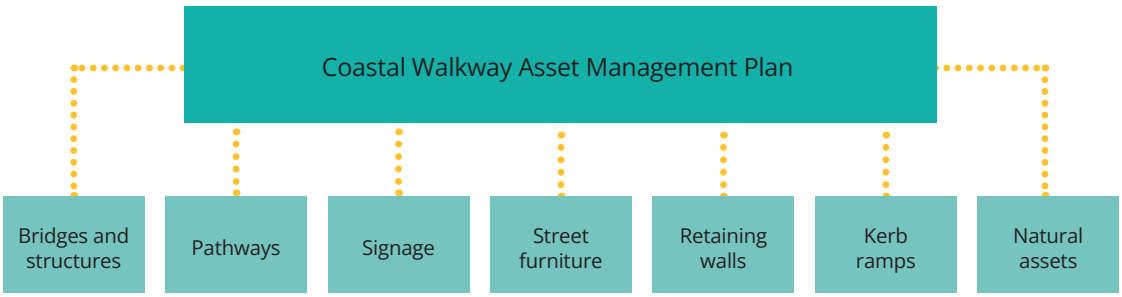
Background

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 September 2024.

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

The Coastal Walkway assets included in this plan have a total replacement value of $21,250,817.



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 2024-2034	A liveable, sustainable community
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.

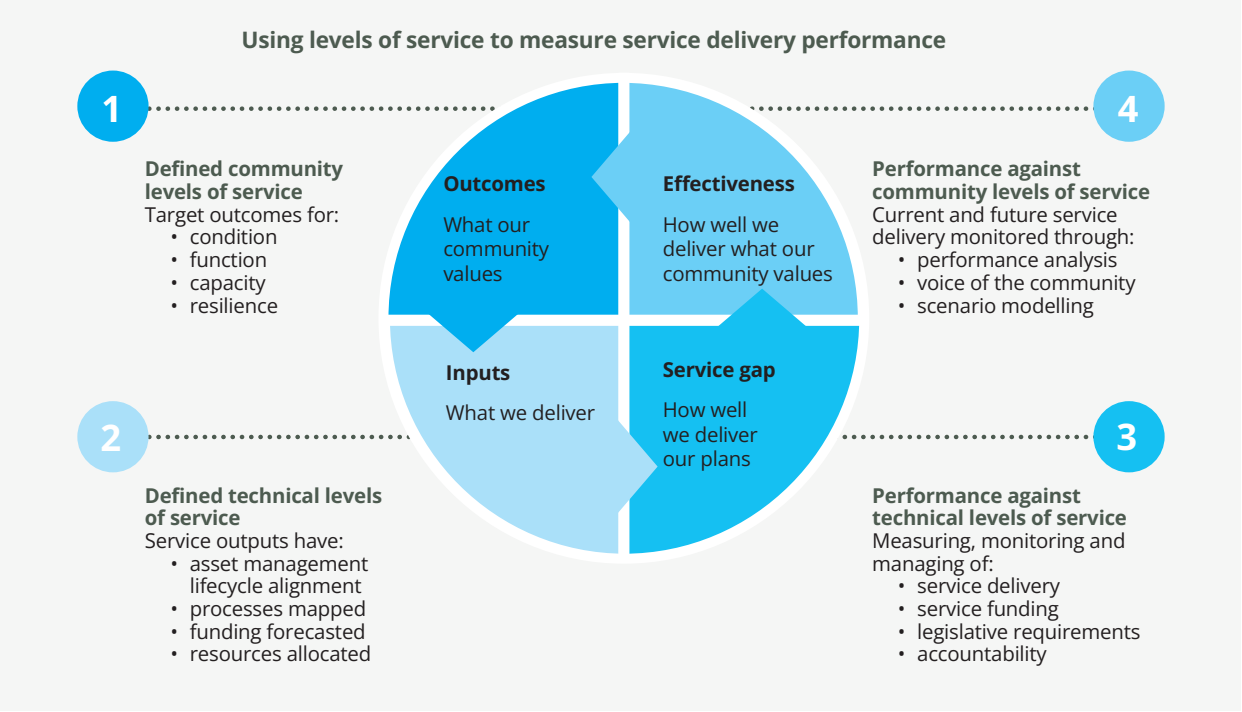
Key stakeholders

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)	• Allocate resources to ensure the service is sustainable. • Ensure risks are managed while meeting objectives of the plan.
CoM Engineering Assets and Environment Division	• Asset owner • 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 and reviews risks and future demands. • Manages the asset data and asset management system.
CoM Operations Division	• Provides feedback on maintenance activities and resources required to complete the works to achieve the desired performance.
CoM City Activation Division	• Provide subject matter advice and guidance regarding best practice. • Delivers major projects outlined in the Asset Management Plan/Coastal Walkway Plan.
CoM Finance Division	• Provides advice on budget and cost allocations. • Allocate budgets according to forecasts and ensure alignment with the Long-Term Financial Plan (LTFP).
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	• Provide strategic direction through State endorsed plans, strategies and departments. • Can be a source of funding to projects and plans within the Asset Management Plans.

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 liveable, sustainable community.

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.

Priority ID	Council strategic objective	How the objectives are addressed in the AMP
L2	Accessible and multiuse places and spaces	The Coastal Walkway has been constructed and continues to be improved to provide a highly valued asset for the community.
S3	Building resilience to 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.
C3	Contribute to health and wellbeing	The Coastal Walkway naturally encourages groups to walk or run the walkway for fitness or leisure whilst supporting facilities along the route.
C1	A welcoming and friendly city	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 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 and 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 Council 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 show 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?

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

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 in the asset performance section.

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 circumstances such as technology and customer priorities will change over time. Technical service measures are linked to the activities and annual budgets and details of each are shown below.

Lifecycle phase

Planning

The management and planning for Coastal Walkway assets include:

- Coastal Walkway Plan

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 event 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 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 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).

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/ events	Coastal Walkway	Maintenance	30 Days
		General Enquiry	30 Days
		Future Planning/ Renewal	5 Days

** 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 in-fill, 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	Community requests. Change in community expectations and service levels.	Expectations to respond to reactive service delivery requests leads to inefficient resource planning.	• Update of Coastal Walkway Plan during 2024/25 and ongoing review of the AMP. • Service Level Agreement based on risk for operational and maintenance activities.
Social	Increased population density and/or increase utilisation of the Coastal Walkway.	Increased risk of exposure to hazards within CoM.	• Engineering, Assets and Environment & Operations divisions to identify and resolve risk locations and ensure critical assets are monitored and maintained.
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, are 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	• Maximum, minimum, and average temperatures will increase. • Warmer spring temperatures. • Hotter and more frequent hot days.	• Decrease in utilisation of the Coastal Walkway on extreme heat days. • Higher temperature ranges and more sustained upper temperatures may also increase material degradation.	• Coastal Walkway defect inspections on a bi-annual frequency. • Use sustainable products that can resist high temperatures and marine environment.
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.	• Increase likelihood of erosion on walkway from stormwater surface runoff. • Embankment and coastal cliff deterioration/collapse. • Reactive responses increased frequency. • Budget impacts.	• Pre-storm event monitoring procedure on critical assets to ensure the Coastal Walkway is safe. • Coastal cliff and embankment monitoring program.
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.	• Assets within the high tide sea level rise projections at risk of inundation. • Coastal cliff/sand dune erosion.	• Coastal cliff and sand dune monitoring program. • Sand dune protection. • Identify and remove beach access structures at risk of inundation/ failure and/or prevent community member access to high tide isolation risk areas.

Lifecycle management

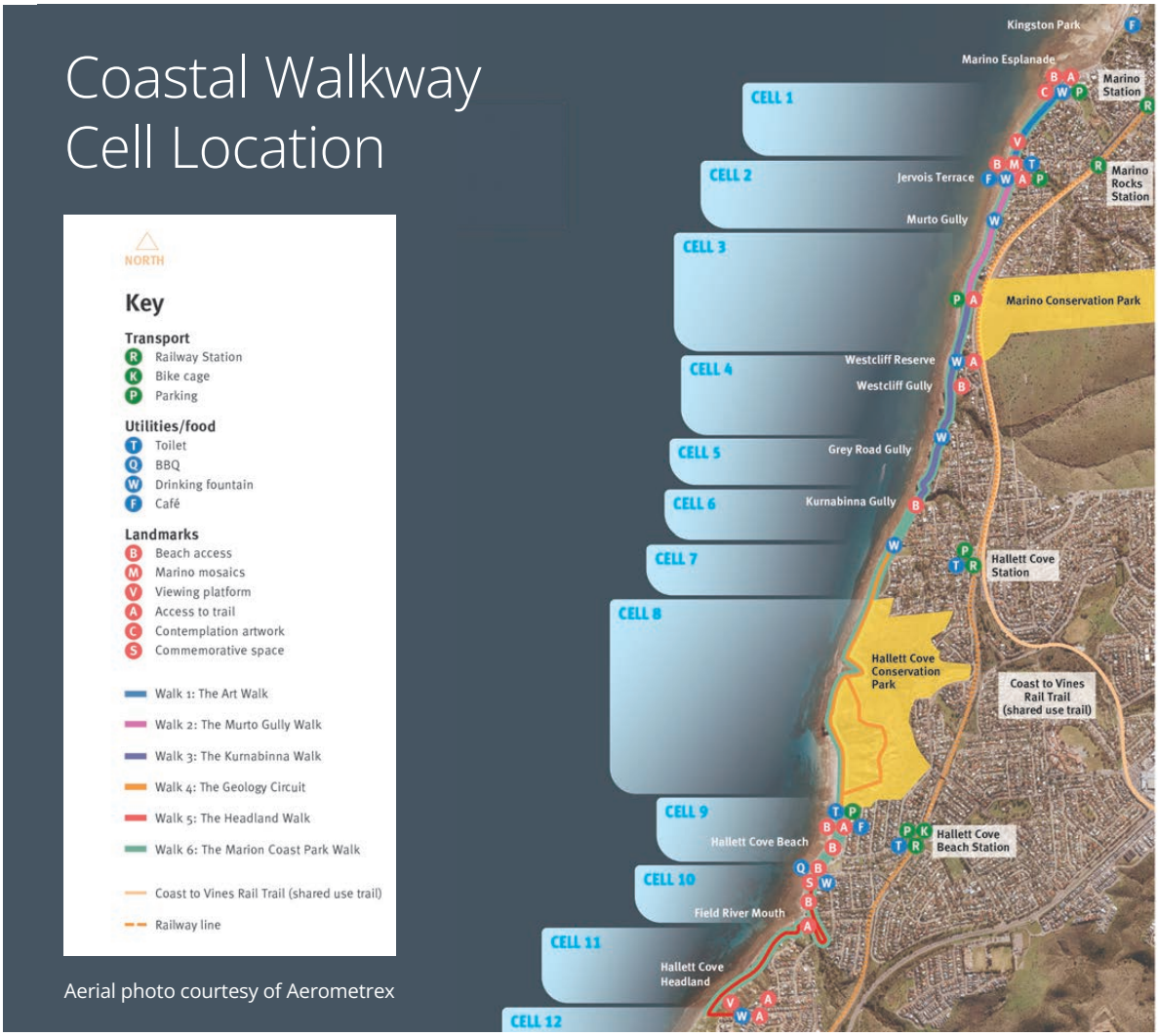
Preliminary information

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.



Aerial photo courtesy of Aerometrex

Physical parameters

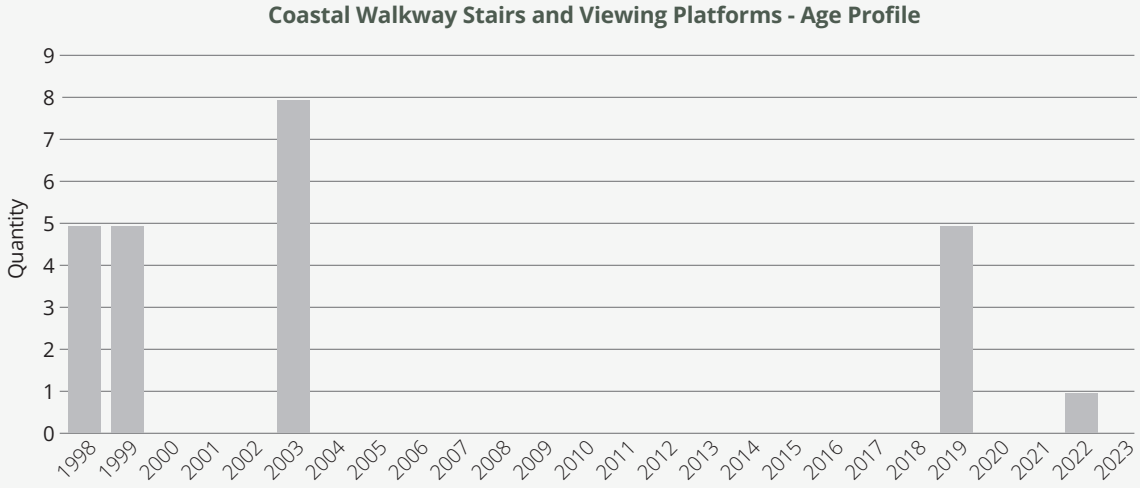
The assets covered by this AMP are shown in the table below including the expected useful life and replacement cost.

Asset sub class	Asset type	Quantity	Useful life (years)	Replacement value
Bridges and structures	Stairs	18	50 years	$7,522,900
	Boardwalk	1	30 years	$1,669,400
	Viewing platforms	5	50 years	$225,100
Pathways	Unsealed	3847 m	20 years	$385,200
	Paved	413 m	40 years	$95,160
	Concrete	1232 m	50 years	$294,057
	Steps	427 m	25 years	$196,700
Signage	Guide	1	20 years	Not valued
	Regulatory	2	20 years	Not valued
	Warning	3	20 years	Not valued
	Open Space	38	20 years	Not valued
Retaining walls	Sleeper	117 m	50 years	$89,400
	Standard	64 m	50 years	$64,100
Kerb ramps	Ramp	1	50 years	$2,000
Street furniture	Seats	34	25 years	Not valued
	Bollards	9	25 years	Not valued
	Fencing	5353 m	30 years	$945,200
	Memorials	5	TBD	$15,500
	Drinking fountains	5	TBD	$29,600
	Reserve shelter (sign)	1	TBD	$16,500
Natural assets	Biodiversity areas	TBD	TBD	TBD
	Coastal cliffs	TBD	TBD	TBD
	Sand dunes	TBD	TBD	TBD
	Gulley embankments	TBD	TBD	TBD
			***Existing assets sub-total**	**$11,550,817**
			Construction (Cell 5 and 6) sub-total	**$9,700,000**
			Total	**$21,250,817**

** 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)*

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.



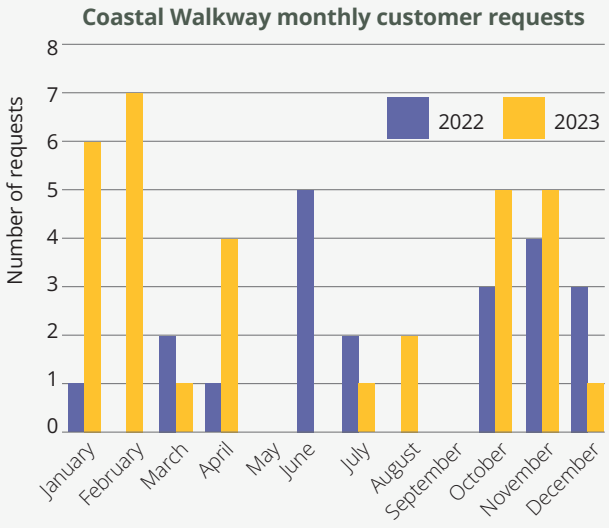
Asset performance

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.

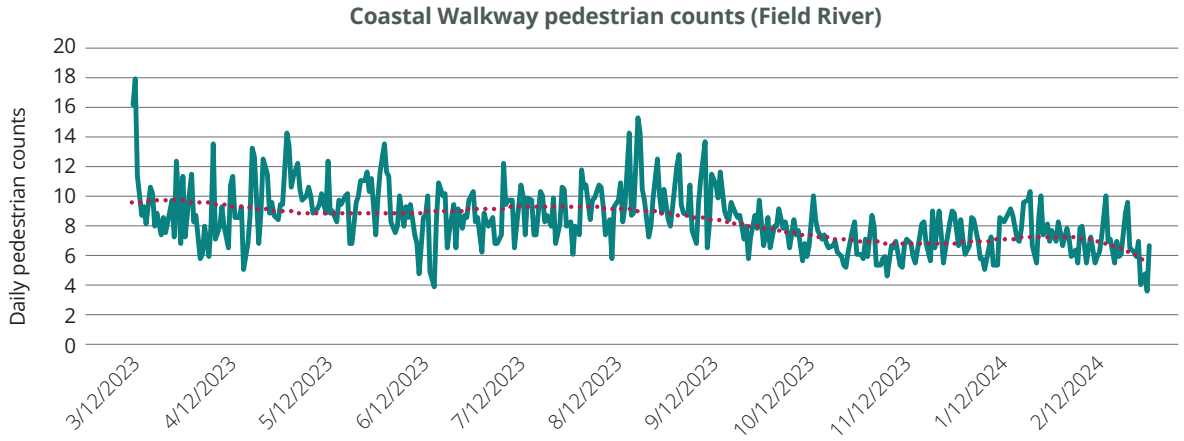
Customer event by reason	2022	2023	Total
Coastal Walkway	21	32	53



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 2024) is shown below.



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.	• 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% to 89.9% Off track - 0% to 69.9%

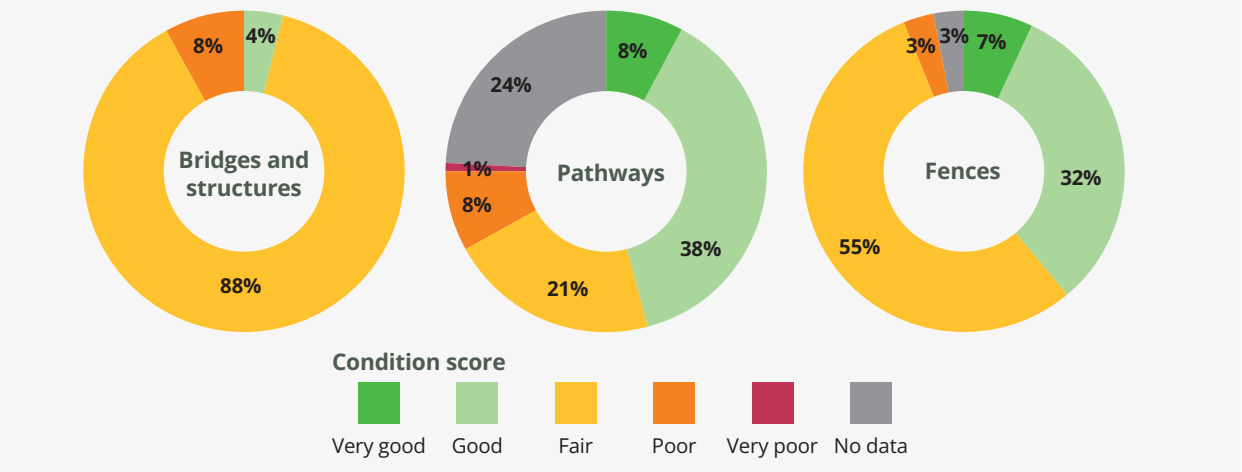
Coastal Walkway asset condition

Coastal Walkway asset condition is rated using the descriptions outlined in the IPWEA Practice Notes and a summary outlined in the table on the right. 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 4 years but further deterioration likely and major replacement likely within the next 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 (less than 12 months). 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.	• Maintaining CoM Standards Drawings, Technical Specifications and Guidelines. • Seek partnerships and trials for new methods, products and techniques in design and construction. • Implementing Biodiversity Plan and Coastal Monitoring Plan.	Not established	Not established

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.

Planning 10 Year Expenditure (all figures are in ,000 format)

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				
Total	**$80**	**-**	**-**	**-**	**-**	**$50**	**-**	**-**	**-**	**-**

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.

Maintenance 10 Year Expenditure (all figures are in ,000 format)

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.

Monitoring 10 Year Expenditure (all figures are in ,000 format)

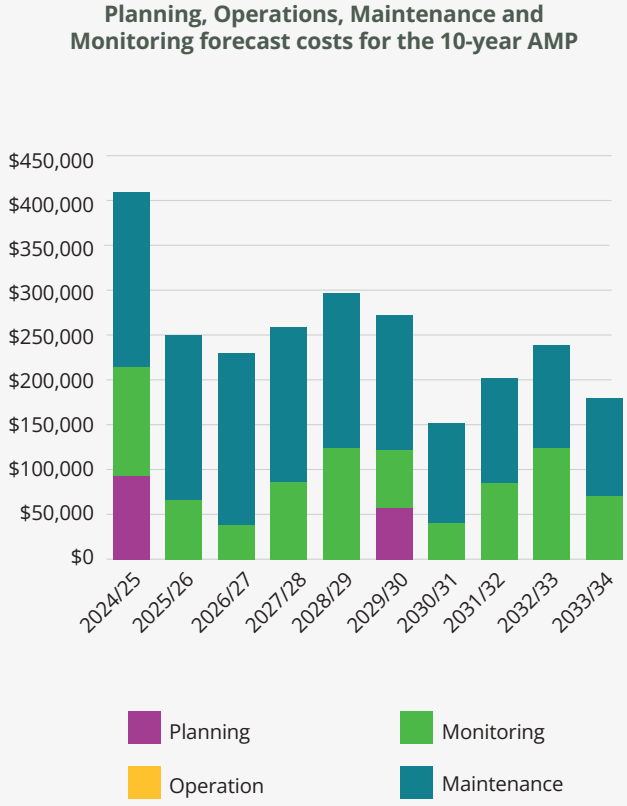
Activity	2024/25	2025/26	2026/27	2027/2/8	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Bridge and Structures Inspections • Comprehensive (level 3) audit on bridge and structures in the Coastal Walkway. • Service level - 2 yearly.		$20		$20		$20		$20		$20
Coastal Walkway Condition Audit • Condition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

** Action item from the CoM Coastal Climate Monitoring Plan (2019-2014)*

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 on the right 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.

Renewal 10 Year Expenditure (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
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
Total	**$140**	**$1,646**	**$1,578**	**$167**	**$1,674**	**$1,758**	**$1,488**	**$313**	**$160**	**$1,680**

**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 10 Year Expenditure (all figures are in ,000 format)

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 • Disposal of beach access structures (Refer to the Coastal Walkway Plan)*	-	$100	-	-	-	-	-	-	-	-
Total	**-**	**$100**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Disposal

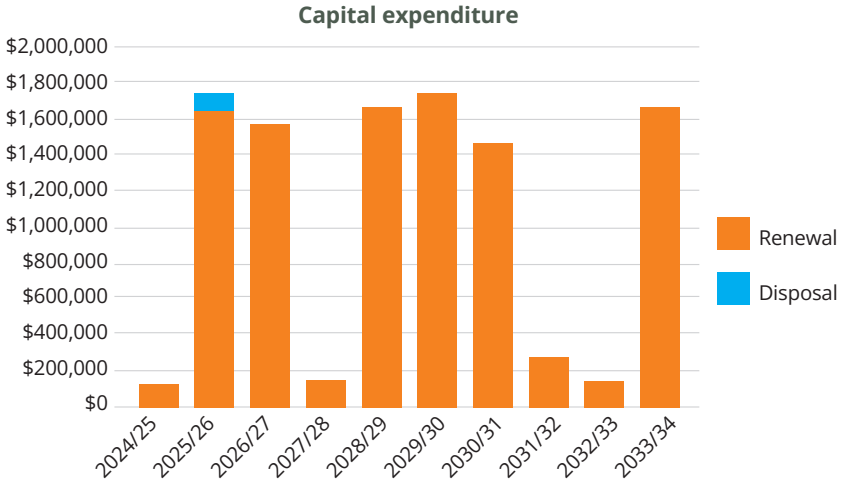
The activities, management and wages required to dispose of Coastal Walkway assets over the 10 years is listed on the left.

**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.*

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 budget levels of this plan are sufficient to meet the current service levels.



Risk management

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

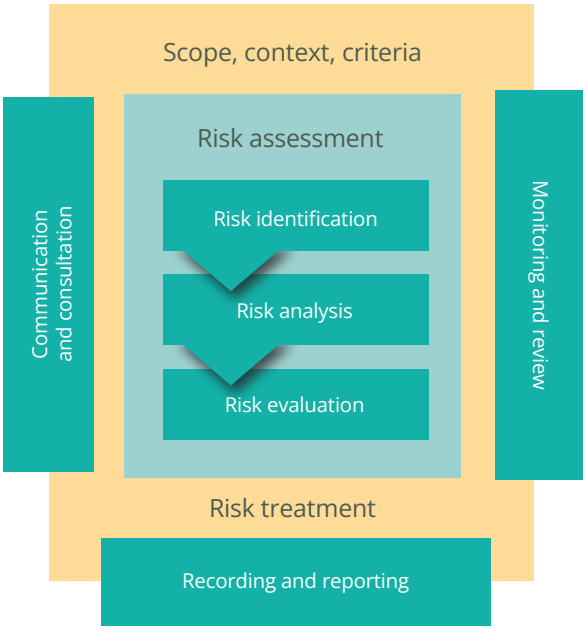
The elements of this framework are:

- 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 intervention levels (poor, very poor).
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 OpEx and CapEx 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.

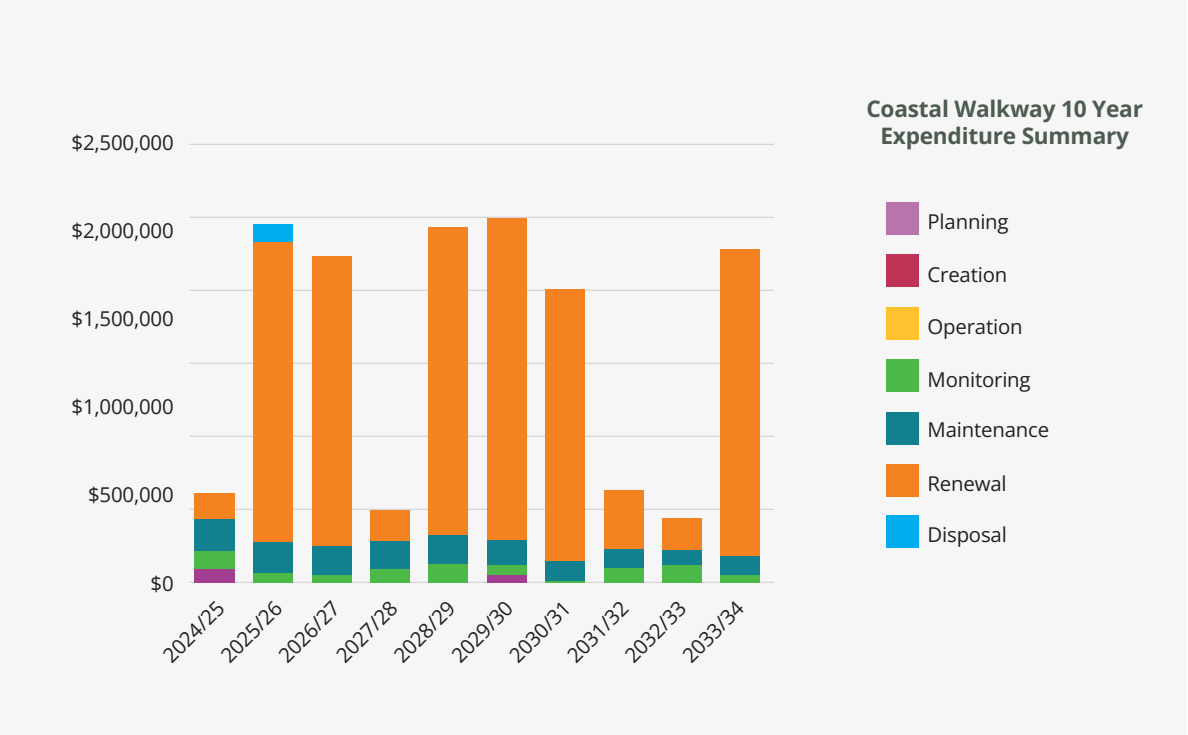
Forecast outlays for the Long Term Financial Plan

Funding Allocation for the Long Term Financial Plan

Funding allocation	10 year	Average annual cost
Operational Cost (OpEx)	$2,218,500	$221,850
Capital Cost (CapEx)	$10,704,800	$1,070,480
Total	**$12,923,300**	**$1,292,330**

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	$80,000	$0	$0	$110,500	$172,000	$140,000	$0	$502,500
2025/26	$0	$0	$0	$58,000	$163,000	$1,646,200	$100,000	$1,967,200
2026/27	$0	$0	$0	$38,000	$167,000	$1,578,200	$0	$1,783,200
2027/28	$0	$0	$0	$78,000	$150,000	$166,400	$0	$394,400
2028/29	$0	$0	$0	$110,500	$153,000	$1,674,400	$0	$1,937,900
2029/30	$50,000	$0	$0	$58,000	$133,000	$1,758,400	$0	$1,999,400
2030/31	$0	$0	$0	$38,000	$101,000	$1,488,000	$0	$1,627,000
2031/32	$0	$0	$0	$78,000	$105,000	$313,200	$0	$496,200
2032/33	$0	$0	$0	$110,500	$100,000	$160,000	$0	$370,500
2033/34	$0	$0	$0	$63,000	$102,000	$1,680,000	$0	$1,845,000
Total	**$130,000**	**$0**	**$0**	**$742,500**	**$1,346,000**	**$10,604,800**	**$100,000**	**$12,923,300**



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.

Existing Assets Valuation:

Accumulated Depreciation:	**$6,062,339**
Depreciated Replacement Cost:	**$5,627,398**
Annual Depreciation:	**$318,242**

Key assumptions in financial forecasts

- All data used in this AMP is current as of September 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.

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 ± 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.

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	C
Asset Function	A
Asset Capacity	C
Asset Age Profile	C
Replacement Value	C
Service Levels	C
Demand drivers	B
Asset Creation and Renewal Forecasts	C
Operating and Maintenance Forecast	C

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 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.

Task	Resource	Completion
Update the Coastal Walkway AMP service levels and expenditure profile when the Coastal Walkway Plan is completed.	Unit Manager Engineering / Coordinator Coastal Walkway	2025
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
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
Improve the completeness and accuracy of condition data for coastal walkway assets.	Infrastructure Engineer	2025
Investigate reallocation of coastal walkway assets into the Transport AMP.	Unit Manager Engineering	2027
Consider incorporation of coastal natural assets in Coastal Walkway Asset Management Plan and AMIS.	Unit Manager Environmental Sustainability	2027
Investigate changes to AMIS data structures to align with best practice and to provide consistency across different business units including Finance.	Unit Manager Engineering	2026
Improve valuations information and alignment.	Finance Treasury Accountant Unit Manager Asset Solutions	2025
Investigate creation of Coastal protection policy for CoM with associated management strategies.	Unit Manager Environmental Sustainability	2025

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CITY OF MARION

Designed by CoM Marketing and Communications 2024.

Asset Management Plans:

- Coastal Walkway
- Open Space

Community feedback report
September 2024

A great place to *work*
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CITY OF MARION

Executive summary

Consultation on the Coastal Walkway and Open Space Asset Management Plans (AMPs) was undertaken between 8 August and 29 August 2024.

Consultation results indicate strong support for both the Coastal Walkway and Open Space AMPs.

The Open Space AMP recorded 100% support from the four participants (3 x strongly support and 1 x somewhat support). The Coastal Walkway AMP recorded 75% support from the twelve participants (4 x strongly support and 5 somewhat support).

Participants contributions have been acknowledged and responded to by the asset owner where applicable.

Making Marion responses

Metric	Coastal Walkway	Open Space
Survey responses	12	4
Support level	75%	100%

Making Marion site visits and downloads

Metric	Coastal Walkway	Open Space
Site visits	226	202
AMP downloads	68	54
Snapshot plan downloads	49	67

Engagement Snapshot

Purpose of engagement

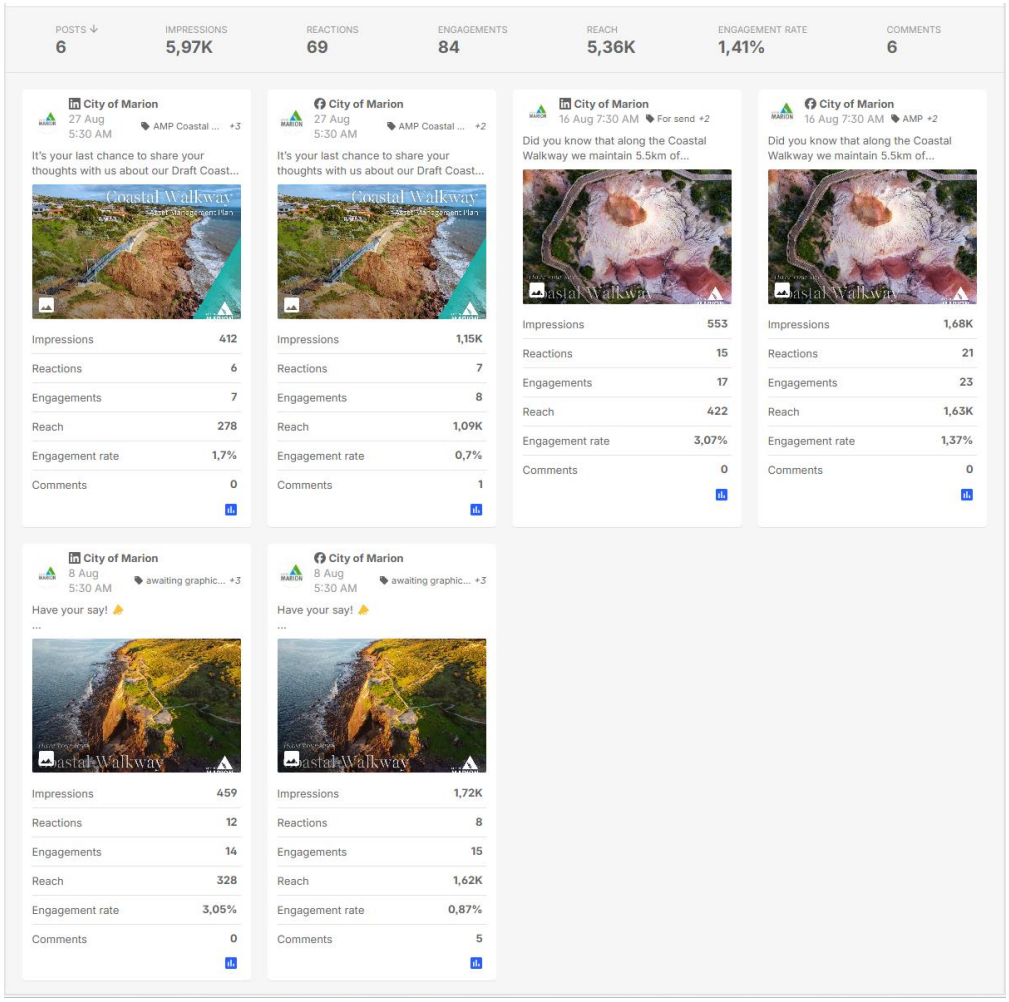
To seek the level of support, views and general input from the community on the draft Asset Management Plans:

- Coastal Walkway 2024-2034
- Open Space 2024-2034

Consultation consisted of:

- Making Marion page and online survey
- Making Marion eNewsletter
- Social media campaign
- Promotions to key stakeholder groups including:
    - Marion 100 members
    - 5049 community
    - Hallett Cove Residents Association

Social Media Summary – Coastal Walkway



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

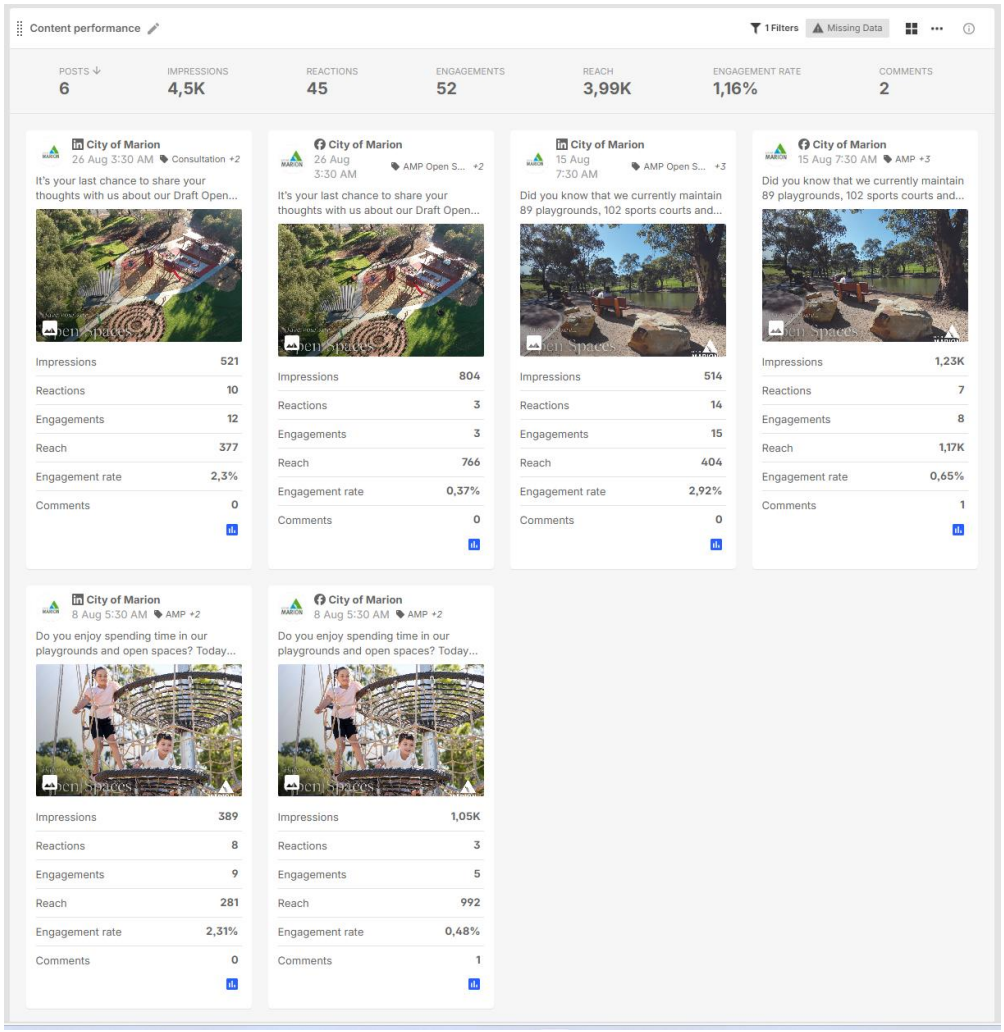
Reach - shows the number of unique users that were exposed to your content. If the same person sees one of your posts three times, the Impressions would be 3 but the Reach metric would only count

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 – Open Space



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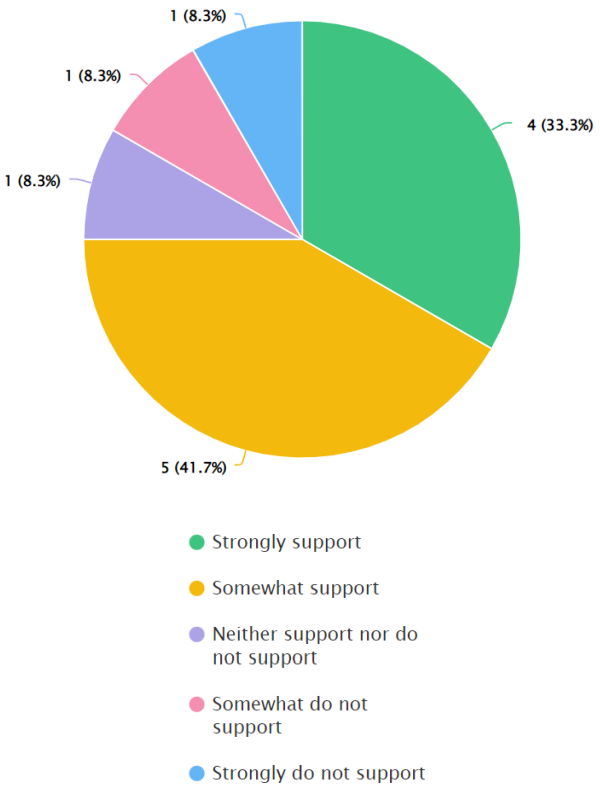
Participant responses

Respondents' suburb

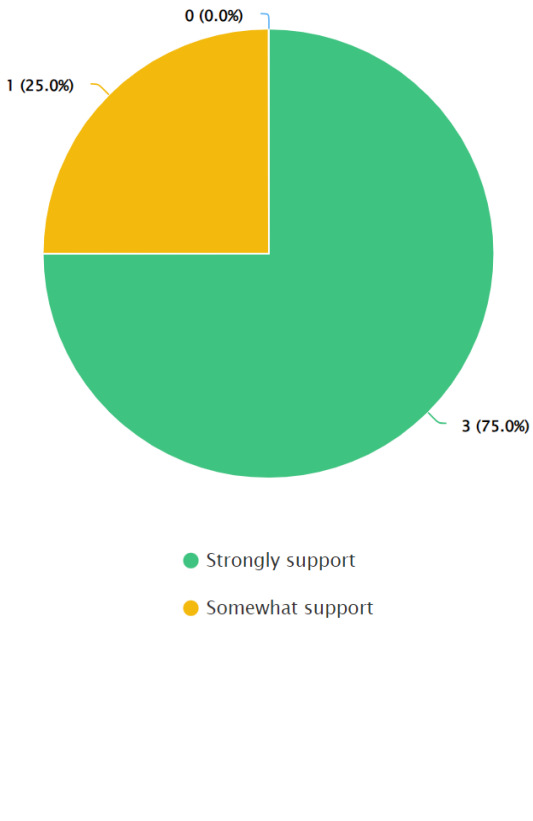
Suburb	Responses
Hallett Cove	9
Park Holme	2
Seaview Downs	2
Marion	1
Marino	1
Glengowrie	1

Overall, do you support the Asset Management Plans?

Coastal Walkway (12 responses)



Open Space (4 responses)



Participants Comments

- Coastal Walkway AMP

What aspects of the draft Coastal Walkway Asset Management Plan did you find of use for you?

1	timeline
2	Contains full lifecycle plan
3	(1) dividing the walkway into cells (2) allocating funding to cells (3) funding spread over life time of plan
4	The use to me as a ratepayer is the COM having a professional looking Plan for the administration to manage these assets. However, Council has had similar detailed management plans in the recent past and failed to manage it effectively. for the community.
5	The unforeseen lack of car parking for visitors, tourists and community visiting the two Hallett Cove Bridges. This needs to be addressed as our local streets cannot sustain the huge impact of cars parked on both sides of the road. Local Residents cannot reverse out of their driveways or drive out of their streets because of cars blocking their narrow exits. Please have some forward strategic thinking on car parking in our local narrow streets.
6	The graphs of annual spending that showed spending on maintenance etc. The map that identified the different cells, paths and walkway areas.

Overall, do you support the draft Coastal Walkway Asset Management Plan?

If you do not support, please tell us why (2 responses)

1	Vehicle access to residential properties near the path and especially the streets closest to the bridges.
2	The plan is full of bureaucratic language and pie charts showing vague information. What people want to know are details eg when is the walkway adjacent to Westcliff going to be upgraded, when is the walkway adjacent to the Cove Road lookout going to be upgraded, when is the replacement access to the beach south of Kurnabinna Gully going to be even listed as a project. There is no question for what other amenity should be included in the plan, eg a hand rail to accompany the excellent stone steps on the new walkway.

Do you have any other comments?

1	Reassuring that this is seen as an asset, with a strong maintenance plan - thank you. Opportunity for local artists would be a valued addition to the plan.
2	Can you please create some signage to make directions to the boardwalk clear for people. People are constantly walking and driving to the end of Boonga St, which is a dead end, looking for the boardwalk.
3	Little to no care or attention has been afforded the local residents and their accessibility to property and street parking for locals. I suggest that council representatives take the opportunity to try to access the area any time between the hours of 0700 to 1800.
4	the new section is too wide, why so wide?
5	Would like to see a plan to improve the unsealed pathway sections to allow walking when the unsealed path is wet.
6	(1) I think the type of upgrade should be spelled out. For example the walkway between the two bridges is said to last for 20 years. That it is accompanied by engineering solutions to deal with water runoff. Would people be happy for similar engineering to be done elsewhere but with surfaces that will last for 10 years so that a greater area of track can be covered. (2) This online type of feedback will only appeal to certain residents. Perhaps the elected Councillors could collect feedback and have a longer time before cut off.

Do you have any other comments?

7	The COM has had in the past similar detailed management plans and has failed to manage it effectively for the community. What confidence and trust can the community have when the below list of issues occurred during the recent stairs / bridges project. 1. Why on this popular tourist and community walkway, it took 5 years rebuild sections 5 to 6. 2. Why with regular engineering safety inspections in the last 20 years, this failing not predicted and future repairs and restoration plans already in place when required? 3. Why after 20 years responsibility for maintaining the walkway, the Council's Engineering Maintenance Department had no engineering drawings or specifications on the boardwalk? 4. Why did the Council ignore their Bridges Concept Survey results: Only 7% local community agreed with bridges concept and only 39% agreed in the general community? Why did the Council not call a public meeting to determine the poor acceptance of the Bridges' Survey Concept? Why did Council then vote for bridges one week after survey result, leaving no time for Councilors' to the assess the quite detailed submissions in opposition to the proposal. How can this process be reconciled with Community Consultation law in the Local Government Act and the Council's own Consultation Policies. Why did the Administration presented a $4m estimate for bridges presented to Councilors on 19 October 2021. When at that time the length and height of the bridges been not been determined? Why did Council approve the contract to build bridges without inviting or giving the general community an opportunity to see plans of the proposal and not be given one month to comment? Why the general community was only presented one plan, that was the original bridges concept plan which overall is nothing like that was built? Why did Council approve the contract to build bridges at $8m without prior advising the general community or an opportunity to comment? No costs were ever given to the community ever prior to the contracts being signed. The general community still don't know what the total costs for the bridges are but this Asset Plan indicates the value at $9.7m? The Council also advised they would look for an alterative beach access site for the closed Kurnabinna gully site. Again no mention of the plan. This leaves a large section of our beach now not readily accessible for community amenity and has created a beach tidal entrapment hazard. This report indicates future yearly spending strategy: The community need to know and have some understanding and input on what the Administration's intends to build. We need to be given plenty of time to input proposals and be able to guide our councilor representatives on our needs and concerns. We don't need or want another Stairs / Bridges issue! Areas needing priority: Sections 4: Sections of this goat-track are unsafe, the path is uneven, tripping hazards and eroded surfaces especially slippery when wet. Section 7: The pathway and steps along this section have many of the characteristics as section 4. Sections 5 & 6: All the steps on the new walkway require a handrails for those pedestrians not so physically fit. The bridges: I have concerns with the 'U' bolts used to hold the main cables to the anchor points on both bridges. I believe they should have been installed with locking nuts to prevent the main nuts from loosening. Also the main nuts holding the towers to the foundations should also have locking nuts installed. In both situations these nuts should be caged to prevent ready access from potential vandalism. The Council This plan indicates costs for the future
8	I can see a lot of work has gone into this - thank you
9	Can we please have sand on Hallett Cove beach
10	The coastal walkway is a great walk and I'm pleased with the maintenance program proposed.

Participants Comments

- Open Space AMP

What aspects of the Open Space Asset Management Plan did you find of use for you?

1	The areas of improvement and timing of these
2	The list of suburbs and their proposed upgrades.
3	All of them but am a bit lost with the financial details

Do you have any other comments?

1	The Steps are too short and dangerous
2	Should be adding more tree canopy to all open space improvements as a matter of course. Green space should not be sacrificed for more buildings
3	Was pleased to see the panned walking pathway from Jasmine Avenue to the sports club - currently no path. This will be very useful for local residents, many of whom are older. A well lit path with be a great asset. Also for the many people on the other side of Sturt Road who use the pedestrian crossing to come into Jasmine Avenue and then walk on the bumpy car road without lighting. Thank you. Will make walking access to the Club Marion and sports grounds and playground much safer.

12.5 Asset Management Plans - endorsement for Public Consultation	
Report Reference	GC241022R12.5
Originating Officer	Unit Manager Asset Solutions – Brendon Lyons
Corporate Manager	Manager Engineering, Assets and Environment - Mathew Allen
General Manager	General Manager City Services - Angela Allison

REPORT OBJECTIVE

The purpose of this report is to seek Council endorsement to progress to public consultation for the draft City of Marion Water Treatment and Resources Asset Management Plan (AMP) and the Transport AMP together with their respective Snapshots.

Report Reference	Report Title
FRAC241008R7.3	2024 Asset Management Plan Tranche 3(b)

EXECUTIVE SUMMARY

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

The Water Treatment and Resources AMP and the Transport AMP were presented to the Finance, Risk, and Audit Committee (FRAC) on 08 October 2024. The draft AMPs have been produced from the versions taken to FRAC and are attached to this report together with their respective Snapshots.

The Tranche 1 AMPs have already been endorsed by General Council. Tranche 2 AMPs are scheduled to be endorsed at the 22 October 2024 General Council meeting while the Tranche 3(a) AMP is currently undergoing final amendments prior to council endorsement on the 26 November 2024.

The Water Treatment and Resources AMP aligns with council's strategic documentation, the endorsed 2023-24 Annual Business Plan and budget (ABP) and the Long-Term Financial Plan (LTFP).

The Transport AMP aligns with council's strategic documentation and the endorsed 2023-24 Annual Business Plan (ABP), however there is a shortfall of $3.589m between this AMP and the current LTFP.

Feedback on these AMPs will be considered with final versions of the Water Treatment and Resources Asset Management Plan and the Transport AMP to be presented to Council for endorsement on 26 November 2024.

RECOMMENDATION

That Council:

1. **Endorses the Draft Water Treatment and Resources AMP (and respective snapshot) for public consultation.**
2. **Endorses the Draft Transport AMP (and respective snapshot) for public consultation.**
3. **Notes the final Transport AMP following consultation will seek additional funding to be incorporated into the next iteration of the Annual Business Plan and Long-Term Financial Plan.**

DISCUSSION

Councils AMPs are aligned with council's vision, key strategic documentation, and are consistent with the 2024/25 Annual Business Plan. 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.

The Water Treatment and Resources AMP aligns with council's strategic documentation, the endorsed 2023-24 Annual Business Plan and budget (ABP) and the Long-Term Financial Plan (LTFP).

The Transport AMP aligns with council's strategic documentation and the endorsed 2023-24 Annual Business Plan (ABP), however there is a shortfall between this AMP and the current LTFP.
The current ABP and LTFP for this asset class over the 10-year period is $106.472m. The funding required under this new AMP is $110.061m, representing a shortfall of $3.589m.

The Transport AMP Capital Expenditure is projected to be $1.769m (1.6% of the total cost of the AMP) above the 2024/25 to 2033/34 period in the current Long-Term Financial Plan.

On 9 April 2024, a report was presented to the Infrastructure and Environment Committee relating to the footpath program (IEC240409R7.2). Committee members supported the reduction of the footpath renewal program from $730k p.a. to $375k p.a. from 25/26 onwards.

The decision to reduce the budget was prior to the footpath condition audit data. These audits are undertaken on a 4-year cycle and the most recent audit was completed in June 2024. The audit has identified over 50 footpath segments requiring renewal over the next 4 years. The 4-year footpath renewal program will require $730k in 25/26 and $625k p.a. for 3 years to 2029-30. The $625k p.a. amount has been provisioned up until the end of the proposed AMP, given the age of the asset class they are likely to require a similar investment. This represents an increase of $355k in 2025/26, and $250k annually from 2026/27 onwards in the Long-Term Financial Plan to support the footpath renewal program ($2.355m total).

In addition, a recent bridge audit found 2 bridges requiring balustrade upgrades to meet current standards. These upgrades have been targeted for 2025/26 & 2026/27 at $100k per year which needs to be included in the LTFP.

The above additional requirements are offset by reductions in the road asset sub-class (crack sealing and rejuvenation treatments).

The Transport AMP Operational Expenditure is projected to be $1.820m (1.7% of the total cost of the AMP) higher than the current Long-Term Financial Plan over the 10-year period made up of the below:

- $800k for monitoring / defect inspections
- $540k for proactive and reactive maintenance
- other various items like audits and condition assessments allocated over the life of the plan.

Finance Risk and Audit Committee (FRAC) Review

Developed in conjunction with the relevant Asset Owners, the Asset Steering Committee undertook an initial review before being presented to the FRAC. The draft City of Marion Water Treatment and Resources Asset Management Plan (AMP) and the Transport AMP were reviewed by the FRAC on 08 October 2024.

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.

For the Water Treatment and Resources AMP, questions centered on capturing stormwater during heavy rainfall events, with suggestions for cost-effective methods and tree inlets to enhance water retention. The overall goal is to ensure robust community engagement and effective asset management strategies while addressing climate impacts.

FRAC's feedback for the Transport AMP primarily related to the footpath renewal program, it was noted that the community satisfaction for footpaths rank high in importance but low in satisfaction. Discussions included the need for improved asset data currency and the evaluation of Service Level Agreements (SLAs) with community input. The impacts of climate change on asset lifespans and data gaps were also highlighted. Additionally, there was a call for clearer terminology around Artificial Intelligence (AI) usage and a review of risk management for high-priority assets, including two bridge balustrades discussed above.

Summary and 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 - final endorsement achieved 23 July 2024
- Tranche 2 - Open Space; and Coastal Walkway - seeking final endorsement at the 22 October 2024 General Council Meeting.
- Tranche 3a and 3b - Buildings & Structures; Transport; and Water Treatment & Resources - seeking final endorsement at the 26 November 2024 General Council Meeting.

Changes from the 2020 AMP update

These iterations of the Water Treatment and Resources AMP and the Transport AMP have 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

Public Consultation

Community and stakeholder engagement on the design draft AMPs and associated snapshots included in this report is planned from 23 October 2024 until 12 November 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 26 November 2024 General Council meeting.

ATTACHMENTS

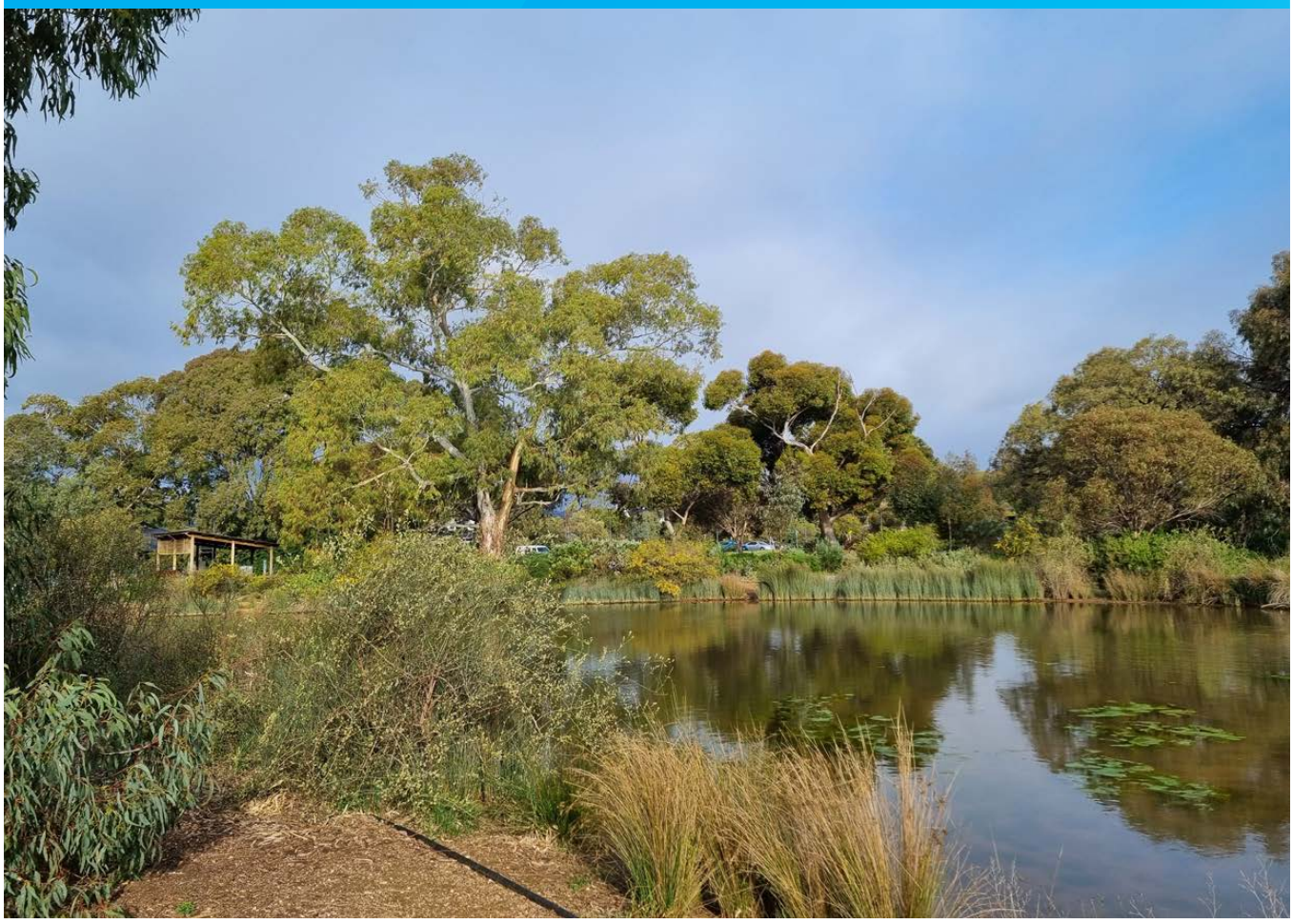
1. CoM Asset Management Plan Water Treatment [**12.5.1** - 44 pages]
2. CoM Asset Management Plan Water Treatment and Resources 24-34 Snapshot [**12.5.2** - 2 pages]
3. CoM Asset Management Plan Transport [**12.5.3** - 50 pages]
4. CoM Asset Management Plan Transport 24-34 Snapshot [**12.5.4** - 2 pages]
5. CEP - Transport and water Treatment and Resources [**12.5.5** - 11 pages]

City of Marion Asset Management Plan 2024-2034

Water Treatment and Resources

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

CITY OF MARION



Contents

Executive summary 4
- Purpose of the plan 4
- Service levels 6
- Future demand 7
- Lifecycle management 8
- Improvement 9

Introduction 10
- Background 10
- Planning documents 11
- Key stakeholders 13

Levels of service 14
- Strategic and corporate goals 15
- Marion water asset aim 16
- Approvals and licences 16
- Legislation 17
- What our community values 18
- Community levels of service 18
- Technical levels of service 20
- Service standard 21

Future demand 22
- Demand management plan 22
- Climate change adaptation 23

Lifecycle management 24
- Background information 24
- Natural assets 25
- Physical parameters 26
- Age Profile 26
- Asset performance 27
- Water treatment asset condition 29
- Resilience 32
- Operations expenditure (OpEx) 33
- Capital expenditure (CapEx) 36

Risk management 39
- Critical assets 39
- What we cannot do 39

Financial summary 40
- Financial sustainability 40
- Valuation forecasts 42
- Key assumptions in financial forecasts 42
- Forecast reliability and data confidence 42

Improvement plan 43
- Monitoring and review 43

Executive summary

Purpose of the plan

The purpose of the Water Treatment and Resources Asset Management Plan is to improve council's long-term strategic management of our constructed and natural water resource assets to ensure the current and future Levels of Service are sustained.

The plan defines the state of the assets and considers future requirements and risks together to inform the optimum lifecycle management and costs for the next 10 years. The Water Treatment and Resources 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 August 2024 with the Plan monitored annually to make any necessary cost adjustments and is reviewed 4-yearly.

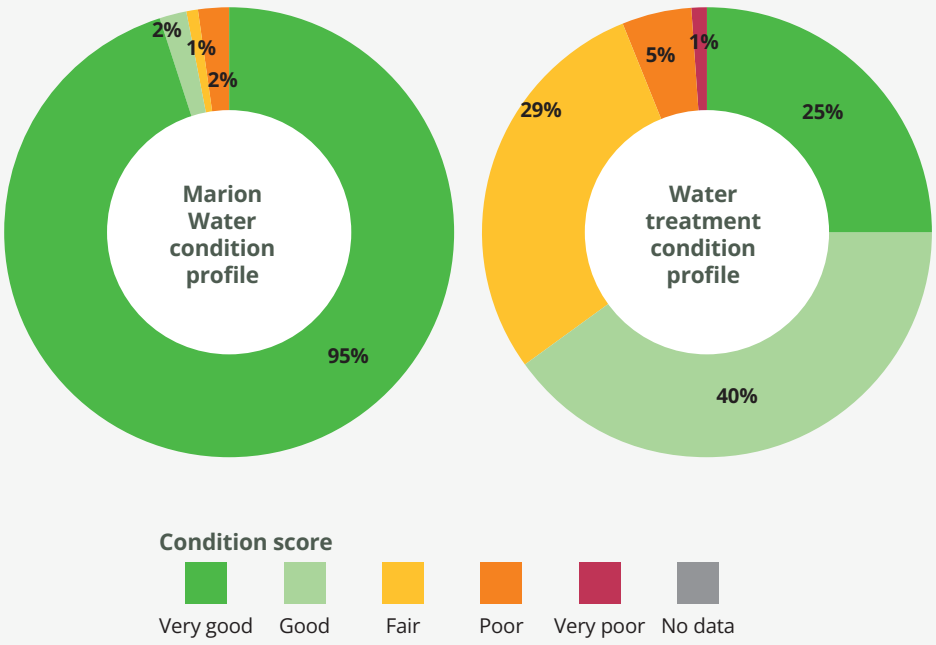
Image courtesy zof Beltrame Civil

State of council's water treatment and resources assets

There are 3 asset classes under the Water Treatments and Resources Asset Management Plan: Marion Water, Water Treatment and Natural Assets. Marion Water operates a Stormwater Treatment and Re-use scheme, including the Managed Aquifer Recharge (MAR) system at Oaklands Wetland, which provides recycled water for irrigation and generates revenue for maintenance and expansion. Water Treatment Assets, such as wetlands and rain gardens, support the stormwater network and enhance water quality. Natural Assets, including rivers and creeks, are essential components of the network, requiring careful management to ensure environmental sustainability and service efficiency. The table below shows the quantity, useful life and financial replacement value for these asset classes.

Asset class	Asset type	Quantity	Useful life	Replacement value
Marion Water	Oaklands Wetland	1	Various	$18,335,800
	Marion water pipes	28km	80	
	Values and meters	240	5-20 years	
	Headworks	38	20 years	
	Pump stations	59	10-15 years	
	Tanks	4	20 years	
	ASR wells	5	Various	
	Bore wells (native groundwater)	12	Various	
	Bore Water pipes	3.8km	80 years	
Water treatment	Wetlands	7	Various	$21,641,903
	Detention basins	21	30 years	
	Swales	26	30 years	
	Rain gardens	39	Various	
	Treenet inlets	300	20 years	
Natural assets	Rivers and creeks	14km	N/A	TBD
Total				**$39,977,703**

The informtion on the right shows the condition profile of the water treatment and resource assets. Note that condition data for underground pipes for Marion Water is estimated by using the age of the asset and not a physical inspection.



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.

Customer requirements and service activities: Marion Water

Parameter	Community level of service	Achieved by	Predicted trend
Condition	The Marion Water network operates efficiently, safely and provides treated stormwater to a set quality.	The City of Marion distribution network is properly designed and constructed, regularly monitored, and maintained to enable infrastructure to be functional as per it's intended use.	Maintain
Function	Marion Water's distribution network is planned, designed, and constructed to minimisze operating and capital costing, whilst providing maximum opportunities for greening and cooling.	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 and expected timeframes.	Maintain
Capacity	Marion Water distibution network operates to a defined pressure and flow and has a fixed peak instanta-neous flow demand.	Strategies to address the impacts of ongoing capacity pressure, flow and water quality are regularly, inspected, tested, reviewed and benchmarked. Detailed hydraulic modelling is used to determine optimum capital spend against the long-term operating and maintenance costs.	Maintain
Resilience	Marion Water network is planned, designed and constructed considering current and future demands as a result of the impacts of climate change.	Maintaining City of Marion pressure and flow to our irrigation demands is important. Hydraulic modelling is undertaken to inform any network augmentation.	Maintain

Customer requirements and service activities: water treatment and natural resources

Parameter	Community level of service	Achieved by	Predicted trend
Condition	The City of Marion's Wetlands and WSUD devices operates safely and treats stormwater to a set quality.	The City of Marion's Wetlands and WSUD devices 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 Wetlands and WSUD devices are planned, designed, and constructed to treat stormwater.	Function is measured using the current network vs what is left to build, while also applying timeframes on when it needs to be built. This is tracked against program priorities matrix and expected timeframes.	Maintain
Capacity	The City of Marion's Wetlands and WSUD devices operates effective-ly 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 Wetlands and WSUD devices are planned, de-signed and constructed considering current and future demands as a result of the impacts of climate change.	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.	Maintain

The table on the right shows the performance of the asset category in relation to its condition, function and capacity. Water treatment and resources assets are currently meeting the targets and based on this, the 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.

Future demand

Some of the key factors expected to influence future demand and the impact this will have on the water treatment and resources network and assets are shown on the right and have been accounted for in this Asset Management Plan.

Demand factors and impact management

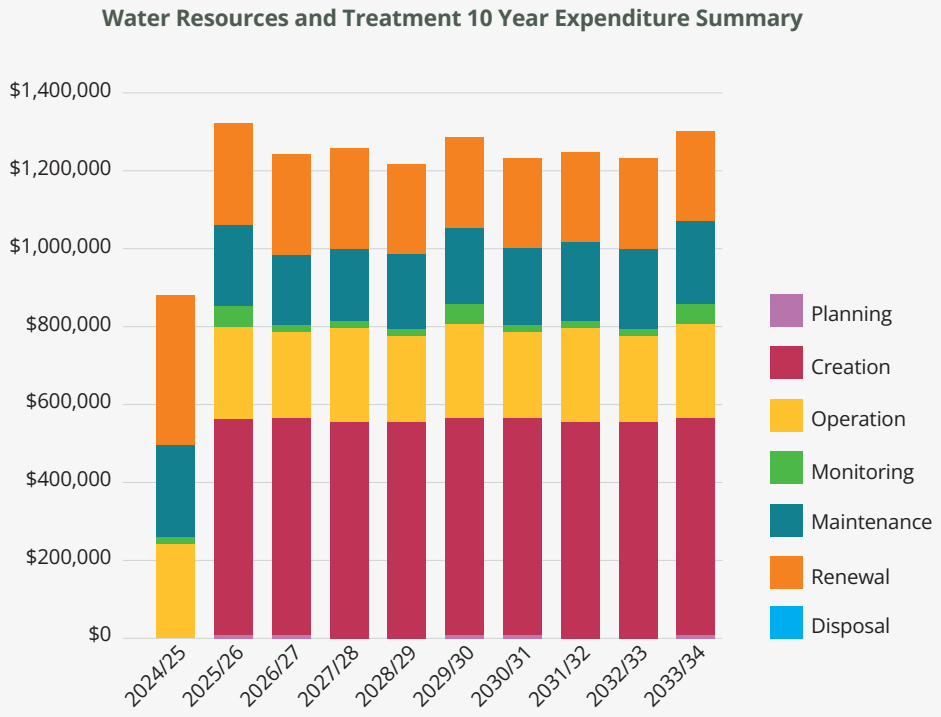
Demand impact	Demand impact management
Urban infill resulting in more housing and increase to impermeable 'hard' surfaces and decreasing water quality.	Ensure new developments conform to City of Marion's Developer Guidelines, Technical Specifications and Standards.
Planning and design code changes resulting 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 quality and WSUD opportunities in the catchment.
Community and Council Member requests.	Approved Prioritisation Matrix and Marion Water Plan informingwith the 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. It should be noted that this plan also includes the internal wages to manage planning, design and construction activities and provide specialist development advice to for internal departments and/or external developers/residents.



Water Treatment and Resources 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	$ 0	$0	$242,000	$16,000	$234,000	$381,000	$0	$873,000
2025/26	$10,000	$550,000	$237,000	$51,000	$205,500	$260,000	$0	$1,313,500
2026/27	$10,000	$550,000	$222,000	$16,000	$182,500	$255,000	$0	$1,235,500
2027/28	$0	$550,000	$242,000	$16,000	$185,500	$255,000	$0	$1,248,500
2028/29	$0	$550,000	$222,000	$16,000	$189,500	$230,000	$0	$1,207,500
2029/30	$10,000	$550,000	$242,000	$51,000	$193,500	$230,000	$0	$1,276,500
2030/31	$10,000	$550,000	$222,000	$16,000	$196,500	$230,000	$0	$1,224,500
2031/32	$0	$550,000	$242,000	$16,000	$200,500	$230,000	$0	$1,238,500
2032/33	$0	$550,000	$222,000	$16,000	$205,500	$230,000	$0	$1,223,500
2033/34	$10,000	$550,000	$242,000	$51,000	$209,500	$230,000	$0	$1,292,500
Total	**$50,000**	**$4,950,000**	**$2,335,000**	**$265,000**	**$2,002,500**	**$2,531,000**	**$0**	**$12,133,500**

Operational expenditure (OpEx) are activities that are of an operational/ maintenance nature, cleaning, inspections, planning and providing specialist advice. 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 on the right.

Summary funding allocation

Funding allocation	10 year	Average annual cost
Operational Cost (OpEx)	$4,652,500	$465,250
Capital Cost (CapEx)	$7,481,000	$748,100
Total cost of the plan	**$12,133,500**	**$1,213,350**

Forecast funding required: **$12,133,500**

Average annual forecast funding required: **$1,213,350**

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 Water Treatment and Resource Assets.

Critical assets are defined as those which have a high consequence of failure causing significant loss or reduction of service. For Marion Water, critical assets include all pump stations and the Oaklands Wetland. The water treatment critical assets include Glade Crescent Wetland, Lucretia Way Wetland and Warriparinga Wetland.

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 water treatment and resources assets are maturing. These initiatives have been included in the forecast budget and include:

- Collecting Condition Data for Rivers and Creeks
- Developing Stormwater Management Plans on the remaining catchments in City of Marion
- Updating Standard Drawings and Technical Specifications

Introduction

Background

The Asset Management Plan provides information on the state of the water treatment and resources 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 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 August 2024.

The assets under management of the Water Treatment and Resources Asset Management Plan are shown below.

Assets under the management of the Water Treatment and Resources Asset Management Plan:

Marion Water
Water Treatment
Natural assets

Marion Water:

Marion Water is a business Council owns and operates, it includes a Stormwater Treatment and Re-use scheme, operated under the Conditions of a Minor Retail Licence issued by the Essential Services Commission of South Australia (ESCOSA). The City of Marion operates a Managed Aquifer Recharge (MAR) scheme at Oaklands Wetland that captures and treats stormwater before distributing through our own pipes and pumps for irrigating parks, gardens and sporting fields (collectively 'the Recycled Water Scheme' known as Marion Water).

The MAR wetlands at Oaklands are maintained to a very high standard that actively improves the aesthetics of the local environment and provides recreational and amenity opportunities for the community. Marion Water not only provides a buffer against climate change, but also supplies recycled water to internal and external customers at a lower cost than if purchasing water from SA Water. The scheme not only benefits customers and the environment, but also generates revenue that can be put directly back into extending and maintaining the scheme and infrastructure. The scheme operates under a full cost recovery model, including cost of renewal.

Water Treatment Assets:

Include Wetlands, Rain Gardens, Swales, Detention Basins and other Water Sensitive Urban Design infrastructure that supports the stormwater network and helps improve water quality.

Natural Assets;

These include our rivers and creeks within the City of Marion. Although historically not treated as assets, these important channels form part of the stormwater network and requires activities to ensure they operate to a specific service level to function effectively, safely and are environmentally sustainable.

Decisions made to maintain, operate, renewal and construct new assets are based on strategic operational planning/ performance and through Water Treatment and Resource Asset Management Plans.

The Water Treatment and Resource assets included in this plan have a total replacement value of $39,977,703.

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 on the right.

City of Marion policies

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

City of Marion plans, guidelines and frameworks

- Coastal Catchment Stormwater Management Plan
- Hallett Cove Creeks Stormwater Management Plan
- Open Space Framework/Plan
- Streetscape Guideline/Plan

State Government documents

- Environment Protection (Water Quality) Policy 2003
- The 30-Year Plan for Greater Adelaide (Plan SA)
- Urban Greening Strategy
- Water for Good
- Stormwater Management Authority's Strategic Plan (2015-2025)

Other documents

- Local Government Association Mutual Liability Scheme
- IPWEA NAMS+ and AMP template
- Institute of Public Works Engineering Australasia (IPWEA)
- International Infrastructure Management Manual 2015 (ISO 55000)
- Australian Standards

Key stakeholders

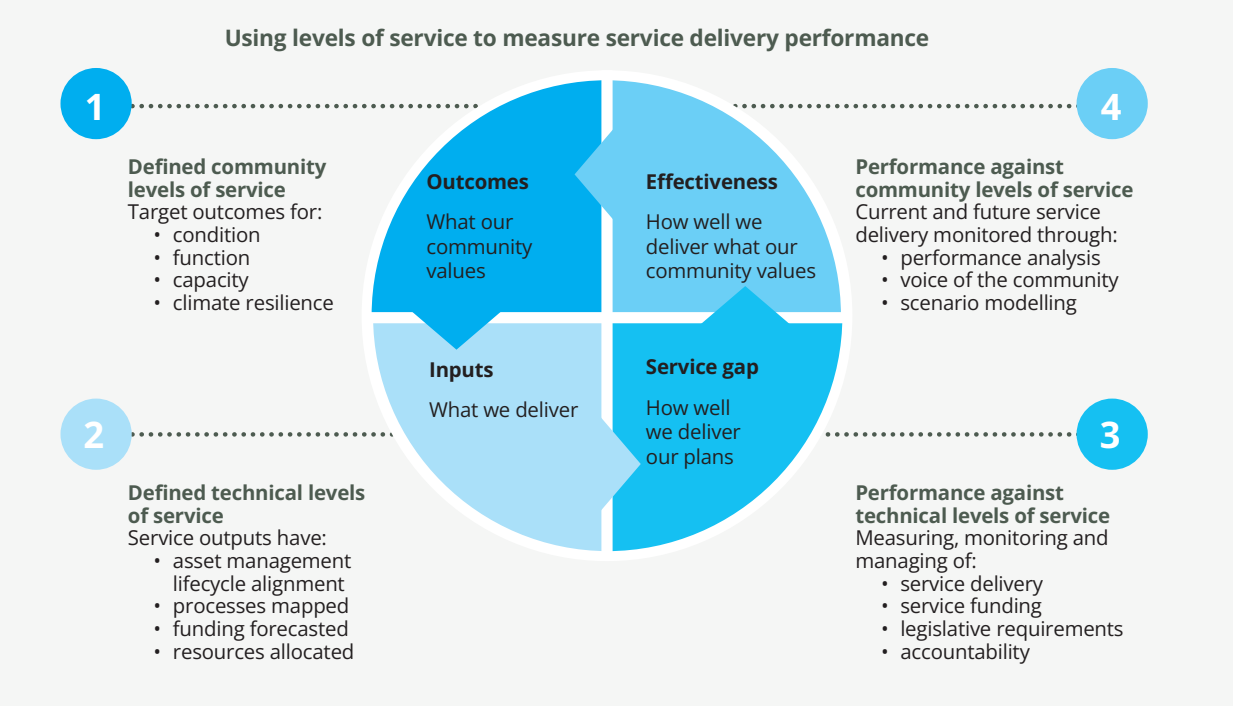
Key stakeholders in the preparation and implementation of this Asset Management Plan are shown below.

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)	• Represent community needs and endorse levels of service and Asset Management Plans.
Marion Water Steering Committee	• Provides direction for the Marion Water Business • Ensure risks are managed while meeting objectives of the plan.
City of Marion Engineering, Assets, Environment Division	• Asset Owner • 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 and reviews risks and future demands. • Manages the asset data and asset management system.
City of Marion Operations Division	• Provides feedback on 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 and Federal Government	• Provide strategic direction through State endorsed plans and strategies. • Can be a source of funding to projects and plans within endorsed Plans.

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

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 sustainable, liveable community.

Water treatment and natural assets aim: To minimize the impacts of flooding to the community and to capture and treat stormwater to improve water quality for the enhancement of the environment.

Marion water asset aim

To develop the Marion Water business into a self sustaining, full cost recovery, non-subsidised business, that delivers environmental, financial, social and recreational benefits to the community.

	Objective	How the objectives are addressed in the plan
1	Deliver social and environmental benefit to the community	Prudent Accounting Practices, with business expansions assessed via Business Cases or Section 48 Prudential Reports.
2	Drive the economic performance of the business.	Construct and commission extensions of network into Mitcham and the City of Holdfast Bay. This is completed and the extension is now operational.
3	Pursue sustainable business growth	Internal and external audits to apply Trust and Verify model via ESCOSA.
4	Maintain sound risk management and governance	Legal assessment of obligations and technical assess-ments of costs and benefits using technology, whilst as-sessing financial and political risks.
5	Seek to deliver innovative solutions	Regularly review the Marion Water 4 Year Strategic Plan

Approvals and licences

The City of Marion has valid approvals and licences to operate Marion Water from the relevant regulatory authority as listed in the table below.

Objective	Descriptions
Environmental Protection Agency	Licence to inject treated stormwater EPA 42482
Department of Environment and Water	Water Licence to extract up to 70M/L p/a (new Water Allocation Plan)
Department for Infrastructure and Transport	Change of land use to allow for wetland development and ASR Scheme
Essential Services Commission of South Australia	Water Retail Licence

Legislation

The Legislation and industry Standards used in the preparation of this Asset Management Plan are found below. The City of Marion complies with or exceeds the requirements of all applicable legislation.

Legislation/standard	Relevance to this AMP
Australian Accounting *Standards*	Set out the financial reporting standards relating to the (re)valuation and depreciation of in-frastructure assets
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 disabil-ity legislation	Sets the standard for accessibility to eliminate, as far as possible, discrimination against persons on the grounds of disability.
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
Environment Protection (Water Quality) Policy 2018	Provides the structure for regulation and management of water quality in South Australian inland surface waters, marine waters and groundwaters
Heritage Places Act (1993)	Provides guidelines 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
Fair Trading Act 1987	This Act provides some additional protections for consumers, codes for specific industries and sets out the role and functions of the Commissioner for Consumer Affairs.
Landscape South Australia Act 2019	Defines the natural resource management requirement including provisions of Landscape boards
Landscape South Australia (General) Regulations 2020	Sets the Regulations to control pest animals and plants, watercourse restoration, coastal management etc.
Local Government Act 1999	Sets out the role, purpose, responsibilities and powers of local governments including the preparation of a Long Term Financial Plan supported by infrastructure and asset management plans for sustainable service delivery
Local Government (Stormwater Management) Amendment Act 2007	Establishes the Stormwater Management Authority which facilitates and coordinates stormwater management planning in councils
Native Vegetation Act	Provides incentives and assistance to landowners in relation to the preservation and enhancement of native vegetation; to control the clearance of native vegetation; and for other purposes
SafeWork SA Codes of Practice	Provides practical guidance for people who have work health and safety duty of care
Sewerage Act (1929)	Sets out requirements to identify tree species classification and relevant set back from sewer infrastructure.
Summary Offences Act 1953	Provides provisions for road closure to motor vehicles in accordance with Section 59
Water Industry Act 2012	An Act to facilitate planning in connection with water demand and supply; to regulate the water industry, including by providing for the establishment of a licensing regime and providing for the regulation of prices, customer service standards, technical standards for water and sewerage infrastructure and installations and plumbing, and by providing performance monitoring of the water industry; to provide for other measures relevant to the use and management of water and for other purposes.

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.

Performance measure	Satisfied	Importance
Stormwater harvesting, treatment and reuse network	86%	95%

The relative gap between the two measures of 'Importance' and 'Satisfaction' informs Council of the need to improve our management of water treatment and resources assets. This Asset Management Plan sets out a plan to ensure the community satisfaction of water treatment and resources 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 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 on the right.

Summary of performance parameters and service level trends for Marion Water

Parameter	Community level of service	Achieved by	Predicted trend
Condition	The Marion Water network oper-ates efficiently, safely and pro-vides treated stormwater to a set quality.	The City of Marion distribution network is properly designed and constructed, regularly monitored, and maintained to enable infrastructure to be functional as per it's intended use.	Maintain
Function	Marion Water's distribution net-work is planned, designed, and constructed to minimize operating and capital costing, whilst provid-ing maximum opportunities for greening and cooling	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	Marion Water stormwater net-work operates to a defined pres-sure and flow and has a fixed peak instantaneous flow demand	Strategies to address the impacts of ongoing capacity pressure, flow and water quality are regularly, in-spected, tested, reviewed and benchmarked.	Maintain
Resilience	Marion Water network is planned, designed and constructed consid-ering current and future demands.	Maintaining City of Marion pressure and flow to our irrigation demands is important. Hydraulic modelling is undertaken to inform any network augmentation.	Maintain

Summary of performance parameters and service level trends for water treatment and natural assets

Parameter	Community level of service	Achieved by	Predicted trend
Condition	The City of Marion's Wetlands and WSUD devices operates safely and treats stormwater to a set quality.	The City of Marion's Wetlands and WSUD devices isare 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 Wetlands and WSUD devices are planned, designed, and constructed to treat stormwater.	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 Wetlands and WSUD devices operates effective-ly 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 Wetlands and WSUD devices are planned, de-signed and constructed consider-ing 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.	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 (including the Marion Water Steering Group) and the performance of the water treatment and resources assets against these community parameters is shown in Asset Performance section.

Technical levels of service

Lifecycle phase

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 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 above and details of each are shown below.

Planning

The management and planning for Water Treatment and Resources has multiple elements, these include:

- Marion Water Plan
- WSUD Maintenance Guidelines
- Water Treatment Technical Specifications and Standard Drawings

The planning of Marion Water and water treatment assets ensures that decisions for investments into the network is done on a priority's basis. Including the development and review of City of Marion standards, technical specifications and guidelines to ensure a consistent approach to Stormwater and WSUD Assets by developers and the City of Marion.

Creation

The creation of Water Treatment and Resources Assets is determined and identified through the:

- Marion Water Plan
- Streetscape Plan
- Stormwater Management Plans which use catchment modelling of current and future scenarios to determine what infrastructure is required to meet the current service levels.
- Requests made by the public or staff on an issue or opportunity (not identified within the Stormwater Management, Marion Water or Streetscape Plan) will be placed on the Prioritisation Matrix and assess against other projects.

In addition, water treatment and resources assets are also donated to Council by developers of major sub-division or State Government major projects that include WSUD 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

Operations are defined as the day-to-day activities undertaken to provide service delivery to the community. The operations activities in relation to Marion Water:

- Electricity
- Licenses and Subscriptions
- Fish and Pest Management
- Insurances and Legal Fees
- Wages
- Property Management (Security and Communications)

Monitoring

Monitoring of Water Treatment and Resource assets include:

Marion Water:

- Water Testing (Every 75ML of injection, 3 Month extraction testing)
- Condition and defect assessment

Water Treatment and Natural Assets:

- Condition and defect assessment
- Wetland Water Testing (6 Monthly)

Maintenance

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

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

- Unforeseen defects

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

- Desilting Wetland
- Electrical and mechanical scheduled maintenance
- Revegetation of plantings
- Servicing equipment

Renewal

Renewal is defined as replacing the existing 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) or where the renewal cost is similar to the maintenance cost.
- When the condition of the asset is poor (rating of 4) or above

Disposal

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

Complies with legislative requirements including Disposal of Land and Assets Policy.

Image courtesy of Flinders University

Service standard

Customer events system

The City of Marion City Services Department 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.

City of Marion captures requests from the community through its Customer Event System (Salesforce), there are currently no specific categories created for Marion Water or Water Treatment enquiries. Request of a Stormwater related issues or enquiries will be raised through the Stormwater category (refer to the Stormwater Asset Management Plan).

If customers from the Marion Water Business are experiencing a fault on the network, direct communication with the Council's Water Resources Coordinator is provided. The customer information page on the City of Marion website includes the Marion Water customer charter.

Future demand

Demand drivers are those factors which have the potential to impact water treatment and resource's function and service into the future.

Demand drivers include population, urban in-fill, 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 to date for demand management are shown below . Further opportunities will be developed in future revisions of this Asset Management Plan.

Demand drivers, impact, and management plan

Demand driver group	Driver and projection	Impact on services	Demand management plan
Community/ customers Requests	Community/customer requests.	Expectations to respond to reactive service delivery requests leads to inefficient resource planning.	• Approved Prioritisation Matrix and Marion Water Plan 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 result-ing in reduced open space, reduced verge widths and an in-crease to impermea-ble '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 quality and network in the catchment.
Land Use	Urban infill resulting in more housing and increase to impermeable 'hard' surfaces.	Increase in stormwater volume discharge from new minor developments on to City of Marion's Stormwater network	• Ensure new developments conform to City of Marion's Developer Guidelines, Technical Specifications and Standards.
Economic	Property damage caused by Natural disastersStormwater	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 WSUD best practise principles.
Technological	Smart Cities, Scada, remote, Sensors, GIS, remote sensing, Arti-ficial Intelligence, Li-DAR mapping.	Data collection and accuracy is improved assisting with decision making and reporting.	• Continue to collect and maintain water treatment and resource asset data, aerial imagery and hydraulic data to help inform future decisions.

Climate change adaptation

Climate change is likely to affect water treatment and resources 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 below.

Climate parameter	Projected trend	Impact on asset and services	Resilience management
Temperature	• Maximum, minimum, and average temperatures will increase. • Warmer spring temperatures. • Hotter and more frequent hot days.	• Increased stress on water sensitive urban design areas leading to possible irrigation need during dry periods. • Lower retention basin levels for periods of time reducing available water for recycle and reuse.	• Banking water injected into the Aquifer for any future drought • Drought tolerant planting species in rain gardens
Rainfall	• Declining rainfall, lower spring rainfall • More drought.	• Increase in demand for water from the recycle system to maintain tree and reserve health • Possible inability to supply customers with desired water quantities from recycled plant • Possible pressure on maintaining aquifer levels	
Storms	• More intense heavy rainfall events and which carry intensi-fied winds.	• Surge water entering reten-tion basins containing greater amount of debris. • Possible pressure on existing retention capacity during surge events. • Budget allowances for clean-up may be affected.	• Pre-storm event operational activities to ensure the stormwater and water treatment assets are operating efficiently. i.e. street sweeping, rain garden cleaning and GPT cleaning.
Evaporation	• Evapotranspiration increases across all seasons.	• Greater draw of water from trees causing greater demand for water	• Increase funding for monitoring/ maintenance programs.

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.

Lifecycle management

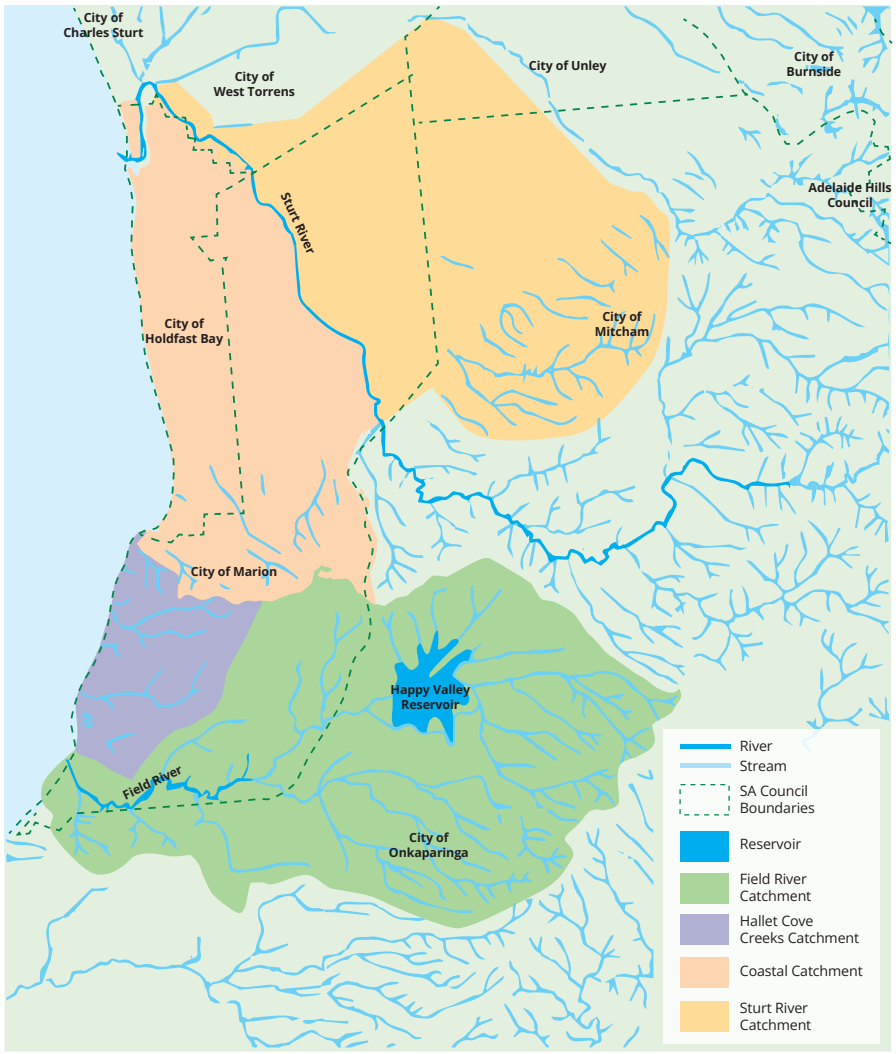
Background information

Marion Water

City of Marion owns and operates a stormwater reuse system which is centered around the Oaklands Wetland. The distribution network connects into 48 reserves and ovals within the City of Marion and supplies other customers such as the Tonsley Development, Flinders University, City of Mitcham and City of Holdfast Bay Council, Department of Education and Office of Sport and Racing. Marion Water is projected to provide over 250ML p.a. in treated stormwater to irrigate these locations during 2025/26.

Natural assets

There are 4 major stormwater catchments within the City of Marion, The Sturt River Catchment, Coastal Catchment, Hallet Cove Creeks Catchment and the Field River Catchment. These catchments have natural and urbanization channels to direct stormwater to the ocean. City of Marion has several natural creek lines that require active management to ensure the stormwater network operates efficiently and effectively. These include the Field River, Waterfall Creek, Sturt River (between the Southern Expressway and Sturt Road) and several small creeks.



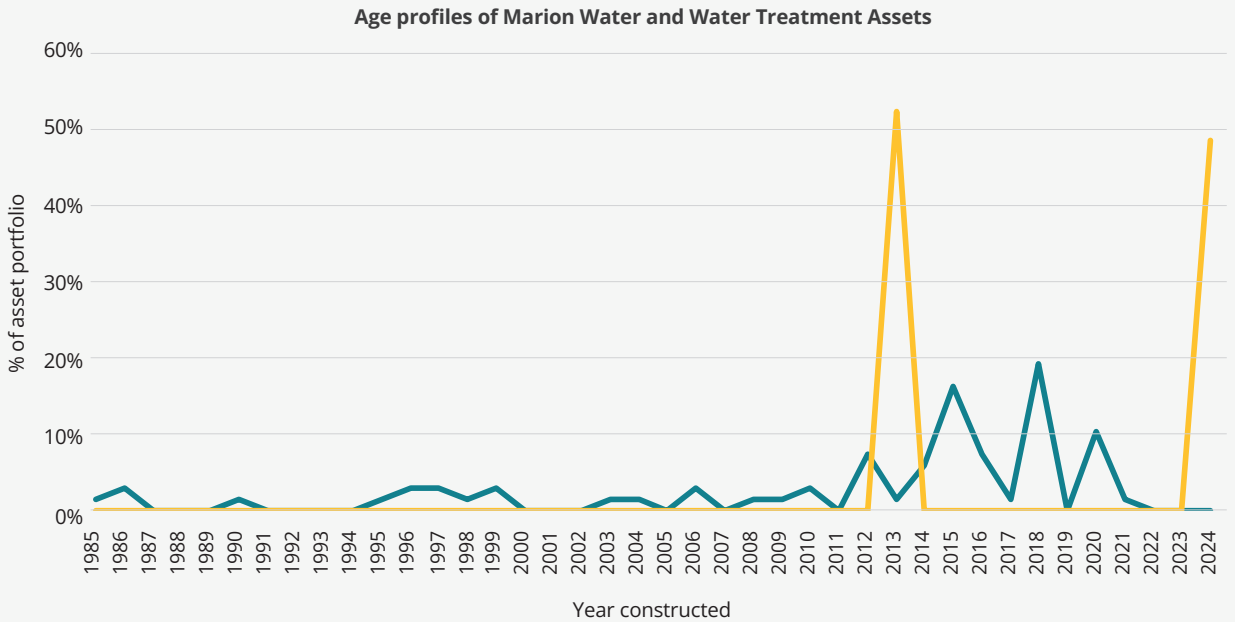
Physical parameters

The assets covered by this Asset Management Plan are shown below including the expected useful life and replacement cost. Figure shows how the data is stored and represented in a Geographical Information System (GIS).

Asset class	Asset type	Quantity	Useful life	Replacement value
Marion water	Oaklands Wetland	1	Various	$18,335,800
	Marion Water Pipes	28km	80	
	Values and Meters	240	5-20 years	
	Headworks	38	20 years	
	Pump Stations	5	10-15 years	
	Tanks	4	20 years	
	ASR Wells	5	Various	
	Bore Wells	12	Various	
	Bore Water pipes	3.8km	80 years	
Water treatment	Wetlands	7	Various	$21,641,903
	Detention Basins	21	30 years	
	Swales	26	30 years	
	Rain Gardens	39	Various	
	Treenet Inlets	300	20 years	
Natural assets	Rivers and Creeks	14km	N/A	TBD
Total				**$39,977,703**

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 Marion Water and Water Treatment assets.



Asset performance

Asset condition

The service level that the community is willing to accept for condition of its Transport Assets is described below.

Community level of service	Achieved by	Target	Tolerance range
The Marion Water network, Wetlands and WSUD operates efficiently, safely and provides treated stormwater to a set quality.	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%

Marion Water asset condition

Marion Water asset condition is rated using industry best practice and City of Marion descriptions and a summary outlined below. Pipeline asset and bore/well condition is assessed by age profile rather than physical inspections due to not been economically feasible and due to the pipeline been built in the past 10 years.

	Marion Water asset condition rating	
1	**Very Good** Sound physical condition. Insignificant deterioration. Asset likely to perform adequately without major work for 25 years of more.	95%
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)	2%
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	1%
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.	2%
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%
Unknown	Unknown Condition or Construction Date	0%

MARION
This is a raingarden.
Green streets make a more enjoyable journey, and cool our suburbs.
Raingardens are garden beds that filter and hold stormwater runoff from the surrounding area underground, helping plants over summer.
This raingarden contains local native plants such as sedges and rushes to help support local wildlife including birds, butterflies, and insects.
The raingarden will:
- cool the street
- slow water runoff
- filter the water and help improve the water quality of local rivers and streams
- reduce sediment and nutrients that impact seagrass along Adelaide's beaches
- beautify the street and improve the habitat.
This raingarden has been constructed by the City of Marion and supported by Green Adelaide.
GREEN ADELAIDE

Water treatment asset condition

Water Treatment asset condition is rated using industry best practice and City of Marion descriptions and a summary outlined below. Wetland and WSUD condition audit was undertaken in 2023.

	Water treatment asset condition rating	
1	**Very Good** Sound physical condition. Insignificant deterioration. Asset likely to perform adequately without major work for 25 years of more.	25%
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)	40%
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	29%
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.	5%
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.	1%
Unknown	Unknown Condition or Construction Date	0%

Natural assets condition

No condition audit has been undertaken on the rivers and creek network, this has been identified in the improvement plan and the data to be included in the next iteration of the Asset Management Plan. The data shows that both Marion Water and Water Treatment assets are over 90% of assets are either rated Very Good, Good or Fair. This represents that the water treatment and resources asset performance is 'On Track' and within the target range.

Asset function

The service level that the community is willing to accept for function of its water treatment and resource assets is described below.

Community level of service	Achieved by	Target	Tolerance range
Marion Water's distribution network is planned, designed, and constructed to minimize operating and capital costing, whilst providing maximum opportunities for greening and cooling. The City of Marion's Wetlands and WSUD devices are planned, designed, and constructed to treat stormwater.	Updating and reviewing the Marion Water Plan and ensure the goals and objectives are met within the timeframes. Development of Stormwater Management Plans to identify where new water treatment assets are required. Updating a Prioritisation Matrix list for future new Water Treatment	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 water treatment and resources 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/Marion Water Plan/Prioritisation Matrix'. This is to identify how City of Marion to tracking against other plans and strategies and is within the acceptable range. See below for details on the function 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.

	Water treatment and resource assets function rating	
1	**Very Good** Asset constructed within the timeframes listed within the Stormwater Management Plans/Marion Water Plan/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/Marion Water Plan/Prioritisation Matrix.	0%

Asset function

The service level that the community is willing to accept for capacity of its water treatment and resource assets is described below.

Community level of service	Achieved by	Target	Tolerance range
Marion Water network operates to a defined pressure and flow and has a fixed peak instantaneous flow demand. The City of Marion's Wetlands, WSUD devices and Rivers and Creeks operates effectively during rainfall events	• Updating and reviewing the Marion Water Plan to review areas of under capacity and the need to upgrade. • Systems and redundancies to address the impacts of ongoing capacity pressure, flow and water quality are regularly, inspected, tested, reviewed and benchmarked. • Maintaining and updating flood modelling/mapping for the 100 year ARI (1% AEP) for both current and future states. • Undertake data collection and monitoring for stormwater catchments and pipe flow rates/volumes. • Updating prioritisation matrix list for future new/ upgrade water treatment and resources projects to increase capacity/reduce strain on the current network.	90% of assessed assets are rated 'very good' for capacity.	On track - 90% to 100% Monitor - 70% - 89.9% Off track - 0% to 69.9%

The capacity of the water treatment and resource 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.

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.

	Water treatment and resource assets capacity description	
1	**Very Good** No capacity concerns	100%
2	N/A	N/A
3	N/A	N/A
4	N/A	N/A
5	**Very Poor** Over capacity issues, network or asset not properly functioning	0%

Resilience

The service level that the community is willing to accept for resilience of its water treatment and resources 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
Marion Water network, Wetlands and WSUD is planned, designed and constructed considering current and future demands.	• Maintaining pressure and flow for our irrigation demands. Hydraulic modelling is undertaken to inform any network augmentation. • Maintaining City of Marion Standards Drawings, Technical Specifications and WSUD Maintenance Guidelines. • Seek partnerships and trials for new methods, products and techniques in water treatment design and construction. • Implementing Water Sensitive Urban Design techniques.	Not established	Not established

Operations expenditure (OpEx)

Planning

The activities, initiatives, plans, strategies and wages required to plan the water treatment and resources assets infrastructure over the 10 years is shown below.

Planning 10 Year Expenditure (all figures in ,000 format)

Activity	2024/25	2025/26	2026/27	2027/2/8	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Marion Water Strategy/Plan	-	$10	-	-	-	$10	-	-	-	$10
Water Sensitive Urban Design Guidelines	-	-	$10	-	-	-	$10	-	-	-
Total	**-**	**$10**	**$10**	**-**	**-**	**$10**	**$10**	**-**	**-**	**$10**

Operations

The activities, initiatives and wages required to operate the Marion Water assets infrastructure over the 10 years are shown below.

Operations 10 Year Expenditure (all figures in ,000 format)

Activity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Electricity • Electricity for Bores • Electricity for Marion Water Distribution network	$110	$110	$110	$110	$110	$110	$110	$110	$110	$110
Administration • Licenses • Reporting • Insurances • Legal Fees • Cleaning and Security costs	$37	$37	$37	$37	$37	$37	$37	$37	$37	$37
Oaklands Wetland Fish management and pest removal every 2 years	$20	$15	-	$20	-	$20	-	$20	-	$20
Wages 0.5 FTE to manage the Marion Water business	$75	$75	$75	$75	$75	$75	$75	$75	$75	$75
Total	**$242**	**$237**	**$222**	**$242**	**$222**	**$242**	**$222**	**$242**	**$222**	**$242**

Maintenance

The activities and wages required to maintain the water treatment and resources assets infrastructure over the 10 years is shown below.

Maintenance 10 Year Expenditure (all figures in ,000 format)

Activity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Wetland maintenance Lucretia Way, Glade Crescent, Warriparinga and Tonsley Wetland Maintenance and desilting	$48	$20	$20	$20	$20	$20	$20	$20	$20	$20
WSUD maintenance Annual maintenance frequency 5% increase in maintenance budget each year due to increase WSUD's within the network	$45	$63	$66	$69	$73	$77	$80	$84	$89	$93
Rivers and creek maintenance Debris and sediment build up effecting natural water courses	-	$10	$10	$10	$10	$10	$10	$10	$10	$10
Bore maintenance Pump rotation and servicing	$7	$7	$7	$7	$7	$7	$7	$7	$7	$7
Oaklands Wetland maintenance Oaklands Wetland Maintenance and desilting	$74	$45.5	$19.5	$19.5	$19.5	$19.5	$19.5	$19.5	$19.5	$19.5
Marion Water maintenance Distribution network maintenance Servicing and plant maintenance	$60	$60	$60	$60	$60	$60	$60	$60	$60	$60
Total	**$234**	**$205.5**	**$182.5**	**$185.5**	**$189.5**	**$193.5**	**$196.5**	**$200.5**	**$205.5**	**$209.5**

Monitoring

The activities and wages required to monitor the transport assets infrastructure over the 10 years is shown below.

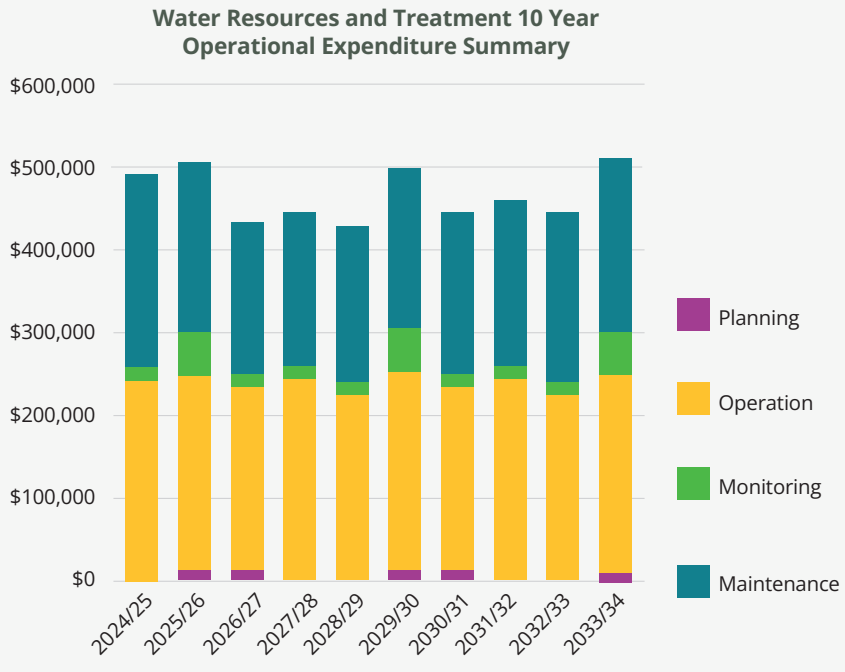
Monitoring 10 Year Expenditure (all figures in ,000 format)

Activity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Wetland water quality testing 6 month frequency	$2	$2	$2	$2	$2	$2	$2	$2	$2	$2
Wetland condition audit 4 year frequency	-	$10	-	-	-	$10	-	-	-	$10
WSUD condition and defect inspections Annual frequency	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5
Rivers and creeks condition and defect inspections	-	$25	-	-	-	$25	-	-	-	$25
Bore water quality testing 4 year frequency	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
Marion Water - water quality testing Every 75ML of injection testing 3 monthly frequency extraction testing	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5
Marion Water condition and defect inspection Annual frequency	$3	$3	$3	$3	$3	$3	$3	$3	$3	$3
Total	**$16**	**$51**	**$16**	**$16**	**$16**	**$51**	**$16**	**$16**	**$16**	**$51**

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 water treatment and resources assets infrastructure over the 10 years is shown in the table below.

Renewal is defined as replacing the existing water treatment and resources 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 or the maintenance cost is similar to full renewal cost (full renewal).
- When the condition of the asset is 4 (based on physical inspection or age) or above.

Renewal 10 Year Expenditure (all figures in ,000 format)

Activity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
WSUD Renewal Program Full renewal, reconstruction of WSUD assets	$151	$140	$140	$140	$140	$140	$140	$140	$140	$140
Rivers and Creek Renewal Program Renewal, relining of rivers and creeks	$105	-	$90	$90	$90	$90	$90	$90	$90	$90
Bore Renewal Program Renewal of distribution network, plant, equipment and controls	-	$120	-	-	-	-	-	-	-	-
Marion Water Renewal Program Renewal of distribution network, plant, equipment and controls	$125	-	$25	$25	-	-	-	-	-	-
Total	**$381**	**$260**	**$255**	**$255**	**$230**	**$230**	**$230**	**$230**	**$230**	**$230**

Creation

The activities, construction, management and wages required to create water treatment and resources assets infrastructure over the 10 years is shown in the table below.

The creation of Water Treatment Assets is determined using the 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 and WSUD assets are also donated to council by developers of major sub-division or State Government major projects. These donated assets

Creation 10 year expenditure (all figures in ,000 format)

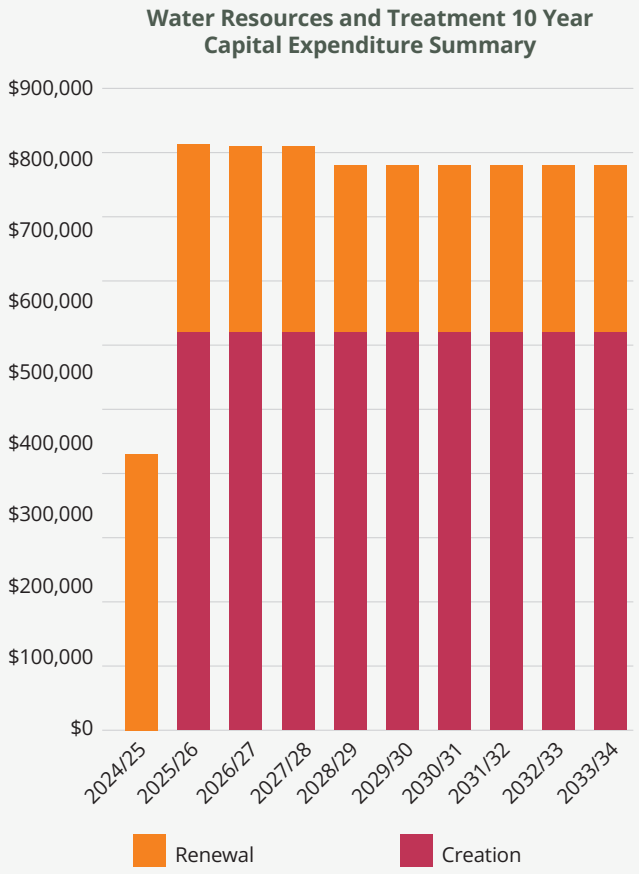
Activity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
WSUD Streetscape Contribution Assumes 25% of the overall Streetscape Program budget comprises of WSUD creation.	-	$550	$550	$550	$550	$550	$550	$550	$550	$550
Marion Water Plan Projects listed in the Marion Water Plan will need Council endorsement on individual projects.	-	-	-	-	-	-	-	-	-	-
Donated assets from developers and State Government**	-	-	-	-	-	-	-	-	-	-
Total	**-**	**$550**	**$550**	**$550**	**$550**	**$550**	**$550**	**$550**	**$550**	**$550**

**Donated assets from developers through major sub-divisions or State Government through major projects are undertaken on an ad-hoc basis and it is difficult to project value of assets City of Marion will receive. It should be noted that City of Marion doesn't pay for the construction of WSUD infrastructure associated with major developments or projects.*

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.



Risk management

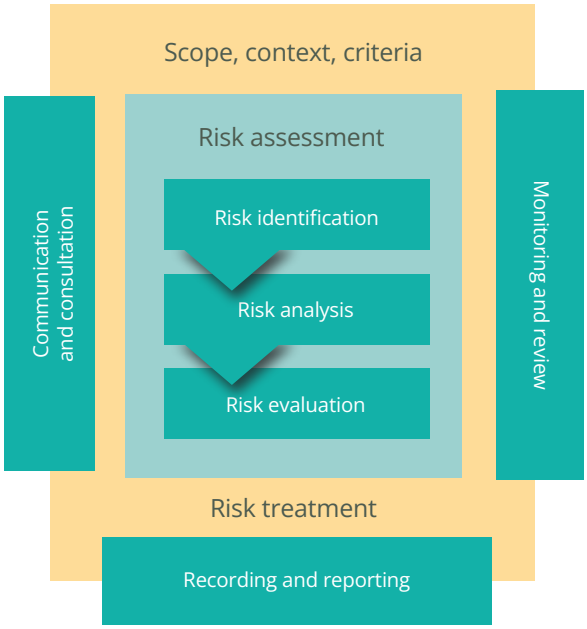
Council's Risk Management Policy sets the overall framework for addressing risk within the framework of ISO31000.

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 water treatment and resources assets in line with the Local Government Act, specifically Section 244 Liability for injury, damage or loss on community land.

Risk Management Process from ISO 31000:2018



Critical assets

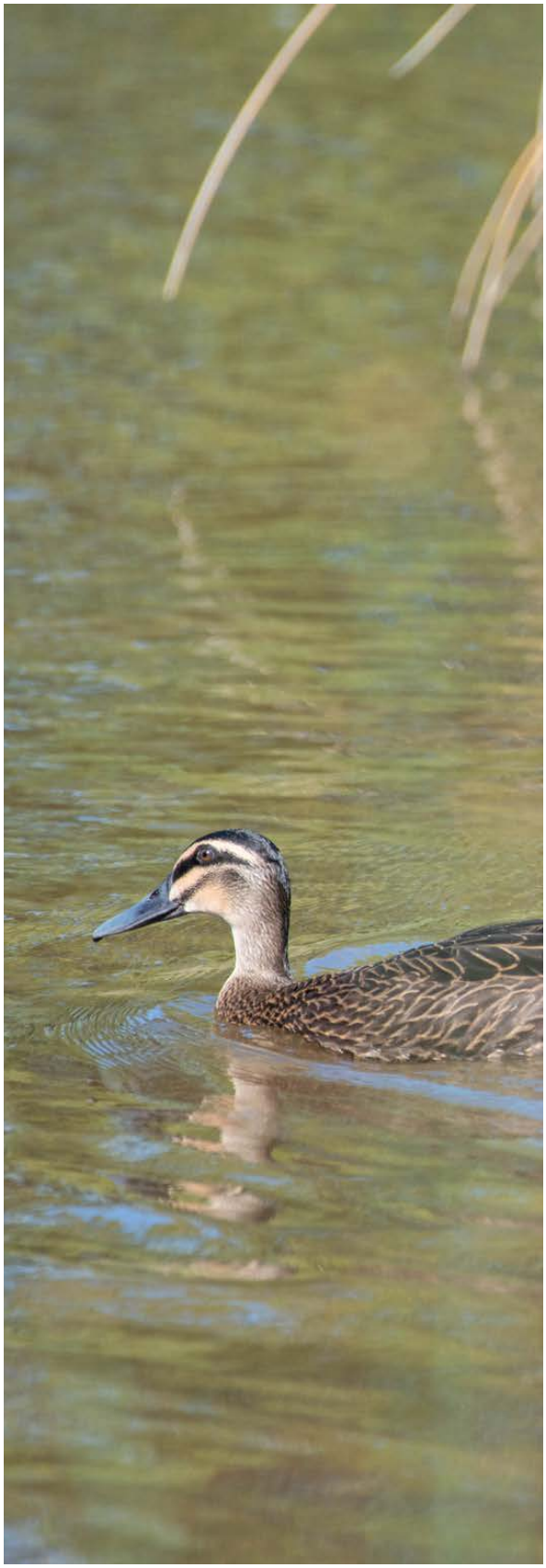
Critical assets are defined as those which have a high consequence of failure causing significant loss or reduction of service.

For Marion Water, critical assets include all pumps and the Oaklands Wetland. The water treatment, critical assets include Glade Crescent Wetland, Lucretia Way Wetland and Warriparinga Wetland.

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.

Marion Water cannot be expanded without a full business case presented for review and approval by Council. To present a quantitative business case to Council it must first be assessed against strategic aims and objectives.



Financial summary

Financial sustainability

Sustainability of service delivery

Two key indicators of sustainable service delivery are considered in the Water Treatment and Resources Asset Management Plan:

1. asset renewal funding ratio (proposed renewal budget for the next 10 years / forecast renewal costs for next 10 years).
2. medium term forecast costs/proposed budget (over 10 years of the planning period).

This Asset Management Plan is used to inform the Long-Term Financial Plan, through an iterative process balancing cost, performance and risk. As a part of the Annual Business Planning process, City of Marion 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 Asset Management Plan 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 provides input into 10 year financial and funding plans aimed at providing the required services in a sustainable manner.

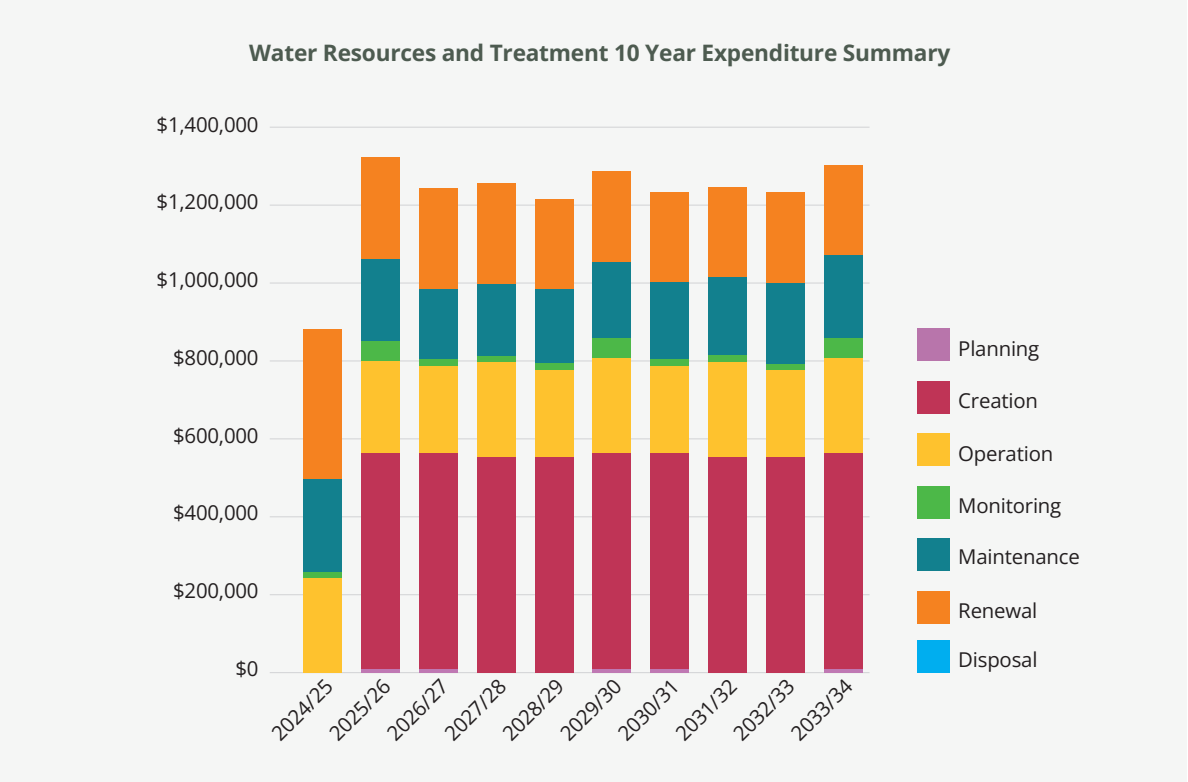
This forecast work can be compared to the proposed budget over the first 10 years of the planning period to identify any funding shortfall.

Forecast outlays for the Long Term Financial Plan

Funding allocation	10 year	Average annual cost
Operational Cost (OpEx)	$4,652,500	$465,250
Capital Cost (CapEx)	$7,481,000	$748,100
Total cost of the plan	**$12,133,500**	**$1,213,350**

Water Treatment and Resources 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	$ 0	$0	$242,000	$16,000	$234,000	$381,000	$0	$873,000
2025/26	$10,000	$550,000	$237,000	$51,000	$205,500	$260,000	$0	$1,313,500
2026/27	$10,000	$550,000	$222,000	$16,000	$182,500	$255,000	$0	$1,235,500
2027/28	$0	$550,000	$242,000	$16,000	$185,500	$255,000	$0	$1,248,500
2028/29	$0	$550,000	$222,000	$16,000	$189,500	$230,000	$0	$1,207,500
2029/30	$10,000	$550,000	$242,000	$51,000	$193,500	$230,000	$0	$1,276,500
2030/31	$10,000	$550,000	$222,000	$16,000	$196,500	$230,000	$0	$1,224,500
2031/32	$0	$550,000	$242,000	$16,000	$200,500	$230,000	$0	$1,238,500
2032/33	$0	$550,000	$222,000	$16,000	$205,500	$230,000	$0	$1,223,500
2033/34	$10,000	$550,000	$242,000	$51,000	$209,500	$230,000	$0	$1,292,500
Total	**$50,000**	**$4,950,000**	**$2,335,000**	**$265,000**	**$2,002,500**	**$2,531,000**	**$0**	**$12,133,500**



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):	**$39,977,703**
Accumulated depreciation:	**$7,523,420**
Depreciated replacement cost:	**$32,438,748**
Depreciation:	**$615,776**

Key assumptions in financial forecasts

- All data used in this Asset Management Plan is current as of August 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.
- Some of Marion Water assets estimated renewal dates are driven by useful life and not condition
- Any creation of new assets for Marion Water will impact Operational costs which have not been included in this plan
- 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 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 ± 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 for different sections of the Asset Management Plan

Data	Confidence Assessment
Asset condition water treatment	B
Asset condition rivers and creeks	D
Asset condition Marion Water	B
Asset function	A
Asset capacity	A
Asset age profile	C
Replacement value	C
Service levels	B
Demand drivers	B
Asset creation and renewal forecasts	C
Operating and maintenance forecast	C

Monitoring and review

This Asset Management Plan will be reviewed during the annual budget planning process and revised where material changes in service levels or risks are anticipated; the plan will be revised following council approval.

Cost changes will be reviewed annually, and any changes needed to the forecasts outlay for the Long Term Financial Plan will be incorporated into the annual Business Plan consultation process.

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.

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.

Task	Resource	Completion
Collect Condition Data for Rivers and Creeks	Coordinator Water Resources	June 2026
Review the Marion Water Plan/Strategy	Coordinator Water Resources	June 2026
Update Standard Drawings and Technical Specifications relating to WSUD As-sets and construction methodology	Coordinator Water Resources and Coordinator Survey and Design	June 2025
Sturt River Stormwater Management Plan Endorsement	Unit Manger Engineering	June 2025
Field River Stormwater Management Plan Endorsement	Unit Manger Engineering	June 2027
Reallocate Wetlands and Water Sensitive Urban Design (WSUD) from Water Resources and Treatment Asset Management Plan to the Stormwater Asset Man-agement Plan	Unit Manger Engineering	November 2028
Create a new Asset Management Plan called Marion Water Asset Management Plan	Unit Manger Engineering	November 2028
Update Asset Management System (Assetic) to align with new Data Structure and terminology	Asset Solutions Unit	June 2026

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Snapshot:
Water Treatment and Resources Asset Management Plan

The Water Treatment & Resources assets, including the Marion Water stormwater reuse scheme, water treatment facilities like wetlands, and natural assets such as rivers and creeks, are vital to our community's environmental sustainability and quality of life. These assets not only ensure clean water and flood protection but are also highly valued for their role in preserving natural beauty and supporting Marion's open spaces.

What we are delivering

The Water Treatment & Resources 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

Marion Water

1	28 km	240	38	5	17	3.8 km
Oaklands Wetland	Marion Water pipes	Values and meters	Headworks	Pump stations	ASR and bore wells	Bore water pipes

Water treatment

7	21	39	300
Wetlands	Detention basins	Rain gardens	Treeneet inlets

Natural assets

14 km
Rivers and creeks

Replacement value: $39.98m

The aim of Marion Water is to develop into a self sustaining, full cost recovery, non-subsidised business, that delivers environmental, financial, social and recreational benefits to the community.

Our water treament aim is 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.

Average annual operating costs: $465,250	Average annual capital costs: $748,100

Community assets

- Marion Water Business
- Water Treatment, Wetlands, Water Sensitive Urban Design (WSUD)
- Natural Assets, Rivers & Creeks

Future demands

Urban infill resulting in more housing and increase to impermeable 'hard' surfaces and decreasing water quality.

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. Improve our knowledge and implement the planned renewal of infrastructure.

Function

Target:
Assets are fit for purpose.

Current performance and next steps:
Continuation of the upgrade, creation and renewal projects ensures that water treatment and resource assets remain at a very good function level.

Capacity

Target:
Assets to have the capacity to operate effectively.

Current performance and next steps:
Continuation of the monitoring programs and make decisions that considers future uses and capacity.

Climate resilience

Target:
Assets are resilient to the effects of climate extremes.

Current performance and next steps:
Good performance with the assessment of locations for WSUD and irrigation opportunities to help reduce heat island effects.

Asset Management Plan period: 2024-2034

City of Marion Asset Management Plan 2024-2034

Transport

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Welcome to
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Contents

Executive summary 4
- Purpose of the plan 4
- State of council'stransport assets 4
- Service levels 6
- Future demand 7
- Lifecycle management 8
- Improvement 9

Introduction 10
- Background 10
- Planning documents 11
- Key stakeholders 12

Levels of service 13
- Strategic and corporate goals 14
- Legislation 14
- What our community values 15
- Community levels of service 17
- Technical levels of service 18
- Service standard 20

Future demand 22
- Demand management plan 22
- Climate change adaptation 23

Lifecycle management 24
- Preliminary information 24
- City of Marion road hierarchy 25
- Road ownership 26
- Physical parameters 27
- Asset performance 28
- Transport asset condition 28
- Asset function 31
- Asset capacity 34
- Resilience 36
- Operations expenditure (OpEx) 37
- Capital expenditure (CapEx) 40

Risk management 44
- Critical assets 44
- What we cannot do 44

Financial summary 45
- Financial sustainability 45
- Valuation forecasts 47
- Key assumptions in financial forecasts 47
- Forecast reliability and data confidence 47
- Monitoring and review 48

Improvement plan 49

Executive summary

Purpose of the plan

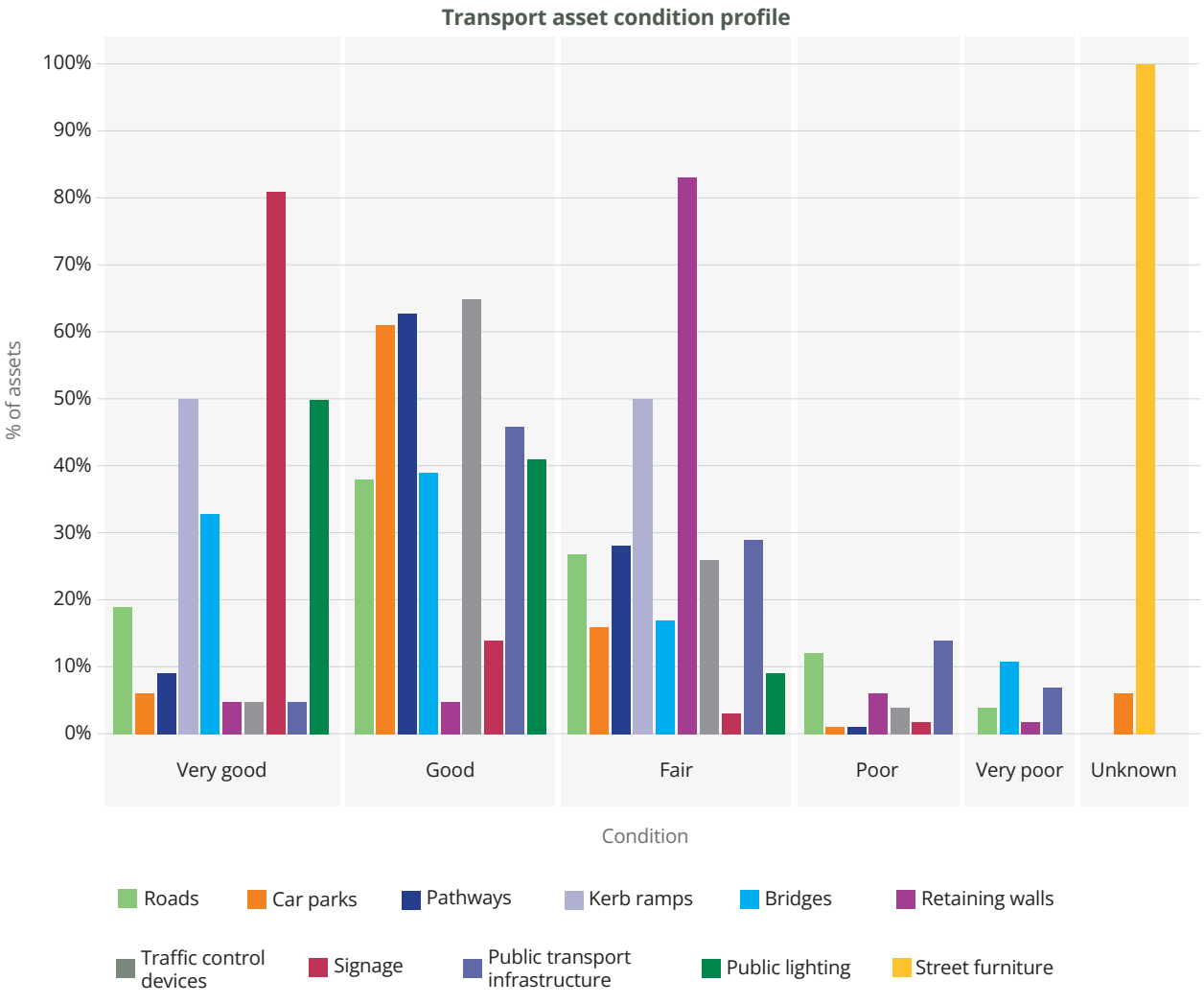
The purpose of the Transport Asset Management Plan is to improve council's long-term strategic management of the transport assets to ensure the current and future Levels of Service are sustained. The plan defines the state of the transport assets and considers future requirements and risks together to inform the optimum lifecycle management and costs for the next 10 years. The Transport 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 September 2024 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 council's transport assets

The City of Marion has a vast network of transport assets which can be seen in the table on the right, which shows the quantity and financial replacement value for the different types of asset classes.

Asset parameters

Asset class	Asset sub class	Quantity	Replacement value
Roads	Sealed	493 km	$322,944,316
Car parks	On-Street	77,514 m2	$5,577,952
	Off-Street	144,428 m2	$5,467,017
	Sensors	500	$36,918
Pathways	Shared Use Paths	32 km	$7,106,475
	Footpaths	811 km	$161,111,145,
	Steps	TBC	TBC
Bridges and structures	Road Bridge	3	$5,553,632
	Shared Use Path Bridge	9	$1,567,053
	Pedestrian Bridge	10	$1,342,989
	Boardwalk/Deck	12	$794,746
Traffic control devices	Roundabouts	80	$3,171,864
	Traffic Barriers	3,881 m	$1,594,674
	Traffic Lights	1	$444,814
	Driveway Links	14	$546,980
	Speed Humps	84	$424,583
	Threshold Treatments	3	$60,192
	Slow Points	23	$257,279
	Pedestrian Crossing	32	$1,463,978
	Concrete Island	40,236 m2	$8,943,276
Kerb ramps	Invert	3871	$15,606,865
	Ramp	3589	
Signage	Guide	6,137	$32,761
	Regulatory	5,738	
	Warning	1,788	
	Hazard	TBC	
Public transport infrastructure	Bus Shelter	272	$3,320,500
	Bus Stop/Pads	492	$4,209,700
Public lighting	Street Lighting	9468	N/A
	Shared Path Lighting	457	$2,709,000
	Car Park Lighting	63	$1,235,800
Retaining walls	Retaining Wall	6,222 m	$9,009,612
	Fencing	399	$47,040
	Gates	8 m	TBC
Street furniture	Benches	28	TBC
	Bins	22	TBC
	Bike Racks	41	TBC
Total			**$399,223,398**



Assets with a very poor condition rating will be risk assessed and prioritised for renewal, upgrade or disposal.

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.

Customer requirements and service activities

Levels of service measure	Customer service requirement	Activities funded to sustatin the service requirement
Condition	The City of Marion's transport network operates safely and at a high quality.	Assets are managed and maintained to best practice industry standards and legislation requirements. All transport assets will be regularly condition assessed, including defect identification, to drive maintenance and renewal programs. All service requests responded to within suitable timeframes.
Function	The City of Marion's transport network is planned, designed, constructed and maintained to best industry practice.	Undertake network and asset analysis to determine where or if a service is required or disposal of ineffective infrastructure.
Capacity	The City of Marion's transport network operates effectively and efficiently.	Assess the asset utilisation and determine if asset requires upgrade.
Resilience	The City of Marion's transport network is planned, designed and constructed considering current and future demands.	Environmental performance is assessed when selecting asset materials and products, using recycled materials and permeable materials where possible.

The table below shows performance of the asset category in relation to its condition, function and capacity. Transport assets are currently meeting most of the targets. Based on this asset management plan, performance will be improved over the duration of this plan. It is noted that there are a number of asset classes that require more data and assessment to determine their status against the Function and Capacity measures.

Measure	Current performance											Expected trend based on the budget
	Roads	Car parks	Pathways	Kerb ramps	Bridges	Retaining walls	Traffic control devices	Signage	Public transport infrastructure	Public lighting	Street furniture	
Condition	🟠	🟢	🟢	🟢	🟠	🟢	🟢	🟢	🟠	🟢	🟢	90% of assessed assets in very good to fair condition.
Function	🟢	No data	🟢	🟢	🟢	🟢	🟢	🟢	🟢	No data	No data	90% of assessed assets in very good to fair function.
Capacity	🟢	No data	🟢	🔴	🟢	No data	No data	No data	🟢	No data	No data	90% of assessed assets in very good to fair capacity.

🟢 On track | 🟠 Monitor | 🔴 Off track

Future demand

Some of the key factors expected to influence future demand and the impact this will have on the transport network and assets are shown on the right and have been accounted for in this Asset Management Plan.

Demand factors and impact management

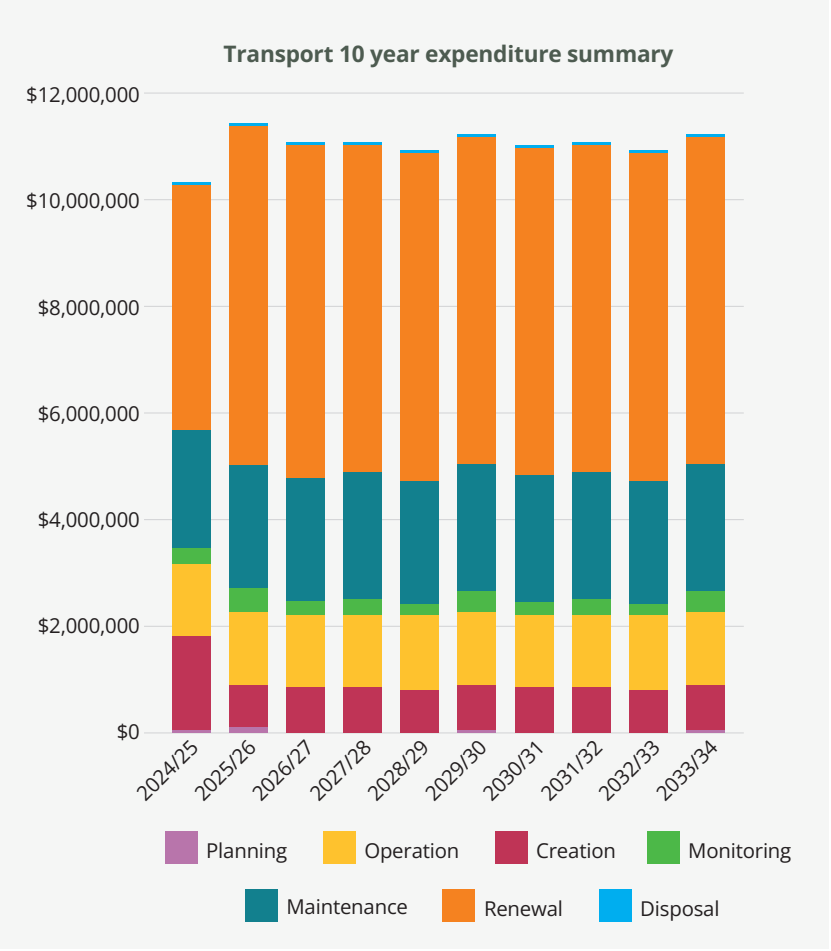
Demand impact	Demand impact management
Urban infill resulting in more housing and increase transport network demand.	Ensure new developments conform to City of Marion's Developer Guidelines, Technical Specifications and Standards.
Planning and design code changes resulting in reduced open space, reduced verge widths and an increase to impermeable 'hard' surfaces.	Work with developers in major sub-divisions to achieve outcomes that can improve the transport network and supporting assets.
Community and Council Member requests.	Development of Transport Plan, Parking Management, Public Lighting, Streetscape, Walking and Cycling Guidelines and plans. 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 chart on page 5, and on the right, for details. It should be noted that this plan also includes the internal wages to manage planning, design and construction activities and provide specialist development advice to for internal departments and/or external developers/residents.



Transport 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	$50,000	$1,753,000	$1,372,500	$277,500	$2,236,562	$4,606,694	$40,000	$10,336,256
2025/26	$70,000	$825,000	$1,372,500	$430,500	$2,342,562	$6,353,000	$10,000	$11,403,562
2026/27	$15,000	$825,000	$1,372,500	$245,000	$2,342,562	$6,250,000	$10,000	$11,060,062
2027/28	$15,000	$825,000	$1,372,500	$325,500	$2,342,562	$6,153,000	$10,000	$11,043,562
2028/29	$-	$825,000	$1,372,500	$195,500	$2,342,562	$6,154,000	$10,000	$10,899,562
2029/30	$60,000	$825,000	$1,372,500	$430,500	$2,342,562	$6,154,000	$10,000	$11,194,562
2030/31	$15,000	$825,000	$1,372,500	$266,000	$2,342,562	$6,154,000	$10,000	$10,985,062
2031/32	$15,000	$825,000	$1,372,500	$325,500	$2,342,562	$6,154,000	$10,000	$11,044,562
2032/33	$-	$825,000	$1,372,500	$195,500	$2,342,562	$6,154,000	$10,000	$10,899,562
2033/34	$60,000	$825,000	$1,372,500	$430,500	$2,342,562	$6,154,000	$10,000	$11,194,562
Total	**$300,000**	**$9,178,000**	**$13,725,000**	**$3,122,000**	**$23,319,620**	**$60,286,694**	**$130,000**	**$110,061,314**

Operational expenditure (OpEx) are activities that are of an operational/ maintenance nature, such as sweeping, cleaning, inspections, planning and providing specialist advice. 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 on the right.

Summary funding allocation

Funding allocation	10 year	Average annual cost
Operational Cost (OpEx)	$40,466,620	$4,046,662
Capital Cost (CapEx)	$ 69,594,694	$6,959,469
Total cost of the plan	**$110,061,314**	**$11,006,131**

Forecast funding required: **$110,061,314**

Average annual forecast funding required: **$11,006,131**

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 transport assets.

Critical assets are defined as those which have a high consequence of failure causing significant loss or reduction of service. For transport, critical assets include:

- Road, Shared Use Path, Pedestrian Bridges
  - Retaining Walls greater than 2m
  - Cove Road, Hallett Cove Embankment (Between Westcliff Court and Pindee Street)
  - Traffic Signals

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 transport assets are maturing. These initiatives have been included in the forecast budget and include:

- Collecting Condition, Function and Capacity Data for Transport assets and 4 year renewal programs
  - Developing a business process manual for Transport assets
  - Updating Standard Drawings and Technical Specifications

Introduction

Background

The Transport Asset Management Plan provides information on the state of the transport 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 September 2024.

Transport assets are constructed to support the safe movement and access for the community.

The transport assets included in this plan have a total replacement value of $399,223,398.

Assets under the management of the Transport Asset Management Plan:
Roads
Car parks
Pathways
Kerb ramps
Bridges
Retaining walls
Traffic control devices
Signage
Public transport infrastructure
Public lighting
Street furniture

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 on the right and the following page.

City of Marion policies

- Environment Policy
- Climate Change Policy
- Open Space Policy
- Tree Management Policy
- Streetscape Policy
- Equality, Access and Social Inclusion Policy

City of Marion plans, guidelines and frameworks

- Transport Plan 2021 - 2026
- Streetscape Guidelines
- Parking Management Guidelines
- Walking and Cycling Guidelines
- Public Lighting Guidelines
- Verge Development Guidelines
- Road Hierarchy Plan
- Carbon Neutral Plan
- Smart CoM Strategic Plan
- Energy efficiency and Renewal Energy Plan
- Disability Access and Inclusion Plan
- Open Space Framework/Plan
- Water Sensitive Urban Design (WSUD)

State Government documents

- Road Safety Strategy
- Walking and Cycling Strategy
- The 30-Year Plan for Greater Adelaide (Plan SA)
- DIT Operational Instruction 20.1
- Tree Management Policy
- Streetscape Policy
- Equality, Access and Social Inclusion Policy

Other documents

- Local Government Association Mutual Liability Scheme
- IPWEA NAMS+ and AMP template
- Institute Public Works Engineering Australasia (IPWEA)
- International Infrastructure Management Manual 2015 (ISO 55000)
- DIT Line Marking Manual
- Australian Standards
- Austroads Design Guidelines

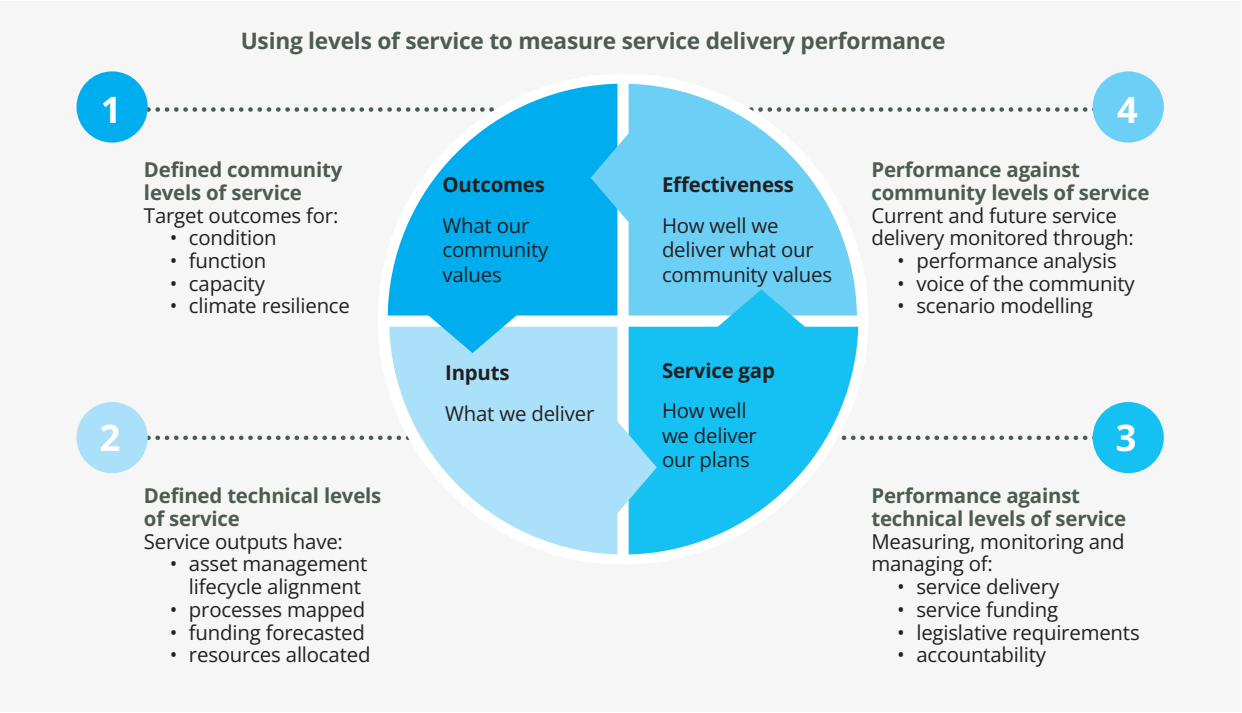
Key stakeholders

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 Engineering, Assets, Environment Division	• Asset Owner • 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 and reviews risks and future demands. • Manages the asset data and asset management system.
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 Plans.

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 to the community.

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

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 liveable, sustainable community.

Transport Assets Aim: To create a safe and efficient transport network by improving conditions for all road users. Striving to achieve the right balance for accommodating priority users, while also addressing the need for accessibility and movability.

Legislation

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

Legislation/standard	Relevance to transport 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 transport and stormwater impact.
Planning, Development, and Infrastructure Act (2016)	Provides a framework for development approval requirements.
Relevant Australian Standards	Defines the requirements to manage transport assets and designs.
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 roads, footpaths, kerbs and public lighting are of a high importance and moderately satisfied with the services provided.

Performance measure	Satisfied	Importance
Roads	71%	97%
Footpath and Kerbs	67%	98%
Lighting in Streets	79%	97%

The main issues identified and currently under investigation are:

- Roads - Amount of street parking, causing congestion and traffic hazards
- Footpaths and kerbs - Unkempt greenery obstructing footpaths, uneven surfaces

The relative gap between the two measures of 'Importance' and 'Satisfaction' informs Council of the need to improve our management of transport assets. This Asset Management Plan sets out a plan to ensure the community satisfaction of transport 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 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 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 below.

Summary of performance parameters and service level trends

Parameter	Community level of service	Achieved by	Predicted trend
Condition	The City of Marion's transport network operates safely and at a high quality.	Assets are managed and maintained to best practice industry standards and legislation requirements. All transport assets will be regularly condition assessed, including defect identification, to drive maintenance and renewal programs. All service requests responded to within suitable timeframes.	Maintain
Function	The City of Marion's transport network is planned, designed, constructed and maintained to best industry practice.	Undertake network and asset analysis to determine where or if a service is required.	Maintain
Capacity	The City of Marion's transport network operates effectively and efficiently.	Assess the asset utilisation and determine if asset requires upgrade or disposal.	Maintain
Resilience	The City of Marion's transport network is planned, designed and constructed considering current and future demands.	Environmental performance is assessed when selecting asset materials and products, using recycled materials where possible.	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 transport assets against these community parameters is shown in 4.2 Asset Performance.

Technical levels of service

Lifecycle phase

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 customer priorities will change over time. Technical service measures are linked to the activities and annual budgets.

Planning

The management and planning for Transport assets has multiple elements, these include:

- Transport Plan/Strategy
- Walking and Cycling Guidelines and Plan
- Streetscape Guidelines and Plan
- Public Lighting Guidelines and Plan
- Parking Management Guidelines
- Traffic Management Guidelines (To be developed)
- Local Area Traffic Management Plans

The planning of Transport assets ensures that decisions for investments into the transport 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 Transport Assets by developers and the City of Marion.

Creation

The creation of Transport Assets are identified through endorsed council plans (Walking and Cycling, Streetscape, Transport and Public Lighting Plan) or on agreed service levels or strategies within the Transport Asset Management Plan.

Other projects that are identified outside of these plans are placed in the Transport Prioritisation Matrix which assesses projects on a number of criteria and ranked. These projects are typically identified through:

- Areas within the transport network that show an increase in crash statistics, change in function/utilisation or a need for a proactive treatment to ensure the network operates safely and efficiently.
- Requests made by the public, council member or staff on an issue will be placed on the Transport Prioritisation Matrix and assessed against other projects.

In addition, Transport assets are also donated to Council by developers of major sub-division or State Government major projects that include transport 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 Transport Assets are:

- Line Marking (Roads, Car Parks, Shared Use Paths and Pedestrian Crossings)
- Service cost for Traffic Signals
- Public Lighting tariffs and electrical costs
- Public Transport shelter cleaning
- Graffiti Removal on Transport Assets

Monitoring

Monitoring of Transport assets include:

- Defect Inspections 'Find and Fix'
- Condition Audits
- Structural Bridge Audits
- Traffic Data Collection
- Car Park Sensors
- Pedestrian and Cyclist utilisation survey/collection

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:

- Road and Car Park Defects (Potholes, Cracking)
- Pathway Defects (Potholes, Trip Steps, Vegetation Obstructions)
- Signage Repairs (post and signs)
- Bridges and Bus Shelter Repairs
- Public Lighting repairs (luminaire and posts)

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

- Road, Car Park and Shared Use path crack sealing
- Road, Car Park and Shared Use Path rejuvenation
- Proactive Bridge Maintenance (deck oiling

Renewal

Renewal is defined as replacing the existing transport assets 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 transport assets) or above
- Streetscape Projects that may require renewing of transport assets before the intervention levels to allow for redesign and network improvements/enhancements (Tree Planting, WSUD and Art Work).

Disposal

Disposal is required when an asset is no longer required and has become redundant. These assets are removed from the network. The Footpath Disposal Program currently falls in this category

- When a footpath reaches end of life (condition 4 or above) consideration of the asset to determine if a renewal or disposal is required.
- If there is already a footpath on the opposite side of the street and has no impacts for connectivity or impacts pedestrian and cyclist safety.
- Requires consultation with the impacted community.

Service standard

Customer events system

The City of Marion City Services Department 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.

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 shown on the right.

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 event system request and service level agreements

Category	Request reason	Service level agreement*
Bus shelter	Bus shelter damage	30 Days
	Bus Stop location	30 Days
	General Enquiry	30 Days
	Non-Council owned shelter	30 Days
Graffiti	Graffiti	10 Days
Incident	Footpaths	60 Days
	Road Management	60 Days
Lighting	Bikeways / Bicycle tracks / Shared Path	30 Days
	Street lighting	30 Days
Pathways	Bikeways / Bicycle tracks / Shared path	40 Days
	Footpath	30 Days
	Kerb / Pram Ramps	30 Days
	Stormwater from private property	30 Days
	Street furniture maintenance	30 Days
Roads	Construction	5 Days
	Construction complaints	30 Days
	General repairs	15 Days
	Line marking	20 Days
	Road Enquiry	60 Days
	Rumble bars	15 Days
	Safety hazard	10 Days
	Traffic control devices	30 Days
	Traffic island / roundabout	10 Days
	Traffic signal maintenance	45 Days
Signs	Parking	10 Days
	Road traffic	10 Days
	School traffic	20 Days
	Shared path / bicycle track / shared path	20 Days
	Signage	5 Days
	Stop / Give way	5 Days
	Street Signs	10 Days

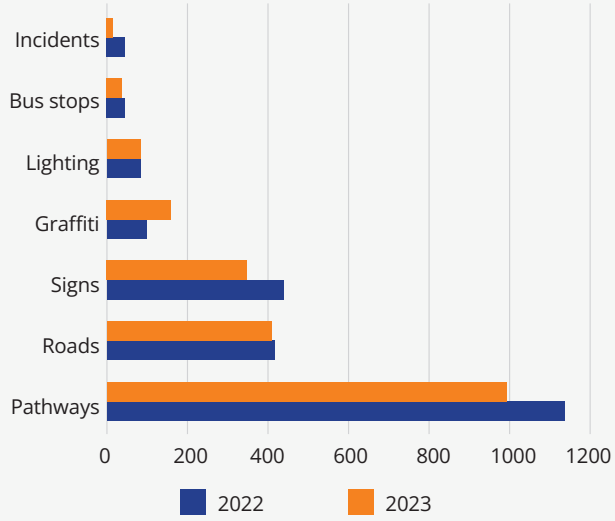
Customer events trends

It is important to capture customer request information to determine how our customers are 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.

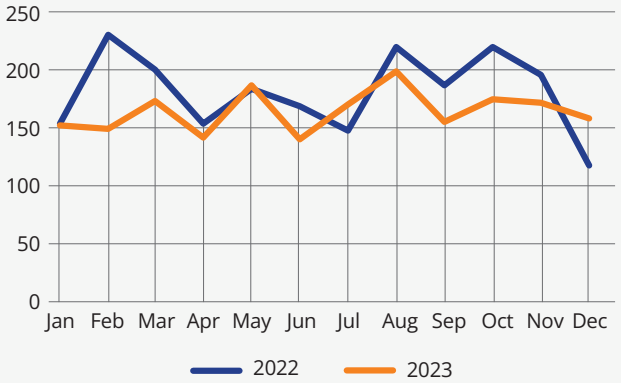
Data from our customer event system and the monthly request for services is shown on the right.

Event category	Common customer events
Pathways	• Absence of path or inadequate width of existing path. • Debris from trees (gum nuts) and request for sweeping. • Uneven paths and section displacements. • Construction works disruption. • Encroachment of vegetation and litter on path.
Roads	• Potholes and localised road surface defects. • Localised pooling of water and kerb damage. • Inadequate Line marking. • Damage to road barriers and roundabouts. • Construction works disruption.
Signs	• Damage to signs, graffiti on signs. • Election signage not removed.
Lighting	• Streetlights not working. • Inadequate lighting on pathways. • Street lighting inadequate. • Too much light spill into houses, pathway light blocked by trees.
Bus stops	• Bus shelter vandalism causing damage. • Dissatisfaction with bus stop location/ relocation. • Graffiti to shelter and seating, overall cleanliness.

Number of customer requests by category



Number customer requests by month (all categories)



The number and type of customer requests is one source used to provide with information for reviewing our maintenance and renewal activities on transport assets.

The trends show a uniform distribution of customer interactions throughout the year with some seasonal effects as trees drop litter on pathways and in the wetter months the presence of potholes on road surfaces predominating. Damage to council's transport assets due to vandalism and graffiti and the perception of safety remains a challenge.

Future demand

Demand drivers are those factors which have the potential to impact the transportation function and services into the future.

Demand drivers include population, urban in-fill, 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 below. Further opportunities will be developed in future revisions of this Asset Management Plan.

Demand drivers, impact, and 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.	• Development of Transport Plan, Parking Management, Public Lighting, Streetscape, Walking and Cycling Guidelines and plans. • Service Level Agreement based on risk for operational and maintenance activities. • Gathering defect data to develop planned maintenance programs.
Land use	Planning and design code changes resulting in increases to urban infill.	Increase to vehicles volumes and parking demand from new developments on to City of Marion's road 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.
Economic	Transport network delays due to inefficient network or asset failures	Increase in travel time and carbon emissions. Increase in 'rat running' and traffic diversions to roads that aren't designed for increased volumes.	• Monitor network and model transport movement to determine at risk areas. • Advocate for alternative modes of transport (walking and cycling, public transport, car share and e-scooters etc.)
Social	Increased population density.	Increased risk of exposure to transport asset hazards within the City of Marion.	• City of Marion to identify and resolve risk locations.
Technological	Sensors, Geographic Information System (GIS), remote sensing, LiDAR mapping.	Data collection and accuracy is improved assisting with decision making and reporting.	• Continue to collect and maintain transport asset data, aerial imagery and utilisation data to help inform future decisions.

Climate change adaptation

Climate change is likely to affect transport asset life and functionality, and this is already being experienced through increase in more intense heavy rainfall events and heat waves. This has had the effect of deteriorating transport assets and increasing defects within the network.

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 below.

Climate parameter	Projected trend	Impact on asset and services	Resilience management
Temperature	• Maximum, minimum, and average temperatures will increase. • Warmer spring temperatures. • Hotter and more frequent hot days	• Increased water stress to trees. Will cause trees to drop more debris on the road and footpath increasing the risk of a slip, trip or fall. • Higher temperature ranges and more sustained upper temperatures may also increase material degradation.	• Review defect inspection frequency and SLA's • Use sustainable products that can resist high temperatures. • Consider footpath sweepers to help reduce debris getting into the stormwater network
Rainfall	• Declining rainfall, lower spring rainfall • More drought.	• Long periods of dry weather can affect the soil conditions causing transport assets to reactive to shrinking soil.	• Use sustainable and flexible products that can react to environmental condition.
Storms	• More intense heavy rainfall events and which carry intensified winds.	• Increase likelihood or branch failures and whole tree failures that will lead to closures in the Transport network. • Reactive responses increased frequency. • Capacity issues. • Budget impacts.	• Pre/post-storm event operational activities to ensure the transport network is operating efficiently.
Evaporation	• Evapotranspiration increases across all seasons.	• Increased water stress to trees may cause tree roots to rise to the surface and lift road and footpath infrastructure.	• Increase funding for monitoring/ maintenance programs.

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 that will reduce the carbon footprint.

Lifecycle management

Preliminary information

City of Marion's road network is split into 5 road classifications outlined in the City of Marion Road Hierarchy Plan. The typical characteristics are defined below:

Road classification	Typical traffic volumes	Typical speed limits	Characteristics
Arterial (Road owned by Department for Infrastructure and Transport)	< 80,000	60 to 80km/h	Cater for a significant number of vehicles moving between regions and are maintained by the State Road Authority, being the Department for Infrastructure and Transport (DIT). These roads are of a high demand design, often with a number of lanes separated by a wide median. Parking is generally restricted and or limited in these roads, especially during am/ pm peak times (clearway) with cycle lanes often provided during these peak times. Bus routes utilise these roads in most instances as they provide access to nearby amenities.
Sub-Arterial	< 10,000	50 to 60km/h	Reasonably high volumes of traffic use these roads to travel between regions. Normally one lane in each direction, although the travel lane can commonly be separated from the parking and or cycling lane (either by road width or a dedicated parking lane/cycle lane). Like arterial roads, the bus network generally utilises these streets due to amenities, for example, community facilities which are often adjacent or nearby.
Distributor	< 6,000	40 to 60km/h	Assist to disperse traffic into or within a local area. Generally consisting of one lane in each direction of travel, free of parking and provides direct access to residential properties.
Collector	< 3,000	40 to 60km/h	Provides a link between either arterial/sub-arterial, distributor and local streets. Catering for the movement of traffic, they have one lane in each direction, allow parking and provide direct access to residential properties.
Local	<1,000	40 to 50km/h	Caters for lower traffic volumes and parking is generally allowed on both sides of the street (road width dependent). Providing access to properties and a safe environment for the community. Essential to note, local streets provide a safe connection for various cycle routes and pedestrian movements within the council area and assist to promote the use of alternative means of transport.

City of Marion road hierarchy

Key routes include:

Arterial

Arterial roads provide important regional transport corridors that carry through traffic as well as distribute traffic locally.

Sub-arterial

Sub-arterial roads connect arterial roads to areas of development, and carry traffic directly from one local area to another.

Distributor

Distributor roads disperse traffic into or within a local area. These roads consist of one lane in each direction and provide access to residential properties, local centres, schools and open space.

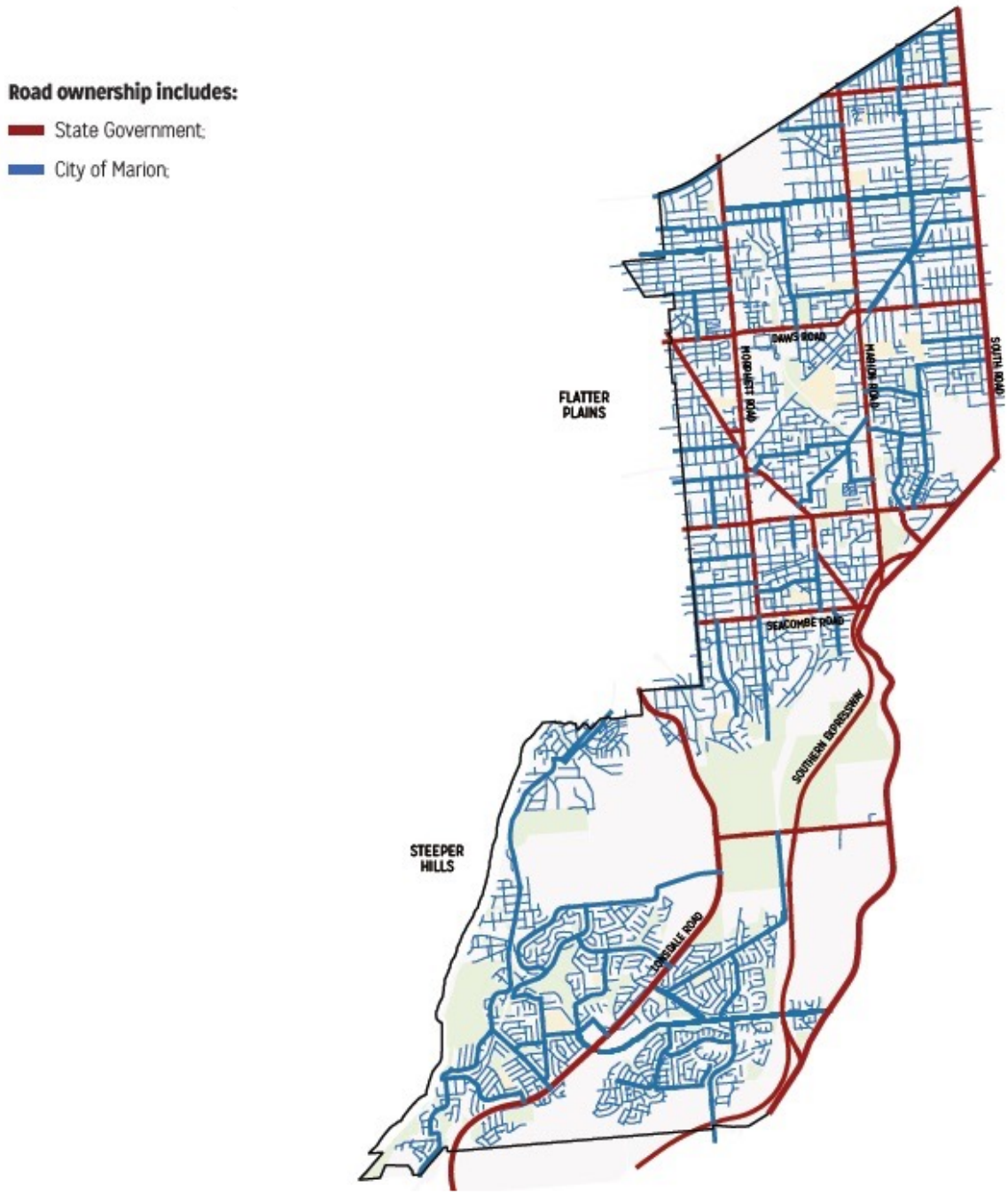
Collector

Collector roads cater for low-moderate volumes of local traffic providing access to private residences and local centres.

Local

Local roads are largely the neighbourhood street system. These roads are relatively free of through traffic and mostly handle local traffic providing access to residential allotments.

Road ownership



Physical parameters

The assets covered by this Asset Management Plan are shownon the right including the expected useful life and replacement cost.

Asset class	Asset sub-class	Quantity	Useful life	Replacement value
Roads	Sealed	493 km	25 Years (Seal) 85 years (Pavement)	$ 322,944,316
Car parks	On-Street	77,514 m2	25 years	$5,577,952
	Off-Street	144,428 m2	25 years	$5,467,017
	Sensors	500	8 Years	$36,918
Pathways	Shared Use Paths	32 km	30 years	$7,106,475
	Footpaths	811 km	50 - 70 years	$161,111,145
	Steps	TBC	30 - 70 years	TBC
Bridges and structures	Road Bridge	3	150 years	$5,553,632
	Shared Use Path Bridge	9	150 years	$1,567,053
	Pedestrian Bridge	10	150 years	$1,342,989
	Boardwalk/Deck	12	150 years	$794,746
Traffic control devices	Roundabouts	80	75 years	$3,171,864
	Traffic Barriers	3,881 m	50 years	$1,594,674
	Traffic Lights	1	56 years	$444,814
	Driveway Links	14	75 years	$546,980
	Speed Humps	84	30 years	$424,583
	Threshold Treatments	3	30 years	$60,192
	Slow Points	23	75 years	$257,279
	Pedestrian Crossing	32	30 years	$1,463,978
	Concrete Island	40,236 m2	75 years	$8,943,276
Kerb ramps	Invert	3871	75 Years	$15,606,865
	Ramp	3589	75 Years	
Signage	Guide	6,137	18 years	$32,761
	Regulatory	5,738	18 years	
	Warning	1,788	18 years	
	Hazard	TBC	18 years	
Public transport infrastructure	Bus Shelter	272	30 years	$3,320,500
	Bus Stop/Pads	492	50 - 70 years	$4,209,700
Public lighting	Street Lighting	9468	N/A	N/A
	Shared Path Lighting	457	30 years	$2,709,000
	Car Park Lighting	63	30 years	$1,235,800
Retaining walls	Retaining Wall	6,222 m	100 years	$9,009,612
Street furniture	Fencing	399 m	30 years	$47,040
	Gates	8 m	30 years	TBC
	Benches	28	30 years	TBC
	Bins	22	30 years	TBC
	Bike Racks	41	30 years	TBC
			Total	**$399,223,398**

Note: Replacement value assumes costs using unit rates from 2023

Asset performance

Asset condition

The service level that the community is willing to accept for condition of its Transport Assets is described below.

Community level of service	Achieved by	Target	Tolerance range
The City of Marion's transport network operates safely and at a high quality.	Assets are managed and maintained to best practice industry standards and legislation requirements. All transport assets will be condition assessed, including defect identification, to drive maintenance and renewal programs. All service requests responded to within suitable timeframes.	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%

Transport asset condition

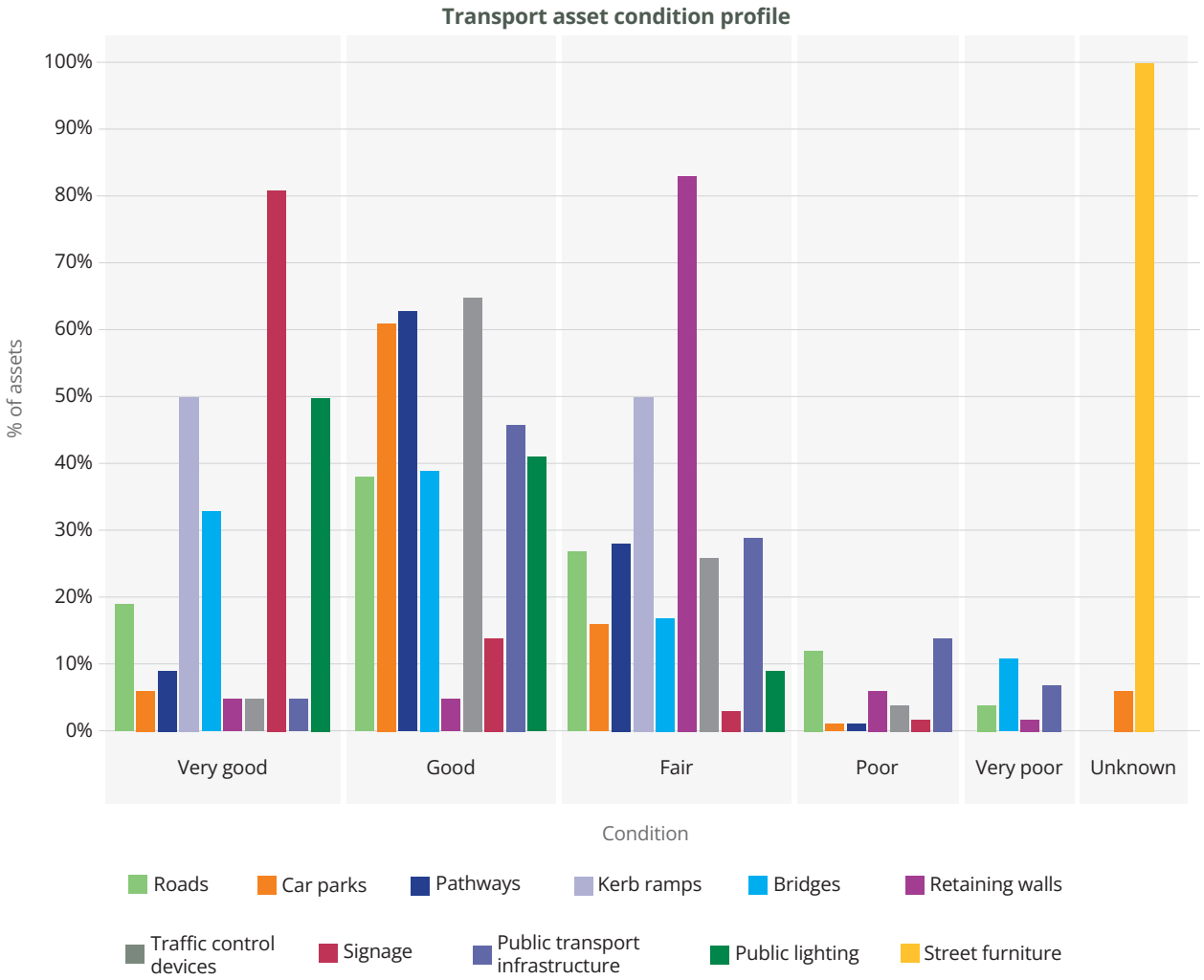
Transport condition is rated using the descriptions outlined IPWEA Practice Notes. A list of condition audits for transport asset are below.

The data shows that 90% of Car Parks, Pathways, Kerb Ramps, Retaining Walls, Traffic Control Devices, Signage and Public Lighting assets are rated Very Good, Good or Fair which is considered 'On Track'. The Roads, Bridges and Public Transport Infrastructure are listed as 'Monitor' due to 70% to 90% of assets are within the Very Good, Good and Fair condition rating.

Asset class	Condition assessment date	Next condition assessment	Assessment methodology
Roads	2022	2026	IPWEA Practice Note 9
Car Park	2022	2026	IPWEA Practice Note 9
Pathway	2024	2028	IPWEA Practice Note 1
Kerb Ramps	2024	2028	IPWEA Practice Note 1
Bridges	2022	2026	DIT Road Structure Inspection Manual
Retaining Walls	2019	2025	DIT Road Structure Inspection Manual
Traffic Control Devices	2023	2026	IPWEA Practice Note 2
Signage	2023	2027	Internal Documentation
Public Transport Infrastructure	2024	2025	IPWEA Practice Note 1
Public Lighting – Shared Path Lighting	2021	2025	AS 1158
Public Lighting – Street Lighting	2024 (Currently being undertaken)	2024	AS 1158
Street Furniture	N/A	TBC	Internal Documentation

Transport condition rating

	Transport asset condition rating	Roads	Car parks	Pathways	Kerb ramps	Bridges	Retaining walls	Traffic control devices	Signage	Public transport infrastructure	Public lighting	Street furniture
1	Very Good Sound physical condition (Considered a 'New' asset). Insignificant deterioration. Asset likely to perform adequately without major work.	19%	6%	9%	50%	33%	5%	5%	81%	5%	50%	TBD
2	Good Acceptable physical condition. Minor deterioration / minor defects evident. Negligible short-term failure but potential for deterioration in long-term.	38%	61%	63%	-	39%	5%	65%	14%	46%	41%	TBD
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 in the medium term within 10 to 20 years.	27%	16%	28%	50%	17%	83%	26%	3%	29%	9%	TBD
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.	12%	1%	1%	-	0%	6%	4%	2%	14%	0%	TBD
5	Very Poor Failure imminent. Immediate need to replace most or all of the asset (less than 12 months).	4%	0%	0%	0%	11%	2%	0%	0%	7%	0%	TBD
Unknown	Unknown Condition or Construction Date	0%	6%	0%	0%	0%	0%	0%	0%	0%	0%	TBD



Asset function

The service level that the community is willing to accept for function of its Transport Assets is described below.

Community level of service	Achieved by	Target	Tolerance range
The City of Marion's transport network is planned, designed, constructed and maintained to best industry practice.	• Undertake network and asset analysis to determine where or if a service is required or disposal of ineffective infrastructure. • Updating the Walking and Cycling Plan, Transport and Streetscape Prioritisation Matrix list for future new Transport Projects.	90% of assessed assets are functioning 'very good', 'good' and 'fair'.	On track - 90% to 100% Monitor - 70% - 89.9% Off track - 0% to 69.9%

Asset function performance outcome

The function of the Transport assets can be measured using a scale of 1 (Very Good) meaning that assets have been constructed and are fit for purpose and 5 (Very Poor) with the need/desire to construct new assets. Assets that fit in the 'Very Poor' rating will be placed within a Transport Prioritization matrix and primarily funded through the creation activities. See below for details.

The analysis shows that Transport asset is within 90% to 100% 'Very Good' function score. This represents that the network performance is 'On Track' and within the target range. It should be noted that the asset class of Car Parks, Public Lighting and Street Furniture requires further review on if assets are needed and serving the correct purpose within the Transport Network. This review will be undertaken in the next review of the Asset Management Plan and included in the Improvement Plan

Asset class	Level of service	Function scoring	Function rating	Assessed assets
Roads	Provide a road network that provides effective access and movement	1	Very Good Road assets have been constructed to a best practice standard and a well-planned network. Working with developers of sub-divisions to build new roads that are effective.	100%
		5	Very Poor Road assets have not been constructed effectively and/or not functioning as intended.	0%
Car parks	Provide car parking infrastructure for key locations in the City of Marion	1	Very Good Car parks have been constructed and maintained to the appropriate standard. New Car Parks have been built to facilitate a community demand/need.	No data
		5	Very Poor Car parks have not been constructed and maintained to the appropriate standard.	No data
Pathways	Provide at least 1 footpath per street (subject to local community consultation)	1	Very Good Every street has a minimum of 1 footpath (subject to community consultation).	100%
		5	Very Poor Missing links within the footpath network or local streets without a footpath.	0%
Kerb ramps	Provide Kerb Ramps where required within the footpath and cycling network	1	Very Good Kerb ramps have been constructed in desired locations for the network to operate effectively.	99%
		5	Very Poor Missing kerb ramps with-in the network.	1%

Asset class	Level of service	Function scoring	Function rating	Assessed assets
Bridges	Provide fit for purpose bridges where the network requires	1	Very Good Bridges have been constructed in desired locations for the network to operate effectively.	100%
		5	Very Poor Missing/desired bridges within the network.	0%
Retaining walls	Provide retaining walls where required	1	Very Good Retaining Walls have been constructed in desired locations for the network to operate effectively and embankment safety.	95%
		5	Very Poor Missing/desired retaining walls assets to be constructed.	5%
Traffic control devices	Provide effective traffic control treat-ments where required	1	Very Good Traffic Control Devices have been constructed to a best practice standard and a well-planned network.	95%
		5	Very Poor Traffic Control Devices have not been construct-ed to a best practice standard and a well-planned network. Or the need/desire to construct new assets to ensure network is fit for purpose and functioning as de-signed.	5%
Signage	Provide effective signage where required	1	Very Good Signage is in the correct location and the correct purpose.	90%
		5	Very Poor Signage is not in the correct location and/or redundant.	10%
Public Transport Infrastructure	Provide Bus Shelters where a demand is identified.	1	Very Good Bus shelters installed at locations that have 7 patrons per day (weekday average).	100%
		5	Very Poor Bus shelters not installed at locations that have 7 patrons per day (weekday average).	0%
Public lighting	Provide lighting where required within the transport network	1	Very Good Public Lighting is in the correct location and the correct purpose.	No data
		5	Very Poor Public Lighting is in the correct location and the correct purpose.	No data
Street furniture	Provide street furniture where demand is high	1	Very Good Street Furniture is in the correct location and the correct purpose.	No data
		5	Very Poor Street Furniture is not in the correct location and the correct purpose.	No data

Asset capacity

The service level that the community is willing to accept for capacity of its Transport Assets is shown below.

Community level of service	Achieved by	Target	Tolerance range
The City of Marion's transport network operates effectively and efficiently.	• Assess the asset utilisation and determine if asset requires upgrade. • Updating Transport and Streetscape Prioritisation Matrix list for future upgrading Transport Projects.	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 transport 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' or is it 'complaint with standards. 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.

The data shows that Roads, Pathways, Bridges, Public Transport Infrastructure assets are rated 90% or above as 'Very Good' representing the asset classes 'On Track'. Kerb Ramp are listed as 60% of the asset class is 'Very Good' representing the asset class as 'Off Track', this is due to the implementation of AS1428 and the DDA Act in the early 1990's, which changed the way kerb ramps needed to be constructed. It is noted that approx. 40% of kerb ramps within the network were built before the DDA Act which would deem them non-complaint today. Car Parks, Retaining Walls, Traffic Control Devices, Signage, Public Lighting and Street Furniture require further inspection and analysis to determine their capacity rating. This will be reviewed in the next iteration of the Transport Asset Management Plan.

Asset capacity performance outcome

Asset class	Level of service	Function scoring	Function rating	Assessed assets
Roads	Provide an efficient road network in line with the Road Classification	1	Very Good Road assets operating within service level thresholds. Road widths and characteristics align with road classifications.	90%
		5	Very Poor Road assets not operating within service level thresholds. Road widths and characteristics do not align with road classifications.	10%
Car parks	Car Parking infrastructure is adequate	1	Very Good Car parks have been con-structed to the correct level of parking demand.	No data
		5	Very Poor Car parks have not been constructed to the correct level of parking demand.	No data

Asset class	Level of service	Function scoring	Function rating	Assessed assets
Pathways	Provide a footpath network that meets the requirements for pedestrians and cyclists (DDA Requirements)	1	Very Good Footpaths are a minimum of 1.2m wide.	97.5%
		5	Very Poor Footpaths are not a minimum of 1.2m wide.	2.5%
Kerb ramps	Provide DDA compliant kerb ramps	1	Very Good Kerb ramps have been constructed to DDA Re-quirements.	60%
		5	Very Poor Kerb ramps have not been constructed to DDA Requirements.	40%
Bridges	Provide bridges that are adequate to their intended use (widths and load capacity) and compliant to Australian Standards	1	Very Good Bridges are compliant to Australian Standard	95%
		5	Very Poor Bridges are not compliant to Australian Standard	5%
Retaining walls	Retaining walls are compliant to Aus-tralian Standard	1	Very Good Retaining Walls are compliant to Australian Standard	No data
		5	Very Poor Retaining Walls are not compliant to Australian Standard.	No data
Traffic control devices	Provide traffic control devices that are to current standards and operate effi-ciently	1	Very Good Traffic Control Devices are compliant to Australian Standards.	No data
		5	Very Poor Traffic Control Devices are not compliant to Australian Standards.	No data
Signage	Provide signage that are to current standards	1	Very Good Signage is compliant to Australian Standards.	No data
		5	Very Poor Signage is not compliant to Australian Standards.	No data
Public Transport Infrastructure	Provide DDA compliant Bus Pads and Shelters.	1	Very Good Bus Shelters and Pads are DDA compliant.	No data
		5	Very Poor Bus Shelters and Pads are not DDA compliant.	0%
Public lighting	Provide lighting to the adequate lighting category	1	Very Good Public Lighting is complaint to the specified lighting category	No data
		5	Very Poor Public Lighting is complaint to the specified lighting category	No data
Street furniture	Provide street furniture consistent with the City of Marion Design Guidelines and to Australian Standards	1	Very Good Street Furniture is in line with City of Marion guidelines and Australian Standards	No data
		5	Very Poor Street Furniture is not in line with City of Marion guidelines and Australian Standards	No data

Resilience

The service level that the community is willing to accept for resilience of its Transport 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
The City of Marion's transport network is planned, designed and constructed considering current and future demands.	Maintaining City of Marion Standards Drawings, Technical Specifications and Guidelines. Seek partnerships and trials for new methods, products and techniques in design and construction. Install LED's where appropriate. Use recycled/reclaimed materials such as asphalt, concrete and base materials where appropriate.	Not established	Not established

Operations expenditure (OpEx)

Planning

The activities, initiatives, plans and strategies required to plan the transport assets infrastructure over the 10 years are shown below.

Planning 10 Year Expenditure (all figures are in ,000 format)

Activity	2024/25	2025/26	2026/27	2027/2/8	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Walking and Cycling Guidelines and Plan				$15				$15		
Streetscape Guidelines and Plan		$15				$15				$15
Public Lighting Modelling, Guidelines and Plan	$50	$15				$15				$15
Traffic Management Guidelines		$25				$15				$15
Parking Management Guidelines			$15				$15			
Transport Plan/Strategy		$15				$15				$15
Total	**$50**	**$70**	**$15**	**$15**	**-**	**$60**	**$15**	**$15**	**-**	**$60**

Operations

The activities, initiatives and wages required to operate the transport assets infrastructure over the 10 years are shown below.

Operations 10 Year Expenditure (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
Road line marking Service level: 2 year frequency every street	$260	$260	$260	$260	$260	$260	$260	$260	$260	$260
Car park line marking Service level: 4 year frequency	$6	$6	$6	$6	$6	$6	$6	$6	$6	$6
Shared path line marking Service level: 4 year frequency	$15	$15	$15	$15	$15	$15	$15	$15	$15	$15
Car park sensors Annual subscription/ licenses	$11.5	$11.5	$11.5	$11.5	$11.5	$11.5	$11.5	$11.5	$11.5	$11.5
Public lighting tariffs and electricity Street Lighting Contribution to DIT	$1080	$1080	$1080	$1080	$1080	$1080	$1080	$1080	$1080	$1080
Total	**$1,372.5**	**$1,372.5**	**$1,372.5**	**$1,372.5**	**$1,372.5**	**$1,372.5**	**$1,372.5**	**$1,372.5**	**$1,372.5**	**$1,372.5**

Maintenance

The activities and wages required to maintain the transport assets infrastructure over the 10 years is shown below.

Maintenance 10 Year Expenditure (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
Road maintenance Defects include Pot Holes, rutting, heavy cracking etc. Rejuvenation Program Crack Sealing	$1,353	$1,353	$1,353	$1,353	$1,353	$1,353	$1,353	$1,353	$1,353	$1,353
Car park maintenance Defects include Pot Holes, rutting, heavy cracking etc. Rejuvenation Program Crack Sealing program	$25	$45	$45	$45	$45	$45	$45	$45	$45	$45
Footpath maintenance Defect include trip steps (>20mm) Crack Sealing program (Shared Use Paths)	$659	$659	$659	$659	$659	$659	$659	$659	$659	$659
Traffic control device maintenance Traffic Signal Maintenance and annual fee Traffic Control Device defects include damaged kerb, median, roundabout etc.	$30	$55	$55	$55	$55	$55	$55	$55	$55	$55
Bridge maintenance Proactive maintenance program include deck oiling, corrosion protection, painting etc. Reactive maintenance deck and balustrade repair etc.	$50	$50	$50	$50	$50	$50	$50	$50	$50	$50
Retaining wall maintenance Repair defects	-	$15	$15	$15	$15	$15	$15	$15	$15	$15
Signage maintenance Repair and reinstate signposts	$50	$50	$50	$50	$50	$50	$50	$50	$50	$50
Public transport Infrastructure maintenance Bus Shelter defect repairs and cleaning	$13	$13	$13	$13	$13	$13	$13	$13	$13	$13
Public lighting maintenance Shared Use Path lighting repairs Adjustments to fixtures on streetlighting	$55	$55	$55	$55	$55	$55	$55	$55	$55	$55
Street furniture maintenance Defects on benches, fencing, bins and bike racks etc.	$2	$5	$5	$5	$5	$5	$5	$5	$5	$5
Total	**$2,237**	**$2,343**	**$2,343**	**$2,343**	**$2,343**	**$2,343**	**$2,343**	**$2,343**	**$2,343**	**$2,343**

Monitoring

The activities and wages required to monitor the transport assets infrastructure over the 10 years is shown below.

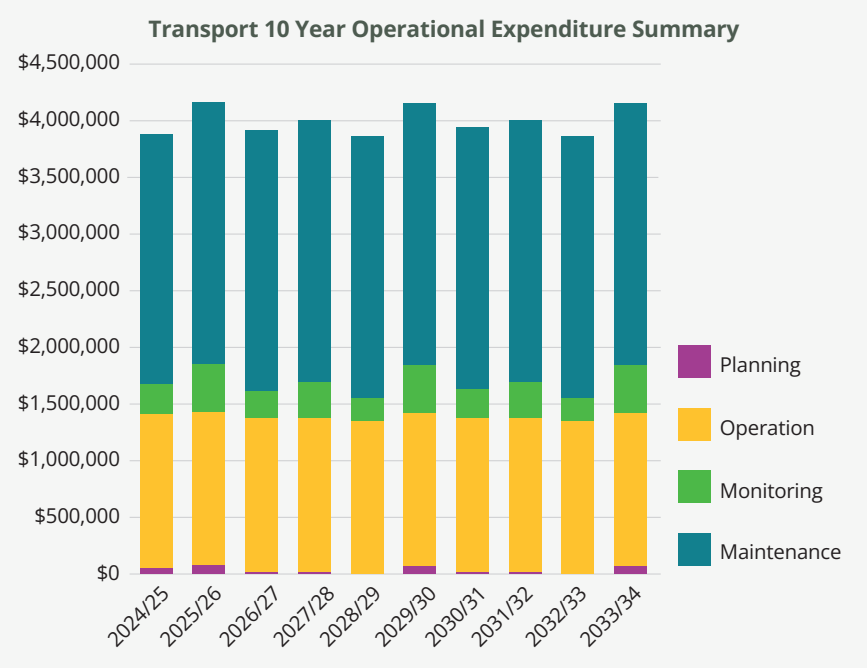
Monitoring 10 Year Expenditure (all figures are in ,000 format)

Activity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Road condition assessment		$100				$100				$100
Road traffic data program	$50	$50	$50	$50	$50	$50	$50	$50	$50	$50
Car park condition assessment		$40				$40				$40
Pathway condition assessment				$130				$130		
Pathway pedestrian/cyclist data program	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5
Kerb ramp condition assessment	$50			$50				$50		
Bridge conditionassessment	$7		$60				$81			
Public lighting condition assessment		$50				$50				$50
Retaining wall condition assessment	$50				$50				$50	
Traffic control device assessment	$25		$50				$50			
Signage condition audit			$50				$50			
Street furniture condition audit		$20				$20				$20
Transport asset defect inspections Transport asset defect inspections 24 months city wide frequency	$91	$91	$91	$91	$91	$91	$91	$91	$91	$91
Total	**$278**	**$431**	**$245**	**$326**	**$196**	**$431**	**$266**	**$326**	**$196**	**$431**

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 Transport assets infrastructure over the 10 years is shown below.

Renewal is defined as replacing the existing transport assets 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 (Using IPWEA practise notes, DIT Manuals and City of Marion Business Process Manuals) or above

Streetscape Projects that may require footpath or traffic control device renewal before 'end of life' to meet a compliance or environmental improvements to the street.

Renewal 10 Year Expenditure (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
Road renewal program Road Reseal Program Road Reconstruction Program Road Deep Lift Program Road Investigations and Design	$3,132	$3,640	$3,640	$3,640	$3,640	$3,640	$3,640	$3,640	$3,640	$3,640
Car park renewal program Car Park Reseal Program Car Park Regrading Program Car Park Reconstruction Program Car Park Sensor Renewal Program Car Park Investigations and Design	-	$308	$310	$313	$314	$314	$314	$314	$314	$314
Pathway renewal program Footpath Renewal Shared Path Renewal	$730	$730	$625	$625	$625	$625	$625	$625	$625	$625
Kerb ramp renewal program Kerb Ramp renewals will be funded from Kerb and Channel Renewal, Pathway Renewal and Streetscape projects/budget.	-	-	-	-	-	-	-	-	-	-
Traffic Control Device Renewal Program Traffic Signal, Roundabout, Pedestrian Crossing, Concrete Island, Speed Humps, Traffic Barrier, Driveway Links and Slow Point Renewal Program	$400	$290	$290	$290	$290	$290	$290	$290	$290	$290

Renewal 10 Year Expenditure Continued (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
Bridge Renewal Program Bridge Renewal Program Deck/Balustrade Renewal Program	$160	$100	$100	-	-	-	-	-	-	-
Retaining Wall Renewal Program Condition data to be reviewed and program developed in 2024/25	-	-	-	-	-	-	-	-	-	-
Signage Renewal Program Transport signage renewal program	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100
Public Transport Infrastructure Renewal Program Bus Shelter Renewal Program Bus Pad Renewal Program	$85	$85	$85	$85	$85	$85	$85	$85	$85	$85
Public Lighting Renewal Program Street lighting data to be reviewed and program developed in 2024/25 Shared Use Path lighting to be reviewed and program developed in 2025/26	-	-	-	-	-	-	-	-	-	-
Streetscape Program Contribution Assumed 30%of streetscape projects include Footpath Renewals Assumed 20% of streetscape projects include Traffic Control Device Renewals	-	$1,100	$1,100	$1,100	$1,100	$1,100	$1,100	$1,100	$1,100	$1,100
Total	**$4,607**	**$6,353**	**$6,250**	**$6,153**	**$6,154**	**$6,154**	**$6,154**	**$6,154**	**$6,154**	**$6,154**

Creation

The activities, construction, management and wages required to create transport assets infrastructure over the 10 years is shown below.

The creation of Transport Assets is determined using the Walking and Cycling Plan and the Transport Prioritisation Matrix which assess projects on a number of criteria and ranked.

Projects are identified through Traffic, Parking and Lighting investigations which uses observations, data and modelling to determine what infrastructure is required to met the current service levels.

In addition, transport assets are also donated to Council by developers of major sub-division or State Government major projects that include transport 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.

Creation 10 Year Expenditure (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
Car park creation program • Creation or significant service level upgrade of existing car park • Future Year Program to be developed	$248	-	-	-	-	-	-	-	-	-
Footpath creation program • Walking and Cycling Plan implementation • Missing Links program • 24/25 Flinders Greenway Project ($1.1M)	$1,200	$400	$400	$400	$400	$400	$400	$400	$400	$400
Kerb Ramp Creation Program • Request from community, council members	$50	$50	$50	$50	$50	$50	$50	$50	$50	$50
Traffic Control Devices Creation Program • Projects identified through Blackspot, Request from other road authorities or services, Council members, community	$130	$250	$250	$250	$250	$250	$250	$250	$250	$250
Signage Creation Program • Identified through Traffic and Parking Investigations	$20	$20	$20	$20	$20	$20	$20	$20	$20	$20
Public Lighting Creation Program • Identified through lighting investigations • Lighting Design Costs	$105	$105	$105	$105	$105	$105	$105	$105	$105	$105
Donated Assets from Developers and State Government*	-	-	-	-	-	-	-	-	-	-
Total	**$1,753**	**$825**	**$825**	**$825**	**$825**	**$825**	**$825**	**$825**	**$825**	**$825**

** 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 transport infrastructure associated with developments or major projects.*

Disposal

The activities, construction, management and wages required to dispose transport assets infrastructure over the 10 years is shown below.

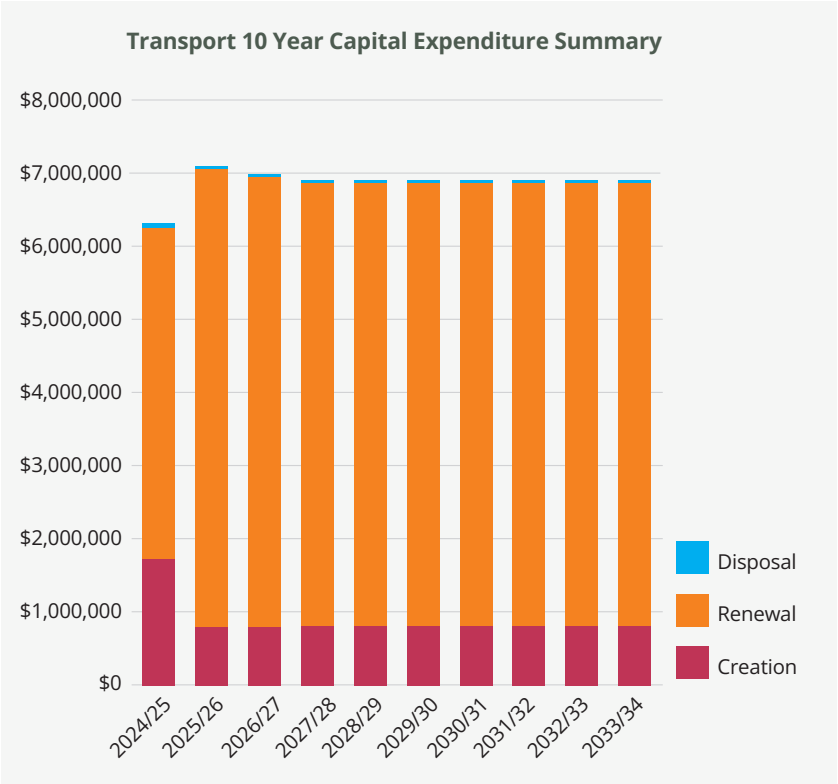
Disposal 10 Year Expenditure (all figures are in ,000 format)

Activity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Bridge disposal program • Disposal of the Hugh Johnson Reserve Bridges	$40	-	-	-	-	-	-	-	-	-
Signage disposal program • Identifying redundant signage across the City of Marion and disposing	-	$10	$10	$10	$10	$10	$10	$10	$10	$10
Pathway disposal program • Streets with two footpaths and determined to be over servicing may be subjected to community consultation to seek a footpath disposal	-	-	-	-	-	-	-	-	-	-
Total	**$40**	**$10**	**$10**	**$10**	**$10**	**$10**	**$10**	**$10**	**$10**	**$10**

Capital expenditure summary

Cost Elements: The renewal, creation and disposal comprise the direct costs of Council labour, Plant and Equipment Hire and Contractor services. The chart below shows the cost per year for Renewal, Creation and Disposal categories of expenditure.

The Renewal and Creation budgets levels of this plan are sufficient to meet the service levels.



Risk management

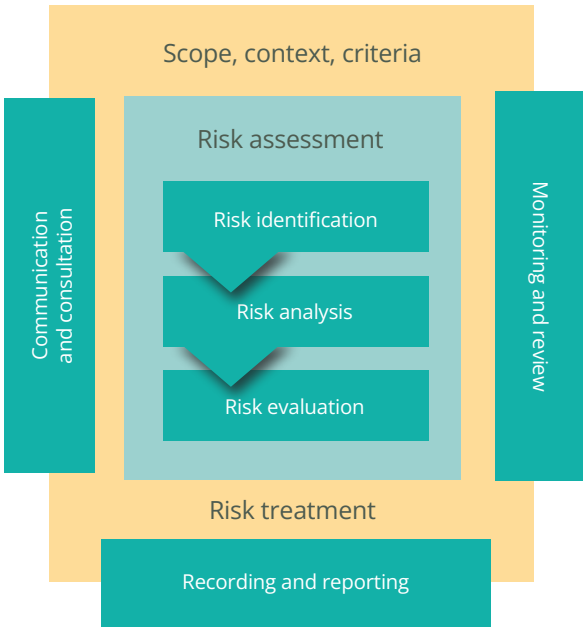
Council's Risk Management Policy sets the overall framework for addressing risk within the framework of ISO31000.

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 transport 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

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.

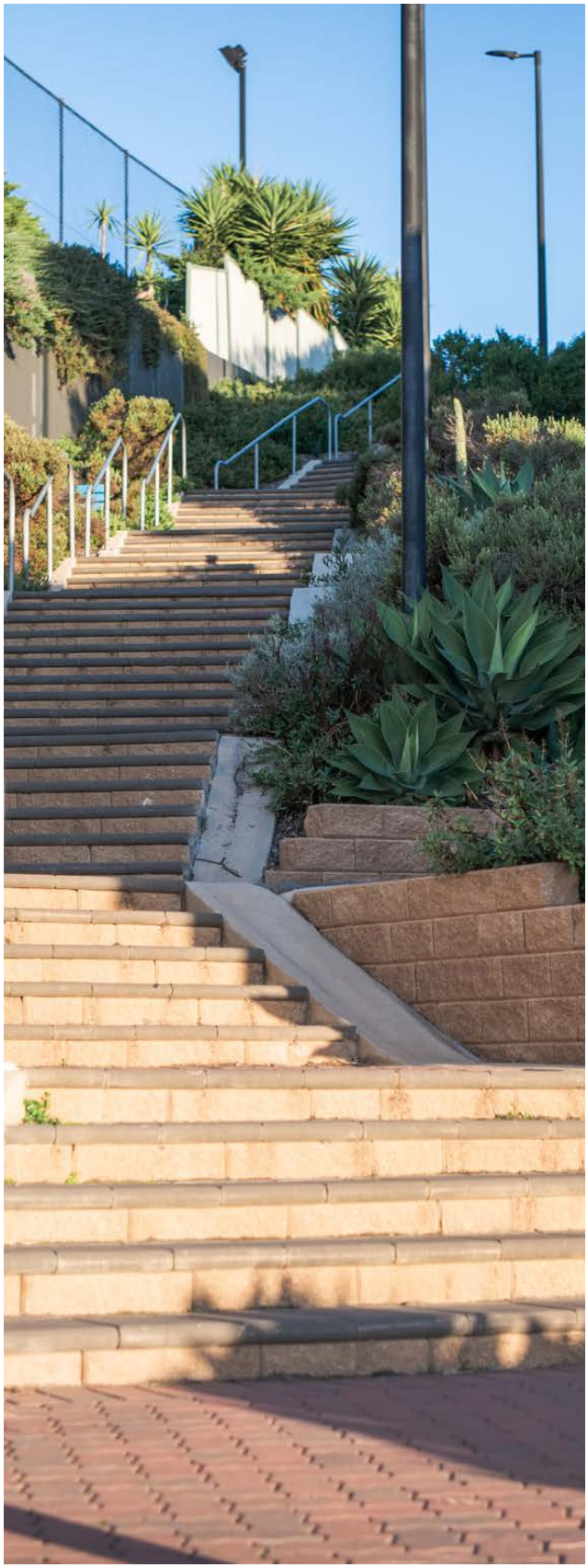
For transport, critical assets include:

- Roads, Shared Use Paths, Pedestrian Bridges
  - Retaining Walls greater than 2m
  - Cove Road, Hallett Cove Embankment (Between Westcliff Court and Pindee Street)
  - Traffic Signals

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 Transport Asset Management Plan:

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 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 Long Term Financial Plan

Funding allocation	10 year	Average annual cost
Operational Cost (OpEx)	$40,466,620	$4,046,662
Capital Cost (CapEx)	$69,594,694	$6,959,469
Total cost of the plan	**$110,061,314**	**$11,006,131**

Transport 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	$50,000	$1,753,000	$1,372,500	$277,500	$2,236,562	$4,606,694	$40,000	$10,336,256
2025/26	$70,000	$825,000	$1,372,500	$430,500	$2,342,562	$6,353,000	$10,000	$11,403,562
2026/27	$15,000	$825,000	$1,372,500	$245,000	$2,342,562	$6,250,000	$10,000	$11,060,062
2027/28	$15,000	$825,000	$1,372,500	$325,500	$2,342,562	$6,153,000	$10,000	$11,043,562
2028/29	$-	$825,000	$1,372,500	$195,500	$2,342,562	$6,154,000	$10,000	$10,899,562
2029/30	$60,000	$825,000	$1,372,500	$430,500	$2,342,562	$6,154,000	$10,000	$11,194,562
2030/31	$15,000	$825,000	$1,372,500	$266,000	$2,342,562	$6,154,000	$10,000	$10,985,062
2031/32	$15,000	$825,000	$1,372,500	$325,500	$2,342,562	$6,154,000	$10,000	$11,044,562
2032/33	$-	$825,000	$1,372,500	$195,500	$2,342,562	$6,154,000	$10,000	$10,899,562
2033/34	$60,000	$825,000	$1,372,500	$430,500	$2,342,562	$6,154,000	$10,000	$11,194,562
Total	**$300,000**	**$9,178,000**	**$13,725,000**	**$3,122,000**	**$23,319,620**	**$60,286,694**	**$130,000**	**$110,061,314**

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):	**$399,223,398**
Accumulated depreciation:	**$240,635.971**
Depreciated replacement cost:	**$323,861,081**
Annual depreciation:	**$9,342,756**

Key assumptions in financial forecasts

- All data used in this Asset Management Plan is current as of September 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.
- 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 and technical levels of service expectations remain consistent.
- Uses currently endorsed Council plans.
- 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

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 ± 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.

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 the table above.

Data confidence assessment for different sections of the Asset Management Plan

Data	Confidence Assessment
Asset Condition	B
Asset Function	D
Asset Capacity	D
Asset Age Profile	D
Replacement Value	B
Service Levels	A
Demand drivers	B
Asset Creation and Renewal Forecasts	C
Operating and Maintenance Forecast	D
Operational Expenditure Forecast	B

Monitoring and review

This Asset Management Plan will be reviewed during the annual budget planning process and revised where material changes in service levels or risks are anticipated; the plan will be revised following council approval.

Cost changes will be reviewed annually, and any changes needed to the forecasts outlay for the Long Term Financial Plan will be incorporated into the annual Business Plan consultation process.

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.

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.

Task	Resource	Completion
Update Standard Drawings and Technical Specifications relating to Transport Assets and construction methodology.	Coordinator Survey and Design	June 2026
Reallocate Coastal Walkway assets relating to Pathways, Bridges, Kerb Ramps and Signage from the Coastal Walkway Asset Management Plan to the Transport Asset Management Plan.	Unit Manager Asset Solutions	Next Asset Management Plan Cycle (2028/29)
Update Asset Management Information System (Assetic) to align with new Transport Data Structure and terminology.	Unit Manager Asset Solutions	June 2026
Develop and implement a 4-year plan to collect and analyse asset condition data for all Transport Assets.	Infrastructure Engineer	2028
Develop 4-year renewal programs for all Transport asset classes.	Infrastructure Engineer	On-going
Develop Business Process Manuals for Transport Assets	Unit Manager Engineering	2025
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	2025
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	2025
Create, review and update strategic, planning and guidelines documentation relating to Transport Assets	Unit Manager Engineering	June 2025

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CITY OF MARION

Designed by CoM Marketing and Communications 2024.

Snapshot:
Transport Asset Management Plan

Transport infrastructure within the City of Marion constitutes a significant portion of the Council's asset portfolio. As the most frequently used asset by our community, it plays a vital role in daily life and is consistently recognised as one of the most valued services the City of Marion provides.

What we are delivering

The Transport 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

493 km Roads	**221,942 m²** Car parks	**843 km** Shared use paths and footpaths	**22** Bridges	**80** Roundabouts	**32** Pedestrian crossings
7460 Kerb ramps	**13,663** Signs	**272** Bus shelters	**492** Bus stops/pads	**9988** Public lights	**6222 m** Retaining walls

Replacement value: $399.2m

We aim to create a safe and efficient transport network by improving conditions for all road users. Striving to achieve the right balance for accommodating priority users, while also addressing the need for accessibility and movability.

Average annual operating costs: $4,046,662	Average annual capital costs: $6,959,469

Community assets

- Roads
- Car Parks
- Pathways
- Bridges and Structures
- Traffic Control Devices
- Kerb Ramps
- Signage
- Public Transport Infrastructure
- Public Lighting
- Retaining Walls
- Street Furniture

Future demands

Increased population with greater expectations on transportation effectiveness and safety.

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. Improve our knowledge and implement the planned renewal of infrastructure.

Function

Target:
Assets are fit for purpose.

Current performance and next steps:
Continuation of the upgrade, creation and renewal projects ensures that transport assets remain at a very good functionally level.

Capacity

Target:
Assets to have the capacity to operate effectively.

Current performance and next steps:
Continuation of the monitoring programs to determine utilisation of assets and make decisions that considers future uses and capacity.

Climate resilience

Target:
Assets are resilient to the effects of climate extremes.

Current performance and next steps:
Good performance with the use of recycled content within materials used for roads and footpaths.

Asset Management Plan period: 2024-2034

Community Engagement Plan

- Transport
- Water Treatment and Resources

Asset Management Plans

CITY OF MARION

Key Contacts

Engagement contact:	Matt Green (MG)
Project Lead:	Brendon Lyons (BL)
Start / end date:	23/10/2024 – 12/11/2024
Budget Cost Centre:	

Document Amendment Record

Rev	Change Description	Date	Author	Checked
1.0	First draft	26/09/2024	MG	

Document Management

This document is the Property of the City of Marion and contains information that is confidential to Council. It must not be copied or reproduced in any way without the written consent of the Council. This is a controlled document, and it will be updated and reissued as approved changes are made.

Contents

Governance 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
Appendix 1 - Frequently asked questions 7
Appendix 2 - Survey questions 8

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

1. Project description and background

Transport Asset Management Plan

The purpose of the Transport Asset Management Plan (AMP) is to improve council's long-term strategic management of Transport assets to ensure the current and future Levels of Service are sustained. The plan defines the state of the Transport assets and considers future requirements and risks together to inform the optimum lifecycle management and costs for the next 10 years.

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

Water Treatment and Resources

The purpose of the Water Treatment and Resources Asset Management Plan (AMP) is to improve council's long-term strategic management of our constructed and natural water resource assets to ensure the current and future Levels of Service are sustained.

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

The Water Treatment and Resources AMP is aligned with the Council's Strategic Plan and Long-Term Financial Plan. Data used in this AMP is current as of September 2024 with the Plan monitored annually to make any necessary cost adjustments and is comprehensively reviewed 4-yearly.

2. Scope of engagement

Both AMPs are classified as a 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 that the AMPs 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 AMPs 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 23 October 2024 to 12 November 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 AMP will be submitted to the General Council meeting on 26 November 2024 for endorsement.

3. Level of engagement

Aside from the legislative requirement to consult with the community, 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?		X			
2. What is the potential for community outrage for your project?		X			
3. How much do major stakeholders care about the decision to be made?			X		
4. What degree of input do the affected landowners and community appear to want?		X			
Count number in each column		3	1		
Multiply	x1	x2	x3	x4	x5
Enter score		6	3		
Add total of all 5 columns	= 9				
Divide	9/5				
Average score	= 1.8				
Level indicated	**Inform**				
Level to be used	**Consult (prescribed by legislation)**				

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

☐ 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 attempt has been made whilst considering the local area, to ensure that awareness of the project and how to provide feedback is maximised through best practice communications and engagement techniques

☐ 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.	• Ensure that all materials are written in plain English • Provide hard copies of the plan for review at key council locations

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	Project Lead / Manager
Marion 100 members	Medium	Low	Engaged local community and Marion 100 forum members. Provide them with access to the draft AMP so that they can review and provide their feedback.	Consult	Email	Engagement team
General Community	Medium	Low	To provide community members with access to the draft AMP so that they can review and provide their feedback.	Consult	• Social Media Campaign • Making Marion online survey • Making Marion eNewsletter • eTalk newsletter	Engagement team / Marcoms

7. Engagement activity timeline (23 October – 12 November)

Date **(Week commencing)**	14 Oct	21 Oct **(GC-22/10)**	28 Oct	4 Nov	11 Nov	18 Nov
Activity						
GM (General Manager) Signoff Engagement Plan						
Endorsement from Mayor & Council Members at GC						
Making Marion page EDM to Making Marion subscribers						
Hard copy materials at key council locations						
Social Media campaign (3 posts)						
eTalk newsletter						
Electronic channels (emails to key stakeholder groups)						

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 Asset Management | City of Marion

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 26 November 2024.

Appendix 2 - Survey questions

1. Name*
2. Street name*
3. Suburb*
4. Have you reviewed the snapshot for the Transport / Water Treatment and Resources Asset Management Plan?

   Yes/No
5. Have you reviewed the draft Transport / Water Treatment and Resources Asset Management Plan?

   Yes/No
6. Did you find the Plan Snapshots useful with assisting your understanding of the plan?

   Yes/No
7. Overall, do you support the draft Transport / Water Treatment and Resources Asset Management Plan?*

   (Likert scale)
8. What aspects of the draft Transport / Water Treatment and Resources Asset Management Plan did you find of use for you?

   Open text
9. What can be improved in the Transport / Water Treatment and Resources Asset Management Plan?

   Open text
10. Do you have any other comments?

    Open text

12.6 Appointment of Deputy Mayor	
Report Reference	GC241022R12.6
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

For Council to appoint a Deputy Mayor in accordance with legislative requirements.

EXECUTIVE SUMMARY

The role of Deputy Mayor is to support the Mayor in their official capacity and be able to undertake the Mayoral role in the event the Mayor is absent. Additional duties may involve presiding at Council meetings, acting as principal spokesperson, representing Council at civic and ceremonial functions and attendance at certain meetings with Council members, State and Federal Members of Parliament, business and community leaders and residents.

It also provides a developmental role for a Council Member and an opportunity for a strengthened relationship between the Mayor and the Deputy.

RECOMMENDATION

That Council:

1. **Appoints Councillor X as the Deputy Mayor from 29 November 2024 until 29 November 2025.**

DISCUSSION

The City of Marion is constituted on the basis that the Mayor is “elected as a representative of the area as a whole”. Section (51)(3) and (4) of the *Local Government Act 1999* (the Act) provides that ‘if a council has a Mayor, the Council may also resolve to have a Deputy Mayor. Such a position is chosen amongst the council at their discretion for a period of time not exceeding four years’.

The Council has traditionally appointed a Deputy Mayor each year, therefore creating the opportunity for four Council Members to undertake the role during the Council’s four-year term. The last four Deputy Mayors have been;

- 2023/24 Councillor Ian Crossland
- 2022/23 Councillor Raelene Telfer
- 2021/22 Councillor Luke Hutchinson
- 2020/21 Councillor Nathan Prior
- 2019/20 Councillor Mathew Shilling

An allowance is paid to all Council Members in accordance with Section 76 of the *Local Government*

Act 1999. This allowance is set by the Remuneration Tribunal of South Australia (the Tribunal).

Previously Section 76(9) provided that allowances would increase pursuant to a formula in the regulations. As a result of the Local Government Reform, and changes in the Act, the formula has been deleted from the Variation Regulations. In future, the Local Government Association (LGA) will liaise with the Tribunal to provide clear advice to Councils about CPI adjustments to member allowances.

An allowance determined under Section 76 is to be adjusted on the first, second and third anniversaries of the relevant periodic elections to reflect changes in the Consumer Price Index.

Pursuant to Section 76 of the Act, a member of Council is entitled to an allowance determined by the Remuneration Tribunal. The Remuneration Tribunal reviews and sets the allowance every four years. This was last reviewed in 2022 to come into operation at the conclusion of the 2022 Local Government Elections. The Tribunal's determination dated 5th July 2022 provides for the following allowances with respect to the City of Marion:

- Mayor $ 96,700 (pa)
- Deputy Mayor $ 30,220 (pa) (one and a quarter times the Councillor allowance)
- Councillor $24,175 (pa)

Provision has been made within Council's budget for the payment of allowances.

Process for Appointment

During the Council Meeting, the Mayor will seek nominations for the position of Deputy Mayor. If there is more than one nomination received, a secret ballot will be held to ascertain Council's preference for Deputy Mayor. This will occur by preferential voting method. The preferred Deputy Mayor will be required to declare a conflict of interest due to the pecuniary interest attached to the additional allowance and leave the room whilst the vote occurs. Following this, a resolution would be passed to appoint the Deputy Mayor until 29 November 2025.

ATTACHMENTS

Nil

12.7 Committee Structure and Council Member Representatives for various positions 2024-2025	
Report Reference	GC241022R12.7
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

The purpose of this report is to seek Council's endorsement of a proposed Council Committee structure and to appoint Council Members to the various positions of Council and Council Committees for the 2025 calendar year. The appointment of Council Members to these positions is required to fulfill Council's governance and legislative obligations.

EXECUTIVE SUMMARY

At the Forum held on 1 October 2024 Council briefly considered the meeting structure for 2024 and its effectiveness. General views from Council Members were the structure of meetings was appropriate.

It is recommended that Council retains its current structure of its Section 41 Committees with no change to current Terms of Reference and seeks to appoint Council representatives to these committees which are due to expire on 30 November 2024:

- Finance, Risk and Audit Committee (2 positions + a proxy)
- Review and Selection Committee (2 positions)

All Council Members are appointed as members of the Infrastructure and Environment Committee.

The Reconciliation Action Plan (RAP) Working Group is established and will continue. It will require Council to appoint two Council Members to the RAP Working Group commencing from 30 November 2024.

In addition, the Community and Youth Grants Committee was established by Council resolution at the General Council meeting on the 28th of May 2024. The Committee shall meet twice a year with the time and place to be determined by the Committee. Each Councillor has been appointed as a Member of the Committee at least once during this council term.

RECOMMENDATION

That Council:

1. **Appoints the following Councillors to the Finance, Risk and Audit Committee for a term commencing on 30 November 2024 and concluding on 30 November 2025:**
   - **X**
   - **X**
   - **X (as Proxy Member)**

2. **Appoints the following Councillors to the Review and Selection Committee for a term commencing on 30 November 2024 and concluding on 30 November 2025:**
   - **X**
   - **X**

3. **Appoints the following Councillors to the Reconciliation Action Plan Working Group for a term commencing on 30 November 2024 and concluding on 30 November 2025.**
   - **X**
   - **X**

4. **Appoints Councillor XX as the Presiding Member of the Infrastructure and Environment Committee for the Committee Meetings scheduled in February, April, June and July 2025.**

5. **Appoints Councillor XX as the Presiding Member of the Infrastructure and Environment Committee for the Committee Meetings scheduled in August, September, October and November 2025.**

DISCUSSION

Nominations will be sought during the meeting for the nominated positions and a secret ballot will be held if more nominations than vacancies occur, and the preferential voting method will be used to calculate the results. Further information on this process is provided in **Attachment 1.**

The Terms of Reference of the Committees state that the Council Member Representatives will change during the term of Council, however, Council may resolve to re-appoint a Council Member representative for consecutive terms if this provides continuity for the Committee.

Review and Selection Committee (Mayor + 2 Members)

Pursuant to Section 41 of the *Local Government Act 1999* (the Act) the Council has established a Chief Executive Officer Performance Review and Selection Committee; the *Review and Selection Committee.*

The Mayor is Presiding Member of the Review and Selection Committee. In addition, Council is required to appoint two additional members to the Committee for a term commencing 30 November 2024 and concluding 30 November 2025. No sitting fee is payable to Council Members on the Review and Selection Committee.

There are no proposed changes to this Committee with the current Terms of Reference available on Council's website (link here)

Finance, Risk and Audit Committee (2 Members + a Proxy Member)

The Finance, Risk and Audit Committee is a formally constituted Committee of Council pursuant to Section 41 and 126 of the *Local Government Act 1999* and is responsible to Council. It operates as an independent and objective advisory Committee to Council and does not have any delegated decision making or authority to implement actions in areas over which the Chief Executive Officer has delegation.

The current Council Members appointed to the Finance, Risk and Audit Committee (FRAC) will expire on 30 November 2024. Council is required to appoint two Council Members to the FRAC. It is recommended that the new term be from 30 November 2024 to 30 November 2025. No sitting fee is payable to Council Members on the Finance, Risk and Audit Committee.

There are no proposed changes to this Committee with the current Terms of Reference available on Council's website (link here)

Infrastructure and Environment Committee (comprises all Members)

Pursuant to Section 41 of the *Local Government Act 1999* (the Act), the Council has established an Infrastructure and Environment Committee with a membership comprising all Members. The Committee will have a focus on matters relating to environmental sustainability initiatives and strategies and monitoring Council's strategic management of council infrastructure and assets.

Two Council Members will preside over the Committee during a twelve-month period, one appointed to preside over the meetings in February, April, June and July. Another Member will be appointed to preside over the meetings in August, September, October and November.

The Committee will meet 8 times per year as resolved by Council between February and November each year.

There are no proposed changes to this Committee with the current Terms of Reference available on Council's website (link here).

Community and Youth Grants Committee (3 Members)

Pursuant to Section 41 of the Local Government Act 1999 (the Act) Council has established a Grants Committee.

The Committee is established for the purpose of reviewing and recommending to Council the distribution of Grant Funding allocated for Community Grants and Youth Grants.

The Presiding Member of the Committee is the General Manager City Services. Three Council Members are appointed each round and there are two rounds per financial year.

No sitting fee is payable to Council Members on the Community and Youth Grants Committee.

There are no proposed changes to this Committee with the current Terms of Reference available on Council's website (link here).

As per the Council resolution on 28 May 2024, the following Council Members are appointed:

Round 1 Community and Youth Grants 2024-2025.

Councillor Nathan Prior, Councillor Amar Singh and Councillor Jana Mates

Round 2 Community and Youth Grants 2024-2025.

Councillor Jason Veliskou, Councillor Matt Taylor and Councillor Sarah Luscombe

Round 1 Community and Youth Grants 2025-2026.

Councillor Ian Crossland, Councillor Renuka Lama and Councillor Jayne Hoffman

Round 2 Community and Youth Grants 2025-2026.

Councillor Joseph Masika, Councillor Raelene Telfer and Councillor Luke Naismith

Reconciliation Action Plan Working Group

Council can appoint two Council Members to the RAP Working Group. The current term will expire on 30 November 2024. It is recommended that the new term be from 30 November 2024 to 30 November 2025. No sitting fee is payable to Council Members on the RAP Working Group.

ATTACHMENTS

1. Process for meeting ballot [**12.7.1** - 1 page]

Attachment 1 - Process for meeting ballot

At its meeting of 8 September 2015 (GC080915R05), Council resolved to adopt preferential voting as the method to apply when conducting ballots for positions selected by Council.

The process to apply will be as follows:

- Nominations will be sought.
- If more nominations than positions are received, a secret ballot will be held.
- Council members will be provided with ballot papers and requested to indicate their first preference by placing the name of the candidate next to number one of the ballot paper.
- Council members may place the name of the second preference next to number two and continue this process until all candidates are named on the ballot paper.
- As a minimum, Council members must vote for candidates equal to the number of positions. For example, the DAP has three positions. If there are six candidates, members must vote for at least three. If members fail to vote for the minimum number, the vote will be declared invalid.

  Counting

- The first candidate to reach quota will be elected.
- The quota is calculated as follows:

  $$\frac{\text{Total number of formal ballots papers}}{\text{Number of vacancies} + 1} + 1$$

  If a fraction occurs, it will be rounded up. This formula is the same applied to the calculations of quotas within Local Government Elections.
- The ballot papers will be sorted by first preference votes.
- The candidate with the least votes is excluded.
- The excluded candidate's votes are distributed to the next candidate on the ballot paper.
- In the case where there are equal votes at the conclusion of re-distribution of votes, they will both be excluded.
- This process will continue until there is a clear winner.
- In the event that there is a tie at the conclusion of the process, Council will be requested to vote again for one of the two final candidates.

Once a nominee is identified, this will then be voted upon as a formal council resolution under the Local Government (Procedures) Regulations at meetings.

12.8 City of Marion Christmas Trading Hours	
Report Reference	GC241022R12.8
Originating Officer	Chief Executive Officer - Tony Harrison
Corporate Manager	Manager Office of the Chief Executive - Kate McKenzie
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

Pursuant to Regulation 21 of the Local Government (Procedures at Meetings) Regulations 2013, the CEO may submit a report to Council recommending a rescission motion.

This report seeks to rescind points three and four of the resolution of Council made on 29 November 2022, regarding the closure of the Administration building.

Report Reference	Report Title
GC221129R12.3	City of Marion Christmas Trading hours 2022 - 2025

EXECUTIVE SUMMARY

To seek Council endorsement to the early closure of the City of Marion's principal office, being the Administration building, on Friday 20 December 2024, Friday 27 December 2024 and Friday 19 December 2025.

RECOMMENDATION

That Council:

1. Rescinds points three and four of the decision from its meeting of 29 November 2022 that states,

That Council:

1. Endorses the closure of the City of Marion's principal office, being the Administration building at 245 Sturt Road, Sturt on Thursday 22 December 2022 from 12.30pm.

2. Endorses the closure of the City of Marion's principal office, being the Administration building at 245 Sturt Road, Sturt on Friday 22 December 2023 from 12.30pm.

3. Endorses the closure of the City of Marion's principal office, being the Administration building at 245 Sturt Road, Sturt on Tuesday 24 December 2024 from 12.30pm.

4. Endorses the closure of the City of Marion's principal office, being the Administration building at 245 Sturt Road, Sturt on Tuesday 24 December 2025 from 12.30pm.

If rescinded, Council can then make the following decision:

That Council:

1. **Endorses the closure of the City of Marion's principal office, being the Administration building at 245 Sturt Road, Sturt on Friday 20 December 2024 from 12:30pm.**

2. **Endorses the closure of the City of Marion's principal office, being the Administration building at 245 Sturt Road, Sturt on Friday 27 December 2024.**

3. **Endorses the closure of the City of Marion's principal office, being the Administration building at 245 Sturt Road, Sturt on Friday 19 December 2025 from 12:30pm.**

DISCUSSION

Section 45 of the Local Government Act 1999 requires Council to nominate its principal office and determine the hours during which the office is to be open for the transaction of business.

The Administration building located at 245 Sturt Road, Sturt is Council's nominated principal office. The normal operating hours during which the office is to be open for business are 8.30am - 5.00pm Monday to Friday.

In previous years, Council has, as a gesture of appreciation and goodwill, determined to alter the normal hours during which the office is open to allow Council Members, management and staff for a single day to take the opportunity to celebrate the end of the calendar year.

During the 2024 Christmas period, it is proposed that the Administration building closes at 12:30pm on Friday 20 December 2024 and all day (8.30am 0 5.00pm) Friday 27 December 2024.

To assist with planning for next year, Council's endorsement is sought to close the Administration building at 12:30pm on Friday 19 December 2025.

In considering these changes to normal business hours, the needs of our customers are the primary focus. Council's emergency after-hours services will continue to operate outside Council's business hours during the Christmas and New Year period. Appropriate advertising and notification will be displayed to ensure customers are fully aware of these changes to our normal business hours on these days.

Note that the opening hours of Council's other sites will be determined based on operational/customer needs and these do not require a resolution of Council.

ATTACHMENTS

Nil

12.9 SRWRA - Council Representatives	
Report Reference	GC241022R12.9
Originating Officer	Unit Manager Governance and Council Support – Victoria Moritz
Corporate Manager	Manager Office of the Chief Executive - Kate McKenzie
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

To consider Councils representatives on the Southern Region Waste Resource Authority (SRWRA).

REPORT HISTORY

Report Reference	Report Title
GC221213R11.4	Appointment of Council representatives to SRWRA

EXECUTIVE SUMMARY

The SRWRA is a regional subsidiary jointly established in 1998 by the Cities of Onkaparinga, Holdfast Bay and Marion under Section 43 of the *Local Government Act 1999* (the Act). It provides and operates services for the management of waste by/on behalf of the constituent Councils. The subsidiaries core business activity is the management of its recycling facilities and landfill and it has the power to enter into contracts, purchase, lease or otherwise acquire equipment, land or interest in land in accordance with its Charter (Appendix 1).

SRWRA is governed by a Charter and is overseen by a seven-member Board comprising of two appointees from each of the constituent councils and an independent expert in business and/or waste management as Chairperson. Constituent councils may also appoint a deputy member who may attend board meetings and engage in discussion but can only vote on a motion if one or both members are absent.

At its meeting of 13 December 2022, Council appointed the Chief Finance Officer and General Manager Corporate Services (now General Manager City Services) as Council's representatives on the Board of the SRWRA. Councillor Crossland was appointed as Council's Deputy representative.

The Authority also has an Audit Committee in accordance with Schedule 2, clause 30 of the Act. Membership is determined and approved by the constituent Councils. Mr Josh Hubbard was nominated by Council at its meeting on 22 August 2023 as City of Marion's representative to the SRWRA Audit Committee for a term of two years.

Councillor Taylor has requested to be nominated for Council's representation on the Board and has sought support from the Mayor and the current Board Member position held by the Chief Finance Officer to be nominated for the position. Staff are supportive of the change and further recommends a Council Member is appointed to the Board to ensure appropriate representation. As such, it is recommended that Councillor Taylor be appointed as Council's representation on the Board and the position held by the Chief Finance Officer concludes.

RECOMMENDATION

That Council:

1. **Appoints Councillor Taylor as Council's representative on the Board of the Southern Region Waste Authority commencing on 30 November 2024 and for the balance of the term.**
2. **Notes that the position held by Council's current representative, the Chief Finance Officer will conclude on 30 November 2024.**
3. **Notes that General Manager City Services (Angela Allison) remains appointed as Council's representative on the Board of the Southern Region Waste Authority.**
4. **Notes that Councillor Crossland remains appointed as Deputy representative on the Board of the Southern Region Waste Authority.**

GENERAL ANALYSIS

Council last considered the council's representatives following the Local Government Elections. The appointments were made consistent with the SRWRA Charter (the Charter), being a four-year term.

The proposed recommendation is made in accordance with Section 4.2.1 of the Charter which states:

> *"The Board shall consist of eight members appointed as follows:*
>
> *4.2.1.1 two persons appointed by each Constituent Council, one of whom must be a senior officer of the Constituent Council making the appointment"*

There are a number of options available to Council regarding appointments to SRWRA, which Council has previously endorsed:

- Option 1: Two Council Members
- Option 2: One Council Member and One Senior Staff Member
- Option 3: Two Senior Staff Members

The Board has the authority and responsibility to manage the business affairs of the Authority in accordance with its legislative requirements and Section 4.1 of the Charter. Functions of the Board therefore include:

4.1.1	The formulation of strategic plans and strategies aimed at improving the business of the Authority.
4.1.2	To provide professional input and policy direction to the Authority.
4.1.3	Monitoring, overseeing and measuring the performance of the Chief Executive Officer of the Authority.
4.1.4	Implementing effective risk management policies, practices, procedures and strategies, including by ensuring the protection of assets under the care and control of the Authority.
4.1.5	Ensuring that a code of ethical behaviour and integrity is established and implemented in all business dealing of the Authority.
4.1.6	Developing business plans.
4.1.7	Exercising the care, diligence and skill that a prudent person of business would exercise in managing the affairs of other persons.
4.1.8	Observing all plans, targets, structures, systems and practices required or applied to the Authority by the Constituent Councils.
4.1.9	Ensuring that all information furnished to a Constituent Council is accurate.
4.1.10	Ensuring that the Constituent Councils are advised, as soon as practicable, of any material development that affects the financial or operating capacity of the Authority or

gives rise to the expectation that the Authority may not be able to meet its debts as and when they fall due.

In accordance with Section 4.5.1 of the Charter, Ordinary meetings of the Board must take place at such times and places as may be fixed by the Board or the Chief Executive Officer of the Authority from time to time. There shall be at least six ordinary meetings of the Board held in each financial year. Meetings shall not be held before 5.00pm unless the Board resolves otherwise. Historically the Board has met on the first Monday of the month with meetings generally lasting for 2-3 hours. Additional meetings are also held on a regular basis for planning purposes. In addition to time spent by Members attending Board meetings, approximately 4-6 hours per month are required for meeting preparation.

In considering Board nominations, a balance between continuity and renewal is beneficial if possible.

No fees are paid to Council representatives on the Board of the Authority. As such, there are no financial implications associated with Council's appointment

ATTACHMENTS

1. SRWR A- Charter-2024 [**12.9.1** - 7 pages]

THE SOUTH AUSTRALIAN GOVERNMENT GAZETTE

SOUTHERN REGION WASTE RESOURCE AUTHORITY
REGIONAL SUBSIDIARY

LOCAL GOVERNMENT ACT 1999

Charter 2024

PART I: GENERAL

1. INTRODUCTION

1.1 *Name*

The name of the subsidiary is Southern Region Waste Resource Authority (referred to as '***the Authority***' in this Charter).

1.2 *Definitions*

1.2.1 ***absolute majority*** means a majority of the whole number of the Board members or of the Constituent Councils as the case may be;

1.2.2 ***Act*** means the *Local Government Act 1999*;

1.2.3 ***Board*** means the board of management of the Authority;

1.2.4 ***Budget*** means a budget consistent with Clause 6.5 and last adopted by the Board

1.2.5 ***Constituent Councils*** means the Councils identified at Clause 2.1 of this Charter;

1.2.6 ***Gazette*** means the *South Australian Government Gazette*;

1.2.7 ***net assets*** means total assets (current and non-current) less total liabilities (current and non-current) as reported in the annual audited financial statements of the Authority together with the net present value of the projected future cash inflows net of cash outflows of the remaining useable airspace over the SRWRA Landfill Operation as licensed by the Environment Protection Authority;

1.2.8 ***simple majority*** means a majority of those present and entitled to vote;

1.2.9 ***SRWRA Landfill Operation*** means that land which is held by the Authority under certificates of title volume 5822, folio 967; volume 5822, folio 966; volume 5822, folio 965; volume 5299, folio 719; volume 5299, folio 720; volume 6199, folio 621 and volume 6217, folio 132;

1.2.10 ***waste*** means any or all waste as approved under the Environment Protection Act licence held by the Authority or its contractor.

PART II: GOVERNANCE

2. THE AUTHORITY

2.1 *Establishment and Charter*

2.1.1 The Authority is a regional subsidiary established pursuant to Section 43 of and Schedule 2 to the Act by the:

2.1.1.1 City of Holdfast Bay;

2.1.1.2 City of Marion; and

2.1.1.3 City of Onkaparinga.

2.1.2 This Charter may be amended at any time by unanimous decision (expressed by resolution) of the Constituent Councils.

2.1.3 Before the Constituent Councils vote on a proposal to alter this Charter, they must take into account any recommendations of the Board.

2.1.4 For the purposes of Clause 19(5)(b) of Schedule 2 to the Act, the Chief Executive Officers of the Constituent Councils have determined that a copy of the Charter, must be published on the website of the Authority.

2.1.5 This Charter must be read in conjunction with Parts 2 and 3 of Schedule 2 to the Act. The Authority shall conduct its affairs in accordance with Schedule 2 to the Act except as modified by this Charter in a manner permitted by Schedule 2.

2.2 *Objects and Purposes*

2.2.1 The Authority is established to:

2.2.1.1 provide and operate services at a place or places for the management of waste by or on behalf of the Constituent Councils and/or any other approved councils;

2.2.1.2 undertake anything relevant (including educational programmes and processes) to the management of waste;

2.2.1.3 provide a forum for discussion and/or research for the ongoing improvement of management of waste;

2.2.1.4 undertake management of waste on behalf of the Constituent Councils on a competitive basis;

2.2.1.5 fulfil, on behalf of the Constituent Councils, any ongoing obligation in relation to rehabilitation and monitoring of waste management facilities under its control;

2.2.1.6 secure best value and value for money in waste management activities and services;

2.2.1.7 develop or facilitate activities or enterprises that result in a beneficial use of waste;

2.2.1.8 be financially self-sufficient;

2.2.1.9 develop or facilitate activities or enterprises that result in a beneficial use of the landfill site or infrastructure;

2.2.1.10 keep the Constituent Councils informed about relevant emerging opportunities, trends or issues in waste management; and

2.2.1.11 have regard in the performance of its functions to sustainable, environmentally efficient practices with regard to waste management

2.2.2 The Authority must in the performance of its role and functions and in all of its plans, policies and activities:

2.2.2.1 operate in a sustainable manner by giving due weight to economic, social and environmental considerations; and

2.2.2.2 conduct its activities in compliance with all regulatory requirements and in a manner that minimises risk to the Constituent Councils.

2.3 *Powers and Functions of the Authority*

Subject to this Charter, the Authority may exercise the following powers in the performance or discharge of its objects and purposes:

2.3.1 the accumulation of surplus funds including for investment purposes;

2.3.2 investing any of the funds of the Authority in any investment authorised by the *Trustee Act 1936*, or with the Local Government Finance Authority provided that:

2.3.2.1 in exercising this power to invest the Authority must exercise the care, diligence and skill that a prudent person of business would exercise in managing the affairs of other persons; and

2.3.2.2 the Authority must avoid investments that are speculative or hazardous in nature;

2.3.3 setting aside a reserve fund or funds clearly identified for the upkeep and/or replacement of fixed assets of the Authority or meeting any deferred liability of the Authority;

2.3.4 borrowing money and/or to incurring expenditure in accordance with Clause 6.2 of this Charter;

2.3.5 opening and operating bank accounts;

2.3.6 entering into contracts, purchasing, selling, leasing, hiring, renting or otherwise acquiring or disposing of any personal property or interests therein;

2.3.7 purchasing, selling, leasing, hiring, renting or otherwise acquiring or disposing of any real property or interests therein, provided that it is a condition precedent, that in any such transaction where the Authority will incur a singular or a total liability of $1,000,000 or more that unless the liability is included in the Budget; the prior written approval of two-thirds of the Constituent Councils is obtained;

2.3.8 participating in a joint venture, trust, partnership or similar for the purpose of engaging in a commercial activity or enterprise;

2.3.9 appointing, managing, suspending and dismissing the Chief Executive Officer of the Authority;

2.3.10 engaging retaining, and dispensing with the services of professional advisers to the Authority;

2.3.11 charging whatever fees, the Authority considers appropriate for services rendered to any person, body or Council;

2.3.12 making any election for the purpose of any tax or statutory charge;

2.3.13 determining the types of waste which shall be received and the method of collection, treatment, recycling and disposal of that waste;

2.3.14 undertaking all manner of things relating and incidental to the collection, treatment, recycling and disposal of waste;

2.3.15 pursuing the concept of co-operative regionalism in the collection, treatment, recycling and disposal of waste for which the Constituent Councils are or may become responsible

2.3.16 causing all waste collected by the Authority to be treated, recycled and disposed of in a sanitary and environmentally acceptable way;

2.3.17 providing a forum for the discussion and consideration of topics related to the Constituent Councils' obligations and responsibilities in respect of waste;

2.3.18 adopting and using a trading name provided that the Authority shall first register the trading name with the Australian Securities and Investment Commission;

2.3.19 commencing legal proceedings provided that any legal proceedings seeking urgent relief be the subject of an urgent report to the Constituent Councils by the Chief Executive Officer;

2.3.20 without limiting the Authority's powers and functions, making submissions to and negotiating with the Federal Government, State Government and other sources of grant funding in relation to the provision and receipt of funding for the Authority; and

2.3.21 anything else necessary or convenient for or incidental to the exercise, performance or discharge of its powers and, functions or the attainment of its objects and purposes.

2.4 *National Competition Policy*

If the Authority engages in any commercial activity or enterprise which constitutes a significant business activity of the Authority, it will, where necessary and having regard to a cost/benefit analysis, apply relevant principles of competitive neutrality to that activity.

2.5 *Acting Outside Areas of Constituent Councils*

The Authority may undertake its activities outside the areas of the Constituent Councils in accordance with the Act but only where such activities have been approved by the Constituent Councils as being necessary or expedient to the performance by the Authority of its functions and the activity is included in the annual business plan of the Authority.

2.6 *Delegation by the Authority*

The Authority may delegate any of its powers except those to:

2.6.1 impose charges;

2.6.2 enter into transactions in excess of $250,000

2.6.3 subject to this Charter, borrow money or obtain any other form of financial accommodation;

2.6.4 approve expenditure of money on the works, services or operations of the Authority not set out in the Budget or where required by this Charter, approved by the Constituent Councils;

2.6.5 approve the payment of allowances to members of the Board;

2.6.6 adopt or revise an annual business plan or Budget or any financial estimates and reports; and

2.6.7 make any application or recommendation to the Minister.

2.7 *Committees*

2.7.1 The Board may establish a committee comprised of any persons to deal with any matter within the Authority's functions and as detailed in the terms of reference adopted by the Board for the committee.

2.7.2 The Board may delegate powers and functions to a committee.

2.7.3 A member of a committee established under this Clause holds office at the pleasure of the Board.

2.7.4 The Chair of the Board is an ex-officio a member of any committee established by the Board.

3. CONSTITUENT COUNCILS

3.1 *Withdrawal*

3.1.1 A Constituent Council may not withdraw from the Authority except with the approval of the Minister and subject to the Act and this Charter.

3.1.2 A Constituent Council which intends to withdraw from the Authority shall give to the Board and the other Constituent Councils written notice of such intention, specifying the date of intended withdrawal. The notice shall be a minimum of twenty-four months' notice expiring on 30 June of the relevant financial year.

3.1.3 The withdrawal of any Constituent Council does not extinguish the liability of that Constituent Council for the payment of its contribution towards any actual or contingent deficiency in the net assets of the Authority at the end of the financial year in which such withdrawal occurs.

3.1.4 The withdrawal of any Constituent Council does not extinguish the liability of that Constituent Council to contribute to any loss or liability incurred by the Authority at any time before or after such withdrawal in respect of any act or omission by the Authority prior to such withdrawal. For the avoidance of doubt, any and all costs associated with closure processes (including but not limited to capping and post-closure monitoring and necessary actions) of a waste cell or the landfill site generally is a liability incurred before the withdrawal of a Constituent Council and is, therefore, a continuing liability for the purposes of this Clause.

3.1.5 Payment by or to the withdrawing Constituent Council must be fully paid by 30 June of the financial year following 30 June of the year in which the withdrawal occurs unless there is agreement of alternative payment arrangements made by the Constituent Councils.

3.2 *New Members*

Subject to the provisions of the Act, the Constituent Councils may unanimously agree to admit a new Constituent Council or Councils, to membership of the Authority, with or without conditions.

3.3 *Direction by Constituent Councils*

To be effective, a direction of the Constituent Councils for the purposes of Clause 26 of Schedule 2 to the Act must be evidenced by a minute signed by the Chief Executive Officer of each of the Constituent Councils and provided to the Chief Executive Officer of the Authority, as a true and accurate record of the decision made by the delegate or at the relevant Council meeting.

4. BOARD OF MANAGEMENT

The Authority is a body corporate and is governed by the Board, which has the responsibility to manage the business and other affairs of the Authority in accordance with this Charter and any delegations made to it by the Constituent Councils.

4.1 *Functions of the Board*

4.1.1 The formulation of strategic plans and strategies aimed at improving the business of the Authority.

4.1.2 To provide professional input and policy direction to the Authority.

4.1.3 Monitoring, overseeing and measuring the performance of the Chief Executive Officer of the Authority.

4.1.4 Implementing effective risk management policies, practices, procedures and strategies, including by ensuring the protection of assets under the care and control of the Authority.

4.1.5 Ensuring that a code of ethical behaviour and integrity is established and implemented in all business dealing of the Authority.

4.1.6 Developing business plans.

4.1.7 Exercising the care, diligence and skill that a prudent person of business would exercise in managing the affairs of other persons.

4.1.8 Observing all plans, targets, structures, systems and practices required or applied to the Authority by the Constituent Councils.

4.1.9 Ensuring that all information furnished to a Constituent Council is accurate.

4.1.10 Ensuring that the Constituent Councils are advised, as soon as practicable, of any material development that affects the financial or operating capacity of the Authority or gives rise to the expectation that the Authority may not be able to meet its debts as and when they fall due.

4.2 *Membership of the Board*

4.2.1 The Board shall consist of eight members appointed as follows:

4.2.1.1 two persons appointed by each Constituent Council, one of whom must be a senior officer of the Constituent Council making the appointment;

4.2.1.2 two persons appointed jointly by the Constituent Councils who are not members or officers of a Constituent Council but who, in the opinion of the Constituent Councils, have expertise in waste management and/or business. These persons will be chosen from a list of persons circulated to the Constituent Councils and appointed by a panel comprising the Chief Executive Officer (or nominee) and one other person from each Constituent Council nominated by the Chief Executive Officer.

4.2.2 With the exception of the persons appointed pursuant to subclause 4.2.1.2, a Board Member shall, subject to this Charter, be appointed for a term not exceeding the term determined by the Constituent Council and specified in the instrument of appointment and at the expiration of the term of office will be eligible for re-appointment.

4.2.3 The maximum term of service for Board Members appointed pursuant to subclause 4.2.1.2 should not exceed 10 years.

4.2.4 The Constituent Councils may appoint either a specific Deputy for each Board Member appointed pursuant to subclause 4.2.1.1 or one non-specific Deputy for both such Board Members and a second Deputy to that Deputy. In the absence of a Board Member, the specific Deputy or the non-specific Deputy will be deemed to be the Board Member for that time or, where a non-specific Deputy and second Deputy have been appointed and both Board Members are absent then both Deputies will be deemed to be the Board Members for that time, exercising all of the rights and privileges and being subject to all of the obligations and liabilities of the Board Member(s) during the absence of the Board Member(s).

4.2.5 The Constituent Councils should give consideration to the skills that may be required for the Board to operate effectively when making Board appointments.

4.2.6 In addition to the circumstances provided for under Clause 20(3) of Schedule 2 to the Act, the office of a Board Member will become vacant upon:

4.2.6.1 the Constituent Council (or Constituent Councils as the case may be) responsible for appointing the Board Member providing written notice to the Board Member and the Board of the Constituent Council's (or Constituent Councils') decision to remove the Board Member from office. The Board Members appointed under subclause 4.2.1.2, can only be removed from office by a unanimous decision of the Constituent Councils; or

4.2.6.2 if the Board Member is an elected member or officer of a Constituent Council, upon ceasing to be either an elected member of or an employee of the Constituent Council as the case may be; or

4.2.6.3 if the Board Member has been appointed pursuant to subclause 4.2.1.1, upon the Constituent Council withdrawing from the Authority.

4.2.7 The Board may by a two-thirds majority vote of the Board Members present (excluding the Board Member subject to this subclause 4.2.7) make a recommendation to the relevant Constituent Council requesting the Constituent Council to terminate the appointment of a Board Member that it has appointed under subclause 4.2.1.1 or, to all of the Constituent Councils to terminate the appointment of a Board Member appointed under subclause 4.2.1.2 for:

4.2.7.1 any behaviour of the Board Member which, in the opinion of the Board, amounts to impropriety and includes, but is not limited to, a breach of the Member's obligations under the Act;

4.2.7.2 serious neglect of duty in attending to his/her responsibilities as a Board Member;

4.2.7.3 breach of fiduciary duty to the Authority;

4.2.7.4 breach of the duty of confidentiality to the Authority; or

4.2.7.5 any other behaviour which, in the opinion of the Board, may discredit the Authority.

4.2.8 If any casual vacancy occurs in the membership of the Board it will be filled in the same manner as the original appointment for the balance of the term of the original appointment.

4.2.9 The Board Member appointed pursuant to subclause 4.2.1.2 shall be eligible for an allowance from the funds of the Authority as the Board shall determine from time to time.

4.3 *Propriety of Members of the Board*

4.3.1 Whilst all Board Members must comply with their statutory obligations under the Act, only the Board Members appointed pursuant to subclause 4.2.1.2 are required to comply with Division 2, Part 4 (Register of Interests) of Chapter 5 of the Act.

4.4 *Chair of the Board*

4.4.1 The Chair of the Board shall be a person appointed pursuant to subclause 4.2.1.2 and shall hold office for a term of three years, unless he/she resigns, is removed from office pursuant to subclause 4.2.6 or, is otherwise no longer eligible to act as a Board Member.

4.4.2 Subject to Clause 4.2.3, the Chair is eligible for re-appointment at the expiration of the term of office. The decision regarding re-appointment is made by the panel formed pursuant to subclause 4.2.1.2.

4.4.3 The Board will choose a person appointed pursuant to subclause 4.2.1.1 or 4.2.1.2 to be the Deputy Chair of the Board for a term determined by the Board.

4.4.4 In the event of the Chair being absent from a meeting, the Deputy Chair shall preside and in the event of both the Chair and the Deputy Chair being absent from a meeting, the Board Members present shall appoint a person from amongst themselves to chair the meeting.

4.4.5 In the event that the Chair either resigns or is no longer eligible to act as a Board Member prior to the expiration of their term, the Deputy Chair shall hold office until a further appointment is made pursuant to subclause 4.2.1.2 whereupon the person so appointed will hold office for the duration of the original appointment. The Deputy Chair is not entitled to any allowance that is paid to the Chair whilst acting in the office of the Chair.

4.5 *Meetings of the Board*

4.5.1 Subject to the requirements of Schedule 2 to the Act, this Charter and any direction of the Constituent Councils, the Board must determine its own meeting procedures for the proceedings and conduct of all Board meetings and set them out in a Code of Practice for Meetings which shall be reviewed every two years.

4.5.2 Ordinary meetings of the Board must take place at such times and places as may be fixed by the Board or the Chief Executive Officer of the Authority from time to time. There shall be at least six ordinary meeting of the Board held in each financial year. Meetings shall not be held before 5 p.m. unless the Board resolves otherwise by resolution supported unanimously by all of the Board Members present at the meeting which determines the issue.

4.5.3 An ordinary meeting of the Board will constitute an ordinary meeting of the Authority.

4.5.4 Notice of ordinary meetings of the Board must be given by the Chief Executive Officer to each Board Member in the same manner as notice is given by a Chief Executive Officer of a council for an ordinary meeting of a council and for these purposes Section 83 of the Act extends to the Authority as if it were a council.

4.5.5 Any Constituent Council or Board Member may by delivering a written request to the Chief Executive Officer of the Authority require a special meeting of the Board to be held. The request will only be valid if it is accompanied by the agenda for the special meeting. On receipt of the request the Chief Executive Officer shall send a notice of the special meeting to all Board Members at least 24 hours prior to the commencement of the special meeting. Such notice shall comply with subclauses 4.5.7 and 4.5.9 of this Charter.

4.5.6 The quorum for a meeting of the Board is one-half of the members in office, ignoring any fraction plus one.

4.5.7 Each Board Member present at a Board Meeting, excluding the Chairperson, is entitled to vote on a matter. All matters for decision at a meeting of the Board will be decided by a simple majority of votes of the Board Members present and entitled to vote on the matter except where this Charter provides otherwise. In the event that the votes are equal the Chairperson may exercise a casting vote.

4.5.8 Subject to complying with their statutory obligations, all Board Members present at a meeting shall vote.

4.5.9 Chapter 6, Part 3 of the Act does not apply to the Authority. Meetings of the Board will not be open to the public unless the Board otherwise resolves.

4.5.10 Each Board Member must be supplied with a copy of all minutes of the proceedings of a meeting within five days of the meeting.

4.5.11 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.

PART III: BUSINESS & FINANCIAL REQUIREMENTS

5. STAFF

5.1 The Board must appoint a Chief Executive Officer of the Authority to manage the business of the Authority on terms determined by the Board, acting reasonably. The Chief Executive Officer may be a natural person or a body corporate.

5.2 The Chief Executive Officer shall cause records to be kept of the business and financial affairs of the Authority in accordance with this Charter.

5.3 In the absence or likely absence of the Chief Executive Officer for any period exceeding two weeks, a suitable person to act in the position of Chief Executive Officer of the Authority must be appointed by the Chief Executive Officer after consultation with the Chair or, in default, by the Chair.

5.4 The Chief Executive Officer is responsible for the day to day management of the Authority and will ensure that sound business and human resource management practices are applied in the efficient and effective management of the operations of the Authority.

5.5 The functions of the Chief Executive Officer shall be specified in the terms and conditions of appointment and shall include but not be limited to:

5.5.1 attending at all meetings of the Board unless excluded by resolution of the Board;

5.5.2 ensuring that lawful decisions of the Board are implemented in a timely and efficient manner;

5.5.3 providing information to assist the Board to assess the Authority's performance against its Strategic and business plans;

5.5.4 appointing, managing, suspending and dismissing other employees of the Authority;

5.5.5 determining the conditions of employment of employees of the Authority, within budgetary constraints set by the Board;

5.5.6 providing advice and reports to the Board on the exercise and performance of the powers and functions under this Charter or any Act;

5.5.7 ensuring that the Authority is at all times complying with all relevant statutory obligations;

5.5.8 co-ordinating and initiating proposals for consideration of the Board including but not limited to continuing improvement of the operations of the Authority;

5.5.9 ensuring that the assets and resources of the Authority are properly managed and maintained;

5.5.10 ensuring that records required under the Act or any other legislation are properly kept and maintained;

5.5.11 exercising, performing or discharging other powers, functions or duties conferred on the Chief Executive Officer by or under the Act or any other Act, and performing other functions lawfully directed by the Board;

5.5.12 achieving financial outcomes in accordance with adopted plans and the Budget of the Authority;

5.5.13 inviting any person to attend at a meeting of the Board to act in an advisory capacity; and

5.5.14 providing reports to the Constituent Councils in accordance with subclause 4.5.11.

5.6 The Chief Executive Officer may delegate or sub-delegate to an employee of the Authority any power or function vested in the Chief Executive Officer or, in the case of a sub-delegation, any power delegated to the office by the Board. A delegation or sub-delegation by Chief Executive Officer may be subject to any conditions or limitations as determined by the Chief Executive Officer.

5.7 A written record of all delegations and sub-delegations must be kept by the Chief Executive Officer.

5.8 The Chief Executive Officer and any other officer declared by the Board to be subject to this provision is required to comply with Division 2 of Part 4 of Chapter 7 (Register of Interests) of the Act. Section 118 (Inspection of Register) of the Act and Section 119 (Restrictions on disclosure) of the Act will apply in respect of the returns furnished by officers of the Authority.

6. MANAGEMENT

6.1 *Financial Management*

6.1.1 The Authority must ensure that appropriate policies, practices and procedures of internal control are implemented and maintained in order to assist it to carry out its activities in an efficient and orderly manner to achieve its objectives, to ensure adherence to management policies, to safeguard its assets and to secure (as far as possible) the accuracy and reliability of its records.

6.1.2 The Authority must establish and maintain a bank account with such banking facilities and at a bank to be determined by the Board.

6.1.3 Any cheques must be signed by two persons authorised by resolution of the Board. Any payments made by Electronic Funds Transfer must be made in accordance with procedures which have received the prior written approval of the Board.

6.1.4 The Chief Executive Officer must act prudently in the handling of all financial transactions for the Authority and must provide quarterly financial and corporate reports to the Board.

6.1.5 The Authority's books of account are available for inspection by any Board Member or authorised representative of any Constituent Council at any reasonable time on request.

6.2 *Borrowings and Expenditure*

6.2.1 The Authority has the power to incur expenditure and/or to borrow money:

6.2.1.1 in accordance with the Budget of the Authority; or

6.2.1.2 pursuant to the provisions of subclauses 2.3.4 and 6.2.4 of this Charter; or

6.2.1.3 with the prior approval of two-thirds of the Constituent Councils for amounts which do not exceed 25% of the value of the net assets of the Authority and with the prior approval of all the Constituent Councils for other amounts, which approval must be evidenced by formal resolution of the Councils, or

6.2.1.4 otherwise for genuine emergency or hardship.

6.2.2 For the purpose of exercising the powers at Clause 6.2.1 of this Charter the Authority may borrow money from the Local Government Finance Authority or from a registered bank or financial institution within Australia.

6.2.3 For the purposes of Clause 6.2.2 but subject to this Charter borrowings of the Authority:

6.2.3.1 must not be used for the purpose of funding operational costs; and

6.2.3.2 where the borrowings are undertaken with the prior approval of the Constituent Councils, must be drawn down within a period of twenty-four months from the date of approval.

6.2.4 The Authority may operate an overdraft facility or facilities as required provided that the overdrawn balance must not exceed $100,000 or the amount set out in the annual business plan, whichever is the greater, without the prior approval of two-thirds of the Constituent Councils.

6.3 *Audit*

6.3.1 The Authority shall appoint an auditor in accordance with the *Local Government (Financial Management) Regulations 2011*, on terms and conditions set by the Board.

6.4 *Strategic Plan*

The Authority shall:

6.4.1 prepare a five-year Strategic Plan linking the core business activities of the Authority to strategic, operational and organisational requirements with supporting financial projections setting out the estimates of revenue and expenditure as necessary for the period; and

6.4.2 review the Strategic Plan annually; and

6.4.3 consult with the Constituent Councils prior to adopting or amending the Strategic Plan.

6.5 *Annual Business Plan and Budget*

6.5.1 The Authority shall, after 31 May but before the end of June in each financial year, prepare and adopt an annual business plan and Budget for the ensuing financial year in accordance with the Act.

6.5.2 The draft annual business plan and the draft Budget must be referred to the Constituent Councils with sufficient time to receive any comments from the Councils for consideration by the Board at the time it is considered by the Board for adoption.

6.5.3 For the purposes of subclause 6.5.2, a Constituent Council may comment in writing to the Chief Executive Officer on the draft annual business plan and draft Budget but may only do so at least five business days before the Board meeting at which it will be considered

6.5.4 The Authority must provide a copy of its annual business plan and Budget to the Constituent Councils within five business days after adoption by the Board.

6.5.5 Reports summarising the financial position and performance of the Authority against the annual business plan and the Budget shall be prepared and presented to the Board every three calendar months and copies provided to the Constituent Councils within five days of the Board meeting to which they have been presented.

6.6 *Reporting*

6.6.1 The Authority must submit to the Constituent Councils by 30 September in each year in respect of the immediately preceding financial year, a report on the work and operations of the Authority detailing achievement of the aims and objectives of its Business Plan and incorporating the audited Financial Statements of the Authority and any other information or reports required by the Constituent Councils.

6.6.2 The Board shall present a balance sheet and full financial report to the Constituent Councils at the end of each financial year.

7. MISCELLANEOUS

7.1 *Equitable Interest*

7.1.1 Subject to subclause 7.1.2 the equitable interest of the Constituent Councils in the Authority is agreed as follows:

7.1.1.1 City of Holdfast Bay: 15%.

7.1.1.2 City of Marion: 30%.

7.1.1.3 City of Onkaparinga: 55%.

7.1.2 The equitable interests of the Constituent Councils in the Authority as set out at subclause 7.1.1 may be varied by agreement of the Constituent Councils and will be varied where a new Constituent Council or Councils is admitted to or and existing Constituent Council withdraws from the Authority pursuant to Clause 3.1.

7.2 *Insurance Requirements*

7.2.1 The Authority shall register with the Local Government Mutual Liability Scheme and comply with the Rules of that Scheme.

7.2.2 The Authority shall advise Local Government Risk Management Services of its insurance requirements relating to Local Government Special Risks including buildings, structures, vehicles and equipment under the management, care and control of the Authority.

7.2.3 The Authority must register with the Local Government Workers Compensation Scheme and comply with the Rules of that Scheme.

7.3 *Winding Up and Statutory Guarantee*

7.3.1 On winding up of the Authority, the surplus assets or liabilities of the Authority, as the case may be, shall be distributed between or becomes the responsibility of the Constituent Councils in the same proportion as their equitable interest in the Authority in accordance with subclause 7.1.

7.3.2 If there are insufficient funds to pay all expenses due by the Authority on winding up (or at any other time there are unfunded liabilities which the Authority cannot meet), the Constituent Councils must financially contribute in proportion to their equity share for the purpose of satisfying their statutory guarantee of the liabilities of the Authority.

7.4 *Common Seal*

7.4.1 The Authority will have a common seal, which may be affixed to documents requiring execution under seal and where affixed must be witnessed by two Board Members or where authority has been conferred by instrument executed under the common seal of the Authority, by the Chair of the Board and the Chief Executive Officer.

7.4.2 The common seal must not be affixed to a document except to give effect to a resolution of the Board.

7.4.3 The Chief Executive Officer must maintain a register which records the resolutions of the Board giving authority to affix the common seal and details of the documents to which the common seal has been affixed with the particulars of persons who witnessed the fixing of the seal and the date that the seal was affixed.

8. DISPUTE RESOLUTION

8.1 About this Clause:

8.1.1 The procedure in this Clause must be applied to any dispute that arises between the Authority and a Constituent Council concerning the affairs of the Authority, or between Constituent Councils concerning the affairs of the Authority, including as to the meaning or effect of this Charter.

8.1.2 The Authority and a Constituent Council must continue to observe and perform this Charter despite the dispute.

8.1.3 This Clause does not prejudice the right of a party:

8.1.3.1 to require the continuing observance and performance of this Charter by all parties; or

8.1.3.2 to institute proceedings to enforce payment due under this Charter or to seek injunctive relief to prevent immediate and irreparable harm.

8.1.4 Subject to this Clause, a dispute must not be the subject of legal proceedings between any of the parties in dispute. If legal proceedings are initiated or continued in breach of this provision, a party to the dispute is entitled to apply for and be granted an order of the court adjourning those proceedings pending completion of the procedure set out in this Clause.

8.2 **Dispute Resolution Process**

8.2.1 The Constituent Councils and the Authority agree to work together in good faith to resolve any matter requiring their direction or resolution.

8.2.2 A party to the dispute must promptly notify each other party to the dispute:

8.2.2.1 of the nature of the dispute, giving reasonable details; and

8.2.2.2 what action (if any) the party giving notice thinks will resolve the dispute; but a failure to give such notice does not entitle any other party to damages.

8.2.3 Upon receipt of a notice under subclause 8.2.2, the parties to a dispute may agree to refer the dispute for mediation by a mediator agreed by the parties or, if no agreement can be reached, a mediator nominated by the then President of the of the South Australian Bar Association (or equivalent officer of any successor organisation). The cost of any mediation are to be borne by the parties to the dispute in equal shares.

8.2.4 Where the parties are unable to resolve a matter (including by way of any mediation process) within ninety (90) days of the matter being presented to them, the matter will be referred for arbitration in accordance with this Clause 8.2.

8.2.5 There must be only one arbitrator who must be a natural person agreed by the parties or, if they cannot agree within fourteen business days, an arbitrator nominated by the then Chairperson of the Resolution Institute.

8.2.6 The role of the arbitrator is to resolve the dispute and make decisions binding on the parties; The arbitration must take place in a location in Adelaide determined by the arbitrator.

8.2.7 A party must cooperate in arranging and expediting arbitration.

8.2.8 A party must send to the arbitration a senior manager with authority to resolve the dispute.

8.2.9 The parties may provide evidence and given written and verbal submissions to the arbitrator within the time set by the arbitrator.

8.2.10 The arbitrator must:

8.2.10.1 consider the evidence and submissions, decide the dispute; and

8.2.10.2 give written reasons to each party.

8.2.11 Subject to this Clause, the arbitration must take place in accordance with the provisions of the *Commercial Arbitration Act 2011* or subject to this Clause, the arbitrator must fix the rules of arbitration.

8.2.12 The costs and expenses of the arbitrator and of each party must be borne as the arbitrator decides.

9. CIRCUMSTANCES NOT PROVIDED FOR

If any circumstances arise about which this Charter is silent, incapable of taking effect or being implemented according to its strict provisions, the Board has the power to consider the circumstance and determine the action to be taken.

Dated: 6 June 2024

CHRIS ADAMS
Chief Executive Officer

12.10 Code of Practice - Procedures at Meetings	
Report Reference	GC241022R12.10
Originating Officer	Unit Manager Governance and Council Support – Victoria Moritz
Corporate Manager	Manager Office of the Chief Executive - Kate McKenzie
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

The purpose of this report is for Council to review and adopt the proposed *Code of Practice – Procedures at Meetings* (Attachment 1).

EXECUTIVE SUMMARY

Section 86(8) of the *Local Government Act 1999* (The Act), prescribes the procedures at meetings at a high level. Section 86(8) states:

Subject to this Act, the procedures to be observed at a meeting of a Council will be:

a) as prescribed by regulation;
b) insofar as the procedure is not prescribed by regulation, as determined by the Council.

The relevant regulations are the *Local Government (Procedures at Meetings) Regulations 2013* (the Regulations). If Council determines to establish its own practices in certain matters, Council must prepare a Code of Practice or Policy.

Pursuant to Section 6(1) of the Regulations, if Council establishes its own procedures it must be supported by resolution of ***(at least two-thirds of the members of the whole Council as a whole (9 members when rounding up to a whole number).***

The current *Code of Practice, Procedures at Meetings* was last reviewed and adopted by Council on 14 March 2023. Following the recent mid-term refresher training for Council Members at the Forum on 1 October 2024 it is timely for council to review and consider and amendments to the procedures.

RECOMMENDATION

That Council:

1. **Adopts the amended 'Code of Practice – Procedures at Meetings' provided at Attachment 1 to this report, subject to the inclusion of the following changes:**
    -

DISCUSSION

The Regulations allow for a Council to adopt a Code of Practice or Policy to very procedures at meetings. The common practice is to adopt a Code of Practice as it can be a useful document that provides greater clarity (to both Council Members and the public) in relation to the procedures used at General Council and Council Committee meetings. This allows Council to have a degree of flexibility in meeting procedures.

Section 4 of the Regulations provides guiding principles that should be applied with respect to the procedures to be observed at formal meetings as follows:

- Procedures should be fair and contribute to open, transparent and informed decision making;
- Procedures should encourage appropriate community participation in the affairs of the council;
- Procedures should reflect levels of formality appropriate to the nature and scope of responsibilities exercised at the meeting;
- Procedures should be sufficiently certain to give the community and decision makers confidence in the deliberations undertaken at the meeting.

This Code has been reviewed and updated with Council Member feedback received following the mid-term refresher training provided at the Forum on 1 October. Key points for noting include:

- Council Member Communications – Allowing Council Members to speak once per month (noting that if there are two General Council Meetings in a month, the Verbal Communication reports will be heard at the second meeting of the month.

Should Council endorse the revised Code, all Council Members will be provided with a copy of the document, which will also be published on Council's website to enable public access.

The regulations require that the Code of Practice be reviewed on an annual basis, hence the next review will occur during 2025.

ATTACHMENTS

1. Council Member Code of Practice Procedures at Council Meetings 22 Oct 24 [**12.10.1** - 23 pages]

Council Member Code of Practice – Procedures at Council Meetings

CITY OF MARION

Table of Contents

RATIONALE 2
POLICY STATEMENT 2
OBJECTIVES 2
Guiding Principles 2
1. City of Marion General Procedures 3
1.1 Council Meeting Close Time 3
1.2 Publication of Council Agenda 3
1.3 Late Items (Reports) 3
1.4 Council Member Verbal Communications 3
1.5 Council Committee Reporting Obligations 3
1.6 Moving Items "En Bloc" 3
1.7 Confidential Items (Section 90 (2) Local Government Act 1999 3
2. Commencement of Meetings and Quorums 4
3. Minutes 4
4. Questions 7
5. Petitions 8
6. Deputation 8
7. Motions 9
8. Amendments to Motions 11
9. Variations etc 12
10. Addresses by Members etc 12
11. Voting 13
12. Divisions 13
13. Tabling of Information 14
14. Adjourned Business 14
15. Short-term Suspension of Proceedings 14
16. Points of Order 15
17. Interruption of Meetings by Members 16
18. Interruption of Meetings by Others 17
19. Disruptive Behaviour by Members of the Public 17
20. Dealing with Member of the Public Disruptive Behaviour 18
21. Ability to Conduct Committee Meetings Electronically 19
DEFINITIONS 21
REFERENCES 22
REVIEW AND EVALUATION 22

Council Member Code of Practice – Procedures at Council Meetings

CITY OF MARION

RATIONALE

The role of a council is to manage its local area by acting as an informed representative and responsible decision-maker in the best interests of its community. Council can only make decisions and act through a majority vote of the Council (or Committee). The effectiveness of Council Meetings directly contributes towards accountability to the community.

Council meeting procedures are largely determined by the *Local Government (Procedures at Meetings) Regulations 2013* (the Regulations). In addition to the requirements of the Regulations, this Code of Practice identifies a number of discretionary procedures adopted by Council for Council meetings.

POLICY STATEMENT

Procedures at Council meetings are regulated by the *Local Government (Procedures at Meetings) Regulations 2013*. In accordance with these Regulations, Council is able to set discretionary procedures pursuant to Regulation 6. This Code of Practice is made pursuant to this Regulation and has been passed by a two thirds majority of Council Members.

The provisions set out in this Code of Practice reflect the provisions of the Regulations (including numbering) except where Council has utilised its discretionary powers. Regulations that have been varied by Council under these powers are highlighted in **bold** in this document.

OBJECTIVES

Guiding Principles

Council's approach to the conduct of its meetings adopts the ***Guiding Principles*** contained within the *Local Government (Procedures at Meetings) Regulations 2013* which state:

- Procedures should be fair and contribute to open, transparent and informed decision making;
- Procedures should encourage appropriate community participation in the affairs of the council;
- Procedures should reflect levels of formality appropriate to the nature and scope of responsibilities exercised at the meeting;
- Procedures should be sufficiently certain to give the community and decision- makers confidence in the deliberations undertaken at the meeting.

Council Member Code of Practice – Procedures at Council Meetings

CITY OF MARION

PROCEDURES AT COUNCIL MEETINGS

1. City of Marion General Procedures

1.1 Council Meeting Close Time

Where Council meetings continue to 9.30pm, unless there is a specific motion adopted at the meeting to continue beyond this time, the meeting will cease with remaining items to be rescheduled to appropriate date and time..

1.2 Publication of Council Agenda

Council meeting Agendas will be uploaded to Council's website at least three clear days before the meeting and a copy can be requested (on a payment of a fee 'if any) fixed by the council).

1.3 Late Items (Reports)

Late items (reports) listed on a circulated Agenda will be emailed and/or delivered to members prior to the scheduled meeting. Late reports will only occur where information has not been provided in time for the delivery of the Agenda and where an urgent Council decision is required.

1.4 Council Member Verbal Communications

~~Council 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).~~
A Council Member has the right to speak for up to two minutes at one General Council meeting per month (with the exception of Caretaker). If there are two General Council meetings scheduled to be held in one month, the Verbal Communications reports will be heard at the second meeting of the month.

1.5 Council Committee Reporting Obligations

Council Committees will report to Council in the form of the minutes from each committee meeting. The minutes will be received and noted. Any matters discussed by the Committee where a Council resolution is required is to be considered as separate resolutions to the receiving and noting of the Committee minutes.

1.6 Moving Items "En Bloc"

Items listed on the Agenda for Council consideration may be "moved en bloc".

1.7 Confidential Items (Section 90(2) *Local Government Act 1999*)

Any item that has been identified as potentially confidential may include a report from the CEO that identifies the reason why the report should be discussed with the exclusion of

the public. Any recommendation to consider an item in confidence will be presented to Council or Committee in accordance with the requirements under the Act.

The Council or Committee will consider the recommendation of the CEO and determine whether the matter will be considered in confidence. This section should be read in conjunction with Council's Code of Practice – Access to Council and Committee Meeting Documents, which outlines how Council or Committee may apply the confidential provisions of the Act and restrict public access to the specific matter under consideration (and any associated documents).

A motion to move into confidence will not be considered a procedural motion and debate may occur on the motion to allow for sufficient consideration and a determination to be made which satisfies the clauses of the Act.

2. Commencement of Meetings and Quorums

Regulation 7

A meeting will commence as soon after the time specified in the notice of meeting as a quorum is present.

2.1 If the number of apologies received by the Chief Executive Officer indicates that a quorum will not be present at a meeting, the Chief Executive Officer may adjourn the meeting to a specified day and time.

2.2 If at the expiration of 30 minutes from the time specified in the notice of meeting as the time of commencement a quorum is not present, the presiding member or, in the absence of a presiding member, the Chief Executive Officer, will adjourn the meeting to a specified day and time.

2.3 If a meeting is adjourned for want of a quorum, the Chief Executive Officer will record in the minute book the reason for the adjournment, the names of any members present, and the date and time to which the meeting is adjourned.

2.4 council members who are suspended from office and those granted a leave of absence under section 55A are not to be counted in the total number of members of the council when calculating the prescribed number of council members that constitutes a quorum.

2.5 If a meeting is adjourned to another day, the Chief Executive Officer must-

(a) give notice of the adjourned meeting to each member setting out the date, time and place of the meeting; and

(b) give notice of the adjourned meeting to the public by causing a notice setting out the date, time and place of the meeting to be placed on display at the principal office of the council.

3. Minutes

Regulation 8

3.1 The minutes of the proceedings at a meeting must be submitted for confirmation at the next meeting or, if that is omitted, at a subsequent meeting.

Council Member Code of Practice – Procedures at Council Meetings

CITY OF MARION

3.2 No discussion on the minutes may occur before confirmation, except as to the accuracy of the minutes as a record of proceedings.

3.3 On the confirmation of the minutes, the presiding member will-

(a) initial each page of the minutes, which pages are to be consecutively numbered; and

(b) place his or her signature and the date of confirmation at the foot of the last page of the minutes.

3.4 The minutes of the proceedings of a meeting must include-

(a) The names of the members present at the meeting; and

(ab) The name of any member who is not present because the member is suspended or taken to have been granted leave of absence from the office of member of the council; and

(b) in relation to each member present -

i. the time at which the person entered or left the meeting; and

ii. unless the person is present for the whole meeting, the point in the proceedings at which the person entered or left the meeting; and

iii. if, during the meeting, the member is excluded under section 86(6b) of the Act (Council member behaviour), a statement that the member was excluded and the period for which the member was excluded; and

(c) each motion or amendment, and the names of the mover and seconder; and

(d) any variation, alteration or withdrawal of a motion or amendment; and

(e) whether a motion or amendment is carried or lost; and

(f) any disclosure of interest made by a member; and

(g) an account of any personal explanation given by a member; and

(h) details of the making of an order under subsection (2) of section 90 of the Act (*see* subsection (7) of that section); and

(i) a note of the making of an order under subsection (7) of section 91 of the Act in accordance with the requirements of subsection (9) of that section; and

(j) details of any adjournment of business; and

(k) a record of any request for documents to be tabled at the meeting; and

(l) a record of any documents tabled at the meeting; and

(m) a description of any oral briefing given to the meeting on a matter of council business; and

(n) any other matter required to be included in the minutes by or under the Act or any regulation including:

i. a question on notice asked by a Council Member of which seven clear days notice has been given together with the reply provided (refer also to Clause 4.2(b) of this Code of Practice).

ii. if resolved by Council Members present at the meeting at which the question is asked, details of a question without notice together with the reply provided (refer also to Clause 4.5 of this Code of Practice).

iii. In the event that a division is called by a member, the names of members who voted in the affirmative and the names of the members who voted in the negative (in addition to the result of the vote) (refer also to Clause 12.4 of this Code of Practice)

3.5 The minutes of relevant Council meetings will also include:

(a) **Council Member communication reports to the following extent:**

i. **The Mayor's, Deputy Mayor's and Council Member reports (only the subject matter) where those reports have been provided in writing to the minute taker by 12 noon on the Wednesday next following the meeting.**

ii. **Types of activities to be included in reports are those attended by Council Members in their Representative or Civic capacity only. Examples include:**

- **Civic activities (e.g. citizenship ceremonies)**
- **Meetings with external bodies attended as Council Liaison**
- **Meetings with residents**
- **Training sessions attended**

Attendance at Council meetings will not be recorded. Attendance at Development Assessment Panel or Committee meetings will be recorded.

(b) **The name of a person or persons (representor) making a deputation. However, the details of the content of the deputation will not be included (refer also to Clause 6.9 of this Code of Practice).**

3.6 Minutes will be forwarded by email to Council Members to confirm accuracy and then placed on Council's website by 5.00pm on the Friday next following the meeting, or at the latest, within five days after the meeting.

3.7 The minutes of the meetings will not include:

(a) **Apologies received from Council Members**

(b)

(c) **Voting Patterns other than Divisions or as required by legislation**

4. Questions

Regulation 9

4.1 A member may ask a question on notice by giving the Chief Executive Officer written notice of the question at least seven clear days before the date of the meeting at which the question is to be asked.

4.2 If notice of a question is given under Clause 4.1:

(a) the Chief Executive Officer must ensure that the question and answer is placed on the agenda for the meeting at which the question is to be asked; and

(b) the question and the reply must be entered in the minutes of the relevant meeting (refer also to Clause 3.4(n)(i) of this Code of Practice).

4.3 In relation to Questions with Notice, all questions and answers will be included in the agenda papers and the minutes therefore will not be read out at the relevant meeting.

4.4 A member may ask a question without notice at a meeting.

4.5 Members are able to ask a maximum of three Questions without Notice at a Council meeting except with the consent of the meeting or at the discretion of the Presiding Member (i.e. if the question is arising out of natural debate of the meeting or arising out of information provided at the meeting, the Presiding Member may consider allowing it).

4.6 The presiding member may allow the reply to a question without notice to be given at the next meeting.

4.7 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.

4.8 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(refer also to Clause 3.4(n)(ii) of this Code of Practice).

4.9 The presiding member may rule that a question with or without notice not be answered if the presiding member considers that the question is vague, irrelevant, insulting, improper or could have been asked prior to the meeting to seek further information or clarification.

Council Member Code of Practice – Procedures at Council Meetings

4.10 Questions may be asked prior to the moving of a motion or during a debate on a motion for clarification purposes only. Such questions are not considered "questions without notice" as described in Clauses 4.4, 4.5, 4.7 and 4.8 of this Code of Practice.

4.11 In asking a clarification question a member will not be considered to be speaking to the motion.

4.12 Council Members may not express an opinion when seeking clarification but can provide factual / contextual background at the discretion of the Chair.

4.13 A maximum of two clarification points may be asked by individual members in relation to each motion except with the consent of the presiding member.

Members are encouraged to seek answers to questions prior to the Council meeting.

5 Petitions

Regulation 1

5.1 A petition to the council must-

(a) be legibly written or typed or printed; and

(b) clearly set out the request or submission of the petitioners; and include the name and address of each person who signed or endorsed the petition.

(c) be addressed to the council and delivered to the principal office of the council.

5.2 If a petition is received as detailed in 5.1, the Chief Executive Officer must ensure that the petition or a statement as to the nature of the request or submission and the number of signatures is placed on the agenda for the next ordinary meeting of the council.

5.3 Where further investigation is required on issues raised in a petition, the petition will be provided to the next meeting of Council from receipt of the petition to note the petition and a report providing further detail will be provided to Council once investigations have been completed.

5.4 On initial receipt of the petition, a summary and the first page only will be provided to Council. When the matter is considered the entire petition will be attached to the report.

Council Member Code of Practice – Procedures at Council Meetings

CITY OF MARION

Regulation 11

6 Deputation

6.1 A person or persons wishing to appear as a deputation at a meeting must deliver (to the principal office of the council) a written request to the council.

6.2 The Chief Executive Officer must transmit a request received as detailed in Section 6.1 to the presiding member.

6.3 The presiding member may refuse to allow the deputation to appear at a meeting.

6.4 The Chief Executive Officer must take reasonable steps to ensure that the person or persons who requested a deputation are informed of the outcome of the request.

6.5 If the presiding member refuses to allow a deputation to appear at a meeting, the presiding member must report the decision to the next meeting of the council.

6.6 The council may resolve to allow a deputation to appear despite a contrary ruling by the presiding member.

6.7 A council may refer the hearing of a deputation to a council committee.

6.8 A deputation must not exceed five minutes except with the consent of the meeting.

6.9 The name of the representor will be recorded in the minutes of a Council meeting however, the details of the content of the deputation will not be included (refer also to Clause 3.5(b) of this Code of Practice).

7 Motions

Regulation 12

7.1 A member may bring forward any business in the form of a written notice of motion.

7.2 The notice of motion must be given to the Chief Executive Officer at least seven clear days before the date of the meeting at which the motion is to be moved.

7.3 A motion the effect of which, if carried, would be to revoke or amend a resolution passed since the last periodic election of the council must be brought by written notice of motion.

7.4 If a motion as detailed in Clause 7.3 is lost, a motion to the same effect cannot be brought-

(a) until after the expiration of 12 months; or

(b) until after the next periodic election, whichever is the sooner.

7.5 Where a notice of motion has been given by a member who is not present at the meeting the notice of motion may be moved by any other member present at the meeting.

7.6 Subject to the Act and these regulations, a member may also bring forward any business byway of a motion without notice.

Council Member Code of Practice – Procedures at Council Meetings

CITY OF MARION

7.7 The presiding member may refuse to accept a motion without notice if, after taking into account the Guiding Principles, he or she considers that the motion should be dealt with by way of a written notice of motion.

7.8 The presiding member may refuse to accept a motion if the subject matter is, in his or her opinion, beyond the power of the council.

7.9 A motion without notice may not be accepted, where in the opinion of the presiding member, the motion relates to a significant issue or substantive information is required in order to make an informed decision on the motion (Refer Clause 7.8 above). Such issues should be provided as written notices of motion.

7.10 A motion will lapse if it is not seconded at the appropriate time.

7.11 **A member moving or seconding a motion will speak to the motion at the time of moving or seconding the motion for no longer than two minutes (clause 10.1). If further time is required, it will be considered by the presiding member and granted at their discretion to a total maximum of five minutes.**

7.12 If the motion is seconded, the common practice of the meeting will be to put the motion without further debate/discussion unless there is a speaker against the motion.

7.13 The common practice of the meeting will be to alternate speakers for and against the motion until the debate is complete.

7.14 At the conclusion of the debate, if a member who has not already spoken wishes to raise a new matter that has not been covered in previous debate/discussion or a matter considered of high importance, they may be permitted to speak for a maximum of two minutes at the discretion of the presiding member.

7.15 A member may only speak once to a motion except –

(a) To provide an explanation in regard to a material part of his or her speech, but not so asto introduce any new matter; or

(b) with leave of the meeting; or

(c) as the mover in reply.

(d) for the mover who may exercise a right to speak in closing the debate.

for no longer than two minutes (Clause 10.1). The period of speaking may be extended with the consent of the presiding member.

7.16 In exercising the right of reply (Clause 7.16) the mover must confine the remarks to responding to the issues raised in the debate and not introduce new material.

7.17 A member who has spoken to a motion may not at a later stage of the debate move or

second an amendment to the motion.

7.18 A member who has not spoken in the debate on a question may move a formal motion.

7.19 A formal motion must be in the form of a motion set out in 7.17 (and no other formal motion to a different effect will be recognised).

7.20 If the formal motion is-

(a) that the meeting proceed to the next business, then the effect of the motion, if successful, is, in the case of an amendment, that the amendment lapses and the meeting proceeds with the consideration of the motion before the meeting without further reference to the amendment and, in the case of a motion, that the motion lapses and the meeting proceeds to the next item of business; or

(b) that the question be put, then the effect of the motion, if successful, is that debate is terminated and the question put to the vote by the presiding member without further debate; or

(c) that the question lie on the table, then the effect of the motion, if successful, is that the meeting immediately moves to the next item of business and the question can then only be retrieved at a later time by resolution (and, if so retrieved, debate is then resumed at the point of interruption); or

(d) that the question be adjourned, then the effect of the motion, if successful, is that the question is disposed of for the time being but debate can be resumed at the later time (at the point of interruption); or

(e) that the meeting be adjourned, then the effect of the motion, if successful, is that the meeting is brought to an end immediately without the consideration of further business.

7.21 If seconded, a formal motion takes precedence and will be put by the presiding member without discussion unless the motion is for an adjournment (in which case discussion may occur (but only occur) on the details for resumption).

7.22 A formal motion does not constitute an amendment to a substantive motion.

7.23 If a formal motion is lost-

(a) the meeting will be resumed at the point at which it was interrupted; and

(b) if the formal motion was put during debate (and not at the end of debate) on a question, then a similar formal motion (i.e., a motion to the same effect) cannot be put until at least one member has spoken on the question.

7.24 A formal motion for adjournment must include the reason for the adjournment and the details for resumption.

7.25 Any question that lies on the table as a result of a successful formal motion under 7.20 lapses at the next general election.

Council Member Code of Practice – Procedures at Council Meetings

7.26 The Chief Executive Officer must report on each question that lapses under 7.25 to the council at the first ordinary meeting of the council after the general election.

8 Amendments to Motions

Regulation 13

8.1 A member who has not spoken to a motion at an earlier stage of the debate may move or second an amendment to the motion.

8.2 An amendment must be relevant to the motion and so framed that it forms a sensible alternative proposal. It must not be a direct negation of the original motion.

8.3 An amendment will lapse if it is not seconded at the appropriate time.

8.4 A person who moves or seconds an amendment (and, if he or she chooses to do so, speaks to the amendment) will, in so doing, be taken to have spoken to the motion to which the amendment relates.

8.5 If an amendment is lost, only one further amendment may be moved to the original motion.

8.6 If an amendment is carried, only one further amendment may be moved to the original motion.

8.7 Amendments are to be provided to the minute taker in writing to ensure accuracy of recording.

8.8 Note a division cannot be called on an amendment as an amendment to a motion is an alteration to the wording of a motion – it is not a motion in its own right.

9 Variations etc.

Regulation 14

9.1 The mover of a motion or amendment may, with the consent of the seconder, request leave of the meeting to vary, alter or withdraw the motion or amendment.

9.2 The presiding member must immediately put the question for leave to be granted and no debate will be allowed on that question.

10 Addresses by Members etc.

Regulation 15

10.1 A member must not speak for longer than two minutes at any one time without leave of the meeting.

10.2 Members are to speak through the Chair of the meeting when speaking to a motion.

10.3 A member may, with leave of the meeting, raise a matter of urgency.

10.4 A member may, with leave of the meeting, make a personal explanation. The personal

explanation will be summarised and recorded in the minutes.

10.5 The subject matter of a personal explanation may not be debated.

10.6 The contribution of a member must be relevant to the subject matter of the debate.

10.7 Members will address other members as Councillor during council meetings.

10.8 Members may choose to sit or stand when addressing the Council meeting.

11 Voting

Regulation 16

11.1 The presiding member, or any other member, may ask the Chief Executive Officer to readout a motion before a vote is taken.

11.2 The presiding member will, in taking a vote, ask for the votes of those members in favour of the question and then for the votes of those members against the question (and may do so as often as is necessary to enable him or her to determine the result of the voting), and will then declare the outcome.

11.3 A person who is not in his or her seat is not permitted to vote unless extenuating circumstances exist, in which case the Council Member may be located elsewhere within the Chamber, but not in an area designated a public area.

11.4 For the purpose of clause 11.3 extenuating circumstances are;

- **infant or dependent care**
- **injury**
- **infirmity**

Regulation 17

12 Divisions

12.1 A division will be taken at the request of a member.

12.2 If a division is called for, it must be taken immediately and the previous decision of the presiding member as to whether the motion was carried or lost is set aside.

12.3 The division will be taken as follows-

(a) the members voting in the affirmative will, until the vote is recorded, stand in their places; and

(b) the members voting in the negative will, until the vote is recorded, sit in their seats; and

(c) the presiding member will count the number of votes and then declare the outcome.

12.4 The Chief Executive Officer will record in the minutes the names of members who voted in the affirmative and the names of the members who voted in the negative (in addition to the result of the vote).

12.5 Members wishing to vote in the affirmative but are unable (to stand) due to extenuating circumstances, may indicate their affirmative vote by raising a hand or by indicating in some other unambiguous manner.

12.6 Members voting in the negative, who are not currently in their seats due to extenuating circumstances may indicate their negative vote by raising a hand or by indicating in some other unambiguous manner.

12.7 A division cannot be called on an amendment to a motion as it is not a motion in its own right.

12.8 The Presiding Member will not accept a division called on a procedural motion (such as an adjournment, extension of time, confidential order).

13 Tabling of Information

Regulation 18

13.1 A member may require the Chief Executive Officer to table any documents of the council relating to a motion that is before a meeting (and the Chief Executive Officer must then table the documents within a reasonable time, or at a time determined by the presiding member after taking into account the wishes of the meeting, and if the member who has required the tabling indicates that he or she is unwilling to vote on the motion until the documents are tabled, then the matter must not be put to the vote until the documents are tabled).

13.2 The Chief Executive Officer may, in tabling a document, indicate that in his or her opinion consideration should be given to dealing with the document on a confidential basis under section 90 or 91 of the Act.

14 Adjourned Business

Regulation 19

14.1 If a formal motion for a substantive motion to be adjourned is carried-

(a) the adjournment may either be to a later hour of the same day, to another day, or to another place; and

(b) the debate will, on resumption, continue from the point at which it was adjourned.

14.2 If debate is interrupted for want of a quorum and the meeting is then adjourned, the debate will, on resumption, continue from the point at which it was interrupted.

14.3 **The Presiding Member can allow for new business to be dealt with prior to business**

adjourned from a previous meeting.

15 Short-term Suspension of Proceedings

Regulation 20

15.1 If the presiding member considers that the conduct of a meeting would benefit from suspending the operation of all or some of the provisions of this Division for a period of time in order to allow or facilitate informal discussions, the presiding member may, with the approval of at least two-thirds of the members present at the meeting, suspend the operation of this Division (or any part of this Division) for a period determined by the presiding member.

15.2 The Guiding Principles must be taken into account when considering whether to act in accordance with Clause 15.1.

15.3 If a suspension occurs in accordance with Clause 15.1

(a) a note of the suspension, including the reasons for and period of suspension, must be entered in the minutes; and

(b) the meeting may proceed provided that a quorum is maintained but, during the period of suspension-

(i) the provisions of the Act must continue to be observed; and

(ii) no act or discussion will have any status or significance under the provisions which have been suspended; and

(iii) no motion may be moved, seconded, amended or voted on, other than a motion that the period of suspension should be brought to an end; and

(c) the period of suspension should be limited to achieving the purpose for which it was declared; and

(d) the period of suspension will come to an end if-

(i) the presiding member determines that the period should be brought to an end; or

(ii) at least two-thirds of the members present at the meeting resolve that the period should be brought to an end.

Regulation 21

16 Chief Executive Officer may submit report recommending revocation or amendment of council decision

16.1 The Chief Executive Officer may submit a report to the council recommending the revocation or amendment of a resolution passed since the last general election of the council.

16.2 The Chief Executive Officer must ensure that the report is placed on the agenda for the meeting at which the report is to be considered.

Regulation 28

17 Points of Order

17.1 The presiding member may call to order a member who is in breach of the Act or these regulations.

17.2 A member may draw to the attention of the presiding member a breach of the Act or these regulations, and must state briefly the nature of the alleged breach.

17.3 A point of order takes precedence over all other business until determined.

17.4 The presiding member will rule on a point of order.

17.5 If an objection is taken to the ruling of the presiding member, a motion that the ruling not be agreed with must be moved immediately.

17.6 The presiding member is entitled to make a statement in support of the ruling before a motion under 17.5 is put.

17.7 A resolution under 17.5 binds the meeting and, if a ruling is not agreed with-

17.7.1 the ruling has no effect; and

17.7.1 the point of order is annulled.

Regulation 28A

18 Exclusion of member from meeting by presiding member

18.1 For the purposes of section 86(6b) of the Act, before giving a direction under that subsection, the presiding member must allow the member to make a personal explanation.

18.2 If a member is excluded from a meeting for a contravention of section 86(6a) of the Act, action cannot be taken under regulation 29 in respect of the contravention.

18.3 A member will not be taken to contravene section 86(6a) of the Act merely because the member is—

18.3.1 objecting to words used by a member who is speaking; or

18.3.2 calling attention to a point of order; or

18.3.3 calling attention to want of a quorum.

18.4 For the purposes of section 86(6e) of the Act, if a member the subject of a direction

excluding them from a meeting under section 86(6b) of the Act refuses to comply with the direction or enters the meeting in contravention of the direction, the remaining members at the meeting may, by resolution—

18.4.1 censure the member; or

18.4.2 suspend the member for a part, or for the remainder, of the meeting.

19 Interruption of Meetings by Members

Regulation 29

19.1 A member of a council must not, while at a meeting-

19.1.1 behave in an improper or disorderly manner; or

19.1.2 cause an interruption or interrupt another member who is speaking.

19.2 Clause 18.1(b) does not apply to a member who is-

19.2.1 objecting to words used by a member who is speaking; or

19.2.2 calling attention to a point of order; or

19.2.3 calling attention to want of a quorum.

19.3 If the presiding member considers that a member may have acted in contravention of Clause18.1, the member must be allowed to make a personal explanation.

19.4 Subject to complying with Clause 18.3, the relevant member must leave the meeting while the matter is considered by the meeting.

19.5 If the remaining members resolve that a contravention of Clause 18.1 has occurred, those

19.6 members may, by resolution-

18.5.1 censure the member; or

18.5.2 suspend the member for a part, or for the remainder, of the meeting.

19.7 A member who-

18.6.1 refuses to leave a meeting in contravention of Clause 18.4; or

18.6.2 enters a meeting in contravention of a suspension under Clause18.5, is guilty of an offence and the Maximum penalty is $1,250

20 Interruption of Meetings by Others

Maximum Penalty $500
Regulation 30

20.1 A member of the public who is present at a meeting of a council must not-

20.1.1 behave in a disorderly manner; or
20.1.2 cause an interruption.

21 Obstructing meetings

Maximum Penalty $1,250

Section 95 LG Act

21.1 A person who intentionally obstructs or hinders proceedings at a meeting of a council or council committee, or at a meeting of electors, is guilty of an offence.

22 Disruptive Behaviour by Members of the Public

22.1 Disruptive behaviour is to be assessed on a continuum. It amounts to more than strong emotions or opinions expressed during the course of discussion in a public forum and it is more than the expression of controversial and/or extreme points of view.

22.2 Generally, 'disruptive behaviour' is that which interferes with the business of the Council. The persistence, severity, and nature of the behaviour are key factors in determining the level of disruptiveness and the degree of tolerance with the perpetrator(s) of the disruptive behaviour and the nature of the action that Council will take to address the behaviour. Examples include (but are not necessarily limited to):

20.2.1. talking when others are speaking;

20.2.2. constant interjection, particularly when the Presiding Member or Council Members present at the Council Meeting are speaking, but also when Council staff, consultants or the public are addressing the Council Meeting;

20.2.3. refusal to accede to a Presiding Member's lawful and reasonable instructions, particularly when asked to desist from disruptive behaviour;

20.2.4. verbal badgering;

20.2.5. frequent interruptions (including of a non-verbal nature);

20.2.6. audible mobile phone use in a public forum;

20.2.7. swearing or using derogatory and demeaning language;

20.2.8. unreasonably monopolising public opportunities for discussion and refusal to give up the floor to allow other members of the public to ask questions;

20.2.9. stalking or intimidation;

20.2.10. verbal or physical threats or any other aggressive or threatening behaviour towards

20.2.11. either Council Members, Council staff or other members of the public;

20.2.12. erratic, or otherwise odd or unusual behaviour;

20.2.13. excessive noise-making;

20.2.14. appearing to be under the influence of intoxicating alcohol or drug use; and

20.2.15. physical aggression to other people or property.

22.3 Council notes that some of the above behaviours constitute a criminal offence, and Council will take appropriate action, as required, in such circumstances, including by calling the South Australia Police (SAPOL) and/or making a report to SAPOL.

23 Dealing with Member of the Public Disruptive Behaviours

23.1 Decisions about whether disruptive behaviour is occurring, and the appropriate action to take in the circumstances, will be made by the Presiding Member, in accordance with this Code of Practice.

23.2 If, in the view of the Presiding Member, the behaviour is considered to be disruptive, the person (or persons) will be directed to cease such behaviour immediately.

23.3 Should the behaviour continue, and is, in the view of the Presiding Member, disrupting the orderly conduct of Council business, the Council may adjourn the Council Meeting for a stated period of time. The details of the adjournment (including the reasons) must be included in the minutes.

23.4 During that adjournment the Presiding Member and the Chief Executive Officer (CEO) (or delegate) will discuss the appropriate management of the situation with the person (or persons) involved, advising them of their statutory obligations and requesting that they cease disrupting the Council Meeting. This stage will only occur if there is no risk to safety of the Presiding Member or CEO. If the risk is determined to be unacceptable, the Presiding Member will progress to the steps in 22.5. The Council Members will not engage with the person (or persons) involved during this time but, rather, will remove themselves from the situation while the Presiding Member and the CEO discuss the matter with the disruptive person(s).

23.5 If, after resuming the Council Meeting, the disruptive behaviour continues, the Presiding Member may take one or more of the following actions:

21.5.1. Request the assistance of a member of SAPOL to attend the Council Meeting and remove the offending person(s) pursuant to Section 18A(2) of the Summary Offences Act 1953, and/or any other relevant legislative provision, and, in conjunction with the CEO seek to have the person(s) prosecuted for a breach of Section 18A(1) of the Summary Offences Act 1953, and/or any other relevant legislative provision that may have been breached in the circumstances.

21.5.2. In the event that a member of SAPOL is not immediately available to attend, the Council Meeting will remain adjourned until such time as a member of SAPOL can attend, or after a reasonable period of time has elapsed (as determined by the Presiding Member), the Council Meeting will be adjourned to a time and date to be fixed.

21.5.3. As soon as practicable following the Council Meeting (that has either naturally concluded or has been adjourned in accordance with 21.3), if a member of SAPOL has been unable to attend, the Presiding Member, in conjunction with the CEO, will arrange for a comprehensive report to be made to SAPOL regarding the behaviour exhibited and setting out the identity of the person(s) (if known).

21.5.4. The Council will also consider any other legal avenues that may be open to it, including making application for an intervention order to restrict a person's access to Council land and/or Council meetings as may be appropriate.

23.6 In all cases, the Council will, upon the outcome of any successful prosecution or other civil action, seek to recover from the offending person or persons, its full indemnity costs in pursuing the matter.

23.7 Upon the outcome of any successful prosecution as part of the sentencing process, the Council will in all cases:

21.7.1. make application to the Court for an order restraining the offending person(s) from attending at any Council Meeting for a period of no less than six calendar months; and

21.7.2. make submissions to the Court that a criminal conviction be recorded against the offending person(s).

23.8 Nothing in this Policy prevents a Council Member, Council employee or member of the public from making their own report in relation to disruptive behaviours to the appropriate public authority, and taking any lawful action they consider appropriate in the circumstances.

24 Ability to Conduct Committee Meetings Electronically

Section 90(7a)

24.1 Committee Meetings of Council established under Section 41 of the *Local Government Act 1999* may be held via telephone or other electronic means:

(a) When notice is given by the Presiding Member of the intent to hold the meeting electronically in the circumstance the meeting cannot be held in person. Notice must begiven at the time the agenda is made available or earlier;

(b) Due to individual circumstances where a Committee Member is unable to attend, they may after seeking approval from the Presiding Member and confirmed by the CEO join the meeting electronically;

(c) Whilst participating in a Committee Meeting in accordance with this clause a Committee

(d) Member shall be considered as being present at the meeting for all purposes.

25 Ability to Conduct Information or Briefing Sessions Electronically Attendance at Information or Briefing Sessions Electronically

25.1 Members of the Council or a Council Committee may participate in an information or briefing session by electronic means (an electronic information or briefing session).

25.2 A member of the Council or Council Committee participating in electronic information or briefing session is taken to be present at the information or briefing session provided that the member:

(a) can hear all other members present at the information or briefing session; and

(b) can be heard by all other members present at the information or briefing session.

26 Form of Participation by Electronic Means

Where:

(a) a Council or Committee member is to participate in an information or briefing session by electronic means; and

(b) the electronic means has the functionality to allow the member to participate in electronic information or briefing session by being heard but not seen or by being both seen and heard; and

(c) the electronic means of the Council has the functionality to allow the council member to be heard but not seen or to be both seen and heard, the member must participate by being both seen and heard.

27 Public Access to Electronic Information or Briefing Session

Council will make available to the public a live stream of any electronic information or briefing session which must be conducted in a place open to the public so that members of the public can hear the discussions between all persons participating in the information or briefing session.

The live stream will be published on a website determined by the chief executive officer, provided that this requirement will not apply to any part of the electronic information or briefing session that has been closed to the public. Definitions electronic means includes a telephone, computer or other electronic device used for communication.

DEFINITIONS

In these procedures, unless the contrary intention appears-

Council Member Code of Practice – Procedures at Council Meetings

CITY OF MARION

Term	*Definition*
Act	means the *Local Government Act 1999*;
clear days	means days, inclusive of Saturdays, Sundays and public holidays, which do not include: - the day on which the notice is given - the day on which the meeting occurs
deputation	means a person or group of persons who wish to appear personally before a councilor council committee in order to address the council or committee (as the case may be) on a particular matter
electronic	means includes a telephone, computer or other electronic device used for communication
formal motion	means a motion- (a) that the meeting proceed to the next business; or (b) that the question be put; or (c) that the question lie on the table; or (d) that the question be adjourned; or (e) that the meeting be adjourned; "**member**" means a member of the council or council committee (as the case may be);
point of order	means a point raised to draw attention to an alleged breach of the Act, Regulations or this Code of Practice in relation to the proceedings of a meeting
presiding member	means the person who is the presiding member of a council or council committee (as the case may be) and includes any person who is presiding/chairing at a particular meeting
written notice	means legibly hand-written or typed in either hard copy or email form

REFERENCES

Local Government Act 1999

Local Government (Procedures at Meetings) Regulations 2013

REVIEW AND EVALUATION

Review 2023/24

13 Corporate Reports for Information/Noting

13.1 Walking & Cycling Guidelines and Plan - Interim Update	
Report Reference	GC241022R13.1
Originating Officer	Transport Engineer – Sara Hurditch
Corporate Manager	Manager Engineering, Assets and Environment - Mathew Allen
General Manager	General Manager City Services - Angela Allison

REPORT OBJECTIVE

To provide Council an interim update on the Walking and Cycling Guidelines and Plan.

EXECUTIVE SUMMARY

The Walking and Cycling Guidelines and 4 Year Plan were released for public consultation between Wednesday 7th of August and Friday 30th of August.

At the General Council meeting of 25th June 2024, Council resolved to support staff to present the Consultation Summary Report to the 22nd of October 2024 General Council Meeting.

The Consultation Summary Report has not been finalised as additional time is required to assess the community feedback received through the Survey and Interactive Map feature. Staff have highlighted the need to cross-reference and analyse the design content in the Guidelines with the Department for Infrastructure and Transport's Active Travel Design Guidelines, published in September 2024.

RECOMMENDATION

That Council:

1. **Notes a report will be presented to the General Council Meeting on the 26th of November 2024 seeking endorsement of The Walking and Cycling Guidelines and the 4 Year Plan.**

13.2 Finance Report - September 2024	
Report Reference	GC241022R13.2
Originating Officer	Assistant Financial Accountant – Kaedan O'Neill
Corporate Manager	Chief Financial Officer – Ray Barnwell
General Manager	General Manager Corporate Services – Tony Lines

REPORT OBJECTIVE

This report provides Council with information relating to the management of financial resources under its control as of September 2024. This report is one of a series of reports designed to assist Council in achieving and maintaining a financially sustainable position. Other reports assisting in this process include the Quarterly Budget Reviews and the Long-Term Financial Plan.

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

- Council has agreed to proceed with the project and approved a Prudential Report under Section 48 of the *Local Government Act* 1999.
- The Whole-of-Life Cost is greater than $5.4 million dollars (including grant assisted projects).

RECOMMENDATION

That Council:

1. **Notes the report.**

DISCUSSION

This report is presented on a regular basis to provide Council Members with key financial information to assist in monitoring Council's financial performance against budget.

ATTACHMENTS

1. Attachment 1 - Funding Statement - Actual versus Budget_Sept 24 [**13.2.1** - 3 pages]
2. Attachment 2 - Capital Works_Sept 24 [**13.2.2** - 8 pages]
3. Attachment 3 - Sundry Debtors and Rates_Sept 24 [**13.2.3** - 2 pages]

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APPENDIX 1

Funding Statement – Actual versus Budget

The Funding Statement provides a view of Council's financial performance against the approved budget and is consistent with the information provided at budget reviews. It provides a review against all of the elements contained within the Statement of Comprehensive Income and the Statement of Financial Position that are adopted as part of the Annual Budget Report. It details Council's:

Statement of Comprehensive Income -

The operating result is recognised as one of Council's key financial indicators. The budget framework includes a commitment to its ongoing Financial Sustainability maintaining an Operating Surplus Ratio of between 0% and 10%, on average over each five-year period, which for 2024-2025 means a targeted operating surplus of between $0 and $11.353M.

Comment: Council currently has a net operating surplus result of $6.989M before capital revenues, against a year to date forecast operating surplus budget of $8.164M. The 2024-2025 annual budget forecasts a net cash surplus of $49,000. This position is detailed in the attached Funding Statement and variation notes.

Capital Budget - $34.802M

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

Comment: The actual to budget position reveals that the Capital Renewal Budget is on track to be spent.

Loans -

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

Comment: $9.500M of new borrowings and $0.657M of principal repayment are budgeted for 2024-2025, meaning that the overall loan liability balance is forecast to increase by $8.843M to $10.601M by 30 June 2025. To date this loan has not been required.

Cash will be utilised to fund expenditure within the context of Treasury Management to ensure loans are not drawn down where temporary cash holdings are available.

Reserves & Cash -

Various fund movements such as surplus budget review results, unspent grants and carryover projects at year end are reflected as transfers to reserves, whilst utilisation of reserve funds are recognised as transfers from reserves.

Comment: Council's adopted budget for 2024-2025 includes Transfer to Reserves of $0.090M and Transfers from Reserves of $2.563M, after accounting for amounts quarantined for specific projects or works, the below funds are available for use for the following purposes:

Asset Sustainability Reserve (ASR)	$2.574M
Open Space Reserve	$2.132M
Total	**$4.706M**

The net budgeted transfer from reserves for 2024-2025 is $2.473M.

The 2024-2025 annual budget forecasts a net cash surplus of $0.049M.

Funding Statement
as at 30 September 2024

Original Adopted Budget $'000		YTD Actual $'000	YTD Budget $'000	YTD Variance $'000		Annual Budget $'000	Note
	Operating Revenue						
94,823	**Rates**	23,481	23,515	(34)	U	94,823	
2,738	**Statutory Charges**	565	548	17	F	2,738	
4,164	**User Charges**	689	664	24	F	4,164	
9,174	**Operating Grants & Subsidies**	4,639	4,367	272	F	9,174	A
300	**Investment Income**	78	79	(1)	U	300	
1,020	**Reimbursements**	151	115	36	F	1,020	
668	**Other Revenues**	155	188	(33)	U	668	
645	**Net gain - Equity Accounted Investments**	-	-	-	-	645	
113,533		**29,758**	**29,476**	**281**	**F**	**113,533**	
	Operating Expenses						
46,610	**Employee Costs**	11,337	10,872	(465)	U	46,610	B
30,533	**Contractual Services**	7,651	7,041	(610)	U	30,533	C
6,460	**Materials**	1,044	922	(122)	U	6,460	D
359	**Finance Charges**	-	-	-	-	359	
21,100	**Depreciation**	5,275	5,275	-	-	21,100	
8,385	**Other Expenses**	2,687	2,476	(211)	U	8,385	E
113,447		**27,994**	**26,587**	**(1,408)**	**U**	**113,447**	
86	**Operating Surplus/(Deficit) before Capital Revenues**	**1,764**	**2,889**	**(1,127)**	**U**	**86**	
	Capital Revenue						
2,642	**Capital Grants & Subsidies**	303	-	303	F	2,642	F
-	**Contributed Assets**	-	-	-	-	-	
2,642		**303**	**-**	**303**	**F**	**2,642**	
2,728	**Net Surplus/(Deficit) resulting from operations**	**2,066**	**2,889**	**(824)**	**U**	**2,728**	
21,100	***add*** **Depreciation**	5,275	5,275	-		21,100	
(645)	***less*** **Share of Profit Equity Accounted Investment**	-	-	-		(645)	
23,183	**Funding available for Capital Investment**	**7,341**	**8,164**	**(823)**	**U**	**23,183**	
	Capital						
15,314	***less*** **Capital Expenditure - Renewal**	1,769	1,847	78	F	15,314	
19,488	***less*** **Capital Expenditure - New**	3,081	4,013	931	F	19,488	G
-	***less*** **Capital - Contributed assets**	-	-	-	-	-	
(353)	***add*** **Proceeds from Sale of Assets**	(80)	(80)	0	F	(353)	
(11,266)	**Net funding increase/(decrease)**	**2,571**	**2,385**	**186**	**F**	**(11,266)**	
	Funded by						
	Loans						
9,500	**Loan Principal Receipts (Net)**	-	-	-		9,500	
(657)	**Loan Principal Repayments**	-	-	-		(657)	
8,843	**Loan Funding (Net)**	**-**	**-**	**-**		**8,843**	
	Movement in level of cash, investments and accruals						
49	**Cash Surplus/(Deficit) funding requirements**	2,571	16,328	(13,757)		49	
(2,473)	**Reserves Net - Transfer to/(Transfer from)**	-	(13,943)	(13,943)		(2,473)	
(2,424)	**Cash/Investments/Accruals Funding**	**2,571**	**2,385**	**(27,700)**		**(2,424)**	
11,266	**Funding Transactions**	**(2,571)**	**(2,385)**	**(186)**	**F**	**11,266**	H

Variation Notes

	Category	Variance - Favourable/ (Unfavourable)	Variance - Budget Timing	Comment
A	**Operating Grants and Subsidies** Favourable $272k	$267k		Relates to greater funding being received in relation to road reseal funding than anticipated.
			$5k	Relates to a number of variances which are individually insignificant.
		$267k	**$5k**	
B	**Employee Costs** Unfavourable ($515k)		($515k)	Predominantly reflects budget-timing variances in addition to a lower vacancy rate than forecast.
			($515k)	
C	**Contractual Services** Unfavourable ($610k)	($649k)		Relates to the classification of budget between operating and capital for a number of projects including Alawoona Avenue ($284k) and MCC Plaza ($365k). These project budgets are on track.
			$39k	Relates to a number of variances which are individually insignificant.
		($649k)	**$39k**	
D	**Materials** Unfavourable ($122k)		($122k)	Relates to a number of variances which are individually insignificant.
			($122k)	
E	**Other Expenses** Unfavourable ($211k)		($596k)	Budget-timing with regards to the payment of Insurance Premiums. Premiums are paid in full at the beginning of the year.
			$385k	Relates to a number of variances which are individually insignificant.
			($211k)	
F	**Capital Grants & Subsidies** Favourable $303k		$303k	Grant for Hessing Crescent Reserve Development was received earlier than anticipated.
			$303k	
G	**Capital Expenditure - New** Favourable $931k		$543k	Reflects budget timing with regards to MCC Plaza Development.
			$399k	Reflects budget timing with regards to Alawoona Avenue Reserve Development.
			$164k	Reflects budget timing with regards to Alawoona Avenue Streetscape.
			$163k	Reflects budget timing with regards to Golf Park Pipes to tank.
			($338k)	Relates to a number of variances which are individually insignificant.
			$931k	
H	**Funding Transactions** Unfavourable ($186k)	**($382k)**	**$430k**	This variance is the sum total of all variances and reflects an increase against council's expected YTD cash position.

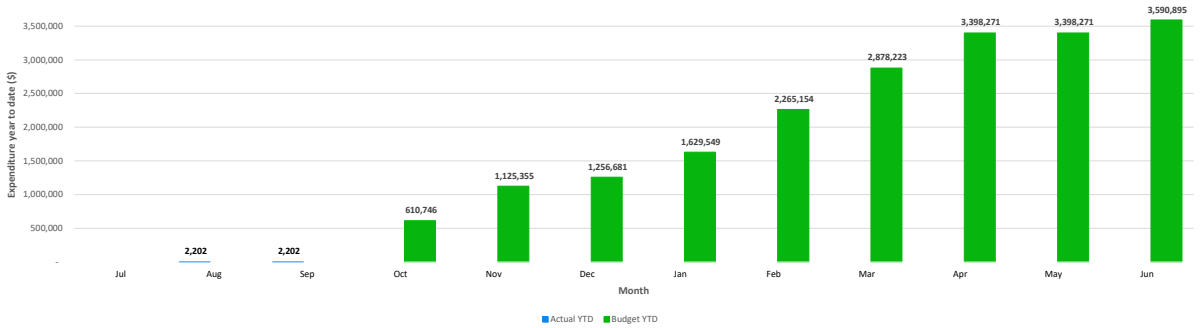
The above comments referring to budget timing variations are where some monthly budget estimates are not reflective of the actual expenditure patterns as at reporting date.

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

Road Reseal

Monthly Comment

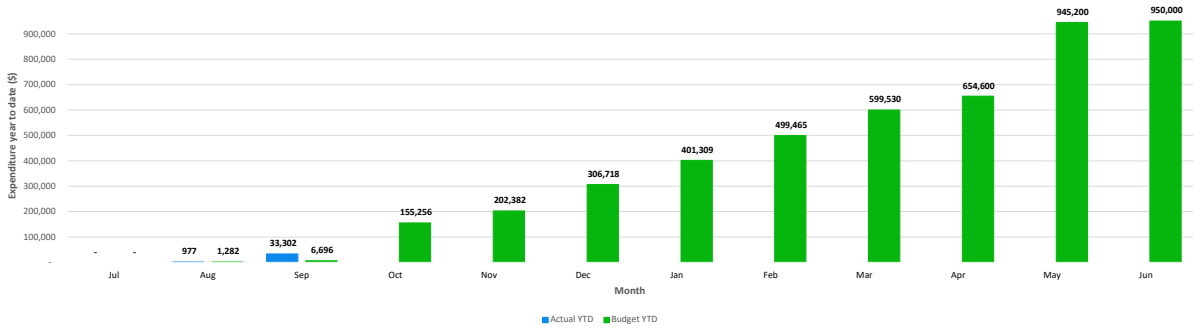
Program is currently being scoped and prepared for tender, works scheduled to commence in October.



Kerb and Water Table

Monthly Comment

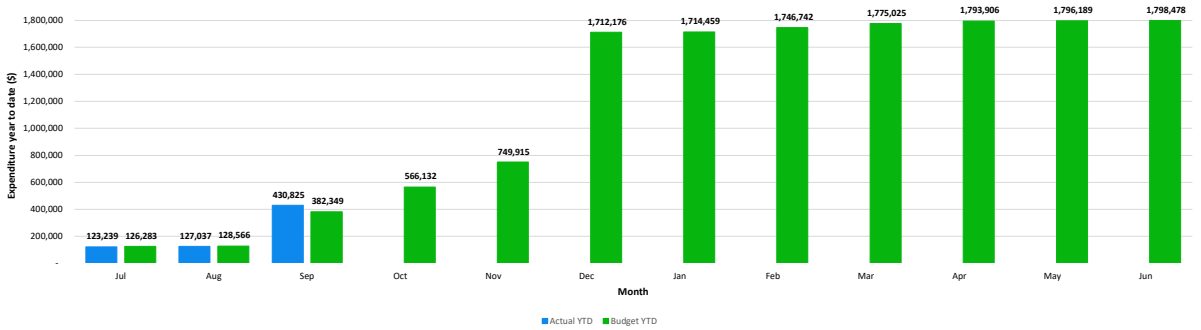
Kerb and Water Table program has been scoped. Four Kerb Ramps have been awarded to the contractor.



New Footpath Construction

Monthly Comment

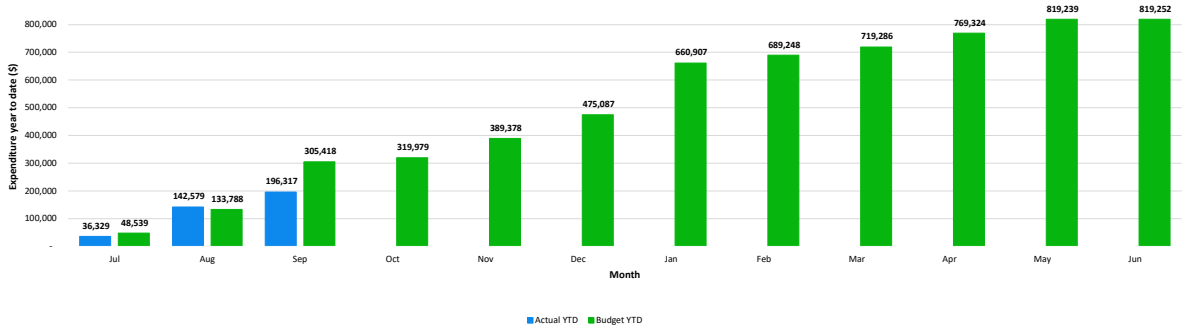
Works are currently being scoped for a number of projects. Preliminary works have commenced at Sampson Reserve and David Avenue.



Renewal Footpath Construction

Monthly Comment

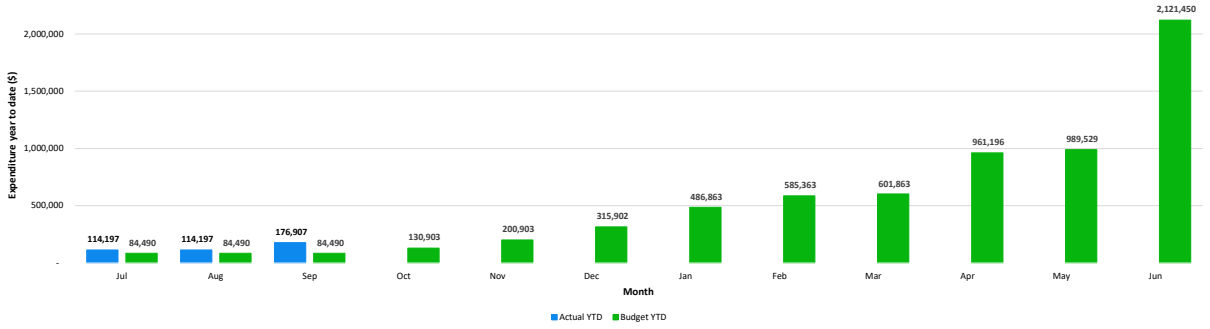
Program has commenced with works on Bradley Grove in progress.



Transport

Monthly Comment

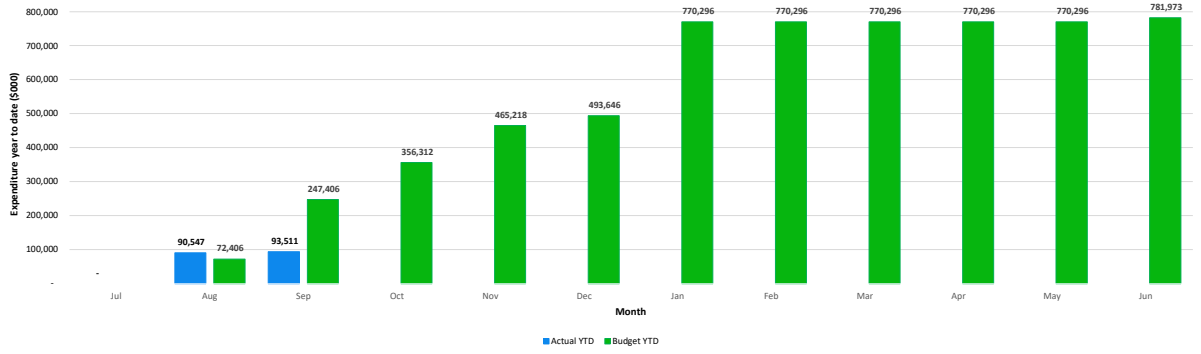
Works on Jacobs Street Bridge complete. Works on a number of traffic devices will commence in October.



Car Parks

Monthly Comment

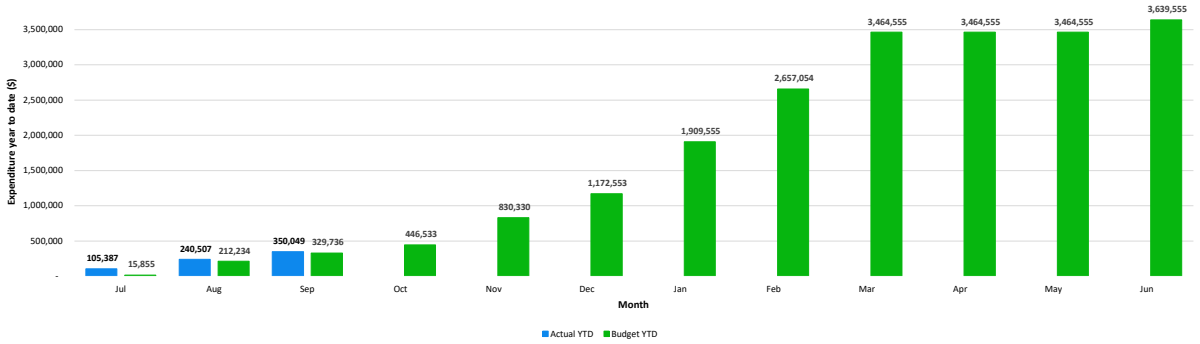
Works have commenced on the Boatshed and Alawoona Reserve Car Parks. Preliminary works have commenced for Moreland Avenue Car Park.



Stormwater

Monthly Comment

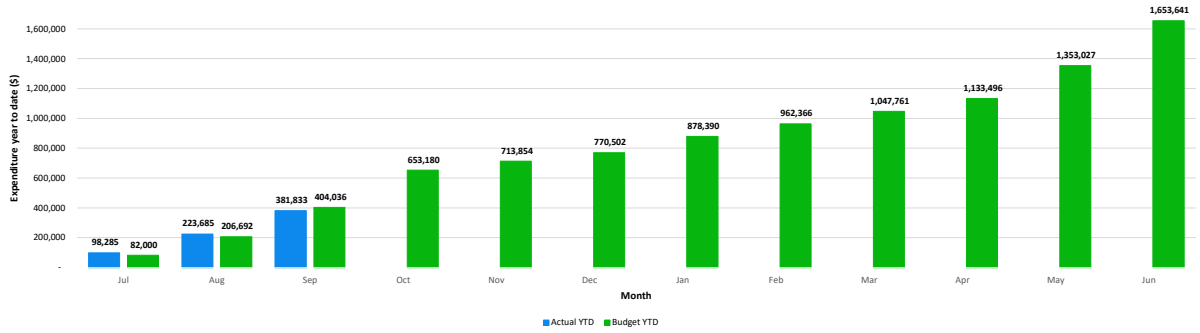
Program in progress with Bowden Grove complete. Works on Second Street are in progress. Planning works are commencing for the remaining projects in the program.



Street Trees

Monthly Comment

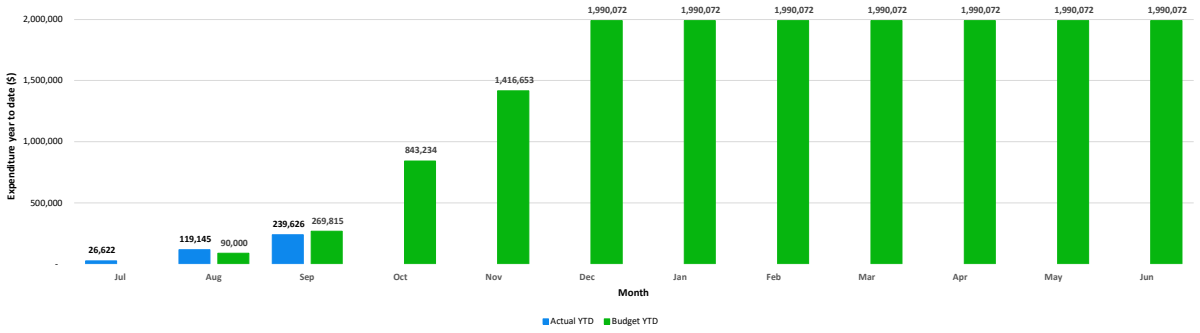
Program in progress with 2,700 street trees planted. This program is on track.



Streetscapes

Monthly Comment

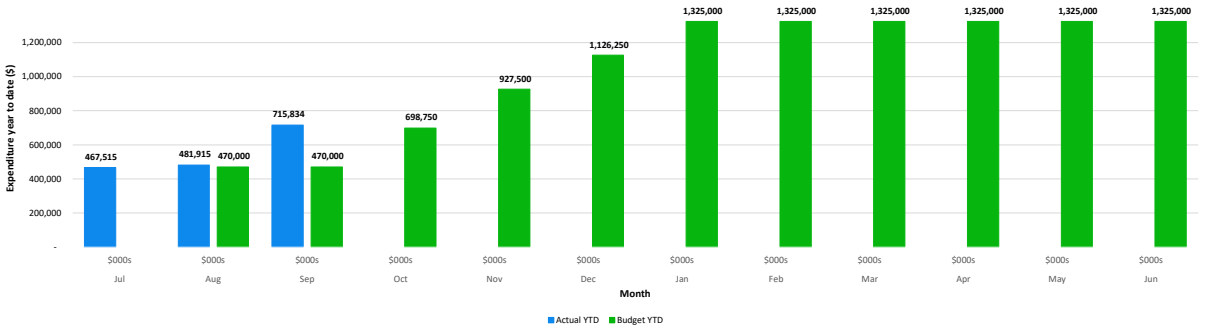
Program has commenced with works on Alawoona Avenue nearing completion. Preliminary work have commenced for Raglan Avenue, construction commenced in late September.



Irrigation

Monthly Comment

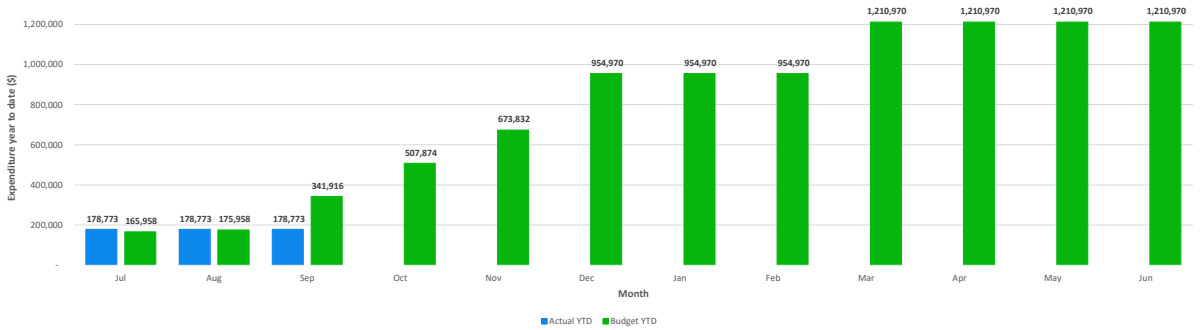
Program has commenced with works on Seacliff Golf Course in progress.



Wetlands

Monthly Comment

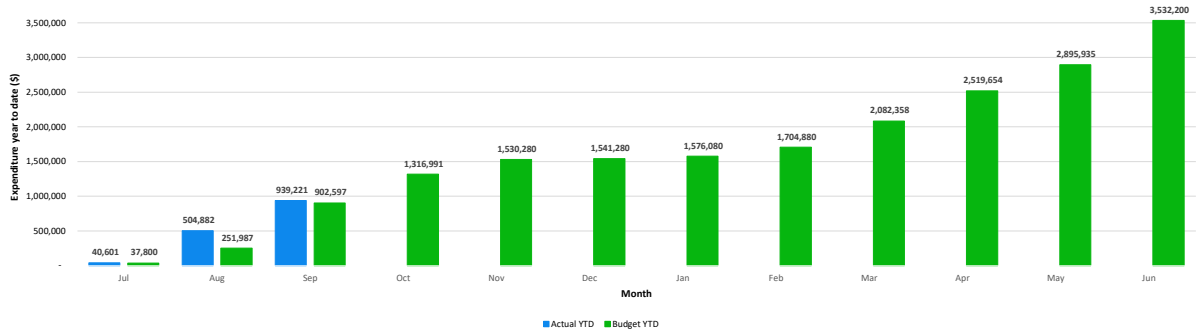
Works on the Golf Park Pipes are in progress. The remainder of this program is being scoped.



Open Space Developments

Monthly Comment

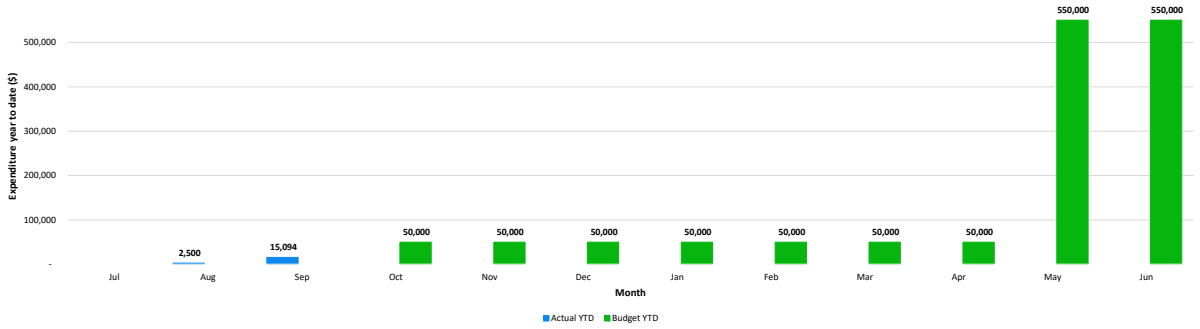
Program has commenced with works on Hessing Crescent, Cohen Court, Mema Court and Hamilton Park Reserves complete. A number of projects in this program are in the planning process while two are out to tender.



Sports Facilities and Courts

Monthly Comment

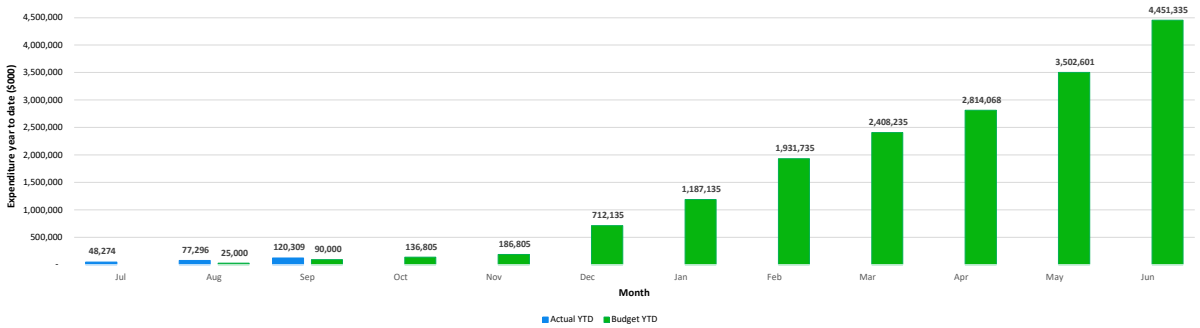
Design works have commenced for Hazelmere Reserve Court Lighting and Morphettville Park Tennis Clubrooms. Designs for the Southern Soccer 4th Pitch are being reviewed and tender documents prepared.



Building Upgrades

Monthly Comment

Program has commenced with works on Building Security Systems (Admin and Cove Civic Centre) and Trott Park Electrical Trenching complete. Scoping and design works are currently being completed for a number of projects in this program.



Marino Hall Upgrade

	2024-25 Actual YTD	2024-25 Budget	Project Cost At Completion
Income			
State Government Grant Contribution			500,000
Commomwealth Government Grant Contribution			3,000,000
Total Income	**-**	**-**	**3,500,000**
Expenditure			
Operating	-	-	-
Capital Construction	(338,929)	(5,771,994)	(7,884,517)
Total Expenditure	**(338,929)**	**(5,771,994)**	**(7,884,517)**
Project Result Surplus/(Deficit)	**(338,929)**	**(5,771,994)**	**(4,384,517)**

The remaining $4.385M of project funding required will be funded by Council.

Council have received the State Governments contribution to this project and $2.400M of the Commonwealth contribution

Coastal Walkway

	2024-25 Actual YTD	2024-25 Budget	Project Cost At Completion
Income			
State Government Grant Contribution			3,190,604
Total Income	**-**	**-**	**3,190,604**
Expenditure			
Operating	-	-	-
Capital Construction	(97,073)	(928,119)	(10,456,000)
Total Expenditure	**(97,073)**	**(928,119)**	**(10,456,000)**
Project Result Surplus/(Deficit)	**(97,073)**	**(928,119)**	**(7,265,396)**

The remaining $7.265M of project funding required will be funded by Council.

Council have received the State Governments contribution to this project.

Cove Sports netball and Lower Oval Upgrade

	2024-25 Actual YTD	2024-25 Budget	Project Cost At Completion
Income			
State Government Grant Contribution			2,500,000
Total Income	**-**	**-**	**2,500,000**
Expenditure			
Operating	-	-	-
Capital Construction	(19,272)	(1,255,308)	(7,220,000)
Total Expenditure	**(19,272)**	**(1,255,308)**	**(7,220,000)**
Project Result Surplus/(Deficit)	**(19,272)**	**(1,255,308)**	**(4,720,000)**

The remaining $4.720M of project funding required will be funded by Council.

Council have received the State Governments contribution to this project.

Sundry Debtors Report - Ageing report as at 30 September 2024

Appendix 3

Debtor	Total Balance	Current	30 Days	60 Days	90 Days	90+ Days	Percentage of total 90+ day balance	Comments for 90+ Day balances
General Total	**12,629.45**	**2,198.50**	**.00**	**275.00**	**.00**	**10,155.95**	10%	Made up of 2 out of 4 debtors. These accounts are being worked through with the debt collector.
Neighbourhood Centres Total	**4,528.50**	**.00**	**.00**	**.00**	**2,383.50**	**2,145.00**	2%	Made up of 4 out of 9 debtors, with none individually significant.
Regulatory Services Land Clearing Total	**4,833.98**	**2,200.00**	**.00**	**484.00**	**2,149.98**	**.00**	**0%**	
City Property - Leased Facilities Total	**143,237.42**	**64,675.02**	**7,092.14**	**.00**	**10,627.47**	**60,842.79**	63%	Made up of 3 out of 14 debtors. Two accounts are totalling $55,721.39 are on payment plans. One account totalling $5,121.40 has subsequently been settled in October.
City Property - Sporting Facilities Total	**6,059.00**	**5,197.50**	**.00**	**.00**	**262.50**	**599.00**	1%	Made up of 1 out of 3 debtors. This account is on a payment plan.
Civil Services Private Works Total	**63,620.44**	**42,480.80**	**4,350.00**	**500.00**	**2,650.00**	**13,639.64**	14%	Made up of 9 out of 22 debtors in this category with one accounts totalling $3,300.00 relating to works not commenced, awaiting payment. Seven accounts totalling $9,639.46 are on payment plans.
Swim Centre Debtors Total	**8,312.80**	**.00**	**6,832.20**	**.00**	**1,250.00**	**230.60**	0%	Made up of 1 out of 6 debtors.
Grants & Subsidies Total	**91,513.95**	**86,013.95**	**5,500.00**	**.00**	**.00**	**.00**	0%	
Environmental Health Inspections Total	**15,477.70**	**951.00**	**.00**	**3,706.70**	**1,244.40**	**9,575.60**	10%	Made up of 52 out of 83 debtors, with none individually significant.
Marion Cultural Centre Total	**2,886.70**	**2,886.70**	**.00**	**.00**	**.00**	**.00**	0%	
Local Government Total	**45,692.38**	**21,068.78**	**409.45**	**24,214.15**	**.00**	**.00**	0%	
Total	**398,792.32**	**227,672.25**	**24,183.79**	**29,179.85**	**20,567.85**	**97,188.58**		
Total Aging Profile		**57%**	**6%**	**7%**	**5%**	**24%**		

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

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

Rates Report - Collection of Rates to 30 September 2024

ANALYSIS OF OUTSTANDING RATES AS AT 30 SEPTEMBER 2024

	Note			% of Total Annual Rates
CURRENT	1	$	61,608,908	65.0%
OVERDUE	2	$	1,385,825	1.5%
ARREARS	3	$	2,484,567	2.6%
INTEREST	4	$	171,326	0.2%
POSTPONED	5	$	285,539	0.3%
LEGALS	6	$	18,340	0.0%
		$	**65,954,506**	69.6%
TOTAL ANNUAL RATES FOR 2024/25		**$**	**94,809,117**	

Note 1: Current
Current rates represent the total amount of rates levied in the current financial year that are not yet due for payment. For example at 1st January this represents Quarter 3 & Quarter 4 rates unpaid.

Note 2: Overdue
Overdue rates represent rates levied in the current financial year that remain unpaid past their due payment date. For example on 1st January, this represents rates from Quarter 1 and Quarter 2 that remain unpaid.

Note 3: Arrears
Rates in arrears represent rates and charges levied in previous financial years that remain unpaid .

Note 4: Interest
Interest represent the fines and interest applied to overdue rates and rates in arrears.

Note 5: Postponed
Postponed rates represent any rates amount due by seniors that have been granted a deferral, until the eventual sale of their property, as allowable under the Local Government Act. Interest is charged on these deferred rates and is recoverable when the property is sold.

Note 6: Legals
Legals represent any legal fees, court costs that have been incurred by Council in the collection of rates in the current financial year. These amounts represent costs that have been on-charged to the defaulting ratepayers and are currently outstanding.

13.3 Monthly Work Health and Safety Report	
Report Reference	GC24102213.3
Originating Officer	Unit Manager WHS – Mark Jentsch
Corporate Manager	Manager People and Culture - Sarah Vinall
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

To advise Council of City of Marion work health and safety performance.

EXECUTIVE SUMMARY

City of Marion is maintaining zero lost time injuries for the current financial year. There has been a substantial increase in non-injury (Report Only) incidents over September 2024. Coupled with low injury data, this may be considered as an improved reporting culture.

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 Report Only (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 2024/25

Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Total	Ave
1	5	3										**10**	**3.3**

Table 2: Report Only - Financial Year 2024/25

Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Total	Ave
6	5	16										**27**	**9**

Table 3: 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 4: 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**

Lost Time Injuries Reported (Skytrust reporting data)

Lost Time Injuries (LTI's) are those injuries where a whole work day or shift 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 2024/25

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	0	0	0	0	0	0	**0**

Table 6: Number of LTIs per month - 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
0	0	0	0	0	0	1	1	0	0	0	0	**2**

Table 7: Outline of LTIs reported - Financial Year 2024/25

No.	Description of Incident	Mechanism of Injury	Injury Description
1	Nil		

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 0; tracking below the annual target of 2.34.

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.

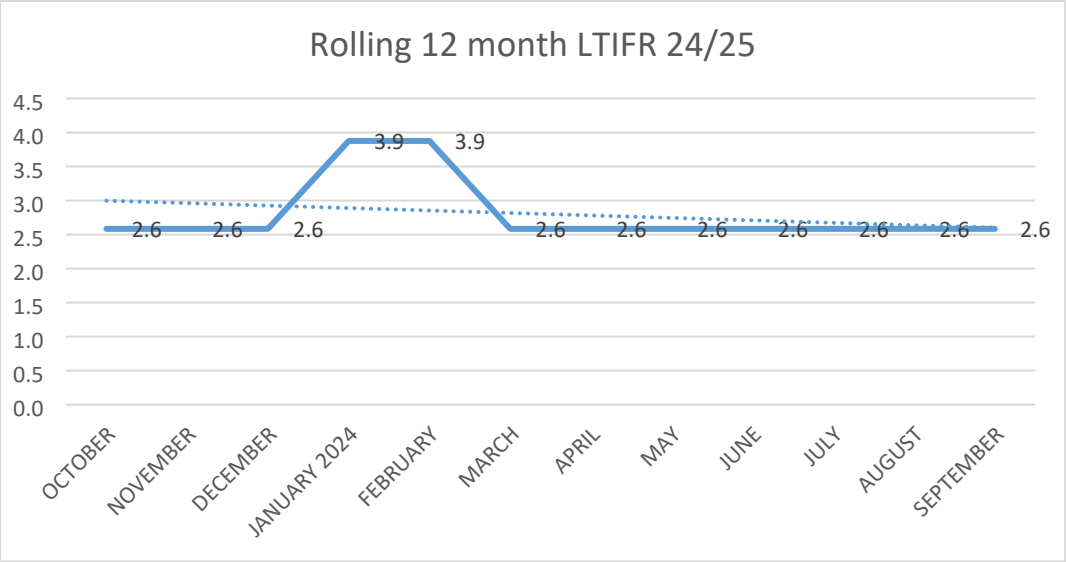


Figure 1: Rolling LTIFR over 12 months

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.

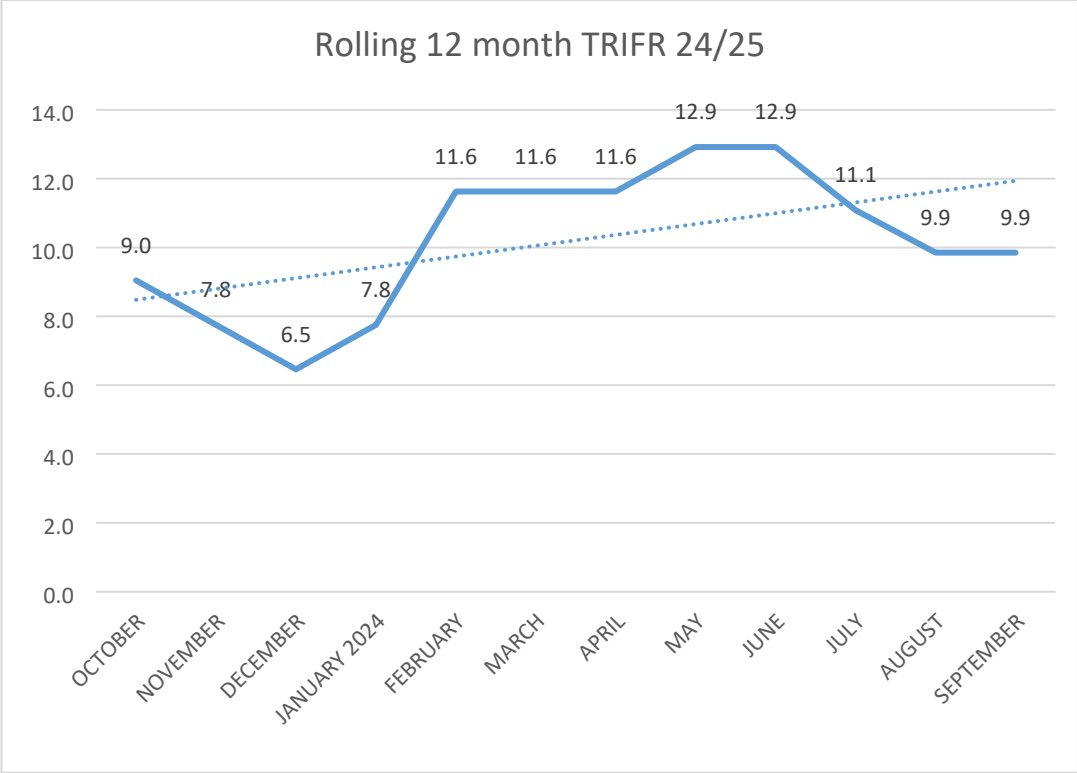


Figure 2: Rolling TRIFR over 12 months

ATTACHMENTS

Nil

13.4 SRWRA Board Meeting 23 September 2024 - Constituent Council Information Report	
Report Reference	SGC241022R13.4
Originating Officer	General Manager Corporate Services - Angela Allison
Corporate Manager	- N/A
General Manager	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, 23rd September 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 23rd September 2024 is provided for Members' information.

RECOMMENDATION

That Council:

1. **Notes the Constituent Council Information Report from SRWRA Board Meeting, 23rd September 2024.**

ATTACHMENTS

1. Constituent Council Information Report 23 Sept 2024 [**13.4.1** - 2 pages]

SRWRA
Southern Region Waste Resource Authority

Constituent Council Information Report – Public

Board Meeting: 23 September 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
Adoption of Financial Statements 2024 Financial Year	The SRWRA Board reviewed and adopted the 2024 SRWRA Audited Financial Statements, Southern Recycling Centre (SRC) Audited Financial Statements and Southern Materials Recovery Facility (SMRF) Audited Financial Statements. SRWRA reported a surplus of $2.566 million for FY24, providing funds to support our landfill capping and post closure liabilities. The SRWRA Statements will be included in our 2024 Annual Report for distribution to Constituent Councils by 30 September 2024.
SRWRA Annual Report 2024	The SRWRA Annual Report 2024 was reviewed by the Board; this report summarises key activities undertake by the Authority throughout the year, our financial results, key Governance and WHS measure and performance and our annual business plan. The Annual Report will be distributed to Constituent Councils by 30 September 2024.
SRWRA Payment Authorisation Procedure	The SRWRA Board adopted the Payment Authorisation Procedure, aimed at improving and enhancing the governance and reporting processes of the Authority.
Energy Security – SRWRA Solar Farm	SRWRA is exploring power options to enhance energy security for all site stakeholders. This includes investigating the feasibility of both rooftop and ground-mounted solar to reduce reliance on external power sources and contribute to a more sustainable future.

Constituent Council Information Report – Public

Les Perry Memorial Grant	The Les Perry Memorial Grant was established in 2010 to recognise the substantial contribution made to SRWRA by the late Mr Les Perry. The purpose of the grant is to support projects and activities that contribute to the education of primary school students in the areas of waste minimisation and recycling. SRWRA received 4 grant application requests totalling $3000 for the 2024 school year, with all grant applications approved. The Board was disappointed with the uptake of grant applicants this year and will look to review the grant in 2025.

14 Workshop / Presentation Items - Nil

15 Motions With Notice

15.1 Pavement trip hazards near Aged Care Facilities	
Report Reference	GC241022M15.1
Council Member	Councillor – Raelene Telfer

MOTION

That priority be allocated in the 2025/26 budget for the removal of all trip hazards on pavements within 50 meters of the main entrances of approximately 20 Aged Care Facilities in the City of Marion. Additionally, that the Council considers the ongoing monitoring and maintenance of footpaths and pavements in these areas to ensure the safety and accessibility for elderly residents and visitors.

SUPPORTING INFORMATION

Residents expect pavements to be free of trip hazards, but particularly in proximity of the approximately 20 Aged care Facilities. Further footpath crossover and footpath ramps can be considered in later budgets once inspection has occurred.

Response Received From	Unit Manager Engineering – Carl Lundborg
Corporate Manager	Manager Engineering, Assets & Environment – Mat Allen
General Manager	General Manager City Services – Angela Allison

STAFF COMMENTS

In terms of the scale of the issue, there are approximately 20 aged care facilities within the City of Marion, 11-12 of which offer retirement living village style accommodation, and 8 of them offer residential aged care / nursing home type of accommodation. A number of these are co-located in that they offer the opportunity to transition from one accommodation style to the other as a person ages.

A footpath condition audit was completed in June 2024. The audit identified 2259 defects greater than 20mm. These defects will be programmed and prioritised for repair over the next 4 years by the Operations team. The program can prioritise those footpath repairs within 50 metres of main entrances to aged care facilities.

The Draft Transport Asset Management Plan outlines service levels regarding the monitoring of pathways within the City of Marion. A comprehensive condition and defect audit will be undertaken every 4 years (next audit in 2028), while ongoing defect monitoring through the ‘find and fix’ team is being undertaken between audits to identify any new defects that reach intervention levels (20mm and above trip hazard).

16 Questions With Notice

16.1 Traffic Devices	
Report Reference	GC241022Q16.1
Council Member	Mayor Hanna

QUESTION

In relation to the following items in the Traffic Control Device renewal program:

1. What are the latest quality, capacity and function ratings recorded for each asset?

2. Has any member of the public or any councillor complained about any of these assets in the last two years?

Speed Cushion / Hump Renewal Program	Churchill Avenue, Glandore Sandison Road, Hallet Cove Heysen Drive, Trott Park MCC Diagonal Road Car Park, Oaklands Park
Refuge Crossing Upgrade Treatments	Brooklyn Drive / Patpa Drive, Hallett Cove Milham Street / Morphett Road, Oaklands Park Struan Avenue / Sturt Road, Warradale Hendrie Street / Duncan Avenue, Morphettville
Concrete Island Renewal Program	Marine Avenue / St Vincents Ave (deferred to 25/26) Waterhouse Road, South Plympton Thomas Street, South Plympton Angus Avenue / Towers Terrace, Edwardstown South Terrace / Park Terrace, Plympton Park Adelaide Terrace / Charles Street, Ascot Park

3. In relation to the 2020 footpath audit, have all footpaths highlighted with a low rating of four or five been renewed/fixed since the audit?

4. Please provide a table showing how many footpaths have been given a rating of one, two, three, four or five in the 2024 footpath audit?

SUPPORTING INFORMATION

Insert Council Member Supporting Information

Response Received From	Carl Lundborg, Unit Manager Engineering
Corporate Manager	Manager Engineering, Assets and Environment – Mathew Allen
General Manager	General Manager City Services – Angela Allison

STAFF COMMENTS

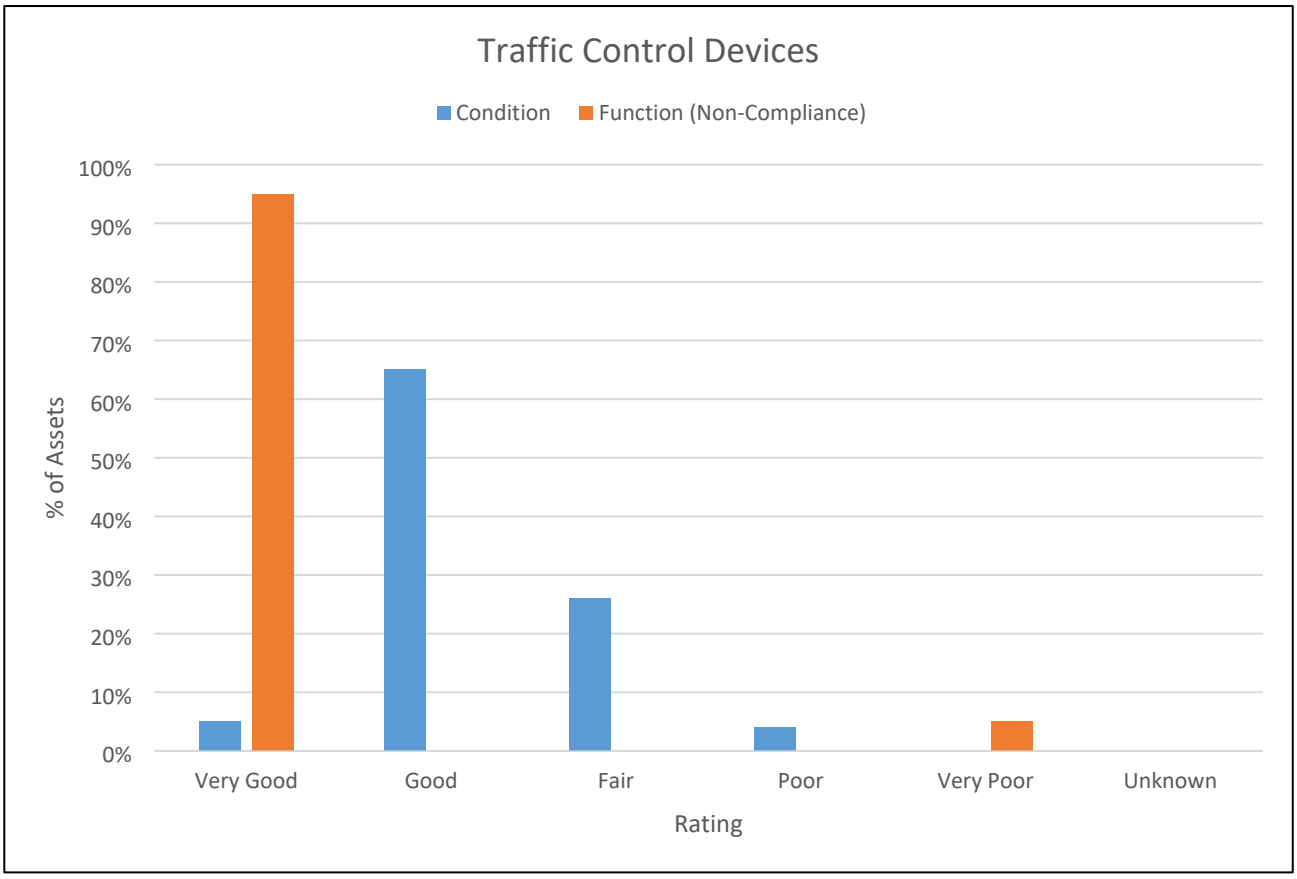
TRAFFIC CONTROL DEVICES

The Transport Asset Management Plan defines Traffic Control Devices as an asset class that includes:

- Roundabouts (80)
- Traffic Barriers (3.9km)
- Traffic Lights (1)
- Driveway Links (14)
- Speed Cushions / Humps (84)
- Threshold Treatments (3)
- Slow Points (23)
- Pedestrian Crossing (32)
- Concrete Islands (40,236m2)

This asset class has a replacement value of approximately $17 million and has a useful life range between 30-75 years. The Transport Asset Management Plan has identified an average of $290k (1.7% of the asset value) per year for renewing these assets when they reach poor or very poor condition (Condition/Quality) or if the asset is undercapacity (Capacity) or non-compliant (Functional).

The Traffic Control Devices Audit in 2022/23 identified a number of poor condition and non-compliant assets. Capacity analysis of Traffic Control Devices has not yet been undertaken on a network wide assessment. The summary of this audit is seen below:



The service level for Traffic Control Device intervention that triggers an upgrade or renewal of any asset is when the condition or function is Poor or Very Poor. The next full condition audit of Traffic Control Devices in targeted for 26/27 (including Capacity analysis).

Response to Questions 1 & 2

The Traffic Control Device renewal program is a proactive program to ensure the condition of the asset is safe and fit for purpose. Investing in renewal prevents deterioration that can lead to more costly repairs and replacements in the future.

The 24/25 Capital Works Program has identified a number of Traffic Control Devices requiring Renewal and Upgrade based on the intervention criteria (service levels) - see the table below:

Capital Works Program	Location	Intervention Trigger	Raised By or Driven By
Speed Hump Program	Churchill Avenue, Glandore	Condition rated poor requiring a full renewal	Condition Audit
	Sandison Road, Hallet Cove	Condition rated poor requiring a full renewal	Condition Audit
	Heysen Drive, Trott Park	Condition rated poor requiring a full renewal	Condition Audit
	MCC Diagonal Road, Oaklands Park (Car Park)	Condition rated poor requiring a full renewal	Condition Audit
Refuge Crossing Upgrade Treatments	Brooklyn Drive / Patpa Drive	Non-Compliant DDA Crossing on a primary walking and cycling intersection (Coast to Vines) and Sub-Arterial road intersection High risk and Very Poor functionality scoring	Condition Audit and raised by community members to improve pedestrian / cyclist access at the junction
	Milham Street / Morphett Road	High Risk crossing for potential vulnerable pedestrians near a Medical Centre and other essential services (Anglicare / Service SA / Hearing Australia and Australian Red Cross Lifeblood Donor Centre)	Raised by Marion Domain Medical Centre and community members to help improve pedestrian access at the Morphett Road and Milham Street junction
	Struan Avenue / Sturt Road	Due to current central island being excessive in size, poor asset condition rating (quality/safety) and not considered effective this island will be disposed and replaced with line marked dividing treatment (pavement bar layout). Subsequently provides more on-street parking for residents. Non-Compliant DDA Crossing on an arterial road intersection. High Risk as current ramps push pedestrians into a bike lane.	Condition Audit and request by community members to review intersection, with possibility to increase on-street parking opportunities.

	Hendrie Street / Duncan Avenue	Intersection realignment to improve usability for all travel modes and upgrade non-DDA crossing on a distributor road intersection	Petition raised to review Duncan Avenue regarding safety concerns which triggered a holistic review of all aspects of the road. Identified east to west Walking & Cycling strategic link
Concrete Island Renewal Program	Marine Avenue / St Vincents Avenue	Condition (quality/safety) was rated poor requiring a full renewal.	Road Resealing is scheduled for 25/26 and requires kerb maintenance prior to road project.
	Waterhouse Road	Condition (quality/safety) was rated poor. Due to these devices not currently to standard and are not considered effective these concrete islands will be disposed. This will also increase parking supply for Waterhouse Road.	Condition Audit and raised by local residents as a safety risk and to improve street amenity
	Thomas Street	Condition (quality/safety) was rated poor requiring a full renewal.	Condition Audit
	Angus Avenue / Towers Terrace	Condition (quality/safety) was rated poor requiring a full renewal.	Condition Audit
	South Terrace / Park Terrace	Condition (quality/safety) was rated poor requiring a full renewal. High Risk as current ramps push pedestrians into middle of Park Terrace Current device not considered effective, this concrete island will be disposed and replaced with line marked dividing treatment (pavement bar layout)	Condition Audit
	Adelaide Terrace / Charles Street	Condition (quality/safety) was rated poor requiring a full renewal. Due to this device not currently to standard and not considered effective, this concrete island will be disposed and replaced with line marked dividing treatment (pavement bar layout)	Condition Audit

FOOTPATHS

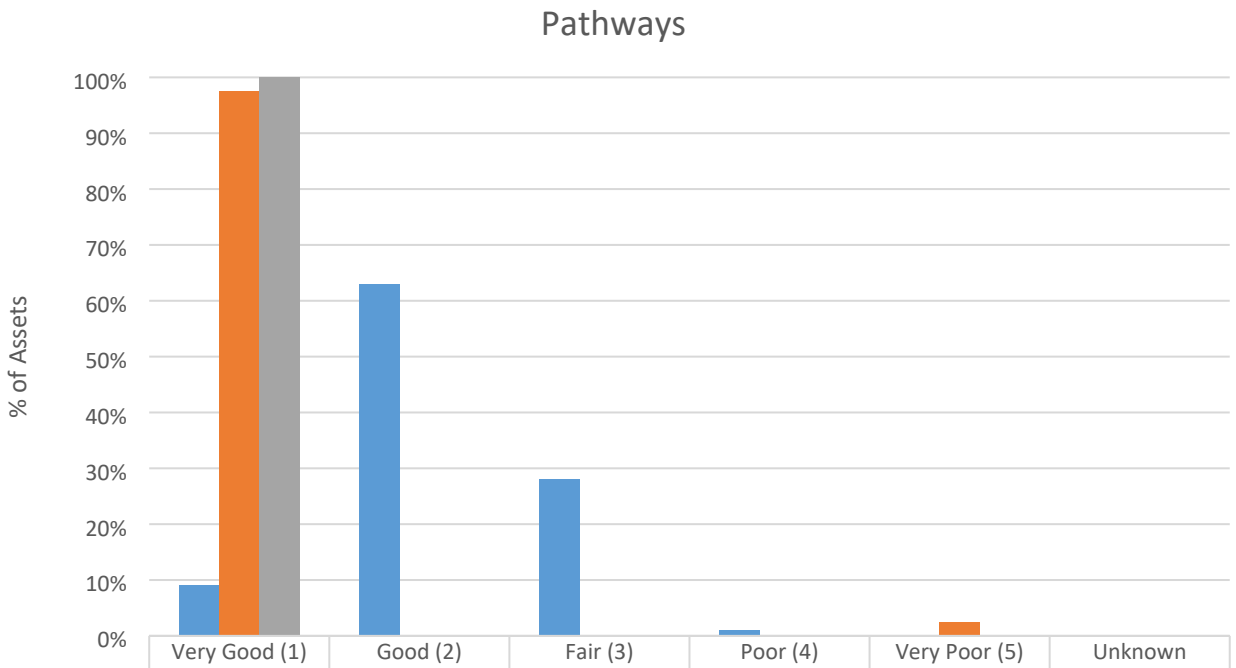
The Transport Asset Management Plan defines Pathways as an asset class that includes:

- Shared Use Paths (32km)
- Footpaths (811km)

This asset class has a replacement value of approximately $170 million and has a useful life range between 30-70 years. The draft Transport Asset Management Plan has identified an average of approximately $650k (0.4% of the asset value) per year (over a 10-year period) for renewing these assets when they reach the following intervention threshold:

- Condition/Quality
- If the asset is less than 1.2m wide (Capacity)
- Every road has a minimum of 1 footpath (Functional).

The Pathway audit in 2023/24 identified approximately 50 footpath segments in poor condition (approximately 1% of the total network). In addition, the audit found 2,259 trips hazards above 20mm requiring maintenance. The summary of this audit is seen below:



	Very Good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)	Unknown
Condition	9%	63%	28%	1%	0%	0%
Capacity	97.5%	0	0	0	2.5%	0
Function	100.0%	0	0	0	0.0%	0

Response to Question 3

The 2020 Pathway audit renewals based on condition were undertaken in the 4-year period (2020-2024). This includes the final year of the footpath renewals identified from the 2020 Pathway audit, scheduled in this year's 2024/25 capital works programme.

Response to Question 4

The 2024 footpath asset condition data will drive a new 4-year renewal program (approximately 50 footpath segments equating to 1% of the total network). The draft Transport Asset Management Plan has identified funding of approximately $650k per annum over a 10-year period.

In addition, there were 2,259 trip hazards above 20mm identified in the 2024 footpath audit. These defects will be programmed and prioritised for repair over the next 4 years by the Operations team.

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.