His Worship the Mayor
Councillors

City of Marion

Notice of General Council Meeting

Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

Tuesday, 27 May 2025 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 Lines

Acting Chief Executive Officer

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1 Open Meeting

2 Kaurna Acknowledgement

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

3 Disclosure

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

4 Council Member Declaration of Interest (if any)

5 Confirmation of Minutes

5.1 Confirmation of Minutes of the General Council Meeting held on 22 April 2025	
Report Reference	GC250527R5.1
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager Office of the Chief Executive – Sarah Vinall
General Manager	Acting Chief Executive Officer – Tony Lines

RECOMMENDATION

That the minutes of the General Council Meeting held on 22 April 2025 be taken as read and confirmed.

ATTACHMENTS

1. G C 250422 - Public Minutes [**5.1.1** - 20 pages]

Minutes of the General Council Meeting
held on Tuesday, 22 April 2025 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt



PRESENT

His Worship the Mayor Kris Hanna
Councillor Joseph Masika
Councillor Nathan Prior
Councillor Raelene Telfer
Councillor Luke Naismith
Councillor Jason Veliskou
Councillor Sarah Luscombe
Councillor Jayne Hoffmann
Councillor Matt Taylor
Councillor Jana Mates
Councillor Amar Singh (from 6.39pm)
Councillor Ian Crossland

In Attendance

Chief Executive Officer - Tony Harrison
General Manager City Services - Angela Allison
General Manager Corporate Services - Tony Lines
Acting General Manager City Development - Charmaine Hughes
Chief Financial Officer - Ray Barnwell
Manager Office of the CEO - Sarah Vinall
Unit Manager Governance and Council Support - Victoria Moritz

1 Open Meeting

The Mayor opened the meeting at 6.30pm.

2 Kaurna Acknowledgement

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

3 Disclosure

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

4 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 25 March 2025
Report Reference GC250422R5.1

Moved Councillor Veliskou **Seconded Councillor Hoffmann**
That the minutes of the General Council Meeting held on 25 March 2025 be taken as read and confirmed.

Amendment

Moved Councillor Crossland **Seconded Councillor Naismith**

That the minutes of the General Council Meeting held on 25 March 2025 be taken as read and confirmed subject to the following amendment in relation to the wording of the Point of Order in Item *11.2 Marion Basketball Stadium draft Concept Design for community consultation*:

- Point of Order amended to read "Councillor Crossland called a point of order citing *Regulation 28 of the Local Government (Procedures at Council Meetings) 2013* stating a breach in procedural conduct that the Mayor called on Councillor Telfer, who moved a motion, and the Mayor permitted the Councillor to Move and speak to the motion before asking the Councillors generally if they had any questions about the subject matter.

6.39pm Councillor Singh entered the meeting

The amendment to become the motion was **Carried**
The Motion as amended was **Carried Unanimously**

6 Communications

6.1 Elected Member Verbal Communications

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

Moved Councillor Prior **Seconded Councillor Singh**

That the following Communication Reports be moved en bloc:
- Mayoral Communication Report
- CEO and Executive Communication Report

Carried Unanimously

6.2 Mayoral Communication Report
Report Reference GC250422R6.2
Name of Council Member Mayor - Kris Hanna

Date	Event	Comments
21.03.25	Unveiling of the Queen's Plaque at Glenthorne National Park	Attended
21.03.25	VIP Opening at Gallery M	Attended and gave speech

23.03.25	Plympton Football Club Season Launch	Attended
23.03.25	Marion Uniting Church – reopening of historic chapel	Attended and gave speech
28.03.25	Citizenship Ceremony	Attended and presented certificates
29.03.25	Hallett Cove Beach Tennis Club (grand final)	Attended
29.03.25	Harmony Week Launch at Domain Theatre	Attended and gave speech
30.03.25	Westminster College Fete	Attended
31.03.25	Christ the King School Visit	Attended and answered questions
02.04.25	Opening of Kytons Bakery New Retail Space	Attended and bought lamingtons
03.04.25	Future Made in Australia Event	Attended and gave speech
03.04.25	Connect@DTC Event	Attended and gave speech
06.04.25	Oaklands Estate Residents Association 39th Annual Residents BBQ	Attended
06.04.25	Glenelg Rebels Presentation Night	Attended and gave speech
08.04.25	Visit to Second Chances Op Shop	Attended
16.04.25	Active Elders Association at Ascot Park – Easter Lunch	Attended
In addition, the Mayor has met with residents, MPs and with the CEO and Council staff regarding various issues		

Moved Councillor Prior **Seconded Councillor Singh**

That the Mayoral Communication report be received and noted.

Carried Unanimously

6.3 CEO and Executive Communication Report

Report Reference GC250422R6.3

Date	Activity	Attended By
19/03/2025	SMRF JV Committee Meeting Dinner	Angela Allison
19/03/2025	LG Professionals SA General Managers and Directors Network Forum: Collaborating with Intent	Ben Keen
20/03/2025	SMRF JV Advisory Committee Meeting	Angela Allison
24/03/2025	Meeting | Flinders University and City of Marion	Ben Keen
25/03/2025	Meeting | Flow Power and CoM re PPA	Tony Lines
27/03/2025	SAALC Governance Meeting	Ben Keen
28/03/2025	Southern CEO Meeting, Holdfast, Mitcham and Onkaparinga	Tony Harrison
28/03/2025	Citizenship Ceremony	Angela Allison

28/03/2025	Meeting | City of Marion, Port Adelaide Enfield and City of Charles Sturt – Cross Council Collaboration	Ben Keen
28/03/2025	Meeting | CCS and PAE re Cross Council Strategic Procurement Manager	Tony Lines
31/03/2025	SRWRA Board Workshop	Angela Allison
31/03/2025	Meeting | CQ Energy and CoM re PPA	Tony Lines
01/04/2025	Flinders Uni. Bedford Park Master Plan Progress Update	Executive Leadership Team
02/04/2025	Meeting | Cleanaway and CoM	Tony Lines
07/04/2025	Meeting | Flow Power and CoM re PPA	Tony Lines
08/04/2025	Meeting | Alex Dighton MP, Member for Black	Tony Harrison
08/04/2025	Meeting | KPMG and CoM re Financial Controls Internal Audit	Tony Lines
11/04/2025	LG Professionals SA Board Planning Session	Ben Keen
16/04/2025	Boral Linwood Site Visit	Angela Allison
17/04/2025	Meeting | Minister Nick Champion | Mayor & CEO	Tony Harrison

Moved Councillor Prior **Seconded Councillor Singh**

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

Carried Unanimously

7 Adjourned Items - Nil

8 Deputations

8.1 Irrigation and Reserve Maintenance
Report Reference GC250422D8.1

Mr Shilling gave a five-minute deputation regarding irrigation and reserve maintenance.

9 Petitions - Nil

10 Committee Recommendations

Moved Councillor Prior **Seconded Councillor Mates**

That the following Committee Recommendations be moved en bloc:

- Confirmation of Minutes of the Finance, Risk and Audit Committee meeting held on 8 April 2025
- Confirmation of Minutes of the Infrastructure and Environment Committee meeting held on 8 April 2025

Carried Unanimously

10.1 Confirmation of Minutes of the Finance, Risk and Audit Committee meeting held on 8 April 2025
Report Reference GC250422R10.1

Moved Councillor Prior **Seconded Councillor Mates**

That Council:

1. Receives and notes the minutes of the Finance, Risk and Audit Committee meeting held on 8 April 2025.

2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Finance, Risk and Audit Committee.

Carried Unanimously

10.2 Confirmation of Minutes of the Infrastructure and Environment Committee meeting held on 8 April 2025
Report Reference GC250422R10.2

Moved Councillor Prior **Seconded Councillor Mates**

That Council:

1. Receives and notes the minutes of the Infrastructure and Environment Committee meeting held on 8 April 2025.

2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Infrastructure and Environment Committee.

Carried Unanimously

Moved Councillor Telfer **Seconded Councillor Hoffmann**

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

- 11.1 Confirmation of Minutes of the Confidential Finance, Risk and Audit Committee Meeting held on 8 April 2025
- 11.2 Confirmation of Minutes of the Confidential Infrastructure and Environment Committee meeting held on 8 April 2025
- 11.3 Cover Report - Raglan Avenue Streetscape Upgrade
- 11.4 Cover Report - Glandore Oval redevelopment

Carried Unanimously

11 Confidential Items

11.1 Cover Report - Confirmation of Minutes of the Confidential Finance, Risk and Audit Committee meeting held on 8 April 2025
Report Reference GC250422F11.1

Moved Councillor Telfer **Seconded Councillor Hoffmann**

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 GC250422F11.1 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, Manager City Activation, Unit Manager Property Strategy and Delivery, Unit Manager Property and Facilities, Sports & Community Facilities Officer, Project Manager Strategic Projects, Unit Manager Engagement, Media and Events, Media and Engagement Advisor, 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 negatively impact the outcomes for Council of a future construction tender process for the project 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 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.

Carried Unanimously

6.58pm pm the meeting went into confidence

Moved Councillor Prior **Seconded Councillor Masika**

That Council:

1. Receives and notes the confidential minutes of the Finance, Risk and Audit Committee meeting held on 8 April 2025.

2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Finance, Risk and Audit Committee.

3. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda Item GC250422F11.1 shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(b) of the Act, :
   - Attachment 1 – FRAC250408 – Final Confidential Minutes

   on the grounds that the document(s) relates to information the disclosure of which 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.

4. Notes the disclosure of this information would, on balance, be contrary to the public interest because it will compromise the ability for Council to ensure best value is obtained through the public tender process for construction works associated with the Glandore Oval redevelopment project.

5. Determines this order shall operate until execution of a contract for the Glandore Oval Construction works and will be reviewed every 12 months.

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

Carried Unanimously

7.00pm the meeting came out of confidence

11.2 Cover Report - Confirmation of Minutes of the Confidential Infrastructure and Environment Committee meeting held on 8 April 2025
Report Reference GC250422F11.2

Moved Councillor Telfer **Seconded Councillor Hoffmann**

Pursuant to Section 90(2) and (3)(m) 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 GC250422F11.2, except the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the CEO, Unit Manager Governance and Council Support, Governance Officer, Unit Manager Engagement, Media and Events 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 that information relating to the proposal to prepare or amend a designated instrument under part 5 division 2 of the Planning, Development and Infrastructure Act 2016 before the draft instrument or amendment is released for public consultation under the Act.

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

Carried Unanimously

7.00pm the meeting went into confidence

Moved Councillor Prior **Seconded Councillor Masika**

That Council:

1. Receives and notes the confidential minutes of the Infrastructure and Environment Committee meeting held on 8 April 2025.

2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Infrastructure and Environment Committee.

3. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda Item GC250422F11.2 shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(m) of the Act, :
   - Attachment 1 – IEC250408 Final Confidential Minutes

   on the grounds that the document(s) relates to information the disclosure of which could reasonably be expected to comprise information relating to a proposal to prepare or amend a designated instrument under Part 5 Division 2 of the Planning, Development and Infrastructure Act 2016 before the draft instrument or amendment is released for public consultation under that Act being, information relating to a proposal to amend the Planning and Design Code in relation to the suburb of Port Adelaide which has not yet been released for public consultation.

4. Determines this order shall operate until it is revoked and will be reviewed every 12 months.

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

Carried Unanimously

7.01pm the meeting came out of confidence

11.3 Cover Report - Raglan Avenue Streetscape Upgrade
Report Reference GC250422F11.3

Moved Councillor Telfer **Seconded Councillor Hoffmann**

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 *GC250422F11.3 Raglan Avenue Streetscape Upgrade*, except the following persons: Chief Executive Officer, General Manager Corporate Services, General Manager City Development, General Manager City Services, Chief Financial Officer, Manager Office of the Chief Executive Office, Manager Engineering, Assets and Environment, Unit Manager Engineering, Unit Manager Governance and Council Support, Governance Officer, Unit Manager Engagement, Media and Events 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:- financial information the disclosure of which could reasonably be expected to prejudice the commercial position of the council during negotiations with a third party.

Notes the disclosure of this information would, on balance, be contrary to the public interest because disclosure of financial information may adversely affect negotiations with a third party.

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

Carried Unanimously

7.01pm the meeting went into confidence

Moved Councillor Hoffmann **Seconded Councillor Masika**

1. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda Item GC250422F11.3 shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(b) of the Act, :
   - Report GC250422F11.3
   - Attachment 1 - Raglan Ackland Streetscape Gap Analysis
   - Minutes GC250422F11.3

   on the grounds that the document(s) contains financial information the disclosure of which could reasonably be expected to prejudice the commercial position of the council during negotiations.

2. Notes the disclosure of this information would, on balance, be contrary to the public interest because disclosure of financial information may adversely affect negotiations with a third party.

3. Determines this order shall operate until it is revoked and will be reviewed every 12 months.

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

Carried Unanimously

7.10pm the meeting came out of confidence

11.4 Cover Report - Glandore Oval redevelopment
Report Reference GC250422F11.4

Moved Councillor Telfer **Seconded Councillor Hoffmann**

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 GC250422F11.4 – Glandore Oval redevelopment, except the following persons: Chief Executive Officer, General Manager Corporate Services, General Manager City Development, General Manager City Services, Chief Financial Officer, Manager Office of the Chief Executive Office, Manager City Activation, Project Manager Strategic Projects, Unit Manager Property and Facilities, Sports & Community Facilities Officer, Unit Manager Governance and Council Support, Governance Officer, Unit Manager Engagement, Media and Events 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 a future construction tender process for the project 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 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.

Carried Unanimously

7.11pm the meeting went into confidence

Moved Councillor Hoffmann **Seconded Councillor Masika**

That Council:

1. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda Item GC250422F11.4 – Glandore Oval Redevelopment shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(b) of the Act:
   - Report - GC250422F11.4 – Glandore Oval redevelopment
   - Financial information within Attachment 1 - s48 Prudential Report
   - Minutes - GC250422F11.4 – Glandore Oval redevelopment

   on the grounds that the document(s) relates to information the disclosure of which 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.

2. Notes the disclosure of this information would, on balance, be contrary to the public interest because it will compromise the ability for Council to ensure best value is obtained through the public tender process for construction works associated with the Glandore Oval redevelopment project.

3. Determines this order shall operate until execution of a contract for the Glandore Oval Construction works and will be reviewed every 12 months.

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

Carried Unanimously

7.17pm the meeting came out of confidence

12 Corporate Reports for Decision

12.1 Council Member Representative for the Finance, Risk and Audit Committee 2025

Report Reference GC250422R12.1

Moved Councillor Prior **Seconded Councillor Crossland**

That Council:

1. Notes Councillor Naismith's resignation from the Finance Risk and Audit Committee effective 9 April 2025.

2. Appoints Councillor Luscombe to the Finance Risk and Audit Committee for the remainder of the term, concluding on 30 November 2025.

Carried Unanimously

12.2 Discretionary Rates Rebate
Report Reference GC250422R12.2

Moved Councillor Veliskou **Seconded Councillor Masika**

That formal meeting procedures be suspended to discuss the item.

7.19pm formal meeting procedures suspended
7.27pm formal meeting procedures resumed

Moved Councillor Crossland **Seconded Councillor Telfer**

1. Given that City of Marion only has seven organisations receiving discretionary rate rebates, phases out all rebates over a 3-year period commencing in 2026/27 as follows:
   a. Year 1 – organisations in receipt of a mandatory rebate will not also be entitled to a discretionary rebate, hence their discretionary rebate will be removed.
   b. Year 2 – discretionary rebates be reduced to a maximum of 50%.
   c. Year 3 – remove all discretionary rebates.

Carried

Councillor Veliskou called a Division
Those for: Councillors Crossland, Singh, Mates, Naismith, Telfer, Prior, Taylor and Hoffmann
Those against: Councillors Luscombe, Veliskou and Masika

Carried

12.3 Streetscape Plan
Report Reference GC250422R12.3

Moved Councillor Veliskou **Seconded Councillor Prior**

That formal meeting procedures be suspended to discuss the item.

Carried

7.30pm formal meeting procedures suspended
8.02pm formal meeting procedures resumed

Moved Councillor Masika **Seconded Councillor Crossland**

That Council:

1. Note the Streetscape Plan Community Feedback report (Attachment 1)

2. Refer the draft Streetscape Plan 2025 – 2029 (Attachment 2) for further discussions at relevant ward briefings in May 2025 to review relevant plan concepts

3. Shall consider the Streetscape Plan 2025 – 2029 in June 2025 taking into account any revisions at Ward Briefings.

Amendment

Moved Councillor Telfer **Seconded Councillor Veliskou**

That Council:

1. Note the Streetscape Plan Community Feedback report (Attachment 1)

2. Refer the draft Streetscape Plan 2025 – 2029 (Attachment 2) for further discussions at relevant ward briefings in May 2025 to review relevant plan concepts

3. Shall consider the Streetscape Plan 2025 – 2029 in June 2025 taking into account any revisions at Ward Briefings.

4. Reassess the Norfolk Road Streetscape concept design in consultation with the Mayor and Warriparinga Ward Members, with a focus to reduce costs including consideration of the following items:
   - The location of the Wombat Crossing.
   - Indented Car Parking.
   - Water Sensitive Urban Design (WSUD).
   - Pathway and verge treatments.
   - Project extent.

That the Amendment become the motion was **Carried**
The motion as amended was **Carried Unanimously**

8.08pm Councillor Naismith left the meeting

12.4 ALGA's 2025 Federal Election Funding Priorities
Report Reference GC250422R12.4

Moved Councillor Luscombe **Seconded Councillor Hoffmann**

That:

1. Council supports the following national federal election funding priorities identified by the Australian Local Government Association (ALGA)
   - $1.1 billion per year for enabling infrastructure to unlock housing supply
   - $500 million per year for community infrastructure
   - $600 million per year for safer local roads
   - $900 million per year for increased local government emergency management capability and capacity, and
   - $400 million per year for climate change adaptation.

2. The Mayor writes to the local federal member(s) of Parliament, all known election candidates in local federal electorates and the President of the Australian Local Government Association expressing support for ALGA's federal election funding priorities.

Carried Unanimously

12.5 Public Art Strategy
Report Reference GC250422R12.5

Moved Councillor Masika **Seconded Councillor Luscombe**

That Council:

1. Endorses the Draft Public Art Strategy and Action Plan 2025-2030 as outlined in this report for public consultation.

Carried Unanimously

The Mayor sought and was granted leave of the meeting to vary the order of the agenda and consider the Corporate Reports for Information / Noting next in the meeting.

Moved Councillor Mates **Seconded Councillor Prior**

That the following reports be moved en bloc:

- 13.1 Youth Collective Committee Annual Report 2024
- 13.2 Monthly Work Health and Safety Report - February
- 13.3 Finance Report - February 2025
- 13.4 Finance Report - March 2025

Carried Unanimously

8.14pm Councillor Naismith re-entered the meeting

13 Corporate Reports for Information/Noting

13.1 Youth Collective Committee Annual Report 2024
Report Reference GC250422R13.1

Moved Councillor Mates **Seconded Councillor Prior**

That Council:

1. Notes the Youth Collective Committee Annual Report 2024

Carried Unanimously

13.2 Monthly Work Health and Safety Report - February
Report Reference GC25042213.2

Moved Councillor Mates **Seconded Councillor Prior**

That Council:

1. Notes this report.

Carried Unanimously

13.3 Finance Report - February 2025
Report Reference GC250422R13.3

Moved Councillor Mates **Seconded Councillor Prior**

That Council:

1. Notes the report.

Carried Unanimously

13.4 Finance Report - March 2025
Report Reference GC250422R13.4

Moved Councillor Mates **Seconded Councillor Prior**

That Council:

1. Notes the report.

Carried Unanimously

12.6 Draft Annual Business Plan 2025-2026 and Long Term Financial Plan for Public Consultation
Report Reference GC250422R12.6

Moved Councillor Veliskou **Seconded Councillor Naismith**

That formal meeting procedures be suspended to discuss the item.

Carried Unanimously

8.15pm formal meeting procedures suspended

8.15pm Councillor Luscombe left the meeting
8.17pm Councillor Luscombe re-entered the meeting

8.46pm Councillor Prior left the meeting
8.48pm Councillor Prior re-entered the meeting

9.02pm formal meeting procedures resumed

Moved Councillor Veliskou **Seconded Councillor Telfer**

That Council:

1. Endorses the Framework and Key Assumptions noted in this report which have formed the basis for the development of the Draft 2025-2026 Annual Business Plan and Draft Long Term Financial Plan.

2. Endorses the City of Marion Draft Annual Business Plan 2025-2026 and Draft Long Term Financial Plan (Attachment 1) to proceed for public consultation, subject to the

following amendments:

- An additional page 8-9 to include:
  - A clear breakdown of each project overview with a range of the total estimated cost, and the amount factored into the 25-26 Annual Business Plan.
- Allocates funding of $200,000 in the 2025-2026 budget towards the irrigation design phase and related works of reserves to be determined by Council through a priority matrix.
- The inclusion of a note that Council is exploring the option for residential properties that meet certain criteria for short-term, non-hosted accommodation may be considered as having a commercial predominant land use.
- P177 – removal of 'Marion Oval' from Reserve and playground redevelopments across council.
- Alter the net financial liabilities ratio target to 0 – 65%

3. Endorses the use of available Reserve funding of $2.432m from the Asset Sustainability Reserve and $2.132m from the Open Space Reserve to support the delivery of the 2025-2026 Annual Business Plan.

Amendment

Moved Councillor Mates **Seconded Councillor Naismith**

That Council:

1. Endorses the Framework and Key Assumptions noted in this report which have formed the basis for the development of the Draft 2025-2026 Annual Business Plan and Draft Long Term Financial Plan.

2. Endorses the City of Marion Draft Annual Business Plan 2025-2026 and Draft Long Term Financial Plan (Attachment 1) to proceed for public consultation, subject to the following amendments:
   - An additional page 8-9 to include:
     - A clear breakdown of each project overview with a range of the total estimated cost, and the amount factored into the 25-26 Annual Business Plan.
     - Inclusion of feedback question relating to Major projects.
   - Allocates funding of $200,000 in the 2025-2026 budget towards the irrigation design phase and related works of reserves to be determined by Council through a priority matrix.
   - The inclusion of a note that Council are exploring the option for residential properties that meet certain criteria for short-term, non-hosted accommodation may be considered as having a commercial predominant land use.
   - P177 – removal of 'Marion Oval' from Reserve and playground redevelopments across council.
   - Alter the net financial liabilities ratio target to 0 – 65%

3. Endorses the use of available Reserve funding of $2.432m from the Asset Sustainability Reserve and $2.132m from the Open Space Reserve to support the delivery of the 2025-2026 Annual Business Plan.

The amendment to become the motion was **Carried**
The motion as amended was **Carried Unanimously**

14 Workshop / Presentation Items - Nil

15 Motions With Notice

9.09pm Councillor Masika left the meeting and did not return

15.1 Irrigation of Council Reserves
Report Reference GC250422M15.1

Councillor Crossland withdrew the Motion to be considered at an alternate meeting.

15.2 Library of Things
Report Reference GC250422M15.2

Moved Councillor Luscombe **Seconded Councillor Taylor**

That Council:

1. Notes that incorporating a 'Library of Things' into City of Marion libraries could present as a useful opportunity for Council to contribute to more sustainable living and a circular economy through improving the community's accessibility to borrowing items for a one-off project or to try before buying.

2. Requests that staff prepare a report for Council investigating the viability of the City of Marion operating a 'Library of Things', incorporating research into service models, outcome/usage data of similar initiatives in other councils, risks/benefits, and discussion of how a 'Library of Things' may benefit within the City of Marion context. The report should include options for Council's consideration and come back to Council by 23 September 2025.

Carried Unanimously

15.3 Motion – Draft Annual Business Plan 2025-2026 and Long Term Financial Plan
Report Reference GC250422M15.3

Councillor Mates withdrew the Motion.

15.4 Council Verges and Footpaths**15.4 Council Verges and Footpaths**
Report Reference GC250422M15.4

Moved Councillor Veliskou **Seconded Councillor Telfer**

That Council investigates an increased monitoring and maintenance regime of:

1. Footpaths to,
    - Remove tripping hazards
2. Verges to,
    - More timely removal of footpath obstruction from overhanging out outgrowing Street trees
    - Increase street tree maintenance regime to manage unruly growth and tree

suckers
- Improve verge weed control.

That Council is presented with a report (or reports) with analysis of how these improvements will be made and the associated costs by June 2025.

Carried Unanimously

16 Questions With Notice

16.1 Public Art Strategy	
Report Reference	GC250422Q16.1
Council Member	Councillor – Jana Mates

QUESTION

Could an actual figure be provided per project for the spend on public art, including staffing, and public art allocation through major project budgets, over the past five years?

SUPPORTING INFORMATION

Noting the comment within Item 12.6 Public Art Strategy 'While this strategy does not seek additional funding, it recommends formalising Administration's historical approach for the majority of projects of allocating $35,000+ from major project budgets for projects over $4 million and $10,000 to $30,000 for those valued between $1 million-$4 million, where possible.'

Response Received From	Public Art and Place Coordinator – Joyce Louey
Corporate Manager	Acting Manager City Activation – Alex Cortes
General Manager	Acting General Manager City Development – Charmaine Hughes

STAFF COMMENTS

Table 1 below provides a summary of public art investment per project through the major project budgets over the last five years. The table shows the City of Marion contributed $241,475 to provide public art through major projects and received $100,000 from State Government, providing a total spend of $341,475.

Table 1

Major Projects	Commissioner	City of Marion $	State Grant $
Morphettville Park Sports and Community Centre redevelopment public art	City of Marion	$60,000	
Dwyer Road Reserve upgrade public art	City of Marion	$19,105	
Mitchell Park Sports and Community Centre redevelopment public art	City of Marion	$80,000	$100,000
Marino Community Hall redevelopment public art	City of Marion	$35,000	
Marion Cultural Centre Plaza upgrade public art	City of Marion	$47,370	
	Total	**$241,475**	**$100,000**

Table 2 summarises other public art projects delivered on behalf of other Council services, and with local businesses and Government. Where Government funding was provided, Administration collaborated on the design and delivery and assumes responsibility for ongoing maintenance.

Table 2

Projects (2020 – 2024)	City of Marion $	Grant / external $
Art on Stobie poles, utility boxes and other infrastructure	$60,00	
Tonsley railway station upgrade		$10,000
Main South Road upgrade		$145,000
Edwardstown Revitalisation Project	$65,530	
Glandore playground upgrade	$17,000	$15,000
Reclaiming Sturt River project	$52,641	$15,000
Nannigai Reserve upgrade	$19,053	
Streetscape Messines Avenue upgrade	$26,500	
Mitchell Park Quick Road Reserve project	$6,500	$5,000
Mitchell Park Sports and Community Centre	$19,859	
Hugh Johnson Boulevard Reserve upgrade	$52,610	
Tonsley Innovation District		$79,768
Park Holme library activation	$3,000	
Vista Street Reserve upgrade	$45,602	
Tarnham Road Reserve upgrade	$24,000	
Warriparinga Coach House upgrade		$77,200
Trott Park art trail	$2,000	
Bus shelter upgrades	$2,500	
Alawoona Avenue Reserve upgrade	$47,982	
Total	**$444,777**	**$346,968**

Table 2 shows that City of Marion contributed $444,777 to provide public art through other council wide projects, with other funding standing at $346,968.

In summary, Council has spent $686,252 on public art projects, with an additional $446,968 of external funding secured, over the last five years.

Table 3 below summarises the 1.0 FTE Public Art and Place Coordinator salary. The 70% allocation reflects public art project delivery over the past five years with the remaining salary on administration, program management and partnerships.

Table 3

Year	Salary	Oncost (15%)	Total	70% Allocation
2023/24	$105,506	$15,826	$121,332	$84,932
2022/23	$98,831	$14,825	$113,656	$79,559
2021/22	$89,420	$13,413	$102,833	$71,983
2020/21	$83,820	$12,573	$96,393	$67,475
2019/20	$82,177	$12,327	$94,504	$66,152

17 Motions Without Notice

18 Questions Without Notice

19 Other Business

20 Meeting Closure

The meeting was declared closed at 9.25pm.

CONFIRMED THIS 27 DAY OF MAY 2025

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CHAIRPERSON

5.2 Confirmation of Minutes of the General Council Meeting held on 13 May 2025	
Report Reference	GC250527R5.2
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager Office of the Chief Executive – Sarah Vinall
General Manager	Chief Executive Officer – Tony Harrison

RECOMMENDATION

That the minutes of the General Council Meeting held on 13 May 2025 be taken as read and confirmed.

ATTACHMENTS

1. G C 250513 - Final Public Minutes [**5.2.1** - 11 pages]

Minutes of the General Council Meeting
held on Tuesday, 13 May 2025 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

PRESENT

His Worship the Mayor Kris Hanna	
Councillor Joseph Masika	Councillor Jayne Hoffmann
Councillor Nathan Prior	Councillor Matt Taylor
	Councillor Renuka Lama
Councillor Luke Naismith	Councillor Jana Mates
Councillor Jason Veliskou	Councillor Amar Singh
Councillor Sarah Luscombe	Councillor Ian Crossland

In Attendance

Acting Chief Executive Officer - Tony Lines
General Manager City Services - Angela Allison
Acting General Manager Corporate Services - Kate McKenzie
General Manager City Development - Ben Keen
Chief Financial Officer - Ray Barnwell
Manager Office of the CEO - Sarah Vinall
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

The following interests were disclosed:

- Councillor Luscombe declared a general conflict of interest in relation to item *City of Marion Building Asset Strategy (CoMBAS) – 2025/26 Implementation Guide*

- Councillor Singh declared a material conflict of interest in relation to item *Review of Mobile Food Vendor Locations*

Order of Agenda

The Mayor sought and was granted leave of the meeting to vary the order of the Agenda to consider item *11.1 Public Submissions on the Draft Annual Business Plan 2025 – 2026* next on the Agenda and to consider item *10.1 Cover Report – City of Marion Building Asset Strategy (CoMBAS) – 2025/26 Implementation Guide* after Corporate Reports for Information/Noting.

11.1 Public submissions on the Draft Annual Business Plan 2025-2026

Report Reference GC250513R11.1

The Mayor opened the item an invited any member of the public to comment on the Annual Business Plan and Budget and make a submission during the next 60 minute period, commencing at 6.33pm.

The item will resume at the conclusion of this period.

5 Confirmation of Minutes

5.1 Confirmation of Minutes of the General Council Meeting held on 22 April 2025

Report Reference GC250513R5.1

Item not considered.

6 Adjourned Items - Nil
7 Deputations - Nil
8 Petitions - Nil
9 Committee Recommendations - Nil

11 Corporate Reports for Decision

11.2 Marion Holiday Park Encroachments

Report Reference GC250513R11.2

Moved Councillor Lama **Seconded Councillor Hoffmann**

That Council:

1. Undertake a period of community engagement in accordance with Council's Public Consultation Policy, in relation to a proposal to grant a further licence to Marion Holiday Park for a term of 10 years, at market rent, for the purpose of the existing encroachments on the portion of Certificate of Title Volume 5781 Folio 119 as indicated on the plan in this report, noting that the encroachments will be required to be removed prior to the end of the 10-year term.

2. Notes that a further report will be presented to a General Council Meeting following the conclusion of the community engagement period to consider the feedback received from the community.

Carried Unanimously

Moved Councillor Masika **Seconded Councillor Lama**

That Council:

1. Seeks an agreement as part of the new licence that Marion Holiday Park will continue the maintenance of the reserve between their property and the riparian zone.

Carried

6.56pm Councillor Veliskou left the meeting

6.57pm Councillor Veliskou re-entered the meeting

11.3 SRWRA Draft Budget Report

Report Reference GC250513R11.3

Moved Councillor Luscombe **Seconded Councillor Taylor**

That Council:

1. Advises the Southern Region Waste Resource Authority (SRWRA) that it supports the Draft 2025-26 Annual Business Plan and Budget (Attachment 1).

Carried Unanimously

Councillor Singh declared a material conflict of interest in the item *Review of Mobile Food Vendor Locations* as he owns a food truck business that operates within the City of Marion and will leave the meeting for the item.

7.00pm Councillor Singh left the meeting

11.4 Review of Mobile Food Vendor Locations

Report Reference GC250513R11.4

Moved Councillor Veliskou **Seconded Councillor Lama**

That Council:

1. Undertake a period of community engagement in accordance with the Public Consultation Policy, in relation to the proposed changes to the pre-approved Mobile Food Vendor Locations and new proposed Permit Conditions outlined in this report and Attachment 2 including a proposed dedicated site at Glandore Oval on community land.

2. Notes that a further report will be presented to a future General Council meeting following the conclusion of the community consultation process.

Carried Unanimously

7.13pm Councillor Singh re-entered the meeting

Moved Councillor Prior **Seconded Councillor Mates**

That the following items be moved en bloc
- *11.5 Annual Review of Schedule of Delegations 2025*
- *12.1 Questions Taken on Notice Register*
- *12.2 Corporate and CEO KPI Report – Q3 Results*

Carried Unanimously

11.5 Annual Review of Schedule of Delegations 2025

Report Reference GC250513R11.5

Moved Councillor Prior **Seconded Councillor Mates**

That Council:

1. Resolves to grant the delegation of powers and functions of the Council as provided for in the attached instrument of delegation (Attachment 1) and as set out in the attached Table of Delegated Functions and Powers (Attachment 2)
2. Notes that a full list of the Delegations and Sub-Delegations of the CEO will be made available on the City of Marion website.

Carried Unanimously

12 Corporate Reports for Information/Noting

12.1 Questions Taken on Notice Register

Report Reference GC250513R12.1

Moved Councillor Prior **Seconded Councillor Mates**

That Council:

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

Carried Unanimously

12.2 Corporate and CEO KPI Report – Q3 Results

Report Reference GC250513R12.2

Moved Councillor Prior **Seconded Councillor Mates**

That Council:

1. Notes the FY24/25-FQ3 results contained within the attachments.

Carried Unanimously

Order of Agenda

The Mayor sought and was granted leave of the meeting to vary the order of the Agenda to consider item *10.1 Cover Report – City of Marion Building Asset Strategy (CoMBAS) – 2025/26 Implementation Guide* after Questions with Notice.

13 Workshop / Presentation Items - Nil

14 Motions With Notice

14.1 Leave of Absence - Cr Masika

Report Reference GC250513M14.1

Moved Councillor Masika **Seconded Councillor Hoffmann**

That Councillor Masika be granted leave of absence for the General Council Meetings to be held on 24 June 2025 and 22 July 2025 due to unavoidable circumstances.

Carried Unanimously

7.18pm Councillor Masika left the meeting

14.2 Irrigation

Report Reference GC250513M14.2

Moved Councillor Crossland **Seconded Councillor Naismith**

That Council

1. Notes that at the 8 April Infrastructure and Environment Committee meeting a report was requested to the 24 June General Council meeting relating to the revised irrigation support tool matrix relating to the 53 proposed open space sites and requests that this report is deferred and prepared for the 22 July General Council meeting.

Carried Unanimously

7.28pm Councillor Mates left the meeting
7.29pm Councillor Naismith left the meeting

7.30pm Councillor Mates re-entered the meeting
7.30pm Councillor Naismith re-entered the meeting

14.3 Sustainable Financial Management and Sustainable Procurement

Report Reference GC250513M14.3

Moved Councillor Luscombe **Seconded Councillor Lama**

That Council:

1. Notes that future climate related financial disclosure statements are likely to be required, however are not currently mandatory for Local Government, as described in the Climate Governance Assessment.

2. Notes that the Climate Governance Assessment will be presented to FRAC meeting held on 3 June 2025.
3. Notes that sustainable purchasing will be considered within the review of the *Climate Change Policy* and *Procurement and Contract Management* Policy to be presented for discussion at a Council Forum in July 2025.

Carried Unanimously

7.31pm Councillor Masika re-entered the meeting

15 Questions With Notice

15.1 AI use in Council	
Report Reference	GC250513Q15.1
Council Member	Councillor – Nathan Prior

QUESTION

Are other councils using AI for council functions and if so, please outline which one(s) and where/how AI is being used to add value.

Following on, are there areas where Marion Council can use AI to improve processes given experiences of other comparable councils.

SUPPORTING INFORMATION

Nil

Response Received From	Chief Information Officer - Marcel Althoff
Corporate Manager	N/A
General Manager	Acting General Manager Corporate Services – Kate McKenzie

STAFF COMMENTS

The City of Marion has developed an AI Policy and Strategy that reflects a deliberate and responsible approach to the adoption of artificial intelligence. This framework guides our efforts to integrate AI in a way that supports service improvement while managing risk and ensuring ethical use.

As part of this strategy, more than 30 ChatGPT licenses have been allocated to support and streamline internal administrative processes. These are complemented by the use of AI-enabled tools such as Fireflies.ai for automated minute-taking, improving efficiency in meetings and documentation.

We are currently progressing through a tender process for a new Human Resources Information System (HRIS), where shortlisted respondents are actively demonstrating how AI can enhance system capabilities. This is providing valuable insight into the practical benefits of AI integration in workforce and HR management.

The City is intentionally taking a measured and informed approach, focusing on building internal capability, monitoring technological developments, and learning from the experiences of other councils. Although no customer-facing AI applications have been implemented at this stage, we are exploring their potential through a number of Proof-of-Concept initiatives—such as the use of AI chatbots to assist with Justice of the Peace (JP) service enquiries.

There are several Australian local councils are actively leveraging artificial intelligence (AI) to enhance their operations and service delivery. These implementations offer valuable insights for the City of Marion in South Australia to consider.

Examples of AI Use in Australian Local Councils

1. **City of Sydney (NSW)**
   The City of Sydney has integrated AI into its e-planning system to expedite the review process for Complying Development Certificates. The AI tool swiftly identifies non-compliant segments in applications, providing immediate feedback to applicants and thereby enhancing the efficiency of the planning department.
2. **Shoalhaven City Council (NSW)**
   Facing extensive road maintenance challenges, Shoalhaven City Council employs AI technology mounted on garbage trucks to scan and record road defects, such as potholes. This system has enabled the council to identify and address over 10,000 issues within three months, significantly improving road safety and maintenance efficiency.
3. **Canterbury-Bankstown Council (NSW)**
   To combat the problem of abandoned shopping trolleys, Canterbury-Bankstown Council has implemented AI-powered cameras on street sweepers. Since its deployment, the system has detected nearly 20,000 instances of abandoned trolleys, aiding in cleaner public spaces and more efficient resource allocation.
4. **City of West Torrens**
   The City of West Torrens has showcased its use of sophisticated AI tools to improve community services. While specific applications were not detailed, their participation in national forums highlights their commitment to leveraging AI for better service delivery.
5. **South Australian State Government Initiatives**
   Although not a local council, the South Australian Government's adoption of AI technologies sets a precedent for local councils:
   - **AI in Urban Planning**: The government has introduced AI technology to streamline the approval process for detached dwellings in greenfield areas. This system allows users to submit CAD drawings, which are then automatically evaluated against planning criteria, providing near real-time feedback. This innovation significantly reduces assessment times, enabling planning professionals to focus on more complex applications.
   - **AI-Powered Traffic Management**: A trial involving AI-driven road cameras is underway to alleviate traffic congestion. These cameras analyse traffic patterns and adjust traffic light cycles accordingly, aiming to reduce delays and improve transport efficiency.

Opportunities for the City of Marion

Given these examples, the City of Marion could explore the following AI applications:

- **Administrative Workflow**: Implement AI-powered tools to assist routine administrative tasks such as data entry, document management, meeting transcription, and internal service request via Chat-GPT. This enhances accuracy, reduces processing time, and frees up administrative staff to focus on higher-value work.
- **Customer Service**: Deploy AI-powered chatbots on the council's website to handle routine inquiries, freeing up staff to focus on more complex tasks and improving overall service delivery.

- **Community Engagement**: Integrate platforms like MyLocalService to empower residents to report issues easily, improving responsiveness and fostering community involvement.
- **Urban Planning and Development**: Implement AI tools to streamline the assessment of development applications, ensuring faster processing times and improved compliance checks, similar to the City of Sydney's approach.
- **Infrastructure Maintenance**: Adopt AI-driven monitoring systems to proactively identify and address road defects or other infrastructure issues, enhancing maintenance efficiency and public safety, as demonstrated by Shoalhaven City Council.
- **Waste Management**: Utilize AI to monitor waste collection routes and identify areas with frequent illegal dumping or abandoned items, enabling targeted interventions and cleaner communities.

Support and Resources

The Local Government Association of South Australia (LGA SA) is developing an AI adoption toolkit to assist councils in implementing AI technologies responsibly and effectively. This toolkit will provide practical frameworks, assessment tools, and guidelines tailored to local government needs.

11.1 Public submissions on the Draft Annual Business Plan 2025-2026

Report Reference GC250513R11.1

7.33pm The item resumed at the conclusion of the one hour allocated period. It is noted that no formal submissions were received during this period.

Moved Councillor Crossland **Seconded Councillor Prior**

That Council:

1. Notes that the meeting was open for any public representation for one hour, during which no verbal submissions were made and that a further report on public consultation will be presented to Council at the meeting to be held on 27 May 2025.

Carried Unanimously

10 Confidential Items

10.1 Cover Report - City of Marion Building Asset Strategy (CoMBAS) - 2025/26 Implementation Guide

Report Reference GC250513F10.1

Moved Councillor Crossland **Seconded Councillor Mates**

1. 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 GC250513F10.1 – City of Marion Building Asset Strategy (CoMBAS) 2025/26 Implementation Guide except the following persons: Chief Executive Officer, Chief Financial Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the CEO, Manager City Property, Manager City Activation, Unit Manager Property Strategy and Delivery, Property Asset Planner, Project Manager Infrastructure, Unit Manager Governance and Council Support and Governance Officer, Media and Engagement Advisor and Unit Manager Engagement, Media and Events, 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 City of Marion Building Asset Strategy 2025/26 Implementation Guide , upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information including financial figures detailing projected costs of projects yet to be publicly tendered and concept designs, the disclosure of which could reasonably be expected to infer a commercial advantage on a third party and prejudice Council's commercial position.

2. Notes the disclosure of this information would, on balance, be contrary to the public interest because it could infer a financial advantage to a third party when the project is opened to tender and impair the tender process.

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.

Carried Unanimously

7.33pm the meeting went into confidence

Moved Councillor Veliskou **Seconded Councillor Crossland**

That Council:

1. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda Item GC250513F10.1 – City of Marion Building Asset Strategy (CoMBAS) 2025/26 Implementation Guide shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(b) of the Act:
   - Report - GC250513F10.1 – City of Marion Building Asset Strategy (CoMBAS) 2025/26 Implementation Guide
   - Attachment 1 – 2025- 2035 CoMBAS Implementation Guide (as at 25 March 2025)
   - Attachment 2 – 2025-2035 CoMBAS Implementation Guide (as at 25 March 2025) – Public Version
   - Attachment 3 – 2025- 2035 CoMBAS Implementation Guide (as at 13 May 2025)
   - Attachment 4 – 2025-2035 CoMBAS Implementation Guide (as at 13 May 2025) – Public Version
   - Minutes - GC250513F10.1 – City of Marion Building Asset Strategy (CoMBAS) 2025/26 Implementation Guide

   on the grounds that the document(s) relates to information the disclosure of which could reasonably be expected to provide a commercial advantage on a third party and prejudice Council's commercial position.

2. Notes the disclosure of this information would, on balance, be contrary to the public interest because it could infer a financial advantage to a third party when the project is opened to tender and impair the tender process.

3. Determines this order shall operate until it is revoked and will be reviewed every 12 months.

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

Carried Unanimously

7.37pm the meeting came out of confidence

16 Motions Without Notice

17 Questions Without Notice

18 Other Business

19 Meeting Closure

The meeting was declared closed at 7.37pm.

CONFIRMED THIS 27 DAY OF MAY 2025

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CHAIRPERSON

6 Communications

6.1 Elected Member Verbal Communications

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

6.2 Mayoral Communication Report

Report Reference GC250527R6.2
Name of Council Member Mayor - Kris Hanna

Date	Event	Comments
17 April 2025	Meeting Minister Champion with City of Marion CEO re Abbeyfield and Tonsley	Attended
17 April 2025	Local Government Association Metro Mayors Forum	Attended
23 April 2025	City of Marion's ANZAC Day Eve Youth Vigil	Attended and gave a speech
23 April 2025	Tour of Christ Church Cemetery, O'Halloran Hill	Attended
24 April 2025	Coast FM	Interviewed
25 April 2025	Marion RSL Anzac Day Dawn Service	Attended and gave a speech
28 April 2025	5049 Community meet the (federal) candidate's forum	Attended
30 April 2025	Meeting Minister Emily Bourke, Sarah Andrews MP, Nadia Clancy MP, Alex Dighton MP re Basketball Stadium Update	Attended
2 May 2025	Seacliff Golf Couse Opening	Attended and gave a speech
6 May 2025	Park Holme Library Event - Jennifer Mackenzie Dunbar 'Merging Fact with Fiction'	Attended
9 May 2025	Vietnam Veterans Federation - Coral & Balmoral Commemoration Service	Attended
10 May 2025	Galleon Theatre Production at Domain Theatre	Attended
12 May 2025	SBC Professional Networking Event at Gallery M	Attended
15 May 2025	Opening new store Salvation Army	Attended and gave a speech
16 May 2025	SA Leaders Event – hosted by Green Adelaide	Attended
16 May 2025	Guest at South Adelaide Rugby League Club 50th Anniversary Game	Attended

17 May 2025	Morphettville Press Release with Minister for Housing and Urban Development	Attended
20 May 2025	City of Port Adelaide Enfield Citizenship Ceremony	Attended
21 May 2025	City of Marion National Volunteer Week Thank You Afternoon Tea	Attended
22 May 2025	South Australian Metropolitan Mayors Dinner	Attended
22 May 2025	Coast FM	Interviewed
23 May 2025	LGA OGM	Attended
24 May 2025	Australian Lebanese History Festival	Attended
In addition, the Mayor has met with residents, MPs and with the CEO and Council staff regarding various issues		

6.3 CEO and Executive Communication Report

Report Reference GC250527R6.3

Date	Activity	Attended By
16/04/2025	Site Visit | Boral Linwood	Angela Allison
17/04/2025	Meeting Minister Champion with City of Marion Mayor re Abbeyfield and Tonsley	Tony Harrison
23/04/2025	Meeting | MarionLIFE	Angela Allison
23/04/2025	Meeting | CoM, CCS and PAE re Strategic Procurement Manager	Tony Lines
24/04/2025	Meeting | Amy Dennison (Deputy CE EPA) re collaborate in supporting the community and clarifying our respective roles	Tony Harrison
24/04/2025	LGA Mutual - Quarterly CEO Scheme Briefing | Via Zoom	Tony Harrison
28/04/2025	Meeting, Photos, Dinner | SRWRA Board	Angela Allison
28/04/2025	KPMG Meeting	Tony Harrison
29/04/2025	KPMG Meeting	Tony Lines
30/04/2025	Meeting | CoM and Flow Power re PPA	Tony Lines
01/05/2025	Meeting | SRWRA CEO Recruitment	Angela Allison
01/05/2025	Tonsley PCG Bi-Monthly meeting	Ben Keen
02/05/2025	Meeting | Carers SA Board	Angela Allison
02/05/2025	Meeting | Turner and Townsend	Ben Keen

02/05/2025	Community Event | Seacliff Golf Course Official Opening	Tony Lines
05/05/2025	LG Professionals SA Special Board Meeting	Ben Keen
07/05/2025	Meeting | CoM and Deckard Technologies	Tony Lines
08/05/2025	Meeting | Carers SA Board	Angela Allison
08/05/2025	Cross Council Corporates Services GM quarterly meeting	Tony Lines Kate McKenzie – Acting GM Corporate Services
08/05/2025	Meeting | CoM and Cleanaway	Tony Lines
09/05/2025	LG Professionals Leadership Excellence Awards Gala Dinner	Tony Lines Ben Keen Kate McKenzie
13/05/2025	Meeting | City of Marion and Custom Built	Ben Keen Tony Lines
13/05/2025	Meeting | CoM and Accord Property re carpark application	Tony Lines
14/05/2025	Meeting | Cleanpeak Matter	Angela Allison
14/05/2025	Meeting | Ombudsman	Angela Allison
15/05/2025	Meeting | VOI with Kelledy Jones	Tony Lines
16/05/2025	LG Professionals SA Board Meeting	Ben Keen
16/05/2025	SA Leaders Event	Tony Lines
20/05/2025	Meeting Monthly | CCS and PAE GM and Cross Council Strategic Procurement	Kate McKenzie – Acting GM Corporate Services
20/05/2025	Meeting | infrastructure Project Cost Estimation and Control	Angela Allison

7 Adjourned Items - Nil

8 Deputations

8.1 Tesla proposal Tonsley	
Report Reference	GC250527D8.1
Originating Officer	Business Support Officer – Cassidy Mitchell
Corporate Manager	Manager Office of the CEO – Sarah Vinall
General Manager	Acting Chief Executive Officer – Tony Lines

SPEAKER

Ms Sarah List

ORGANISATION

Resident

COMMENTS

Ms List has requested to make a deputation to Council on behalf of residents regarding the Tesla proposal at Tonsley.

ATTACHMENTS

Nil

8.2 Mens Mental Health Information	
Report Reference	GC250527D8.2
Originating Officer	Business Support Officer – Cassidy Mitchell
Corporate Manager	Manager Office of the CEO – Sarah Vinall
General Manager	Acting Chief Executive Officer – Tony Lines

SPEAKER

Kea Wesson

ORGANISATION

Student - Dara School

COMMENTS

Kea Wesson has requested to make a deputation to Council on behalf of themselves regarding men's mental health information and support within the community.

ATTACHMENTS

Nil

8.3 Second Chances	
Report Reference	GC2505278.3
Originating Officer	Business Support Officer – Cassidy Mitchell
Corporate Manager	Manager Office of the CEO – Sarah Vinall
General Manager	Acting Chief Executive Officer – Tony Lines

SPEAKER

Mr Sam Narroway

ORGANISATION

Second Chances SA

COMMENTS

Mr Narroway has requested to make a deputation to Council on behalf of Second Chances SA regarding dumped goods at the Second Chances charity shop.

ATTACHMENTS

Nil

9 Petitions - Nil

10 Committee Recommendations

10.1 Confirmation of Minutes of the Review and Selection Committee Meeting held on 6 May 2025	
Report Reference	GC250527R10.1
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager Office of the Chief Executive - Sarah Vinall
General Manager	Acting Chief Executive Officer - Tony Lines

REPORT OBJECTIVE

The purpose of this report is to facilitate the receiving and noting of the minutes of the Review and Selection Committee meeting held on 6 May 2025.

EXECUTIVE SUMMARY

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

Reports for Noting

- Council and CEO KPI Report Quarter Three 2024-05
- Staff Movement and Exits Summary Report - Q3

RECOMMENDATION

That Council:

1. **Receives and notes the minutes of the Review and Selection Committee meeting held on 6 May 2025.**
2. **Notes that separate reports will be brought to Council for consideration of any recommendations from the Review and Selection Committee.**

ATTACHMENTS

1. RS C 250506 - Public Minutes [**10.1.1** - 4 pages]

Minutes of the Review and Selection Committee held on Tuesday, 6 May 2025 at 5.30 pm Chamber - Admin, Council Administration Centre 245 Sturt Road, Sturt

PRESENT

His Worship the Mayor Kris Hanna

Councillor Jana Mates

In Attendance

Acting Chief Executive Officer - Tony Lines

Acting General Manager Corporate Services – Kate McKenzie

Chief Financial Officer - Ray Barnwell

Manager Office of the CEO - Sarah Vinall

Acting Manager People and Culture - Greg Cansdale

1 Open Meeting

The Mayor opened the meeting at 5.30 pm.

2 Kaurna Acknowledgement

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

3 Elected Member Declaration of Interest (if any)

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

No interests were disclosed

4 Confirmation of Minutes

4.1 Confirmation of Minutes of the Review and Selection Committee Meeting held on 4 February 2025	
Report Reference	RSC250506R4.1

Moved Councillor Mates **Seconded Mayor Hanna**

That the minutes of the Review and Selection Committee Meeting held on 4 February 2025 be taken as read and confirmed.

Carried Unanimously

5 Confidential Items

5.1 Cover Report - CEO Performance Review and Timeline

Report Reference RSC250506F5.1

Moved Councillor Mates **Seconded Mayor Hanna**

That the Review and Selection Committee recommends to Council:

1. The endorsement of the process and timeline in attachment 1 for the CEO performance review.
2. The appointment of Allison Ashby as the independent person to provide advice to Council on the assessment of the CEO performance.

Carried Unanimously

6 Reports for Discussion - Nil

7 Reports for Noting

7.1 Council and CEO KPI Report Quarter Three 2024-25

Report Reference RSC250506R7.1

Moved Councillor Mates **Seconded Mayor Hanna**

The Committee discussed the report noting that the customer service KPI for ease of lodging requests has dropped in performance. This is being reviewed and monitored to see if there is any root cause behind the drop in performance.

That the Review and Selection Committee:

1. Notes the FY24/25-FQ3 results contained within the attachments.

Carried Unanimously

7.2 Staff Movement and Exits Summary Report - Q3

Report Reference RSC250506R7.2

Moved Councillor Mates **Seconded Mayor Hanna**

That the Review and Selection Committee:

1. Review the report and attached exit survey qualitative data.

Carried Unanimously

8 Workshop / Presentation Items

9 Other Business

Mayor Hanna requested that the following reports be presented to the next Committee Meeting:

1. Employees with “external employment” (employment/business/boards).
2. Overview of Human Resource Information System (HRIS) implementation.

10 Meeting Closure

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

The meeting was declared closed at 5.38 pm.

CONFIRMED THIS 5 DAY OF AUGUST 2025

_____

CHAIRPERSON

11 Confidential Items

11.1 Cover Report - Tonsley Unsolicited Proposal Community Land Revocation - Confidential Appendix	
Report Reference	GC250527F11.1
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager Office of the Chief Executive - Sarah Vinall
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
(d) commercial information of a confidential nature (not being a trade secret) the disclosure of which (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and (ii) would, on balance, be contrary to the public interest

RECOMMENDATION

Pursuant to Section 90(2) and (3)(b and 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 *GC250527F11.1 - Tonsley Unsolicited Proposal Community Land Revocation - Confidential Appendix* except the following persons: Chief Executive Officer, General Manager Corporate Services, General Manager City Development, General Manager City Services, Chief Financial Officer, Manager Office of the Chief Executive Office, Manager City Activation, Manager City Property, City Activation Senior Advisor, Unit Manager Property and Facilities, Governance Officer, Manager Customer Experience and Engagement and Media and Engagement Advisor, 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 detailed costings and negotiations regarding the possible sale of Community Land the disclosure of which could reasonably be expected to diminish the commercial affairs of a business with which the Council is conducting and would, on balance, be contrary to the public interest due to its commercial nature, including financial figures.

Notes the disclosure of this information would, on balance, be contrary to the public interest because on balance, be contrary to the public interest due to its commercial nature, including financial figures.

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 Tonsley Unsolicited Proposal Community Land Revocation - Consultation Outcomes	
Report Reference	GC250527R12.1
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

The objective of this report is to:

1. Provide Council with the outcomes of the public consultation under Section 194(2)(b) of the Local Government Act 1999 for the Proposed revocation of community land 7A Chestnut Court, Tonsley SA 5042 Certificate of Title Volume 5387 Folio 191 Allotment (Reserve) 31 in Deposited Plan 25435 in the area named Tonsley, Hundred of Adelaide.

2. Seek approval to progress the revocation of community land classification with the Minister for Local Government.

REPORT HISTORY

Report Reference	Report Title
GC250325F11.1	Tonsley Unsolicited Proposal Community Land Revocation (Confidential)
EMF241203R1.4	Tonsley Unsolicited Proposal (Confidential)
GC241210F10.1	Tonsley Unsolicited Proposal (Confidential)
EMF250304F1.4	Tonsley Unsolicited Proposal Bid (Confidential)

EXECUTIVE SUMMARY

On 25 March 2025, Council resolved to commence the revocation process under Section 194 (2) of the Local Government Act and endorsed the report titled 'Proposed revocation of community land 7A Chestnut Court, Tonsley SA 5042 Certificate of Title Volume 5387 Folio 191 Allotment (Reserve) 31 in Deposited Plan 25435 in the area named Tonsley, Hundred of Adelaide' for public consultation.

The consultation advised the public of Council's intention to revoke the Community Land classification for the Reserve to support the sale of the land to MAB CCT Pty Ltd. for the development of a factory/warehouse to provide a fit for purpose tenancy for Tesla Inc**.** It is proposed that the land will be sold at market value as assessed by an independent land valuer.

Public consultation for the revocation of the community land classification for the whole of the subject Reserve was undertaken from 28th March 2025 to 17th April 2025. The consultation included a direct mail out to stakeholders and residents living within 400m of the Reserve, Making Marion

website, onsite signage, social media campaign, notice in the Advertiser and information pack available at Council's Administration building.

Overall, 948 submissions were received via the making Marion survey. 5% supported the revocation (51), 95% did not support the revocation (897). In addition, 6 written submissions were received opposing the proposal.

392 responses (41%) were from participants within City of Marion.

A summary of the public consultation is contained in the Community Consultation Report (refer to **Attachment 1**), along with letters of support from South Australian Housing Trust, Tesla, Renewal SA and MAB CCT Pty Ltd (**Attachment 2**).

When evaluated in terms of tangible, local economic and environmental outcomes, the project's benefits of employment, innovation, emissions reduction, and utilisation of land that is contaminated and not fit for current purpose, outweigh the geopolitical or symbolic criticisms expressed in submissions. It is recommended that Council proceeds with the revocation of community land classification of the Reserve and seeks consent from the Minister for Local Government.

It is also noted that, regardless of the eventual incumbent of the land / development, staff recommends it would still be advantageous to Council to revoke the community land classification of, and dispose of, the contaminated land, unlocking its development potential, and realising the proceeds from the sale.

RECOMMENDATION

That Council:

OPTION 1 (Staff Recommendation)

1. **Having considered the submissions received, resolves to proceed with the process to revoke the Community Land classification for the whole parcel of land situated at 7A Chestnut Court, Tonsley, described as Allotment (Reserve) 31 in Deposited Plan 25435 in Certificate of Title Volume 5387 Folio 191.**
2. **Approves that a request be forwarded to the Minister for Local Government for approval to revoke the subject Reserve from its community land classification.**
3. **Notes that a final report will be presented to Council upon receipt of the determination from the Minister for Local Government in relation to the revocation, to enable finalisation of the revocation to support sale and disposal of land.**

Or

OPTION 2

1. **Having considered the submissions received, resolves not to proceed with the process to revoke the whole of land situated at 7A Chestnut Court, Tonsley, described as Allotment (Reserve) 31 in Deposited Plan 25435 in Certificate of Title Volume 5387 Folio 191.**
2. **Authorises administration to write to MAB CC PTY Ltd confirming Council will not be proceeding with the community land revocation and unsolicited proposal.**

3. **Authorises administration to write to South Australian Housing Trust and Renewal SA confirming the termination of the unsolicited proposal process.**

DISCUSSION

Background

The City of Marion proposes revoking the Community Land classification of the land at 7A Chestnut Court, Tonsley to facilitate its sale to MAB CCT Pty Ltd. for the development of a purpose-built facility for Tesla Inc. The development will focus on battery repurposing, vehicle servicing, and showroom functions.

Legal and Land Use Information

- Land Size: 2,664 sqm.
- Ownership: City of Marion (in fee simple).
- The land is currently classified as Community Land but has not been publicly accessible since 2016 due to contamination.
- No dedications or trusts affecting the title.
- No native title claims.
- The land is adjacent to Renewal SA and SA Housing Trust parcels, all part of the consolidated development proposal.
- It is zoned under the Planning and Design Code as a Strategic Innovation Zone, aligning with the Tonsley Innovation District.
- The proposed development aligns with Tonsley's cleantech and renewable energy vision.

Details of the Proposal

- **Proposed Buyer:** MAB CCT Pty Ltd.
- **Tenant:** Tesla Inc.
- **Intended Use:** Factory/warehouse, showroom, and battery repurpose facility.
- The proposal represents an opportunity for strategic economic development, environmental remediation, and future investment, with limited disruption to current community land use.
- The land will be sold at market value, as determined by an independent valuer.

Economic Benefits

- Approx. 100 full-time jobs (including research, IT, sales, and technical roles)
- Estimated $56 million in economic output.
- Ongoing rates revenue for Council
- Tesla-led training programs and SA Government apprenticeships.

Use of Proceeds

Proceeds from the sale will be placed into the Asset Sustainability Reserve Fund and allocated via Council resolution to future strategic priorities.

Community and Environmental Impact

- Minimal local impact expected as the site has not been used by the public since 2016 and is unable to be used due to historical contamination.
    - Removal of 30 trees on Chestnut Court Reserve (11 regulated).
    - Offset by 62 new plantings, per planning regulations and subject to future development application.
- Existing open space in the vicinity remains accessible, such as Tartuninthi/Trowbridge Reserve, Tonsley Hall Reserve and further north connections to Alawoona Avenue and Tonsley Village open space.
- Council has a lease to utilise Ash Avenue Reserve till 2028 for open space recreation. Council is currently undertaking a review of Ash Avenue Reserve environmental conditions to evaluate future direction on this land post 2028.
- The project will lead to remediation/ management of a contaminated site by the proponent to ensure it is fit for purpose and meets Environment Protection Authority (EPA) requirements at no cost to Council.

Public Consultation

At the General Council meeting held on 25 March 2025, Council resolved to commence the revocation process under Section 194 (2) of the Local Government Act and endorsed the report titled 'Proposed revocation of community land 7A Chestnut Court, Tonsley SA 5042 Certificate of Title Volume 5387 Folio 191 Allotment (Reserve) 31 in Deposited Plan 25435 in the area named Tonsley, Hundred of Adelaide' for public consultation.

A formal 21-day public consultation period has been undertaken, consistent with:

- Section 194 of the Local Government Act 1999.
- Council's Public Consultation Policy.

Public consultation for the revocation of the community land classification for the whole of the subject Reserve was undertaken from 28th March to 17th April 2025. The consultation included:

- A direct mail out to stakeholders and residents living within 400m of the Reserve
- Making Marion website
- Onsite signage
- Notice in the Advertiser
- Social Media campaign, and
- Information pack available to the public located at Council's Administration building.

The consultation asked the community to indicate via a feedback form - *Overall, do you support the proposed revocation of community at described as 7A Chestnut Court, Tonsley SA 5042 Certificate of Title Volume 5387 Folio 191 Allotment (Reserve) 31 in Deposited Plan 25435 in the area named Tonsley, Hundred of Adelaide?*

- Yes, I support this proposal.
- No, I don't support this proposal.
- Tell us Why?
- Do you have any other comments?

At the conclusion of the consultation period, 948 survey submissions were received via the Making Marion Page. 51 (5%) supported the proposal, 897 (95%) did not support the proposal. An additional

7 written submissions were received, not supporting the proposal. A total of 546 responses were from individuals who do not reside in City of Marion.

This has been filtered to record responses from City of Marion residents and by suburb to illustrate the sentiment of the locality.

A total of 392 City of Marion resident responses were received, of which 93% do not support the proposal, 7% support.

Further analysis has been provided to assess the local communities of Tonsley, Mitchell Park and Clovelly Park. A total of 132 responses, of which 121 do not support the proposal and 11 support. Further details are provided in the Community Consultation Report **Attachment 1** including detailed responses.

Key stakeholders (South Australian Housing Trust, Tesla, Renewal SA and MAB CCT Pty Ltd) have provided letters of support (refer **Attachment 2**).

Key Themes

1. Tree Removal and Environmental Concerns

Submissions emphasised the proposed removal of significant tree coverage as a major concern because trees are valued for their role in cooling the urban environment and providing habitat for wildlife.

Some commenters found it contradictory that a green energy company would remove trees, arguing this undermines Tesla's sustainability claims.

Environmental concerns included skepticism about the effectiveness of any remediation efforts undertaken by the proposed owner/developer and the potential for further contamination once the Tesla factory/warehouse is developed.

However, it is also noted:

- Tree replacement commitments: The developer is committed to replanting or offsetting the impact as per development application requirements.
- Site condition: The affected trees are largely on degraded or low-value land, contributing low biodiversity value to the locality.
- Remediation of the land to ensure it is fit for purposes for the proposed development. This will require engagement with the Environment Protection Authority (EPA).

2. Anti-Tesla and Anti-Elon Musk Sentiment

Several submissions reflect strong ideological opposition to Elon Musk and Tesla. Common views include:

- Distrust of Musk's influence: Submissions cite Musk's political affiliations and controversial behaviour.
- Disapproval of Tesla as a company: Some objectors critique Tesla's environmental credentials, its manufacturing ethics, or perceive it as a symbol of tech elitism.
- Moral objections: Elon Musk is portrayed by a few submitters as an inappropriate figurehead for projects within environmentally or socially conscious communities.

3. Open Space

Several responses highlight that the proposed development at Chestnut Court will limit access to sufficient open space. There are specific concerns about the loss of equipped play space. Some residents feel that due to the proposed development the area is limited in providing equitable access to playgrounds.

These concerns do not consider the status of Chestnut Court Reserve which has not been accessible to the public since 2016 and is not fit for purpose as open space recreation due to historical contamination.

Ash Avenue Reserve has been leased to Council from South Australian Housing Trust until 2028. This site currently provides limited amenities with a shelter, picnic table, nature play elements and kickabout space. Council administration are currently undertaking environmental investigations to support future directions of this land post lease term, including consideration of the potential purchase of Ash Avenue Reserve. Further details are contained within the confidential attachment of report *Tonsley Unsolicited Proposal Community Land Revocation - Confidential Appendix GC250527F11.1.*

4. Global Geopolitical Issues Raised

Submissions cite concerns about Tesla's global conduct, referencing:

- Operations in China and alignment with authoritarian regimes.
- Musk's influence on global discourse via social media platforms.
- Global inequality and resource extraction linked to EV batteries.

This feedback does not relate to the site specifically and reflects broader fears rather than project-specific impacts. They introduce complex global issues into a local planning context.

These two themes indicate an objection to the proposal not necessarily tied to the physical merits of the developer's application and proposal but rather to perceptions of Musk/Tesla's global role.

It should also be noted that Tesla have confirmed that if unsuccessful at developing at Tonsley, the development would still proceed, however in a different location. I.e. Tesla will not be negatively impacted in the long term by Council not proceeding with this land revocation, however it will likely have a negative impact on the local economy by not proceeding.

5. Balancing the Proposal's Benefits

Despite ideological and environmental critiques, the proposal offers significant benefits that appear to outweigh the objections:

a. Economic and Employment Advantages

- The project supports high-value manufacturing, contributing to the clean energy transition.
- It provides hundreds of jobs, both during construction and ongoing operations.
- Financial benefits to Council of proposed sale revenue and ongoing rates revenue.

b. Innovation and Renewable Energy Support

- It enables the expansion of EV infrastructure, a cornerstone of decarbonization.
- It aligns with Tonsley's clean tech energy agenda whilst also state and national climate goals.
- Supports circular economy initiatives through battery re-manufacture.

c. Use of Land

The land is currently unused because it is contaminated with all Council assets being demolished over 10 years ago. It is unlikely that this land would ever be considered suitable for residential occupation again, however, it's use as an extension of the Tonsley Precinct and the location for a new factory/warehouse focusing on battery repurposing, vehicle servicing and showroom functions is a good use for land that is currently under-utilised.

d. Site Remediation

This proposal transfers the responsibility of remediation to the purchaser who will clean up the land to a standard regulated by the EPA. Once the remediation has been completed, the land will be developed and used productively as part of the Tonsley Precinct.

e. Planning and Mitigation Measures

The proponent will be required to undertake more detailed planning studies to support a future development application, including:

- Traffic and noise management.
- Commitment to tree offsetting and improved landscaping.
- Engagement with local community concerns through development application process.
- How site contamination will be managed.

Conclusion

Ownership of community land should evolve to align with the changing needs of the community. If there is an opportunity to sell land that is underperforming or poses a financial burden for remediation, then the Council should consider selling that land.

While several objections to the proposal refer to ideological opposition to Elon Musk or Tesla's global position, these do not directly undermine the local merits of the developer's proposal.

Environmental concerns around tree removal are acknowledged. The developer has undertaken an assessment of the existing trees and actively progressed conceptual design with retention of the two most valued significant trees. Further details will be required as part of a development application.

When evaluated in terms of tangible, local economic and environmental outcomes, the project's benefits of employment, innovation, emissions reduction, and utilisation of land that is contaminated and not fit for current purpose, outweigh the geopolitical or symbolic criticisms expressed in submissions. It is recommended that Council proceeds with the revocation of community land classification of the Reserve and seeks consent from the Minister for Local Government.

ATTACHMENTS

1. Attachment 1 - Community Feedback Report May 2025 [**12.1.1** - 117 pages]
2. Attachment 2 - Stakeholder Letters of Support [**12.1.2** - 7 pages]

Community Land Revocation: Chestnut Court

Community Feedback Report
May 2025

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

CITY OF MARION

Executive summary

For the purposes of a community land revocation, the Local government Act 1999 (Section 194(2)(b) stipulates that a section 194 report outlining the proposal is developed for the purposes of community engagement at the consult level.

Local community members, the broader community and stakeholders were asked whether they supported the proposed revocation that would then enable MAB CCT Ltd to purchase the land to build a fit for purpose factory for the tenancy of Tesla Inc.

Overall, 948 responses were received via the making Marion survey, 95% of responses (897) were unsupportive of the proposal with the remaining 5% of responses (51) supportive of the proposal. 6 written responses were also received opposing the proposal. 392 responses (41%) were from participants within the City of Marion.

Common sentiment from those who do not support the proposal received throughout the feedback, related to the poor public mage of the potential buyer (Tesla Inc), loss of public open space, impact to existing trees and biodiversity, the need for social housing and the environmental impacts of the operation.

Participants in support of the proposal highlighted the potential economic benefits (job creation, skills development, innovation), and that it would be an effective use for community land that is currently unusable due to contamination issues.

The following report has categorised the responses by the participants location as follows:

Zone A: City of Marion residents
Zone B: Direct mail area and remaining part of Tonsley, Mitchell Park and Clovelly Park
Zone C: Non-City of Marion suburbs

Pages 8 and 9 provide a map of the zones and responses from each.

The level of support for the proposed community land revocation is summarised in the table below. A slightly higher level of support was recorded for the proposal in Zone A.

Response	Zone A	Zone B	Zone C	*No suburb recorded	Overall
Support	28 (7%)	11 (8%)	23 (4%)	*1*	51 (5%)
Do not support	364 (93%)	121 (92%)	533 (96%)	*9*	898 (95%)
Total	**392**	**132**	**546**	***10***	**948**

**10 responses (1% of overall) were received with no suburb name recorded.*

Engagement Snapshot

The consultation period was open from 28 March 2025 until 17 April 2025.

How we engaged:

Social media campaign, Onsite signage, Making Marion page and online survey, Direct mail to local residents

948

Survey responses

received via

Making Marion Survey

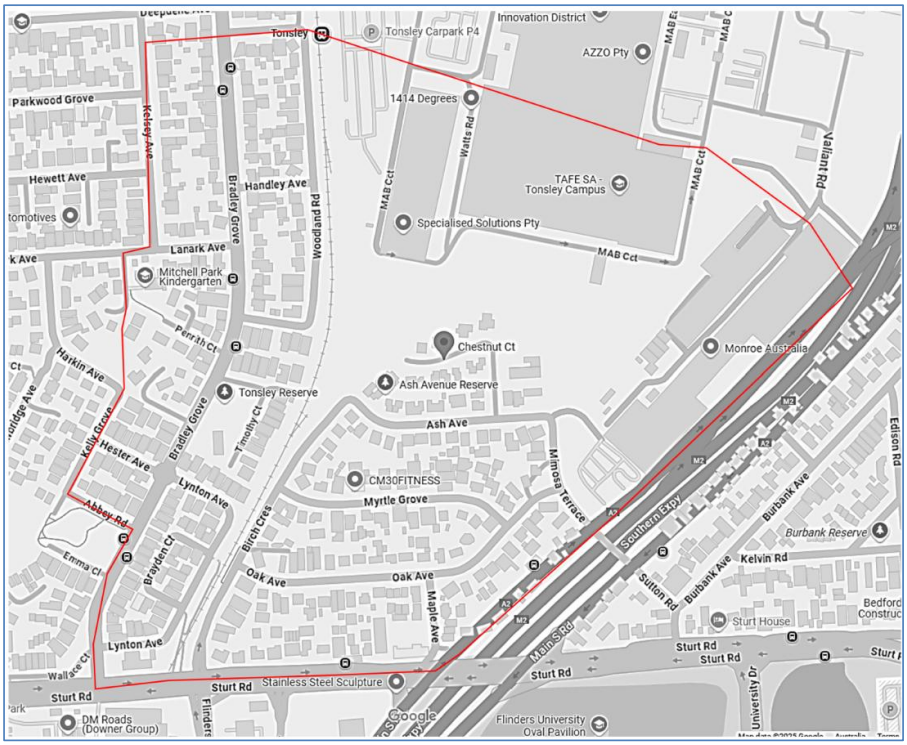
6

Written responses

received via

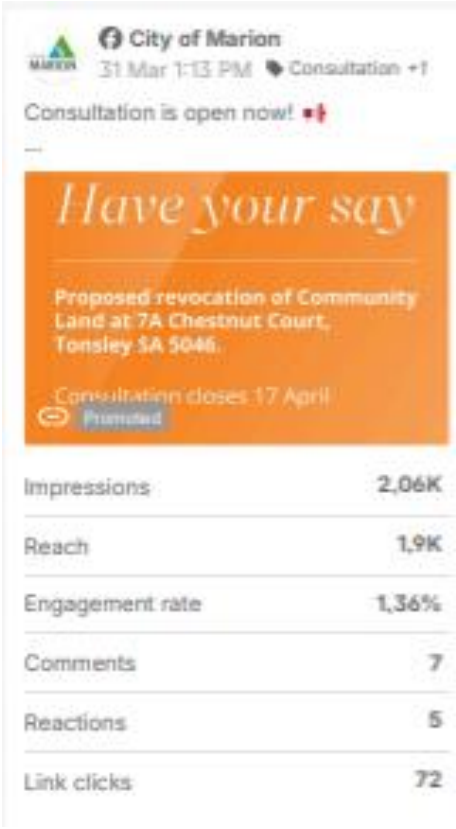
email

Direct mail letter drop area - (486 residential / commercial properties)



Social media summary

Posts	Impressions	Reactions
1	2,06K	5
Reach	**Engagements**	**Engagement Rate**
1,9K	28	1.36%



Definitions:

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

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

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

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

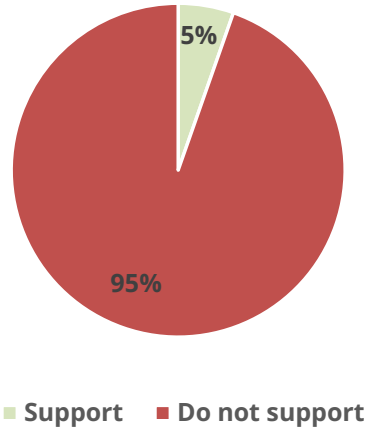
Reactions - Reactions are a type of engagement with your Facebook content. They are comprised of the total amount of Love, Haha, Wow, Sad, Angry, and Like actions that users took on your post. This can be reported on in the Measure module.

Participant responses

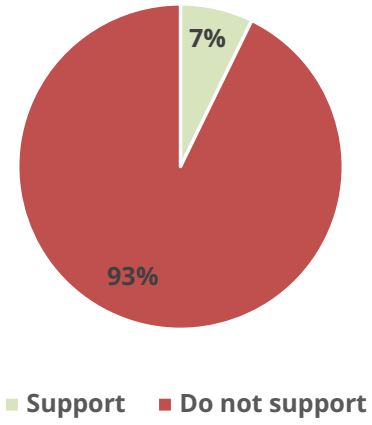
Level of support

Do you support the proposed revocation of community at described as 7A Chestnut Court, Tonsley SA 5042 Certificate of Title Volume 5387 Folio 191 Allotment (Reserve) 31 in Deposited Plan 25435 in the area named Tonsley, Hundred of Adelaide?

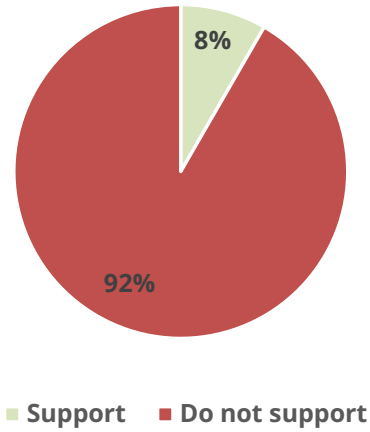
Overall



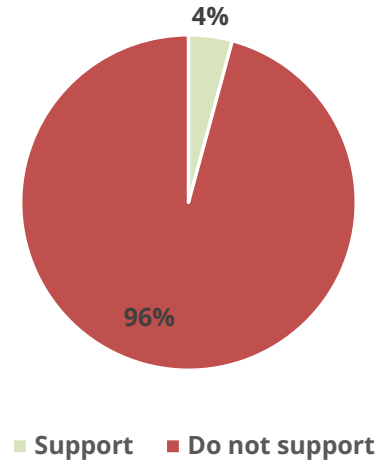
Zone A (CoM residents)



Zone B (close suburbs)



Zone C (outside CoM)



Participant responses

Comments received

Participants were asked to provide the reason why they either support or do not support the proposal. We received 47 comments from participants who supported the proposal and 865 comments from people who do not support the proposal. Comments ranged from participants who support the proposal mentioning the potential economic benefits, and the effective use of community land that is currently unusable.

All comments received are provided in Appendices 1, 2 and 3.

Comments provided that weren't in support of the proposal, were largely focussed on the objection to association with the Tesla brand, loss of public open space, impacts to trees and biodiversity. Comments were also received stating concerns about potential environmental impacts from the proposed new facility, and also that the provision of social housing should be a priority for investment.

The following key themes were identified throughout the feedback received and have been categorised as:

1. Tesla:

Comments reflect strong ideological opposition to Elon Musk and Tesla.

2. Trees / Loss of biodiversity:

Comments reflected concerns over tree loss and impacts to biodiversity.

3. Loss of public open space:

Comments objecting to the loss of public open space.

4. Environmental Impacts:

Comments received that are concerned about potential environmental impacts that may be caused from the proposed manufacturing facility and general environmental impacts.

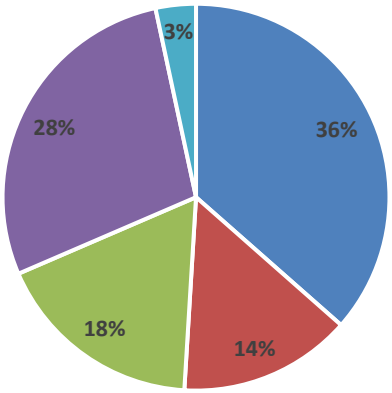
5. Social Housing:

Comments received in relation to wanting this land used for the development of social/public housing.

Participants often mentioned multiple issues in their responses. Key themes from the comments have been developed and analysed by location on page 6.

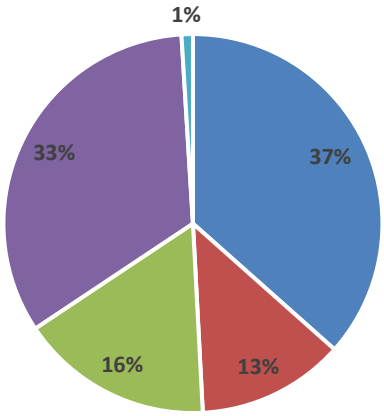
Participant responses

Overall



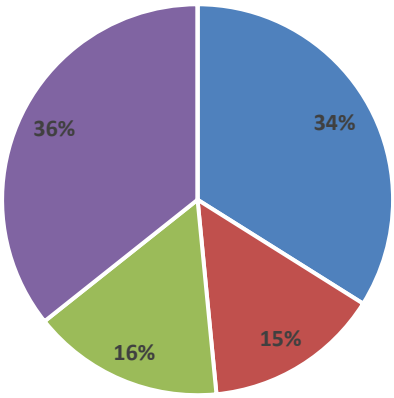
- Tesla
- Social housing
- Loss of trees/biodiversity
- Loss of public open space
- Environmental impacts

Zone A (CoM residents)



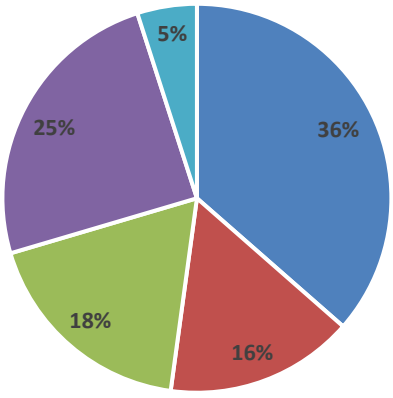
- Tesla
- Social housing
- Loss of trees/biodiversity
- Loss of public open space
- Environmental impacts

Zone B (close suburbs)



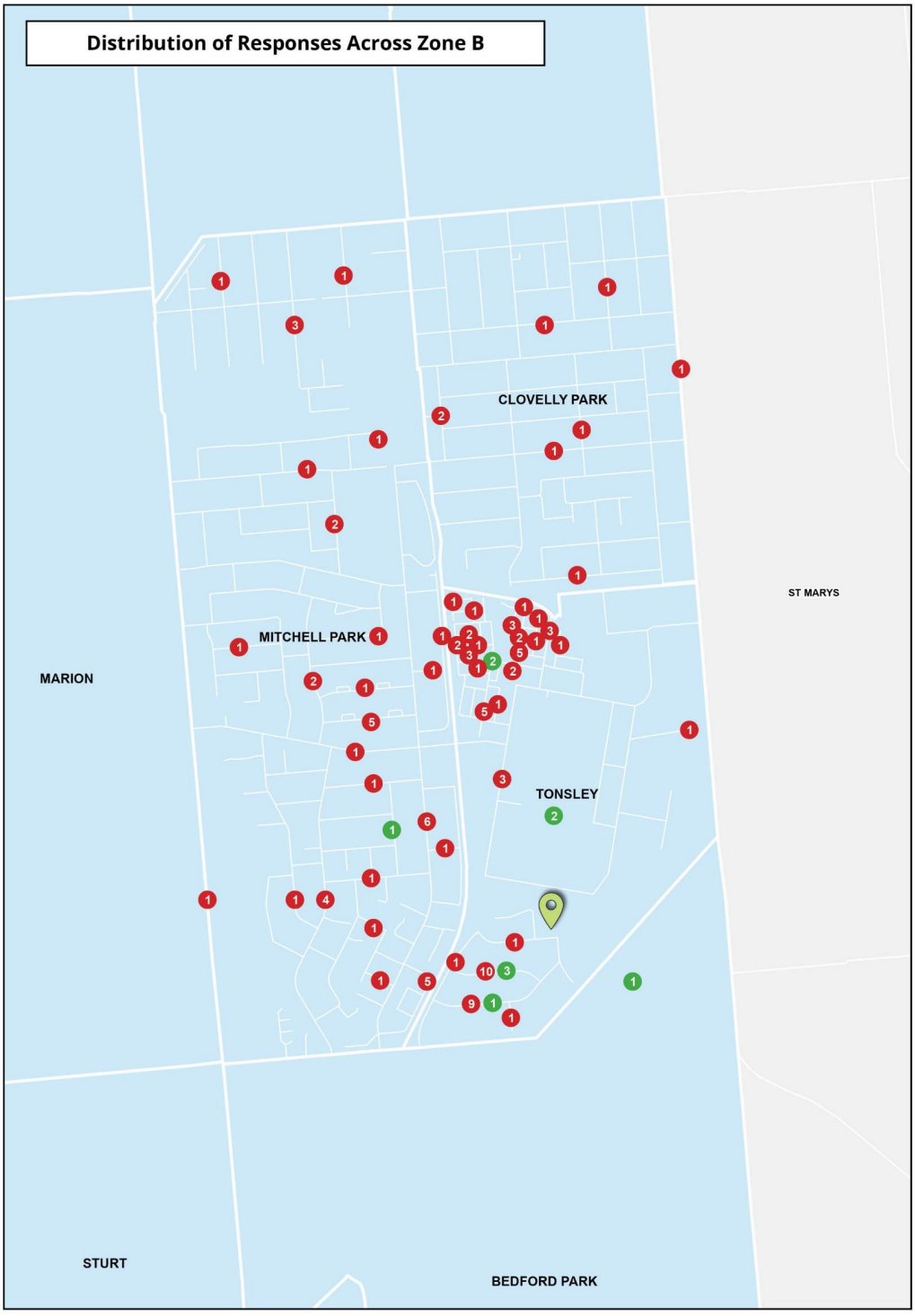
- Tesla
- Social housing
- Loss of trees/biodiversity
- Loss of public open space

Zone C (outside CoM)

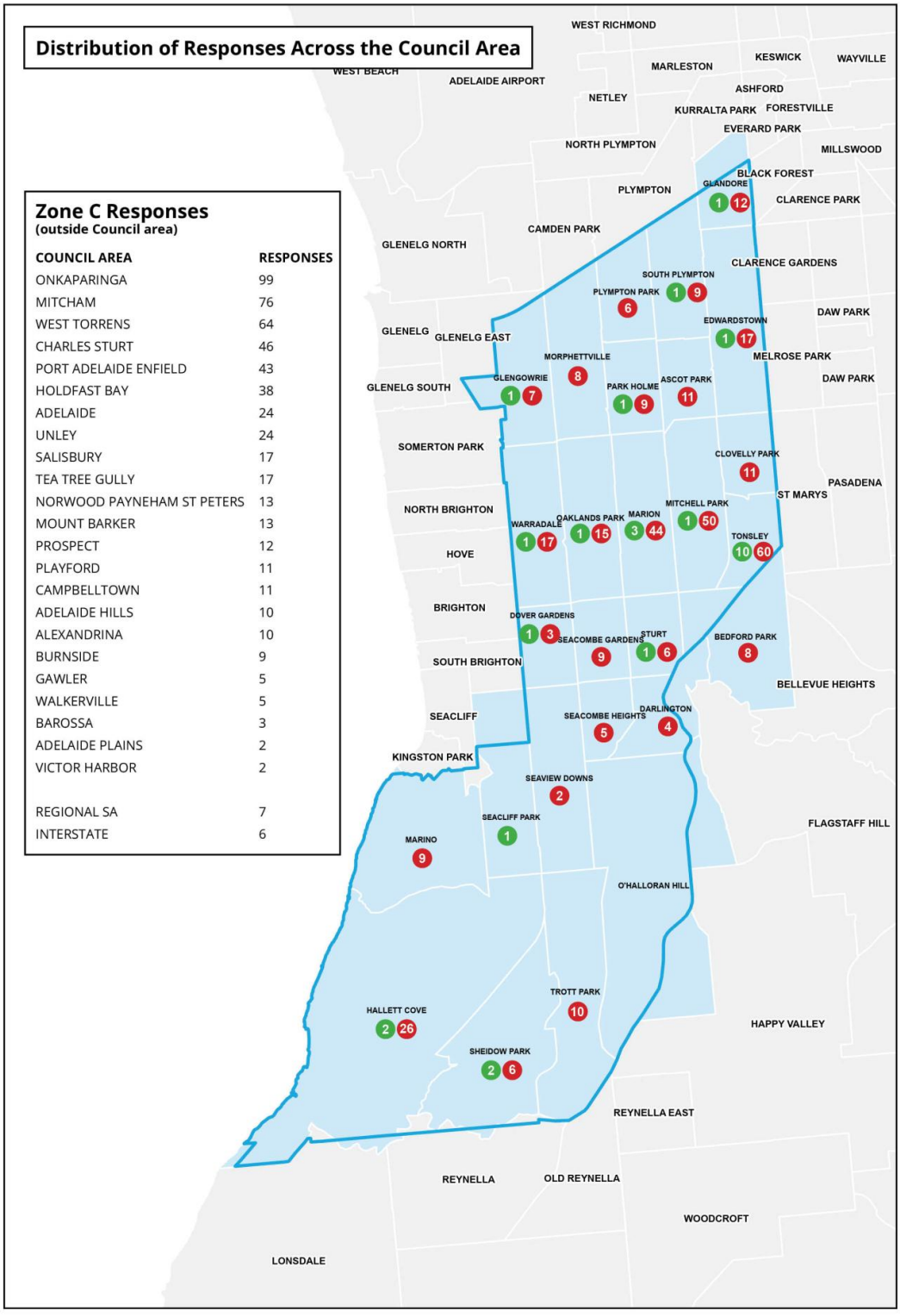


- Tesla
- Social housing
- Loss of trees/biodiversity
- Loss of public open space
- Environmental impacts

Response location analysis



Response location analysis



Appendix 1 – City of Marion residents (Zone A)

Please tell us why you support or don't support?

Support: 27 comments
Do not support: 347 comments

Do you have any other comments?

Support: 10 comments
Do not support: 179 comments

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CITY OF MARION

Participant comments

Please tell us why - supportive

1 As long as there is sufficient parking for employees of the proposed factory and it doesn't necessitate employees parking on roads as it is already conjested in areas.

2 Tesla is an innovation company, this will bring jobs and skills to the area.

3 It seems a sensible way to make use of land that is currently considered too contaminated to be regularly accessed, provided the developer will be required to remove or seal the groundwater contamination appropriately.

4 I do not want overseas companies building in our suburb

5 Advanced infrastructure like this is great for the area.

6 Community benefits, jobs, development of site, will inspire or make way for other large manufacturers

7 Because adelaide needs more large corporations bringing jobs

8 We need to encourage highly ethical, highly environmentally conscious companies such as tesla. What a perfect way to reclaim contaminated land and transform the site into an ethnically responsible long term employment opportunities for the region. Having Tesla's first factory in Australia located here in marion council area would be a huge win for our local area let alone Australia.

9 Creation of jobs and use of mostly wasted land. Great idea

10 Tesla is a famous and international car brand. It could bring more opportunities to Marion. Also, the electronic car is also more environmentally friendly.

11 This is an excellent opportunity for jobs in the area and is great for people further south to have access to a closer showroom

12 Good for the community

13 **Submission in Support of Tesla Factory Plans in Marion**

The proposed plans, including the establishment of a Tesla factory, represent an exciting opportunity for Adelaide and the Marion Council to embrace innovation, economic growth, and environmental sustainability. My support for this initiative can be summarized as follows:

The transformative leadership of Tesla CEO, Elon Musk.
Elon Musk's visionary approach has revolutionized industries, from electric vehicles to renewable energy solutions. His commitment to advancing technology and addressing climate change aligns with the values of the local community and Australians more broadly. Tesla's innovative practices and Musk's leadership have positioned the company as a global leader in sustainable transportation and energy solutions, making it an ideal partner for Marion Council's forward-thinking initiatives.

The positive impact on at-risk groups and community cohesion.
Tesla's presence in Marion can serve as a beacon of progress and inclusivity. By creating jobs and fostering economic growth, the factory will provide opportunities for individuals from diverse backgrounds, including racial minorities, migrants, and the LGBTQIA+ community. The council's support for this project demonstrates its commitment to uplifting all residents and promoting social inclusion, which is crucial for mental health and community well-being.

The economic benefits of the plan.
The creation of 100 jobs and the decontamination of the site by MAB CCT Pty Ltd are just the beginning of the economic advantages this project offers. Tesla's factory will generate long-term employment opportunities, attract

Participant comments

Please tell us why - supportive

investment, and stimulate local businesses. The company's track record of innovation and market leadership ensures the project's viability and sustainability, contributing to Adelaide's economic resilience.

Environmental sustainability and site remediation.
Tesla's expertise in battery technology and renewable energy solutions positions it as a leader in environmental sustainability. The factory's focus on battery repurposing aligns with global efforts to reduce waste and promote circular economies. The privately funded contaminant remediation of the site is a significant step toward addressing environmental challenges, showcasing the council's commitment to responsible development.

Community engagement and global recognition.
The establishment of a Tesla factory in Marion will put Adelaide on the map as a hub for innovation and sustainability. It will attract global attention and inspire other communities to pursue similar initiatives. The council's proactive approach to partnering with Tesla demonstrates its dedication to fostering positive change and positioning Adelaide as a leader in the green economy.

Thank you for considering my submission. I am confident that this project will bring immense benefits to our community and look forward to seeing Adelaide thrive as a result of this partnership.

14 This will create jobs and this will get rid of problem areas. There are always criminals around that area so putting a factory there would be a fantastic idea.

15 The area concerned is useless for housing and recreational purposes . I would insist that there is provisional parking provided whilst the build is happening and that after completion there is parking for employees and potential customers. The surrounding streets are becoming overwhelmed by residents with multiple cars and not enough off street garage spaces. Planting more trees will also help with shaded areas.

16 We need the skilled jobs

17 Well it will create jobs, allow local students to expand their skill sets if education could be integrated, significant benefit to the economy and there are already plenty of trees within a 5km radius.

18 Barely seems used or maintained in its current capacity

19 As a Tonsley resident - Great idea for that spot which had no real other usage. Great economic benefit for the area/council.

20 I support it conditionally. The ongoing rates generated provided to the council must see benefits for all residents of the Marion council area, not just the councillors. Full transparency of rates and their intended and eventual use must be outlined prior to acceptance of land being issued and continually during tenancy.

21 I think it would be good for the economy

22 I am supportive provided there is a plan to plant an equal or more number of trees by the applicant. The jobs promised and fulfilled locally and considering it is a contaminated land and not used for recreation perspective

23 Currently unused and inaccessible land getting restored for a greater purpose is always a good thing!

24 It’s not being used for anything else, there’s enough green space around, the revenue and jobs created would be of more benefit.

Participant comments

Please tell us why - supportive

25 The proposal to further address the contaminated land and use it outweighs keeping the small parcel of community land for the community. Currently is cant be used. The creation of jobs will be good for Tonsley and surrounding suburbs, it will increase the demand for housing and with that increase house prices. More services such as the proposed retail district will be needed and this too will increase jobs.
Economically is makes sense to sell the land rather than inhibit development.
Environmentally while there are some negatives, on the positive will be the further decontamination of the land.

26 Jobs for the future.

27 The proposal appears to provide for consolidation of land holdings and a sensible application of what is currently unusable land due to contamination.

Participant comments

Please tell us why – not supportive

1 I understand the benefits that the proposal has outlined (jobs creation and lining up of values for more sustainable energy practices). However I don't agree with the sale of public land to private entities and feel the cons out way the positives.

2 I live around here this would be super [redacted] for the land for the community and Australia in general I don't want this no one wants this please dear god with all due respect [redacted] its not going to be good for any one as well as all of this on a slightly lesser note it would majorly interrupt my roller skating route

3 In the letter to residents the council is quick to point out the financial benefits, but these rely on the words of the developer and tesla representatives.
There's no real consideration being given to the potential downsides such as traffic, pollution, noise, loss of community space which could be rehabilitated, etc.
It feels a bit prejudiced towards being green lit. We would like to know a lot more particulars before getting on board.
The devil is in the detail and the city of marion owes it to itself as well as the residents and rate payers to make a more informed decision rather than be swayed by a purely financial incentive.
Due diligence and care must prevail in this decision making and we sincerely hope we can understand more before making a final decision.

4 We need more green spaces and trees, not less. No plan to provide alternative green space for resisdents. Factory will increase temperatures instead of trees which reduce temperatures. No development should occur on this public amenity.
Futhermore, Tesla itself, while a dependable battery manufacturer, is an environmentally irresponsible and dangerous car manufacturer, a poor corporate citizen, supports an ethos the attacks the human rights of many Australians, has a terrible recorn on industrial democracy and the right to union representationa and collective bargaining. It has also in recent months been a target for community protest and would be a target for violence and risk of fire and chemical contamination in the community.
This industrial, commercial entrerprise, if it is to be approved in the Australian community at all, at the very least should be located in an isolated industrial precinct far from residential areas. It present too great a risk to residents, pets and local widlife and flora in the proposed location.

5 Chestnut Grove reserve is the main roost of the many birds in the area, and the main buffer between the residential area and the noisy construction and commercial areas. Despite their previous work with South Australian companies, Tesla is currently being boycotted, their stock plummeting, and no guarantee of growth that is so important to their plan

6 We don't want Tesla in our area

7 This development would destroy greenspace in a suburb that is already building heavy. Greenspace isn't only important for the health and wellness of the people who reside in the area, but also the local biodiversity. I do not support greenspace being destroyed. This development would come at a massive cost for locals and it would introduce unethical work practices for anyone that may be employed.

8 It will destroy green space in an already cramped housing area. It is important to maintain green spaces not only for the community but also for the local biodiversity. Further, and importantly I do not want to live in a suburb who sells out to profit a man who did a [redacted] salute and who only has his own [redacted] interests at heart. To me, selling green space to profit Elon Musk speaks to the values of the council and I want to live somewhere that is considerate and inclusive off all of its residents.

9 Historical automotive manufacturing has already polluted the area's groundwater, largely due to ignorance of the long term effects of handling TCE and other materials. The EV and battery industry is still relatively in its infancy, and has already shown to be problematic, particularly when it comes to uncontrolled fires and explosions, and airborne pollution. In terms of risk management, the impact of these events is extreme, putting life and property in danger, and the corresponding likelihood is also relatively high - there is ample empirical evidence of this. This constitutes an unacceptable risk.

Participant comments

Please tell us why – not supportive

Furthermore, while the raw materials are not sourced from Tonsley, it would now be participating in a supply chain with a highly dubious environmental record, where protective regulations and norms are circumvented. See Channel 7's Spotlight report on "Dirty Nickel in Indonesia" for one such example. It is problematic to label this as a sustainable technology in its current form, without considering the entire life cycle of these components and while the circular economy is to be encouraged, council must also enforce accountability up- and down-stream in the supply chain to avoid damage to its environmental strategy and credentials.

There is already substantial "hoon" activity, traffic congestion and car parking shortages in the area. Inviting further automotive traffic and "car focus" in this precinct seems counter to its sustainability and accessibility ideals, not to mention an increase to already-pervasive annoyance and stressor to local residents.

A contemporary and tangible backlash against Tesla is underway due to various factors, not least of which is the unpopular behaviour of its CEO. Public sentiment has resulted in violent protests and vandalism of Tesla properties, automobiles and associated entities, and it is similarly reflected in the dramatic fall in share price of Tesla Inc and X (formerly Twitter). Ratepayers, both business and residential, are unlikely to accept such risks to their safety and property - it seems imprudent, then, to virtually invite such negative sentiment to the Marion LGA and its flagship Tonsley precinct.

The workplace relations records of these companies are also highly questionable. Again, a rudimentary internet search will yield numerous accounts of extreme, sometimes abusive treatment of employees, with a blatant disregard for their wellbeing. If such behaviours were to become synonymous with Tonsley, how would that affect its future viability when trying to attract progressive, innovative tenants? Even if these concerns could be allayed, the proposal speaks of long term employment for some 100 employees - will these people be sourced from local pools, or will they be "specialists" flown in from elsewhere, with little participation or benefit to the local economy?

Finally, exactly what are the considerations being exchanged in this proposal? While the Section 194 report indicates that land will be sold at assessed market value, what further disclosures are necessary? Are there taxation incentives? Are there co-investments? Are there preferential future options? Are there other parties who will benefit tangibly or intangibly? If the deal were to proceed, these details will definitely be scrutinised via Freedom of Information, public audit records, and likely other channels also. Are councillors satisfied that the terms will pass the "pub test"? Residents are not so sure about this.

10 I do not support the continuation of support of electric vehicles due to the many risks and ridiculous costs in creating and maintaining these vehicles

11 I believe that the contamination issue is being seen as a favourable reason to sell the land however is there not a way to clean the contamination without selling it while still keeping the long lived trees?
Is there not a commercially available property that the company can rightfully buy instead?
We need large open spaces mixed with urban areas otherwise areas become dominated by suburbia or industrial spaces and it affects the quality of life in subtle ways, If the only spaces one can walk to to decompress and feel connected to nature are small, insignificant and surrounded by houses facing in then it doesn't meet what's needed for being a good space to relax or decompress.

12 I strongly oppose the selling and development for multiple reasons. I live very close to the site of the proposed development and I care about my local community.
Although inaccessible to the public, the site has many trees which would need to be cut down for the development of the facility. These trees serve vital functions for my neighbourhood. They cool the area, store carbon, provide habitat for local wildlife as well as naturally ameliorating the TCE contamination on the site. Pledging to replace the trees is not good enough because many more trees would need to be planted, as a majority would not grow to maturity and

Participant comments

Please tell us why – not supportive

12 this process would take decades. Additionally it would simply be impossible to plant enough trees to replace the lost habitat if the site is built upon.

I find the suggestion that a developer would remediate the land farcical. MAB CCT has no history of complicated builds such as this, let alone wide scale land remediation. There is no evidence that this would be profitable for the developer and 'addressing' the contamination is a misleading way to communicate the process of producing a report minimising the risks of building on the site. This wording has confused members of the public who I have talked to. If my neighbourhood is to be cleaned up of TCE in the soil and groundwater, the council should have committed to this long ago instead of letting the contamination continue to spread over a wider area. How does it make any sense to tear down public housing because of the health risks from the vapour intrusions only to build on the contaminated land again a few years later? It simply does not.

Because of the history of labour law violations and workplace culture issues, suggesting that workers in the Tesla site would not be at risk from the contamination is ridiculous. Tesla is more likely to minimise any risks than to properly address the dangers for their workers on the site. There are enough people being exposed to TCE in my area as it is without the need to put more people at risk in their workplace unnecessarily.

The proposed building site is near both the TAFE and residential areas including an aged care home on Ash Av. The noise and dust from construction would likely last months and this has clear health and productivity impacts. The physiological and psychological effects of noise pollution are well documented including increased stress and difficulty with sleep. Over the long term this can have significant impacts such as; hypertension, cardiovascular disease and myocardial infarction.
Are local students and residents just supposed to accept this? Why would anyone find this acceptable when there are no benefits to them from the build?

Because of the global #TeslaShutdown movement, Tesla sites have become rallying points for public discontent. The council faces significant backlash from local residents and others because of the association with Tesla and [redacted] Elon Musk. It is widely known and understood locally that profits from Tesla only serve to increase the wealth of the world's wealthiest man instead of benefiting the local community. The idea that Tesla would be chosen instead of a less divisive, Australian company such as SEA Electric is outrageous. The land should not be developed, and if it is, it should not be for the tenancy of Tesla.

The reputation risk to the council is not all. There are significant concerns for the financial soundness of Tesla into the future. The share price has been plummeting and it is no secret that Elon Musk has been involved in financial [redacted] for example that of Twitter.com.

Hazardous materials such as large batteries come with fire and leakage risks. Fires from lithium-ion batteries create their own oxygen as well as extremely toxic gases which makes extinguishing them difficult for emergency service personnel.
Having a large stock of large lithium-ion batteries in a building such as the proposed Tesla site could lead to a catastrophic toxic fire and additional land contamination if there is mismanagement.
In combination with public discontent risk of fire cannot be ignored. Just this year there have been incidents of arson in Rome and Las Vegas.
The supposed benefits of the development do not even come close to the many problems it would undoubtedly cause.
I strongly urge the council and ministers to reject the development. Trees Not Teslas.

Participant comments

Please tell us why – not supportive

13 While I have no objection to the disposal of Chestnut Court Reserve due to its contamination, no indication has been given as to when clearance may be given for the use of the land again as open space. With the lease expiring in 2028 for Ash Avenue Reserve, what steps have been taken to secure open space in this area for the local residents, beyond 2028? The nearest reserve to the residents at the far end of Ash Avenue is over 500 metres as the crow flies. This is outside of the Open Space Strategy which I understand aims to have open space within 500 metres of each residence in the City of Marion.

14 1. I believe that if council wants to remove these trees they need to plant the required number of tress to offset the changes before they begin.

2. I strongly believe that Australia at all levels of government should be rejecting Tesla as a company until Tesla stops espousing right wing rhetoric. The owner of Tesla managed to position themselves into manipulating the US government and I don't think we should be giving them any leeway into manipulating any level of Australian government

15 Trees as a Stabilisation and Remediation Asset
We appreciate that the land in question is reportedly contaminated. This makes the role of mature vegetation even more critical. Trees help stabilise contaminated soils, preventing erosion and limiting the spread of particulates through wind and rain events. Their root systems enhance soil structure, reduce leaching, and can even contribute to the long-term phytoremediation of pollutants.
Removing these trees without a comprehensive soil management and restoration plan poses a risk to both public health and environmental safety.
We propose that the Chestnut Court Reserve be retained for the wildlife and for the well-being of the residents and local employees.
Council may be interested in the research conducted by PhytoLab, run by Dr. Megan Murray, (BSC, PhD), University of Technology, Sydney (UTS) https://thephytolab.com/ using plants to help remediate contaminated land.
Further relevant research is being carried out by UTS' Faculty of Science, University of Newcastle, Sydney and the New South Wales Government at Sydney's Delprat Garden https://delpratgarden.com.au/theproject.
The work done by the above universities suggests that it would be worth planting more local vegetation on site, particularly in the Chestnut Court Reserve, to remediate soil contamination.
It would be seen as a 'win-win' for Council, and the community they represent. It would also be in line with Council's environmental credentials as a Green City.

16 Don't cut down more trees, we are in climate crisis

17 Destroying green space - which had been proven by councils own analysis to improve health, local climate and amenity.
We don't want Tesla.
We don't need Tesla.
But we do need green space, good health and community amenity space.

18 The community needs the green space. Tesla is not going to clean up its waste, or the existing waste - the government needs to step up to restore the park.

19 Felling of 58 trees
Seriously is thus state run by really dumb incompetent people
We are the driest state in a warming climate
What will you do when temperatures keep rising and everyone is screaming to have more trees to cool things down, buy them from Tesla ! Seriously you all get paid a hell of a lot of money use your brains !

Participant comments

Please tell us why – not supportive

20 (A) Because of its possition its much to close to homes and the new womens refuge ?? with a greater fire risk plus..... The fact that it intends to use green space ..... why not move the idear to the top corner behind the old monroe building. As for tesla people buying electric face other problems .

21 Removal of established trees which provide vital habitat in suburban areas in favour of hosting a company of questionable ethics is unacceptable.

22 Firstly it's tasteless plant and due to the political unrest in the US it should be banned and will get vandalised ! Secondly stop destroying our natural environment. We want the trees !

23 The risk the batteries will have in the area for fire hazard. Extra traffic and congestion around the area. Not supporting an overseas business, why are we not making these here Islam Australia and supporting Musk.

24 It appears to disregard the tree management plan with the removal of 11 regulated trees, with total tree amenity of $700,000 needing to be added to a ' sale price'.

25 Ripping out 58 trees, including mature trees is an awful act against nature and green spaces within the council region. Tonsley is already full of developments and land clearing, why does this section also have cleared? Planting more trees to make up for removing the old ones is not an equivalent act, especially by removing mature trees in the process.
This would be terrible for the ecosystems that will be lost by passing this decision; animals, plants, ground, and air will all be affected.
The community needs more designated public green spaces, not more private companies on private land.

26 1) I don't think South Australia should support a [redacted] oligarch make more money in Australia whilst he is dismantling US democracy, sacking thousands of people and participating in the ruin of super fond investments of the Australian citizens.
2) The "significant" economic benefit you are proposing simply cannot justify the above.
3) We need more housing trust and green surfaces for community.
4) We need more investment and opportunities for local investors and businesses.

27 Tesla as a brand is far too on-ths-nose due to the internationally abhorrent behaviour of their CEO. I would be disgusted if my local council supported such a situation.

28 Despite being inaccessible to the public, the green space on this land is still essential for cooling the neighbourhood and providing a buffer zone for wildlife in an increasingly industrialized area. (Source https://er.researchfloor.org/wp-content/uploads/2024/04/The-Role-of-Urban-Green-Spaces-in-Mitigating-Climate-Change-An-Integrative-Review-of-Ecological-Social-and-Health-Benefits.pdf) Simply planting new trees isn't enough to replace the trees that will be lost, as trees take decades to become mature.

Furthermore, I could not think of a worse developer to sell the land to. Tesla sales have been plummetting after its CEO Elon Musk famously did a [redacted] salute on live television and is involving himself in US government corruption. This is likely to attract protests and negative attention that the neighbourhood does not need or want. (Source https://www.theguardian.com/world/2025/mar/29/tesla-protests-elon-musk-doge)

The company is notorious for union suppression and racial discrimination (https://www.reuters.com/business/autos-transportation/tesla-interfered-with-union-organizing-new-york-plant-us-agency-claims-2024-05-09/) so I do not believe these 100 new jobs will be in safe hands.

Finally, I don't trust a private company to effectively decontaminate the site, history has shown that private companies have a very poor track record of sticking to their environmental responsibilities. Simply building a factory on top is not enough, and if anything, risks further contamination of the area through the manufacturing/

Participant comments

Please tell us why – not supportive

28 repair of the lithium batteries. It would be better if the council decontaminated it themselves, but if that's not possible - leaving it as empty green space is perfectly acceptable.

29 As a City of Marion home owner, resident, and rate payer, I oppose this development in the strongest terms. I am opposed to all sales of public land and utilities to private business, as this only ever results in short-term profit at the expense of long-term detriment to the community. In this case in particular, the sale would benefit a foreign-owned entity, led by a dangerously divisive public figure who does not have Australia's interests at heart.

30 It's not a business that one puts in suburbia. Too big a risk to all residents surrounding this area. A very bad step for the Marion council letting a non Australian company build a factory in Chestnut Court.

31 With all the infill happening we need to preserve as much of the remaining open space as possible. The reserve has mature trees that should also be preserved - it takes decades for some of these trees to grow to their current size. It is short sighted to bulldoze this space for yet another building. The council should instead rehabilitate it for community use.

32 No real benefit to the community. Tonsley is already a heavy industry oriented community and needs green spaces. After the soil contamination by mitshibishi this area should be left for trees only

33 Focus should be on restoring land for community use either by green/ open areas or other community services.

34 Public lands should stay public! The contamination is a result of manufacturing on land that was mistreated, and it will happen again (regardless of any promises not to, especially if there's a company with as bad a history as Tesla there). Tesla, for that point, are a terrible financial investment for the government and the potential developer, their stocks are dropping constantly. This will be terrible for the reputation of Tonsley and the city of Marion.
The government should commit to clearing the contamination themselves and designating the land as public green space - a thing the council is known and respected for. Don't sell out and clash with your own principles.

35 I feel that slowly Australia as a whole are selling off our country to foreign investor's. I have no desire to help a man whom already has more money than back bone.
We have looked into electric cars extensively and there is massive implications to climate change.

36 green spaces are important

37 It will destroy green space. There are mature trees on area that are ⅗good for environment & help cool neighbourhood. Only Elin Musk will benefit financially. They are a hazardous waste product. I strongly oppose.

38 Because Elon Musk is a [redacted] human being and a [redacted]! Any company he owsis should NOT be supported. If you let this go ahead you will welcome protests and vandalism at the site as seen at other Musk owned establishments around the world.

39 Marion is growing and urban in-fill means housing blocks will become smaller over time. The importance of maintaining council land for open green spaces for the community is crtical.

The council are stewards of the land on behalf of the current and future residents/rate payers of Marion. Short term gain from the sale of this land does not offset the long-term loss of recreational space for residents. Nor is it in the interest of residents to have council land assets sold off. There are plenty of other sites that are privately owned which the developer can purchase to proceed with this private development.

It is also mentioned that this land may be contaminated. I would urge council, as the responsible entity maintaining the land on behalf of residence, to clean up this land so that in can be used by the public appropriately

40 Regarding the Destruction of a Nature Reserve:

At a time when urban deforestation is reaching unprecedented levels, destroying this nature reserve would further endanger already threatened species of animals, birds, and insects that rely on this habitat for survival.

Participant comments

Please tell us why – not supportive

40 Regarding the Destruction of a Nature Reserve:
At a time when urban deforestation is reaching unprecedented levels, destroying this nature reserve would further endanger already threatened species of animals, birds, and insects that rely on this habitat for survival.
In the midst of an escalating climate crisis, removing trees—which naturally cool the environment and retain moisture—would be a regressive step, harming both the biosphere and our own wellbeing.
With mental health issues on the rise, the loss of accessible public green space—only to be replaced by yet another industrial site—risks compounding the psychological strain on local residents.

Regarding Tesla:
We, as a community, reject any business entity owned or operated by individuals closely affiliated with U.S. President Donald Trump or Elon Musk.
Both these men have clearly demonstrated their lack of social responsibility, ethical accountability, and sound reasoning.
Tesla, through its association with Elon Musk and Donald Trump, symbolizes and perpetuates systemic inequity, racism, misogyny, homophobia, bigotry, and division—under the misleading banner of environmentalism.
The presence of a Tesla factory in our community would introduce disruptive noise, harmful emissions, visual degradation, and political distress.

41 I cannot condone the destruction of significant trees. What is the point of protecting trees if at the first sniff of money for council, they bring out the chainsaws. These trees are preserved as they provide seed stock for natural regeneration, food source and habitat for native bird, insect, marsupial and reptile species. It is unacceptable that elected councillors support this. I will be watching closely and considering my vote carefully at the next local government election.

42 Two points.
1st- I am concerned about the building itself, more noise around the area, risk of fire as we often hear about batteries exploding, and why support an overseas company what about us here in Australia supporting our own.

2nd- I am concerned about the road they intend to build after the building has been finalised.
Birch cres is a small road to begin with and we often have many cars parked along there and surrounding streets to accommodate the hospital car parking. I believe if it were to be build it would become a congested area even more than it already is.
When a bin is put on the street itself you often have to stop and wait for the second car to go past you then you have enough room to go past, also I can see it being used heavily with the building of south road it will become a cut through for a number of people just like Bradley grove is now.

43 If it's only going to benefit Elon musk he can keep his Tesla business to himself thanks ... Us Australians don't need to do his dirty work for him

44 Tesla is a business owned by a [redacted]. Tesla is a [redacted] brand. Tesla is not doing well. Tesla is a target for political activism and other such problems. Tesla should NOT be in my City!

45 There are significant trees there that contribute to the bird ecosystem in the area, taking away that green space seems irresponsible. From what I can see, only the trees have been offset, not the green space. Having green space away from roads is crucial for wildlife, and the current area is part of the foraging area for many ducks and small mammals (melomys and such). I am also concerned about the batteries, from a contamination perspective. I also don't like what Tesla and their CEO stand for so do not want to support them.

46 In the current global political climate, allowing Tesla to lease this area could very well bring chaos and protestors to the area. The public opinion of Tesla has been damaged beyond repair, for good reason.
I also do not approve of the removal of existing trees. Enough of the areas nature has been damaged, growing new trees does not make up for the destruction

Participant comments

Please tell us why – not supportive

47 Tonsley currently already lacks enough beautiful third places for the residents. Replacing a reserve to build a factory, especially one for Tesla, is a disgrace.

48 Elon musk and Tesla are a [redacted] on humanity. His net worth is plummeting anyway this won't end well for you guys financially, the dealership will close in a year tops. This will bring insane vandalism due to current politics especially in an upper middle class left leaning area (graffiti, broken windows, tyres slashed etc). Plenty of other ways to make a buck, leave the trees and wildlife out of it. Don't sell our beautiful land out to that [redacted] yank. You can get cash some other way surely.

49 We do not want, nor need, another company like Tesla who don't pay their taxes and who is run by a [redacted]. No thank you.

50 I have many reasons, so I will try to be brief listing them...

-The destruction of a nature reserve;
1) when urban deforestation is at an all time high, endangering the already threatened animals, birds, and insects that make homes there
2) during the worsening of climate change, when trees help to cool down areas and retain moisture, benefiting both us and the biosphere is counter progressive.
3) at a time when more people are experiencing mental illness than ever before, destruction and disruption of accessible public green spaces to be replaced with another factory will threaten locals well being.

-Tesla;
1) we the community reject any business that is owned and operated by any close affiliate with US President Donald Trump
2) we the community reject any individual or corporation that is affiliated with Elon Musk, due to his close affiliation with US President Donald Trump
3) we the community reject any individual, corporation, or business that is affiliated directly or indirectly with Elon Musk, due to his lack of social morals, community ethics, and sense of reasoning.
4) Tesla, by direct affiliation with Elon Musk and US President Donald Trump, promotes inequity, inequality, racism, misogyny, homophobia, hatred, bigotry, and violence within our community in the false guise of 'environmentalism'.
5) the factories presence will disrupt the community through producing noise, emissions, bad aesthetics, and political trauma.

51 Because the land should be used for more housing or parks for the community!

52 The owner is a [redacted] who does not support workers rights or the rights of others that is a key value of Australian businesses. Their products have poor build quality and Australia does not need this product to reflect our industries.

53 What is the long term fire prevention and mitigation plan for this proposed battery repurposing facility? I have concerns upon seeing stories such as this news of a battery recycling facility fire in Scotland (adjacent to a housing development). https://www.bbc.com/news/articles/c5ypp5q79l3o

54 We should not be further supporting American companies in the current environment. Understandable it will create jobs but it should the business should also be Australian.

55 We need community land.
If we keep selling off community land, there will be nothing left for our future

56 There are ample additional sites in the Tonsley precinct that are already cleared. Established trees are crucial, alongside additional greenery.

The Tonsley precinct is a heat zone due to the lack of greenery and abundant concreted surfaces.

Participant comments

Please tell us why – not supportive

57 It should remain community land.

58 Community land should never be surrendered for private business. This sets a dangerous precedent. Also Tesla cars are growing more unreliable and unwanted in Australia, where Chinese EVs are preferred.

59 Marion Council must protect and retain its cities big trees, as planting more trees is not enough. It is disingenuous and undermines the trust and positive momentum created by the City of Marion recently becoming a 'tree city of the world', the May 2024 strengthening of the tree protection laws, the good work the Council is doing planting thousands more trees and the Council's groundbreaking Tree Asset Management Plan. According to the City of Marion's Tree Asset Management Plan, the trees to be removed across the whole site are valued at over $703,000.

60 There are several reasons that I oppose this application.
I am currently building a home in Tonsley and will moving to the suburb in 12 months. I have also purchased an apartment for my children to live in, that will be ready in 2027. With the current worldwide protests against Tesla as a result of Elon Musk's political views and actions, I do not wish to bring such hatred and disharmony to the neighbourhood in which I live.
This may not be a sound economic investment with the significant and rapid drop in Tesla's value, and the decreased interest in purchasing their vehicles. At the current rate of decline, will Tesla even be a sound economic asset into the future and will the proposed 100 jobs actually come to fruition.
I appreciate the current contamination situation that will need to be addressed, regardless of who the future occupants of this land will be. But in addressing this situation, I believe this land would be better utilised for additional housing - given its proximity to TAFE, universities, hospitals and public transport - and the creation of some open natural spaces for the community.
I fundamentally oppose this application by MAB CCT to bring Tesla to Tonsley.

61 I have concerns that a financially struggling company with falling sales figures could leave the site partially developed and in worse state than it currently is.

62 I am strongly opposed to giving up community land to Tesla and cutting so many trees including 2 significant trees and 28 regulated trees.
Marion Council has a history of ignoring its Policies, in this case, its Tree Management Policy.
So much for "embracing our natural environment (and) tree canopy … integral to the success urban living".
It can be wondered if Marion Council decision makers ever read or refer to the Council's manifestos..

63 Not appropriate use of land and it diminishes possibility of future recreational or other community use after régénération ….a Council responsibility The argument that it provides additional rate income should not be a considération

64 Elon Musk is a disgusting human being. Under no circumstance do I think he should be supported to accumulate further wealth. There are so many more ethical options for this site.

65 For Marion Council to put its support behind Tesla, of all things, would be a catastrophic decision. It would show an astonishing lack of political awareness and seriously damage the council's reputation, with possible repercussions for Adelaide generally. Preference should be given to just about any other manufacturer of electric vehicles. Tesla has long had a reputation for unethical business practices (reference: Cory Doctorow), and on top of that is now inseperably tied to hateful, destructive and authoritarian politics which it is of the utmost importance for Council to not allow itself to become associated.

66 Tesla is a horrible business for the city of Marion to even consider providing this land to. please use taxpayer money more appropriately on housing, education and our healthcare system.

67 There has not been enough investigation and council solution provided for the site. The trees required to be cut down are significant within an area that could be cleared from contamination concerns through council instead of a commercial deal. Truly what's to say that the space 30 years from now won't run into disrepute - Tesla is a well known unstable and disingenuous company that could implode any day now. Council should not be lured into deals based on cash that's being thrown at them, it sets a horrible precedent for the community and goes against the councils own values of integrity.

Participant comments

Please tell us why – not supportive

68 I think the area could be used in a much more positive way (for parks or gardens), instead of being used to support a gross, racist billionaire

69 We should not be supporting the business of a [redacted]. This has no place in our community.

70 I don't think SA should be seen to be aligning itself with a company associated with a far right , [redacted] leader. In any event, Tesla sales have fallen off a cliff and will continue to do so until Tesla is finished. It's a waste of time and money even entertaining this.

71 I feel like housing must be prioritised over commercial or industrial ventures. While sustainable energy and batteries are important to our community and the factory will generate jobs I oppose that it has to come at the cost of green space and social housing, perhaps there is a better option with an alternate location. Marion has a lot of unused industrial land.

72 Tesla's founder and company values are not compatible with Australia's democracy. Marion Council should not support this company.

73 You could pick any other automotive company that isn't led by a person who directly goes against the Australian democracy. Considering this company's current performance and the current US political climate, this would be a ridiculous and disrespectful decision to the Marion community.

74 Elon Musk has shown a disregard for local laws includinglabour and environmental protection laws.
He has shown conduct that goes against the very fabric of western democracy and has been boycotted by western democracies.
This is a man who thought it was ok to do [redacted] salutes at the inauguration of President Trump.
He should not be allowed to buy his way in to Marion Council area.
Surely the integrity of Marion Councillors is worth more than money. (?)
The 100 jobs will be there no matter where this is built.
Also you have labelled this as contaminated land. People will need to be on that land to build this facility, work there when its built, park there cars there. Is it contaminated or not?

75 Tonsley is a concrete, dustbowl. We do not need a significant business opening with 100 jobs. Firstly, where would all these workers park? It would be better if you are building anything to actually add another car park.
Secondly, removing trees, especially significant ones is not acceptable. You say more trees are going to be planted, but where? The trees planted in the village are flimsy and will not grow high and just makes the place hot. Leave the trees, they are helping the environment. We don't need more concrete.

76 Our environment is more important than a car manufacturer expanding on an area they are barley utilising now. Let's keep this place pretty and not destroy significant, and culturally important wildlife.

77 Global Tesla sales are falling due to competitors and tarnished reputation. The future for the company doesn't look great.

78 Trees are far more important to the community than Tesla! Our area is already significantly lacking greenery. Established trees are an asset to the area and as a rate payer, I do not want to see them removed for the purpose of expanding Tesla. I am also concerned about the activities of repurposing Tesla batteries in the area.

79 Tesla stocks are plummeting and its vehicles are frequently being recalled due to faults. It doesn't seem like a practical, longterm-minded move. This land should be used for the community, and any concerns of contaminated land should be addressed for this reason alone.

80 Private entities should not be allowed to purchase public land. Especially land with many significant trees on it, even if that land isn't currently accessible to the public. It is a short term decision with long term consequences.

81 Elon Musk is a full blown [redacted] who should never be allowed to enter this country let alone have any business dealings here. Tesla's stock is dropping as no one wants to be associated with this man.

Participant comments

Please tell us why – not supportive

82 Destroying trees to build a factory for a company owned by a [redacted] would be a vile choice. It's a poor economic decision too, since Tesla is crashing. Some of the land already belongs to Housing Trust so use all that space for public housing and/or supported accommodation instead.

83 [redacted]

84 As a member of the community surrounding Tonsley, I can not support this revocation. Any community space or reserve being lost strikes a blow against the living conditions of those in the area, as does the addition of a factory, no matter how aligned with clean energy goals that company is. Additionally, Tesla's CEO, Elon Musk, is openly [redacted], having recently done a [redacted] salute on live television; any support of Tesla benefits him and the egregious causes he lends his financial assets and influence to. There are so many ways that community land can be utilised to serve the surrounding population without revoking its status.

85 We don't want Elon Musk and Tesla here.
The brand is irreparably damage and it is unlikely to flourish in the future. This means lower demand and therefore, not as many jobs as expected. It may also be a site where protest and vandalism may happen. If Tesla can't sell their cars, they will end up abandoning them, just like how they have had to do so in Canada in parking lots.
This is a development that is unlikely to do well and contribute to jobs, and worse, it involves cutting down trees. I see no benefits.

86 If I have to explain why kicking people out of their homes for [redacted] money doesn't need my support then I think there are bigger issues to address. How can any resident of Tonsley be expected to sleep at night knowing that one of the richest men in the world (also a [redacted], in case anyone forgot) decided he had to swing his [redacted] around to stroke his own ego, even if it meant running the risk of locals sleeping on the street?

87 Prefer stay with SA housing given current local/state housing issues. Also given there would be no buffer between existing suburb and industrial use not ideal

88 There is no value to the community. Tesla is a much maligned brand due to the [redacted] tendencies of its owner and allowing a Tesla facility can only damage the community. The company has a history of failure and dangerous practices.

89 The reserve is desperately needed in an already built up area as is social housing. Also, I don't want Tesla to expand in our region.

90 In the midst of both housing and biodiversity crises, public land should either be used to house people, or restored to vibrant green space to provide habitat for native insects, animals and birds. Both of these things would greatly benefit the community constituents of Marion Council. Tesla's Musk is visibly dismantling democracy in the US, and me and my community are VERY clear that his ideals are not welcome here. The Tesla has become a symbol of oligarchy and authoritarianism overseas, and we don't want any of that here. Not only this, but the proposal to remove 62 trees (including significant trees) is absurd and should not be allowed.

Please prioritise people over profit and do not allow this important land to be given to a man who [redacted] workers, the planet and the system of democracy itself for his own personal gain! There are plenty of other EV brands that are less problematic, and plenty of other places a dealership could go. Hope you listen to the people :)

91 Tesla and by extension Elon musk have been operating hand in hand with the Trump administration.
Elon and Trump have been actively hostile to Australian values and have taken deliberate steps to undermine our nation through economic policies such as tarrifs, attempts to harm our healthcare system, divisive culture war tactics and disrespectful/ outright dishonest language that is an insult to our nations history and sacrifices.
Further, Tesla is a company that has been consistently flagged as being overvalued, with competitors making equivalent vehicles and other products far more competitively. Tesla supply chains and the economic uncertainty that they bring are not an intelligent choice to bring to our shores. There is every chance that when Tesla's value adjusts we will be left with the bag and nothing to show for it.

92 Tesla not welcome here.

Participant comments

Please tell us why – not supportive

93 Do not give Australian land to a [redacted] So disappointing that the council is considering something so stupid, that wouldn't benefit the community and surrounds at all. It would increase traffic and noise, affect wildlife and local people. So that a bad company can make more poorly manufactured green washed cars that people can't afford in this economy. Disgraceful.

94 Due to recent global events dislike and distrust for Elon musk and his companies has been high. We do not need someone of his calibre operating in Adelaide.

95 Tesla is run by a[redacted]. We don't need that here.

96 While a battery recycling business world be useful. I do not support Tesla nor the loss of the area to further contamination.

97 Tonsley is already very densely developed commercially, and with an increase of community housing developments from Junction and other providers, reserving community land for the long term is paramount.
If this land is to be sold, council should guarantee an equivalent reservation of land be purchased in the Tonsley area.

98 Elon Musk holds the largest % of shares in Tesla Inc. and is openly a [redacted]. The rest of the company is own by billion dollar asset management companies who fund and profit from several wars and genocide across the globe, causing immeasurable suffering. We cannot in good faith support this development.

99 The land should be made available to an Australian entity, or at least one that isn't hostile to the democratic interests of Australia.

100 Due to the limited amount of community housing land, bulldozing any of it for a private business is reprehensible. The removal of the number of significant trees would be a detriment to the community. And given current tarrifs between the US and Australia, the concern about building a factory dedicated to maintaining a US-produced product when sales of that product have been rapidly dropping seems foolish.

101 The removal of trees hurts the environment that council have tried too long to preserve, there are plenty of unused factory sites in other areas such as ones in City of Onkaparinga and City of Charles Sturt, the area is PUBLIC land and it takes away a space for all as well as taking away public housing that is very much needed.
There are also the large environmental risks associated with this build including heavy metals and dangerous amounts of lead, mercury and other associated battery contaminates.

102 I think it's more important to keep the trees than supporting a business whose CEO is leading the world to chaos and protectionism.

103 I do not support encroaching onto anymore residential land or land set aside for nature reserve.
Also, I mean, Tesla… not really a great time to be supporting Musk is it.

104 Let's favour people over money for once.
It deeply saddens me that capitalism has robbed us of humanity.
Let's stand for the people and house our community. We should not support and put money in the pockets of a [redacted] who openly [redacted] salutes, is [redacted] human. I hope you consider and reflect the outcome to all who participated.

105 What a stupid question

106 I think history will look back on the actions of the CEO of the company that wants to use this land and ask us why we didn't do anything to stop him. This is a chance to do a tiny thing that says we are not okay with this. We do not support this. We can't stop the cruelties he is inflicting on the world but we can refuse to be passive or complicit as he uses our city to further his own success and power.

107 People and housing are more important than vehicles and factories. Bulldozing public housing for private business is not only environmentally reprehensible but morally too. Think twice. Think human.

108 It's not benefits for residents

Participant comments

Please tell us why – not supportive

109 There is an ever-growing housing crisis in Australia. The removal of more homes and land given to corporations of any kind is a direct affront to people of the community. Community members have already lost their homes and peace to the South Road extension, and are finding themselves unable to secure stable housing. Housing aside, this proposal will lead to the clearing of green spaces which are vital in the current climate crisis. Are there no currently built buildings that prospective buyers can move into? There are too many unoccupied built spaces in South Australia - there is no reason to clear green spaces to create more. Alongside this, any support of Tesla and, by extension, Elon Musk is a show of support for [redacted] and the 1% that do not care for the rest of society.

110 Telsa Inc is owned by Elon Musk who is a [redacted] and right wing extremist. I don't believe a company should be given land in our community that holds those views and spreads disinformation regarding our most vulnerable populations, i.e. his views on trans people.

111 Why would anyone support the investment of [redacted] led institution in Australian land, let alone local council land. Invite anyone else to build industry here, but not this one. We're already living on stolen land, let's not give Kaurna land up to make more profit for a [redacted] overseas. Ludicrous proposal!

112 There is other space still unused in the Tonsley precinct, why would we remove park area for this? If the land is owned by SA Housing, it should be used for affordable housing, not to help line the pockets of a billionaire. I am in favour of a battery plant at Tonsley, just not if it means destroying that space.

113 If the land can be cleaned then it should have been cleaned and repurposed already for the good of society not just the rich. Please stop selling limited council facilities to private industry and help create more community facilities which are desperately needed and are increasingly so.

People with Tesla's have home batteries and Tesla is not a company that council should be supporting or endorsing due to their unethical behaviour.

114 Do not support the growth of Tesla within Australia. Elon Musk shows hostility to Unions, workers rights - as well as his leveraging of local politics on the back of his business growth. Firm no.

115 Lots of trees that are going to be cut down. That area is already hot and is suffering from the urban heat island effect. Small trees planted won't provide enough shade until 20 - 50 years time.

116 Because Elon musk is a [redacted].

117 Council offloading responsibility to deal with contaminated land it owns ,sell & wipe hands of ongoing issues

118 Community land is precious. There is relatively little of it, and what there is, needs to be preserved as such.

Alienating community land to businesses shifts a community resource into private hands and commonly, as in this case, turns what currently exists as a public good into a profit-making resource for a very limited few.

I do not dispute that the recycling of batteries is a good thing (the display and sale of Tesla vehicles is neither good nor bad, from a public wellbeing perspective). However, the proposal under consideration is not necessary for that to happen; rather, the business concerned could acquire an alternative, commercially available, already privately owned site.

119 The proposal to establish a Tesla facility in our suburb raises significant concerns. I am disappointed that this is even veing considered. Elon Musk, a highly controversial figure with a history of problematic behavior—ranging from his strained relationships with his own children to his public displays of support for figures like Donald Trump and his controversial stances—should not be welcomed into our community. This situation also underscores a broader issue: the contradiction in advocating for Australian jobs while permitting foreign corporations to establish a presence, potentially undermining local employment opportunities. Yes may create jobs but believe me, Tesla will go under as it's sales have already plummeted and for good reason.

Moreover, it is disheartening to witness hardworking international students burdened with exorbitant fees and stringent work restrictions, while at the same time, we open the door to American businesses seeking to profit here.

Participant comments

Please tell us why – not supportive

119 The influence of right-wing ideologies, particularly those associated with figures like Trump, poses a dangerous precedent. Racism, misogyny, and the perpetuation of patriarchal structures have no place in our society.

I had hoped that the Marion Council would exercise greater discernment in their decision-making. If this project moves forward, I may have to reconsider my plans for settling in the area and consider advising others to avoid it as well. It is crucial to protect the values that foster inclusivity and respect within our community.

120 I do not want 50+ trees removed (& 60 new trees will take significant time to offset the environmental loss). T
I do not want housing trust residents to be displaced with no solution of where they would be rehoused.
I do not want Trump-Musk businesses having any roots in SA.

121 I do not support the removal of established large trees when suburban canopy cover is already so diminished. I also think that Tesla (and Elon Musk's) reputation is so bad that building this facility would be a bad idea.

122 The leader of the company which intends to take this space does not align with the values of the community.

123 Existing mature trees cannot be replaced by new plantings. This is especially important in an area that is increasingly being developed with dense housing, industrial buildings and paved car parking areas. Maintaining reserve areas with mature trees is important for climate resilience.

124 Due to the amount of housing and industry in the area, open space required to create a green friendly area.

125 Tesla is a corrupt car manufacturer who sells the most dangerous cars ever made, with terrible ethics around privacy, market manipulation and greenwashing. We'd be much better off with a locally owned battery repurposing facility or better yet, save the trees and turn the whole area into protected parklands.

126 We are loosing so many open spaces and reserves, the new houses in the area are so condensed and people need somewhere to get out to,

127 Tesla's leadership is already bulldozing another country with reckless abandon, they don't need our public hand and housing trust houses too.
In the light of the current global political situation it would be incredibly poor optics for the City of Marion to allow itself to be associated with Tesla in such a way. With Tesla stock tanking and dealerships being vandalised in retribution for the actions of their leadership, would you really want to invite that controversy here? Does the city of Marion really want to associate themselves with the Far Right of America?

128 Do you really think bringing in [redacted] (led companies) into the city of Marion will make it a safer place? Will make the community feel safe?

129 Building a Tesla manufacturing plant on land that could instead be used for housing is not the best use of resources, especially in the context of a housing crisis. When communities are struggling with a shortage of affordable and accessible homes, available land becomes one of the most valuable tools for addressing this issue. Using that land for industrial development prioritises corporate interests over the immediate needs of people who are experiencing housing insecurity or homelessness.

130 It's community land, it should be left as open space with trees that will help rejuvenate the soil contamination and contribute to overall community wellbeing. A factory amongst housing devoid of any community space is a failure to the people in the area- housing trust tennants or not. This would not happen in elsewhere in Marion council. Develop it into something for the community, not for offshore business with profits going elsewhere.

131 How about we invest this space in Australian owned industries instead. Tesla is not doing well to my understanding and it'd be disappointing to allow them this space when we don't even know what kind of longevity it will bring to the area.

132 Community land should be used for public good, not private benefit.

133 We need housing for our citizens, not more money in a corporations bank accounts.

Participant comments

Please tell us why – not supportive

134 Allowing Elon Musk's failing business, share prices down 39% since the start of this year, would be an implicit stamp of approval for his reprehensible politics. The [redacted], between running multiple businesses into the ground, spent over $200b to support Donald Trump's election campaign and is using his influence to cut government programs while receiving billions in government subsidies. His tacit support for the far right should be enough for the council to disallow Tesla's proposed facility. Beyond the moral arguments, Tesla's market share is falling precipitously falling along with its already volatile stock price. Tesla deliveries are down across the globe and look to be dropping further with the failure of the cyber truck and the failure to deliver the roadster 2.

135 The CEO of the company is a [redacted] and it would reflect very poorly on the city of Marion to allow this factory to be built. The fact that this idea is even being entertained is insane.

136 I do not want a [redacted] car manufacturer in my area.
I do not want 58 trees cut down for the sake of a [redacted] own car manufacturer.
I do not want an abandoned building in the area after Tesla inevitably implodes, as per the current trend.
I do not want the Marion council to aid a [redacted] car manufacturer in any which way.

137 I could address the fact that the CEO of this company is currently and actively blocking government funds to social services, welfare and organisations that provide services to the American community, and point out that taking land away from the community to sell to him would be a HUGE PR nightmare.
But I am not going to do that.
I am going to instead point out the thousands of vandalism acts happening to Teslas across America and gently suggest that to open a showroom in Adelaide would be inviting the same acts to be instigated here.

138 Tesla use dirty nickel mined in unsafe mines in Indonesia.
Tesla's CEO has been implicated in manipulation of the USA election and is a [redacted].
Australia should have nothing to do with any company owned by Elon Musk.

139 The loss of significant trees for a company that supports [redacted] and is headed by a billionaire who is making the world a worse place is not a good deal. Also having a recycling plant for batteries with risk of explosion or fire near a school(Tafe) and domestic housing seems like a bad idea.

140 This land could be better used for public housing. Company CEO does not align with the values of this community

141 Because this is a terrible allocation of resources, especially when we are living in a housing crisis. Why would this be a priority in any capacity?

142 I do not support Tesla being in Australia.

143 I do not support Tesla's business model. If it were a different company I would be more open to this proposal but still hesitant due to the impact on significant trees and housing trust land. With Tesla involved it is a hard no.

144 I am astonished that in a housing crisis, while the City of Marion has asserted and is no doubt acting on a commitment to supporting City of Marion tenants with housing, that SA Housing trust land would be utilised for a foreign business owned by a man with divisive, unsafe views. I am so dissapointed that this is even considered. I know CoM and we do better than this. We are one of the few councils not in debt - we do not need this financial contribution, nor would that justify a gross misuse of land. Though understandably, the ability to utilise this space is limited due to contamination, I struggle to believe that this is the only or best option.

A financial consideration to be made is also that the shares for Tesla are dropping rapidly due to Musk's divisive actions within the US Government. The business is not as financially strong or reliable as it once was, and is on the downturn. This makes this a riskier choice than it may have been in previous years.

145 Replanting trees is not good enough. Time for them to grow will be loss if it is simply bulldozed. Also let's not support a [redacted] like Elon Musk. Trump support is not what we are about here!

146 Best suited for a rural area, not land that can be developed for much needed housing.

Participant comments

Please tell us why – not supportive

147 Homes are WAY more important than a factory to create a car.

What happened to the old holden factories that closed, couldn't they be re used instead of potentially making people homeless or having to relocate which is extremely hard in this day and age.

Im sorry but i choose humanity over a car any day.

148 Housing trust land should remain as such in an area that supports housing. This is not appropriate use.

149 Elon Musk is genuinely terrible person and we should not be supporting his growing wealth by allowing them to bulldoze public housing for profit. This will not help the community and will only benefit the interests of foreign oligarchs and a [redacted] product.

150 EV battery production and processing is a very dirty and highly polluting process. The area is becoming a highly concentrated residential area and the increased movement of trucks and waste will affect the amenity of our lives, and possibly the health of residents.

151 I strongly object to this proposal.
Green space is shrinking - it's OK to plant trees, but it's the SPACE that is crucial as a public amenity, particularly as housing density is increasing. That whole area could be made into a wonderful park/recreation area for the apartment dwellers, local residents and the TAFE community.
I understand the Council's desire to make money, but at what cost? Tesla is not an industry that we should be considering. Their so called "clean energy" is not. Why sell out to an American company when we should be encouraging Australian - oh, that's right - it all comes down to the $$
The Australian Government is all about safe work practices in our own country but are happy to turn a blind eye to those countries we import from because of the pricing, with no consideration as to the lack of safe work practices there.
Industries such as Tesla should be far removed from residential areas, or better still, not set up in our Council, any Council, South Australia or Australia for that matter. Australian manufacturers are a dying breed. There is no incentive because of the costs involved.
Marion Council needs to stand up for it's constituents and not pander to the rich and influential who couldn't give a damn about the residents. Marion Council professes to be "green" - let's make it so.....please!!

152 For all electric vehicles are a wonder way forward for the future and the creation of jobs is a positive, we should absolutely not be allowing the use of valuable land and destruction of trees by such a problematic company such as Tesla. If that land must be utilised at all, it should instead be used on facilities or business/es that are guaranteed to benefit the community in the long term and have the state's best interests in mind, rather than a company led by someone who has no one but his own interests in mind. Boosting jobs is a wonderful thing, but there are infinitely better ways to go about this than by allowing Tesla to use and waste our resources on its awful vehicles.

153 I have a strong aversion to Tesla as a company. There are significant concerns regarding the professional conduct of the CEO, and the political views he espouses. I believe it would be unethical to support or seem to support this business and by association the CEO.
I do not support any association with far-right nationalism movements or persons and I hope that the City of Marion does the same.

154 The last thing I want is to give more money to Elon Musk. If this place opens there will be protests and there will be vandalism. Everyone hates Tesla and we don't want anything to do with them. I don't want one cent of our neighbourhood money (that could be supporting Australian businesses) going to Musk, Trump or the American economy. We do not want Tesla here.

155 I will not support Elon Musk or any of his companies. Find another company to deal with for future or pre existing contracts. One that isn't owned by Musk

156 People over corporate every time. We don't need Elon musk over here causing trouble.

Participant comments

Please tell us why – not supportive

157 I don't support a Tesla factory opening in Adelaide because I believe the company's leadership promotes harmful ideologies that have no place in a diverse and inclusive society like Australia. We should be backing industries and innovation that reflect our values, not enabling figures with a track record of amplifying [redacted], racist, or extremist views. Adelaide deserves better.

158 The Tonslet precinct and new Tonsley development by PEET is already a "concrete jungle", with very little green space. Although I personally agree that the MAB circuit is a good place to encourage businesses, it also very under utilized and seems in not very good structural condition. Building a whole new factory beside an ageing concrete structure that is under-utilized seems like a waste. Housing trust should also not be removed, Specially when more housing is needed.

Chestnut Court should instead be decontaminated, and the trees should be kept intact.

159 In this political climate dealing with Tesla would be a massive mistake. It would be biblically short sighted to go ahead with this proposal.

160 I am strongly opposed to the proposal for a Tesla factory in Marion. While economic growth is important, I have serious concerns about the leadership behind Tesla, specifically Elon Musk, whose controversial views and associations—particularly those linked to white supremacy—do not align with the values of inclusivity and respect that our community holds dear. Supporting a business led by someone with these views sends the wrong message to our residents, especially marginalized groups. Additionally, while Tesla's technology may be beneficial for the environment, the potential social and environmental impacts of building such a factory have not been fully addressed. I believe there are alternative ways to foster innovation and economic development that better reflect our community's values of equality, diversity, and respect.

161 There is already a housing crisis. Houses should only be demolished for more houses. There are insufficient housing trust homes. Repatriate the soil in other ways.

There is also increasing hostility towards Elon Musk due to his govt meddling with DOGE and attempts to tell other nations like Germany what to do. I've seen vandalised cars already.

Does the City of Marion really want to deal with the grief of additional protests and vandalism?

162 I do not support the business proposed to be built in this area, not so I support reducing the amount of public housing.

163 Tesla's brand has suffered catastrophic image-damage and faces potential insolvency in the next few reporting quarters, too late to restore lost housing trust dwellings in the midst of a crisis. The city of Marion needs to put its own people first.

164 Elon is a [redacted]

165 This space should remain public land, the trees should not be knocked down as there is so little left in the first place, and finally there are currently housing trust houses there which you would have to relocate those people. All so some people can charge their cars which there are plenty of other places they can go.

166 While I appreciate that Tesla does quite a lot for renewable energy and clean solutions, their CEO is a [redacted] and has done so much damage to society with his rhetoric, views and new-found political influence. The irony of the site being developed for the direct benefit of someone who has influenced the recent tariffs world wide, rather than being used for an Australian company, will be lost on no one.

167 I do not believe that Tesla needs or deserves this space. The removal and killing of so many trees - including two significant trees and twenty eight regulated ones - is far from necessary. The space could be developed in ways that respect and work with the environment, and occupied by companies and/or people that hold the common good at heart. I am adamantly against this proposal.

168 Don't want Elon musk… it's so incredibly sad that you're considering this.

Participant comments

Please tell us why – not supportive

169 You're removing trust housing to make room for a factory?
How is that a good idea, when we have a huge housing crisis.

170 We need more public land in the Tonsley area. It is horrible to imagine such a hated company operating in the area also.

171 Impact on Social Housing: The current housing affordability crisis makes it imperative to protect and expand social housing. Revoking community land for commercial purposes, especially during such a critical time, could exacerbate the housing shortage and negatively impact vulnerable populations who rely on affordable housing options.

Ethical Concerns: I have significant ethical objections to Elon Musk and Tesla. Musk's business practices and public statements have raised numerous ethical concerns. Supporting a proposal that benefits Tesla conflicts with my values and ethical stance.

Loss of Recreational Land: The revocation of this community land would result in the loss of valuable recreational space. Such spaces are essential for the well-being of the community, providing areas for physical activity, social interaction, and relaxation.

Loss of Trees: The proposal includes the removal of 58 trees, including 2 significant trees and 28 regulated trees. Trees play a crucial role in maintaining environmental health, providing shade, improving air quality, and supporting local wildlife. The loss of these trees would have a detrimental impact on the local ecosystem and the community's quality of life.

172 Loss of green space and opposition to the sale of such a large plot to a US company.

I would also note that the land could house how many people? Or be used for Australian companies looking to innovate and compete internationally.

Sounds like a money grab, doesn't promote local innovation and is very on the nose in the current global political context.

173 Given the current climate of Tesla and the protests against it and its owner, this is a bad idea. You'll be inviting [redacted] sympathiser money into the city of Marion, as well as possible disruption to social cohesion.

174 I don't support TESLA as a company, and the CEO's attack on Australian sovereignty.

175 Aside from the fact that Elon Musk is a [redacted], and we shouldn't be allowing Tesla anything, this is an absolutely outrageous proposal in a housing crisis.

176 I don't support companies owned by [redacted]. We do not need to fund and welcome such companies into our beautiful city of Adelaide and Marion.

177 Tesla sales are already down 70%, and doesn't seem to be gaining any more good notoriety. money hole. Also, the land should be made available to an Australian entity, or at least one that isn't hostile to the democratic interests of Australia.

178 I live in Marion. [redacted] and there is no place in Australia for him or his businesses. Our economy is already suffering and we don't need some American billionaire siphoning more money out of Australia.

179 Why do you want to put manufacturing in the middle of a suburb ??? How much is Elon paying the council to bulldoze homes??

180 Tesla is a [redacted] business and we should never support [redacted], I should think the council would know better. Look towards a locally owned company instead!!

Participant comments

Please tell us why – not supportive

181 Testla has history of bad environmental practices and poor engineering. Bad look especially located so close to the university area. Additional construction will disrupt students study and quality of life.

182 We should not be giving community land to private companies to extort and offshore profits from Australians.

This particular entity is also headed by a hostile actor and does not have Tonsley's, the City of Marion's and South Australia's best interests at heart.

183 Australia should not host a company who's CEO is a [redacted] and currently actively working against Australia's interests.

184 Tesla CEO is a [redacted] and I refuse to support any further association with them. I don't have the confidence that the economical benefits that the new facility COULD have for Tonsley Precinct and Marion Council would actually be worth it or met considering Tesla vehicle sales are down by 60% in the first quarter of 2025. There's surely another company that fits the clean energy agenda and their CEO not being a bigoted oligarch.

185 Tesla are absolutely [redacted], the eco-friendly-ness of EVs is still not actually clear (look into all the mining required), and there are better manufacturers out there.

186 I generally do support industry in this nature but I have large reservations about Tesla being the proponent.

If this does go ahead I want the agreement to include strict securities for the community including reassurance that the battery recycling plant will not introduce new contamination to the area and that this is audited regularly and vigourously.

Also, I do not believe that the destruction of the two significant trees is necessary and that smarter architecture and planning can be conducted to preserve these trees and build around them instead.

Finally, Tesla has a history of ignoring local laws and environmental standards so they will need to be kept on a very tight leash. Generally, I do not think it is a good idea for Tesla to be the proponent and that a more ethical company should be considered instead.

187 Keep it as open land! Also I don't support anything to do with Tesla!

188 Given the current position of Trump administration, it is a terrible time to let a US company build in Australia. As many EU countries have acknowledged, now is the time to become independent from the US and invest in local manufacturing.
If a battery plant is desired, there are Australian manufacturers of solar batteries and EU companies like Polestar who are far better candidates for this land.

189 Genuinely baffling decision by the council to show ANY kind of material support for that particular company given
1. the combination of its tumbling stock price and the political climate created in part by the man who runs it and
2. the fact that the sell off is to barely any community benefit. 100 jobs total for South Australians.

190 There is already so little space and public area allocated to us residents that it feels as if industry is closing in on all sides. The revocation of this public land is the wrong decision and will only serve to add to the chaos of dealing with a residential village in the middle of a built up innovation district.

191 Tesla's vehicles in their current state are not fit for Australian roads. Tesla has a shown a continuous inability to improve their build quality. We should not be subsidizing the production and maintenance of vehicles that have repeatedly been shown to be too dangerous for use.

192 I live in Tonsley. I'm concerned about safety, partially of myself and property (leftists have been known to firebomb Tesla's in the USA). Tesla's CEO is a radically controversial figure who is tanking the stock of the company through his actions in US politics, much better to have a different company use the land

Participant comments

Please tell us why – not supportive

193 Part of innovation involves careful consideration of political and social issues involved in changes, not just profit or advancement of technology. Given Elon Musk's central role in Tesla, his actions dismantling the US public service, engaging with far-right parties, winding back diversity and inclusion and undermining democracy mean that it is not appropriate for the Marion City Council to support this plan. The recent plunge in Tesla's stock value is a clear indication Mr Musk's behaviour is alarming to consumers and that developing a site for Tesla would also not be prudent economically.

194 Do not support Elon Musk. We need to show Tesla that until he is gone, Australia will not support.

195 The City Of Marion needs to read the room RE increasing Tesla's presence at Tonsley. This goes beyond their poor brand reputation at present; there are better options, both locally and internationally (BYD for example) that have shown better real-world performance than Tesla. The link to Tesla vs the small amount of jobs created (assuming the best-case scenario that they even go to Australian workers) is not a worthwhile trade-off.

I understand that it's a contaminated site, but if it's at all possible please consider returning the land to a reserve to restore some much-needed tree cover to the area. I also understand that this will not provide the MAB corp with extra revenue, but it is about time Australian businesses started to act more in line with societal interests rather than the interests of a select few shareholders and board members.

The City Of Marion needs to make the right decision here and take a long-term view, rather than make a short-term decision that will not benefit the local community in any measurable way.

196 I feel that it is not a good time to introduce a company associated with political figures we have tensions with and are being directly impacted by right now. When I go for a walk in my local area, I would much rather enjoy nature and quiet, than think about Tesla, Elon Musk, Trump, tarrifs and cost of living struggles. That negative association is too strong, unfortunately

197 While Elon Musk still runs Tesla, working with this brand to promote sales and generate revenue is unethical, given his hateful and damaging policies and perspectives. As a constituent of Marion council, I would hope our local city stands for better than that.

198 The residential suburbs that surround MAB precinct and the South Road development have gone through enough enormous encroached regarding commercial development. This is promised parklands to be enjoyed not profited from. The residents need this open space to enjoy and distance the commercial presence.

199 Given Teslas current leadership along with the current global sentiment. Accepting this proposal sends the wrong message.

200 Why are you catering towards the rich in a low income area ? It's Adelaide not LA we need housing more than car batteries? But it's clear this will most likely go ahead as money comes first with the government not actually helping people. In saying that whatever cut you get from letting them build here mode if I get a share ? hahahaha but really it's not necessary to have that Billy here, really if you have enough money to waste on an electric car then you should have enough to import batteries if you need a replacement/ let other car dealerships have a deal with Tesla that they can build the gear like I don't get how that's not just common sense but guessing no one has any just want that $$$

201 Because the land could be better used for something that actually contributes to the community. Also it's Tesla, it doesn't really send a positive message by supporting a company that is at for forefront of what's currently happening in the political situation in the US.

202 Who is supporting anything that profits Elon Muck in 2025???

203 I would support this for a different company with our economic interests at heart. It would not be appropriate to support Tesla given the current rapidly changing political climate and teslas dominant role in this

Participant comments

Please tell us why – not supportive

204 Elon Musk is an out and proud [redacted]. He is antithetical to Australian democracy. Any development that benefits him should be opposed.

205 Tesla, especialy under the direction of Elon Musk, is a company that does not align with the values of Australia. Especially considering the recent trade issues with the US, it is risky and Unaustralian to support a corrupt, America first company that also participates in Union busting and follows abusive labor practices.
While the site may have some positive local economic impact, facilitating Tesla allows money to flow out of Australia and into the pockets of American Billionares.

206 I do not support the sale of Housing Trust land, especially to a foreign corporation run by a [redacted]. EV's are the future but Tesla is no longer leading innervation and is renowned for the poor treatment of staff.

207 Do not support [redacted]s.

208 Tesla technology is now being surpassed in so many ways that it seems inevitable that the long term success of revocation of this land will be unsuccessful.

The current climate tells us that Tesla is a declining asset in Australia.

209 While it's important to have innovation and progression in future technology, this space could be better offered to an Australian company of the same idea.
By encouraging a company that publicly defies and works against Australian democracy, against the Australian public and has a history of aggressive tactics against worker rights (Tesla Germany) this seems a backwards step in providing education to young and future Australians and students.

210 Tesla is championed by a [redacted]named Elon Musk. The US has made it clear that they do not care about Australian consumers and see us a means to an end. There are other electric vehicles companies that are much more ethical and could benefit Australia more than Tesla. Currently, Tesla stores are being vandalised globally. It is unsafe and morally irresponsible to allow them to build a factory here.

211 Tesla is not a company that prides itself on treating workers fairly or equitably. It seems ridiculous, given the current anti Musk sentiment, to build a factory here. There is no doubt someone would vandalise it.

212 Tesla CEO should not be supported

213 Recycling/repurposing of this battery type is extremely hazardous and a potential danger to the environment. Furthermore this precinct should be preserved for the use of Australian businesses, not the business interests of a foreign and hostile actor.

214 The loss of public reserve is detrimental to the interests of our community. Local residents will see no improvement to their quality of life if a business takes over the space owned by our community.

215 Directly because of the CEO of Tesla and his political actions, as well as the untrustworthiness of the brand. Surely we can do something better with this land.

216 Given the recent volatility surrounding the proposed tenant, my concern is that the development could falter following the sale resulting in the land remaining vacant. Given the proximity to the Tonsley train station, a car dealership seems like a poor fit for use of the land. I would prefer to support an Australian-based company or ideally see further land reclamation efforts be made to redevelop the space into more parklands or further housing opportunities to deal with the ongoing housing crisis.

217 Leave the park alone.

218 Extreme displeasure with Elon Musk's actions

219 We need more green spaces, not less. Community land should be for the community.

220 Their CEO is a [redacted]who is actively working to destabilise the US government, and the land could be better used by an Australian company.

Participant comments

Please tell us why – not supportive

221 Providing land to benefit a company owned by a person who is actively hostile against Australian economic interests and a portion of Australian people due to [redacted] beliefs is an exceptionally poor idea and should not be entertained by the Council. While the contamination should be cleared, it should be undertaken either by Council prior to allowing leasing or purchasing of the land, or being tasked to a stakeholder with a more vested interest in the local area.

222 Don't support [redacted] or people that make [redacted] salutes and then pretend they didn't even if it was just to troll. Boycott a person highly reasonable for bribing voters and undermining democracy. For supporting Trump to upend peace and free trade.
Boycott Tesla and

223 Telsa is causing too much hatre and violence which the community can't maintain its lively and peaceful environment.

224 Tesla and the values of its owners are clearly not aligned with those of Australian democracy, to take their money would be a shallow cash grab

225 I don't think it's beneficial to support the company whose CEO is edging further towards a [redacted].
Additionally, it would be much more beneficial to the community if this land went to a local company, as opposed to selling the land to an overseas company

226 While economically beneficial for local SA residents who may get a job at this proposed Tesla facility, the nature of the owner of the Tesla company brings about severe negativity due to Elon Musk's political, social and economical views and actions in the US, and may bring unwanted attention and negativity to the Tonsley Precinct and surrounding areas. Similarly, those 100 jobs proposed may not all reside in the City of Marion hence the actual impact of job growth for residents at the City of Marion is questionable. There is also the question of safety with an increased throughput of dangerous goods (batteries, chemicals, etc) through the precinct close to residential homes. Finally, it isn't clear how the increase in revenue for CoM would impact positively to the residents of CoM. Would it decrease council rates? Would CoM residents receive any benefits from this? It doesn't seem likely since CoM continues to pay high council rates quarterly without any noticeable improvement in city infrastructure, services and safety.

227 Building over a public park for Tesla's profit is unethical. Tesla does not deserve a presence in our community.

228 It's not a worthwhile company, the owner is not a good person who should be supported in Australia. Will not be pleased at all, especially since Tesla sales are reducing. Please do not tie Marion and the new Tonsley development to something with such a bad name and reputation.

229 That land should be for Australian business not a [redacted]sympathiser.

230 I get that this project could bring some economic benefits to the local government, help make use of the empty land, and address the contamination issue in the area (assuming the company actually follows through on their promises). But there are definitely some big downsides that need to be considered.
First off, let's talk about the factory itself. Recycling lithium batteries from old electric vehicles does have some positive environmental impacts, like recapturing valuable materials, promoting a circular economy, and reducing the need for new mining. These all help lower the environmental footprint of lithium-ion batteries and support more sustainable practices in both the automotive and energy sectors. But the recycling process also creates hazardous waste, including toxic exhausts, solvents, and heavy metals, which can contaminate the soil and water if not properly managed. Sure, there are strict standards for waste management, but who's going to enforce them? And can we trust the company to actually follow through? Does the local government have enough resources to make sure the factory doesn't end up leaking hazardous materials into the surrounding area over the years?
Then there's the political side of things. Tesla, under Elon Musk, is facing some major scrutiny, both financially and morally. I'm not going to go into all the details here, but it's easy to find out about Musk's recent controversies. The bottom line is that having a company with such a controversial CEO operating in this area could reflect badly on both

231 Elon musk's agenda is not best for Australia and should not be encouraged in any way.

232 Tesla is run by a [redacted]

Participant comments

Please tell us why – not supportive

233 Opening a Tesla factory will only invite significant protest and vandalism in and around the area, due to current global issues linked to Tesla staff - this protest and vandalism threaten the safety of local residents. We do not want this.

234 The owner of Tesla is an open[redacted]

235 The general longevity of Tesla and their vehicles are not worth the redevelopment of this land. While it will provide jobs and financial benefit, this will come at the cost of the goodwill of the Tonsley people, as well as those that hear/have already heard of this proposal. Considering the general economical state that Tesla's in, it's likely that this factory will be made, and then subsequently abandoned, wasting the land and generally providing a net negative to everyone involved.

236 This use of land is unacceptable during a housing crisis. We should be building more homes not letting a[redacted] company setup a factory.

237 We should not be supporting any US business right now. The tariffs just imposed on us should be enough to shelve this idea.
I own a Tesla, but do not support this at all.

238 I'm against [redacted] companies.

239 Because elon musk is the ceo of tesla

240 Anti Musk

241 Environmental concerns

242 I don't want a single cent of my tax dollars to even indirectly go to Elon musk. And removing any housing during a housing crisis is absolutely ridiculous

243 Any further cooperation with Tesla serves to funnel wealth to Elon Musk, an [redacted] character who is assisting the US government to undermine global democracy, promote autocracies like Russia, end the global rules-based order, and upend the global economy. He is using his wealth towards these ends; for Marion Council to cooperate with Tesla is tacit and material support. This is morally unconscionable.

244 Due to the clear incompatibility of Australian values with those of Tesla CEO Elon Musks it would not be in the best interest of Marion's residents to have Tesla operating in the community.

245 Company is owned by a [redacted] and anti union [redacted] human. The batteries are poison, catch fire, and exploit children in Democratic Republic of Congo in horrific conditions to mine fire the cobalt.

246 The land should be made available to an Australian entity, or at least one that isn't hostile to the democratic interests of Australia. Telsa have a proven history of ignoring local law

247 I don't agree with the Removal of significant trees and housing trust homes which are limited as is. I think this project has some benefits but I don't agree with the direction Tesla is heading in

248 As a resident of Tonsley, we need as many mature trees as possible to remain. The heat in summer of the large concrete development where I live is more than I've ever experienced, and so if total value that the 58 trees marked for felling, were given in a fiscal factor, this would not be a financially smart decision if waiting for the 62 newly planted trees to match the benefits of the 58 - (I believe Unley city valued a mature gum tree to be worth around $250,000 - haven't fact checked).

249 Tesla has no place in this community, given the views of it's current founder and CEO. I strongly oppose building a Tesla factory within the City of Marion.

250 No support for [redacted]

251 The proposal requires the removal of significant trees. With ongoing efforts to at both resident and council levels to combat the urban heat island effects, developing this land is counter productive to a sustainable and habitable council area.

Participant comments

Please tell us why – not supportive

252 Tesla is a garbage company and should not be supported in Australia. I am absolutely shocked that this was even considered!

As a home owner in the City of Marion I'm so angry that this was even considered.

253 It is dissapointing to see how Council could even consider to align themselves with a company that has taken itself so far to one side of politics. This is not something we should be inviting into our own backyard.

254 This acquisition does not align with the general population's values.

255 I do not support any businesses owned by highly questionable characters such as Elon Musk being further established here. The company its self is financially in a precarious position with a tumbling stock price and sales figure, and further has questionable practices such as the abuse of Canadian tax credits and ignoringing environmental regulations. Tesla helmed by Elon Musk is not a trust worthy entity and there are many competing and far less questionable businesses.

256 I do not support the removal of significant trees. Tesla is a company with questionable business practices and is owned by an unethical oligarch. It is shameful that the city of Marion would consider removing so many trees for the benefit of such a business.

257 Selling land to Tesla is a sign of support for it's founder and his actions.
If this goes ahead, Tesla will use our land to make money.
The fact that Tesla aligns with clean energy does not give is a good reason to allow this land to be capitalised upon.
Please do not allow this. Adelaide will be looked down on by the world.

I'm a normally quiet person and I do not normally lend my opinion like this, but the gravity of this request has forced me to speak up.

258 Tesla is run by a [redacted] that has a long history of ignoring employment and environmental laws.

[redacted]

259 Tesla is a company owned by a KNOWN [redacted] Do not do it.

260 The land should be utilised to support an Australian enterprise, or at least an enterprise that isn't based off in, and diverting profits to, a hostile entity.

261 The proposed site covers SA housing and Renewal SA owned land.

262 Tesla directly supports [redacted]. They aren't welcome here any more.

263 South Australia should not be supporting any company whose owner openly shows support for [redacted].

Elon Musk openly supports a German [redacted] party and has recently given a gesture that is illegal in this state.

We need to do everything to ensure [redacted] is not supported even in small ways.

Participant comments

Please tell us why – not supportive

264 The brand brings with it a strong negative connotation that goes against the ideals of South Australia and causes division. Issues are strongly apparent with the image of Telsa, and any development here for Telsa will likely bring similar issues to the area, at great detriment to Tonsley.

265 Oh [redacted] no.

266 I do not support Tesla in particular their CEO Elon Musk who is a known [redacted] and [redacted] supporter.

267 Don't sell public land and housing to support a company with horrible business practices.

268 I believe it will go against the interests of the community and of Australia at large to get that development in the area.

269 Removing green space from the area with no ability to replace it regardless of human access is unacceptable. That are allows for water to cycle through and wild life to have space. There is already issues with water not being able to get into the storm drains without removing a huge area of permiable ground. Also encouraging that loonatic to have more money when he already treats his employees terrible is rediculous.

270 This is land that could be used for building housing, which is obviously crucial given we are currently in a housing crisis. Secondly, Tesla is garnering an increasingly worse reputation for both their poor quality, as well as their CEO being a proud [redacted] Their stocks are declining and it is ridiculous to bring a Tesla factory here that will inevitably fail. There are so many better things to use this land on.

271 We need retention of green space, tree canopy and low income housing improved and increased in suburban areas.

272 Tesla is headed by a very unethical person. This proposal is pushing an international company's expansion over local individuals livelihoods. Housing is already an issue, and this proposal will demolish some (as well as zoning) for the gains of a company.

273 Tesla is tanking, why should we give Australian community space and public land supporting families on need for a declining American company

274 Why would this even be considered?? Australia doesn't want [redacted] owned companies or merchandise. I promise you, if you build it, they will come. And burn that place to to the ground where it belongs.

275 A facility refurbishing or repurposing lithium batteries poses additional fire and environmental contamination risks to an already contaminated site, and frankly leaving the site as tree-covered brownfield is more environmentally friendly than supporting the hollow environmental credentials of Tesla.

276 You and I both know it's getting torched every few months because of the [redacted] implications. You really want that bought up every single meeting?

277 Community land once given away is hard if not i possible to reclaim. Whilst we live in a wide open country with many opportunities to engage with open areas, there are many who rely on these small parcels of land to provide them with much needed respite from the harsh realities of urban living.
Handing over Community land is not something we as a society should be doing, especially when there are many alternatives.
The cost / benefit analysis does not hold up with any co many let alone one with as poor a republication as Tesla.

278 We already have a shortage of public housing so using their land for somethingike this makes no sense

279 Adelaide has many unused industrial areas that could be repourpesed for a facility like this without impacting council land or housing trust. In times of housing shortages removing land from reserves only exacerbates the problem. Given the current issues with Tesla world wide with massive shares price drops and negative public opinion, this would also be risky to the council as the company could easily pull out or reduce any of the supposed jobs or money that could go to council rendering any benefits useless.

Participant comments

Please tell us why – not supportive

280 This is prime land and we have a housing shortage as it is and I don't think we should lose any open space.

281 I don't want that [redacted] failing business in the area. Tesla stocks plummeting people protesting globally I don't want the unrest in my council area! What are we saying allowing a man with [redacted] ideals, family and stolen wealth. He lies and conducts shady business.
Why destroy land, housing for this. We have a housing crisis this isn't the answer!
Trees with wildlife and an ecosystem that affects the neighbourhood do not deserve to be industrialized and ruined.

282 Our urban canopy cover is under serious threat and the practice of selling off community land and removing our cities significant and regulated trees, which are extremely important and valuable green infrastructure is unjustified and reckless. Whilst this continues, the Council's own tree canopy target and Green Adelaide target will not be met. Put simply, planting more trees is not enough, Marion Council must protect and retain the big trees it has. It is also disingenuous and undermines the trust and positive momentum created by the May 2024 strengthening of the tree protection laws, the good work the Council is doing planting thousands more trees and the Council's groundbreaking Tree Asset Management Plan. According to the City of Marion's Tree Asset Management Plan, the trees to be removed across the whole site are valued at over $703,000.

283 Supporting [redacted] directly and indirectly makes us a target.

284 1) I'm concerned about the removal of trees
2) I don't trust Tesla to remediate the site
3) the community would benefit from more open space - the council should arrange remediation and develop the area as a reserve
4) I'm concerned about toxic substances that Tesla may introduce inc disposal of batteries

285 tesla is owned by a [redacted] and australians shouldn't choose to support him!

286 In protection of our environment, our future generations and our current society, imposing industrial developments like a Tesla factory is a disgrace to the small quantities of nature we have left in our south Adelaide region

287 As someone who lives in city of marion (Edwardstown, 5039) there is no way I support allowing development of anything related to Tesla, a company that actively supports the genocide in Palestine and has a literal [redacted] in charge. The land is already being used by the trees that have been there for decades, I don't need a development for a company actively destroying our environment to drive home the point of the state of our climate right now.

288 I think that a company like Tesla can be creative enough to make it work without using community land. Build a bridge combining the two buildings, for example. I also highly doubt the statement that 100 jobs would be created.

289 Any more Lmloss of open space should be rejected out of hand

290 The council should not be prioritising manufacturing and private companies over public green space, established trees and land for public housing.

291 I don't have any particular issue with the development of the area. I do have an issue with it being sold to a company whose director appears to want to dismantle democracy in another country. One who appears doesn't mind appealing to the lowest form of human nature, ridiculing government workers then crying foul when the same happens to him. One who displays a [redacted] style salute at a Government Rally.

292 A) Because trees are so important to our bird life, carbon sequestering and urban landscape. And take along time to grow into maturity. Plus they're a community in their own right and provide habitat for not only birds but many other animal and plant species.
B) I think any business associated with oligark Elon Musk needs to be kept out of SA.

Participant comments

Please tell us why – not supportive

294 How is it ok to sell the land to be developed due to contamination but not ok to leave it for the wildlife and nature? The area is already so developed? Can't we retain wildlife refuge?
58 trees should not be lost, the value of the trees is almost 1 million dollars!

295 I don't think we should give any publicly owned land to the private sector, let alone support a [redacted]. The trees growing on this land also provide habitat and shade, which is urgently needed in this area. As some trees are significant, we are giving away an asset for free.

296 Too many trees and open space lost.

297 1. This will significantly increase vehicle traffic in otherwise low traffic area.
2. With the very recent examples of what is happening to similar facilities in the US I don't want this in our area.
3. I don't want to see on my daily walks a brand that's associated with [redacted] and is led by a person publicly exhibiting [redacted] gestures.

298 While EV innovation is forward thinking, Tesla CEO Elon Musk's right wing extremism is something we should not be condoning or supporting in our local community.

299 Trees are more important than the Tesla business model. Trees are significant for a reason. Many birds and animals have lost homes with all the redevelopment.

300 Values alignment, I don't support and do not want to enable Elon Musk. Plus those trees takes years to grow back.

301 I do not support any reduction in SA Housing Trust assets … either established homes or land.

Furthermore, since Elon Musk's alignment with Trump and his [redacted] salute, the brand of Tesla has been declining rapidly due to lack of public support. It would therefore be unwise to enter into any dealings with their developer.

302 Open space is needed for the residents. Selling off land for a Tesla showroom and battery storage is not appropriate especially where there is a high level of housing!
Please do not move forward with this

303 There are plenty of commercial properties available for this business. The constant removal of public space, significant trees, and green space in general has to be stopped. This is community land and should remain so.

304 Tesla Inc. have a history of contaminating sites they own as well as surrounding land that does not belong to them.
In early 2024, 25 California counties sued Tesla, alleging mishandling of hazardous waste, and later Tesla settled the lawsuit, agreeing to pay $1.5 million and implement improved waste management practices. Citation: https://www.reuters.com/legal/tesla-agrees-pay-15-million-settle-california-hazardous-waste-lawsuit-2024-02-02/
In 2022, Tesla agreed to pay a $275,000 penalty to the EPA for failing to keep records and implement plans to minimize air pollutants from painting operations at the Fremont plant.
Citation: https://www.cnbc.com/amp/2024/05/14/tesla-sued-over-air-pollution-from-factory-in-fremont-california.html
The Tesla Gigafactory in Austin, Texas released toxins into the atmosphere and water storage on its site had dead animals found in it including deer.
Citation: https://www.wsj.com/podcasts/google-news-update/tesla-racks-up-pollution-violations/93f151f6-3c19-4be9-9bd3-0f92b1a3093b#:~:text=Tesla's%20Gigafactory%20in%20Austin%2C%20Texas,to%20Wall%20Street%20Journal%20reporting
Other companies owned by Tesla board members are also guilty of polluting. Example, SpaceX have been dumping Mercury into waterways in Texas.
Citation: https://news.ycombinator.com/item?id=41228574

Participant comments

Please tell us why – not supportive

305 Open spaces in this area should be remeditated and preserved for the community, open spaces and facilities/ infrastructure to support social cohesion in this rapidly growing area.

306 I'm concerned for loss of the dozens of trees - particularly the significant trees located on this land.

307 Tesla stocks are plummeting. No one is buying Teslas. The CEO of Tesla is [redacted] and displays behaviour that doesn't align with South Australian culture.
We should be putting money into Australian businesses and housing, not supporting companies from the USA- a country imposing tariffs against multiple countries including Australia.

308 Tesla under Elon Musk are an untrustworthy company with a poor track record of respecting employee rights and diversity. They are a bad fit for the area and deeply volatile and unserious as a corporation under the current management. Profits from the business will not remain within or benefit South Australia.

309 The push towards renewable energy projects is admirable.
Selling land to Tesla, an AMERICAN company (who Australia at present do not have good relations with) currently led by Elon Musk, the same person who performed a [redacted] salute on live broadcast, and continually pedals extremely xenophobic, transphobic, right wing ideologies is probably a really [redacted] thing to do.

310 I don't support community land going to private companies, especially failing American companies with no discernible local benefit. There is literally no upside to this project and when it fails, the land will be derelict and Council will need to pick up the cleanup bill.

311 Marion council area is already short on open space and with continuous infill the pressure on the precious spaces we have retained is substantial. Selling precious open space is detrimental in particular to the tonsley precinct, which has substantial density housing, and so space should be maintained. Additionally, Tesla is not performing well globally in light of the owners 'behaviours', and his projects run on substantial corporate welfare to make them profitable. Tesla sites have attracted graffiti and other acts of protest to the questionable ethics of the owner, which is not something the local population would appreciate.

312 Unconscionable loss of community land and needed trees
Residents along chestnut crt / ash avenue have a buffer of community land to improve amenity and reduce heat blowing in from the MAB

313 This is community land and should be kept as that with nature and not another factory for a company like Tesla.

314 Removal of trees find a better solution

315 Open areas and reserves designed for community should not be sold off for development for private companies this is a disgusting proposal.

316 There is no need for this destruction of green space for an already non-green company to set up shop. I work at Tonsley, and I also have a conscious that I listen to. The Tesla company has a tarnished reputation and it's leaders are proven to have negative impacts on the world community. Adelaide, City of Marion, Tonsley, do not deserve this.

317 Tesla is no longer a company at the forefront of electric vehicle innovation, and is rapidly falling behind. Supporting them is not in the community's best interest

318 Is this in society, and the SA community's, best interests?
A Corporation attracting so much heat rn, along with the behaviour of the Trump adminstration demanding accountability of any institution operating on funding from USA is not a safe deal. Any deals with America need to be frozen until the longer term impacts of the Trump administration have become clearer.

319 Providing land and resources to Tesla, which is owned and run by Elon Musk, is an incredibly bad idea on a number of fronts. Politically and morally, Musk has demonstrated he does not care about his own local community, and will [redacted] anyone and anything to profit from it, so I don't see why giving him space in OUR community would be a wise choice. Financially, while in it's earlier years Tesla has designed some revolutionary technology, Musk has since

Participant comments

Please tell us why – not supportive

319 since stripped the company of it's more experienced and legitimate workers, and in turn, his technology has degraded steeply in value, quality, longevity and efficacy (demonstrated poignantly in the Cyber Truck release). Letting him and his company invest in our local land and community feels not only like a bad choice, but like a legitimate risk, given Musks' public decline in lucidity, legitimacy and leadership of this company. Investing instead in some other electronic car brand, with more stability and legacy behind it, possibly with more reliable ties to our industry here in Australia and South Australia, would be a much better choice for this land.

320 The destruction of regulated and significant trees must be avoided as much as possible if our urban areas are going to be liveable as climate change turns the city into a bitumen oven. New trees planted as replacements won't provide any habitat or urban heat attenuation benefits for decades. In addition to this, if the land is contaminated, why would it be ok for a developer to dig it up for foundations etc, especially during lowest on record rainfall and drought conditions? The site abuts residential properties and a Tafe campus, this would be exposing people to contaminated dust. Finally, I cannot believe that any further involvement with the company Tesla can be good for our area, the CEO of Tesla is now globally notorious as a poor financial manager driven by personal grievances and [redacted] ideology, and Tesla facilities are the target of protests due to Musk's involvement in the dismantling of the US government apparatus and rapid erosion of their democracy.

321 I feel the acquisition of the community land required for this proposal is inappropriate, this region already lacks open spaces and this will be a detriment to the residents of that area.

322 To give Tesla industries a home in South Australia supports the head of the company Elon Musk who has proved time and time again to be [redacted], racist, sexist, and a [redacted] sympathiser (if not one himself).
We should not be allowing this to have a home in our state let alone in the City of Marion.

Beyond this, we are in a housing shortage and taking away land in a populous zone for a factory that is not necessary and could be used to ease the housing crisis is truly disregarding the most important part of a suburban area, the people.

323 We haven't been given any alternatives that are more useful to the community. I do not like the idea of trees being removed/relocated aas I don't believe the council would re-plant the trees therefore losing more biodiversity in our council area.we already are losing heaps due to subdivision of properties.

324 * Removal of the trees. When looking at Marion, we are struggling for mature / developed trees, greening Adelaide.
Very few trees in Tonsley (due to previous car manufacturing) and in Mitchell Park (greatest amount at sports oval).
* Community assets being sold off for profit
* Contaminated land being used for industry, where people will work

325 I do not want to see more commercial use in the area.of any kind.
This area already requires more residential and recreational car parking along with a need for larger recreational spaces to accommodate the future completion of residential homes.
Futher commercial use will see even less space for residents to park or have inexpensive family outings.

326 Reserves are for the people of Marion .Getting involved with a Criminal like Elon Musk and a non conforming company like Tesla would be detrimental to the long term health and safety of the surrounding community. The so called clean tech is a load of B.S. just check out Tesla,s operations in China another criminal party to poisoning the environment.

327 If it is to be used, it should be a south australian company. Tesla's batteries are not as eco-friendly and their re-useability / repurpousing creates some harmful waste.

328 Tesla has been attracting significant public hostility in recent months due to Elon Musk's behaviour.
It doesn't matter if you find his [redacted] and other shenanigans acceptable or not; the fact remains that he

Participant comments

Please tell us why – not supportive

328 has made his facilities a magnet for civil unrest, and this is a risk and an expense that Marion Council need have no part of — not when there are other electric car and battery manufacturers to do business with.

329 Disposable of battery might be very harmful for tonsley again.

330 I submit that this proposal is not in keeping with the area in that it:
Is an industrial (factory) which is not in line with the zoning of the area as Commercial Further to this the area is surrounded by mixed and highly populated residential areas. There are well documented environmental and human impacts associated with global Tesla factories that impact on local communities. Given the impacts on the local population and members of the public this location is unsuitable for a facility as described in this proposal. Issues are documented including- general safety
- pollution including air and water

For these reasons this proposal is not suited to the area and presents a true risk to the health and safety of residents and visitors to the area that are not acceptable outside of less populated industrial zones areas. Commercial component (i.e. showroom is only a small part of overall proposal). This is essentially a factory. Showroom is not in any near a main road and I feel is only proposed to justify the acquisition of the land. Strongly opposed. Our family home is situated near the proposal.

331 The proposed use of land abuts residential property and is not in keeping with other business and residential developments in the area. The introduction of a significant factory to this site and showroom located away from major transport corridor will also increase congestion and significantly impact on traffic movement and flow on what are effectively residential streets especially along ash ave and chestnut crt

332 Area already over developed with few open spaces where on earth will 100 people who work there park their cars as area already inundated. Access to and feom area is already congested at peak times and that 8s before housing is complete. Fix current issues in tonsley before making more!!

333 The community need more affordable housing and green spaces to be kept as much as possible.

334 Allowing Tesla to expand into this land would represent a blatant disregard for what Tesla and their CEO stands for. Tesla and it's CEO have shown their cards by publicly demonstrating views that are racist, misogynistic, homophobic, transphobic, and simply un-Australian. Given the current political climate, I'm concerned that having Tesla at that location would bring more crime and vandalism to the Tonsley area, which is already experiencing a wave of crime of late.

335 Elon Musk is a [redacted] and he would continue to profit from another factory. Tesla is notorious for poor working conditions and anti-union efforts. The noise and traffic increase would make this already crowded area unbearable.

336 Already noisy and crowded enough as is. We don't want a factory near us!!

337 there is too much development in the area there is hundreds of apartments that will give you a lot of rate revenue it is a park and should stay as a park

338 There are many reasons to oppose it, obviously taking money from and supporting the [redacted] Elon Musk is abhorrent.
Also, the facility would propose an unreasonable fire risk.
NO TO TESLA

339 Several reasons:
Loss of Public Space: Revoking the Community Land classification means the land will no longer be available for potential future public use, even though it is currently inaccessible due to contamination. This could limit opportunities for community development or green spaces in the future.
Environmental Concerns: While the proposal includes environmental remediation, there are concerns about the effectiveness of these measures and potential ongoing environmental impacts. The removal of trees and effects on local biodiversity are significant.

Participant comments

Please tell us why – not supportive

339 Dependence on Corporate Partnerships: The success of the project relies heavily on partnerships with companies like Tesla and MAB CCT Pty Ltd. This poses risks if these partnerships fail or if there are changes in corporate strategies. Tesla's brand is also polarizing, and I, as a local community member, have reservations about the company's presence due to past controversies involving figureheads like Elon Musk and what he and his company represent in today's political climate. While the project promises economic benefits, it is important to ensure that these benefits are diversified and sustainable, not solely dependent on a single industry or company.

Community Impact: The development could strain local infrastructure and services, potentially affecting the quality of life for nearby residents. There might be concerns about noise, traffic, and visual pollution.

340 Strongly oppose the use of land for any form of expansion for Tesla in the current political environment, which is likely to get far worse before it gets better.
Further, the reserve which is currently there should be upgraded and properly maintained. Not sold to the highest bidder.

341 Council and other agencies have allowed this area to become contaminated over many, many years without any care for the environment or more importantly the the people who live there and in the surrounding area. Now an opportunity arises to offload the problem to someone else the Council can't wait to get rid of it.

342 1.should be retained as open space
2. Tesla is an inappropriate company to be operating in Australia
3. Mitigation of environmental concerns should be taken by the council not a developer

343 Dear Mayor Hanna,

Thank you for the opportunity to provide feedback on “Proposed revocation of community land 7A Chestnut Court, Tonsley SA 5042”. I am an active community member, Community Leadership Program alumni, and Marion100 participant. While I am very much in favour of improving the sustainability efforts of City of Marion, I am not in favour of this development for several reasons.

1. We must do everything we can do to protect trees and open space for the biodiversity they provide and the urban cooling they create. 62 new trees for 58 current trees does not come close to equal value. Let’s put money into improving the current green space, taking care of it and making it something really special for residents. City of Marion already does this really well. Let’s continue that great track record!

2. While Tesla provides some current solutions, Elon Musk’s recent actions and attitude show a total disregard for democracy in search of his own wealth and power - many actions at odds with Australian values. I encourage the council to look for other alternatives. I have no doubt Tesla can afford to purchase private land elsewhere if they desire rather than usurp a piece of precious green space we have left on the Adelaide plains.

3. Finally, in terms of jobs, there are surely other alternative sources. I suggest the City of Marion look for local or Australia owned business partners rather than an overseas multinational company with interests elsewhere and not in bettering Adelaide and the community.

Thank you again for the opportunity.
Kind regards,
Marion Citizen

344 [redacted]sympathisers should not be entertained.

Giving the housing crisis currently gripping Australia, SAHT should be utilising the land for housing.

Participant comments

Please tell us why – not supportive

345 I think Tonsley having a relationship with Tesla is a terrible idea. They are receiving awful press and their stock prices are plummeting because of the behaviour and poor management of Elon Musk. To associate Elon and Tonsley is not a good look. Innovation should not come at the price of our humanity. I would love Marion to lead the way with sustainable business practice, with businesses that have community at its core, and Tesla is anything but this. I strongly believe that batteries alone do not qualify Tesla as being sustainable. There are many Australian businesses with renewable energy as their core business who would be a better fit for this space. Creating space for Tesla at Tonsley says to our community, we back Tesla and by association, Elon Musk and the Trump government. President Trump held a Tesla sales conference on the lawns of the White House recently. That is NOT the kind of association I want for my community

346 I believe that there are several reasons for which Council should reject this proposal.

Firstly, I believe that—especially in light of the significant detrimental influence the Tesla company and its owner have exuded both in the US and globally in recent months but also simply in considering the myriad other failures and controversies besetting this foreign and floundering company—a Council that presents itself as progressive and supportive of multiculturalism, democracy, and the rule of law should follow suit with the global rejection of this company and not only reject further collaboration but also seek to divest itself of existing connections. As time goes on it is reasonable to assume our community may not want to participate in the production and sale of Tesla products—or Tesla will abandon us—and then we will have another big empty auto factory just like the last time our city sold itself out to American auto manufacturers.

Secondly, I believe that—even if the Telsa company were without its overwhelming malign for our way of life—that this deal should be rejected as Council could likely negotiate a better and more lucrative arrangement that would offset better both the permanent loss of land as well as the environmental cost. Telsa is owned by the world's richest oligarch and if they really have a desire to construct this facility in Adelaide to support the existing facility then Council could and should attempt to leverage more from the company or its development partner than has been committed. We as the community that own this land are the ones with leverage and should not surrender this leverage to big multinational companies just because they are big names and are used to throwing their weight around. Telsa can afford to move all those trees without loss, at the very least, or should be expected to preserve at least the significant trees in their plan with provisions to afford them protections from later arbitrary disposal (being on private land after the sale) and genuinely punitive fines for breaches. Again, Tesla could probably buy the entirety of Marion city outright, so we should not just accept the first deal they present simply because "Wow! Big company to partner with, how progressive and business-minded is that of Council, to leap at partnering with household names and giving them exactly what they want?" They expect us to accept what is less than nothing to them without argument because that is what they are used to.

Lastly, Council should refrain from the sale of land to foreign companies outright. I do not believe that any company or person who does not live or base in our city—or at the very least our country—should be allowed to permenantly excise land from our community. If a foreign company like Tesla wants to use our land so bad, they should have to rent it from Council, so that if it becomes apparent that their presence is a detriment to our community (such as is often the case with massive multinational company facilities and very much looks likely to be with this particular company) Council can simply choose not to renew the rental agreement. Council would thusly also retain the infrastructure, which could be provided to actual local start ups and EV manufacturers. Private companies owning the land places the cohesion and affordability of our community at their mercy and if the companies aren't even from here then they have little interest in fostering or preserving our community beyond performance investment for goodwill. I worry that there will come a time when Tesla will retain this land but either refuse to divest of it or charge Council an exorbitant reclamation price, and the best way to avoid this is to never sign away our land ownership in the first place.

347 Tonsley residents have had a tough journey regarding contamination. I believe the trees should stay. The proposed area is too close to the residential area.

Participant comments

Do you have any other comments? (supportive)

1 I recommend that the funds gained from the sale or subsequent rates be considered for purchasing (rather than leasing, as is the existing arrangement) Ash Avenue Reserve, so that the local community has permanent access to green space without requiring crossing the surrounding major road/railway/industrial precinct.

I am sure you are also aware that there is some backlash to this proposal (treesnotteslas.com.au - I could not find if this was a local group or not), but the backlash seems to be only concerned with the loss of trees (replacement plantings are planned) and the company proposed to tenant the site (largely irrelevant), so I have no concern with the proposal proceeding as described.

2 Hopefully the nannies in this state won't try and block this

3 Getting Tesla in the community will bring benefits and elon might move more manufacturing to SA

4 Lowering the council rates would be nice to.

5 Please keep in mind many from outside the area will comment when it has no effect on them. Mainly due to current Tesla backlash going on worldwide which will pass.

6 This is a decision of the marion residents, backyard handshake deals with councillors will not be accepted.

7 No

8 Pleas ensure trees are planted specially 62 trees would be a big impact on fauna and flora

9 As residents of the "old Tonsley" area we are concerned that the road connection from "old Tonsley" to Tonsley MAB & Tonsley Village is just a proposal. The more that the area develops, more that we need road connectivity. This was first promised to us more than 5 years ago and yet it is still only a proposal!

10 Although broadly I agree with the proposal it would be good to know a little more
. Is Chestnut Court currently used by residents, if so how, and what arrangements could be made to ensure space is still available for these activities
. The presence of a large warehouse complex close to housing isn’t ideal. What is the landscaping plan. Will Council have any input into this.
. Tesla - am sure you know where I’m going there
. Thanks for the opportunity to provide feedback and good luck.

Participant comments

Do you have any other comments? (not supportive)

1 yes please please please don't do this

2 If we could have more much detail and guarantees about how this will work we might be more inclined to support it. Big business needs guard rails in order to coexist with residents.

3 Community backlash will be immense. Do not fall prey to a foolish approval.

4 Elon Musk is a lunatic whose political views and business dealings are currently causing an active boycott of Tesla and his other companies

5 Regarding the pollution or mishandling of potentially dangerous materials, why would Council allow history to repeat in this area?

Regarding the proposed environmental remediation by the developer and/or tenants, exactly what assurances and enforceable undertakings have been given? How will they be assessed and enforced, and what would be the penalties for failure to meet them?

One of the points mentioned in the Section 194 report is that the net monetary value of lost amenity trees would be circa $750 000. The same report also notes that one-for-one tree replacement is circa $15 000. Given that planting new trees is a fractionary cost, I would urge Council to instead consider a phytoremediation program, in which carefully planted trees are able to effectively remove soil and groundwater contaminants. Marion council would then be seen as exemplary, progressive thinking leaders in this area, given that multiple other Adelaide are afflicted by similar damage, have not yet been remediated, and would benefit from the case study.

6 I protest this land being sold at all

7 From google maps it appears to be the largest green area close to the university, I believe it could be used purposely for other uses if considered.

8 The community is highly active in resisting this development. Please see website treesnotteslas.com.au

9 The disposal of Chestnut Court Reserve may be premature especially when it appears that there has not been a long term solution for providing open space in this niche area of Tonsley.
The loss of such a large number of trees is not acceptable and would like to know how they will be replaced in this locality.
It seems that the residents in this part of Tonsley has been neglected

10 Love the option of producing electric cars here in Australia, but if council wants to seriously consider it as an option they should negotiate with other manufacturers.

11 I hope that council are not using this a a tick a nod exercise to say they completed consultation but actually take on board the information provided and act in the best interest of the residents (both future and current) and preserve this area for nature.

12 I am surprised the council would even consider this as an option when we have environmental considerations.

13 Don't do this Marion council.

14 Please consider planting the additional 62 trees in the area without removing any of the existing flora

15 We want a progressive council who cares about the community and it's environment

16 Also Tesla? Really? In this political climate?

17 NOT EVERYTHING IS ABOUT MONEY

18 Please think about this carefully. We cannot support the things that Tesla stands for.

19 I live in Morphettville, but regularly visit the area of the site to visit friends who live there and access the nearby train.

Participant comments

Do you have any other comments? (not supportive)

20 My opposition to the sale of any public land aside, this specific sale obviously has significant drawbacks. Elon Musk's public actions are evidently anti-democratic and opposed to Australia's best interests. Given his role at Tesla, this has justifiably seen the company become the subject of sustained protests and a corresponding fall in its market value. This calls the ongoing viability of the proposed facility into questions, raising doubts about the claims of employment opportunities and future rate-paying benefits. Additionally, Tesla sites and products worldwide have seen public protests and demonstrations, meaning that City of Marion would be opening up residents to an unacceptable risk of exposure to similar protests.

21 Do not revoke community land - cherish it and make it available for the community to enjoy.

22 Tesla is not a company the community want to associate with. Future consideration for commercial development may be more favourably considered for other businesses.

23 Please see treesnotteslas(.)com(.)au for more info.

24 Electric cars are made from cheap imported nickel & not made from Australian product & are cheap & nasty & not environmentally friendly, creating more emissions

25 Adelaide has been grappling with the renewable battery debate for years. Welcoming a company like Tesla—which represents both environmental and political instability—is neither the safest nor the most sustainable approach to job creation or long-term environmental stewardship.
Instead, I strongly urge the exploration of locally funded initiatives, such as establishing a plastic recycling facility in an existing, underutilized industrial space. This would address a market need, create employment, reduce landfill reliance, encourage sustainable practices, and position the City of Marion as a leader in progressive, community-focused environmental action.

26 Given the Tesla company has vast reserves of cash and is backed by the richest man on the planet, I am sure there are many more acceptable places for them to conduct their business that doesn't involve the destruction of natural habitat. It is ironic that a company that sells a product that it purports is better for the environment yet they can't sell it without chainsawing valuable trees. What will council consider next as fair game for industrial development, children's playgrounds, war memorials, cemeteries?

27 If the road has to be built because the new Tesla building is approved please consider marking one side with yellow lines and also in the streets to prevent multiple cars parking.
Currently that area along the train line is used for many people with exercising and kids riding bikes… having another busy road along there will take away the enjoyment of using the area and risk the track not being used as it was intended to be.

28 Tesla has no place here

29 To support the 'vibrant' community of small houses that were built with little backyard or outdoor spaces, community outdoor spaces must be prioritised.

30 People in the area that own Tesla cars have removed the T logo from them to distance themselves from the brand and make themselves less of a target for abuse. Do you think we need more of that? How many people in the area are in the market for an overpriced EV when we can't afford anything else. Can we keep the trees so we can at least sit under them and try and enjoy our miserable lives. This is MARION council not MAGA council!!!!!! You guys clearly need to do more research on this company and save your reputation. I'd be happy to help you. I just like my community care about our land and don't want to see a criminal take it over.

31 Adelaide has been debating renewable batteries for a long time now. Embracing the destructive machines of Tesla is not the safest, most sustainable, nor most effective way to provide jobs AND look after our futures, environmentally or politically.
Personally, I would recommend seeking local investors to start up a plastics recycling facility and promoting use of recycled materials in an ALREADY existing unused factory- this would fill a niche in the market, promote jobs, help manage our landfill problems, promote sustainable thinking, AND place the City of Marion as a community leader in preserving a hopeful future.

Participant comments

Do you have any other comments? (not supportive)

32 Three owner aligns himself with a [redacted], this is against Australia's democratic systems.

33 Regenerate the land
We desperately need habitat for animals and places for community to exist, without corporate profit and individual ownership

34 No Tesla, no way. 100 jobs does not justify the area of land consumed by this project. The wetlands area is of great community value and should be a priority. This area also has strong Indigenous significance and deserves protection.

35 Rather than sell off this community land the Council should plant more trees on the land. I've sent a submission

36 Another consideration for the Council is whether there is a desire and appetite for the public backlash of supporting such a divisive person as Elon Musk and the recent comparisons (whether rightly or wrongly) with [redacted].
Is that a news headline the council is willing to be associated with?

37 I'd prefer to have the contaminated ground left as it is than for Tesla to develop the site. This site provides an opportunity for growth of the existing amenities at a future date.

38 According to Marion Council's Tree Asset Management the trees that would be destroyed across the whole development are valued over $700k.

39 my family lives in the area and although I live in a different council area, I will completely avoid Marion for any other purposes (including shopping/contributing to Marion council's local economy) if this decision is made. Elon Musk is a [redacted] and many people will boycott further than the business tesla. The council has the opportunity to do the right thing and use the land in a way that benefits the community and the economy, not destroys it and runs in valueless.

40 It would cause so much controversy in the community.

41 What is the Asset Sustainability Reserve Fund?
What does it do?
Why is it there?
What assets does it hold in reserve?
Why is the invitation to provide comment on this so well hidden?

42 I know the land is contaminated, but you could actually make a community space there. Keep the trees, look after the earth and people. Don't support Tesla.

43 The timing of this announcement is very surprising due to the large amount of negative media headlines currently surrounding the company. Is the intention to kill the proposal?
If the plan is to try and use MAB & Tesla to clean the site for future tennants, that would be dishonourable.

44 Perhaps some of the land acquired by the state government for the South road tunnels could be sold following them finishing using it if there is any left over.

45 DO NOT ALLOW THIS MAN TO HAVE BUSINESS DEALINGS HERE. NO ONE WANTS THIS. THIS DOES NOT BENEFIT THE COMMUNITY IN ANY WAY.

46 I initially thought this must be a joke because it is a truly terrible, dreadful idea. A reprehensible proposal by council.

47 [redacted]

48 This is absurd, I can't believe this is even up for debate. Jesus Christ, what kind of dystopia do we live in?

49 Given current political issues not smart investment as very unstable presence in the market. Given past behavior of company branded recycle depots for e-waste of this nature will only be of use to people who afford Tesla products.

Participant comments

Do you have any other comments? (not supportive)

50 It is, frankly, absurd that this notion has come this far.

51 Six years ago this could have been an idea worth considering, but with the information we have now and the political climate surrounding this company, the idea that we would willing line Elon musk pockets further is repulsive. This factory will only make Marion, and therefore Adelaide a national laughing stock. It would draw a black cross across our state and make us the focal centre of anti-American, anti-Trump and anti-Elon protests. It would draw national criticism to our state and make us all look like traitors by association.

52 Please don’t loose public land, we need SAHT homes not Tesla

53 If something needs to happen to the land, so be it. But it needs to be something that will A, benefit the community and B, not displace people in the midst of a housing crises and a cost of living crisis.

54 No, the [redacted] thing shpuld be more than eno7gh.

55 I would not support this sale without a portion of land for housing SA at twice the proposed size being made available

56 Also fundamentally opposed on moral grounds to the sale of land for the commercial benefit of Tesla, a company with a reputation increasingly tarnished by the actions of its founder, and with a plummeting stock value that calls into question the company's long term viability.

57 The thought that anything relating to 'Tesla' wouldn't be met with immediate backlash given the actions of their CEO Elon Musk in his role in the US government in disabling any kind of checks and balances, visible [redacted] gestures, election interferences, and withholding [redacted] from his own children's parents as a form of [redacted], it would safeguard the reputation of the City of Marion by distancing Tesla.

58 Tesla has proven itself through its dealings and leadership to bring nothing to the people in the areas that the factories occupy.
This deal would only benefit Tesla shareholders NOT the people of the city of Marion

59 is this being kept hidden and not advertised to residents?

60 If the community are in support of renewable cars, why are we not investing in Australian companies?

61 Elon musk is an actual [redacted] come on why are we even considering this?

62 Pollution

63 Additionally the land next to the preposed site houses vulnerable youth supported by DCP and the SA government. They deserve a place quiet, private and open place to live. Selling open spaces, such as the area owned by SA housing Authority, is not appropriate for the surrounding community.

64 Given who the proposed company is, Im even more against it. I'd rather not have anything associated with Elon Musk in the area really.

65 This is a terrible shame and should not even have gotten this far. Cheers, ex council staff.

66 Would like to avoid having more land and businesses run by [redacted] in our community.

67 Encourage an Australian company such here if you wish to build more concrete
An even better idea, more greenery, park, no more buildings! Enough concrete.

68 It's a high risk in today's political and economic climate. Tesla sales are down so this risk is not worth it and the factory wouldn't last long

69 If site cleanup is required this should be done without loss of a space available for common use. Increasing privatisation of previously open spaces such as reserves diminishes the neighbourhood amenity for generations to come, as it cannot easily be regained once sold.

70 Even without acknowledging this is supporting elon musk, it is a terrible idea of it's own metric, but even better still to consider as he owns the company. We should not be doing anything to increase our ties to him at a local, state or federal level, he destroys everything he touches.

Participant comments

Do you have any other comments? (not supportive)

71 Housing trust houses are rapidly diminishing in SA, please don't knock them down for this monstrosity

72 Australian owned and made industry would be much more preferable for this space.

73 I can't find any information about the developer. Who are they and who ebefots from this sale? More transparency is required.

74 Seriously, their CEO proudly did a [redacted]salute on national television. The money to be gained from this sale is not worth your integrity.

75 Public land should be kept for the public. Clean it up and make it usable for the public.

76 Maybe use the area for supporting Australian run businesses or if it's going to be used for recycling set up a business run up to Australian standards for safety by the government.

77 The housing trust land will become usable over time. This is a long term proposal that eliminates that land for future use. We already have housing difficulties in our state.

78 With the growing Tesla boycotts and their sinking stock price this isn't really the time to align yourselves with such a brand.

79 This is completely the wrong residential and educational area to build such a facility. As a Tonsley village resident I strongly disagree and it will affect my quality of life and movement in and out of the area, not to mention my the risks it poses to my health. If this proposal moves to the next stage I will form a residential action group to fight it.

80 With the inbuild happening across much of the Marion Council, particularly the inner suburbs, the local streets are becoming virtually one-way thoroughfares with cars not able to park in their miniscule driveways/carports/garages, they opt for street parking. This is dangerous, TOTALLY dangerous for emergency vehicles, essential trucks (for instance garbage trucks) and least of all bike riders.

81 Broadly, I consider the CEO of Tesla inseparable from the business itself. While there are undoubtedly well-made products from the company that support a more sustainable future, Tesla would be at the bottom of my list for electricity products to support or purchase.

82 I don't care if it creates jobs in SA. The money will still go to Elon Musk and the United States. You can put any other factory there, I don't care. Just not Tesla.

83 The political motivations of one the major shareholders of Tesla is causing turmoil around the world, including Australia. Marion council should not be getting involved with such companies and shareholders.

84 Additionally, Elon Musk's track record when it comes to the treatment of Tesla employees raises significant concerns. Reports have surfaced regarding unfair labor practices, including poor working conditions, long hours, and inadequate wages. Musk has also faced criticism for discouraging unionization efforts within Tesla, which undermines workers' rights to fair representation. Given this history, I am worried that bringing a Tesla factory to our community could lead to exploitation of workers, contributing to a harmful work environment that goes against the values of fairness and respect that our community deserves.

85 Support Greener energy
Support Australian business

86 Company will go under soon hopefully

87 I have no issues with the site being developed, there's very little there now other than dirt. I'd much rather see the tenancy provided to another company or the site used for something else entirely. I love very close to this lot and walk past it daily. There would be no harm in setting the site up to benefit the community, something like a skatepark seems to be missing from the local area.

88 Why… find other people not Elon Musk

89 Put the factory somewhere else, like murray bridge or up north near the old holden factory?

90 Why is our council revoking our community land for a US Billionaire?
We don't need another Tesla dealership on community land.

Participant comments

Do you have any other comments? (not supportive)

91 Sell this land to literally anyone else. Even for another car manufacturer. Do not give Elon Musk another foothold in this state.

Apart from that, they seem to be doing poorly in Australia at the moment, so it would be best not to sell this to a company that may pull out after a few years.

92 I'd support any other electric car company bringing jobs to marion and south Australia, but not australia-hostile TESLA and i heavily dislike elon musk and his actions.

93 I am against knocking down housing trust homes in the middle of the worst housing crisis this state has seen. Where will the families go? It sends a message that you'd rather support the money from a [redacted] than look after the most vulnerable people in our locality.

94 no

95 Don't let [redacted] into our community

96 Current Testla CEO is a [redacted], proximity to the location may increase student exposure to violent behaviour. (Be it violent groups or protestors)

97 I cannot speak lower of Tesla. We as a community should have nothing to do with them. BYD cars are far superior anyway.

98 No

99 Not an Australian company, they should pay royalties to the community for the privilege of using our land.

100 Find a better use that keeps the land either under SA Housing or Council control. High Density walkable infrasturuture that improves community conditions for people living and working in Tonsley?

101 The proposed idea of giving this land over to a Tesla manufacturing plant or anything even remotely related to the brand is a horrendous, cash-grabbing, blatant misuse of public land. In the current sociopolitical climate how could you even consider supporting a brand led by an openly public [redacted] who seeks to sow divide and mistrust amongst minority populations?

102 The guy is a [redacted], I don't want [redacted] or [redacted] companies associated with my neighbourhood.

103 It is exciting that you are considering how this land could be decontaminated and used to serve the local community, but this opportunity does not appear to align with the community's values.

104 Any other EV company would be fine but Tesla is just way too controversial and I feel will bring tensions into our community that just aren't necessary

105 How much are you really getting paid out to build this?

106 It's a bit concerning that there seems to be more interest in putting money in the pockets of the already wealthy rather than building something that contributes to the people living in and around that area. Smells a bit like late stage capitalism panic and gentrification to me. Also, why would you want to support someone who openly did a [redacted] salute?

107 Build something that support a local AUSTRALIAN business

108 It's not a good choice of company to support any longer sadly

109 https://www.detsi.qld.gov.au/our-department/news-media/down-to-earth/why-are-green-spaces-good-for-us

110 Space should be made a green space with trees

111 Based on the stock prices and the fact it was used as collateral for Musks Twitter purchase, it's likely Tesla will be bankrupt within the next 5-10 years. Longevity should be considered.

112 Please don't deal with Elon Mask and his companies. Not a good idea.

Participant comments

Do you have any other comments? (not supportive)

113 I strongly oppose granting land to a company whose owner is opposed to Australia, free trade, and the PBS

114 Honestly, it would be good if Elon wasn't in charge of Tesla and it's just bad PR at the moment for City of Marion to accept the growth of this company. If Elon wasn't in charge, then 100% this should go ahead, but it would be against City of Marion's agenda to promote a company with the head seen as an antagonist, autocratic and billionaire oligarchy against social services and treating people like a number all for trying to save the US a few billion dollars. Wait until Elon isn't so [redacted] or someone else that's a decent human take over. I don't think many people outside of Tonsley knows that Tesla is already in the MAB so broadcasting that they're at Tonsley seems to invite trouble.

115 It's just not worth it at all.

116 Do not build this here.

117 The land should still, at the very least, be decontaminated in the least invasive way possible to the pre-existing land, and used for a better purpose. Just not for this purpose.

118 No [redacted] factories on residential land.

119 https://www.msn.com/en-au/news/other/420000-tesla-penalty-could-see-australia-retaliate-to-us-tariffs-hitting-trump-and-musk-where-it-hurts/ar-AA1Cg26n

120 Elon Musk is a [redacted].

121 I don't like that elon musk is meddling in elections around the world and funnelling wealth into the pockets of billionaires. Because of this I don't want a tesla factory there as I assume it will benefit him in some way which I cannot abide

122 We should instead be seeking to divest from Tesla and move towards other businesses, those with a more moral & pro-social character.

123 Because of the current political climate and tariffs being put on Australian exports to America by the current American government which is heavily influenced by Elon Musk, I believe that Marion council has a responsibility to ensure Australian land is used in the best interest of its Australian residents and businesses. Furthermore, Tesla has a questionable reputation when it comes to workers rights which does not align with workers rights in Australia, not to mention the potential environmental impact of the numerous hazardous materials used in Tesla batteries.

124 I do not want anything Tesla in this country. The current decline of their stock and bad press also suggests it's not a great decision for our neighbourhood.

125 The land should be made available to an Australian entity, or at least one that isn't hostile to the democratic interests of Australia. Telsa have a proven history of ignoring local law

126 I'm also concerned that the negative association of Tesla of late, will cause ongoing issues for the area if this company was seen to be expanding.

127 This land should be decontaminated as best as possible and transformed into an area of natural amenity, not a soulless warehouse that increases the urban heat island effect. There are already existing warehouses and industrial zones that would be more suitable within the City of Marion.

128 Yes, give the land to any other company. Give it to defence companies or some who creates worthwhile products.

129 Could you please advise how Tesla align with a single one of Councils values?

130 Housing, CoM land and trees should not valued greater and be lost for business development.

131 Lease the land to an Australian entity rather then selling it out to a foreign entity who is actively trying to sabotage global stability and prosperity.

132 Why do we want a business like that in our community.
Keep it as a park!

133 In the current climate it is not a good look to build a factory on this site that belongs to a company run by a [redacted].

134 I am a resident and will vote very strongly against any counsellor who supports this proposal.

Participant comments

Do you have any other comments? (not supportive)

135 No. What the hell. NO!

136 Bulldozing and uprooting for a failing [redacted] owned corporation is against our economic and moral standards.

137 I would also prefer to not have Tesla expanding their foothold in SA.

138 Pleas consider public opinion and do not base decisions on supposed “jobs” that rarely eventuate or assist the local community to the extent the sales people try to convince you of

139 None of us want it!! If you want money, you will lose money. Trend forecasters predict Tesla is finished with people who are billionaires selling stocks.

140 I have written a submission and sent it to the 12 Coucillor's and Making Marion emails.

141 Stop selling housing trust land off.

142 I ask that long term benefits are not sacrificed for short term financial gains

143 Please preserve and protect our society, and don’t let these [redacted] supporting car makers be allowed any more platform in this country as what they already have

144 With the election coming up (and as a first time federal voter) issues like this are directly affecting my vote, if the City of Marion allows development of anything related to Tesla, especially removing trees and other destructive matters relating to our beautiful country, I will have to rethink who I give my vote to next local election.
By the way a better use of the lot would be cleaning up the contamination concerns! Why hasn’t this been addressed yet and reopening the Reserve. As a local I hadn’t even heard of Chestnust reserve before this ridiculous development proposal and I think that shows how disconnected the council is from the community, more public spaces should be readily available and made accessible.
Does it really take blood money for the council to clean up its land, it’s been nearly 10 years, seriously!

145 I would vehemently oppose any decision that enables an obscenely wealthy man to become even more wealthy. I don't see any benefit to the taxpayers with this decision. Plant some trees instead.

146 Surely this land can be decontaminated and rehabilitated and then into a decent reserve for local community members.

147 Please consider more community spaces and upgrade existing ones.

148 Yet again, money comes before aesthetics

149 A connector road joining southern tonsley with MAB will see Birch Crescent used as a through road, and it is simply to narrow to accommodate a larger volume of traffic.

150 Plant more trees

151 I oppose supporting a company that has questionable moral fibre and is not inclusive of all.

152 Marion council continuously ignore their community and their welfare. Why has this reserve not been cleaned up already??
We have some of the highest council rates yet rarely get what residents want. The council is always willing to sell public space which is not really theirs to sell, to the detriment of their constituents.

153 Tesla Inc and other companies associated with it are flagrant about breaking environmental laws as they know the penalty and fines are minuscule compared to the massive profits they generate for themselves. To declare they will bring jobs and economy to the area under the guise of a battery facility is just smoke and mirrors to hide that they are a massive polluter. The area does not need more toxic chemicals released in to the air and water when the ground itself is already contaminated.

154 Of all things proposed, a Tesla factory is a potential for trouble with protesters visiting the site. A company owned by a [redacted].

155 I personally know many former Tesla fans who purchased their vehicles and batteries for environmental reasons and prior to Elon’s atrocious display of behaviour. They have now distanced themselves from the brand. No one is buying Tesla anymore.

Participant comments

Do you have any other comments? (not supportive)

156 Don't sell to Tesla

157 I am against this.

158 Put money aside please. Think of who the real beneficiaries are?

159 Also, we don't support [redacted] here, even for economic benefit.

160 I object to the removal of the dozens of regulated and significant trees on site.

161 Still scarred from the "bad taste" left in my mouth and ground water from the previous vehicle manufacturer.

162 I appreciate the commerce and environmental benefits that providing space for such a company could do for SA, but I strongly, strongly encourage the council to not choose to pursue this with Tesla as the company of choice.

163 There are a number of community groups that will vehemently oppose this proposal. There is a strong movement in Adelaide to protect public spaces, mature trees and urban greening on the one hand, and there is very strong anti-tesla sentiment growing on the other. You will have a fight on your hands if this goes ahead, so please consider rejecting the offer from MAB CCT Pty Ltd.

164 I also feel this type of operation which is highly industrial and uses chemicals of such a hazardous nature should not be in operation so close to residential areas. There are more appropriate industrial sites within metropolitan Adelaide where this type of manufacturing would be better suited.

165 Honestly with the current status of testas ceo I do not feel comfortable giving land and more money to that company by means of our council. I am also concerned that the council is willing to support this company at this time for financial benefit.

166 Nil

167 with community housing so close, why would you add some big industry there. What if a battery unfortunately catches fire? puts homes and at risk people at even greater risk. Please rethink.

168 Community land is valuable and increasingly scarce. The Council must be very cautious how it parts with it.

169 When is this tonsley mab circuit and ash varnue connected via road?

170 If the land was to be developed it should be by an Australian company where the profits will stay within Australia.

171 It would be better if this land was developed for a more community-orientated use, such as a reserve or green space.

172 It looks extremely bad for a well respected council to do business with a [redacted] associated company.

173 We oppose Tesla

174 will the revenue generated from the rates help my rates most probably not
if the land is contaminated, should it be built on

175 Explore alternative uses for the land that could provide more direct benefits to residents, such as community facilities or green spaces, especially if the land is remediated. The proposal should align with long-term community needs and not solely focus on short-term economic benefits. Alternative uses that better serve the community's interests should be considered.

176 The money gained, a pittance anyway because it's highly contaminated, will just disappear into the big black hole that is the Council budget. Taking into account the deceptiveness of the Councils voice, general incompetence and care unless there is $ in it for them ir an be assumed this is good for them and no one else. Fix the problem yourself and make it open land. Of course, you won't get Council rates if you do that will you?

177 Surely there are other sites of industrial land where this could be undertaken. The sweetener for the council is getting out of their responsibility for this land in regard to environmental remediation

178 I would very much just like to reiterate that Council should hold any existing and future partnerships with US based companies to the highest levels of scrutiny going forward. I am not against fostering global connections, what I am against is pursuing international partnerships with companies that will harm our community for the sake of profit and authoritarianism.

179 I think Tesla should consider building up and not out, taking more ground space.

Appendix 2 – Non-City of Marion residents (Zone C)

Please tell us why you support or don't support?

Support: 20 comments
Do not support: 518 comments

Do you have any other comments?

Support: 8 comments
Do not support: 241 comments

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CITY OF MARION

Participant comments

Please tell us why - supportive

1 The proposal will bring significant economic benefits to the local area, and is a great utilisation for otherwise not particularly useful degraded suburban land, which will no doubt help those in the Greater Adelaide area.

2 It's the tonsley innovation district. A Tesla factory fits perfectly. It will help drive further innovation and grow a local industry to support the factory.

3 I strongly support this proposal. I am passionate about electric vehicles and renewables. This will bring a significant boost to the local economy and workforce which I value deeply given it's a future proof industry. The remediation of the contaminated site and the commitment to plant trees to offset removals demonstrate a responsible approach to sustainable development as well.
I currently live in Whyalla but prior lived in the City of Marion in Ascot Park.

4 Provide opportunities in the area within an industry that's becoming growingly important on our path to a renewable future.

5 Renewal to an industrial purpose that provides skilled and long term employment in the area. A chance for Adelaide to establish a new industrial footprint which is not dependant on govt financed industries.

6 It's the way of the future .
Encourage investment when it's offered.

7 Because if the land is contaminated, then it's better to have an organisation doing something with it and paying for it.

8 Teslas are great cars, and environmentally friendly

9 I think this is fantastic. It provides jobs and upskills our workforce. We should be encouraging ths type of manufacturing in SA. We need to stop relying on imported products. We have the skills here. Also having job close to where people live is important.

10 Creates jobs for the region, including some high tech jobs which SA is lacking. Help keep skilled people in SA.

11 I would love to work there and I like Tesla as a company as electrification of car may help slow down global warming. Creating internationally funded developments and jobs is good for the local economy.

12 New purpose for disused and unusable land, which will allow us the ability to use the funds to improve other council land.

13 The land does not appear to have a strong community requirement - however it would be good to know what other metropolitan open space is nearby.

14 More jobs for our local community, and repurposing of contaminated land to something productive is a good thing

15 The facility will be important for the energy transition and our state's economy.

16 Great opportunity to expand industry in Adelaide.

17 It is an excellent use of this land

18 Tesla need a better facilityTo help expand renewable and sustainable energy systems

19 More job for people

20 I think this would be an excellent use of the land, boosting local economies and producing manufacturing jobs. This is also likely to drive the local cost due to a more effective supply chain.

Participant comments

Please tell us why – not supportive

1 Trees are life and precious for maintaining habitat for birds and other wildlife- keeping the 58 mature trees makes sense to me

2 The CEO of Tesla is nothing short of a [redacted] with no [redacted] with a long track history of [redacted] employees and countries alike. The strong opposition to unions itself is a red flag. One only has to look at the strikes in Sweden and how Tesla retaliated and responded to see that there is no place for a company like this to operate a factory in our backyard.
Another note is that the CEO is a known
[redacted] with a very bad reputation for being a [redacted] sympathiser.
Nothing shows what sort of tax contribution would be made by Tesla on their earnings.
A company with the wealth of Tesla should really be funding their own projects completely. As consumers we know that they need us more than we need them so there is plenty of bargaining to be had.
A plan for the proper disposal of Lithium Ion batteries is absolutely crucial if a factory is to be based here.

3 This is a very troubling proposal, the transfer and sale of public trust and community land for the development in for private business does not seem aligned with a community first approach.
Green spaces and established mature trees are currently habitat and working on cooling the local urban environment. Planting some new trees later down the track does not equal out the loss from development and removal of trees.
Councils, state and federal bodies all should be doing all they can to increasing and improving green spaces.

Furthermore associating with Tesla during this time of rising of [redacted] seems very unwise and risky. Elon Must is a [redacted], he's attracting a lot of negative attention and for good reason. Making way to expand Tesla's reach could put a black mark on the city of Marion council's history.
In my opinion 100 potential jobs and slightly lower council rates aren't worth all these risks.

4 We need to keep green spaces and as much tree canopy as we can. Try as you might to replace existing trees, it will be some time before new trees are as effective as mature ones. We do not need a Tesla factory in a highly populated suburban area.

5 You can't get community land back, and significant trees take many decades to replace. We have to protect some green spaces, even if the soil is contaminated it's still home to wildlife.

6 We need more houses not USA owned Tesla with Elon Musk, he and or his company should have no place in Australia.
Save the trees for Australian wildlife and build houses for the disadvantaged. Tesla has been losing millions of dollars. We dont need losers here.

7 Kaurna Land. Significant eucalyptus trees.

Elon Musk has revealed himself as a card carrying [redacted] Tesla is bombing. No one wants this at the moment. Read the room!

8 Firstly during a housing crisis every opportunity should be made to keep and even increase and improve access to public and social housing in South Australia. I believe Marion council has all ready previously sold some other public housing for private development so this does seem to indicate the councils commitment to public housing verses revenue raising is questionable.

Secondly there is the question of the unsavoury and dangerous political nature and activism of the head of Tesla, Elon Musk. It's abundantly clear through his role and connection with the Trump presidency in the USA that Musk is keen to involve himself in the domestic politics of nation states his company has influence in and use that influence to alter the nature of those states in a way to advantage companies and ceos like himself to accumulate massive amounts of wealth and greater favourable political influence, for example shifting corporate taxation or placing less and less regulation on cooperations . Once he has a factory in South Australia that will give him increasingly more

Participant comments

Please tell us why – not supportive

political leverage with the constant threat of potential loss of jobs once a factory is established, which all ways becomes a political challenge for a sitting politician. This is dangerous in the case of Musk particularly to his connection and advocacy for far right demagogues like Trump and far right political parties like Marine Le Pen's National Rally Party and Germany's AFD. His opposition to diversity and inclusive politics and programs would seem to be at odds with Australian values of inclusivity, equality and multiculturalism, things the Marion council promotes and advocates particularly well and I commend them for doing so.

9 These trees and ecosystem are very important in maintaining a sustainable environment for now and future generations.

10 Community land should be able to be used by the community not sold on for monetary gain when such few reserves support the additional high-density housing that is being built currently and likely to surround the site. Selling community land reduces the ability for the community to use now and for future generations. Vital green space will be lost whilst Tesla will gain from the purchase financially, in the future as land always becomes scarcer and more valuable. Additional planting should be occurring at this site to increase the tree canopy and wildlife habitat maintained (connected canopy is required not isolated trees). Existing trees should be maintained and protected.

11 Green public spaces are necessary for the local community, and shouldn't be sold off to private investors. Furthermore Tesla is a poor choice as they have a terrible record for acting responsibly towards caring for their workers, the local community, and environment, especially given that they are an overseas company and a fiscally unstable one at that. I do not trust them to appropriately clean up the current contamination at the site, nor prevent further contamination, which could spread much further than the City of Marion area.

12 I do no support the sale of public green space this needs to be kept for future generations and the old trees and important cultural significance of the site for Kaurna peoples preserved. I also have worked in this area for the last 25 years.

13 If a particular area is "contaminated" land, then that land should be rehabilitated and maintained as a reserve. We are losing far too much green space. Part of this area is also Housing Trust, so another area of existing/potential housing disappears.

14 Loss of community land and trees

15 In a housing crisis & with our environment being heavily impacted it is not appropriate to take away public housing and we cannot afford to lose more trees. I work in and use marion council facilities more than my own council with many family and friends living in this area that will be effected if this proposal goes ahead. We also shouldn't be supporting an international organisation with a [redacted] as the leader.

16 Tesla batteries en masse close to homes and businesses? With the hazards that present when they catch fire? No thank you. Ignoring the fact this would remove land currently slated for much needed future public housing, the risk of hazard exposure to existing homes and businesses is too great.

17 There is too much destruction of what is already there at the proposed site . We need to retain trees as a matter of urgency, we need to maintain biodiversity snd open spaces. We are in a climate emergency and Adelaide's tree canopy is disappearing at an alarming rate-it's not just significant trees which we're losing, but all types of trees. Disgraceful.
Housing trust homes should not he bulldozed….we are in a housing crisis for goodness sake. We need more homes, not fewer.

18 This is inappropriate use of open space land and loss of trees must be avoided.

19 No to trees being removed, and no to Tesla. Need more green space full of trees for the environment, not more factories in this area

20 Not use public land and housing trust. The poor already struggle for the increase of daily food. Taken away the very few houseing trust is not a good idea.

Participant comments

Please tell us why – not supportive

21 Community land should not be sold to wealthy industrialists. Tree cover should be increased, not destroyed.

22 You have stated goals of *increasing* tree coverage in the area by 20%. This proposal goes against your own policies. https://www.marion.sa.gov.au/services-we-offer/environment/street-trees/tree-asset-management-plan.

23 Mature trees cannot be replaced with young ones to support wildlife, provide shade and cooling effects! This space should be decontaminated for the public to enjoy! Batteries are a fire risk and close to residential areas. Once gone, it's never as good. The lack of protection for trees and wildlife is unacceptable and goes against the State Government's 'Green Adelaide' ambition, providing a beautiful environment and preserving existing trees!

24 Reduction to community housing, and lack of trust in Tesla ethics.

25 A) This is public land being repurposed for commercial use which is fundamentally not in the interest of the local community.
B) The intended tenant, above and beyond the statement above, is a deeply unethical company producing unsafe products whose owner is at present actively undermining democracy.

26 Not if they are unnecessarily cutting down trees - there is no reason to not integrate existing trees into developments

27 I'm strongly against the proposed Tesla facility in Marion. This project would come at the cost of public land, established trees, local wildlife, and even housing trust homes—displacing people and damaging our environment for the sake of a corporate facility. It's not just about the space—it's about the values we want in our community.
This plan would mean bulldozing established trees, destroying vital habitat for wildlife that's already been heavily displaced across Adelaide. Replanting is not a real solution—mature trees take decades to grow and support complex ecosystems. Once they're gone, they're gone for a generation.
We can't keep sacrificing green spaces and biodiversity for corporate developments. Adelaide has already lost too much, and this proposal would wipe out even more natural habitat—right in our own backyard.
I am currently looking to move to the Marion Area from Brooklyn Park and Tesla's right-leaning presence doesn't align with the kind of inclusive, I want for our area.

28 I visit friends near there who are totally opposed to it and I can understand why. More loss of trees and vegetation which will displace the native wildlife in the area. I haven't seen any studies done of what wildlife that will lose their homes and shelter. Have there been any studies done? Where does wildlife go if trees keep disappearing from the area? Also as I understand it some housing trust houses are going, aren't we in a housing crisis? People evicted along south road for the tunnel also. We need houses, affordable sustainable public housing not a Tesla complex. And honestly Tesla! Given what's happening in America do we really want Tesla here?

29 Do not sell public land and public houses to private companies

30 Loss of community land, open space, trees, shade, cooling, habitat for wildlife.

31 Tesla are not an Australian or a socially/environmentally friendly company. This construction would impact trees and wildlife.

32 Need to maintain green space
Main reason is we should not be supporting the company owned by Elon Musk.
I appreciate that this will provide jobs for south Australians but the bigger picture is where will the profits go? Firstly off shore and secondly to a man who thinks it's ok the do a [redacted] salute and finally to a man that is so morally bankrupt that he aligns himself with Trump

33 There is too little community land. Do something for community with it

34 In the Report for Public Consultation, it is stated that the revocation of the Community Land classification of this property is expected to have minimal impact on the community because the land has been inaccessible to the community since 2016.
This land was made inaccessible by previous damage caused by manufacturing in the area. The community has for too long been unable to use this land for its original purpose: as green space for local residents. Council needs to fulfil its obligation to look after the land for the benefit of the whole community by decontaminating it and returning it to

Participant comments

Please tell us why – not supportive

34 community use as intended.
At present, even though the community currently doesn't have access to the space, the trees on the site are providing benefits to the community. Thr mature trees are providing cooling benefits for the area. They may also be helping to treat the trichloroethylene contamination, as research shows they can. Keeping this space as community land will benefit the whole community in the short and long term.
As stated in the Report for Public Consultation, the developer intends to build a fit for purpose factory/warehouse for Tesla. This is particularly concerning for several reasons.

1. Tesla has documented unsafe working conditions
One of the benefits cited in the Report for Public Consultation was the economic benefit of 100 local jobs. The quality of these jobs matters. Tesla has a global record of union suppression, unsafe conditions, and discrimination. Of particular concern regarding the expected 20 employees who would work on battery replacement is the high risk nature of the working on lithium-ion batteries, paired with the reported lax safety standards at Tesla facilities. In these conditions, workers have been seriously injured in many Tesla facilities (Source: https://www.theguardian.com/technology/2022/nov/14/tesla-texas-construction-workers-gigafactory-lawsuit-labor-violations)

2. It is strategically risky to associate with Tesla
Another benefit cited in the Report for Public Consultation was the potentially enhanced reach and marketing an association with recognised global company Tesla could provide for the Tonsley Innovation Precinct. It is important to note that Tesla's reputation is increasingly damaged due to the controversies surrounding its very public-facing CEO. There is a global movement calling on people to divest from Tesla. The #TeslaShutdown movement has been stirring consumer backlash and public discontent through consistent protests targeting Tesla dealerships, vehicles and charging stations. There is a risk that protests such as these will surge in Australia and will target any presence of Tesla, including in Tonsley.

3. Tesla is a bad long-term financial investment
Another benefit cited in the Report for Public Consultation was an estimated increase by up to $56 million of total output. Due to recent developments, the council needs to reassess this number. Tesla's sales have been plummeting across the world. In Australia, Tesla car sales dropped 53% in March and were down almost 60% for the first three months of 2025. These numbers are unlikely to improve given the controversies generated by Tesla CEO Elon Musk, the global movement calling on people to divest from Tesla, and the fact that their cars are notoriously faulty.

35 The destruction of a nature reserve:
1) when urban deforestation is at an all time high, endangering the already threatened animals, birds, and insects that make homes there
2) during the worsening of climate change, when trees help to cool down areas and retain moisture, benefiting both us and the biosphere is counter progressive.
3) at a time when more people are experiencing mental illness than ever before, destruction and disruption of accessible public green spaces to be replaced with another factory will threaten locals well being.

Tesla:
1) we the community reject any business that is owned and operated by any close affiliate with US President Donald Trump
2) we the community reject any individual or corporation that is affiliated with Elon Musk, due to his close affiliation with US President Donald Trump
3) we the community reject any individual, corporation, or business that is affiliated directly or indirectly with Elon Musk, due to his lack of social morals, community ethics, and sense of reasoning.
4) Tesla, by direct affiliation with Elon Musk and US President Donald Trump, promotes inequity, inequality, racism, misogyny, homophobia, hatred, bigotry, and violence within our community in the false guise of 'environmentalism'.

Participant comments

Please tell us why – not supportive

35 5) the factories presence will disrupt the community through producing noise, emissions, bad aesthetics, and political trauma.

36 Tesla is an unethical, international company that does not have the best interests of the local community at heart.

37 The loss of green space/greater activity spaces for small and large group enrichment will be a greater loss to the area

38 This proposal will destroy a huge number of large native trees and nesting sites, and remove a public space for all the community all so that some [redacted] billionaire can make even more obscene profits. It won't even produce that many jobs, and even that many is debatable given the steady decline in Tesla lately, which is likely to be part of a long term trend. The space should instead be cleaned up and re-vegetated to provide a habitat island for local wildlife. Habitat islands (i.e. small but regular pockets of native vegetation within suburban areas) have been shown to be just as essential for native wildlife as single large reserves, as they allow birdlife/etc to easily hop from one to the next, forming a travel corridor that allows them to cover much larger areas and prevent populations from becoming isolated and genetically limited. It is critical that we don't lose such green spaces, as once they're gone, they're gone for good, and the ramifications for native wildlife are wide reaching and long term.

39 I disagree around the proposed new development that Tesla are keen to undertake through acquisition of existing council land for expansion. for many reasons. Namely the risk of contamination to local residents and TAFE SA nearby staff, Enviromental concerns re culling of 58 established tree's which would take years to gain the existing level of growth. Also, the existing carpark at TAFE SA is currently not adequate to cater for current students let alone putting further pressure on this valuable Education asset that needs to further expand for an increase of students in the future.

40 The use of public residential land for commercial interests, while there is insufficient public housing is deplorable. Not to mention the destruction of more green space.

41 In the current climate and the current boycott against Tesla cars because of Elon musks views I believe this is a non-viable investment

42 You claim most land owned by you is for local public to enjoy. You mention community. You will be taking not only a GREEN SPACE with mature trees that help cool the neighbourhood and support biodiversity, you are also taking “local public land” and giving it to an American corporation (who supports trump) and only they will benefit from it and at our expense.

43 This community land should be used to support community. Through either green spaces or a mixture of housing/community services. It shouldn’t be used to profit Tesla, an American company!

44 Destroying green spaces which we desperately need more of.
Again, destroying green spaces.
Tesla factories, warehouses and showrooms around the world are currently being targeted with vandalism.
Making billionaires richer while the local community struggles to pay their rent doesn’t seem very in touch with reality. It sends a poor message to the community and will not be received well.

45 I don't like losing parkland for a factory - and given that Tesla's sales are cratering with how Elon has gone full MAGA it seems unlikely that this business is sustainable.

46 Tesla is depreciating monetarily and in the eyes of society.

47 We have a housing crisis on our hands and with the rental market financially astronomical for most people I strongly oppose the removal of these homes.

48 Tesla is embarrassing
Musk is corrupt
Community land is valuable
Trees are inportant

Participant comments

Please tell us why – not supportive

49 Tesla? Do we really want them having a footprint here? Musk is throwing [redacted] symbols and destroying the US administrative state. Tesla is forever linked to him and the idea of taking community land and handing it over to a company owned by a billionaire facilitating the dismantling of a democracy… seems like something best avoided.

50 I'd prefer those in power to help look after our planet.

51 We should not be taking public land and handing it over to a private business who's owner is the richest man in the world, who is openly racist and has been working to reek havoc on the administrative state of the US.
This land would be so much better used to support a community space

52 Because I like Adelaide and Marion as it is. I like to see parks around the city to stop for a moment and read a book. We need green areas, thwy are important for our well being. Furthermore, Tesla is owned by Elon Mus known to try to fins ways to give less rights to workers and supporter of a [redacted] and non inclusive government in USA.

53
The destruction of a nature reserve;
1) when urban deforestation is at an all time high, endangering the already threatened animals, birds, and insects that make homes there
2) during the worsening of climate change, when trees help to cool down areas and retain moisture, benefiting both us and the biosphere is counter progressive.
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5) the factories presence will disrupt the community through producing noise, emissions, bad aesthetics, and political trauma."

54 Studies show how dangerous lithium batteries are. There are risks for 1. potential fire & explosion. 2.Toxic gases which are harmful to humans.3. Dangerous materials that can be hazardous to humans.
You want to encourage a potential hazardous & dangerous work environment to humans & the surrounding area all for $$$.
I grew up in this area… my parents lived there until 5 yrs ago in Alawoona Ave when Mitsubishi Motors was alive & active. There were no potential hazards then. You need to do thorough research before putting human life & surrounds at risk. Recycling ev batteries is a complex process & not one to be taken lightly.
That area could be used for more housing that is desperately need. People before profits.

55 People in Trust homes deserve green spaces, not to mention the removal of significant and regulated trees. It takes 100-200 years for a tree to develop hollows for animal homes including birds, reptiles, mammals and insects. Australia has the fastest rate of extinction of many native species in the world because councils continue to allow the destruction of vital habitats. Tesla is also a business that we should reduce association with. BYD are fast surpassing Tesla and many people are boycotting and opting out of Tesla because of Musk's far right stance. Does the council really want this association. 100 jobs seems promising. but at the expense of the local environment for this company? I think not. Do better. Create a space community can really be proud of.

56 Aligning ourselves as a city and state with a very problematic man and his company is embarrassing and I feel will be harmful to many. I feel this land could be Mia h better used to promote to true ideals of who we are here.

Participant comments

Please tell us why – not supportive

57 Public green space should remain public. Contamination concerns and lack of access don't offset the environmental value that mature trees give yo an area. The lack of mature trees in the Tonsley area is already concerning, and creates an urban heat island, which development of this site will only further.
The areas that are accessible to residents currently should remain accessible, as green space in near to the Tonsley housing development is in short supply. Land owned by SA Housing Authority needs to be preserved for housing development, NOT sold off to developers for private profit.
The consultation mentions the trees that will be required to offset the loss of mature trees, but what about the housing that could be built by SA Housing? This is furthering the agenda of the richest man in the world, over the interests of people who need access to public housing, the residents of Tonsley who enjoy the green spaces near their homes and the environment in general.

58 The CEO of Telsa is a [redacted], [redacted]billionaire that has shown the whole world how [redacted] and [redacted]he is.
He is currently tanking the company due to his actions to influence elections, limit free speech throughout the world and cut jobs throughout the US government that he doesn't even understand.
There have been countless protests and vandalism against Tesla dealerships which would no doubt occur here and also by the time the factory is built their whole company will probably be in the toilet.

59 As a worker at the Tonsley MAB, I find the idea of surrendering a large part of the innovation district to an already established foreign owned business to be against the principles on which it was founded. Additionally, the reputation of Tesla and its CEO would provide an unwelcome degree of distraction and infamy that the area absolutely does not need.

60 Elon Musk is a [redacted], his business should not be supported.

61 We need to preserve our green spaces as much as we can. There is already big housing developments just above without green spaces. We need green areas where the adjacent community can walk to with their children and pets. Furthermore the removal of significant trees should not be allowed while Adelaide has lost so many trees in the last 10 years. In the area of climate change we cant afford to loose more trees as it may need several dozen years before they are replaced.

62 You'd have to be mad to welcome Tesla into your backyard given Elon Musk's conflict of interest between business and government, using his money to bribe voters and interfere in election outcomes, his drug use, and negative community sentiment around the world towards Tesla vehicles causing sales to plummet, and existing owners not being able to offload pre-owned vehicles in the current climate. Do not be lured by the richest man in the world! This is not the partner you need.

63 We absolutely do not want [redacted] growing their wealth by exploiting our people and land. Almost anything else would be a better use of the land. Resources can and should be spent on much more ethical pursuits.

64 Because given what is now currently happening in the US, Australia (and particularly South Australia!) simply cannot provide new support to Elon Musk or any of his business ventures in anyway.
We cannot separate out the man, his current actions, his [redacted]nature, his plans, and his obvious embracing of the evils of [redacted], from his businesses.
Please do not allow this to proceed

65 Land should be remediated and used for public space. No more felling of trees, significant, or otherwise...
And do we really want Musk and Tesla here? Are 100 jobs worth it???

66 Why is it that Tesla has to be special and have their own recycling facility. Why not a facility that deals with multiple brands. Tesla do not have the right concerns about the public and environment at hand. The land could be better used for something else.

67 I believe we have a duty to protect Australian people & that means not accepting American businesses to use Australian land for any purposes. Despite it obviously bringing employment to the area, it could have serious ramifications in the long run with American politics as it stands. It could be dangerous to encourage proposals like this in the current climate.

Participant comments

Please tell us why – not supportive

68 1) Adelaide has lost 72,000 trees and has significantly reduced tree canopy in the last decade. If trees can live there, green the place and let it be. Not everything has to have an economic purpose.
2)CEO of Tesla is a certifiable nutjob who is dismantling democracy in the US and who actively encouraged extreme right wing rhetoric and parties. We do not need or want his stink on our land.

69 The destruction of the green community area and trees. All for a factory that will close down in 5 years- for cars that the average Australian can't afford? No way.

70 Whilst Tesla where once innovative in the field of electric vehicles they have since fallen behind with the CEO focusing more on politics then working on imrovements in their designs and innovation. Not only that but it is evident to see that the company is on its way down with a 33% decline in stock value since the beginning of the year. This area could be used in much better ways. Such as another, better electric vehicle company

71 We do not want Elon musk anywhere in Australia, the right wing [redacted] that does [redacted] salutes has no place in multicultural Australia! Im sure there is another company that could buy the land. We stand with democracy and Elon stands for [redacted] that he proven time and time again in the last 12 months!

72 I am opposed to the removal of significant trees. Even planting new trees will not restore the lost habitat and biodiversity that is supported by old trees. These cannot be removed.

73 Not in housing trust land , we need houses,as many as possible

74 We should be conserving our environment (our trees and rich neighbourhoods). And we should not be supporting that awful company run by a [redacted].

75 We need more supported, affordable housing options in our community. We do not need a Tesla factory owned by a [redacted] billionaire.

76 I do not support this, and I think any existing connection with Tesla should be dissolved. Elon Musk is corrupt, he does not believe in the values important to Australians, and he uses his wealth to oppress others to line his own pockets. He has bought the USA, and should not be allowed to do the same here. He's [redacted] and we should not be doing business with someone that treats other human beings, including his own employees, with such contempt and disregard for the welfare of others.

77 Giving up open space, significant trees and social housing for a developer is not acceptable. If the land is contaminated it should be either remediated or left as a buffer zone.

78 I do not think it is appropriate to be supporting Tesla at this time. It is extremely politically sensitive.
Also that is a large removal of trees that provide hollows and habitat that is not easily found nearby.

79 The shear amount of waste products that it will produce is not appropriate for the location. It is extremely close to residential properties and educational premises. It should be build in an industrial district to minimise the hazards that clearly have been ignored. Tesla also in not an Australian company and does not hold the best interests of Australians and other nation's people calling it home.

80 Quit being blind to the world around you

81 In the present political climate where Elon Musk is acting in ways that show a complete lack of respect for everyone except other billionaires- I cannot see why we would encourage him to set up any business here.

82 Land allocated for housing should be used for this purpose, especially during a housing crisis.
Replanting of new trees does not offset the losses from losing existing trees, especially significant ones
Decontamination of reaves sites should not be left to private companies who have no interest in providing community access
There are multiple empty commercial sites across the city that would benefit from use

83 Tesla as a vehicle construction company has been shown time and time again to be unsafe, what with the amount that have exploded or otherwise malfunctioned across the world. Along with this, Tesla stock prices have dropped substantially in recent months, which in my opinion shows that it would not be a wise investment on council and state government behalves to put in the time and labor to build an entirely new facility for this company. Further, the

Participant comments

Please tell us why – not supportive

83 potential for contamination from this location, should a spillage or accident occur, adding to potential existing contamination from the Monroe and MAB plants, raises a potential hazard for people and wildlife in the local area. It is also my opinion that this company does not pose a great enough benefit to the people of the City of Marion and greater Adelaide region to warrant the removal of 58 trees, as well as a loss of land by Renewal SA.

While there does stand opportunity with this project to create 100 jobs and financial benefit for the council, I think the risks of associating with such a volatile company which is headed by such a volatile CEO far outweigh the benefits. It is my opinion that this land would be better used in another way, while still making the effort with MAB CCT to remediate existing contamination.

Not to mention the stain on our name that would be supporting a company headed by Elon Musk - a man that has shown himself to be [redacted] time and time again. I do not think it would be wise for the city of Marion to

84 Making the proposed land fit for purpose for Tesla is horrible. It shows a capitalist mindset, not a long term, environmentally minded, patriotic response.

85 We are currently in a housing crisis. People are living in tents and cars. To even consider this is absurd.

86 Our parks are irreplaceable community assets that, once developed, cannot be restored. The short-term economic gain from factory development does not justify the permanent loss of these valuable public resources.
I strongly urge the council to reject any proposal that would convert our open space park areas into factory developments and to prioritize the preservation of our community's green spaces for current and future generations.

87 I can't think of many things worse than the council supporting Musk's [redacted] in a place I am meant to feel safe. We under no circumstances should support his [redacted] and the harm he does to protected communities. He and his brand shows a complete disregard to humanity and the environment.

88 Dont fill our neighbourhood with [redacted] factories

89 You are considering a swasticar factory in my city. Can we offer that facility to an electric car company that isnt dog whistling [redacted]s?

90 Losing more housing and green cover is socially, economically and environmentally disastrous and shortsighted. We don't need or want more factories in inner Adelaide. This is an outrage

91 If this land is going to be acquired for Tesla I am not happy about it as I do not think Elon Musk is a person we want doing business in SA as he is ruthless, unscrupulous, self seeking and lacking in a moral compass.There would have to be enormous benefits to SA and significant taxation revenue received from him for it to be worth having that person taking over land in SA.

92 Australia should not support a company and CEO that has no interest in whats best for our country. We should instead be creating our own industry around creating green energy technology through our Future made in Australia plans.

93 I'm against the tree removal, Tesla, the reservation of public land and public housing.

94 The land belong to the public and should be use for the public benefit. There also should be no public housings lost because some greedy developer want to build a car sale there,

95 As small as it is, this green patch has positive effects, mentally, physically, socially and environmentally. Taking away small bits of greenery chunk by chunk goes against rising community and governmental values of making a greener city.

97 We don't want American companies taking up Australian land that will not help the locals. Elon musk is a [redacted] and no money should be going to Tesla and any associated companies, especially not when already existing Australian nature and housing has to go for it

Participant comments

Please tell us why – not supportive

98 It would be better served as housing land or for native revegetation and also 62 significant trees should absolutely not be removed.

99 I don't see why the council would go into partnership with a declining car company that promotes [redacted]. There are much better motoring or other companies to chose to work with.

100 Every rational person is boycotting Tesla. The business is tanking. The face of it is undermining democracy and destroying the global economy (which is having real impacts on business owners in Adelaide). No one wants this.

101 Public park lands should not be sold off for private business

102 As stated, this is community land. It is for the community. It is not for sale, to anybody, at any price. The COST of losing this land does not equate to any monetary price.
As we all know, Tesla are an awful company with terrible values and a monster of an owner. This land of a proud Australia will not demean itself by selling out.

103 We need more public housing nowadays, not less. It's not fair on the tenants and Elon Musk is a terrible corrupt example of a human being who shouldn't be supported.

104 We need more public housing in this housing crisis.

105 Currently Tesla are demonstrating zero concern for the community or the environment. They are a blight on society and we would do better to have an organisation that is genuinely interested in the environment and innovation in that precinct

106 Support a different electric vehicle company to bring in greater local supply & price competition

107 As our city becomes more densely developed (industrial, commercialandresidential,) it is even more important to preserve and improve our green spaces for our mental and physical health, especially as our population keeps increasing

108 Given what Elon Musk is doing in the USA now, it would be embarrassing for Adelaide to be associated with Tesla. I wholeheartedly support electric vehicles, but Teslas are not the way of the future. People are dropping Teslas, so we will likely be worse off in the long run.

109 Public housing is a huge priority for Marion, the demolition would cause unecessary stress for already vulnerable people.

110 Don't think we should support evil.

111 People are going to lose their homes for a factory that might not even be running in the future.

112 Clean the land for piblic use. We need more trees and places to wander in - no to more industrial buildings. .

113 The decision to take space away from disadvantaged people to make space for a billionaire to make more money is absurd especially during a rental crisis with a rise in homelessness. Those houses can change someone's life, safety and opportunity. Giving it to Tesla will only take from those in need.

114 Respectfully, Tesla and Elon Musk need to be kept out of our country. Potential local jobs are not worth giving that man any more money.
That space should first be available for community development and final to South Australian businesses. It is also not worth ripping out the trees.

115 We are all watching Elon Musk tear down the structures needed for a democracy. Why would we trust him to act responsibly toward South Australia?

116 Primarily I would like this land for public housing. I understand it is contaminated at the moment, but if Tesla can remove the contamination,it can & should be done for housing. I TOTALLY object to Tesla buying this land; this is a company which is, in my opinion should not be supported. Why would we entice them here? Sadly it seems that Marion Council is only looking at monetary gains and not morally - just the way Darwin Port was sold to China.

Participant comments

Please tell us why – not supportive

117 1. Providing a means for Mr Musk to make profit is unacceptable when his direct influence and control of the US government has directly hurt Australian exports.
2. This space has been a buffer zone between the residential area and the commercial Tonsley site. A factory would increase traffic along those streets. Especially trucks making deliveries
3. The TAFE southern car park is not large enough for daily demand. Adding more pressure with a large factory will exacerbate the problem.

118 it's a terrible location, for a multitude of reasons. Way too close to the tafe, it feels like a mockery to put it so close to proposed Housing Sa properties too.
cutting down trees for something no one asked for in a neighbourhood you're trying so hard to gentrify.

119 This land should be utilised for private funded and public housing to better address the housing crisis - not fill pockets of overseas corporations like Tesla.

120 As much as I would support the clean up of the area, I cannot condone removing any SAHT land. I would also ask the council to reconsider anything to do with support of Elon Musk while he callously discards any form of human decency whilst in charge of the DOGE department.

121 The Tesla company is owned by a [redacted] to say the least. Unfortunately Tesla represents the owners beliefs, one being that Empathy is the biggest weakness of Western civilization. South Australia should not support or encourage this company.

122 [redacted] stupid decision in a housing crisis when the solution to ecological locomotion is electric PUBLIC transport and better PUBLIC transport options

123 Tesla is [redacted]

124 Batteries may explode in an area close to housing and a TAFE. Trees cut down albeit replaced. Only 100 jobs created to make up for the loss of a reserve. Of all the companies to consider allowing to use this land, should we really be choosing Tesla / Elon Musk?! This would be a terrible look for Adelaide and risky considering the current world wide protests against this company. Are they even going to be able to afford it at the rate they're currently losing money?

125 Because we need to stop cutting down trees and take climate change seriously.
Also I do not support Elon Musk - he is NOT an ethical person acting in the interest of people or the planet. We need to make support innovators who are creating sustainable environments + businesses through all of their values and practices.

126 This is an awful thing to do during the current geopolitial climate.

127 We need to address the housing crisis first before we use land to house a Tesla factory for cars that only a small portion of the population can afford. Will this factory make Tesla's more affordable and Adelaide greener city? Doubt it. 100 jobs doesn't cut it. This is very short sighted proposal considering the company has nose-diving under the leadership of a CEO who has sparked global protests. It'll be burnt to the ground before you even get a chance to build a car.
Engage environmental teams, fix the contamination and build green homes/apartments

128 Teslas benefits to the community will be overstated by them. By the time council discovers the deception, it will be too late.
Tesla is at significant risk and their assurances and undertakings should be discounted.

129 Public land should never be used for private use. Not to mention public housing that would be destroyed. We are in the middle of a housing crisis and you want to make it more difficult??

130 Do not believe it is appropriate to clear trees, especially significant trees, for a corporation like Tesla. Do not believe that the Tesla company and its values align with local community interests.

131 1. Regardless of the contamination, community land, once sold off, is gone forever. While it might not be viable to reclaim it now, once it's gone to private enterprise, it's gone forever

Participant comments

Please tell us why – not supportive

131 2. Removing 58 trees, even if not all of them are significant or regulated, at a time when we're battling increased temperatures and reduced green canopy, should only happen for something super important. I assume it will take years for those 62 new trees to do the job the current ones are doing. This is really, problematic.

3. Even removing the Musk emotion from the equation, the Tesla situation, economically and philosophically, is currently dire. The industry is in a massive state of flux, that company in particular is at a very interesting time where it could possibly go under, and removing the emotion, surely there's SOME consideration around the character of the head of the company? Politics aside, his current actions are surely problematic to most reasonable people, so if all people and companies you could do a deal with, almost anyone else would be preferable.

132 This is Community Land. Leave it as land for the Community. Too many developers taking over Community Land. Tesla cars are dangerous if there's a blackout how do people get to safety? Electricity is expensive & in demand it didn't make sense. We do not need a Tesla factory. Sales for electric cars are waning.

133 Tesla is a failing company, for one. Their market value and long term viability has been rapidly declining. The economic benefits outlined are unlikely to be long-term, yet the social and environmental benefits of putting further stock into the use of the land as a green public space, or otherwise community enriching area would provide stable long term economic gain through community improvement.
Furthermore, general public support of Tesla as a brand is at an all-time low - I'm not sure if you're aware of the extent of this, but they're one of the main focuses of current memes that young people see every day - to remove significant trees and allocate a plot of public land to Tesla specifically, will cause a big community uproar, and the Tonsley council will appear deeply out of touch. Just this proposal alone is being shared around as a point of somewhat ridicule already.
Alternatively, if the council stands strong on the environment, it will make a statement that it a) doesn't put corporate profits before its community, and b) Is invested in the happiness of the people and takes care of its environment.
Electric car manufacturing, particularly in the way Tesla does it, is no longer seen as an environmentally beneficial process by the younger generation. The fact that they are an *electric* company rather than a regular car company, and any environmental points that may have previously brought, will be overshadowed by the name Tesla, and the current mass dissaproval of the ruination of public green spaces.
Don't do it. You'll turn your younger constituents against you, and make a bad move for the environment and a risky long term financial decision. It's not worth it.

134 I refuse to support an unelected bureaucrat and [redacted].

135 Until Tesla remove Musk, there's is a damaged brand

136 Community spaces should be preserved for the community, especially with the advent of medium to high density housing becoming the prevailing building method.

137 I do not support use of this land for Tesla

138 Social housing should be not be bulldozed during a housing and cost of living crisis, regardless of employment-related benefits. Another site should be allocated that does not diminish Adelaide's already stretched housing supply.

139 I don't want any more Tesla in my city. I do not like their brand and what they stand for. Leave that land alone for regular everyday people to use.

140 Tesla is hated because of musk and his [redacted] salute, support for far right groups etc. It's not a stable investment at this point, and should be postponed for at least 6 months to a year in order to see if the brand can recover from the current bad reputation.

141 We shouldn't be removing established ecosystems and green reserves in areas that are already short on green spaces. Having a those small areas can be incredibly important for local wildlife and the surrounding people's mental health.

142 Tesla as a company is intrinsically tied to its CEO Elon Musk, who has recently shown himself to be extraordinarily divisive. At best he is purposefully antagonistic. At worst he is a right-wing extremist with [redacted] beliefs.
If we allow a Tesla site to be built at Marion we are actively contributing to this man's wealth (which has to be

Participant comments

Please tell us why – not supportive

142 considered a moral wrong). We will also be opening the Marion area to the division that Musk has so carelessly cultivated.
A quick google search will show that any Tesla site is at risk of protests and vandalism. Tesla plants and dealerships around the world have been subject to protests and damage up to and including fire-bombing, which could spread to neighbouring properties.
In short, I do not wish for us as a community to contribute to the growing power of such a dangerous man. Nor do I wish for the the political problems Elon Musk has created to be imported to our area.

143 Protect the trees and wildlife.

144 There is a housing shortage and SA Housing Trust do not currently have enough houses to tenant their low-income clients. SAHT and Renewal SA should invest in maintaining and expanding the low income housing options to ensure those in need have somewhere safe to live, rather than selling housing allotments to make way for a factory and showroom that only services high-income earners who can afford Telsas.

145 Public reserve and public housing are exponentially more important than a factory for cars that no one are buying

146 Why would you take away housing when we are already in a housing crisis?

147 Using the housing trust land to continue to provide housing to vulnerable individuals, and also preserving mature and heritage-listed trees alongside the Renewal SA land, is far more important than expanding Tesla's business interests regardless of any jobs and profits created. The housing crisis is a far more pressing concern to prioritise here, and damage to the natural landscape can't be undone.

148 Keep Elon Musk and his Tesla's out of our State.

149 We don't want Musk here!

150 Removing trees and public housing land for a [redacted] billionaire's projects does not sound like a good tradeoff for South Australians. There would need to be much more strong assertions as to the cleanup and tree planting than general intent for it to even seem like a possibility.

151 There are few established trees in the area already - cutting down old significant trees is a criminal waste. Especially for a private battery dump. I work at the tonsley innovation park and the few trees there are a reprieve from the barren view in all directions

How long will it take the "62" saplings to grow to the same size? 50? 100 years? What % of those will die in the first 12months

152 We don't want a US car plant here. Particularly one owned by Elon Musk a [redacted] person with [redacted] principals

153 Tesla is going down the drain everywhere around the world in part but not only because of the CEO's controversial politics which are especially at odds with the people of SA. They have no real new lineups of vehicles (only slight changes to old ones and the gimmicky "cyber truck") this is because all the talent has left Tesla, guys like Rawlinson who left for Lucid but Elon long took credit for. Their fundamentals are doing poorly and quality is not what it used to be, you get teslas with panels on the wrong way and numerous recalls and an emotional CEO who cuts whole departments and jobs on a whim, companies like BYD are starting to out innovate Tesla in the energy space. When Elon is done wrecking the US economy and world Stockmarket Tesla will sink even lower while they make things up to pump the stock like the fsd which still uses inferior technology and veers into incoming traffic. [redacted] this is at odds with South Australian values. I could say 10x more but I don't want this to be too long!

154 Tell has shown time and time again that they operate unsafely and are a public liability, as well as the connections to Elon Musk and his [redacted].

Participant comments

Please tell us why – not supportive

155 The owner of Tesla is quite public in his values which I would suggest are not in line with that of Australia.

156 We don't want a Tesla facility in our state. Especially at this time. We should not be investing in American companies right now. Especially not ones run by [redacted]

157 We are in a housing crisis. We need more housing, not less.
And to make things worse tesla?! We need to be thinking of our less fortunate not that of a mad man.

158 We need public housing and green space do much more than a car plant.
Please don't displace people for garbage cars that won't add jobs or money to the economy.
People 1st. Always.
Keep the public housing. It's so important.

159 I have multiple reasons !
Elon Musk is tight with President Trump! Who knows what they collectively have up their sleeve.
Both have got where they are by being ruthless and caring about no one but themselves!
Do we want people like that in our state? I know I don't ! I wouldn't trust either of them as far as I could throw them.
There will be nothing in it for us and they will sugar coat it to get their foot in the door!
Then the trouble will start!
Musk will have his ear to the ground and will be reporting everything back to Trump.
Please don't get tied up with these two! They are the only ones that may do well out of it!
I smell a rat and disaster 🤦‍♀️🤦‍♀️

160 Tesla is owned by Elon Musk

161 It is not a good time to support Tesla!
Also, there is valuable land with trees that should not be bulldozed. Every tree is one too many. We should be building with biodiversity in mind.

162 We are experiencing a housing crisis and removing public housing does not help this major issue.

163 I don't think we should be welcoming a business into our community that is owned by a person of highly flawed personal values. This ownership has treated its workforce poorly.

164 Tesla stock is crashing. The company does not have worldwide community support. The CEO is actively involved in the USA political party who is enacting tariffs on our country. We are in a housing crisis and we're using land to build a Tesla factory of all things?

165 Elon musk is a disgraceful [redacted] billionaire who is wreaking havoc on democracy in America. He has absolutely no in Australia. We should be distancing ourselves rather than becoming closer

166 Housing is a massive issue right now! Removing housing trust areas will only make this worse. With so many people in need of housing right now I think that this is a terrible idea.

167 We do not need more Tesla in Australia.

168 I do not want to support Elon Musk and his business in any way given the [redacted] and hateful way he is treating American people.

169 Tesla is not a company i support nor want selling into the Australian sphere.
58 trees have more right to this land than them.

170 I do not want to see a symbol of Musk out in our community. No only are tessla sales strongly declining around the world, but these cars have become a modern symbol of [redacted] hate.
This space would be far more useful as housing. Removing people from housing trust to provide luxury cars that will only become more expensive will kill trust in you.
This facility will only benefit the rich. If you need ro remove housing properties,put in something that will benefit us all. This is an incredibly stupid idea that will become a target of for Elon musk hate.

Participant comments

Please tell us why – not supportive

170 Even if he were not a such a piece of [redacted] and associated with tesla, there's no benefit to the general community with this move.
Tessla are also promising cars that they cannot deliver. The roadster was slated to be delivered in 2020. They are still not available. The company cannot be trusted and will just dump cars here that cannot be sold in countries that chose not to support Elon musk.
Apartments would be such a wonderful idea for this. More housing development.

171 We need community housing much more than this.

172 The leader of this company has been abusing his power of wealth and circumstance to affect another countries democracy, in a dangerous fashion, while he is not a politician. He does not have honoured values with business or life. Do not introduce the possibility he could spread his power here.

173 Housing is more important, and nobody wants Tesla anyway

174 The proposed site encompasses areas of land which are public land and includes housing. SA is losing public land and housing which will have a far greater impact than the possible jobs.

175 I think it would be against the interests of the SA community to allow the company Tesla to grow its economic interests here, owing to the destructive political interference which will follow.

176 I do not support this because green space should not be destroyed to make way for such a structure and I do not support Tesla as a company. Lithium based batteries have a high potential for fires and explosions which would potentially pose a massive risk to residents and surrounding areas.

177 Allowing a private enterprise to purchase and destroy public land and housing is unacceptable.

178 This land and surrounding areas are heavily polluted with trichloroethylene, hexavalent chromium, and cutting oils. These chemicals will be in the system for decades.

This is probably the worst spot in the entire MAB land holding area and it will be irresponsible to develop this area without further testing because what seems to be a good idea now may come back to bite in years to come.

179 Tesla/Elon Musk is a right wing billionaire who goes out of his way to make the world a worse place for the rest of us. There's a stockpile of Tesla's at the old Holden factory in Elizabeth and they've been sat there for ages, clearly most people aren't interested in cars made by a [redacted].
He literally did two [redacted] salutes at the inauguration of Trump, if you support Musk, you support [redacted]. Simple as that.

180 Don't let a [redacted] Setup shop in Adelaide. He and his crannies are already destroying the world, from the US. Let's not help him destroy it from here too.

181 First, Tesla does not have Australians best interest at heart, their existing here would most definitely not be in our interest.
Considering that even before construction begins, many housing trust homes will need to be demolished. We are in a cost of living crisis, not to mention housing crisis, in no universe does this help the poorest of our population and those reliant upon social housing.
Ultimately, the major Tesla stakeholders are disgusting businesspeople, who do not care about the environment, the poor and disabled. Allowing them space and platform in Adelaide is an affront to everything we hold dear as Australian. Please do not do this

182 Elon Musk is a [redacted] who has publicly [redacted] TWICE and has demonstrated himself to be a [redacted]. South Australia should NOT be doing business with Tesla and public land should not be sold to Tesla or one of their proxies. Furthermore, Elon Musk has aligned himself with the current President of the US, Donald Trump who is a [redacted], [redacted] and currently assisting Trump to commit human rights abuses including deporting immigrants and American citizens to a gulag in El Salvador. Not to mention how the both of them are gutting and destroying the American government. This is not a good look for Adelaide. Trump has also publicly admitted that Elon Musk assisted

Participant comments

Please tell us why – not supportive

182 him to win the recent US election by rigging the election. People are boycotting Tesla around the world. Tesla is not a reputable business.

183 Because I don't support [redacted] admiring [redacted] you [redacted].
Seriously, people will lose their livelihoods if this goes onto effect.
And also, it's just doomed for failure anyway. Which [redacted] at the council of marion is considering this anyway?
https://www.reuters.com/business/autos-transportation/vandalism-weak-sales-hit-tesla-australia-new-zealand-2025-03-12/

184 I am strongly against involvement with anything to do with Elon Musk in this country, let alone in my back yard. Please say no to this proposal. His [redacted] ways will haunt you if you accept. The fact that a WA development company changed their name specifically for this proposal also has me concerned. This is the sort of thing that Musk does to avoid scrutiny. Tell him to repurpose his batteries in South Africa.

185 Whilst I support electric vehicle infrastructure, there is a housing crisis and residents deserve this land being used to support vulnerable community members, as it is intended. A tesla tennancy benefits only those with significant wealth. The brand is also deeply problematic.

186 I do not agree with moving people in public housing for the benefit of big business. Housing is scarce and the rental landscape is so difficult, we do not need to lose more of the actually affordable houses.

187 Let's keep the trees and Ditch TESLA

188 Such a divisive corporation is not welcome in our community.
Apart from this rather large elephant in the room, there are no guarantees that the facility will not exacerbate the environmental degradation of the site given the proposed activities.
We should be seeking to attract Australian owned and operated businesses instead. Not simply an Australian registered arm of some multinational syndicate. A hard no from us.

189 - environmental/habitat damage from tree loss in an already decreasing natural environment
- Tesla does not reflect the values of the local area which cares about community development, networking, skill sharing, interconnection
- Tesla does not enrich the culture of the area and threatens meaningful development of unique and creative ways of living
- this proposal does not consider indigenous perspective on this land or community needs
- this land could be renewed and used to support greater social resilience through various channels that could include community spaces that support education, sharing and creating which can create better business and economic opportunities as output is underpin by passion, dedication, and thinking about people as a whole not just as a seperate entities

190 Tesla is a company behind on technology and behind on morals.
Elon Musk represents everything Australia has stood against and worked to achieve.
Electric cars create more waste than necessary and we should be focusing on technologies like hydrogen with companies either internal or from countries that actually act like allies like Japan.

191 We need more Housing and tree life in SA, not less! Interfering with these factors and a nearby education site can't be feasible. Is the local community aware of what will be lost to make way for this proposition?

192 I strongly object to the surrendering of public land for private purpose - more so when it does not fit within a wider plan for the benefit of the community.
As someone who works in Marion, this is important to me.

193 We already have a housing crisis with many people on a waitlist for housing support. We are also in a climate crisis and can’t afford to lose trees. We don’t need more cars, we need more public transport and less car driving for the environment!

Participant comments

Please tell us why – not supportive

194 The revocation and rehabilitation of contaminated land is not necessarily a problem. The issue is the unwelcome risks posed by the chosen partner. Tesla, in large part due to the notorious antics of its CEO, is now a very poor commercial prospect. Its brand is toxic and the stock dangerously overvalued relative to its plunging earnings. There is a very real likelihood this project will not go ahead, or if it does, will never realise the envisaged community benefits of employment and rates income. The council also faces reputational risk by choosing to partner with Tesla, particularly at this historical juncture: does the council really wish to facilitate [redacted]-aligned organisations? Is that compatible with good representative local government?

195 Getting rid of housing and public land for the sake of a billion dollar company is inexcusable

196 This development site should be slated for an Australian company, not an international one. It should also be slated for a company where the companies CEO is acting in the best interests of Australia and democracy, not division, [redacted], and oligarchy.

197 Ethically and morally we should not be accommodating a brand that is associated with extremism in our area. Keep our nature spaces for the people who live in this built up area as originally intended.

198 Tesla's CEO Elon Musk is a deeply divisive and harmful figure, and this project will help to personally enrich him, and support his activities in damaging the economy and government in the US, causing further damage to our country by extension. Musk's history of [redacted] not to mention giving a [redacted] salute in public, mean any council or local government who cares about equity, diversity, equality, and ensuring a safe environment and atmosphere for their constituents is going against their principles by supporting a brand controlled and owned, and supports the hateful actions of Musk.

199 It's going to be an eyesore. It's going to be ugly. It's going to drive down property prices. The cars are ugly, Musk is a [redacted], and aligning Adelaide with him is not a good idea.

200 Telsa and it's owner Eohn Musk do not exist for the benefit of our community.
As a person of colour Im deeply troubled by the leadership (or lack there of) shown by Mr Musk in recent months. The [redacted] sign he made twice was deeply disturbing, let alone is significant involvement in the active eroding and attempted dismanteling of the systems of governance that support a free and fair society and democracy in the United States of America.
Tonsley will be significantly tarnished to be associated with the Telsa brand. While the brand may once have been associated with innovation, this is no longer the case. Global boycotts of the brand should not be ignored, lest the Marion community and the Tonsely community seeks to bring community outrage and likley protests to the site.

201 USA products don't belong here and the owner is a [redacted]

202 If there's going to be anything built in the empty space it should be more houses before another rich company. They won't loose much but not building there, but if houses can be built there instead less people will be on the streets

203 There needs to be more housing in Adelaide not less. Tesla isn't a popular company at the moment and loosing more people day by day as we see all over the world .

204 There is a housing crisis at the moment and this plan requires the bulldozing of public housing. This combined with Elon Musk's statements and actions. We can't keep lining the pockets of people like that. Marion City Council this should not be a priority.

205 The CEO of the company is directly acting against the interests of the Australian people right now. We, as a society, have consistently fought back against the kind of [redacted] rhetoric that Mr Musk is currently spouting. We do not need to give this man more time, space or money, and definitely not any more attention, just because he is the richest man in the world. Our public land should be going to the betterment of the residents and workers of the Marion area, and the state and country as a whole, not to American oligarchs who are buying elections and destroying democracy. Build a community space, or social housing, or a new community centre.

Participant comments

Please tell us why – not supportive

206 It is unconscionable in a housing crisis to be doing anything other than expanding community, social and public accommodation. Further, the proposal in so far as accommodating Tesla is disgusting, tone deaf and out of touch with reality. The company abides a [redacted] on their board.

207 My concerns may be summarised as:
The anti-social actions of Tesla CEO, Elon Musk.
I am sure you are familiar with not only the headline grabbing incidents such as Musk's performing of [redacted]salutes on stage, but also more importantly the embracing of policy and positions that demonise and directly oppresses many at risk groups including racial minorities (https://www.nytimes.com/2025/02/06/business/tesla-elon-musk-dei-discrimination.html), migrants (https://www.rollingstone.com/culture/culture-news/elon-musk-great-replacement-conspiracy-theory-1234941337/), the poor (https://newrepublic.com/article/188552/musk-improper-payments-poor-war), and LGBTIAQ folks (https://www.sfchronicle.com/politics/article/Elon-Musk-is-leaning-into-transphobia-17649577.php). Musk has also engaged in the promotion of direct [redacted] propaganda including holocaust denial (https://www.forbes.com/sites/antoniopequenoiv/2025/03/13/musk-retweets-hitler-didnt-murder-millions-message-amid-ongoing-[redacted]-controversy/). A comprehensive accounting of Musk's actions and comments in this regard is beyond my capacity to provide, however this short list, of course, shows that this is a man who 's values and actions contradict those of the local community, those espoused and previously taken by the Marion Council, and those of Australians more broadly. This alone should be considered enough to disqualify a company run by such a man from conducting operations in the area.
Perhaps more directly to my personal concerns, allowing Tesla to build and operate a factory in Marion will of course be rightly interpreted by the at-risk groups mentioned previously as a sign that council does not, in fact, fully support them and see them as full and important people. This will have direct implications for my work as such messages and actions serve to increase the social isolation and exclusion that cause the majority of mental health issues among these cohorts (https://jamanetwork.com/journals/jamapsychiatry/article-abstract/2752265, https://www.tandfonline.com/doi/abs/10.1080/17441692.2019.1682028, https://www.cogitatiopress.com/socialinclusion/article/view/443)
The possible negative economic impacts of the plan.

Council notes the potential for '100 jobs to be created' and for MAB CCT Pty Ltd to perform decontamination on the site as part of any deal made. While little detail is provided on the mentioned jobs (e.g. how many would be truly new, ongoing work in the factory/dealership rather than temporary construction jobs), I can of course understand the possibility of some short-term economic gain is represented by these aspects of the plan. However, likely economic impacts must also be considered.
Telsa's attitudes to workers have been deplorable over its history, including the breaking of labour laws in the US (https://www.nytimes.com/2021/03/25/business/musk-labor-board.html) . Musk's own actions as the head of the oddly named D.O.G.E. in the US in firing a great many essential workers (https://apnews.com/article/doge-firings-layoffs-federal-government-workers-musk-d33cdd7872d64d2bdd8fe70c28652654) must be considered instructive as well. Again, a complete litany of demonstrative examples is not possible, however even these imply that any predictions regarding employment made by the companies involved should be treated with extreme scepticism.
Consideration must also be given to how viable and realistic is the project both in terms of constituent parts and its entirety given the inclusion of Telsa. Many factors including those mentioned here related to Musk and Tesla are relevant, though other factors such as the drop in market share owing to competition from other EV manufacturers such as BYD also bring into question if such a project will be completed or sustained. Telsa stock price has dropped markedly in the year to date, and internal turmoil such as Tesla investor and Gerber Kawasaki Wealth and Investment Manager Ross Gerber stating that Tesla is in "crisis" under Musk's leadership speak heavily to this concern.

Moreover, while the potential for privately funded contaminant remediation is attractive (as mentioned, my education gives some insight into how difficult soil/site decontamination can be), the building of a battery repurposing factory on the site implies the risk of further or worse contamination issues from pollutants including

Participant comments

Please tell us why – not supportive

207 but not limited to heavy metals such and nickel, cobalt and lithium. Tesla's history of breaking/flouting local environmental laws raises this outcome from a possibility to, I would argue, a strong likelihood (https://www.jalopnik.com/tesla-factory-in-california-pollutes-so-much-it-is-seco-1851708615/, https://www.wsj.com/podcasts/google-news-update/tesla-racks-up-pollution-violations/93f151f6-3c19-4be9-9bd3-0f92b1a3093b). Without pretending I am in a position to conduct a full and statistically driven life cycle analysis of the proposed factory, one would need to assume that this project has the very real potential to imply a greater economic cost than benefit even if 'successful' in the short or long term.

The potential for politically driven activity at the site.
While at times deplorable and misguided, the negative and social economic impacts of actions carried about by Tesla as a company and Elon Musk (both as Tesla CEO and the head of the D.O.G.E. department) have led to community outrage and frustration being directed at Telsa sites across the world. This has resulted in protests, counter protests, and vandalism including the firebombing of multiple sites. The potential for social disruption, the cost to police, and the compromising of the viability of the plan, is not mitigated by many of these actions being immoral, illegal and often punishable, and should therefore be considered highly detrimental to the project by council.

Thank you for your time in reading my submission

208 We do not need any Tesla factories in Adelaide. Especially at the cost of cutting down trees. It seems counter productive when these cars don't sell well anyway.

209 Terrible use of land for a company in decline. Tesla does not represent community values and will not result an economic return. It's a disaster of an idea.

210 This is a failing car company with a CEO that is actively causing harm globally for his decisions. This is the last thing the state needs and it's sad it's even being suggested. Have some integrity and don't knock down public land and public housing for greed. This is honestly such a disappointing proposal, it's embarrassing for the state.

211 Make a neutral electric car charging area if you have to. But do not let Tesla/Musk/ [redacted] get a foot hold.
Tesla under Musk does not represent Australian interests or values. Is in fact working against them.

212 We need as much affordable housing as possible.

213 Due to the human rights violation the CEO of Tesla is committing in the USA I believe our community should take a stand against these violations and stop futher expansion of this company,Tesla.

214 Adelaide currently has the lowest percentage of green space out of all major cities in Australia. This land should not be developed, but retained as important green space. Ideally, the land could also eventually be rehabilitated to turn in into a park that can be accessed by the public.

215 We are in a housing crisis and you are getting rid of housing trust ?? And we should not be aiding Elon Musk.

216 Cost of living crisis an demand for housing has peaked and therefore the safety and protection of our residents should not be put at risk for retail company that's owned offshore by the world's already richest man who happens to make many public statements resembling racism. I think we can do better for our people. Whatever jobs this company makes is offset by the amount of money being pocketed by CEOs. In the meantime you already have this community space available for the community. So no thanks

217 A Tesla is already an embarrassing car to own, given Elon Musk's ownership of the company and the unequivocating fact that he is a [redacted] if not a [redacted]-sympathizer, who is nostalgic for his apartheid youth. A Tesla dealership is also a dangerous fire hazard to have in a community, as the cyber trucks are notoriously poorly designed.

218 There isn't enough public housing available anywhere in the state, let alone in such a vital hub that is the city of Marion. I understand that they are only proposed houses that would be exchanged for a factory, but those are still vital homes for those in need who would be able to access things like the great public transport, the hospital and university campus, as well as all the local shopping and "third spaces" available within mere kilometres.

Participant comments

Please tell us why – not supportive

219 Elon Musk, a known [redacted], is the CEO of Tesla. I don't support any sacrifice by the Adelaide public for projects that enrich people like Musk (a billionaire), who displayed [redacted] symbolism on live television, posts [redacted] dogwhistles on X, and who is central to a political regime targeting the most vulnerable groups in the USA. Musk is so hated, that any such new infrastructure may even be at risk, and become a local safety issue.

220 This will limit future government developments in the area. TAFE Tonsley campus is already at capacity and no parking available.
The security risk Tesla brings to the innovation district needs proper assessment. This is not a business you want near our innovation park.

221 Why do we need to remove so many trees including significant trees to support a Tesla facility. How's it reasonable to have a commercial facility on council/government land?
Smells of corruption to me.

222 There should not be any destruction of public housing while we are in a housing crisis. Turn all of it into housing.

223 We're currently in the throes of a (probably long term) rental/housing crisis. Protect the houses, the tenants and build some more safe spaces while you're at it. Let's build community and care!
Tesla and everything it stands for is not safe, in fact, an it's a total social, political and economic liability. Tesla is not welcome. Anywhere. Ever.

224 Tesla is owned by an [redacted] [redacted] and is symbolic of [redacted].

225 I do not support Tesla as a company having this opportunity given its CEO is attempting to destroy the world economy. There are other battery and car makers you should be trying to entice in.

226 The CEO of Tesla has done, multiple neo [redacted] salutes and is highly anti-lgbtq+ including going as far to claim his child who is trans is dead. Bringing that to Marion would be a great disservice to what Australia is supposed to represent, which is multiculturalism and giving a fair go, something Tesla does not represent. Trees are far more worthwhile and valuable and, won't make Marion seem like it supports the ideals of Musk. As someone who frequent is in the area for university it would definitely make me feel less safe and effect me wanting to go and spend money because building a Tesla store would be aligning with those who want me and those closest to me to not exist.

227 Why do we have to give up any community land , it is always money that talks , let them move to already established industry land ...

228 There is a homelessness crisis happening right now. Also, the owner of Tesla is currently participating in the worst thing to happen to American people in a long long time. He and his [redacted] views are not welcome in our great state, and as such his company will not be tolerated.

229 The last company in the world we should be supporting right now is Tesla.
I'd be furious if we allowed Tesla to further encroach into our society in Australia.
Almost any other tenant for this land would be better than building a factory for such a divisive company in this political climate.

230 we should support Australian companies first. why were Australian car manufacturers not supported into entering the EV market????

231 Tesla is the face of [redacted], and its CEO publicly did the [redacted] solute, twice. I do not want a [redacted] factory in Adelaide. Adelaide is better than this.

232 I have no interest in supporting Tesla or Elon Musk in Adelaide and the City of Marion. Due to the declining sales in Australia, I believe many people feel the same.

233 Kicking people out of their homes to build a factory for a company that is currently losing trillions is abhorrent. People deserve safe housing

234 we don't need anymore rich American companies coming over here stealing land from our own people. The city of Marion should focus more on its existing community members and what can be improved locally.

Participant comments

Please tell us why – not supportive

235 I don't want houses that are needed and precious trees to be removed just for a company with a [redacted] for a ceo

236 it will further reduce government housing stock in a cost of living crisis. Tesla have little regard for the benefit of our local community as demonstrated regularly by Elon Musk.

237 Housing is more important to the community.
Australia is no place for a business owned by a [redacted] sympathiser

238 The average Australian can't afford one of theses overpriced exploding cars

239 1. The alienation of public land - a reserve should be remediated and returned top public use for its own sake, not pawned off to to the highest bidder
2. The removal of any Housing Trust land from its books, in the current housing crisis, is unconscionable - contamination or no contamination
2. The removal of 58 trees. Planting 62 trees will NOT adequately offset this removal and sets a terrible precedent. Try 500 trees
4. In light of recent political developments, aligning Tesla with any kind of clean energy agenda is a cruel joke

240 Marion Council should not be providing PUBLIC land to the likes of Elon Musk and his company Tesla. The US is seeing an increase in protests at Tesla facilities and this is spreading to the rest of the world because of his political actions.
This is not only bad for Adelaide, bad for Marion and bad for Australia.

241 We do not want an unethical company owned by a [redacted] in Adelaide.

242 Telsa do not have a good track record of handling the toxic and flammable materials within, there's a high chance the land would become tainted

243 It is wrong to demolish public housing to provide a space for a company such as Tesla.

244 Why on earth is Marion Council looking to gift PUBLIC land to the likes of Elon Musk and his currently tanking company Tesla, and who is currently ruining the United States. We are therefore seeing an increase in protests at Tesla facilities in the US and now the rest of the world because of his actions and you want to willingly invite that into Adelaide?
This is not only bad for Adelaide, bad for Marion and bad for Australia - the less we have to do with Elon Musk the better.
The man can afford anything - why should public land that cost residents actual money be handed over to his business interests.
Learn to read the room Marion City Council - especially in 2025.

245 I don't support anything Elon Musk related in Australia

246 I will not support anything Tesla, no matter how much you sugar coat it. Elon Musk is a danger to democracy worldwide and I will not be a part of anything that helps him grow his empire.

247 Community land is precious. Mature trees are precious. They hold a substantial monetary value. They provide valuable habitat and food for native fauna. South Australia is experiencing the climate crisis with no guarantee or sign of winter rain. Our trees are already dying across the suburbs. The changing climate means that trees won't grow as well, or as large as they have done in the past. Do not allow this development.

248 We already have too few housing trust homes as is, we shouldn't be demolishing them.

249 I consider this a misappropriation of public land. The pressure contamination or impacts from adverse incidents could have on hospitals, local universities, residence and first responders is high risk.
We cannot afford to lose any more trees from Greater Adelaide and existing housing stock should be refreshed.

250 The faulty engineering that Tesla has come to be known for is seriously hazardous to the vehicles' occupants and fellow road users. As few people should be sold these cars as possible. Additionally Tesla has been a flagrant labour rights violator in the USA, and I don't support its unethical business practices being employed here.

Participant comments

Please tell us why – not supportive

251 It should remain our land. And if it's Tesla, would probably have to bail them out one day, sooner or later.

252 The land should be better used for more government housing or something for the community.

253 Tesla is a threat to Australia owned by a man currently dismantling a global superpower. We must not host their factories on our lands.

254 I support the investment into electric vehicles. However I do not support giving this land to Elon Musk and his associates. Please invest in Australian manufacturing and technology and don't give any money or assets to this horrible and hateful person.

255 Because I do not sup[port a [redacted] who disowned his own daughter.

256 Space should be utilised for something beneficial to the continued growth of Australia. Affordable housing, Australian businesses, sustainability endeavours.

257 They can find another spot and pay for it like any other company.

258 There is a rental and housing crisis in the state, why choose a residential and community location to build a manufacturing centre when there are other locations more suitable in industrial areas. I think the location proposed would be better suited for housing or a project that benefits the community, not billionaires.

259 Elon Musk is explicitly a [redacted] and it should be a no-brainer to not allow this factory to be built because that would result in him gaining more money to further oppress more people. Furthermore Tesla cars have been proven to have fatal errors in both programming and construction that have resulted in many people losing their lives. I do not want that to happen to anyone here.

260
Response: Opposition to Tesla Development Proposal at Chestnut Court Reserve, Tonsley
As a concerned community member, I oppose the proposed sale of Chestnut Court Reserve for the establishment of a Tesla facility, for the following reasons:
1. Loss of Public Green Space
Although Chestnut Court Reserve has been inaccessible since 2016 due to contamination, it remains a designated public reserve. Public green spaces are vital for community wellbeing, biodiversity, and urban cooling—especially in high-density precincts like Tonsley. The removal of 58 mature trees, including two significant and 28 regulated trees, represents a permanent environmental loss, not just in canopy but in the ecological systems they support. Offsetting this with new plantings does not replace decades of growth and function.
2. Environmental Contradictions
Tesla is often associated with clean energy and sustainability, yet this proposal begins with environmental destruction: clearing trees and developing contaminated land. Rather than restoring the reserve for safe public use, this plan replaces it with industrial infrastructure. True environmental stewardship would prioritise the remediation and reactivation of this space as accessible green land for the community, not its sale to private interests.
3. Lack of Community Consultation
This proposal has come via the Unsolicited Proposal process—a mechanism that limits open, democratic discussion. This bypasses the broader public who should have a voice in decisions involving public land. There has been no transparent, widespread consultation with local residents about alternative uses for the space or consideration of community priorities.
4. Precedent for Selling Public Land
Selling off a community reserve to a multinational corporation sets a troubling precedent. Once public land is sold, it is lost to the community forever. Even if financial proceeds are allocated to Council's Asset Sustainability Reserve Fund, the social, cultural, and environmental value of the land cannot be simply measured or replaced in dollar terms.
5. Questionable Long-Term Community Benefit
While the creation of approximately 100 jobs is touted as a key economic benefit, it's unclear whether these jobs will be sourced locally, nor what the long-term tenure of Tesla's presence at Tonsley truly looks like. What assurance does the community have that this development won't be vacated in 5–10 years, leaving behind a compromised site? Meanwhile, the land—once held in public trust—is gone for good.

Participant comments

Please tell us why – not supportive

260

6. Equity and Access
Tonsley is envisioned as an innovation precinct, yet developments must balance industrial progress with public access, equity, and liveability. By prioritising the needs of a global corporation over those of local families, children, and future generations, this proposal threatens the social fabric of our community.
In Summary
We must ask: who is this development truly for? Is it about sustainable innovation or corporate convenience? The City of Marion has an opportunity to invest in a future that retains green space, restores community land, and invites inclusive, equitable development. Selling public land to Tesla does not reflect that vision.
I urge Council to reject this proposal and instead explore ways to remediate and reopen Chestnut Court Reserve as a vital, safe, and vibrant green space for the Tonsley community.

261 In a renting crisis with number of homelessness growing it would be outrageous to take life-saving space from the disadvantaged to make space for a billionaire from America to make more money??????????????

262 I have zero support for [redacted] man who financially supports the conservative American government.
If you support Tesla, you may as well consider yourself a [redacted] too.

263 Community land being revoked for a very unlikely amount of benefit to the community, is not sitting well with me. How do you ensure at least 100 jobs are made available? What rate concessions are being given to them? Tesla is offensively profitable so they can find and secure any land they see fit, and to take community land for the benefit of so few people, goes against the ethos of our community.

264 Revoking community land for any private development should be heavily scrutinised, let alone one led by [redacted] CEO.

265 The Tesla CEO is an open[redacted], the company is known for skirting environmental laws. Not a company we would want in South Australia at all.

266 Tesla as a brand has become tainted by Elon Musk's behaviour & beliefs.

267 Mostly due to the huge am9unt of housing stock that will be lost. We also do NOT want musk to have a foothold in this country. His association with far right governments across the globe is not compatible with our lifestyle. He's already in hot water in Germany for his treatment of workers. If you do go ahead we need contracts that ensure all workers will come from Australia and will be paid Australian Automotive rates and have proper breaks. No 457 visas to be allowed. We also need him to pay to replace and build any public housing stock lost to the deal.

268 You shouldn't be supporting [redacted].

269 Forcing vunerable people out of their homes for build a factory for a company that is notoriously run by an unapologetic [redacted] sounds like something you'd read in a post-apocolyptic novel. Unhousing Australians to support a foreign company rather than supporting Australian companies is insult to injury.

270 Anything that enables the expansion of the Tesla market supports one of the world's most dangerous men. I am not comfortable with this revocation because it both symbolically and materially supports Elon Musk.

271 Factory and Tesla are not in the world's best interest and certainly not in my back yard.

272 Bulldozing housing trust houses and public land to allow a [redacted] (elon) to open up a new factory here is ridiculous. Very much not okay with this and its disappointing that its even being considered.

273 Tesla is owned by a right wing [redacted]. Boycott Tesla.

274 Elon musk... do I need to say more?

275 Electric Cars are creating an ecological nightmare in other countries surely we cannot support this .Also all those Tesla cars involved in horrific accidents it's ridiculous to make more of them ,I am concerned .

276 We already have a huge lack of public housing and a housing crisis. To take away these resources to support a foreign business that is owned by a hateful man is completely against Australia's values.

Participant comments

Please tell us why – not supportive

277 Public land is exactly that, not for buisness use or any other use. It is owned by the public, full stop.

278 This project seeks to take away vital land for public housing which I think is atrocious. We are currently in a cost of living and housing crisis and more energy should be spent building affordable houses than private developers taking land from hard working families for big business profits. It is selfish and anti-community. The land and trees mentioned are also vital to the sustainability of our environment and the demolition of those trees would cause irreparable damage to our community.

279 Whilst the Tonsley Precinct aims to facilitate a "clean technology energy agenda", I don't believe that a Tesla precinct aligns with this goal. Tesla, and its director Elon Musk, have proven to operate exploitative business practices that are driven by exorbitant profits, not ethics. Elon Musk and Tesla are shrouded in controversy, and Tesla sales have recently plunged because of this. This would be an unstable investment that gives nothing back to the community, built on what is currently "community land".

280 Tesla is owned by a [redacted] and we shouldn't be helping support [redacted] operations. There are other and better EV cars out there. There are Australian home battery companies that could be supported instead of overseas interests.

281 Why are we giving up public land and social housing for a company? We need to preserve our reserves for the public and not give them to companies and billionaires, especially [redacted] billionaires. If we do this then it's clear the council's priorities are not with their constituents.

282 With the housing crisis as bad as it is, all land that has been marked for housing purposes, should be used in that way.

283 All automobiles are detrimental to the human health, and safety, the environment and the future prosperity of life on Earth.
Most vehicles spend over 90% of the time in disuse. We need to invest in mass transit infrastructure over largely unused automobiles.

284 Housing people is more important than Tesla cars

285 We should not be supporting a company run by a [redacted]

286 Former Tesla owner. The company likes to avoid spending any money, and will openly break laws to avoid any expenditure. They operate without moral, and exploit governments, residents and consumers fir their own financial gain.

287 Because Tesla is a dying brand, losing money every day and will not be sustainable for the amount of work that would go into building it.

288 We are in the midst of a housing crisis and you want to give away SAHT land??? To an immoral company like Tesla? No. I don't want anything to do with Musk anywhere near my community. Redevelop the land for parkland or housing or AUSTRALIAN OWNED businesses.

289 We need more housing not another big business

290 CEO is openly anti democracy, supports [redacted] ideology, and too intertwined with USA government.
Tesla sales are falling, and stock price is falling, company is in crisis.
Company ignores laws and legislations. Including laws to keep employees safe, pay sick leave etc.
Pollution will affect surrounding areas, and will unlikely be disposed of properly because previously mentioned ignoring of laws.

291 Tesla is owned by Elon Musk.
Elon Musk holds some truly abhorrent views and I do not think we should be allowing him, or any company he owns, any more space to conduct business in South Australia.

292 I believe that this land should not be re-developed for a battery site. I have had a 60-year association with the Marion area and am confident that the current residents will have strong ideas re. development options for this site

293 I want to know what the plan is for the housing trust residents first. Where will they be located and will they have security moving forward?

Participant comments

Please tell us why – not supportive

294 It is a desperate time of insufficient housing, with a direct lack of community housing. Repurchasing housing for a commercial venture is counter productive, and allowing this to occur sends a message that commercial ventures are more important to our government that people being housed.

295 Removal of green areas is detrimental to community well-being, especially those in social housing.
In addition the Tesla company has suffered significant financial losses in the last 12 months due to the actions of its CEO. We should not be replacing a failed car industry with a failing car company.

296 This is taking public and housing trust land, for a poor investment, unethical company, that is being lead by someone politically targeting Australia and the Australian market.

This signifies a slide backwards in our progress.

297 In what world should Australians support these types of companies? Do you think Australians will be happy with the most hated man in the world's company being on their soil? I wouldn't touch Marion with a 10 foot pole if they're brain-dead enough to allow this

298 Tesla are a [redacted] company that will only be a disservice to the community.

299 I do not want openly [redacted] owned companies anywhere near where I live or anywhere in Australia.
Any ties with Mr Musk, Tesla, or current USA government should be terminated.

300 This should be going towards an Australian company rather than a self demonstrated [redacted]

301 The community would benefit further by supporting an Australian owned entity occupying the land. Tesla's sustainability, success and leadership has been questioned
for years now and the South Australian Government should know better.

302 More Public housing is required.
Build the [redacted] factory on that contaminated Hills site on South Rd.

303 Elon Musk has shown his lack of care for social cohesion via public display of radical right-wing dog whistles and the direct removal of international humanitarian and social services. Additionally, the affected area is primarily residential and it would be an inappropriate location for an industrial factory.

304 Why would you take a community reserved area when there is other industrial areas available?
Given the environmentally hazardous nature of refurbishment of lithium, this has the potential to cause issue with the residential areas.
Gigafactories handle:
Battery production (lithium-ion)
Heavy metal usage (like cobalt, nickel, lithium, manganese)
Chemical solvents and coolants
Large-scale painting and surface treatment
High levels of energy and water system requirements
Compared to other industrial uses Gigafactories have:
Higher contamination risk than typical logistics, warehousing, or even some general manufacturing.
Longer remediation timeframes depending on the processes and history.
May require more stringent clean-up standards because battery-related pollutants are persistent and sometimes toxic.

305 Boycott Tesla! Elon Musk is a [redacted] and Trump ally, we should not support them.

306 Public Land should not be revoked for Corporate benefit.

307 I don't support EV. It is not co dust either to positive action towards climate change.

308 I'll be surprised if Tesla are still around in 5 years. It seems like a terrible waste of a community resource to build a facility for a company that has faced such backlash and is currently under a boycott. There are much better ways to use this space for community strengthening such as a community garden, community event space, wildlife reserve.

Participant comments

Please tell us why – not supportive

309 1. Contaminated land unlikely to be addressed properly.
2. Trees, especially Significant Trees, should not be harmed by development. They are not disposable.
3. Tesla has a Very poor employment record overseas. Why assume it will be different here if they are given more access?
4. Estimates of 100 jobs usually result in 50 jobs.
5. Australia has more than enough investment from overseas. Stop the rot.

310 So council is planning to destroy a total of 58 trees, two of which are significant trees, so historically important and 28 regulated trees.
All for a billionaire Tesla businessman to make even more money or any business for that matter - you have to be joking surely. I cannot even fathom why council is even considering this. 🙄

311 The Marion council should not be supporting the development of a Tesla factory, especially since the development will result in the displacement of residents living in housing trust accommodation, and the unnecessary removal of trees and foliage from the area.

312 This is not a long-term investment in the people of this suburb. You are removing humans, trees, nature, clearing it all, to build a factory for a failing business run by a man who is KNOWN to spread misinformation and spew hate speech. This would be a massive step in the wrong direction for us, at a time when there is already such a lack of care from council overseers for the wellbeing of the people that MAKE these suburbs.

313 Tesla is owned by a known [redacted], Elon Musk. We don't want this person or his business on our land. There are far better causes and Australian based business that aren't actually [redacted] that deserve a chance to use that land positively and productively in betterment of our community.

314 If you google Tesla it would give you plenty of reasons why not, the CEO is a terrible person, Tesla isn't a great car yes it's electric, but still there is no way to properly recycle the batteries which wouldn't make it any better than petrol at that point, it's a waste really, and Tesla is going down hill so it would be a waste of resources and to disturb nature when we need that more than we need cars, it's a no from me and many other people

315 In the middle of a housing crisis how could it be considered to take them down for some billionaire?

316 dont support the removal of green spaces. especially for someone who has doing such damage to the usa.

317 I don't live in your area, but your decisions affect people far outside of your borders.

Giving up community space is controversial at the best of times, but to sell it to a company run by a foreign [redacted] is absolutely insane.

Even if you didn't want to retain the community land (and you should retain it), there are scant few worse companies to sell it to than Telsa. This proposal is a betrayal of Australian values you should be ashamed to have entertained.

318 Tesla is an openly [redacted] owned company. That is a now well known fact. I strongly oppose allowing [redacted] access to the land here.

319 The CEO is an open [redacted] and currently orchestrating a hostile takeover of a world power. Not to mention his flagrant disregard for environmental laws and how the workers are treated.

320 There is already a housing crisis and destroy Housing Trust homes is a disgrace. To find a rental affordable is almost impossible for many to destroy more affordable housing trust homes where already there are huge waiting lists for those in need. So no this proposal is NO.

321 Despite Tesla's products and vision for greener futures, I do not want to support a company who's CEO has shown [redacted] sympathies and is embedded in a country that is openly hostile to Australia. I do not think that it is a good look if this factory gets approved. Should there be a change in senior leadership within the company then I would reconsider my support for the site.

Participant comments

Please tell us why – not supportive

322 Not for a Tesla factory. Their cars are dangerous and pose a risk to the area. Lithium batteries are not safe and are mined in a horrendous way and we should not be supporting that industry at all.

323 Removing much needed housing for a private international company is nonsense- let alone the fact this company is headed by an individual with [redacted] behaviour and rhetoric goes beyond reason.

We need to be adding more social housing l, and housing in general, not bulldozing them for profit.

Tesla is crumbling - so this is a shortsighted endeavour

324 I do not support foreign owned business without a genuine innovation agenda having a presence having a presence in Tonsley. The land would be better used by, for example, any nunber of tenants in the Australian space industry, or businesses with a focus on mass transit rather than individual consumption and the mining of rare earth minerals. The loss of green space is also of concern.

325 [redacted] Tesla. [redacted] Elon Musk.

326 Poor quality products coming out of a company run by [redacted] who is [redacted] the world.

327 It's Tesla. It's owned and run by arguably one of the [redacted] people in the world who actively works towards making society regressive and worse. It is frankly insane and tone deaf that this is even being considered.

328 Public housing should be priority over private business, and the company has shown repeated unethical business practices.

329 The land should be made available to an Australian entity, or at least one that isn't hostile to the democratic interests of Australia. The largest shareholder and CEO of Tesla, Elon Musk, is known to have cut corners and broken laws throughout the EU. Why should we trust him to follow the rules and regulations here any better than he did over there? He is also well known for [redacted] and all kinds of things that would not benefit, and does not align with, Australia.

330 Any venture associated with Elon Musk should be immediately discounted, we cannot have someone openly performing [redacted] salutes profiting off Australia without hanging all our heads in shame. Any business plans with Tesla are at the expense of basic dignity and ethics.

331 Any Government land that can be used for open space should be reserved for that. There seems to be little in the way of open space in the area and as such this land should be preserved for future generations. It could serve as a place to go for TAFE users and the general community.
If the land can be rehabilitated for use in other ways, why can't it be rehabilitated for open space uses.
I think in the current climate, serious thought should go into supporting anything to do with Tesla. I don't think the locals would in any way want to be associated with that brand, and I would caution on expanding Tesla's footprint in the area.
If the land must go under a factory or the like, then attract another source that can offer jobs, other than Tesla that has a record of making profit as its priority, not the 100 workers.
We are finding out more and more that some of these "green" technologies are not that after all.

332 Economic Development is good, but not at the cost of health, the community, the environment, or public decency. The land should be used for Australian developers or people who aren't [redacted].

333 Chestnut court reserve would be much better used as a reserve, to become one of the limited communal spaces in the Tonsley precinct, rather than being up for development at all. If it has to be developed, then it should be used for local council amenities which are missing in the area, eg providing a library, community hall, public toilet, etc. Tesla would be the worst choice of development to allow - we should not be supporting Elon Musk's actions in the US and around the world. Choosing to go ahead with this development would be a political statement of the worst kind. There's also a good chance Tesla may lose business, or see severe restrictions here in Australia over the next few months/years (whether due to [redacted] leading to sanctions, due to trade wars, or due to simply being outcomepeted by other manufacturers), so we may end up with an abandoned, half-developed site. I've been working and studying at Tonsley for the last 5 years, and I do not want Tesla to be there in any capacity.

Participant comments

Please tell us why – not supportive

334 Elon musk is a [redacted] This land should be for our community. We need to protect all our trees

335 Elon Musk, the world's richest man, (who also happens to be the owner of Tesla) is a [redacted] He spends his days and his fortune spewing hate filled rhetoric and disinformation across the world, attempting to destabilise democracy and promote [redacted] ideology. He is also currently part of the Trump administration, and is a directly responsible for helping gut imperative department governments like education, environmental protections, social security, and healthcare.
Between 1939 and 1945 almost a million Australians fought against his beliefs, and almost 40 thousand of them never came home. Allowing Tesla, and therefore Musk, an opportunity to amass more wealth on the back of these views not only does a disservice to their memory, but goes against everything those people, and many more around the world sacrificed all those years ago.
In 18 days, it will be April 25. Anzac day. A day we devote to the memory of these Australians who gave everything they had for freedom. Maybe the Marion City council should think about them in two and a half weeks as they debate whether or not to allow Elon Musk more opportunities to destabilise democracy and promote his [redacted].

336 Our society is far too car-centric as is, we shouldn't be wasting more space on automobile infrastructure. Especially not for foreign businesses.

337 Tesla stock is tanking. 'Political' reasons aside, this is not a good idea financially.

338 We need more homes, especially government housing. Community land is also so important. We should not be prioritising commercialism, especially for the sake of a company who's stock is tanking. The CEO has a rapidly declining public opinion. Many liken him to a [redacted] closely tied to a [redacted] leader.

339 This land would be better served to SA or Australian Owned businesses.
Tesla is widely-seen to be a overvalued company, as such there is a risk that the land may be left vacant in the event the business loses capacity to expand here.
There is significant evidence for the owner not aligning with Australian core principles and democratic values.

340 Elon Musk is a [redacted] of a human being and we should not help to make him richer.

341 Elon Musk is a red pill [redacted] and we don't need him or his company in our country.

342 No [redacted] owned companies in South Australia! Say no to supporting Tesla!

343 I do not believe we should be supporting a [redacted] or his bisiness. More importantly it is an space that could rejuvenated for housing for put current housingg crisis and the reserve should not be removed as we need more green spaces for our wildlife to survive.
Or we could encourage Australian business to develop the land and keep it in Australia's hands. See

344 Elon Musk who owns and runs Tesla is a [redacted].

345 Because we don't need to be supporting a company owned and run by one of the world's most hateful, [redacted] inspired, trump supporting, [redacted] "men".

346 The man is a open [redacted] who has a history of [redacted] local laws, and showing no care towards local communities. To invite a business like this into our state is insane behaviour, look at the way Americans and Europeans have been burning Tesla related buildings, do we want that in Adelaide?

347 It's an inappropriate redistribution of what should be a well used piece of public land.

348 [redacted] like Elon Musk do not belong in Marion

349 I would be very disappointed in the council if they decided to contribute to the profit of Musk. To make it worse, getting rid of housing in this economy? Are you daft?

350 We need more open/ green space. Especially in that area. And we need more housing trust houses and places. Both would be taken away. If they compensate by acquiring and returning land of same size for those purposes, it would be better.

351 The company owner creates division and hate. As well as spreading misinformation.
Additionally, employment rate in South Australia is so low - we have the benefit of choice

Participant comments

Please tell us why – not supportive

352 The company is particularly volatile in current circumstances and the space would be better purposed for an organisation that doesn't threaten the economic and democratic security of Australia

353 Because the company is owned by a transphobic [redacted] who attacked our economy and started a trade war, and has demonstrated he has no qualms breaking laws to get what he wants (see trespassing and misuse of other people's land next to the Space X site).

354 No one wants Tesla anymore. Tesla is tied to musk is tied to Trump. This is a bad idea. Granted, you've probably been working on the deal for longer than Trump 2.0 has been around, but it's probably just better to cut your losses

355 Elon Musk is a [redacted].
That ought to be enough of a reason.
His actions are directly harming the wellbeing of all Australians.
It's an affront to all the Aussies who died fighting [redacted].

Tesla shares are in a freefall due to his actions, it's a Governance risk to enter into an agreement with an overvalued firm which is rapidly losing market value AND public support.

356 Anything else here would be better.
Tesla as a company has a history of circumventing labor and environmental laws. Their cars often do not pass safety regulations. Their CEO is a white supremecist actively messing with democratic governmental procedure in a foreign country. I don't want a company that runs so counter to Australian values to have more presence in Adelaide.

357 Tesla owner is an open [redacted] My family didn't fight in a war against them to have come and take advantage of our people. There are plenty of better businesses out there that will fit the bill without being scum.

358 Elon Musk is a [redacted]. Don't support his business.

359 Tesla are an awful corporation run by a[redacted]

360 No, at this time. While a facility for repurposing batteries would align perfectly with the agenda for the Tonsley Innovation Precinct, I believe that Tesla's corporate and manufacturing arm (non vehicle servicing) have shown a disdain for local communities, regulations, and unions at their other facilities that are not values we would want to support in South Australia.

I believe that the timing of this proposal is very poor, due to the strained international relations between the US and Australia, caused in part by economic constraints supported directly by the CEO of Tesla. The damage that these tariffs will have on the Australian economy could be significant and the City of Marion has the duty to consider the broader Australian sentiment in its decision.

361 not a great idea to have a [redacted] company being built, tesla stocks are not looking good. the space could be utilised so much better from an australian company !

362 Please don't bring that [redacted] company to Adelaide. Please don't take away Housing Trust homes from people who need them more than ever.

363 Tesla's leadership does not meet community standards.

364 Tesla is a horrible company that seems to be failing.
I'd rather see an Australian company use the space.

365 Tesla is associated with an undemocratic, [redacted] regime in the United States. Allowing them to further their expansion here will lead to worse consequences for local residents and Australians.

366 Tesla is owned by a[redacted]

367 That is community land and we don't want it turned commercial, nor do we want Tesla.

368 [redacted] Elon [redacted] who will ruin our country

Participant comments

Please tell us why – not supportive

369 I do not support the land being used by Tesla. The land should remain locally owned. If not by renewal SA then by another Australian business, not an American company.

370 You're destroying people's homes and clearing nature/wildlife for a factory that's gonna be abandoned after a couple of years because Tesla is dropping massively, not to mention the CEO is horrifying in and of itself. This is a terrible move not just ethically but also economically

371 We should not be increasing involvement with that company. Further, their CEO frequently puts worker's rights at risk. This is not worth jeopardising significant trees over, and more trees that will hopefully grow into significant trees. Even if there were no trees, that company is an unnecessary social burden and a burden to workers. Northern European workers are rightfully striking against this company en masse. I think it is unwise to subject locals to potentially poor working conditions, and we should stand in solidarity with those in Europe.

372 [redacted]-owned organisations should not be run.

373 Because Tesla as a company is not something we in Australia should be encouraging. Their share price is bottoming out, and they are a target for attacks due to the far-right, [redacted] views of their owner.

374 Are you living under a rock? Have you seen the recent actions of their CEO?
Why should we promote [redacted] behaviour? Tesla is probably the worst company to suggest for the space.
Read the room.

375 Tesla as an entity is not only representative of but ran by a noted [redacted] in the world right now. Tesla as a company is presently facing one of the most effective consumer boycotts in history right now, on top of near completely losing any competitive market edge.
Both of these factors mean that not only is it morally and culturally untenable to lease the land out to Tesla, it's an economically disastrous idea.

376 The land should be made available to an Australian entity, or at least one that isn't hostile to the democratic interests of Australia.

377 Strongly opposed to allowing local land to be used by a foreign company whose major shareholder is pushing [redacted] ideals. We have to take a stance and reject any commercial connections with Tesla. That space should be used by a domestic manufacturer.

378 Do not believe Tesla is a company we want setting up in Australia. Little benefit for the local economy or community.

379 I have seen people sharing the notice of this development around social media, stating that the community does not want this to happen.

380 I would much rather see an Australian company take the space, rather than some large foreign company. Especially with the CEO, Elon Musk's recent actions in the USA, it is clear that Tesla isn't a company that we should be supporting.

381 Because of Elon Musk. Screw that guy.

382 Elon musk is a [redacted].
Tesla is also going downwards.
It's a bad look for the council, high risk of vandalism, protest.
Find somebody else

383 Don't support a business that benefits a [redacted]?!?!

384 The land could be put to better use, such as for private housing or an Australian-owned and built business instead of a foreign business made overseas that will not have the best interest in heart, such as tax avoidance or tax breaks it does not need.
Tesla has a track record for trying to get rid of or minimise worker safety or unionising in the name of profiting. This WILL hurt South Australian employees and WILL cause legal issues that Tesla WILL try to overrule unjustly.
Also, Elon is a [redacted].

385 Elon Musk has shown the world his true colours and Australia should be removing any trace of him and his far right wing policies. This is a disgrace that this is even being considered given the current geopolitical climate. Disgusting.

Participant comments

Please tell us why – not supportive

386 We should not be removing public housing and especially not for a questionable development and bad investment such as this!

387 I don't want to support a company that has misaligned values with our country.
I also think the use of residential and open space land for industry is not appropriate. This is not the right use for this land.

388 I have concerns about our city harboring a company owned by a white supremacist. Elon Musk, and his business, is not welcome in my home city.

389 The owner of Tesla is a [redacted]sympathiser at best or a straight [redacted] at worst. I want o part in supporting him, his ideas or his attempts to overthrow western democracies.

390 I strongly oppose Teslas use of this land

391 Because Tesla is tanking in America does that not concern you?
Plus homeless people live there does that not mean anything to you?

392 I'm open to the revocation land. I oppose giving it to Tesla. Their CEO is a genuine monster. Supporting international businesses is one thing, but supporting one where the CEO is arguably one of the worst human being's alive today is another.

393 I do not support anything to do with Tesla. It once was an impressive company but now it is clear it is lead by a [redacted] sympathiser, and has no place in Australia, let alone Adelaide.

394 Tesla experienced a fall in revenue this year and there is a lot of obvious negative feeling toward the company developing due to the actions of Elon Musk. If it continues Tesla could become bankrupt and the City left to pick up the pieces. It is too close to the TAFE and housing to be a comfortable arrangement. For the sake of 100 proposed jobs there are better users of the space that actively benefit the existing living and working communities in the area

395 Musk is someone who should not be supported.

396 [redacted] do not belong in Australia.

397 Council land should stay public and DA needs much more government housing, not less.
I also despise Tesla, particularly since the recent US elections with Musk having such a dire influence on the political landscape.
We should be boycotting, not supporting, this company.

398 We need the land for its current purpose.

399 I work in the MAB and believe that a diverse range of organisations and business is one of the aspects that makes the area so appealing and a great place to learn and network. I feel allowing one company to have multiple plots could unbalance the community of the innovation district.

400 having a Tesla factory will be determintal to the local environment and a disgusting eyesore. Additionally, as an American company they have been hostile to Australia, limiting any sort of economic benefit we could see. Tesla batteries are toxic to manufacture and create waste we need to deal with. Tesla is directly supporting a far right regime in America with racist ties and [redacted]salutes should not be welcome in Australia by any means we should not support this.

401 I do not believe that we should in any way condone Elon Musk as the wealthiest man on the planet by revokating our land fir him to make more profit.

402 I do not believe that in this current climate that this is a smart idea to proceed with. Not only removing two significant trees (that can never be replaced once they have been cut down) and the need to increase the tree canopy. Elon Musk is currently a far-right political figure that has consistently shown extremest views that are against the Australian interest and the progressive and free country we are. Telsa's board have allowed this to continue. Thought it is stating that 100 FTEs will be hired. It would be great if an Australian company, that keep the profits in Australia. All around the world Telsa showrooms and buildings are currently being protested at least weekly, do you want this in the council?

403 Not appropriate

404 Why would we support TESLA??? WHY WOULD WE REVOKE OUR COMMUNITY LAND FOR THIS????

Participant comments

Please tell us why – not supportive

405 Tesla and its CEO Elon Musk run counter to the very ideals of democracy that define this country.

406 It is appalling that we would even consider inviting a company that represents literal [redacted] to manufacture cars in our city.

407 I do not support the selling of council land to businesses especially Tesla

408 Increased association with Telsa refects poorly on our city

409 The CEO has shown numerous times that he is happy to both ignore local laws and usurp local government to get his way. It is likely that Tesla, operating under far less regulated US laws, will find issue with South Australia's regulations, and attempt to find loopholes or just ignore them. I do not believe it is in the city of Marions, nor Adelaide's, best interests to even allow Tesla the opportunity to break the law or manipulate government, and so I stand vehemently against this.

410 Elon Musk is a [redacted] who has promoted hateful rhetoric in the united states. He is a [redacted] man.

411 We shouldn't invest in a failed foreign [redacted] business. Much more appropriate electric car manufacturers we should be courting.

412 1. Do not kick people out of their homes. We are in a housing crisis.
2. Do not entertain giving land to a foreign entity, especially one who is an open [redacted] and misogynist.

413 We do not need to have overseas [redacted] and racist ceo owner have his business here in Australia, it sends the wrong message to our kids and people. A long side getting rid of nature and safe housing for those who are struggling.

414 Elon musk has zero concern for consumer safety, and his vehicles should not be allowed in this country

415 Say no to [redacted]. Tesla is a hot pocket of [redacted] right now, and the CEO is actively [redacted] the global market. [redacted] Musk. Don't let him anywhere near Australia.

416 Elon is clear he does not support the best interests of Australia. His car sales have plummeted in the recent months showing Australians are deciding with their wallet they do not support him or Tesla.

This would be an absolute crime to enable someone like this, who actively destroys democracy, to profit off our great country any further.

417 Tesla (Elon Musk) is completely at odds with Australian values. He is part of the American government that is causing global economic instability. We should not endorse his behaviour and only endorse companies who uphold Australian values

418 We don't want more ties to the USA when they're continuing down the road to [redacted]. Elon musk is [redacted].

419 Creating a manufacturing facility to create jobs is a fantastic thing.
Doing anything to create more influence for Elon Musk in Australia is not appropriate. Find another tenant.

420 Tesla is company propped up by a personality and a lot of smoke and mirrors. Elon's horrendous politics aside, Tesla will collapse as a company as it is out-competed by regional makers from China. The land should be used by a company that has a future, preferably Australian but if not, a company with a future will do. Tesla is absolutely NOT a company with a future.

421 Bringing a company owned by a [redacted] is never good. 100 jobs is nothing compared to the political manipulation this invites from an actual [redacted] who likes to dabble in political [redacted]. Tesla has shown over and over again how they don't care about local laws and regulations and will do as they desire because they can pay any fines rather than actually deal with the pollution they bring with their manufacturing practices.

422 The Tesla CEO is a [redacted]. The Tesla company have [redacted] the Canadian government by millions of dollars, specifically in the process of claiming rebates for a benefit to the environment that they don't truly provide. Tesla is a dying brand (hopefully) and damaging to the environment and the economy.

423 Tesla has a history of mistreating workers, fraudulently claiming government subsidies, and supporting it's [redacted] sympathizing CEO. It should not be supported by federal, state, or local government.

Participant comments

Please tell us why – not supportive

424 I don't think it is appropriate to approve plans for a factory for a company that has been associated with [redacted] and has been guilty of modern day slavery in South America. I will boycott all city of nation located business if this is approved.

425 Political leanings of the Tesla CEO are highly questionable. Tesla stock performance raises questions around the long-term viability of this project along with expectations that government funding may be expected to support or bail out this project.

426 The CEO of Tesla, Elon Musk, has been using his influence to further his extreme right wing political agenda globally. He has greatly damaged the US political system and is attempting to do the same in other democracies around the world. Under no circumstances should this land be permitted to be used to serve the business interests of Tesla at this time.

427 Community land should be kept for the community - turned into a park or something.
And we should not have anything to do with Tesla. Elon Musk is a [redacted] and having anything to do with his company would be detrimental to SA.

428 It is important for Australia not to give one inch to companies run by literal [redacted]s. Tesla is a company that is filling the pockets of a person who is out there destroying global peace, destroying the livelihoods of good people, and destroying the rule of law. Our council should not even be putting this forward. It is abysmal that we even need to consider this proposal.

429 Why would we invite a company into our city who does not hold any values and seeks to attack health, community, the environment and common decency. it is also not a good economic investment given the likelihood of the company going bankrupt

430 A factory for repurposing lithium and car batteries in a residential area is going to potentially affect the health of residents and native flora and fauna. A single leak in to the drain and the entire system is poisoned. Stop removing community green spaces in residential areas.

431 Tesla is a sinking boat. Not worth the risk for the not really significant number of new jobs.

432 Tesla is owned and managed by an individual who's social and economic values do not align with this country.

A sustainable technology or EV and battery manufacturer from Australia or a south-east Asian country should be prioritised for this factory.

433 We can't seriously entertain the idea of supporting Elon Musk's business in South Australia.

434 We cannot sellout to a [redacted] who is supporting imposing tariffs on Australia for literally no reason. We cannot be bought for anything by this [redacted]!

435 The company is run by a [redacted]. Because of his actions in the US the company is rapidly losing value and market share and is likely to go bankrupt.

436 This is not what we need when we have a housing shortage

437 They are an internationally owned and a BAD company. Tesla is actively being boycott by numerous groups. Not a smart idea.

438 I do not agree with Elon Musks principles and do not support the use of public land for overseas businesses.

439 Bad internationally-owned company with insane political ties. Not Australian owned. Company and its CEO do not reflect values of Marion, South Australia or Australia.
Very bad position for industrial area. Clearly blocks traffic between residential area and education area and replaces valuable (scarce) environmental reserves in the area.

440 The majority shareholder of Tesla Inc is a [redacted]. A real one.
My grandad fought [redacted]. I hope my kids don't have to.

441 Are you out of your minds? You do not have the privilege of destroying trees and public housing at this time. Both are finite resource that take time to establish and we are already beyond poor in both.

Participant comments

Please tell us why – not supportive

442 please don't further ruin the environment so a billionaire can continue to hoard wealth!!! the world is on fire!!!! we need trees!!! elon musk does not need more money!

443 Rather not have and support a [redacted] make more money.

444 Tesla's are bad for the world

445 Public land needs to be used for our own communities not for large multinational companies

446 Building a Tesla factory over SAHT land when we're already in the midst of a housing crisis is a disgusting and abhorrent idea. While the promise of jobs is important, this means it will be harder for those in need of housing to find a place to call home.

447 We hate Elon Musk

448 My name is [redacted] and I am employed as an outreach mental health recovery practitioner, with an educational background in Community Services (Post Grad certificate), Engineering (Civil and Env, B.E.) and Science (Soil and Water, Bsc). I presently have many mental health clients who live in immediate proximity to the proposed factory and dealership and have lived my whole life in the inner south region. These work, educational and life experiences inform my strong opposition to proposed plans for the site in question. The plans in general, along with the inclusion of Tesla represent a high likelihood of negative impacts on residents through many factors, not limited to but including economic problems and disruption to community cohesion. My concerns may be summarised as:

The anti-social actions of Tesla CEO, Elon Musk.
I am sure you are familiar with not only the headline grabbing incidents such as Musk's performing of [redacted] salutes on stage, but also more importantly the embracing of policy and positions that demonise and directly oppresses many at risk groups including racial minorities (https://www.nytimes.com/2025/02/06/business/tesla-elon-musk-dei-discrimination.html), migrants (https://www.rollingstone.com/culture/culture-news/elon-musk-great-replacement-conspiracy-theory-1234941337/), the poor (https://newrepublic.com/article/188552/musk-improper-payments-poor-war), and LGBTIAQ folks (https://www.sfchronicle.com/politics/article/Elon-Musk-is-leaning-into-transphobia-17649577.php). Musk has also engaged in the promotion of direct [redacted] propaganda including holocaust denial (https://www.forbes.com/sites/antoniopequenoiv/2025/03/13/musk-retweets-hitler-didnt-murder-millions-message-amid-ongoing-[redacted]-controversy/). A comprehensive accounting of Musk's actions and comments in this regard is beyond my capacity to provide, however this short list, of course, shows that this is a man who 's values and actions contradict those of the local community, those espoused and previously taken by the Marion Council, and those of Australians more broadly. This alone should be considered enough to disqualify a company run by such a man from conducting operations in the area.

Perhaps more directly to my personal concerns, allowing Tesla to build and operate a factory in Marion will of course be rightly interpreted by the at-risk groups mentioned previously as a sign that council does not, in fact, fully support them and see them as full and important people. This will have direct implications for my work as such messages and actions serve to increase the social isolation and exclusion that cause the majority of mental health issues among these cohorts (https://jamanetwork.com/journals/jamapsychiatry/article-abstract/2752265, https://www.tandfonline.com/doi/abs/10.1080/17441692.2019.1682028, https://www.cogitatiopress.com/socialinclusion/article/view/443)

The possible negative economic impacts of the plan.
Council notes the potential for '100 jobs to be created' and for MAB CCT Pty Ltd to perform decontamination on the site as part of any deal made. While little detail is provided on the mentioned jobs (e.g. how many would be truly new, ongoing work in the factory/dealership rather than temporary construction jobs), I can of course understand the possibility of some short-term economic gain is represented by these aspects of the plan. However, likely economic impacts must also be considered.

Participant comments

Please tell us why – not supportive

448 Telsa's attitudes to workers have been deplorable over its history, including the breaking of labour laws in the US (https://www.nytimes.com/2021/03/25/business/musk-labor-board.html) . Musk's own actions as the head of the oddly named D.O.G.E. in the US in firing a great many essential workers (https://apnews.com/article/doge-firings-layoffs-federal-government-workers-musk-d33cdd7872d64d2bdd8fe70c28652654) must be considered instructive as well. Again, a complete litany of demonstrative examples is not possible, however even these imply that any predictions regarding employment made by the companies involved should be treated with extreme scepticism.

Consideration must also be given to how viable and realistic is the project both in terms of constituent parts and its entirety given the inclusion of Telsa. Many factors including those mentioned here related to Musk and Tesla are relevant, though other factors such as the drop in market share owing to competition from other EV manufacturers such as BYD also bring into question if such a project will be completed or sustained. Telsa stock price has dropped markedly in the year to date, and internal turmoil such as Tesla investor and Gerber Kawasaki Wealth and Investment Manager Ross Gerber stating that Tesla is in "crisis" under Musk's leadership speak heavily to this concern.

Moreover, while the potential for privately funded contaminant remediation is attractive (as mentioned, my education gives some insight into how difficult soil/site decontamination can be), the building of a battery repurposing factory on the site implies the risk of further or worse contamination issues from pollutants including but not limited to heavy metals such and nickel, cobalt and lithium. Tesla's history of breaking/flouting local environmental laws raises this outcome from a possibility to, I would argue, a strong likelihood (https://www.jalopnik.com/tesla-factory-in-california-pollutes-so-much-it-is-seco-1851708615/, https://www.wsj.com/podcasts/google-news-update/tesla-racks-up-pollution-violations/93f151f6-3c19-4be9-9bd3-0f92b1a3093b). Without pretending I am in a position to conduct a full and statistically driven life cycle analysis of the proposed factory, one would need to assume that this project has the very real potential to imply a greater economic cost than benefit even if 'successful' in the short or long term.
The potential for politically driven activity at the site.
While at times deplorable and misguided, the negative and social economic impacts of actions carried about by Tesla as a company and Elon Musk (both as Tesla CEO and the head of the D.O.G.E. department) have led to community outrage and frustration being directed at Telsa sites across the world. This has resulted in protests, counter protests, and vandalism including the firebombing of multiple sites. The potential for social disruption, the cost to police, and the compromising of the viability of the plan, is not mitigated by many of these actions being immoral, illegal and often punishable, and should therefore be considered highly detrimental to the project by council.
Thank you for your time in reading my submission, please feel free to reach out to discuss further at my contact details provided.
[redacted]

449 I dont want a Tesla factory in Adelaide

450 Even if you are politically blind, Tesla is tanking dramatically and globally. Fast forward 2 years and you've just got an abandoned half built factory you've kicked housing trust people to the curb for

451 Keep your [redacted] out of the community.
Tesla and Elon are a [redacted] plague.

452 Don't take away public housing for a [redacted] how about that?

453 Tesla's owner is racist [redacted] saluting [redacted], his failing company is not welcomed. Why would you want a company that is being run to the ground to invest here?

454 The City Of Marion is trying to clear 58 trees and a swathe of housing trust land to make room for a Tesla factory, of all things.
It'd be a real shame to have their [redacted] CEO's business in Australia.
Even if you are politically blind, Tesla is tanking dramatically and globally. Fast forward 2 years and you've just got an abandoned half-built factory you've kicked housing trust people into curb for

Participant comments

Please tell us why – not supportive

455 Why the [redacted] would the community want this in their suburbs?
They don't.
Will be a huge eye sore.
Damage to the environment.
It'll probably get [redacted] with when construction tries to start.
Lost of precious housing when already such shortage on rentals

456 We have TWO disused car factories at Tonsley and Elizabeth. Use one of those. We have too little social housing already.

457 Native trees are vital to all of the communities health and wellbeing. It would be devastating to remove trees of such size and age. I believe that Adelaide will be a better place to live with more un touched park lands- not less !! The people of Adelaide deserve to be surrounded by the beauty and richness of our unique Australian bio diversity. Planting new trees to make up for this removal simply would not be good enough to make up for such a crime against our city. Trees take decades to grow and we simply cannot afford to loose any more native plots of habitat without the fundamental destruction of what makes Adelaide a beautiful place to live.

458 I do not support Tesla aka Elon musk, making his mark and profiting from the labour of the Adelaide community. Please find a business who will positively impact the community and contribute beyond employment to the creation of a stronger community.

459 I will not support any business related to Elon Musk. No[redacted] in Australia - no Union busting

460 I am not satisfied as to why a foreign-owned and operated business should need access to community land as opposed to leasing land that has already been zoned for industrial/commercial use.

461 We definitely do not need Housing Trust homes bull dozed when we are in a Housing Crisis.

462 Elon Musk is a [redacted] and we also have a housing crisis

463 Even if you are politically blind, Tesla is tanking dramatically and globally. Fast forward 2 years and you've just got an abandoned half-built factory you've kicked housing trust people into the curb for.

464 Musk - Trump - [redacted]. Need I say more.

465 Tesla is owned and operated by a far-right [redacted] whose interference in global politics is not to be understated. Their presence in the community sends a clear message that the City of Marion consider far right extremism, xenophobia, and buying your way into political decisions to be best practice and a welcome contribution to the city.

466 We should not be kicking out low income people to make room for an American [redacted] company that is on the verge of becoming bankrupt. This area should be developed for homes as we are currently experiencing a housing crisis

467 Because Tesla is a failing company based on current US politics and we will be removing housing trust and trees for nothing

468 Its a waste of public resources. The priority should be dealing with the housing crisis, not making it worse.

469 Why would the council want to back a company that has destroyed lives?

470 would not be beneficial to have Tesla operations here. would be very shameful to demolish more houses in an already unsteady housing climate.

471 Tesla is currently in free-fall due to the actions of its CEO. Across the world there have been protests against Tesla due to his actions, resulting in cars being hit with arson. As I'm sure the council is aware, lithium fires are very difficult to extinguish, which can lead to further property damage.

I feel that converting the space into a Tesla factory and showroom would invite graffiti at best, and potential arson and damage to the area at worse.

472 There needs to be more housing in this area, not less.
And the possibility of safety in local contamination is not guaranteed, there needs to be less industrial zones where people live, not more.

Participant comments

Please tell us why – not supportive

473 We don't have enough public housing as it is, and yet this proposal will involve bulldozing existing housing stock? Madness. Plus, we should be boycotting anything to do with Elon Musk, considering he's a person of [redacted] character who will try to use this to wedge and influence our local politics towards the far right.

474 Land should be retained for public housing and use , not from big US based corporations

475 No money for [redacted] or [redacted] property. Tesla are going down and building anything for them now is a waste of time and resources.

476 We do not support [redacted] and corruption. This is disgusting. To even entertain the idea of knocking down public housing and give it to these people is abhorrent.

Not only that, you are inviting vandalism and protests.

477 Elon Musk is a [redacted] I don't think there really needs to be anymore reasons but also knocking down public housing that's desperately needed is disgusting.

478 Tesla is (rightly or wrongly) now directly associated with Elon Musk's extremism views and actions, which have seen Tesla sites worldwide targeted with protests and violence.
Marion Council should not support (either directly or implicitly), Elon Musk's extremism which has included open support for [redacted] groups and the use of [redacted] salutes.
It is also a danger to the community to have a Tesla site in the council area.

479 I do not support a facility branded Tesla. Or any other US affiliated business in Australia.

480 I am a horticulturalist and bush care worker, we need every tree. Council could look at mitigating the land with revegetation to assist with some of the contamination, perhaps with the assistance of students from one of our very good universities.
We also know that land owned under SAHT should be urgently returned to same for development of social housing moving forward. I live in a housing cooperative and count my blessings every single day that I have a forever home.

481 I oppose Tesla being given land here in South Australia any more than it has already. If another company were to be part of this project (BYD or Sonnen) I would have less objections. However with the situation in America right now, this doesn't serve our community and the personal beliefs of Elon Musk taint the company as a whole. We should not allow [redacted] to grow their companies in our state. I also have very little confidence that as a company Tesla will dispose of their waste in a safe manner regardless of legislative requirements.

482 The current head of the intended end-use enterprise (Tesla) is a [redacted] sympathiser, an advocate for records mismanagement and promoter of [redacted], [redacted] and self-enriching propaganda and policies. I am against any part of my state, and nearby council, having any financial responsibility for, or to, this man.

483 We can't demolish the Housing Trust homes while we have lots of homeless people living in streets and we have housing crisis. Besides this will bring another burden our economy (our government start supporting the company). And lastly I don't want TESLA in our country.

484 They are not an organisation that reflects our values. What we lose, we will not gain back. I strongly oppose this.

485 I am a frequent visitor to this area and would hate further green removed to make way for industry. That common land continues to be gobbled up by big business, rather than allowing it to be public spaces that everyone can enjoy. Furthermore, the displacement of housing trust people who, undoubtedly will be without homes for some time, is unacceptable. We are losing these common places across the city, and it would be incredibly disappointing should the Marion council follow suit, particularly as this will be supporting one of the richest men in the world.Stop supporting oligarchs!

486 We are desperate for affordable housing. Why remove land that could be better utilised so people are less likely to be homeless.

487 Public lands should remain public. If there are contamination concerns these should be remedied. Alternatively an equivalent or greater area should be preserved for community use.

Participant comments

Please tell us why – not supportive

488 Because our state shouldn't be supporting [redacted]s and let them set up shop in our community. Our country should be limiting Tesla association.

489 Please give the contract to make electric cars to another company - we should not award public funds to [redacted]. Elon Musk symbolizes all that is wrong with the world and Australia must not accept this oligarch into our society in any way

490 People are in crisis, housing is vital. Removing it is unacceptable to reduce the amount of housing it needs to increase.

491 Not only is Elon Musk a [redacted] sympathiser, which is not a good look for the City of Marion, but the Tonsley district already has limited green spaces. As you would know, having green spaces are imperative to human health, and in the Tonsley Innovation district which is already mostly filled as an industrial area, it is important to preserve that space. As someone who goes to Flinders University, I have utilised this space before and would hate to see it gone for a company such as Tesla.

492 Live and grew up in the area
Marion council should spend taxpayers money better and hold onto green spaces in suburbia. There has been huge pull back to EVs

493 This proposition is nothing more than an attack, South Australia and particularly Adelaide was once known as a beautiful city touched by green and is now constantly being rooted out for soulless profit and political favour.

On top of this, you KNOW teslas involvement in [redacted], you KNOW the political statement it is to destroy mother earths nature and replace it with a [redacted]. By even proposing this, the council at Marion has shown complicity in [redacted]. To go through with it shows benign evil.

494 - Removal of low-cost housing opportunities when there is a housing crisis.
- Removal of much needed green space for residents.
- Expansion of a company with a CEO whose actions are threatening global economic stability.

495 A number of reasons come to mind.
1. Losing a green space is unacceptable especially when you consider the housing density and further construction on-site.
2. Storing batteries that burn at incredibly high temperatures near housing sites is a risk.
3. The general perception of the Tesla brand and the fact it fuels passionate responses, such as defacing property, and protests is not an acceptable risk.
4. Anything associated with making Elon Musk wealthier should be avoided.

496 In no way should we support anything related Elon musk. This area should be developed as parkland, or at worst medium density housing. A battery processing facility would be a fire risk, and house many toxic chemicals

497 Wildly inappropriate and doomed to fail

498 There is sufficient development in the area and the land being held by SAHT and Renewal SA would allow community use into the future. Giving it away would encroach further on local residents, deprive the community of open space and show a lack of responsibility from government.

499 Absolutely in favour of progress and creating jobs. However, we're at a crucial time historically and politically and it is absolutely not appropriate to support Tesla specifically. The owner of Tesla is dismantling the US economy, education system, healthcare, and human rights in the US, and allowing him more space in Australia sends a very wrong message. The knock on effect of what Tesla's owner is doing in the US will potentially be felt the world over for decades, potentially centuries to come. Supporting Tesla is not the way forward for any Australian.

500 We do not want Telsa in our community. We do not support this company and it's CEO. I would rather this lot go to an Australian company, or be developed into housing, or something that would benefit the community, rather than something to support the richest man in the world.

Participant comments

Please tell us why – not supportive

500 We do not want Telsa in our community. We do not support this company and it's CEO. I would rather this lot go to an Australian company, or be developed into housing, or something that would benefit the community, rather than something to support the richest man in the world.

501 While I agree with the need for the land contamination to be addressed I do not think turning it into a Tesla Showroom is the right move. Yes, Tesla has ties with clean energy however their overall political implications and background.. are questionable at best. Removing 62 trees, 2 of which are significant does not seem worth the pay off to replacing the green space with a non-green space that also supports questionable worldwide politics through the establishment that is Tesla. Providing 100 people with jobs is all well and good in theory but not when the way you're trying to do it may cause long term harm instead as there is a groundwater ban in that specific area, and also proposed housing units to go in around that area were discontinued due to the contamination in this area. How will building a factory and or how room on contaminated land be safe? Will there be little to no risk to construction workers? Future workers?

502 Too many trees removed, which we need, for a healthy Ecosystem. Too many Animals will be displaced and we need to preserve and protect the Natural environment we have left as it is disapearing rapidly due to developments. Trees and Eco systems are just as important, if not more than human needs. Please listen. Thankyou

503 I don't support revoking vital community space. We should be preserving the little canopy that we have as we experience a mass extinction and climate emergency. I don't support the proposition to use this community space for private activity, especially as it is for the problematic Tesla corporation which is experiencing market-driven repercussions as investors vote with their money and divest their support for Tesla and its CEO Elon Musk. Moreover, Tesla manufacturing facilities are becoming a symbol and target for dissenting actions around the world to demonstrate resistance against Elon Musk who holds an unelected office in the United States administration and is exercising power in irresponsible and dangerous ways. Elon Musk has threatened Australia's democracy and Australian laws as owner of X. Supporting such an enterprise poses not only means the removal of precious canopy in an area that has little of it during an extinction crisis, it also poses a risk to local community as Tesla becomes a symbol of [redacted] and a target of disruptive resistance.

504 First of all Tesla is owned by a [redacted] secondly I do not support selling council owned community ground to accompany who will destroy that ground

505 Tesla is a brand that is not appropriate to associate with. They are lead by a [redacted] owner who shows no regard for others, especially vulnerable people.
The amount of Tesla's being sold is reducing so the risk of them going bankrupt and not being able to build cars that the factory is being developed on is high.

506 Strongly opposed to removal of yet more significant trees! If there are already contamination concerns, add more trees and do not otherwise significantly disturb the space. Tesla can go elsewhere!

507 I don't want some [redacted] in our land. These cars are more dangerous and useless than regular cars.

508 Keep your [redacted] loving, tree removing American hands OUT OF OUR AREA!! Disgusted with the City of Marion that they would even consider a proposal from this doomed company. No one with a conscience is buying these [redacted] sleds any more.

509 Support Australian interests not a foreign companies

510 There will be too many trees cut down to make way for this. Do we really want to support Elon Musk earning more money? I think if the council did want to sell this land there are more ethical choices that could be made.

511 Tesla is not a suitable business to be situated in Adelaide given Elon Musks role in the demise of the rights and living conditions of Americans

512 Tesla has no place in Australia as long as they are led by a [redacted] sympathiser and shadow leader of an emerging dictatorship. It is in the international best interest to refuse all business with Tesla.

513 The proposed site is very close to residential areas, including existing public housing. Noise during construction and disturbance of contaminated soil, producing dust, would bother or harm residents. Removal of trees and green space isn't so easily replaced by planting a similar amount of trees, they take time to establish and mature.

Participant comments

Please tell us why – not supportive

513 Traffic and fire infrastructure and services would not be adequate in the area to support a factory. Tesla itself is an unethical company to allow increased presence in the area. Elon Musk has expressed far-right views, Tesla has had labour law violations, has operated in a way that promotes racism etc to employees, Tesla cars are hard to fix and often need more parts replaced than other cars which creates unnecessary waste, and there is concern that batteries will pose a worker and fire risk. It is also a poor business decision for the council as Tesla stocks are overvalued and have been falling.
If the building goes ahead regardless, there'll likely be protests- much of the public disapproves of Tesla.

514 Nature spaces are important for people's mental health, and for wildlife

515 Many many reasons.
Community land is important for the community, in terms of the visual beauty of the neighbourhood, bird and insect life, reducing summer heat, providing recreation and activity space for the community. The fact that this space has not been decontaminated for ten years doesn't mean it can't be.

Tesla is, in part, owned by Elon Musk, and Elon Musk is to be quite blunt a [redacted], an oligarch and a threat to democracy and global peace. It would be, shall we say, bad optics for the council to be seen to be supporting him, especially given the sacrifices required. Most Australians can't afford his impractical cars so it would be a very small part of the population that would benefit from this development in any way. Musk has shown himself to be an unworthy and untrustworthy employer, so we can probably find better ways to employ this "estimated" 100 people. Tesla stocks and sales are tanking so badly (mostly because of the [redacted] thing) that the entire future of the corporation is in jeopardy, so this is also just not a good investment.

I know it's easy to fail to notice when one has a nice job in a leafy inner city suburb, but there is a housing crisis in Australia right now, so diverting resources away from Housing Trust is the last thing you should be doing.
Planting 62 possible future trees that take time to grow and might die is not as good as having 62 extant trees.

516 With the interference of Elon Musk in the USA, it is not only dangerous to give his company more land here, but it could also be a security risk.
Once they are in, who knows how far he will go?

517 this company will be broke soon and will attract violence
the management is [redacted] and a [redacted]

518 We should not be welcoming a company run by a [redacted] into our country.

Participant comments

Do you have any other comments? (supportive)

1 This was shared by someone on Facebook hating on it wanting people to share their voice in opposition. Looking at it I think it's a fantastic opportunity for sa. Everyone hates how hard it it how there's no jobs etc. then when a proposal is put forth to have a major global company reintroduce car manufacturing to the state their against it. Honestly ridiculous, if this was anyone other than Tesla and musk (who only owns a fraction) then the project would be loved. If this doesn't get approved it is a massive loss for our state

2 Marion City Council and SAHT should compensate the lost of land by acquiring and providing affordable housing somewhere else.

3 I support the recycling facility and would like to see it developed in a way that is adaptable if another company needs to take over the facility given the current position of Telsa. My preference would be for this to be a government run venture with workers with good working conditions and any profits being returned to the community.

I don't agree with the purposes of a tesla showroom or service centre.

Re: showroom - with the 72% decline in Australian sales of Tesla vehicles, I do not believe this to be a viable commercial venture into the near future unless there is a significant leadership change at Tesla. Tesla should be made to submit a comprehensive business case before this idea is entertained.

Re: service centre - with the current position of I think that now government has a role to provide EV servicing in the future, as there is a likelihood that Tesla will not be a viable company. The other issue is that there are numerous stories coming out of America around tesla is that they are using technicalities to charge too much for servicing or blocking people out of their supercharging software. If there is a contract, there should be clauses for the servicing centre and tech to be handed to government control if Tesla is failing or there are exploitative servicing practices. My preference would be for a government run EV service centre (for any brand of EV) with employees with proper working conditions and any profits being returned to the community.

4 Please don't allow political agendas to remove such an opportunity.

5 I feel strongly that this is one of the best uses for this land

6 Please retain as many trees as possible and revegetate the rest of the site

7 It should make this area much tidier once done

8 I think it's important to remove any associated political bias and look at the immediate and long term benefits this opportunity would provide to the community.

Participant comments

Do you have any other comments? (not supportive)

1 I very much in favour of green energy and renewables but not with Tesla and the image it comes with.
At this stage I would rather the trees and a park that people would enjoy and appreciate instead of something that is reminding us of a man backing the subtle slip into a [redacted] regime with strong resemblances to [redacted] Germany.

2 I would be interested to know more about the contamination in this area. If people local to the area have previously been asked to move because of the possible health risks and the area closed off to public putting the responsibility on private business to remediate this seems rather worrying.

3 I don't live in the suburb but I work at Flinders University and frequently visit Tonsley site.

4 Please do the right thing for Australia and its people, preserve the land, clean it if its polluted. add more trees. stop bulldozing houses to clear land to sell it.

5 We appreciate that the land in question is reportedly contaminated. This makes the role of mature vegetation even more critical. Trees help stabilise contaminated soils, preventing erosion and limiting the spread of particulates through wind and rain events. Their root systems enhance soil structure, reduce leaching, and can even contribute to the long-term phytoremediation of pollutants.
Removing these trees without a comprehensive soil management and restoration plan poses a risk to both public health and environmental safety.
We propose that the Chestnut Court Reserve be retained for the wildlife and for the well-being of the residents and local employees.
Council may be interested in the research conducted by PhytoLab, run by Dr. Megan Murray, (BSC, PhD), University of Technology, Sydney (UTS) https://thephytolab.com/ using plants to help remediate contaminated land.
Further relevant research is being carried out by UTS' Faculty of Science, University of Newcastle, Sydney and the New South Wales Government at Sydney's Delprat Garden https://delpratgarden.com.au/theproject.
The work done by the above universities suggests that it would be worth planting more local vegetation on site, particularly in the Chestnut Court Reserve, to remediate soil contamination.
It would be seen as a 'win-win' for Council, and the community they represent. It would also be in line with Council's environmental credentials as a Green City.

6 I am not a local resident but I am so concerned of the potential impact that I felt obliged to respond.

7 I oppose this sale

8 Repurposing batteries is a dirty business. I don't think Tesla would be paying any where near the amount they should and council's use of said money for "future projects" is not good enough.

9 Go North Tesla

10 62 new trees to replace 58 established trees is beyond insufficient to offset the good that older established trees do. Do better that the bare minimum.

11 Given Tesla cars have such a limited life -8 years and the whole car needs to be destroyed as the battery cannot be replaced in it- why are we even thinking of supporting a company which creates such limited cars? Where will they be disposed of once they've reached their shelf life? Electric cars are definitely necessary, but not ones in which the battery can't be replaced. We should not be welcoming Tesla until it modifies its design and produces cars which can last for more than 8 years.

12 No to more factories, keep the trees and also plant more

13 Tesla is wealthy enough to purchase freehold.

14 Tesla is seen as a [redacted] brand worldwide. Elon Musk is a [redacted]. Our taxes should not be going to him or his associated businesses.

15 This is an industrial dangerous storage plan which should never be allowed in a residential area. Especially when it involves destroying the natural environment. How ironic to do this with the supposedly 'eco friendly' electric car industry.

16 Leave the trees

Participant comments

Do you have any other comments? (not supportive)

17 No think I've covered it. But you really need to assess if we need to keep chopping trees. Surely there Is more sustainable ways. Encourage developers to build around trees.

18 Look for alternatives rather than having to remove so many trees and take public land.

19 This area should remain open land and be planted, community park facilities added etc.

20 Embracing a divisive and controversial company like Tesla is physically, politically, environmentally and economically not the safest, most sustainable, nor most effective way to provide jobs AND look after our future.

21 Supporting the removal of comerce from Australian owned companies to a larger corporation that doesn't follow to Australia's core values is a great disservice to the population you claim to represent

22 As above

23 In the current climate I cannot believe this is even being considered!

24 Elon Musk literally put up a [redacted] salute, I don't want that rubbish in my community

25 This is a great example of people in power funding the wealthy and taking from the poor.

26 Honestly I thought initially this idea was satire - it would be hard to come up with a more cringeworthy concept.

27 No

28 "Adelaide has been debating renewable batteries for a long time now. Embracing the destructive machines of Tesla is not the safest, most sustainable, nor most effective way to provide jobs AND look after our futures, environmentally or politically.
Personally, I would recommend seeking local investors to start up a plastics recycling facility and promoting use of recycled materials in an ALREADY existing unused factory- this would fill a niche in the market, promote jobs, help manage our landfill problems, promote sustainable thinking, AND place the City of Marion as a community leader in preserving a hopeful future."

29 https://www.google.com/url?sa=t&source=web&rct=j&opi=89978449&url=https://climate.mit.edu/ask-mit/how-well-can-electric-vehicle-batteries-be-recycled&ved=2ahUKEwiSwu2d09iMAxXSzzgGHTEQFF4QjJEMegQIJBAB&usg=AOvVaw0E7BOZLWSulrzBHE7XiVCw

30 Don't do it!

31 Despite pledging our support to an absolutely [redacted] individual it also makes zero sense financially to invest in a company whose profits and stocks have been in free fall of late. We don't want Tesla here.

32 Worker safety at other Tesla factories is shocking, and given the large number of apprentices at TAFE, we don't need that kind of example.

33 The City of Marion is likely aware of the growing opposition of the Australian community to Tesla as the owner Elon Musk is the US leader in the dismantlement of the public services in the US, has forecefully condemned millions of people around the world to death with the abrupt cessation of the US Foreign Aid. We dont want the City of Marion to be associated with welcoming Tesla and his owner in our close-knit community: Musk is the symbol of the most [redacted] liberalism and the support of ultra-right movements alias [redacted] in many countries.

34 I do no support the proposed revocation of community at described as 7A Chestnut Court, Tonsley SA 5042 Certificate of Title Volume 5387 Folio 191 Allotment (Reserve) 31 in Deposited Plan 25435 in the area named Tonsley, Hundred of Adelaide.

35 I have had an investment property over in Mitchell Park in Bradley Grove so have a vested interest in the area.

36 Please read the news. Tesla is down. They will not need additional facilities anywhere in the next few years.

37 I will personally protest at this site and bring all of my friends if this goes ahead

38 Creating jobs is certainly important. However, Tesla is known for exploiting its employees anyway.
If this proposal was for a different company, that did not require demolishing of public housing, perhaps the community would support it.

Participant comments

Do you have any other comments? (not supportive)

39 Can't believe anyone with a gram of morals would even consider this. If you let this happen, you are saying that money is more important than humanity, and an [redacted] rich man that has the power to feed the entire world but choses to inflict great harm is more important than your own country and citizens. Unacceptable!!

40 Other than the Housing SA land, the other land adjacent, alotted for a car park appears to be a waste of green space. The whole devolpment will have the heating issue due to lack of greenery seen interstate.

41 Grow the [redacted] and maybe help the people in your council, instead of pushing them out and usurping control to increase profit into your own pockets

42 Use the land to build more public housing. Focus on providing decent living conditions for the people who live in the area. Make it a place that acts ethically and by doing this see the rewards it will bring with it.

43 Tesla is dying economically and the brand is falling apart. Let's not follow it down.

44 While I understand the potential economic arguments for factory development, I urge the council to consider:
The long-term economic value of preserving green spaces for community well-being
The potential negative impact on property values in surrounding neighborhoods
Alternative locations for industrial development that would not sacrifice our limited public green spaces
The tourism and quality-of-life benefits that parks bring to our community's economy

45 I think the city of Marion should doge a bullet and deny this request.

46 Councils need to start listening to their people. We don't live in the area but we own 2 investment properties nearby and feel the people must have a voice.

47 If Tesla want to take public housing site at the location - they should be in return be willing to give others sites that is better than what takiing. ie the public get some benefit from it.

48 From an ethical perspective, this proposal is deeply disappointing and, frankly, morally wrong. It prioritises the interests of a billion-dollar multinational corporation over the needs of our own local residents. The land in question has long been designated for community use, and revoking that designation to support a company like Tesla, especially one under global scrutiny, is unjust.

Tesla is a controversial company, and it is concerning that we are willing to sacrifice public trust land, housing, and significant environmental assets to accommodate its operations. Doing so sends the message that the City of Marion values profits and billionaire-led corporations over the wellbeing of its own residents. This is especially problematic given the unstable and increasingly strained relationship between Australia and the United States, making long-term investment in foreign corporations risky and potentially counterproductive.

The claimed economic benefit of "around 100 jobs" is minimal in comparison to what will be lost. This development will displace countless individuals currently housed or in need of public housing. In a time of housing crisis, how can we justify taking land from those who need it most to benefit those who need it least?

Community land should stay in community hands, not be quietly sold off through backdoor deals to the highest bidder. This is not just bad policy, it is morally wrong. If the Council truly values community engagement and sustainability, it should explore options that retain this land for future open space, social housing, or rewilding opportunities once environmental remediation is complete, rather than selling it to a private company like Tesla.

49 Don't let [redacted] cars in and don't hurt Australian locals and flora

50 Please don't agree to work with [redacted] it's deeply bad optics.

51 City of Marion should not seek to provide further economic opportunities to foreign billionaires acting for a government which has taken economic actions against Australia's best interests.

52 And oh yeah NO to Tesla - it is going out of business

53 That entire area is already a nightmare zone for traffic, please don't add to it with a factory. I am also concerned with how it will impact the neighbourhood.

Participant comments

Do you have any other comments? (not supportive)

54 Reclaiming degraded land is a worthwhile goal but NOT with a Tesla factory.

55 I STRONGLY OBJECT TO THIS PROPOSAL. IF THE LAND CANNOT BE USED FOR HOUSING PLEASE LOOK FOR ANOTHER REPUTABLE PURCHASER AND DONT BE CHEAPLY ENTICED BY MONEY AND JOBS.

56 Remediation of the land by planting MORE trees would better suit a green agenda.
We must accept that we live with the consequences of poor environment management of the past. Use signage to explain so it's a lesson learned and not a lesson covered up with a prestige car showroom.
The buffer between the residential area and the industrial Tonsley site should be maintained
Council members should not put income from rates for the site ahead of wider environmental and economic impacts.

57 Don't allow a Tesla factory to be built in SA

58 No

59 Please do not build this factory and please stop removing nature to create man-made buildings!

60 Make it available to an Australian owned manufacturer or at least one whose political ideals aren't directly opposed to that of Australia.

61 I think i've probably covered it. I'm not unrealistic, I understand the funds can probably come in handy to do good elsewhere, but the short and long term loss here seems out of balance with the outcome.

62 It's a bad idea. Show community support on this one by rejecting the Tesla bid, pull a big media presence about how the council is here to support its people and not failing mega corporations, and you'll wind up with a very very positive support base with your younger constituents.

63 Stay away from [redacted]

64 If the tariffs end and musk is removed by the board, I'd be supportive of this happening, but that seems unlikely.

65 Consider a different location on reclaimed or more remote land where it's barren

66 Don't do it, it can't be reversed once done

67 No.

68 Sell the Chestnut Court area to someone else and leave the rest of the land alone.

69 I am living in the ACT but a born and bred South Australian.

70 I and many others will be livid if Tesla comes to Adelaide

71 Anyone wanting to do a similar thing with an Australian company, or battery recycling, other EV related services- great! So long as no actual Housing trust houses are demolished.

72 I wish nothing but the [redacted] for Elon Musk.

73 I would like Adelaide to have less to do with Elon Musk given his online [redacted] campaigns and support for far right political extremism

74 I work in Marion.

75 Seriously what the heck?

76 Think about the people who are actually struggling, instead of the well off who would be the only ones buying Tesla products.

77 I used to live on quick road just around the corner from the site in question and know the area well.

78 It is a shame that the council and government would consider taking this deal when the maker of Tesla is a [redacted]

79 Jobs are great, but at what cost? Now is the time to show your true values to community, Marion Council.

80 Musk has a proven track record of forcing his companies to work in ways which pollute their environments irreparably. Do not allow him to do business in Australia, anywhere.

Participant comments

Do you have any other comments? (not supportive)

81 There are many studies that have been carried out by the EPA and their consultants that you would be aware of and if not read suggest someone does.
I know that area of Monroe and formally W H Wylie and Co having worked there from the sixties to mid nineties and was involved with plant developments and excavations so i am aware of its history and what is under the ground.
The proposed area is behind where a building known as Reckit & Colman and was used by Wylie for apprentice training, die casting, machine and assembly and chemical storage.
I would not touch this site without ground testing and if not done may well cost someone a lot of money and make people ill.

A development has been carried out on Ash avenue, this is only a few years ago after knocking down all the houses because of contamination. ?????

82 Don't do this.

83 Tesla vehicles are some of the worst performing, over hyped vehicles ever made. They have more recall than any other vehicle manufacturer ever, and are involved in more crashes per vehicle sold. None of the promises musk has made with telsa have ever been kept.
So why is he going to keep the.promises he has made to you

84 Seriously, just look at how Elon has been running his life businesses and America. He's lost BILLIONS. This is not the stable investment you think it will be

85 I am a former resident of the city of Marion and grew up around this area. Community land should remain community land.

86 Australians are soon to vastly suffer financially from the wannabe [redacted] contorting the election, that you wish to enrich at the expense of poor citizens.

Think very carefully about this.

87 Just NO.

88 Do your job, stop chasing the money.

89 We should definitely be making a stand against welcoming business from Tesla and Elon Musk into South Australia, let alone the whole country.

90 Of particular note in this is that company land should not be surrendered for the benefit of a company so publicly aligned with socially destructive practices and ideologies.
[redacted] go home.

91 I don't think we should be supporting someone like Elon Musk to get even richer.

92 Government should be ashamed if they do go through with this.

93 Give the lease to someone who is going to actually improve the state.

94 Please find a way to use this land in a way that doesn't support a foreign corporation linked to hate speech and divisive politics- we should be supporting local businesses that give back more directly to the Australian people, or use this land for building housing and amenities for our people in this difficult economic time.

95 Whoever suggested this should be sent to prison. What a disgrace.

96 Further any electric vehicle repair center should benefit the whole community, an exciting alternative proposal would be a electric vehicle repair community lab, a place where people could repair electric vehicles of all makes and models. A place with open hardward and software. A place where people could learn about the energy saving features of their EV. It SHOULD NOT be allocated to or be run by Telsa or it's associates. This is the LAST company that Tonsley or Marion should seek to be associated with at this time.
Further I now read that the land is owned by The South Australian Housing Trust ("SAHT"), why in a housing crisis, are we reallocating land under the control of the SA Housing Trust to a global corporation for long term use. This proposal seems to fail on many fronts and I stand against it.

Participant comments

Do you have any other comments? (not supportive)

98 We have already proven that vehicle manufacturing in Australia is unfeasible. It is highly likely that Tesla will use this, and the good favour they already have with the State government (thanks to the Jamestown battery project) to bypass the high American tariffs on Chinese materials used to produce Tesla vehicles and begin production here. Tesla are notorious for discard and outright [redacted] of workers' rights, and workplace health and safety.
I may not live in the Marion area anymore, but I was a resident there for many years. Even considering this disgusts me, and I would absolutely hesitate to return if the Tesla project goes ahead.

99 Tesla's popularity is bombing. This could be a very bad financial and environmental decision.

100 Any government who supports this will lose re election.

101 Telsa also have significant reputational issues due to the association with Elon Musk, who has been accused of [redacted] salutes amongst other controversies. Also, Tesla sales and share price have significantly dipped, so there is a real risk that sale to this buyer will not result in the site being treated or developed.

102 I would be more willing to accept the loss of future housing trust homes if the company was Australian.
I fear that the development of a factory for a business that has been having issues with stock prices lately is not in a financial position to expand their factories to a country where the labour is not cheap. I know that Tonsley used to be "the car manufacturing spot", as well as the jobs it once provided, but do you really believe that Tesla would be able to survive where Mitsubishi didn't?

103 No

104 Public land to public entities. Tafe need more facilities.

105 Need we say more?!

106 I may not be a city of Marion resident but I work in Brighton and Marion shopping centre. I am an active member of the local arts community.

107 It's also tanking globally due to everything that's happening and definitely not worth.

108 Stay away from our trees , and council or who ever contaminated the land before clean it up ..

109 It is honestly a really odd choice of timing for this public consultation considering Tesla projects are being actively targeted by political activists.

110 don't allow [redacted] a foothold in our communities

111 No [redacted] factory in Adelaide!!!

112 it's absolutely disgusting that this would even be considered for our city.

113 Find somewhere else or better yet no where

114 The naivety and mendacity of this proposal is breathtaking. I would suggest that any Tesla facility here, far from being a hub of 'green innovation', is more likely to be a hub for ongoing corporate gaslighting and probably an ongoing site for public protest

115 The land should be provided to Australian innovators, who will reinvest in Adelaide.

116 Once community land is sold it rarely ever goes back to the community, it should stay community land

117 Put it where it belongs, [redacted] Germany 1939

118 You find some real redundant space, and put some real green initiative here to create jobs, but not at the cost of social housing.

119 In addition, Musk does not need another cent.

120 We shouldn't be supporting Tesla, the company is run by by a dangerous [redacted].

121 We don't need or want Tesla here.

122 Public land is for the public, do something else with it.

123 Please consider lower income communities and how much of a slap in the face this proposal is to the city of Marion, considering the owner of Tesla has literally used the word 'parasitic' in reference to "poor people"
It's insulting this is even being considered.

Participant comments

Do you have any other comments? (not supportive)

124 By allowing a Tesla factory to be built here, the blood of those who are killed by [redacted], of the thousands killed in Palestine, and of the countless queer people who have been killed in the name of the politics [redacted] spruiks, that blood will be on your hands. There is never an excuse for supporting a [redacted] sympathiser.

125 You should be ashamed of yourselves for thinking this is a good idea. Tesla won't be paying any tax on Australian shores. Time to find a better alternative, even better - AN AUSTRALIAN ALTERNATIVE.

126 If it was a thousand trees for every one that was cut down, this still doesn't change how destructive Tesla is to the world.

127 I like to see support for EVs and solar batteries, but now from that company.

128 Tesla is blacklisted all over the world now. Stocks are plummeting and people are refusing to have anything to do with them. I think having a factory will incite violence abd destruction just as it has world wide.

129 Don't give [redacted]money - keep TESLA out of Australia.

130 I do have other personal objections to this proposal but reluctant to put on line. To keep it simple, no, no,no!

131 Build more public housing

132 The continued attack on public land and parked tree covered areas has to stop or this city will loose all its traditional charm and be unrecognizable and unliveable for many of us South Australians.

133 Telsa sucks and Elon Musk is pretty much a [redacted] The City of Marion should not support him or his company in any way, shape, or form.

134 City of Marion should focus on ethical investments that are focused on long-term sustainability and benefit to the local and wider communities.

135 Current world events might suggest Tesla is not a positive influence in any way, with Elon Musk supporting [redacted]like oligarchies. It is a negative mark for any council to have them in their land, but even more so when there is a need to revoke community land for this purpose.

136 Elon Musk is rich enough without exploiting Australia for more profits.
If Australians insist on manufacturing electric vehicles here in Australia we would be wiser to invest in our own brands and infrastructure instead of allowing foreign interests do the same thing that Ford, Holden, Toyota, Nissan etc made which ultimately was a dead end for all involved.

137 I work in this area with vulnerable people experiencing homelessness and housing instability.

138 Tonsley should be about education first and foremost. Tesla do not offer anything on this front.

139 Stop selling our country off to [redacted] foreign owned Companies owned by [redacted], [redacted] billionaires.

140 If this truly is for a Tesla facility, the companies share price is plummeting and who know if it's going to be a viable option to have a facility in Adelaide.
Better off leaving the land as it is or building more affordable housing in the area.

141 More housing would be of better use to the area

142 This propsal appears to be very cold and indifferent to the struggles of marginalised people, privileging economic production over housing for people who are struggling at a very bad time for housing inbthis state and country. Unbelievable that this can happen at this time!

143 Seems silly to even propose when the market of Tesla purchases in Australia and around the world have plummeted. Anyone with sense would locate a company which has value to this property

144 Developments in this space should prioritise Australian advanced manufacturing companies. The intent to recycle car batteries is great, but only servicing Tesla vehicles does a disservice to the wider EV sector which is seeing a decline in Tesla sales and surge in other companies.

145 I hope you will do what is right, not what brings in money

146 This is not a responsible use of land near residential areas.

Participant comments

Do you have any other comments? (not supportive)

147 I lived right near this area about 5 years ago and it felt pretty isolated. There isn't much around there in walking distance. Removing more of the limited potential green space will impact the quality of living to surrounding residents.

148 If Musk has any say in this development I don't trust him after the events of the last 2 months.

149 This land that is owned by Council but is held under its care and control is set aside for the public to use and enjoy. So the community is completely loosing out to a multinational business. Shame on you.

150 Given Elon Musk's recent behaviour and political inclinations, I think it would be incredibly unwise for the Marion Council to openly support the development of a company owned by a [redacted].
The Marion Council should be supporting the needs of their residents and not the wants of a billionaire-owned corporation.

151 Corporate investment will only take us so far. If you do it for money, for the economy, which you think is for the people of Australia, at what point will you realise there are no people left, no healthy places to live, for the sake of a "thriving economy"?

152 Considering the political climate regarding Musk, and his meddling in not just US politics but also starting on ours, this should never have been put onto the table for consideration.

153 Seriously?

154 If I could, I would also force the entire company of Tesla out of Australia; I hope you will see that allowing a [redacted] owned company further long term tenure here is the wrong choice and I encourage the City of Marion to cut it's ties with Musk and Tesla permanently and immediately.

155 I'm disgusted that this is even being considered. We do not want Elon Musk's lack of morals associated with Adelaide in any way. There are other options for EVs that we should be encouraging over Tesla

156 Tesla stocks are falling, and if they fall far enough there is a buyback option for the CEO's purchase of Twitter, as he has used the stock price to leverage his purchase of the social media platform. Should the stocks continue to become more volatile, and thus other ventures the CEO is involved with, then the future of Tesla may be unstable,leading to larger issues with the site.

157 Climate change is a con and we all know it. Renewable energy is damaging the planet and is a scam. I support manufacturing in Australia, but not EV.

158 That this is even being considered is kooky. Perhaps this can be made an example of - Tesla can't buy their way into our community

159 [redacted] Tesla. [redacted] Elon Musk.

160 We do not need such poor quality cars manufactured in Australia. Adelaide had a proud history of car manufacturing which has been destroyed and this is a very poor replacement.

161 Do not support [redacted]; do not support Tesla.

162 If this does go forward, the plant should at least be financially audited every year to ensure it's paying it's fair share of tax and isn't doing anything scrupulous to make profits look minimal or negative.

163 I think local governments put profits ahead of people far too much under the guise of good for the community. What is the point of having a significant tree if you can now just cut it down, and replant with a tree that now has no significance. It doesn't make sense to me to have these classifications. They mean nothing when profits come into the picture obviously.

164 You have an opportunity as a council to make a stand and support your community. Please do it

165 The fact this is a proposal, is honestly disgusting.

166 Please don't support companies who have an actual [redacted] as a CEO. Australia is better than this.

167 This would further strip away Adelaide's dwindling soul.

168 Are there any Australian companies making these batteries?

Participant comments

Do you have any other comments? (not supportive)

169 Do not allow [redacted].

170 The claim that providing 100 jobs is going to have any positive effect on the community is a joke. The Marion council are more concerned about lining their pockets than anything else.

171 This is a ridiculous proposal

172 Tesla. Really? Worst employer ever. No worker rights....i feel for those 100 employees.
They also make their own rules so make sure contracts are lock tight regarding paying money to council and taxes etc.

173 Seriously, selling away our land to that foreign [redacted] so the council can get a pay-day? Disgusting.

174 Do you want a [redacted]?
I don't want a [redacted].
Tesla's have extremely poor reputation for quality and safety.
A Tesla factory ANYWHERE in South Australia is endorment of [redacted].
NO!

175 Housing trust residents also deserve to continue to have an open space to access.

176 Nope.

177 As a satisified EV owner and a student studying these technologies at Tonsley, I would support the creation of a facility like this in SA, but I could not in good conscience support that from Tesla at this specific time. While they have a track record of investing in innovative South Australian infrastructure, I believe that this cooperation is no longer mutually beneficial due to the recent disdain for Australia shown by the CEO, and not allowing the sale of this land represents a broader statement from the community.

178 Offer the land to any other automotive company without problematic ties and support renewable manufacturing.

179 Yes baby Tesla's in this council

180 [redacted] Elon, international [redacted] who will ruin our country

181 Not that I haven't said already.

182 Keep Elon out of Australia.

183 Thank you for reading my feedback

184 We should be cutting all connection with this man and his companies.

185 How about an Australian company? Or really any company without a [redacted] at the helm.

186 Allowing a massive Tesla presence to take hold in our midst would reflect akin to [redacted] collaborators in the 1930s.
We're better than this. Under no circumstances should this be allowed to proceed.

187 Aside from the above, community land should be for the public, not for a private organisation.

188 Taking business from a man who constantly needs grants from the government or else his businesses will go bankrupt isn't a good idea.

189 Any elected member that openly supports this will never get my vote, and I would go so far as to actively campaign for their opposition.

190 I would be ashamed if this went forward. At some point morals need to come before money.

191 You're a god damn idiot if you think it will help the economy at all in tonsley or anywhere in Adelaide to have a Tesla factory

192 I would like to see the land cleaned up and restored to public use.

193 I live outside Marion but work in the area often so I would like to voice my opinion on the development

194 Yes. American businesses owned by South African [redacted] do not belong in Australia. The grief you will bring upon the business and surrounding businesses is already on full display around the world. Don't. Be. So. Stupid.

Participant comments

Do you have any other comments? (not supportive)

195 Of all the possible uses, we're going to prop up Tesla? Is there a reason Marion council is deciding to support a company who is tanking in profile are a direct result of its CEO's behaviour. Surely there could have been a better use or candidate if you were to make this foolish decision....

196 I am morally against the Tesla CEO and all he is doing in the world at the moment and am trying to remain objective. I feel any company with multiple plots in the area is minimising opportunities for growth and diversity of the area

197 With Americas current climate of placing tariffs on all Australian imports into America. Do we want to allow this? As America is not longer an ally to Australia, we should focus on growing our own Australian Businesses. Not selling public land to American businesses

198 Yes! Community Land is for families & communities to celebrate outdoor as well as undercover activities...particularly now that our children & their children can no longer afford housing on more than a postage stamp size block...with NO ROOM FOR THE KIDS TO PLAY & EXPLORE OUTDOOR ACTIVITIES! My daughter & grandchildren are in process of buying a TINY home in Edwardstown on 200sq met block...nowhere to play within coooee! All they can afford. Those kids & all the other kids in that massive subsidised housing scheme have no green areas, nowhere to kick or bounce balls or ride bikes (which they LOVE) but that is all they can afford...barely afford with zero excess money after bills & minimal food! Why would we support selling community land to freaking Tesla/private enterprise...WEALTHY [redacted] owner 🤷‍♀️🤷‍♀️🤷‍♀️🤷‍♀️👹👹👹👹

199 Why are you pushing people into homelessness to support the richest man in the world?

200 don't support a [redacted]

201 In the current global political climate, it would be wrong to support an organisation led by a person whose actions attempt to undermine democracy and act in his personal interests. Australian's are better than that.

202 I support other electric vehicle companies, why don't you make the offer to one of them instead.

203 It's obscene that this is even being considered. I am shocked and disgusted.

204 Have you watched any news in the last 2 months?

205 It's an utterly ridiculous proposal

206 Also, don't support companies with a [redacted] CEO, who doesn't share Australian beliefs and has been proven to break other countries laws to suit his own purposes.

207 No

208 The community does not want this company in South Australia

209 Elon Musk can go [redacted] himself

210 Please for the love of everything don't do it. Tesla's an insanely [redacted], overvalued company, run by a [redacted] [redacted] and serial [redacted]

211 Also, [redacted] Tesla.

212 i hate elon musk and i love trees

213 Contact details: [redacted]

214 Hands off Housing SA!

215 Given current global sentiments towards Tesla, it's also possible that the proposed development could attract vandals which might inadvertently cause damage to nearby reserves and homes.

216 Elon Musk is a [redacted]

217 [redacted] with their [redacted] CEO's [redacted] in Australia.

218 Don't reward [redacted]s.

Participant comments

Do you have any other comments? (not supportive)

220 it would really be a waste of resources and time and the area could go to much more helpful construction

221 If the site is to be redeveloped, instead of making it a purpose built Tesla factory have it be a purpose built factory for literally any other electric car manufacturer. They don't draw the ire of the public as much, nor do they have their CEOs publicly influencing elections across the world.

222 This area is already a high traffic black spot, putting more roadworks in place for more building creates more danger for everyone.

223 Yes I do. Tesla are poorly made death traps that don't do anything they say they will do. Invest in other hybrid and EV brands. At least those won't be a target for conflict and controversy and they are made by people who actually care about safety and the product they make, and not just their [redacted].

224 If it was used to build locally designed electric vehicles supported by Flinders University research conducted at the Tonsley campus I would consider supporting it. Also, if no current public housing was affected.

225 With respect, many in Australia support the global boycott of Tesla. I believe we should certainly support the building of electric vehicles in our country, but not by this type of foreign owned company. We know profits will go offshore, taxes will be unpaid. I see an electric or hybrid car in my 5 year plan, it will definitely not be a Tesla. I would not trust any figure on employment either.

226 Consider the community

227 No. Please reconsider.

228 We do not support Elon and his [redacted] agenda.

229 The land should be used to expand low cost accommodation to deal with the local housing crisis

230 We shouldn't be making room for a [redacted] business interests. My grandfather fought for Australia in the army. Our armies fought the [redacted]. It's not rocket science.

231 Trees produce air

232 What needs to happen is a better investment in eco-systems at our community land, investment in native flora and restoration of self sustaining systems

233 This is a receipe for bad publicity on a national if not international scale. Read the room!

234 Any ideas on affordable social housing?

235 I think my above comment says it very clearly.

236 Elon Musk is a [redacted] who was never elected. Support local businesses instead.

237 Mind blowing that you can declare a climate emergency with one breath, and then take aim at a block of established trees with the next. Hypocrisy at its finest.

238 Keep that [redacted] out of here

239 Public space should remain public space, not be sold to multi national companies

240 If you want everyone in your council electorate and for many miles around who cares about the environment, town planning, human rights or good economic sense to hate you forever on a personal and visceral level to the point it will not just affect your career as a councillor but also your entire future in exchange for a dubious and unlikely benefit, go ahead with this plan.
Get a new "strong connection" for your Tonsley Innovation Project.

241 I support the revocation but not to be given to a foreign company.

Appendix 3 – written comments

6 submissions

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CITY OF MARION

Participant comments

Received 3/4/25

While I appreciate the current concerns about the whole Tesla business model, I am more concerned that public land, with established trees, could be sacrificed for industry.

A public company has (or had) the funds to develop floor space in an appropriate place.

Local families will no doubt be annoyed by public protest at this unpopular company.

There are currently public protests against Tesla, there will be more who protest the cutting of trees.

I am a Marion Council rate payer. Please do not sacrifice this land.

What is happening to the Hills Hoist land near Castle Plaza? It must be close to 25 years of inactivity. Plant a few more trees there, too.

Kind regards

Participant comments

Received 6/4/25

Dear Marion Council and Councillors,

Reason for Objection

As one of the tree campaigners with Conservation Council SA, a Co-founder of the Marion Living Smarties, and a local resident, I do not support the City of Marion's selling the Community Land at Chestnut Court Tonsley, as this will result in the destruction of approximately 62 trees including 2 significant trees and 28 regulated trees in an area that already has such little canopy cover.

Trees are effective in stabilising contaminated land such as this, by reducing soil erosion and off-site particulate migration. Certain trees, particularly hybrid poplars and natives, can help with trichloroethylene (TCE) contamination in soil and groundwater through a process called phytoremediation, where they absorb and can even degrade the chemical.

Around the same time as this sell off of community land proposal was announced, the South Australian government launched it's Urban Greening Strategy for metropolitan Adelaide, with the Green Adelaide Chair, Prof Chris Daniels highlighting the urgency of this strategy, given that metropolitan Adelaide tree canopy is currently only 17%, well short of the 30% target. The City of Marion currently has an average of 15% canopy cover, half the widely accepted target to achieve optimum health, liveability and economic benefits. Urban temperatures are predicted to increase and retaining and planting more trees will help combat this.

Our urban canopy cover is under serious threat and the practice of selling off community land and removing our cities significant and regulated trees, which are extremely important and valuable green infrastructure is unjustified and reckless. Whilst this continues, the Council's own tree canopy target and Green Adelaide target will not be met. Put simply, planting more trees is not enough, Marion Council must protect and retain the big trees it has. It is also disingenuous and undermines the trust and positive momentum created by the May 2024 strengthening of the tree protection laws, the good work the Council is doing planting thousands more trees and the Council's groundbreaking Tree Asset Management Plan. According to the City of Marion's Tree Asset Management Plan, the trees to be removed across the whole site are valued at over $703,000.

Solution

The City of Marion Council should protect t's precious trees and recognise them as vital green infrastructure by not selling this community land and retaining it as a "pocket park" and perhaps further enhancing it with additional plantings. With clever engineering solutions, Tesla could modify its proposed build and work around the trees, rather than adopting the business as usual approach and razing all green infrastructure to the ground. This would show a commitment to the community and the Urban Greening strategy as well as the Council's own tree target and Tree Asset Management Plan, The proposed development should be reviewed to be more sensitive to the surrounding environment and the local community. As a society and community we should be modifying what we build, rather than modifying the environment around what we build.

Urban Green Infrastructure is more than just an environmental benefit - it is a critical part of our cities infrastructure that delivers immeasurable climate resilience, biodiversity and community wellbeing.

Yours sincerely,

Participant comments

Received 17/4/25

I do not support the proposed revocation of community land at 7A Chestnut Court, Tonsley and in particular oppose the removal of the 58 trees including 2 significant trees and 28 regulated trees.
The management of contaminated soil is also of concern. How will Tonsley residents be protected from dusty earth works?
Where will the toxic soil be sent?
If it goes to Mt Lonsdale, it'll get blown into surrounding suburbs like Hallett Cove which is within Marion Council. There is growing public concern regarding the dust from Mt Lonsdale being dispersed on windy days, coating our properties.
It's true that the Tonsley site currently has a somewhat desolate vibe, however the existing natural assets go a long way towards remediating the location and removing these natural assets poses a risk to both public health and environmental safety.

The Chestnut Court Reserve provides important habitat for fauna that was displaced when 130 huge and healthy regulated and significant trees were destroyed for the nearby South Rd upgrade in 2016. Many of these trees were razed in spite of not being in the direct path of the new road-works.
Unfortunately the City of Marion has lost a large number of trees in the subsequent years, with many more set to go for future developments

-This includes 35 significant trees felled by DIT at Oaklands Station for the crossing upgrade. A big loss of fauna habitat that could have had substantially less impact if the orientation of the rail line had remained on its original foot print.
-Majors Rd, where recently 12 regulated and 4 significant trees were destroyed. During the consultation period it was claimed that no regulation trees would be impacted.
-The former Dover Primary school site where at least 12 regulated and significant trees were illegally destroyed
-Marion Shopping Centre has had a Category 2 application approved to remove at least 8 regulated and significant trees.
-The Cove Point proposal has 6 regulated and 3 significant tree slated for removal by the developers. The Cove Point proposal does include a nearby green space of similar size to the land where the current mature trees stand, however there are no mature trees situated there.
-The Oaklands Green project has also contributed to the reduction of the Marion council green canopy.

Additionally, there has been many piecemeal tree removals by private developers over the last decade. A couple examples being 4-10 Chambers street Park Holm, where 3 significant trees were razed and the former Lecornu homestead on Sturt Rd, where a number of trees were destroyed. The remaining trees face an uncertain future given their proximity to the new buildings.

The combined impact of these removals and numerous others, somewhat diminishes the City of Marion's status as a "Tree City of the World"

The rehabilitation of Chestnut Court Reserve would be welcome by many within the community and contribute to the well-being of nearby residents and fauna. Potentially increasing the property value of the neighborhood more than a large industrial complex would.

Thank you for the opportunity to comment
Regards

Participant comments

By email: communityengagement@marion.sa.gov.au
17 April 2025

Dear City of Marion Engagement Officers,

RE: Proposed Revocation of Community Land- 7A Chestnut Court, Tonsley SA 5042 Certificate of Title Volume 5387 Folio 191 Allotment (Reserve) 31 in Deposited Plan 25435 in the area named Tonsley, Hundred of Adelaide

As the current Outreach Tree Campaign Coordinators at Conservation Council SA, we welcome the opportunity to provide comment. We bring to your attention our concerns with the proposed revocation and subsequent sale of community land by the City of Marion, with the associated removal of 58 mature trees, including 28 regulated and 2 significant.
This proposal undermines the ecological, social, and health values of this public asset, and well-established evidence supporting the multiple benefits of retaining open space and urban canopy retention.

The City of Marion's own innovative Tree Asset Management Plan values these trees at over $703,000, while the value to the community, wildlife and local ecosystems is immeasurable.

1. The Value of the Trees – Beyond Species Origin
The presence of **Eucalyptus sideroxylon**, though native to Western Australia, does not diminish its ecological or community value in the context of South Australia. These trees are now integral to local urban ecosystems, forming a **vital part of the wildlife corridor** that supports local birds, pollinators, and other fauna including the threatened brushtail possum.
They provide essential connectivity across fragmented green spaces, particularly in increasingly urbanised areas. Removing these trees would adversely impact biodiversity, remove a food source, disturb established habitats and safe movement that local species need to survive.

2. Trees as a Stabilisation and Remediation Asset
We appreciate that the land in question is reportedly **contaminated.** This makes the role of mature vegetation even more critical. Trees help **stabilise contaminated soils**, preventing erosion and limiting the spread of particulates through wind and rain events. Their root systems enhance soil structure, reduce leaching, and can even contribute to the long-term phytoremediation of pollutants.

Removing these trees without a comprehensive soil management and restoration plan poses a risk to both public health and environmental safety. We propose that the Chestnut Court Reserve be retained not only for the wildlife, but for the well-being of the community and the local employees.

Council may be interested in the research conducted by PhytoLab, run by Dr. Megan Murray, (BSC, PhD), University of Technology, Sydney (UTS) on using plants to help remediate contaminated land. Further relevant research is being carried out by UTS' Faculty of Science, University of Newcastle, Sydney and the New South Wales Government at Sydney's Delprat Garden .

Participant comments

The work undertaken by these universities suggest that it would be worth planting **more** local native vegetation on site, particularly in the Chestnut Court Reserve, to remediate soil contamination. This would vastly improve this green infrastructure asset for Council and restore the faith of the local community that the Council is effectively managing their community land, in their interests. It would also be in line with Council's environmental credentials as a Green City by providing valuable understorey inline with biodiversity urban sensitive design and the objectives of Green Adelaide's Urban Greening Strategy.

3. Social Equity, Mental Health, and Public Space Access
This parcel of land is **publicly owned**, with a lease arrangement currently allowing it to function as **open space for residents**. In a suburb where townhouse development is increasing and private green space is shrinking, access to communal green spaces becomes a **matter of social equity** and mental health.

There is now overwhelming evidence linking **tree canopy cover to improved mental wellbeing, reduced stress, and increased social cohesion**. For residents without gardens or tree cover of their own, these community trees are not optional—they are essential.
Residents have commented on the drop in temperature as they pass the trees which highlights the necessity for the trees to be retained to cool the urban environment. We appreciate that while 65 new trees will be planted on this site, new saplings won't provide a food source, habitat or safe movement of wildlife for decades, further compounding existing issues with habitat fragmentation and safe movement of native species.

4. Climate and Urban Planning Implications
South Australia is facing **increasing urban heat island effects**, and the loss of mature trees further accelerates this trend. Tree canopy helps cool urban areas, reduces energy costs, and mitigates climate impacts. The proposed removal is in direct contradiction to the State and local government's climate adaptation strategies. New tree saplings simply won't support climate mitigation or adaptation without the retention of existing trees

Solutions and Recommendations

Rather than proceeding with the land sale and tree removal, we urge the City of Marion to consider the following:

- Retain and protect the existing trees, especially regulated and significant trees.
- Improve the area for residents and wildlife.
- Develop a restoration and remediation plan that uses existing vegetation to stabilise contamination while planning for future planting of appropriate native understorey.

In Summary

We recognise the pressures on urban space and the need for sustainable development. However, this must not come at the cost of public green spaces, mature trees, wildlife conservation and community health and well-being. We ask the City of Marion to reconsider this proposal for the long-term benefit of the community and environment.

If you require any further information please contact us at

Participant comments

Received 3/4/25

I am writing as a concerned member of the Marion community regarding the proposed development of a Tesla factory across from the university at Tonsley.

While I have always found the Marion Council to be thoughtful and competent in its decisions, I believe this particular proposal is a serious misstep. Many local residents, including myself, frequently walk through this area and value it as one of the few remaining pockets of nature in our increasingly urban environment. Introducing heavy industry to this space would not only destroy a peaceful natural corridor but also significantly alter the character of the neighborhood.

The proposed site is also next to a residential area. This raises major concerns not only for the well-being and safety of those living nearby, but also for potential impacts on property values. It's well known that industrial developments can negatively affect the desirability and market value of surrounding homes.

Additionally, facilities of this type carry inherent risks, including fire hazards and potential chemical emissions. It seems both unsafe and inappropriate to situate such a development so close to a university campus and residential neighborhood, where students, families, and staff could be exposed to environmental risks. This could also harm Tonsley's reputation as a hub for innovation and sustainable development.

I urge the Council to reconsider this plan. Preserving the balance between progress and quality of life is essential, and I hope the voices of local residents will be taken into account.

Thank you for your time and consideration.
Kind regards,

Participant comments

Received 3/4/25

Good evening

I am writing to formally express my objection to the proposed development of a Tesla plant at Chestnut Court Reserve in Tonsley.

This green space is a vital part of our community — not only as a recreational area for families and children, but as a rare and irreplaceable pocket of nature in an increasingly urbanised environment. While I can't speak for every resident, the loss of Chestnut Court Reserve would mean the removal of valuable green space in a suburb that is already facing increasing development pressure. Parks like this contribute to the environmental health and livability of our suburbs, and once they are gone, they are not easily replaced.

I am also concerned about the lack of transparency and the limited opportunity for community input. I only became aware of the proposal on the final day of consultation, after hearing about it on the ABC Adelaide. When I looked into it further, I saw it had been published on Glam Adelaide on 13 April, with consultation closing on 17 April. If that was the only public notification, then the community has had very little time to understand the implications and respond. For a development involving the loss of public green space and dozens of trees, this raises serious concerns about the adequacy of the consultation process.

What's even more concerning is that this proposal will result in the removal of 58 trees, including 2 significant and 28 regulated trees. This is an alarming environmental loss, particularly in light of proposed vegetation removals in the area — such as those required for the Brighton Road tram overpass project, not to mention the devastating impact the drought is having on our vegetation. The cumulative impact of this continued loss of urban canopy is unacceptable, and in direct conflict with the broader community's expectations for green, sustainable development.

More alarming is this proposal is also in direct contradiction to the City of Marion's own target to increase tree canopy cover by 20% by 2045. Approving a development that requires the removal of 58 trees — some of which are significant or regulated — undermines the very environmental commitments the council has made to its community and to future generations.

While I support innovation and clean industries, it must not come at the cost of public green space and biodiversity. There are likely more suitable industrial or underutilised sites available that would not require sacrificing valued community reserves.

I respectfully urge you to:

-Reconsider the location of this development and protect the reserve;
-Extend the consultation period and ensure proper notification of local residents;
-Undertake transparent and inclusive community consultation;
-Release a full and independent environmental and social impact assessment.

Our parks are not empty plots — they are essential community spaces and ecological assets. Once they're lost, they are lost forever.

I would be grateful if you could provide a response outlining how the community's feedback will be taken into account in this matter.
Sincerely,

MAB CCT PTY LTD
Level 3, 1008 Hay Street
Perth WA 6000

PO Box 8009
Cloisters Square PO WA 6850
Telephone: +61 8 9221 0077
admin@bkcorp.com.au

16 April 2025

Attn: Tony Harrison
City of Marion
Chief Executive Officer

BY EMAIL
brett.grimm@marion.sa.gv.au

Dear Tony,

RE: LETTER OF SUPPORT - PROPOSED REVOCATION OF COMMUNITY LAND
7A CHESTNUT COURT, TONSLEY SA 5042

I write on behalf of the Developer MAB CCT Pty Ltd, following recent media coverage of the land revocation application, to reconfirm our commitment to the project and our development partner, TESLA Motors and Energy Australia.

The key benefits of the land revocation will enable the City to partner with a Tier 1 Global Citizen to deliver the key benefits summarised in the MAB CCT Application being:

Construction Investment

- Employment, apprenticeships, local suppliers, maintenance and servicing in the Construction Sector during construction (estimated minimum of local 50 construction workers on site per day for 18 months).

Full Time Employment (100 Full Time Equivalent Staff)

- Laboratory, research and technical staff – 20 workers.
- Warehouse and workshop assistants – 10 workers.
- Servicing, testing and battery repair staff – 20 workers.
- Executive, business development and management – 20 workers.
- IT, sales and marketing – 10 workers.

Training Initiatives

- In house TESLA employee training programs.
- Integration with SA Government Trainee Initiatives, for example, trainees and apprenticeships through the adjacent TAFE and funding support through SkillsSA, and graduate programs through the adjacent Flinders University.
- Target young local employees with training opportunities.
- Focus upon local South Australian staffing and training.

Housing Benefits

- Significant construction, worker and servicing local employment.
- Local housing supply required to service employee demand.
- Further investment and job opportunities to City of Marion.
- Building local community, employment and infrastructure.
- Unlock the Junction Housing opportunity to balance of land.

Environmental Benefits

- Remediate long standing contaminated sites that are not fit-for-purpose for housing or recreation.
- Positive outcome driven response to historic environmental issues.
- Positive community and media feedback.
- Increased landscape and environmental resolution.

City of Marion Global Citizen

- Global Tier 1 citizen to be located in City of Marion.
- Strong covenant for long term rates and tax payments to Council and State.
- Value add ratepayer for City of Marion / contributing member of community.

Drive Innovation and Interaction within Tonsley Innovation District

- The continuing innovation embedded within TESLA Motors and TESLA Batteries has the potential for horizontal and vertical linkages with companies and education and research institutions already located within Tonsley, as well as generating the potential to attract new aligned businesses to the District.

We thank the City of Marion, Renewal SA, and the South Australian Housing Trust for considering the proposal to develop the sites, and reconfirm our strong commitment to the project as outlined in the Application.

Yours Sincerely,
MAB CCT PTY LTD



David Paganin
Director

Tesla Motors Australia, PTY LTD.
Baker & McKenzie, Level 27, AMP Centre, 50 Bridge St., Sydney NSW 2000 Australia
p +142 889 816

16 April 2025
Attn: Tony Harrison
City of Marion
Chief Executive Officer

BY EMAIL
brett.grimm@marion.sa.gv.au

Dear Tony,

RE: LETTER OF SUPPORT - PROPOSED REVOCATION OF COMMUNITY LAND 7A CHESTNUT COURT, TONSLEY SA 5042

I write on behalf of Tesla Motors Australia regarding the Tesla facilities proposed on the current City of Marion land located at 7A Chestnut Court, Tonsley SA 5042.

We note the recent media coverage of the Proposal and write to re confirm our commitment to the project, including the significant benefits to the City of Marion, as set out in the submissions by the Developer MAB CCT on our behalf.

Tesla enjoys a strong relationship with SA – home to the original 'world's biggest battery' Hornsdale Power Reserve, and ever-growing Virtual Power Plant - placing it at the centre of the world's rapidly growing demand for sustainable energy products.

We continue to see strong growth potential across both battery storage products and electric vehicles in a state that has a combination of high solar uptake and an

Tesla Motors Australia, PTY LTD.
Baker & McKenzie, Level 27, AMP Centre, 50 Bridge St., Sydney NSW 2000 Australia
p +142 889 816

isolated grid, with a strong pipeline of battery projects being deployed or under contract, and an ever-expanding network of superchargers across the state.

SA, and the Tonsley district in particular, is already well positioned in the Tesla supply chain – from local re-manufacturing, installation, deployment, software and commercial model development.

Tesla looks forward to working closely with SA Government, alongside our growing partnership in accelerating SA's transition to a sustainable energy future.

Regards

Lindsay McEwen
Real Estate and Construction - APAC
Sydney, Australia

OFFICIAL

Government of South Australia
SA Housing Trust

Property Services

GPO Box 1669
ADELAIDE SA 5001
DX 550

Tel: 131 299
ABN: 17 545 435 789

www.housing.sa.gov.au
housingcustomers@sa.gov.au

7 May 2025

Mr Tony Harrison
Chief Executive Officer
City of Marion
245 Sturt Road
Sturt SA 5047

Dear Mr Harrison,

Letter of Support – Land Sale for Proposed Tesla Development at Tonsley

On behalf of the South Australian Housing Trust (SAHT), I am pleased to provide formal conditional support for the proposed sale of the consolidated “target site” to MAB CCT Ltd at Tonsley to facilitate the establishment of a new Tesla facility.

This proposal aligns strongly with the strategic objectives of the Tonsley Innovation District and the broader economic and environmental vision of South Australia. The proposal brings with it the opportunity to secure a global tier-one company in Tesla, reinforcing Tonsley’s international reputation in clean technology and innovation.

The benefits of this development are substantial and multi-faceted:

- **Economic Stimulus and Job Creation:** The proposal is forecast to generate up to 50 construction jobs per day over an 18-month build period and deliver around 100 full-time ongoing positions across research, technical, servicing, and executive business functions. This will provide meaningful employment pathways for local residents, including apprenticeship and training programs in partnership with TAFE and SkillsSA.
- **Strategic Land Use and Investment:** The site in question, which is currently contaminated and unfit for residential or recreational use, will be remediated by the proponent at no cost to the State. This remediation will enable productive, environmentally responsible redevelopment that aligns with zoning within the Strategic Innovation Zone.
- **Environmental and Community Benefits:** The redevelopment will address longstanding concerns regarding the under-utilisation of contaminated land. The proponent has committed to enhanced landscaping, improved amenity, and responsible site management—positively contributing to the community's environmental and social wellbeing.
- **Financial Benefits:** The proposal will support the consolidation of land parcels, generating revenue through the sale which can be reinvested in public infrastructure. Furthermore, it will unlock adjoining SAHT land to the south, encouraging future development opportunities. The project will also provide an ongoing source of rates revenue for the City of Marion.

The SA Housing Trust acknowledges and respects Aboriginal people as the state’s first people and nations, and recognises Aboriginal people as traditional owners and occupants of South Australian land and waters.

OFFICIAL

Government of South Australia
SA Housing Trust

Property Services

GPO Box 1669
ADELAIDE SA 5001
DX 550

Tel: 131 299
ABN: 17 545 435 789

www.housing.sa.gov.au
housingcustomers@sa.gov.au

Should this proposal not proceed, there is a significant risk that Tesla may seek to establish operations interstate, resulting in a lost opportunity for South Australia. SAHT's support is conditional on all parties finalising negotiations and achieving unconditional land sale contracts.

SAHT recognises the alignment of this project with Council's strategic initiatives and the historical context of the Tonsley precinct. We are confident that the proposed development will bring enduring economic, environmental, and social value to the Tonsley precinct and the broader region.

We respectfully encourage the City of Marion to support this transaction and work collaboratively with all stakeholders to facilitate the successful delivery of this important project.

Yours sincerely,

Mark Hayward
Executive Director
Property Services
South Australian Housing Trust

The SA Housing Trust acknowledges and respects Aboriginal people as the state's first people and nations, and recognises Aboriginal people as traditional owners and occupants of South Australian land and waters.

OFFICIAL

Ref: A2229913

Renewal SA

Level 16, 11 Waymouth Street
Adelaide SA 5000, Kaurna Country
GPO Box 698, Adelaide SA 5001

T 1800 993 439
E renewalsa.enquiries@sa.gov.au
W renewalsa.sa.gov.au

Mr Ben Keen
General Manager, City Development
City of Marion

By email: ben.keen@marion.sa.gov.au

Dear Mr Keen

Proposed Reclassification and Relocation of Chestnut Reserve

I am writing on behalf of Renewal SA to express support for the City of Marion's consideration of the proposed changes to the status of Chestnut Reserve and adjacent land to enable improved community outcomes, and more productive and strategic uses for the land.

While Chestnut Reserve is currently designated as community land, its underutilised nature presents a timely opportunity to realign public space to better serve community needs through relocation to a more accessible and active setting and to unlock land for purposes that could deliver substantial long-term economic benefits.

Repurposing this land has the potential to support investment, stimulate local employment, and contribute meaningfully to the economic vitality of the area.

We appreciate the opportunity to provide input and encourage the City of Marion to continue pursuing solutions that balance community amenity with forward-looking development.

Thank you for your consideration.

Yours sincerely

Shane Wingard
Executive Director Property and Major Projects

19 May 2025

Government of South Australia

OFFICIAL

12.2 Marion Basketball Stadium - Community Consultation	
Report Reference	GC250527R12.2
Originating Officer	Community Engagement Coordinator – Matthew Green
Corporate Manager	Manager City Activation - Charmaine Hughes
General Manager	General Manager City Development - Ben Keen

REPORT OBJECTIVE

For Council Members to note the feedback received from the recent consultation on the concept design for the new Marion Basketball Stadium and endorse the concept design and progression of the project to the next phase.

Report Reference	Report Title
GC211214R18.2	South Adelaide Basketball Club Proposal and 262 Sturt Road Precinct plan
GC220208F18.1	South Adelaide Basketball Redevelopment – Feasibility and Business case
GC220412F6.1	South Adelaide Basketball Redevelopment – Feasibility and Business case
EMF231205R1.2	262 Sturt Road Precinct
EMF231212F1.1	262 Sturt Road Precinct
EMF250304F11.2	Marion Basketball Stadium
GC250325F11.2	Marion Basketball Stadium draft concept design for community consultation

EXECUTIVE SUMMARY

Consultation was open from Monday 7 April until Monday 5 May, 2025. The consultation provided opportunities for the community and stakeholders to provide their feedback online, in writing, and in person at the community drop-in sessions, and at the meeting with Norfolk Estate residents. Key engagement activities included:

- Public drop-in sessions (x2)
- Direct mail to local residents and door knocking of residents living in close proximity to the site
- Social media advertising
- Making Marion online survey and newsletter
- Onsite signage with QR code
- Email to key stakeholder groups

Overall, 282 responses were received to the survey, of those:

- 83% (234 respondents) were supportive of the building concept design, 12% (35 respondents) were not supportive and (5%) 2 respondents were neutral.
- (82%) (230 respondents) were supportive of the draft concept design and site layout, 15% (43

respondents) were not supportive, and 6% (9 respondents) were neutral.
- 22 responses received from residents of Norfolk Estate Retirement Village (20 supportive, 2 do not support).
- 60% of overall responses (169) were from City of Marion residents.
- 178 respondents (63%) are members of the South Adelaide Basketball Club.

Due to the condensed project delivery timeframes required to meet Federal project milestones, Administration has continued to progress the Basketball Stadium concept design throughout the community consultation process.

Noting the strong community support for the project, it is recommended that Council endorse the concept design, which will enable the Section 48 Prudential Report to be commissioned and completed, ready for submission to Finance, Risk and Audit Committee for noting, following which, a report will be tabled for endorsement at General Council around August/September 2025.

RECOMMENDATION

That Council:

1. **Notes the community feedback report.**
2. **Endorses the concept design (Attachment 2).**
3. **Endorses administration proceeding with a Section 48 Prudential report for a future Finance, Risk and Audit Committee and then tabled for endorsement at a future General Council meeting**.

DISCUSSION

For analysis the feedback received has been broken down into the following zones:

Zone A:	Direct mail area (including Norfolk Estate)
Zone B	City of Marion Residents (exc. Zone A)
Zone A and B:	Total City of Marion residents
Zone C:	Non-City of Marion residents

Table 1. Support level for the concept design and site layout by zone

Metric	Overall	Zone A (direct mail area inc. Norfolk Estate)	Zone B (City of Marion residents exc. Zone A)	Zone A and B (total Marion residents)	Zone C (Non-City of Marion residents)
Support	82%	85%	80%	81%	82%
Neutral	3%	-	4%	4%	3%
Do not support	15%	15%	16%	15%	15%

Table 2. Support level for the building concept design by zone

Metric	Overall	Zone A (direct mail area inc. Norfolk Estate)	Zone B (City of Marion residents exc. Zone A)	Zone A and B (total Marion residents)	Zone C (Non-City of Marion residents)

Support	83%	88%	82%	84%	82%
Neutral	5%	6%	5%	5%	4%
Do not support	12%	6%	13%	11%	14%

Response analysis

The site layout plan and building concept design plans have received strong support from stakeholders and the community. The local community, including the Norfolk Estate Retirement Village residents (Zone A) recorded a higher level of support for the project (for both the site layout and building design) when compared to broader City of Marion residents and respondents who live outside the City of Marion Council area. (See attachment 1 for the consultation report)

Feedback themes

Key feedback sentiment included support for a much-needed community facility with an attractive building design, through to concerns that the 4-court option wouldn't provide the capacity and be able to support future growth.

Local residents contributed concerns over safety with an increase in traffic flow and parking demand. They were also concerned about entry/exit points to the new facility and how this could directly impact them with general noise and headlights shining into their properties after games finish late at night. This was raised by the residents located directly across from the western entry/exit point.

Comments were also received from the broader community in relation to whether the cost of the stadium was justified for a facility that caters for a single sport, not multiuse.

Next Steps

Due to the condensed project delivery timeframes required to meet Federal project milestones, Administration has continued to progress the Basketball Stadium concept design throughout the community consultation process. A copy of the concept design documents is attached (**Attachment 2**).

Noting the overwhelming community support for the project, it is recommended that Council endorse the concept design, which will enable the Section 48 Prudential Report to be commissioned and completed, ready for submission to Finance, Risk and Audit Committee for noting, following which, a report will be tabled for endorsement at General Council around August/September 2025.

ATTACHMENTS

1. Attachment 1 - Community feedback report - May 2025 [**12.2.1** - 56 pages]
2. Attachment 2 - Concept design [**12.2.2** - 5 pages]

Marion Basketball Stadium

Community feedback report (Concept design)

May 2025

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CITY OF MARION

Executive summary

1.0 Consultation purpose

- Building from the consultation on the site layout undertaken May/June 2024, this consultation process offered the community the opportunity to provide their feedback on the draft site layout plan and building concept design.
- Consultation provided the community with the opportunity to tell us whether they supported the layout and building design and what comments they had about the proposal.

2.0 Response summary

2.1 Making Marion responses (Overall)

- 282 responses were received via the Making Marion online survey and 1 written response was received.
- 83% (234 respondents) were supportive of the building concept design, 12% (35 respondents) were not supportive and (5%) 2 respondents were neutral.
- (82%) (230 respondents) were supportive of the draft concept design and site layout, 15% (43 respondents) were not supportive, and 6% (9 respondents) were neutral.
- 60% of overall responses (169) were from City of Marion residents.
- Key feedback sentiment included support for a much-needed facility with an attractive building design, through to concerns that the 4-court option wouldn't provide the capacity and be able to support future growth. Concerns over safety with an increase in traffic flow and parking demand were also raised. Local residents were concerned about entry/exit points to the new facility. Comments received also questioned whether the cost of the stadium is justified for a single sport.

2.2 Community drop-in sessions

- Approximately 15 local members of the community attended the 2 community drop-in sessions held at the current stadium.
- The community members that attended were able to talk to the project team, ask questions and provide their feedback.
- Feedback received at the sessions was mainly in relation to the positioning and operation of the vehicle entry / exit points to the new stadium, and general feedback on traffic / parking issues on Norfolk Road.

2.3 Norfolk Estate – meeting with residents

- The project team presented the building concept design and site layout to approximately 60 residents of the estate.
- Feedback from the group focussed largely on safety from the perspective of increasing traffic volumes that they expect to be experienced as a result of the new facility.
- Existing traffic concerns were also raised, again relating to issues of safety.
- The noise levels coming from the new stadium during play was also raised.

Feedback analysis

3.0 Feedback breakdown

For analysis the feedback received has been broken down into the following zones:

Zone A:	Direct mail area (including Norfolk Estate)
Zone B:	City of Marion Residents (exc. Zone A)
Zone A and B:	Total City of Marion residents
Zone C:	Non-City of Marion residents

Support levels for the concept design and building concept design have been analysed and provided in tables 3.1 and 3.2 to follow.

3.1 Support levels: Concept design and site layout

Metric	Overall	Zone A (direct mail area inc. Norfolk Estate)	Zone B (City of Marion residents exc. Zone A)	Zone A and B (total Marion residents)	Zone C (Non-City of Marion residents)
Responses	282	33	136	169	113
Strongly support	158 (56%)	18 (55%)	75 (55%)	93 (55%)	65 (58%)
Somewhat support	76 (22%)	10 (30%)	34 (25%)	44 (26%)	28 (25%)
Neutral	9 (3%)	0	6 (4%)	6 (4%)	3 (3%)
Somewhat do not support	17 (6%)	1 (3%)	8 (6%)	9 (5%)	8 (7%)
Strongly do not support	26 (9%)	4 (12%)	13 (10%)	17 (10%)	9 (8%)

Feedback analysis

3.2 Support levels: Building concept design

Metric	Overall	Zone A (direct mail area inc. Norfolk Estate)	Zone B (City of Marion residents exc. Zone A)	Zone A and B (total Marion residents)	Zone C (Non-City of Marion residents)
Responses	**282**	**33**	**136**	**169**	**113**
Strongly support	161 (57%)	20 (61%)	74 (54%)	94 (56%)	67 (59%)
Somewhat support	73 (26%)	9 (27%)	38 (28%)	47 (28%)	26 (23%)
Neutral	13 (5%)	2 (6%)	7 (5%)	9 (5%)	4 (4%)
Somewhat do not support	19 (7%)	0	9 (7%)	9 (5%)	10 (9%)
Strongly do not support	16 (6%)	2 (6%)	8 (6%)	10 (6%)	6 (5%)

178 respondents (63%) are members of the South Adelaide Basketball Club. Support levels for club members are provided in table 3.3 below.

3.3 Support levels: SABC members

Metric	SABC Club Members
Responses	**178**
Strongly support	95 (53%)
Somewhat support	49 (28%)
Neutral	6 (3%)
Somewhat do not support	12 (7%)
Strongly do not support	16 (9%)

Feedback analysis

4.0 Face to face engagement activities

4.1 Door knocking local residents

- On the morning of the consultation going live, approximately 50 of the most impacted properties were door knocked by the project team to provide residents with an opportunity to discuss the plans and provide direct feedback to members of the project team
- Feedback provided focused on issues of increased traffic and demand for parking, the building design and project timeframes, and issues of cars entering and exiting the facility

4.2 Community drop- in sessions

- Approximately 15 community members attended the 2 sessions held at the current stadium
- Concept plans and design images were made available at the session for residents to comment on and ask questions of the project team members
- Feedback received at the sessions was focussed largely on vehicle access and exit from the facility in relation to noise and for some residents there are concerns of headlights shining into bedrooms / living areas of their properties late at night after play concludes

4.3 Norfolk Estate residents meeting

- The project team presented the concept designs to estate residents at a meeting on Monday 7 April 2025.
- Residents were able to ask questions and provide feedback on the concept design.
- Feedback from residents related to issues of safety, both whilst on foot and when driving in the local area, a traffic management analysis was requested and there was feedback requesting additional methods of crossing the road for walking and accessing the RSL
- The location of proposed carparks close to properties on the southern Norfolk Estate boundary was also raised as an issue, both for light spill, noise and as a safety risk with cars being able to park right up against the property boundary.
- Residents are keen for the same type of fencing to remain along the western boundary (just higher) for security
- Potential negative impacts to house prices was also raised as a concern
- The full meeting summary is provided in Appendix 4 (page 53)

Feeback analysis

5.0 Key themes from feedback

Those supportive of the site layout and building concept design:

- Strong support levels for the upgrade of an old out of date building, that will create an asset for the community
- The upgraded facility will play a key role in helping to support youth social development and engagement, reinforcing community well being.
- Although supportive, participants commented on the number of courts and that 5 as originally proposed would be better than 4 to cater for future and future proof the facility

Those not supportive of the site layout and building concept design:

- Comments question the capacity of the of the 4-court design, and whether it will be able to cater for growth in rates of participation
- Concerns over increased traffic in the local streets and related issues of safety for local residents
- Comments were also received that relate to whether the cost of the new stadium is justified for a single sport that may not cater for the needs of the broader community
- Impacts of the entry / exit points and concerns around noise, and light spill into neighbouring properties

Engagement Snapshot

Purpose of engagement

To seek the views and input from the community on the proposed concept design of the new basketball stadium.

Community consultation commenced on **07/04/2025** and closed on **05/05/2025**.

How we engaged:

- Door knocking local residents, (Norfolk Avenue, Christina, Douglas and Parlow Streets)
- Direct mail to broader residents
- Social media campaign
- Emails to key stakeholders
- Onsite signage
- Community drop-in sessions (x2)
- Norfolk Retirement Village – presentation on the concept design

282

Survey responses

received via

Making Marion Survey

1

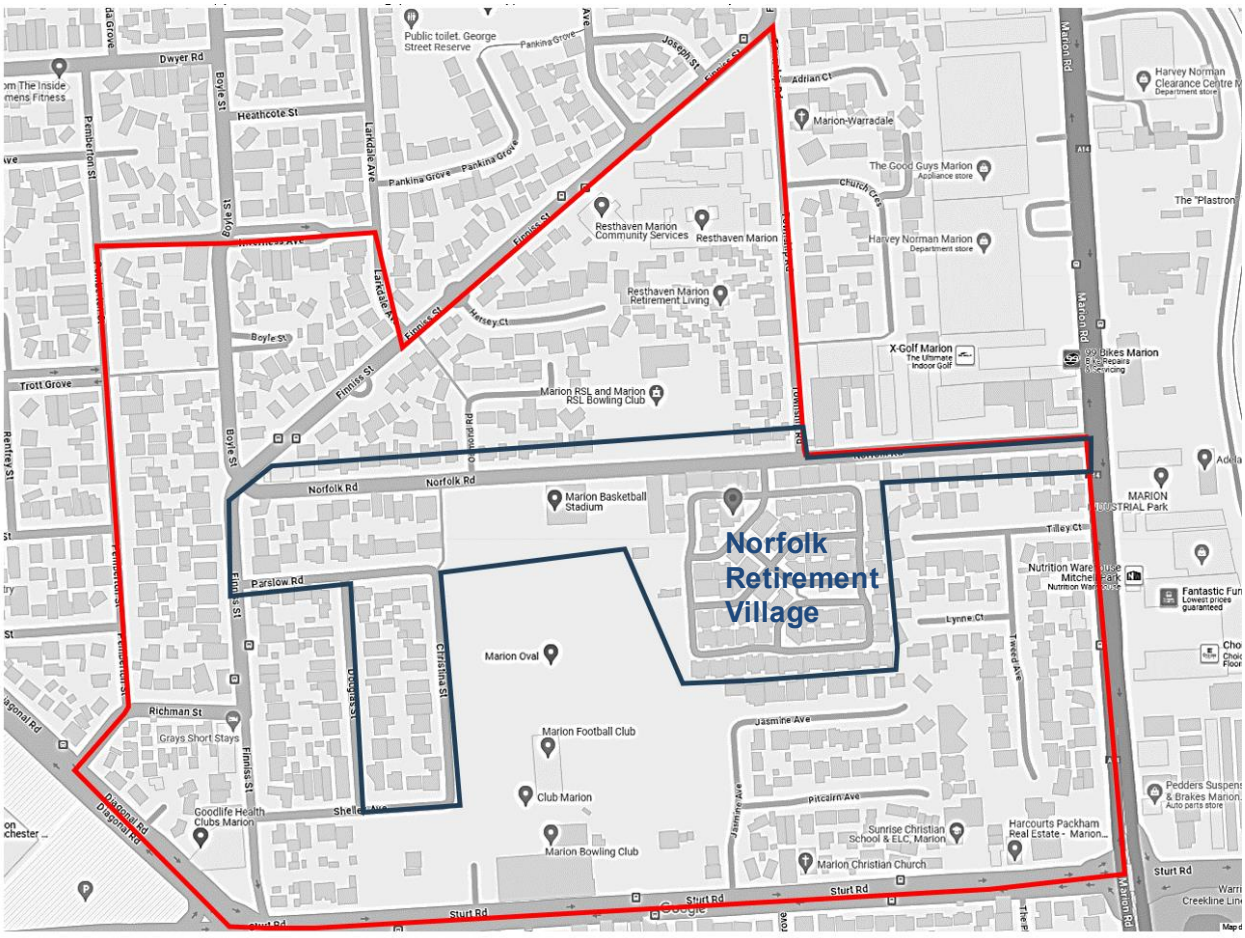
Written submissions

From a community

member

Engagement Snapshot

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



Doorknocking area

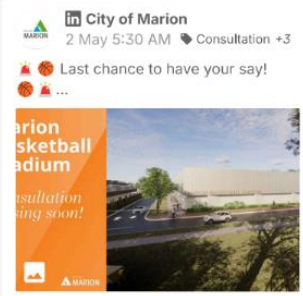
Direct mail area

Social media summary

Content:

The campaign used consisted of Facebook and LinkedIn posts throughout the consultation period to promote the opportunity to participate in the survey.

POSTS	IMPRESSIONS	REACTIONS	ENGAGEMENTS	REACH	ENGAGEMENT RATE	COMMENTS
6	11,56K	50	76	10,21K	0,66%	5



Impressions	172
Reactions	1
Engagements	1
Reach	120
Engagement rate	0,58%
Comments	0

City of Marion
2 May 5:30 AM · ABP +3

Last chance to have your say! ...



Impressions	378
Reactions	0
Engagements	0
Reach	356
Engagement rate	0%
Comments	0

City of Marion
24 Apr 5:30 AM · Marion Basketb... +3

We're seeking your feedback on the proposed Marion Basketball Stadium! ...



Impressions	1,34K
Reactions	3
Engagements	5
Reach	1,28K
Engagement rate	0,37%
Comments	0

City of Marion
23 Apr 5:30 AM · Marion Basketball ... +3

We're seeking your feedback on the proposed Marion Basketball Stadium! ...



Impressions	474
Reactions	11
Engagements	13
Reach	316
Engagement rate	2,74%
Comments	1

Matthew Green (matthew.green@marion.sa.gov.au) is signed in

City of Marion
7 Apr 5:30 AM · Marion Basketball ... +3

We're seeking your feedback on the proposed Marion Basketball Stadium! ...



Impressions	8,48K
Reactions	24
Engagements	44
Reach	7,67K
Engagement rate	0,52%
Comments	4

City of Marion
7 Apr 5:30 AM · Marion Basketball ... +3

We're seeking your feedback on the proposed Marion Basketball Stadium! ...



Impressions	704
Reactions	11
Engagements	13
Reach	470
Engagement rate	1,85%
Comments	0

Social Media Summary

7 April – 5 May 2025

Posts	Impressions	Reactions
5	11,560K	50
Reach	**Engagements**	**Engagement Rate**
10,210K	76	0.66%

Definitions:

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

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

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

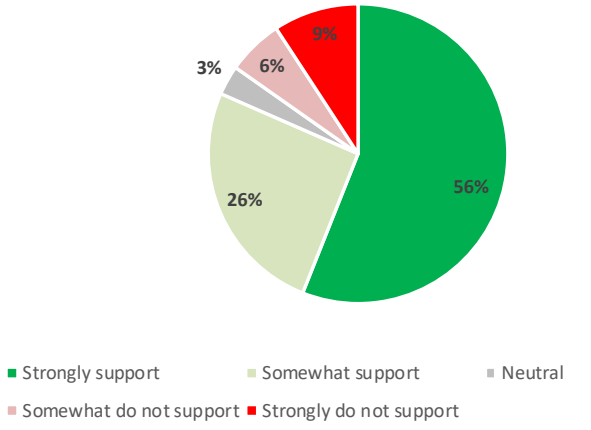
Engagement Rate: Calculated by the total engagements a post received divided by the total number of impressions on that post.

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

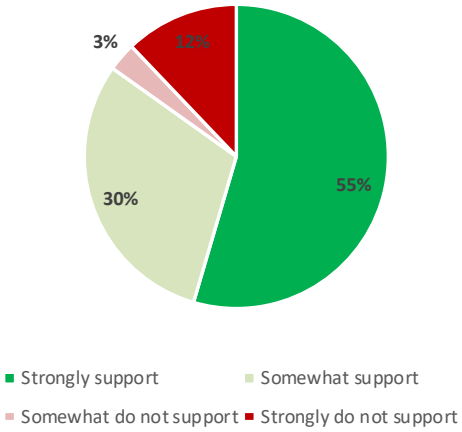
Participant responses

Do you support the draft concept design and site plan?

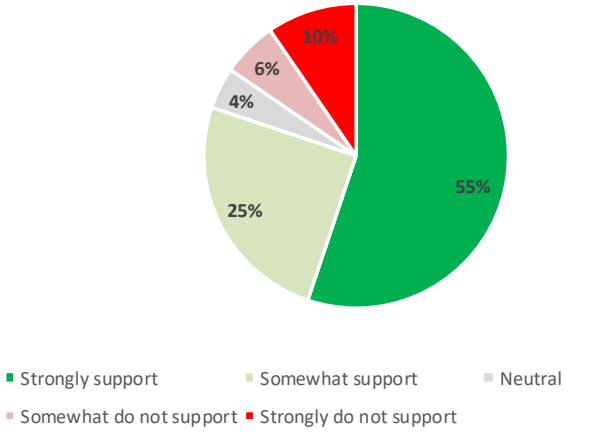
Overall



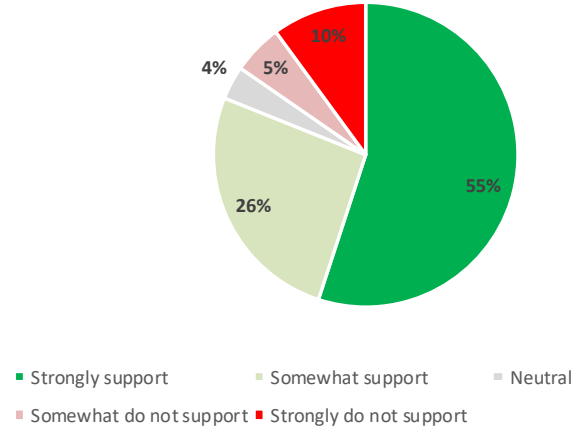
Zone A (direct mail area)



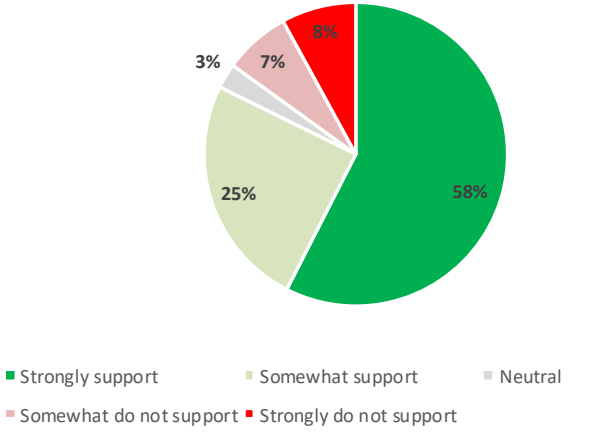
Zone B (CoM residents exc. Zone A)



Zone A and B (total CoM residents)



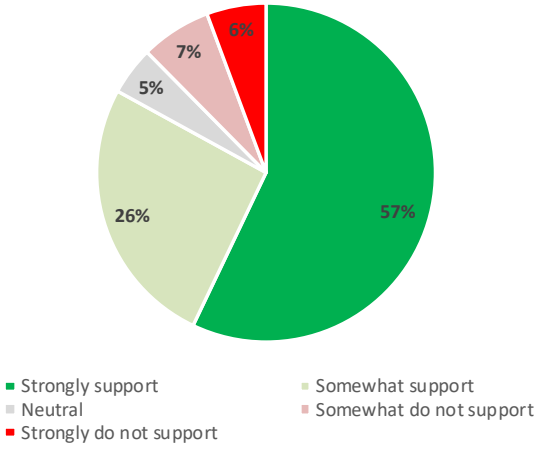
Zone C (Non-CoM residents)



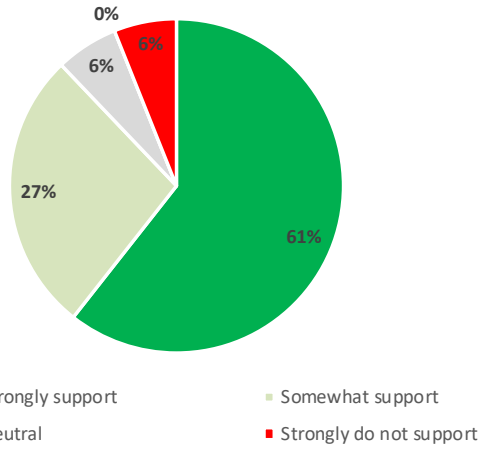
Participant responses

Do you support the building concept design?

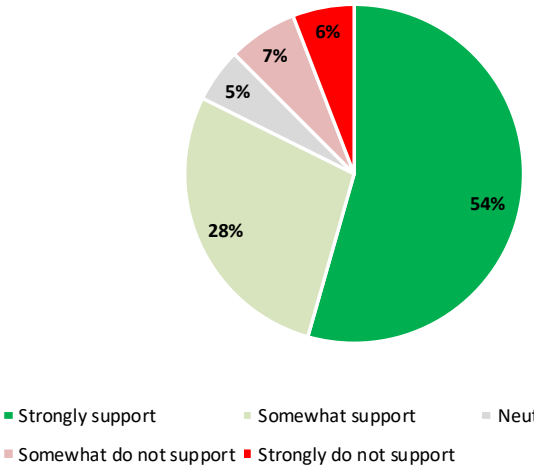
Overall



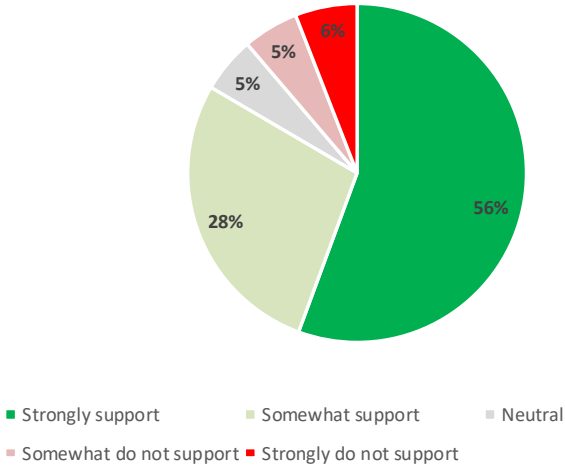
Zone A (direct mail area)



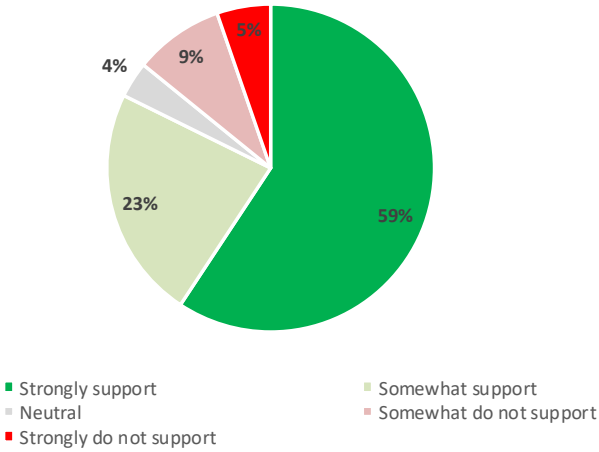
Zone B (CoM residents exc. Zone A)



Zone A and B (total CoM residents)

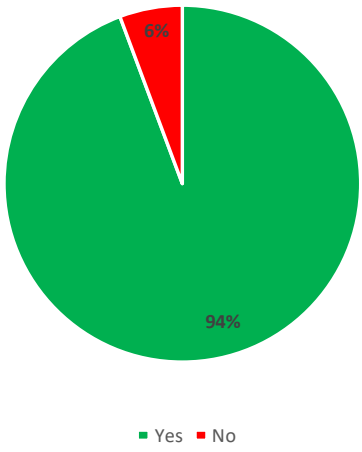


Zone C (Non-CoM residents)

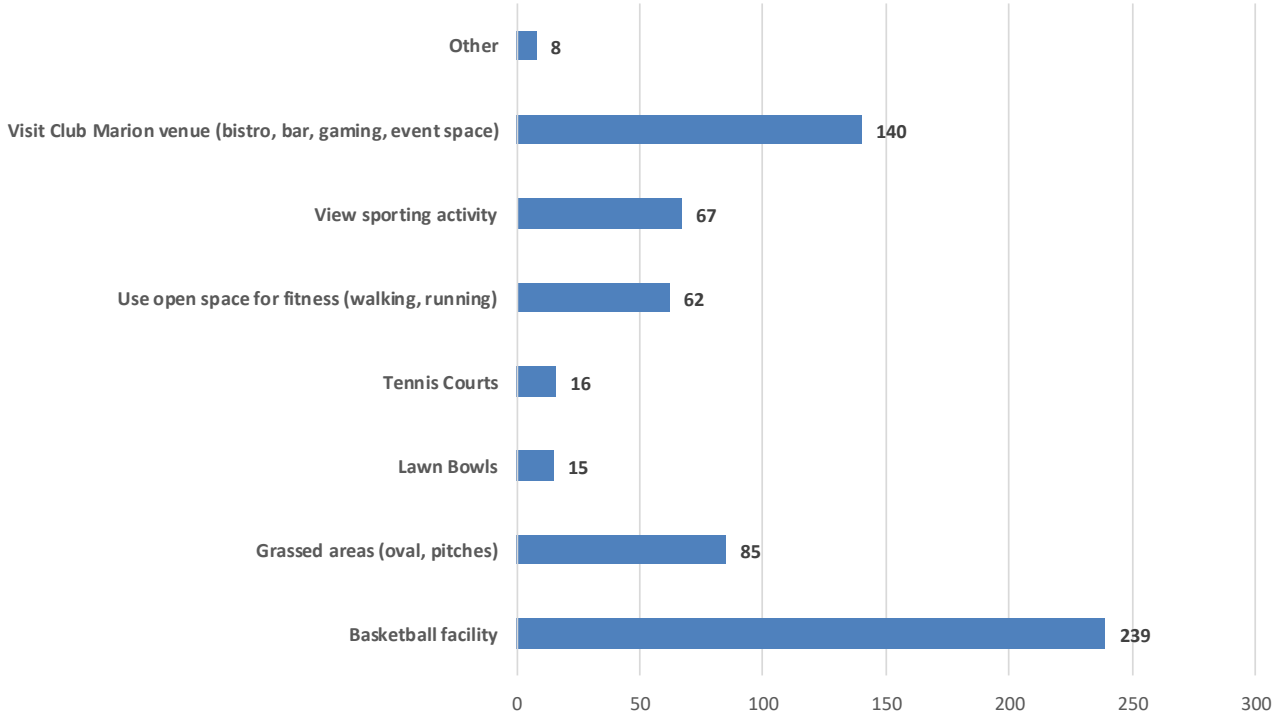


Participant responses

Do you visit any of the facilities at the site?

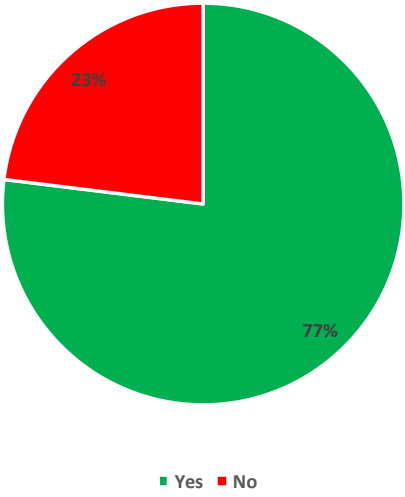


If yes, which facilities?

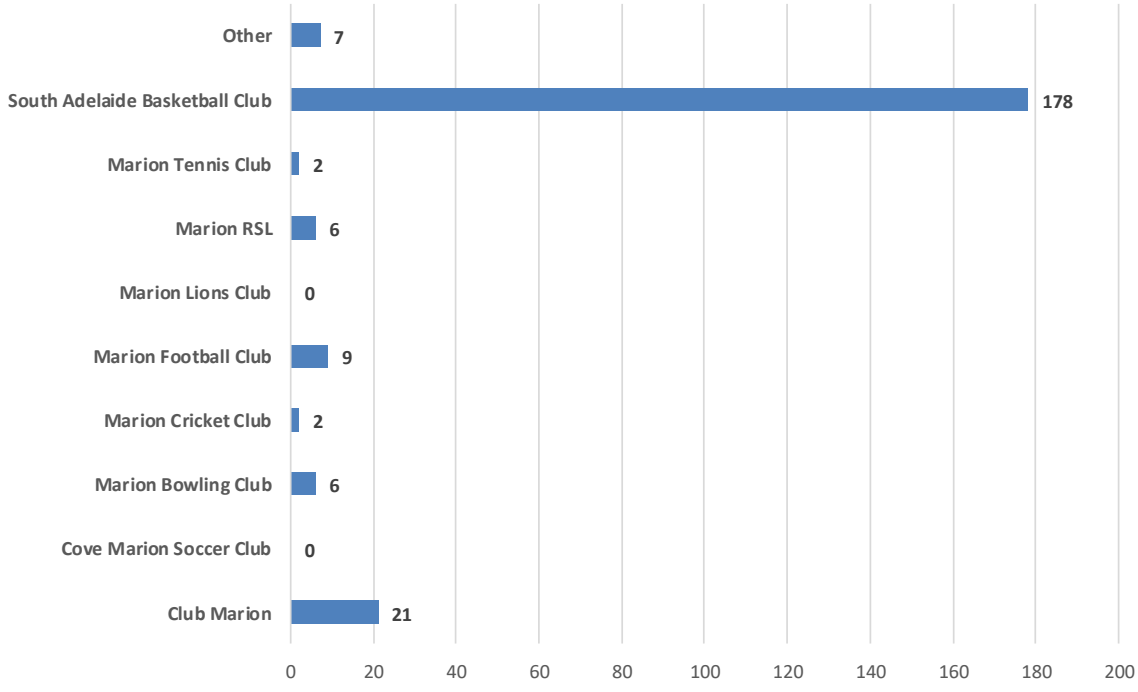


Participant responses

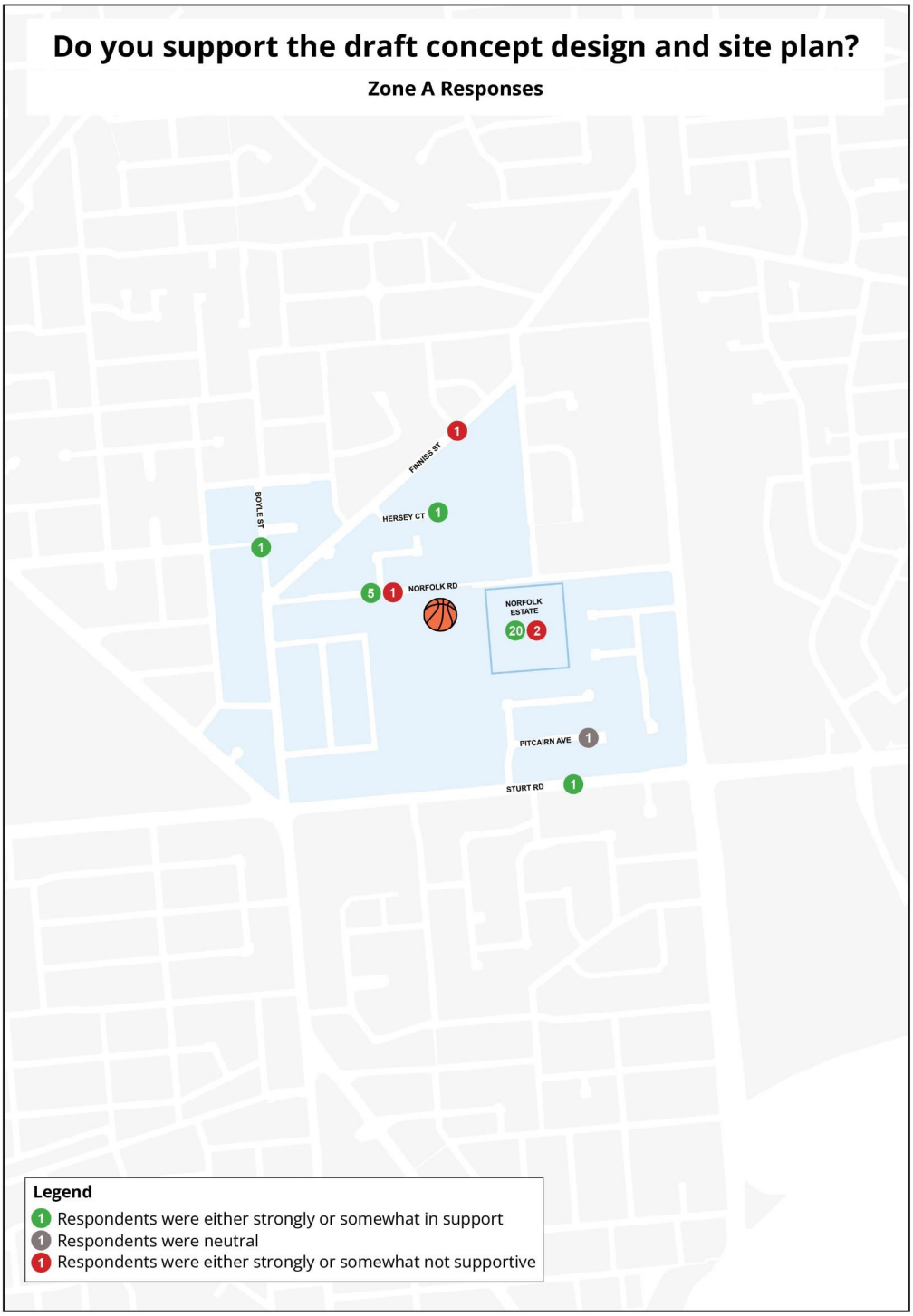
Are you a member of any clubs that use the facilities between Sturt Road and Norfolk Road?



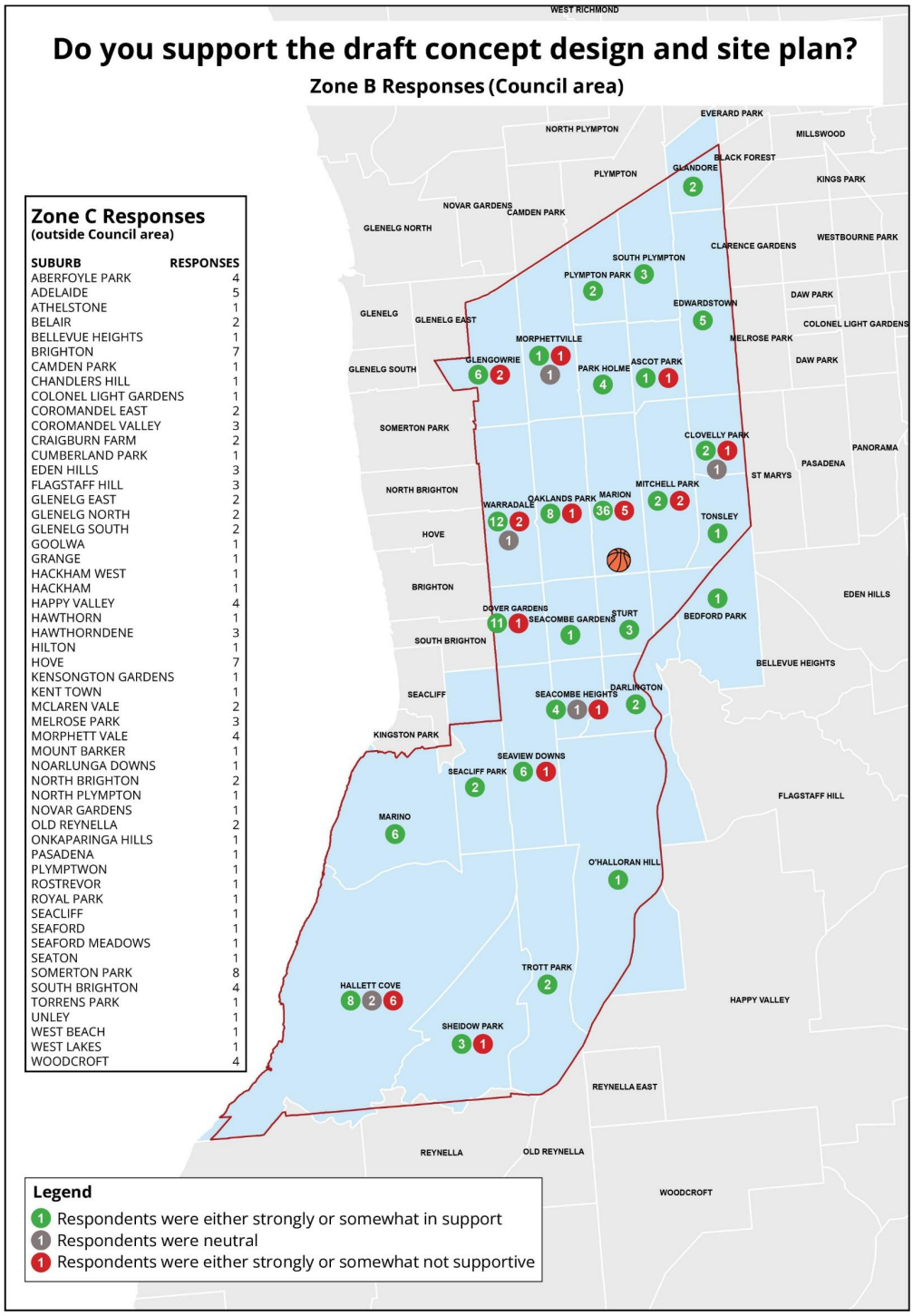
If yes, which clubs?



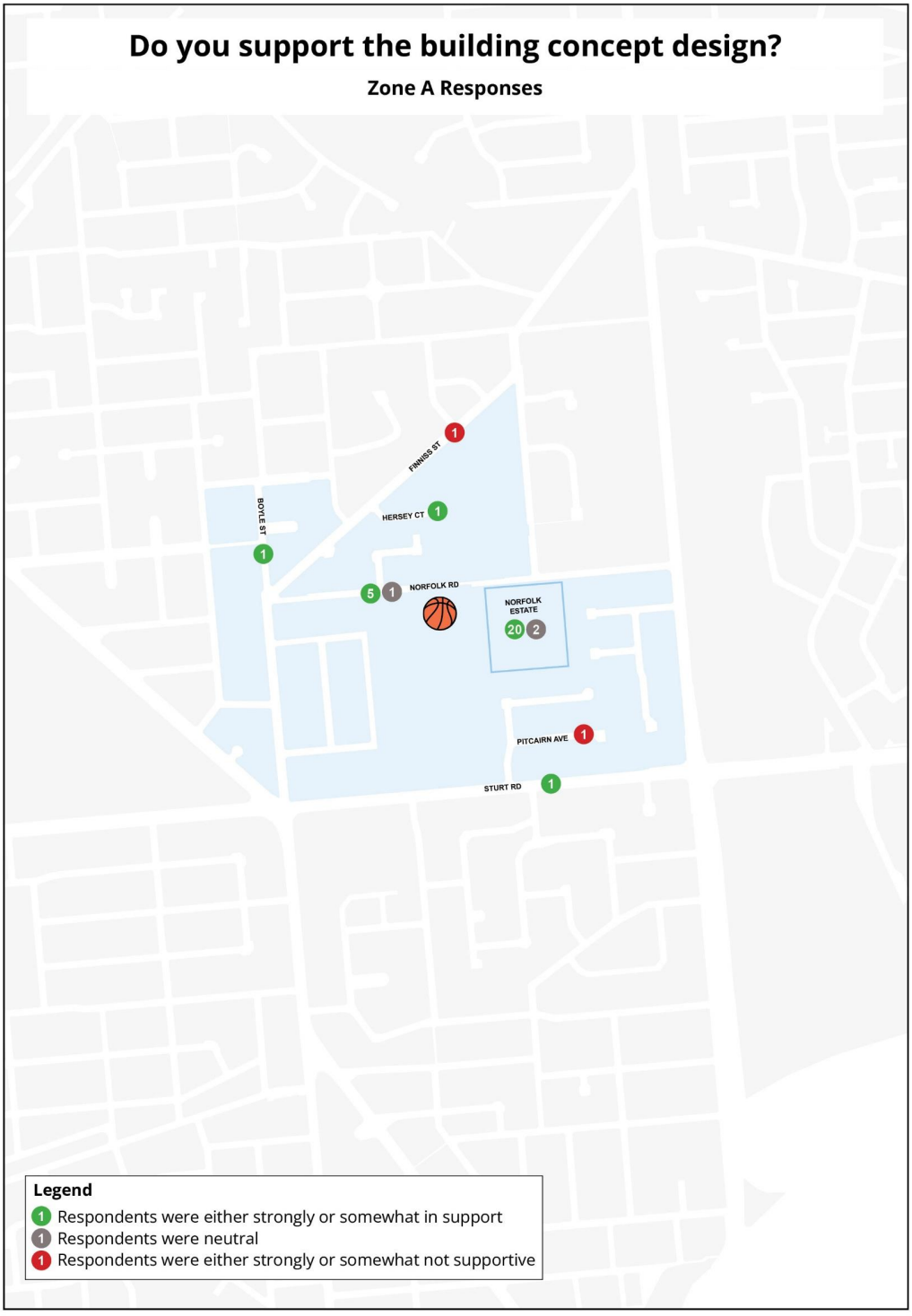
Suburb analysis



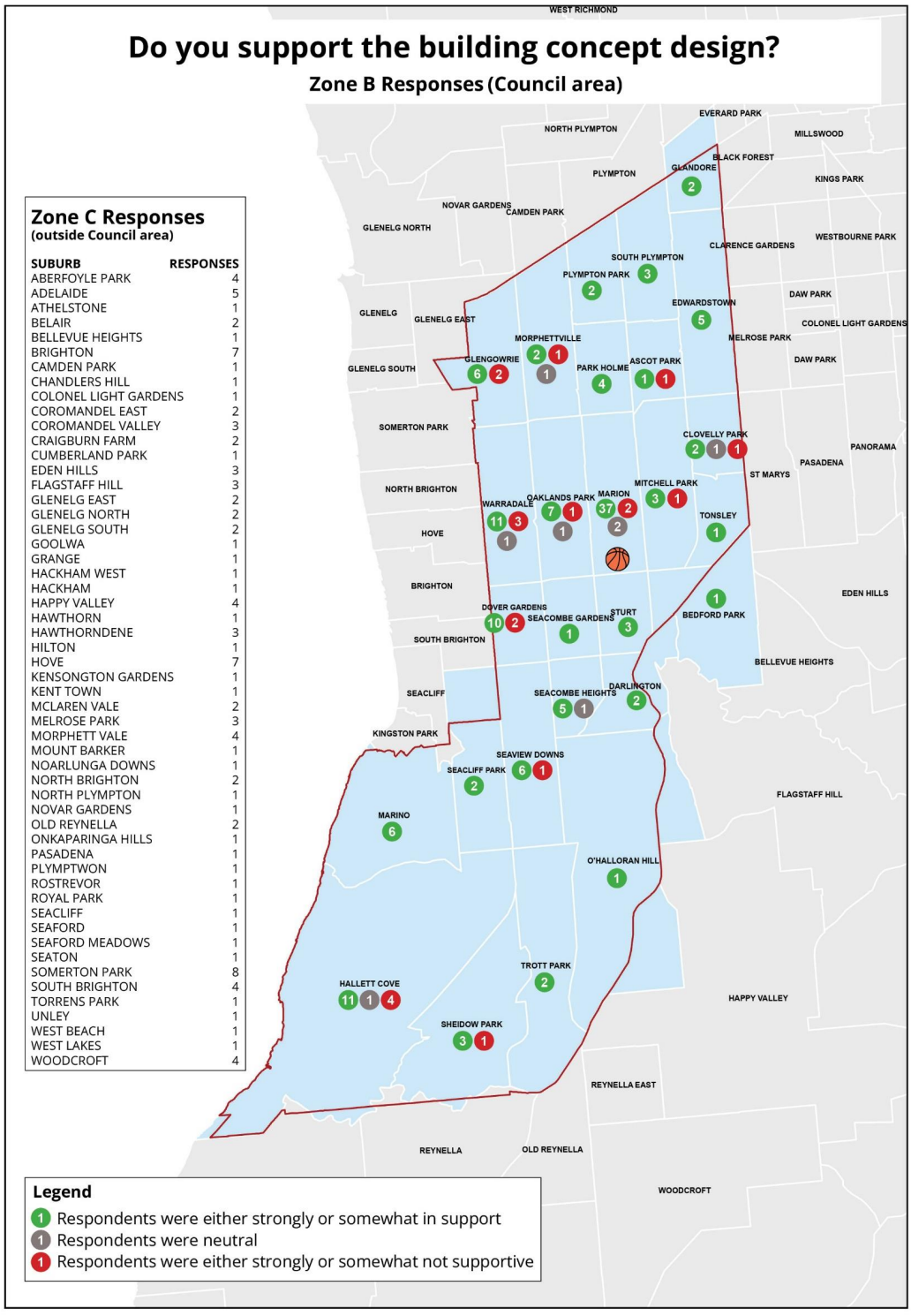
Suburb analysis



Suburb analysis



Suburb analysis



Appendix 1

Do you support the draft concept design and site plan – please tell us why?

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CITY OF MARION

Respondents' comments

Supportive

1	Consideration of concerns raised by residents in Norfolk Village has been taken into account where possible.
2	The present building is not in good condition and extra courts would be good
3	I think it will be an asset to the community. Also I appreciate the work and consultation you have had with the public and have take our concerns into consideration.
4	Building looks a lot nicer than what is there now
5	Young people need sporting facilities. Sport is good for their development physically, and for learning how to behave in a team.
6	I think it is the best option for the site although i am not happy as to the proximity to my village. I understand though the constrictions you have re. the stadium.
7	Progress. Need to supply good facilities for our young ones.
8	Love the fact that it is being updated, a much needed facility for this sporting community. Also hope that tennis will find a new suitable home.
9	I would rather it wasn't happening at all but feel norfolk estate residents concerns have been taken seriously and the best outcome achieved.
10	As above, and as a proud South Adelaide Basketball Club member, I truly believe this is the perfect opportunity to include a 5th court in the development. Basketball is growing at an incredible rate in our community, and we're already feeling the pressure when it comes to court availability. Adding a 5th court wouldn't just support our current demand — it would future-proof the facility for years to come and show a real commitment to the kids, families, and clubs who live and breathe this sport. Aside from Mitchell Park, we simply don't have enough modern stadiums in the south, and this is our chance to get it right. Let's be bold and build for the future.
11	Facilities like this are critical to give kids an opportunity to participate in team sports like basketball and enjoy the physical and mental benefits of playing sport.
12	The 4 court design is terrific as it retains the existing avenue of established trees and doubling the trees with additional plantings. In doing so it still appears to be an amazing facility for community. It's also good management Council reduced the size of the basketball stadium from 5 to 4 courts (due to budget and site constraints).
13	However Should have more than 4 courts
14	The basketball club is providing a wonderful community service and should be encouraged in every way.
15	Looks good.
16	It appears to make the best use of space available
17	Aesthetically the whole concept looks great!
18	Great gain for the community in general
19	More activity
20	This area needs this new stadium to keep up with how popular the sport is
21	I grew up playing basketball at this stadium and it was always in need of an upgrade. From a leaking roof to not enough car parks. This was always a great community hub and with the planned upgrade it will add so much more.
22	As part of the community and as a longtime participant as a sister in law of 2, a mother of 4 and now a grandmother 3 who have played at South it has forever been placed on councils back burner to be done. I feel it is warrented and deserved for the whole community to have this concept acheived. 4,5 orcourts, would be an incredible thing for the long jeopardy of this club of over 2000 members and 6000 plus spectators.
23	I like the concept design all except the lack of seating near the left two community courts.
24	As a family who have played basketball for years and continue to, this is a long needed stadium. Many of the basketball courts around Adelaide are in poor condition with constant roof leaks in winter, inadequate air conditioning to a safe level, lack of room around the court for player safety and limited seating for spectators. There are not enough courts for the increased number of players now playing the sport. We are well behind the times compared to the Eastern states and it's an embarrassment to our state. We want to encourage tourism, and when we have these interstate carnivals the facilities we have to hold them at are substandard and does nothing for encouraging visitors back.

Respondents' comments

Supportive

25	My kids no longer play basketball but current facility is prehistoric and Mitchell park shared too many other sports south bc all teams need ability train and play same location. It will improve ability to attract quality players, improve performance of club, increase ability to attract sponsors and lower court hiring costs for club.
26	Courts are what the sport needs, not bells and whistles
27	Design looks great, But I'm unsure why if we are spending so much money we a have taken a backwards step in 4 courts instead of 5 . schools and clubs in the area continue to use below standard courts to play and train in a ever growing sport.
28	Our daughter has played all the way through from u12s to senior level. Many a game in winter was held up due to leaking roof, water on the courts, which is dangerous. No air conditioning and no room for players to run of the side of the court without running into objects or people. This was a push years ago and was disappointing it did not come to fruition back then. Finally we are getting to see some improvement- but I do question with the growth of basketball since the last campaign, is 4 courts enough.
29	Love the four courts. Car park etc looks good.
30	More courts for kids to play sport safely. Courts in dire need of refurbishment
31	The existing facility is long overdue to be redeveloped. This is a great concept and should be built for all basketballers who play in the area. South Adelaide is one of the largest clubs in Adelaide and deserve a purpose built facility for all teams to enjoy. The current facility is a disgrace. My son played many years of junior basketball at this venue and it was a leaking, rundown embarrassment to our club.
32	We need more community space with basketball being the fastest growing sport in the country I believe this plan could and should go even further and add additional courts. I really hope as a minimum we could get something similar to St Clair recreational centre
33	The concept design seems well laid out. Only suggestion might be to add more fixed tiered seating on community court only site.
34	A great use of space and good to see it incorporates the oval too.
35	More basketball courts/new facility for the South Adelaide Basketball Club are in great need. So many people playing the sport and not enough places to play.
36	Would prefer the 5 court as we need more basketball courts for the area but if 4 is all they will allow then this is good
37	South Adelaide Basketball Club, and the wider community, are in desperate need of modern, functional facilities to support the growing demand for basketball in the area. The current stadium, which has served the community for over 50 years, is outdated and no longer meets the needs of our large and growing membership base. While I fully support the proposed four-court design, I believe the original five-court design would better suit the community's needs in the long term, providing even more opportunities for growth, competition, and engagement. A five-court facility would ensure that there is enough capacity to support future demand, especially with the growing popularity of the sport. That being said, the proposed four-court design is a much-needed upgrade, and I believe it will have a significant positive impact on both the South Adelaide Basketball Club and the broader community. It is crucial that we invest in the future of sports and recreation in our region, and this facility will provide a long-term solution that caters to both current needs and future growth. I strongly believe that this new stadium will enhance opportunities for players, improve the local community's engagement with sports, and help develop the next generation of basketball talent. I fully support the draft concept design and encourage the Council to proceed with this important project.
38	All four of my grandsons have played basketball here over the years and I take them along to games. The current facility is used to the absolute maximum and is always crowded. Having four courts and a better, modern facility would be such a great change for the basketball community.
39	My team trains at a run down high school court, that we share with another team. It's not really enough room. Basketball- It's a great game that can be played all year round, fast and intense, and popular. The money would be well spent.
40	It needs to be a 5 court facility to allow for growth, and be capable of hosting larger events, which also inject money into the local economy.
41	It's great
42	A larger and more updated facility is needed to support the growth of the club and community
43	Strongly support increasing the number of courts available in the area. I would prefer more than 4 courts.
44	Availability of basketball courts in this area is seriously lacking, this is a much needed facility to allow kids in the area to become involved in basketball

Respondents' comments

Supportive

45	South Adelaide basketball is the largest basketball club in South Australia and largest sporting club in the city of Marion and should be a jewel in the councils crown. The economic benefits and value it brings each week into the local business and area far outweighs any other sporting club in the council area through its competitions and tournaments.
46	Current facilities are very old . New ones would be used by so many people in the community . Not just south but all of the local schools that have competitions there.
47	Both of my boys use these courts regularly for their school and club basketball games and they are very run down, seats are very close to the courts leaving no gaps in between, it really needs an update.
48	Updating the current facility is an important community facility for the area and maintaining Souths Basketball as a key Club in the league.
49	New courts are needed.
50	we would love to have a bigger basketball stadium as a south community.
51	My kids play for South Panthers Basketball Club. We are missing a good stadium with multiple courts and a show court with enough seating. This plan achieves this.
52	South Adelaide is a wonderful community club incredibly inclusive and do wonderful work for the youth of the South Suburbs
53	Basketball is a growing sport. It's very popular. It is good to see investment to compete with Victoria.
54	It's about time we had new facilities in this area which has a large population
55	Improved Fan Experience Better seating, visibility, and acoustics make the game more exciting. More amenities like food options, lounges, or interactive fan zones. Boost to the Community Becomes a hub for events beyond just basketball: concerts, festivals, etc. Modern Sustainability Features Eco-friendly construction: water recycling, energy efficiency. Designed to reduce the carbon footprint compared to the old facility. Architectural Excellence It's not just a stadium — it's a landmark. Sleek, modern design that blends with or enhances the city skyline. Smart venue = more convenience and engagement.
56	The current facilities are severely outdated, in particular when compared against the Marion Football Club.
57	it is modern and will provide the marion community with increased faciliaties and space, in a suburb that is readily improving and developing
58	As a parent of a south basketball player as well as a teacher who uses the stadium for her school, this stadium upgrade would be amazing. As it stands, the building is in desperate need of upgrade, the roof leaks and the stadium is too crowded for families to sit and watch. A new stadium would be an amazing and much appreciated addition to the club and the surrounding community.
59	Sport is important for kids and we want our kids to play sport longer. So we facilities that can grow with the community and schools as well.
60	The arena is old and only has two courts. This will keep matches more local to Marion. I have also heard that the YMCA courts are going so we will need a larger stadium. 5 courts would be better as if we lose the 3 at YMCA this puts it back to 5.
61	Marion really needs a sports please for basketball
62	Area needs improved facilities to replace the aging asset .
63	we need 8 courts not 4; but 4 is far better than 2!
64	I played in the current stadium in 1974 and lived in Norfolk road, this looks like a wonderful facility for all of our future and current basketballers. Sport is the best thing to teach children respect. I look forward to the finished project!
65	I thinks it's a nice design, the only issue that I can see is if there is enough seating on court 1 as a show court

Respondents' comments

Supportive

66	As a 49 year old who played basket ball in this current venue since being 6 years old, now is the time to upgrade so my kids (10,12,14) can enjoy the benefits as will the next generation.
67	Basketball is growing year on year and we need facilities that are able to keep up with demand.
68	More courts the better. The South is severely lacking facilities and the old shed as much as I'll miss her is undersized and showing her age. It's a pity the design couldn't fit a 5th or 6th court.
69	Except it would have been better with five courts to support the constant growing numbers of children playing.
70	Well laid out site plan
71	Marion Stadium on Norfolk Road is not fit for purpose given its age South Adelaide Basketball Club has 2200 active members which cannot be supported with the current Marion Stadium
72	Great use of space, easy site to get to and parking is in demand especially over the carnival times
73	Basketball is ever growing and we want to promote opportunities for children in the community to play sports. New stadiums are being built north like lights view and st Claire and it will be good to see a new 4 court located in the south. This will complement the new stadium at Mitchell park. It is long overdue - I played at this court in the 80s and nothing much has changed, seating is terrible and not much room between the courts to walk. Will also be another site that has air conditioning so in the heat waves it means children can continue to play sport and puts less pressure on the district and domestic to find alternatives and reschedule games. It's a big yes
74	The current basketball stadium has run its course and is well overdue for an upgrade.
75	Much needed in the area and would be a vast improvement on what is currently there.
76	Good design overall. It maximises use of the site, whilst considering car parking requirements, pedestrian access, traffic flow, impact on residents, basketball and tennis club needs. The inclusion of landscaping, trees, etc is also welcome.
77	It's good for everyone and everything in the community.
78	There is a huge need for this facility in the South. South Adelaide basketball is one of the largest clubs in SA. There is more kids/ adults playing than facilities. Marion stadium is one of the oldest stadiums.
79	Great facility, location
80	More basketball courts are needed in the southern region. My children all play for South Adelaide and they desperately need more courts and updated facilities. When watching games at Norfolk road stadium there is about 1m between the court line and seating. Very tight and needs to be upgraded. Car parking looks to be improved as well.
81	It's been needed for a long, long time. The design looks sound and utilises the space well.
82	Double the number of courts is better than nothing. Would prefer more courts for the community in the previous plan but also strongly support the council compromising with the community needs as a whole. Car parking and peripheral facilities look considered in design.
83	A four court stadium is greatly needed in this area. The only other 4 court stadiums are Wayville, or down south at Morphetvale & Reynella. Not only do we have district & domestic games, there are also the primary school leagues for all the schools in the surrounding areas. There is a huge need for more courts, especially for training for the hundreds of teams in the district & domestic leagues. I love the layout & the ability for retractable seats. A big let down at Mitchell Park was the lack of seating. Now there will be lots of seating space for the NBL1 games. Also big thumbs up for the Cafe.
84	Long over due! Hopefully the cafe/bar is quality, encouraging parents to spend their money there with good options.
85	As a member of South Adelaide Basketball Club for over 30 years and a resident of the Marion council, I believe this will provide required new facilities for both basketball & tennis
86	The old stadium is well overdue for an update, and this new stadium would provide a real hub for basketball in the southern suburbs at an ideal location nearby to Marion shopping centre and the aquatic centre.

Respondents' comments

Supportive

87	Great for the community to have facilities to support activity and well being
88	looks amazing and the clubs members and the community needs it badly ! 6 courts would be better though...
89	Because Basketball is one of the biggest Growing sports in Australia and is the second biggest sport in Aus and will continue to grow, so we need these courts to help kids playing sports and give them the best chance to succeed
90	The stadium is in desperate need of an upgrade, facilities are needed to accommodate matches.I like the concept plan.
91	Adelaide needs more basketball stadiums. Many basketball tournaments held in Adelaide attracting interstate teams and families.
92	The four court plan is a brilliant concept.
93	The current facilities are not fit for purpose and even though it is the home stadium of South Adelaide basketball club it cannot support the current number of teams and does not reflect the success of the club. The current facilities are embarrassing and outdated compared to the facilities other clubs have access to.
94	As mentioned in the brief, this is an upgrade to a much needed facility to support the growing South Adelaide Basketball club. Not only is this club a foundation club in the state, it has recently introduced a strong donestic competition, which has participants from not only South Adelaide Basketball Club, but numerous other clubs in the southern area of Adelaide. Therefore, this stadium will benefit the community beyond just the South Adelaide Basketball Club.
95	Allows for growth of the sport within the existing site and surrounding sporting grounds
96	Excellent improvement to the old and out dated facility. Son trains there for basketball and it is really overdue for an upgrade. Idea seems to have been floating around with council dating back to 1990's (going by comments on fb post) therefore if there was a demand then, it has grown significantly since! South Adelaide is a great club with growing numbers and high quality talent coming through, to support them and the growth in basketball this facility needs to happen. Shame it's not 5 court though... is that enough to suit the current and projected future demand? If doing it, want to to do it right first time and not add on afterwards. Thanks for getting it this far and hope it does actually happen.
97	It expands the south Adelaide panthers possible reach
98	For thriving historic SA basketball that is only growing, it makes sense that it gets up to date facilities and have the ability for more games and training opportunities at its home site.
99	Because it's really needed, and good for the growing sport in the area.
100	Will providemuch needed facilities. Wish the 5 courts had been approved for future of the club.
101	Best fit for the available space; maintains access and parking to the football/cricket oval.
102	SABC needs this facility and a well designed and planned complex.
103	current south adelaide member, 5 court stadium would be better
104	This is a desperately needed facility. I'm surprised that a fifth court could not be included in the western half of the facility by pushing the building envelope south. This would be a forward-looking move for the long term, rather than just barely filling the current need with 4 courts.
105	Former player, long overdue to match other club's facilities. Marion sports complex has the possibility to be a hub for a top quality sports at state and national level.
106	It's good to see children out playing a good sport. There not many 4 courts in the state, it's good for community
107	It is very needed with so many people wanting to play and join the club! Need a bigger stadium to allow people to not miss out
108	Yes. Great, easy to get to location. Plenty of parking.
109	Good for the basketball community
110	need updated courts and more facilities for the game
111	The existing courts are very outdated Basketball ball is a hugely popular sport and this plan should go ahead to get kids out and into a sport
112	Good use of the space, plenty of pedestrian space between the building and parking facilities
113	Current facilities are not adequate
114	Looks good

Respondents' comments

Supportive

115	I have been a user of the marion stadium for 30 years my kids have used.the stadium for the past 10 years. And have been a resident of marion council for 30 years
116	Desperate need of new club facilities. 5 courts would have been better but will take it!
117	The stadium is years overdue for an upgrade
118	Im pleased to see tiered seating with retractable seating. 4 courts will be fantastic!
119	The only negative is the reduction from 5 to 4 courts
120	I believe there should be 5 courts however the design is great
121	Aging infrastructure needs replacement, also rise in participation with basketball necessitates the need for a new stadium. I might add it should have been 5 courts, 6 would have been the best outcome for our area
122	Because the game of basketball needs to be grown
123	Its been shrunk down from 5 to 4 why? The original 5 court plan was better.
124	South Adelaide has been a vital part in the community holding various fundraisers and bringing people together through different walks of life. South Adelaide has been in need of a new stadium at Norfolk rd. As that's where the club first was created and most of its history originated.
125	It will be a long overdue and fantastic upgrade of the facilities and will also be a vast visual improvement for the neighboring residents with new façade and landscaping to be incorporated.
126	Having played district basketball for South Adelaide from 1997 - 2002, this is a well overdue upgrade. My young boys now play school/domestic/district and compared to other facilities this is nowhere near the modern standard.
127	Anything is better than what they have. My daughter played for South years ago and it's always been in the pipeline to upgrade the facilities. Would be fantastic to see it come to fruition.
128	As a junior player - some 20 years ago a new stadium was proposed then, it's finally happening! The club would also save so much money on renting courts in other venues around the neighborhood to serve as training spaces. With the growth of basketball and NBL1 - the revenue from ticket sales would only help further growth and development of not only the sport and the club, but also getting kids into sports!
129	This expansion supports key public health measures for Marion council. It will also have much more use beyond just basketball.
130	It is something the community all feels we need . It will greatly impact the community in apostive way opening up more opportunities and creating more jobs and possibilities for the growing community
131	The current stadium is dilapidated and doesn't meet the needs of the basketball community. The stadium is poor compared to those of other district basket clubs.
132	We need air conditioned mondern stadiums that allow the thousands of kids who play to play each week. Not only that but it is incredibly hard to hire a court to train due to them not being available constantly.
133	Sport is a large part of every community in Adelaide. Basketball is one of those sports where there isn't enough facilities for all age groups to participate
134	Well overdue. The facilities require a rebuild for the basketball community and for all the teams affiliated
135	Great addition to the Marion community. To have a world class stadium that could possibly hold state/national level events is fantastic.
136	Needed this stadium for many years. Design looks great and community urgently needs it
137	I strongly support however feel it's essential it needs to be revisited to fit 5 courts.
138	The concept design maximises the space used, and incorporates significant car parking. A 4 court design matches other clubs and better equips the South Adelaide Basketball Club. 4 courts will compete with other premium facilities and lead quality/capacity in the southern area. and will enable lot's of community involvement within the basketball and wider community.

Respondents' comments

Supportive

139	Because good for youth in and around the area.
140	Great for our younger people. Gives them a place go that is modern and built for purpose.
141	Not sure about traffic plan. How it will effect the areas infrastructure i.e. stormwater and sewerage an ongoing.
142	As we live in the Retirement Village we are concerned about traffic volume up and down Norfolk Rd, crossing over road when walking and coming out of gates during day by vehicle. The noise factor at night may be a concern to residents. I understand we need to keep our young folk fit and off their technology.
143	Given restrictions this is a good lay-out to maximise parking while giving reasonable thought to the neighbouring village.
144	Concerned it will affect the value of my property.
145	Concern about extra traffic. The land in front of RSL club?
146	Some concern with carparks. Want details of proposals for Norfolk Rd traffic and dealing with its connection to Finniss Street, Marion Road and Township. Pedestrian movement across Norfolk Road. Security issues with apartments in Norfolk Estate.
147	A new sports stadium could be a good thing for upcoming youths etc. Getting them off the streets.
148	Good facility for community sport.
149	It would be great to push for the original plan for a 5 court stadium to fully support the growing South Adelaide Panthers Basketball Club.
150	When investing in new infrastructure for the sport and community that involves one of the largest basketball clubs in Adelaide, 4 courts is a disappointment. Smaller clubs have had 4 and 5 court stadiums built to support their growth and improvement. I think 4 courts is a big missed opportunity. Other newer stadiums also have spaces for commercial lease to relevant service providers adding additional services and multi-use, for example Pushing Performance at Lights Community & Sports Centre, gym at St Clair Recreation Centre, gym and pool at The Arc Campbelltown As a local business (Physio Sports & Performance at Oaklands Park) and the club physio provider, it would have been great to set up for the future, not just for now.
151	I support the plan but feel that the original plan for 5 courts would be a better option to cater for the future growth in basketball and allow more games and players to participate in the new facility. The previous facility is 50 years old and had 2 courts which is not enough to meet current demand. We need to think about the future and plan for growth in demand for basketball.
152	It seems that most of the spectator seating is around the main court, with little to no seating on remaining 3 community courts, is that correct?
153	Increasing the basketball stadium from 2 courts to 4 is a move in the right direction but lacks vision for future growth of the club. With court space demands for now and into the future 5 courts really need to be strongly considered.
154	Would like to see the 5 court originally approved not the 4
155	I would prefer 5 courts as long term it is what the area needs. We don't need short sighted strategies. Further north, east and west there are fantastic new basketball stadiums over 5 courts with wonderful facilities. It is a shame this has been changed to 4 courts. Having said this an upgrade is well overdue for a variety of reasons. A couple including the state of the current facility and growth of the area and player catchment.
156	I think the stadium needs 5 courts as originally proposed This is a big club with a lot of junior members wanting to play basketball
157	Firstly, may I say that I strongly support the replacement of the existing basketball stadium as it is well overdue, but not necessarily the concept design and site plan. In the concept, there are only two more courts being added to the existing number and that is just not enough to cater for all the players.. As you mention above, there are over 2200 players who have club games weekly and trainings twice weekly and then there is the weekday junior games for local schools and social games to be catered for. This can't happen with a 4 court stadium.. 5 courts needs to be a minimum. There are two entry and exit points with the roads leading to the car park.. From my experience at game time, vehicle movement could be enhanced by using one road as the entry and the other as the exit, with car parks angled in the direction of entry and arrows on the road to show the exit. This would mean the roads don't have to be as wide.
158	I feel the Centre proposed will be limited for future growth.
159	More spectator seating would be good

Respondents' comments

Supportive

160	Other comparative clubs have 5 courts and this design only has 4 courts.
161	I think it looks like an amazing facility - well done to all involved! I would prefer the original 5-court plan though to better facilitate the growing needs of the basketball club.
162	Agreed that the facility is in desperate need of upgrading, and the booming popularity of the sport requires more spaces in which the public can play is essential. Can it please be made public as to why the plan has been downgraded from 5 to 4 courts? Also, is there a plan for the inclusion of outdoor courts nearby too? I ask this as it becomes increasingly difficult for teams to warmup before their match when the schedule sees games played back to back. Young players are also keen to shoot more hoops after a good game as a means of cooling down and socialising after their match. The inclusion of outdoor courts also means that there is access to the greater community regardless of the scheduling and availability of the indoor space. This is something really missing from the Mitchell Park sports space and I'd like to think that this stadium will take this into consideration.
163	The population is massively increased over the years with young families, immigrants. The site is suitable for 5 courts so why change to a 4 courts stadium? It is very apparent that the renewal to a even bigger stadium will needed in next 5-10 years time. So I think 5 courts stadium is better than the current design.
164	Basketball is one of Australia's fastest growing sports. 4 courts will not be adequate for the number of kids playing as we move forward. 5 courts would be the minimum number that should be considered. Now it's the time to plan and build for the future.
165	I think the 5 courts that was originally proposed would suit better with the ever growing demand for basketball courts.
166	Originally the concept was for a FIVE court stadium to facilitate the holding of State and National Championships tournaments which would bring in outside visitors and enable the South Adelaide Basketball Club to continue its already substantial growth and provision of services to the community. It is very disappointing for this to now be reduced back to only a four-court stadium restricting that vision.
167	Five Courts would be better for the basketball Club and basketball community. It would allow for more teams to play and practise under one roof, and at a facility that it dedicated to the sport. Five courts would attract more tourism and local spending with large national basketball tournaments. I've participated in many Victorian competitions over long weekends, these tournaments were held at multiple stadiums with 5 to 8 courts and brought in basketball clubs from all over the country to compete against one another. If it's to be a 4 court stadium, it still needs to happen. The basketball community needs this.
168	There should be consideration for the installation of netting to the oval to reduce the risk of balls into the expanded carpark.
169	Having visited the basketball facility I can 100% support the need for a new stadium. What I can't understand if why we would only construct 4 courts, basketball in general and especially the club wanting to use the facility need more than 4 courts! Building for the future should be front of mind, and it clearly isn't unfortunately.
170	Tennis club whereabouts?
171	A five court stadium would be more sufficient in meeting the needs of the growing basketball community. It would also be great to see a gym on-site. As a parent I spend lots of time sitting on the sidelines at practices up to 4 times a week. If there was a gym available or fitness classes I would take advantage of that.
172	This project has been going for years and clearly the need for basketball courts should be thought through with future planning in mind. Please reconsider the site plan to include as many courts as possible to reduce the reliance of the basketball club on schools in the area because our local council's facilities are inadequate.
173	The site plans and details are very general and do not provide enough information on the internal facilities.
174	Yes fully support new stadium, but it needs to be a 5 court stadium to support basketball being a growing sport in South Australia.
175	Very much support new stadium and what it will provide to the community, needs to be 5 courts as originally proposed to provide maximum benefit given the growth of basketball as a sport especially amongst kids in SA. 4 courts is not enough for that purpose.

Respondents' comments

Supportive

176	The 5 court stadium allows the appropriate numbers for the team and means more home games and flexibility with training times
177	Desperately needs updating. The more courts the better.
178	4 courts is a good start but seating appears limited for NBL1. Wouldn't be opposed to 5-6 courts, more seating and more of a main-court concept.
179	It needs to be more courts, 4 courts for this size club down from 5 is unbelievably fatuous.
180	I love the design plan, I'm disappointed there is no accommodation for a 3 on 3 court. There is a need for more courts. We will be building for now, not the future when we will need more courts. Four courts would be utilised immediately, we need more courts.
181	Needs more parking so people Don't flood the streets with their cars Needs an extra court so tournaments can be held nationwide
182	Great design but need 5 courts for the size of the club. Don't want to miss an opportunity to create a facility that the south needs.
183	I am really disappointed in the reduction of courts from 5 to 4, I don't think we need the extra landscaping around the building over the additional court, instead push out the extra court into the landscaping, we need to consider we are building a stadium that needs to cater for population growth and growth of the basketball participation for the next 50 years! From my experience of the use of landscaped sites outside of basketball stadiums are very minimal. I'd rather a reduction in expensive features outside that are mostly hidden from public, in exchange for the additional indoor stadium.
184	This basketball club has been waiting a long time for this much needed stadium however we still need more space. This club continues to grow and because of this more courts and space is needed. In addition to this, shooting bays should be added to this design to help warm up and let players focus on their shooting before games or just for training.
185	I think with the member base, a 5-court stadium would better suit the community. If only a 4 court stadium then you need to provide more parking/2nd story parking
186	Please make sure there is sufficient seating around the courts for both players and supporters of both teams and that its easy to move between courts so we are not all jammed in like sardines by the door waiting for the gamess in play to finish. So technically you should be allowing room for 16 teams (8x in play) and (8xwaiting to play) and their supporters for seating, as well as carparking.
187	It should still be a 5-court stadium. Basketball is a growing sport, not shrinking. We NEED to keep the kids active and part of the community.
188	Its a shame its not 5 courts this club needs more courts. Could the design please allow for future expansion by moving the front entrance to the east/marion rd
189	While appreciative of the 4 court option, The size of the club would utilise a 5 court stadium
190	Although the concept design is nice, the club really needs 5 courts to cater for the climbing numbers in members. This would also mean the club could host national tournaments keeping money in SA and the Marion area.
191	4 Courts is not enough - given the volume of current players and the projected growth of Basketball more courts are desperately needed. "The Shed" was too small from the beginning and this new stadium will be too. I appreciate the costs involved, however this is a stadium that is long overdue, and should have been built years ago. I guess the question council needs to ask itself, is what is the cost to the community of kids on or off the streets?
192	While the concept of expanding and upgrading the basketball facilities is welcomed and appreciated, reducing the original proposal from 5 courts to 4 is a significant step backward. This decision does not align with the current and projected growth of basketball, both across South Australia and nationally. Basketball is one of the fastest-growing sports in the country, and South Adelaide is one of the largest clubs in the state. A four-court stadium will simply not meet the future demand. The ARC at Norwood, with 5 courts, is already operating at capacity. The SA State Basketball Centre has 7 courts. Across Victoria, new developments are consistently delivering 8, 10, even 18-court facilities to accommodate participation growth. At a minimum, 5 courts are essential to meet our community's current needs. To truly future-proof this development and support long-term growth over the coming decades, a 6-court stadium should be the goal. We urge the council to reconsider this reduction and ensure this facility is built to meet the needs of our community both now and into the future.

Respondents' comments

Supportive

193	I support there being a new stadium built with 4 courts in the southern area but can't we make it multi purpose which supports Futsal, Volleyball etc. It would support school sporting programs and something in the south which is severely lacking compared to the west/north which has st Clair, the lights and the arc.
194	With the size of this club, a facility with 5 courts would better support it.
195	I thought that there was going to be five courts? It's hard to read the legend so can't really tell what the additional rooms/spaces are for. Better than just the two courts anyway
196	Surely a 5 court stadium would be more beneficial for SA Basketball? Surely it would attraction national competitions and bring more opportunities into the club? Isn't south Adelaide the biggest club in the state?
197	I would have liked to see a 5 court option, however if this is impossible then support 4 courts
198	Design is nice but 4 courts not enough
199	I support all of the design except for the 4 courts instead of the originally agreed 5 courts. The lack of court space needs to consider expansion moving forward across the years, not just making amendments to the current situation- when population growth in this area is factored in, this will only leave the current shortfall even moreso in years to come.
200	I want to make sure that all courts have enough seating. Don't take away from what you have. If anything more needs adding. Is the upper multi purpose space big enough? Would it be best to continue the space above the cafe area.
201	5 courts provide the capacity to host Basketball Nationals, one time opportunity to have permanent 5 court.
202	Needs more seating for spectators
203	The draft concept looks good, but it seems that only 2 courts have adequate seating for people to watch their family members games. Will the size of the buildings housing 4 x courts be large enough so that there is seating added? Or will the buildings be the size of 4 x basketball courts with not much movement room either side of the courts?
204	Adelaide needs more basketball courts
205	5 courts would be better
206	I wholeheartedly support a new stadium. My daughter currently plays for South, my husband played for South and has his singlet retired, and his father was part of the great south adelaide teams in the 60s. We have a lot of history with marion stadium and an upgrade is long overdue. I don't agree with only building 4 courts though. Essentially only increasing on the current facility by 2 courts isn't sufficient. 5 courts were proposed three years ago and probably still aren't enough. The club will require more courts to be built in the future to meet community needs.

Respondents' comments

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205	5 courts would be better
206	I wholeheartedly support a new stadium. My daughter currently plays for South, my husband played for South and has his singlet retired, and his father was part of the great south adelaide teams in the 60s. We have a lot of history with marion stadium and an upgrade is long overdue. I don't agree with only building 4 courts though. Essentially only increasing on the current facility by 2 courts isn't sufficient. 5 courts were proposed three years ago and probably still aren't enough. The club will require more courts to be built in the future to meet community needs.

Respondents' comments

Neutral

1	The original 5 court idea is better but obviously four courts is better than the current two, given the size of the club and the pressure on facilities in the area
2	Four courts is a good outcome but five would be much better and allow future growth.
3	We need 5 courts,
4	My son plays basketball and would benefit greatly from this stadium but would be better if it was 5 basketball stadiums
5	I think the idea of a new facility would be great but is four courts enough? There's not really room to grow or expand the facility. I feel like it would create a lot of traffic in Norfolk and finniss which I was previously a resident of and it was already an issue then and that was 2010. I think there is better locations that would deal with the traffic flow better and not so close to residence. Plus the cricketballs already smash into cars constantly from the smaller oval when parked there. There would need to more parking also as this already fills up quickly and off street parking a bad in Norfolk.
6	Four stadiums is not big enough for what the sport and area needs it disappointing to see the plan has been changed
7	I believe the Basketball site does need 5 courts for the future. One possible compromise might be the additional of a half court. This would aid in warmups and the rise of the 3 on 3 game.

Not supportive

1	I live very close to the post car park and have concerns about lighting, noise and people gathering so close to me. I need more secure fence between me and the car park. The current one is easily scalable.
2	Dominates street frontage. Would be better suited on main road. Isn't really In keeping with the area noting it is an improvement on what is there.
3	The reduction in courts from 5 to 4 does not accommodate the needs of the basketball club - in fact the 5 court proposal would IMMEDIATELY be not enough to accommodate the club membership. - which is growing each year and is capped by court availability. There is definitely enough space there (see similar courts designs at the Lights and St. Clair which utilises a similar footprint). National level tournaments could not be held at the proposed stadium due to requirements not being met- this could be a great way for the club and council's areas to be utilised by a huge number of tourists.
4	There should be more courts. 4 is not enough courts to support this club
5	Why have you revised the 5 court plan? We sr already ridiculously short of amenities. You also haven't reduced courts for car parking. It's appears grossly inadequate. Where is your investment in physical activity and health?
6	There needs to be more courts. 4 is not enough considering the state of the alternatives aka the poorly air conditioned Pasadena
7	4 courts is simply not enough. The sport is rapidly growing and the stadium will be too small to support future growth. Add 2-4 more courts will assist to meet future demand and demonstrate futures thinking.
8	It really should have 5 courts. Basketball is such a fast growing sport in the state.
9	Whilst the basketball community will be served, the community of other sports outside of tier 1 are left scrambling for venues leaving many young athletes unable to access other sports. The complex hosting a single sport is very unfair and a shared complex similar to Mitchell Park would ensure not only a well funded sport is served but also a large global sport such as volleyball
10	It should stay as originally planned as a 5 court stadium. The basketball club is HUGE and needs the best facilities to support the future of the sport

Respondents' comments

Not supportive

11	I think we require more courts to meet the needs of community sports programs
12	I support the upgrade, however a minimum of 5 courts is needed, preferably 6.
13	Needs to be 5 courts to be sufficient for the growing numbers at South Adelaide Basketball
14	I believe with the speed of growth & strength of growth happening in SA, not just the south western suburbs, there is a definitive need for more than 4 courts at South Adelaide's headquarters. A 5 court stadium makes alot more sense & future proofs the design for many years to come. Mitchell Park has already been outgrown as a community hub & with the space available, should have been a 4-5court stadium also.
15	It needs to have five courts. Four is not enough as the basketball club has too many members and it will outgrow it quickly (if not, already).
16	When spending $30million + on a project, it is crucial to get it right and fit for purpose. 4 courts is an improvement on what we currently have, but 5 courts would ensure that we can train at the facility having travelled for years to the repat and sometimes even further for our basketball training with the South Adelaide Basketball club. The cost of hiring such external facilities is be coming unaffordable for families, especially those with multiple children. Children in sport is extremely important and being a mother of primary aged children, it is also frustrating to have to battle peak hour traffic to play school basketball matches at the State Basketball Centre in Wayville due to local courts not being available at Norfolk Road. The southern area is in desperate need to a purpose fit facility.
17	Growing club in SA and future will be stronger as in numbers than the past. Definitely need 5 courts minimum. One of SA biggest and most successful clubs.
18	Excess noise, both stadium and exit roadway closest to Norfolk estate apartments View (existing) from Norfolk estate apartments will be blocked Many young drivers will have little or no consideration for neighbours when leaving sports facilities at night
19	My concern as a resident of Norfolk Road, is the increased traffic. There is already a high volume of traffic, particularly on weekends, which will now double. Given this will be one of the biggest sporting complexes in the region, it seems unfair that the only entry/exit point is on what should be an otherwise quiet residential street. It seems only logical that there is an entry/exit opened from Sturt Road, given the amount of traffic that will be entering and leaving virtually every hour as games start and end.
20	SABC has been a big part of our family. My son has played for south from the age of 9 and endured playing on substandard courts and church courts as the club had too many teams. This club is the biggest in SA and creates an amazing vibe and community. Reducing it to a 4 court stadium is unacceptable when smaller clubs like Woodville and Forrestville have access to more courts and better facilities. The 600+ juniors, thriving men's comp and very strong social comps, not to mention a championship winning NBL1 team require a facility that matches the interest shown by the community. This should not be ignored by the members of council.
21	Marion stadium is the home court to the South Adelaide Basketball club with over 2000 members. A 4 court basketball stadium will force home games to be played elsewhere, as well as not having enough courts to hold state carnivals and basketball tournaments that will attract interstate players, which will in turn bring visitors to the local area who will spend money and support local businesses.
22	Whilst the design looks great i believe 4 courts is not sufficient enough and a minimum of 5 courts should be built
23	Our council rate is already too much, with increased living cost and expenses... we do not want to pay more council rate. Basketball stadium sounds good but please use council money for community safety and community services for children. We have enough younger children support programs but we have no teenager support programs like onkaparinga council runs. Such as teenager gathering, mental health support and movie sessions. Basketball isn't even popular. Promote existing sports like tennis where people could use existing tennis courts and save money for building new ones.

Respondents' comments

Not supportive

24	You need to build as many courts as possible. 4 isn't enough
25	I can't see why the structures can't be moved southward to the back of the plot and stretched east/west filling that entire back sector with maybe a walkway through alongside the gated community (or delete altogether) and have all the parking at front. This would give the apartments to the east a sky view and fill the parking with trees foilage etc to be seen from the street. No one sits in their cars to watch footy across the back there, they line the trotting track to be closer, so parking for footy overflow can still be handled in front of buildings adjacent to street. Most of the week and nights the car park is empty so moving to the front gives eastern apartments sky views and beautifies the street appearance rather than the large hall (as it is they have tried to hide the hall with trees currently)
26	Why is it only a basketball stadium? Are lines for Netball and volleyball going in too? What a waste of money if it's only for basketball. It would be great to see opportunity for netball!
27	This is a lost opportunity for the City of Marion and its residents. The Stadium had the potential to be a major economic contributor with its potential to be the only venue in SA designed to meet the requirements for major National Tournaments. Sadly it falls short of the requirements of Basketball Australia and SA misses out again, with our Basketball community's having to travel interstate for tournaments such as National Junior Classics indefinitely. Other states have seen and capitalized on the economic benefits generated by these types of tournaments in their communities. i have seen some of the economic impact statements that have underpinned interstate developments and they are compelling.
28	While the proposed 4 court facility is a considerable upgrade, I question whether this will be enough to support a growing community with a thriving basketball club and potential social basketball competition. The original proposal of a 5-court stadium is more likely to meet the needs of a growing community and given that the closest stadium of similar size is at wayville, I see this stadium becoming a hub for basketball in the southern area which will only continue to grow.
29	I support a 5 court stadium
30	A basketball stadium with 5 courts is the minimum standard in Adelaide. State basketball centre has 7 courts in Wayville. The players can have enough courts to train and no need to go somewhere else to train.
31	Council agreed to a 5-court stadium in February. This design shows only 4 courts. Basketball is growing in popularity at a fast rate and a 4-court stadium is short-term thinking. 5 is required.
32	The stadium is not big enough for the future of basketball, It needs to be a 5 plus court which was originally approved . This size will just be enough to keep up with size of basketball now and in the future
33	$14,000 per player, far out
34	Dominant presence in the streetscape. Low value to the Marion residents. Most usage from non residents, therefore little benefit to our local community. No immediate services or businesses nearby that would benefit from visitors. Extremely high cost for one sport. Such significant cost could be spread further across multiple projects to really provide broader community benefit.
35	Please proceed with the 5 court plan
36	The current design does not provide enough basketball courts to meet the current demand for courts in the City of Marion.
37	The previous plan with 5 courts was a lot more in line with what the community needs to future proof the sport allowing for further growth. I am not even sure 5 was enough.
38	Needs at least 5 courts minimum
39	We need 5 court of basketball
40	Basketball courts are in high demand in southern adelaide, a fifth court for this winning club to use as a showcase court is critical as well as use for kids in the area for training and match use
41	Still not sufficient for the volume of people involved with this club. Basketball is fast becoming the most popular sport in young people and will only grow larger. This proposal will soon be not big enough. Have you forecasted the growth of basketball in the future?
42	It needs 5 courts
43	the facility needs 5 courts

Appendix 2

Do you support the building concept design?

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CITY OF MARION

Respondents' comments

Supportive

1	It looks pleasing to the eye. Landscaping has been given thought. Long term care needs to be followed up on.
2	The compromise from five to four courts, plus the blank insulated walls appears to be a good fit.
3	The courts there now are old. More courts are needed. Playing sport call Matt in this instance basketball, is a good community activity. When you the courts were there when we moved to Norfolk Rd so we cannot complain when they're upgraded. Please include the tennis courts not shown on the plan. It is important to keep them.
4	Sound proofing, landscaping, parking and access to building sounds very much sorted. I like that there is a pathway we can access from the village to walk to the Marion Sports Club and other sporting facilities.
5	Cannot stop progress
6	The design and position on the land looks very impressive.
7	As per previous answer
8	The courts there now are old. More courts are needed. Playing sport call Matt in this instance basketball, is a good community activity. When you the courts were there when we moved to Norfolk Rd so we cannot complain when they're upgraded. Please include the tennis courts not shown on the plan. It is important to keep them.
9	It is the best outcome from a situation that I would prefer considering the "negatives"
10	Council has gone into design very thoroughly and are providing what is right by all regulations.
11	It looks great and consideration was given for noise reduction and traffic flow in and out of the car park.
12	It will be an attractive modern building in contrast to the current one.
13	The concept looks well considered, modern and fits within the context of the locality.
14	The look and layout of the plan look really functional and fit the surroundings.
15	It appears a lot of thought and planning has gone into this design to accommodate the community needs as well as incorporating the existing trees and considering the environment with additional tree plantings
16	There is a vast shortage of basketball courts in Australia. Any new courts are welcome. However, 5 courts would be better. Most new stadiums built in Victoria have 10 or more courts!!
17	Looks good
18	Ultimately sports outside of the traditional need better infrastructure. Basketball is one such sport
19	Among many other things, strong consideration has been given to the look & feel, lighting, landscaping & noise management.
20	The community needs a space like this
21	Great design, Add more courts tho
22	I grew up playing basketball at this stadium and it was always in need of an upgrade. From a leaking roof to not enough car parks. This was always a great community hub and with the planned upgrade it will add so much more.
23	It is a concept that would not encroach on the green space and is asteticly pleasing and is modern to suit the area and neighbourhood.
24	I like the concept design all except the lack of seating near the left two community courts.
25	As above
26	4 courts not 3 is needed based on size of club membership.
27	Courts are what the sport needs, not bells and whistles
28	I believe the original 5 courts should be what being built
29	Turning the courts to allow for additional courts and modernise stadium
30	No issues with proposal

Respondents' comments

Supportive

31	Seems to address all the requirements of a basketball/multi purpose stadium. Parking is excellent.
32	We need more community space with basketball being the fastest growing sport in the country I believe this plan could and should go even further and add additional courts. I really hope as a minimum we could get something similar to St Clair recreational centre
33	Looks nice!
34	It looks clean and open.
35	it is a much better facility (eg more courts, updated facilities) than the current Norfolk Road stadium
36	It looks great, and good to have the facility areas where you first walk in rather than down the other end
37	Its good though we need more courts
38	The building concept design is modern, functional, and inviting, reflecting the quality and professionalism of the South Adelaide Basketball Club. It strikes a great balance between providing state-of-the-art facilities and complementing the surrounding environment. The design appears thoughtfully planned to be non-intrusive to the local area, with careful consideration of aesthetics, access, and community use. It will not only elevate the sporting experience for players and spectators but also serve as a valuable and welcoming community asset.
39	As above
40	I'm not an engineer or a designer, just supporting the 4 new courts.
41	Don't build for the current requirements, allow for growth
42	Functional and much needed upgrade
43	Modern and new is needed
44	As above I would prefer more than 4 courts. The design looks good.
45	Availability of basketball courts in this area is seriously lacking, this is a much needed facility to allow kids in the area to become involved in basketball
46	A 5 court would have been better but happy that we are getting closer to a new over due stadium.
47	Would have liked to see the 5 courts as in original plan.
48	My kids go to a local school and basketball is the biggest sport at that school. It would be great to get the number of courts increased. A new stadium would also assist during summer when games get cancelled due to heat.
49	It looks attractive and functional for the basketball club while still considering the local residents and those who live in the neighborhood
50	I strongly think the design looks amazing, and the 4 court will definitely improve your facility.
51	As above
52	Because be great for the club to have a base for all members
53	Cafe and caterers space is a great addition
54	I would prefer a bigger stadium for: Bigger Crowd, Bigger Energy More fans = louder cheers, more intense atmosphere. That energy can seriously boost player performance and hype up the game for everyone. 2. More Seating = More Tickets More space means more people can come watch. If you're running the stadium or the team, that's a direct line to more ticket sales, concessions, and merch revenue. 3. Prestige + Flexibility Big arenas are seen as more prestigious. They're often picked to host bigger games — like playoff matchups, tournaments, or even concerts and other events. 4. Better Amenities Larger stadiums often come with upgraded facilities: luxury seating, VIP lounges, food courts, advanced screens, etc. It can be a better experience overall. 5. Home-Court Advantage When you pack a big stadium with your fans, it's intimidating for the opposing team. That psychological edge can matter in tight games.

Respondents' comments

Supportive

55	The current facilities are severely outdated, in particular when compared against the Marion Football Club.
56	Yes 4 courts is essentail
57	Looks great from the street nice and modern
58	I was concerned the larger building would reduce car parking which is already tight but it looks about the same
59	see above
60	It looks very sleek in design and a great concept to the area.
61	Design looks great! Just needs another court!
62	I like the plan I just think it's not big enough as previously commented. Looks good though
63	Looks nice
64	Current 2 court is insufficient and not enough viewing space.
65	It's great to see 4 courts. Upgrade from current facilities.
66	This stadium upgrade is long overdue in this area.
67	Looks to fit in well with surroundings.
68	Marion Stadium on Norfolk Road is not fit for purpose given its age South Adelaide Basketball Club has 2200 active members which cannot be supported with the current Marion Stadium
69	Looks good
70	Great use of the space provided, easy access and give South Adelaide Basketball a top of the pops place to build on the strong foundation they have.
71	As above
72	The building design looks great.
73	The concept of the outside looks good.
74	it is purpose built and fits the space
75	A strong sporting complex in Marion would add to the Marion aquatic centre and be very beneficial for community as well as draw point for people from everywhere
76	Looks simple and clean. Not over the top designed.
77	It looks modern and utilises the space well.
78	As above plus, there may be a need for more wheelchair parking. A lot of grandparents like to watch games!
79	Clean and modern facade
80	Make a good outdoor balcony area as well. Undercover, ability to hold post-game presentations there. With a BBQ area.
81	More spaces for basketball which could open up the use of other facilities to other sports like volleyball
82	A well overdue upgrade will provide athletes with facilities to match the membership base
83	The building looks nice and modern.
84	Increasing to four courts makes it a much better option for a range of competitions... NBL1, district, junior, social, etc.
85	Good for the community
86	looks like many others and wont impact the community at all.
87	The design looks great
88	As above
89	The four court plan is a brilliant concept.
90	We need any many courts as possible to support the number of players we have and the updated facilities will further increase the look and feel of the overall complex and compliment Club Marion.
91	Maximum use of the space
92	Two access points I think helps distribute the traffic onto Norfolk road. Know this could be contentious with local residents for increased traffic and parking demand which it no doubt will although the need and demand for this facility upgrade has to outweigh this at this location. Residents in the area have this facility to use as well and if you live across from such facilities you can't assume it will always look this old way and won't ever be upgraded.
93	It has a more modern look like that of the state basketball centre
94	It looks nice a modern and not too in your face. Would be great to be able to enter through the marion oval side to avoid traffic on marion road though.
95	The facilities definitely need an upgrade
96	the stadium is tired and needs a revamp!

Respondents' comments

Supportive

97	The inclusion of retractable seating for the show court is a must. I assume that area 25 would have glass frontage to the show court, and presumably could be used for gameday functions, with access to elevated seating. It's not clear how access to the other courts is made from the corridor. Is the corridor intended to reflect the set up at the Lights, with access ways from the corridor?
98	Cleaner and more modern style than the existing tin shed.
99	Nice clean line and suits the area
100	Space for 4 courts minimum and plenty of parking!
101	Looks like a good lay out
102	Great for the basketball community and surrounding communities
103	nice looking venue with the plans and surrounding area
104	Looks good without being overly imposing to the sitw
105	Looks modern
106	The current stadium has not been adequate for the number of basketball players for 40 years.
107	I think the design itself is great, very pathetic and blends in with the surrounding environment
108	This will be wonderful for the city of marion and the south Adelaide basketball club. It's long overdue and will be more in line with other facilities in the district competition.
109	Building looks great & parking will be good too
110	It is a vast step up from the current tin shed.
111	It looks great
112	Build 5 courts
113	I am a player and I'd like to represent the club at the highest level in a new and improved home at Marion as that's where I first played and started my basketball journey.
114	Will make for a vastly improved landscaped and modern development to the existing site. It will also help reduce noise for nearby residents with it being housed in a state of the art new facility.
115	It's hard to tell but i assume the new facility has adequate change rooms for semi professional sports teams, inclusive of both mens and womens grades. I like the use of an upstairs (and wonder if it should be extended over the entrance to maximise room).
116	Seems sensible in design.
117	I am a builder - things other staidium have done wrong - Windows on the western and eastern faces, and the state basketball centre LED lighting is the worst I have ever seen for a basketball court. Thge proposed design looks good and does not have windows on the west and east side of building.
118	Overdue facility upgrade
119	As above. Only recommendation is to think about the future of basketball. Is 4 courts enough? The overall design of the complex needs to ensure that those involved in basketball regularly are consulted every step of the design (unlike the one built @ Mitchell Park)
120	Looks appropriate for the needs of the community
121	Look ew and modern. I believe this will add much value to the Marion Council area and surrounding communities. I looks like an inviting space that will encourage physical activity throughout all age groups.
122	It looks great
123	Will help with the increase in children playing basketball in the area.
124	Well, I'm impressed with the Council speaking to our Residents here at Norfolk Village to keep us informed
125	Modern and ergonomically affiliate.

Respondents' comments

Supportive

126	A far better design than previously shown and much tidier therefore blending in with houses and village on Norfolk Road. I also like the beautification surrounding the stadium rather than just a building “slapped” on the land plus the old stadiums removed. We need to set up areas for our young folk to play sport plus appreciated the idea of sound-proofing where possible.
127	Traffic numbers, noise and road congestion.
128	Extra traffic on Norfolk Road – Township Road.
129	It seems OK as long as it is controlled properly by Council etc.
130	Basketball Stadium urgently needed to upgrade.
131	A good design allowing for several constraints on site, due to Geotech factors.
132	as before
133	As above and being a South Adelaide basketball member it would be great if there was an additional 5th court so more games could be played in state of art facilities. As a club beside the Mitchell Park complex there is a real lack of modem stadiums in the area and it is a great opportunity ensure we make the most to help support this rapid grow at SABC.
134	The building design is amazing. It might be nice if there were some windows to let in natural light and openness to the community
135	The building itself looks nice visually, especially with the surrounding trees as in the concept design.
136	As discussed previously I support the plan but feel that the original plan for 5 courts would be a better option to cater for the future growth in basketball and allow more games and players to participate in the new facility. The previous facility is 50 years old and had 2 courts which is not enough to meet current demand. We need to think about the future and plan for growth in demand for basketball.
137	A signficant improvement. It would be nice to have more facilities for social events like a bar and social rooms however I assume this is a space constraint.
138	5 courts would be better
139	From looking at the concept design and with the need for a minimum of 5 courts, a fifth court could be included with not too much change to the current design.. If the entry and exit roads are narrowed because they are not catering for two lanes and the width of the building along Norfolk Road is extended slightly, the cafe area could be moved from the entry area to an area along the right hand side of the building and the fifth court positioned where the cafe is.. this would mean the building would need to extend (only the court width) down to the start of the car park area and the pedestrian entry could remain but enter from the east.
140	It should have an extra court to cater for growth
141	As above. Preference for 5 courts
142	Per above, I believe the original 5-court plan will better meet the needs of the basketball club.
143	4 courts might not be large enough
144	5 courts would suit the growing sport of basketball
145	The outside appears little bland. I would have liked a bit more of a "flair" to it. A wow-Factor.
146	The stadium should have better articulation and good quality landscaping to the road frontage to provide an improved presence on Norfolk Street.
147	More courts would be nice.
148	Not a great deal of detail on the plans, but within the stadium needs to grand stand seating on at least 1 court, 2x change rooms per court, Large meeting rooms etc, bar/bistro facilities.
149	It looks like a big shed, it's not aesthetically pleasing to look at.
150	See above
151	Anything is an improvement on current facilities. It would be a pity not to take the opportunity to develop the site to its maximum multi sports use.
152	The layout appears to work well and mirror other similar facilities in Adelaide. Has disability access been considered? I couldn't see a lift included, and am not sure if this is required? Also, should access to Norfolk Road be included, such as emergency access doors (e.g. in the event of a fire)? The inclusion of windows/natural light should also be considered, particularly along Norfolk (north facing). Also assume ESD principles will be considered in detailed design, such as solar, ventilation, WSUD, CPTED, etc. Well done team!
153	Again, As above, I support a new stadium build, but it needs to be a 5 court stadium for growing demand.
154	As above. Needs the originally proposed 5th court

Respondents' comments

Supportive

155	The existing stadium needs to be replaced. I'd like to see a design that matches the predicted population growth of the next 50 years.
156	As above
157	As above
158	I am really disappointed in the reduction of courts from 5 to 4, I don't think we need the extra space upstairs, make that the cafe, and put the additional court where the cafe is on the proposed plan. We need to consider we are building a stadium that needs to cater for population growth and growth of the basketball participation for the next 50 years! I'd rather a reduction in expensive features, in exchange for the additional indoor stadium.
159	This basketball club has been waiting a long time for this much needed stadium however we still need more space. This club continues to grow and because of this more courts and space is needed. In addition to this, shooting bays should be added to this design to help warm up and let players focus on their shooting before games or just for training.
160	I think there will need to be more parking as 4 court stadium will attract more games and people coming but this is still a great concept. I think if we can get a Main Court as our NBL1 teams attract big crowds as we are one of the best teams in SA and this has shown in the last years and will continue to be a staple point in SA basketball
161	I think with the member base, a 5-court stadium would better suit the community. If only a 4 court stadium then you need to provide more parking/2nd story parking
162	It should still be a 5-court stadium. Basketball is a growing sport, not shrinking. We NEED to keep the kids active and part of the community.
163	As above.
164	Same as above
165	I certainly support the proposed plan but at the same time believe the original 5 court plan would be more appropriate to the size of the club
166	Generally looks modern and clean.
167	As per above. Also I want to still be able to access the Football ground from this point. Our sons play both and we live on this side of the complex. I don't want to be adding to traffic down Marion road just to access Marion Football if not required. I raise this as the boom gates worries me.
168	4 Courts is not enough - given the volume of current players and the projected growth of Basketball more courts are desperately needed. "The Shed" was too small from the beginning and this new stadium will be too. I appreciate the costs involved, however this is a stadium that is long overdue, and should have been built years ago. I guess the question council needs to ask itself, is what is the cost to the community of kids on or off the streets?
169	Possibly the rooms at the southern end could be moved to the northern end of the building to provide more insulation against noise for residents opp on Norfolk Rd.
170	I support the overall building concept design; however, I do not support the reduction in court numbers. The decision to scale back from 5 to 4 courts falls short of meeting the current and future needs of the basketball community. To ensure the facility remains fit-for-purpose in the years to come, at least 5 courts are essential, with 6 being the ideal target to support ongoing growth.
171	It's great to have a 4 court stadium.
172	Looks good. Not sure about the amount of parking though, will there be enough?
173	The concept looks good, will improve the streetscape
174	I am not keen on the curved carparking space. Is there enough carparking for courts? Adjacent streets are small weill they cope if overflow?
175	The extra landscaping is lovely. Even local residents would have to agree that the building will look so much better than the old stadium. Be better if original 5 courts as promised
176	I support all of the design except for the 4 courts instead of the originally agreed 5 courts. The lack of court space needs to consider expansion moving forward across the years, not just making amendments to the current situation- when population growth in this area is factored in, this will only leave the current shortfall even moreso in years to come.
177	As above
178	As above.
179	Needs more spectator seating
180	I much preferred the original 5 court design. A show court and then 4 side courts - much more practical for the televised games and 'showcasing' higher level games such as the metro and country teams plus division 1 games of all ages
181	It really would of been good to have that extra 5th court added, but that has obviously been changed in the new plans due to costs. What should be looked into is that the 1st floor should have a balcony added to be able to watch the show court when NBL1 and other games are being played there. Mitchell Park courts have a balcony and its fantastic to be al eot look down on the court to eatch the games.

Respondents' comments

Supportive

182	Number One growing sport in the country
183	Concerned that spectator seating may not have been considered. Especially if this will be the home ground of the NBL1 teams.
184	Additional seating for community courts should be considered.
185	I'd like to see consideration for including a sensory room and I believe all new builds should include this facility for the neurodivergent community. The newly built State Basketball Centre has a good example of what is required.

Neutral

1	I don't have any knowledge about the requirements of a basketball stadium.
2	The design itself looks good, it just needs a 5th court. I am not sure of the office requirements of the club, not sure if that has been met.
3	As above, the layout is good but 5 courts would be much better option for the community/club.
4	We need 5 courts,
5	I think the whole community will benefit from the new stadium , 4 is better than nothing, but 5 would mean more games can be played in Marion which would benefit so many children in the community
6	I'm writing to express my concern about the proposed reduction of courts from five to four. Having five courts is crucial for accommodating our growing number of teams and ensuring we can run training sessions and competitions smoothly. Reducing the number of courts would significantly impact our ability to provide opportunities for players and could hinder the club's development. We respectfully request that the council reconsider this proposal."
7	The design is fine in itself with the provision of 5 X courts
8	I like it, but also strongly feel it needs five courts.

Not supportive

1	It's my understanding the original plan for 5 courts has now been reduced to 4 courts. To have a club it doesn't make sense from a club environment and financially to have teams playing games and training in stadiums outside of Marion City Council. Where South Adelaide teams could be doing this in their own stadium, money going back into the club and remaining in the Marion city council district. Allan.
2	For the same reasons as provided above with the short-term cost cutting that's being applied to a great opportunity for the Marion area to be State leaders in the basketball community with a FIVE court stadium.
3	Limited only to basketball or what?
4	Not enough courts or parking
5	As above
6	The northern facade from Norfolk Road looks a brutalist shed. There's no apparent ventilation, no glazing or view in to the court - even low-level windows would help connect the street to the building. It looks like it says "back off" - unwelcoming.
7	As above.
8	It really should have 5 courts. Basketball is such a fast growing sport in the state.
9	Whilst the plan looks fine, utilising the venue for a single sport (which is a Tier 1 sport and highly funded) leaves much of the community without venues for other sports.
10	The original 5 court proposal should be upheld, as per my affomentioned comments. The club has to facilitate the hire across mutliple venues for training and games. Furthermore, many age groups have at least 5 or 6 teams, meaning all teams for a given age group cannot train together, even in a four court facility. A five court facility will allow entire age groups to train together.
11	If it had to happen the design is ok. It has a very dominant street presence with no real setback.
12	I think we require more courts to meet the needs of community sports programs.
13	As above
14	Needs to be 5 courts to be sufficient for the growing numbers at South Adelaide Basketball
15	Bland, all other new stadiums built by northern councils look interesting. Club logo needs to be visible on road side of building and entrance. This is the one chance we have to build a decent facility in the area and already you have downgraded the initial design.

Respondents' comments

Not supportive

16	As above
17	See above
18	5 courts needed
19	As above
20	By providing more courts you increase south's ability to grow the sport with women and girls, which south is strong in but is restricted by its courts. You enable south to run the south city tournament and allow country and possibly interstate teams to come to Adelaide which promotes growth of wealth in our suburbs businesses. You enable a strong aboriginal youth program to begin encouraging First Nations people into basketball with community programs. South has the people and the capability to make this happen but they need a facility that supports them which means a plan with max courts on the site.
21	4 courts are not enough. These investment and planning should consider long term objectives from the council, state and as a whole the country. Basketball is the 4th popular team sport after AFL, Cricket, Soccer, Netball. It is also played by boys and girls which is way ahead of cricket and footy. It is a family friendly sport. Investment should consider to have more courts 5 or 6 at least one grand stand court, facilities for boys and girls, space for pre warm up, team meeting rooms, cafeteria. More weight should be considered from the basketball committee as they are aware of the many short comings in South Australia. More opportunities should be created for private coaching academies where courts could be hired to offset any maintenance costs. Once in a lifetime investment should consider further planning of infrastructure and the growth of the game.
22	a 5 court stadium is needed
23	As above simply not enough courts
24	Our council rate is already too much. Living cost and expenses are unbelievable at the moments and families are struggling... we do not want to pay more council rate. Basketball stadium sounds good but please use council money for community safety since so many break in and community services for children. We have enough younger children support programs but there is no teenager support programs like onkaparinga council has. E.g teenager gathering, mental health support and movie sessions. Basketball isn't even popular. Promote existing sports like tennis where people could use existing tennis courts and save councils money!
25	As above
26	Bland design, turns its back on the street, requires demolition of two courts that could have been kept operational (the city is short of courts) for the duration of the new build, circa 2-3 years. $40M worth of below average bland design that will be there for a very long time and is a negative impact on the urban fabric.
27	I support a 5 court stadium
28	More courts are needed.
29	$14,000 per player, far out
30	The current building design does not accomodate enough courts to meet demand. Basketball is the fastest growing sport in the whole of Australia & is the fastest growing sport in each individual state & territory. Games & tournaments are having to be cancelled & postponed due to the lack of court availability. This is an opportunity for the City of Marion to demonstrate their desire to meet the needs of their local community & invite other people to our wonderful city to participate in a sport that encourages healthy lifestyle, teamwork & community participation. A 5 or 6 court stadium would be fully utilised by basketball clubs, school groups & community groups. It would be self sufficient due to the demand for courts.
31	The design is fine but there needs to be more courts
32	again, needs to have more courts available. 4 is not enough
33	the facility needs 5 courts
34	The Mitchell Park complex has more presence, and fits into the community better. The design is a bit bland and boring. The exterior of the Mitchell park building is much more fitting in terms of the greenery in the area, and scenery - why put a big white box in the middle of a green area- it will also become dirty very quick.

Appendix 3

Do you have any other comments?

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CITY OF MARION

Respondents' comments

1	We strongly support the notion of traffic management on Norfolk Rd so that it is a safe area for residents, pedestrians and motorists.
2	Could the street trees between Retirement Village and stadium have their lower branches trimmed as rather difficult to see traffic coming out of our gates when looking left. The traffic is going to increase, parking could be a problem along Norfolk Road. The younger set drive faster, not always indicate, this could happened when coming out of grounds after matches. In the Village we are looking for security after matches so the booms gate is a great idea providing they all leave before it closes off. This gives our residents some peace of mind after matches "hopefully".
3	Compliments to Council staff for the comprehensive consultation and regard to adjoining properties i.e. Norfolk Estate and Marion Club.
4	More consultation on Norfolk Rd traffic.
5	I realise that there will be a lot of disruption during the build etc. As long as in the long run it doesn't impact the Club Marion and RSL. I do feel sorry for the tennis club though. Yes, be mindful of retirement village resident and need of safe pathways in and out of the village.
6	Traffic issues on Norfolk Road have top priority.
7	Importance of restriction to the parking area after hours. Importance of managing vehicle and pedestrian traffic along Norfolk Rd, especially for vehicles coming from the village and entering the road at busy "traffic times" before and after matches etc.
8	Looks good. Something will have to be done with Norfolk Rd for it to work successfully.
9	The main concerns that I have are the parking along Norfolk Rd need changes as us living in the Norfolk Estate have serious trouble exiting the village because of parked cars blocking our views. Once the building commences all parking needs to be stopped on Norfolk Rd before there is a serious accident.
10	The building process will be extremely hard on nearby residents with noise, dust and truck etc. coming and going. The process would be made better for me if speed restrictions on Norfolk Rd are put in place before construction. My bedroom is 2m from Norfolk Rd footpath and the noise of speeding traffic is unpleasant.
11	Traffic on Norfolk Rd, which is already congested, especially outside residential areas. Noisy parties held in car park after games have finished (e.g. tennis courts on 30th March 2025). Car park lighting impacting my front windows. Reduced security as young people parking on the other side of a 6ft metal fence. Reduced value of my property – who wants to buy a house about 10 metres from a public car park for 200 cars?
12	Please reduce the speed limit on Norfolk Rd to 40kph or even 30kph. With more traffic on Norfolk Rd because of four courts instead of two, elderly people crossing the road to the RSL or to walk to the bus in Finnis St are at risk of cars exceeding 50kph.
13	I'm very much in favour of having sporting facilities for our youth as so good for their development – physically, emotionally and mentally. My concern is for the traffic or Norfolk Rd. Not only because of the basketball but it is used as a "race track" shortcut, which is a huge danger for residents of Norfolk Estate. I realise that this will be considered after the build but some minor things may be done earlier. Also the corner of Township road with extra building in Township road and engineering works on the corner!
14	Hopefully done right.
15	Hopefully a path/walkway will be easily accessible and safe from Norfolk Estate to Club Marion and the bowls club. My current concern is the traffic on Norfolk Road / crossing to RSL and Charlesworth Nuts.
16	I feel the construction phase will be very challenging especially for apartment residents and hope it will be as controlled as possible.
17	It will be a major sporting complex adjacent to a residential retirement village and opposite other private residents. Increased traffic both day and night past a retirement village where older residents enter Norfolk Road.
18	As above
19	I urge council to support this proposal which will bring significant benefit to not only the residents of the Marion Council but other users from outside of the area who use these facilities each week when participating in community level basketball and other indoor sports.
20	Congratulations City of Marion! I think you've got the balance right of building a state of art community sporting facility whilst nurturing nature and in doing so have shown the community your commitment to being a tree city of the world!

Respondents' comments

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Respondents' comments

21	My only other comment would be I presume money is the reason that the courts was downgraded from 5 to 4 courts, within a short period of time I have no doubt 4 courts will not be enough - make the design so future expansion plans will work easier
22	Basketball is a sport that is growing rapidly. It has been noted by the federal minister for sport that the country has a shortfall of over 1000 courts. Basketball keeps kids active and 'off the streets'. The basketball community is an asset to any borough.
23	I also have concerts about the reference to 10 bigger events per year- there isn't any details about what this means. Again, this seems unfair given the only entry and exit is on a residential street. My concern is also traffic spilling on to our street with cars struggling to find parking. Whilst the designs appear to show slight increased parking capacity, I would like to know what percentage increase in parking will be.
24	These types of facilities have been long overdue
25	With the ability to run large scale National Basketball Tournaments from this stadium, the number interstate visitors flocking to the local area would be amazing for the entire CoM. Couple that with the long-term investment in the wellbeing, development & future of South Australian youth. It's a no brainer to me! The sport, South Adelaide Basketball Club & CoM could easily handle 2 more courts right now if that was at all possible... :-)
26	The design of the new centre looks lovely, I personally feel that 5 courts are required rather than 4 to plan for future growth and demand.
27	I liked the Idea of a 5 court stadium
28	Thank you, this has been a very long time coming as one of my brother inlaws is nearing 80 and is looking forward to seeing this down as it was on the cards when he was playing for South Adelaide Basketball Club.
29	The vision for the stadium needs to take into consideration the future. South Adelaide Basketball Club and Basketball is in a stage of rapid growth and popularity for a sport that already has a national shortage of courts. If the old stadium was built 50 years ago it stands to reason the new stadium needs to meet the sports popularity for the next 50 years. Build a stadium for the future not just for the now🏀🏀🏀
30	Too much money for one single purpose building and sport. Not best use of council money with only minor benefit to a very small sector of residents. That level of investment could benefit the broader community across a number of different initiatives - new or existing. If new stadium to go ahead locate on arterial road explore opportunities to rezone this area to residential.
31	There is a lot of danger in letting the club manage this building. They are unlikely to be able to manage it well into the future, being heavily volunteer based, and with the GM often at odds with the president and actively saying so, but no one willing to stand up to her. Basketball SA also have a much larger member base that use the facility compared to the club. The club's figures are padded to include southern and forestville players in the joint domestic competition that are not actually a part of South.
32	I was at the council meeting with the South Adelaide club to support the 5 court proposal. The government representatives at the moment could not have appeared less enthused or interested in the support - it was evident the decision had already been made for 4 courts. The very least that can be done is to proceed with the 4 court design. I STRONGLY agree with this and it is a no brainer and well overdue for the community and growth of sport in the area to bring us up to speed with the other basketball clubs around the state. Mitchell Park, whilst a nice enough facility is only 2 courts and really should have been larger to start with the space was there.
33	Nope
34	Basketball is huge and we really need more good courts for matches and for training sessions. Some of the teams are training on school courts that are cramped and dusty snd really not ideal. This would make a huge difference
35	South Adelaide Basketball Club is home to a large number of very keen young (and old!) male and female Basketball players. We need a home base. This club supports the local community and the local community supports the club. This project is essential to help our local community continue to thrive.

Respondents' comments

36	Build it quickly. The current stadium is below par. If you don't believe me, go sit on a bench and watch an entire game. The seating is highly uncomfortable The seating is basically part of the court. You cannot even stretch your legs without putting them on court. There is no warm up area for the next team to come on
37	This is a very important upgrade for South Adelaide Basketball, to ensure my daughters can continue to grow with this club in a modern facility.
38	More courts are needed.
39	I would plead (as a member and rate payer of Marion) to reconsider adding the 5th court back in - fitness and the team building skills for our future generations would be far better accommodated by taking the investment now, rather than in the future.
40	South has endured the shame of playing out of a rusted tin shed and watched countless councils support clubs like Woodville, North and Norwood attain stadiums to grow their club, while we have struggled to find venues to keep kids playing for the mighty panthers. Rate payers and club members deserve action with a stadium that promotes further growth of basketball in an era where kids need sports like basketball for mental and physical wellbeing development. 5 courts or more is a must. Nothing less.
41	No, other than the car parking looks smaller for more players
42	I realise that council has to consider their budget, but South Adelaide has been doing without so much for so long and this is the only opportunity to get it right.. therefore as the club has managed to raise two grants to help council build this stadium, I am asking them to reconsider their decision to reduce the number of courts to four and reinstate the original approval of five courts.. Advising also that I am currently a member of South Adelaide Basketball Club and the Marion Club, but the survey will not allow me to mark more than one club. Thank you
43	In an era where we are trying to get our kids off screens and out doing sports this would be a fantastic asset.
44	Long overdue upgrade, my children are heavy users of the facility.
45	Ensure it is the home of SABC
46	I am an employee of South Adelaide Basketball Club, the (Junior) Basketball Development Manager. This facility would give us the opportunity to extend the high level coaching we provide our district athletes to thousands of our (grassroots) domestic kids. It would contribute toward levelling the playing field between us and our interstate competitors (who in some cases have 16 courts on 1 site). A larger stadium would increase commerce in the Marion area, especially by give Marion Council the ability to host National tournaments and be an asset for the Basketball and wider community for decades to come. I appreciate those at the council that have worked to get this project to this stage and I desperately hope it can be delivered. Thank you
47	The Lights facility is a good example of a community hub that meets the needs of basketball and community as a multi purpose hub. An extra court would lead to more space for other sports potentially as well as meeting community needs. This would also help the Marion council bid for and host interstate and national tournaments in conjunction witch Mitchell Park ect.
48	The Marion council area needs this new facility
49	We need 5 courts,
50	Please go ahead with this project. It's not a matter of cost of living on rate payers as a very large portion of the clubsembers live in your council area. Plus countless studies have shown, sports helps with positive mental health, keeping youth out of trouble and become better people.

Respondents' comments

51	Please make this happen We need this new facility or will fall behind all the other areas.
52	Just make sure each court had adequate spectator seating.
53	Anything is better that what is currently being used.
54	This upgrade is well overdue and will go a long way in driving up member numbers - great for the community
55	If the funding available will only allow 4 courts then it is certainly much better than the current "shed" that frankly is an embarrassment compared to the facilities in other districts.
56	Have the option of a cafe to bring in further funds.
57	does the City of Marion want to make the same mistake as they did 30+ years ago with the current stadium. A 5 court stadium will benefit both the basketball community and the local businesses in the area.
58	My Son played for South Adelaide 20 years ago, now my grandson can play there.
59	If you can't relocate someone with more space and better traffic flow then it's great and definitely needed but feel like the site is restrictive
60	Please consider more courts. Basketball is an amazing sport for kids and great for parents as it's easier to watch sport indoors in bad weather. If you are going to build a beautiful stadium, make the most of it and put in an extra court
61	Give rate payers a discount instead of ever increasing rate rises to fund projects hello we are in a cost of living crisis pull your heads in pls
62	I'm confident that the whole of the South Adelaide Basketball community remains hopeful that council reconsiders the short-term view and return to provide the area with a five-court stadium that would satisfy current and future needs.
63	Fit in a half court warm up area with shooting hoops would be great as well.
64	The basketball Club has been around for a long time; as has the current Stadium on Norfolk. I have played there throughout my youth and as a growing Club, and Sport, with many current professional talent playing overseas, both Male and Female. A new stadium is only going to attract more participants and advance so much more of our youth into this great game. Over my years of training and coaching at some horrible, small and old school gyms, I've witnessed unnecessary injuries that would be less likely to have occurred if our training sessions were held at a proper basketball facility. Also, in my senior years, we had many instances, where there were no basketball facilities available for our team due to school holidays, no key, no courts.
65	The continued growth of basketball in Australia would indicate that having the fifth court as originally considered would be beneficial to the council area. The larger stadiums to the north of the city and at Wayville seem to always be used so having a similar large stadium in the southern suburbs would be beneficial.
66	I hope this goes ahead in any capacity. It is long overdue and will be greatly appreciated in the community.
67	Definitely should have been 5 courts to cater for the increased growth. I guess four courts is better than nothing.
68	This development is well overdue and will greatly benefit the community.
69	Parking and more courts!
70	See above
71	Additional landscaping to ensure increased runoff is dealt with effectively is important.
72	Please consider additional courts
73	Disappointed Basketball Community Member
74	What ever gets built now needs to support the community for the next 50 years. scaling back the project when population growth is only going to continue to rise does not make sense.

Respondents' comments

75	As a current referee and community sports official engaging in 6 days per week of junior basketball... I cannot empharise enough the benefits of a fully sprung wooden floor! I'm the stadiums I referee at times eg St Clair with the composite floors, and even the new SBC, doing one game on those floors is like refereeing 3 games on the composite floors. Feet, ankle and knee pain is increased dramatically. I would also strongly advocate for a very good air conditioning system. Our young learning referees, and yes us older ones too, often referee 3-4 games in a row! That's 16-20 kms depending on age level in one session. This increases dramatically during tournaments. A well sprung court floor, and good air conditioning makes a difference for the volunteer sports officials who are refereeing the games.
76	Bigger is better and no need to update 10 years later.
77	Architectus would do a better job designing it, but I'm biased.
78	Needs 6-8 courts to meet current and future demand.
79	$14,000 per player, far out
80	Volleyball facilities please
81	Strongly recommend this process asap.
82	It really should have 5 courts. Basketball is such a fast growing sport in the state.
83	To ensure ongoing revenue, the cafe should be licensed to allow for sale of alcohol as well as food at appropriate events.
84	I'm just so excited for this to happen. It is so desperately needed! Please have good air-con
85	Bring it on!
86	Build more courts. Bigger better. Needs stadium seating for the main court and ample seating for remaining courts.
87	Utilise the design to create a multi sport venue similar to Mitchell Park.
88	The feds need to tip in some more money.
89	Not enough courts. South Adelaide is the biggest club in the state.
90	Will this be a dedicated basketball facility with only basketball court lines on the courts?
91	at least 5 courts should be considered, surely the cost to make slightly bigger would be minimal.
92	Fantastic that the council and government are funding this desperately needed venue, but let's not miss the opportunity to build a 5 court venue that will become the premier stadium facility in SA and attract lots of revenue/events etc. It also supports SABC and their huge member base (evergrowing) and all the due diligence they have done on the initial 5 court design.
93	I am a long term resident and ratepayer of Marion 25+ years and the basketball stadium is probably one of the few facilities we use regularly, and as a family, plan to use for the next couple of decades. We would like for our three children to all have the opportunity to be selected in a team because there are enough court spaces to hold games for the extra teams, let alone for other families in future.
94	Shooting bays are necessary for the improvement and development our players. As well as having additional courts this club will continue to grow and four courts just isn't enough for how many members we have and how many we will have.
95	I'm not sure if there's enough parking for the vision. Surely the venue will host NBL1 at some point.

Respondents' comments

96	"Additionally, as a parent, I regularly attend basketball trainings in stadiums throughout the Marion Council area and its neighboring councils and we often travel to other stadiums for games. Each of these large stadiums councils have invested significantly to ensure their facilities are state-of-the-art. We encourage you to follow suit and support our community's needs. A five-court stadium would help us bring in players, boost the club's awareness, and further foster community spirit." Hope that captures your point!
97	I supported the 5 court plan that was previously proposed and am disappointed this has been reduced to 4, but we need as many courts as possible so if this is the only option then I support the 4 court plan.
98	It should still be a 5-court stadium. Basketball is a growing sport, not shrinking. We NEED to keep the kids active and part of the community.
99	The stadium needs to be functional and allow for future expansion. The club is the biggest in the state and yet smaller clubs have 5/6 court stadiums to use.
100	This is a lot to invest in one sport. Such a small part of our community. Although existing buildings aren't great, not sure that this has the greatest streetscape. Would be better suited fronting a major road like Sturt road rather than a residential street and would be better if a multi sport, multi purpose hub.
101	Can't say enough how strongly support this but wish was 5 court from the getgo
102	Please add an extra court in to the final plan, do it right the first time. Thanks
103	From Panther Army - it NEEDS to have the entendable grandstands that you can find at St Clair or Reynella East College. This would allow the NBL1 team to grow. We would also appreciate a focused section for major supporters (baseline)
104	We need more courts to cope with the numbers of children that want to play basketball.
105	As a life long basketball player and a former member of northern basketball clubs while growing up I have been coming to the existing site for a very long time. The shed needs to be made over and reflect the spirit of the club, it certainly deserves it and doesn't need to be left behind during this boom period of growth amongst junior and senior basketball
106	I think more seating is required in stadiums, as it really lacks seats everywhere you go.
107	I think for the growing love of basketball and the current membership numbers at South Adelaide basketball club that 5 courts would be a better option.
108	The car park could be more functional, and safer by making it one entrance and one exit rather than 2 X 2 way entrance/exit. The addition of crossings with the car park would also be beneficial
109	4 courts will still mean use of alternative facilities which inflates our membership fees. Its a costly sport and 5 courts would have eased the burden a little and made the sport more accessible in the community.
110	Needs to be 5 courts to be sufficient for the growing numbers at South Adelaide Basketball
111	Would rather it have 5 or 6 courts. I feel like this is a real missed opportunity. It could have also then had underground parking. Basketball is a growing sport and better facilities are much needed.
112	A question - has a walking path along the edge of the soccer pitch, from the Sturt Rd car park/Club Marion, been considered to further improve walking access? Q14. South Adelaide Basketball Club (one child), Marion Football Club (two children), school basketball (two children).
113	Long overdue and needed to support the largest junior club with the oldest stadium.
114	PLEASE build a new air-con facility for all south Adelaide teams to play at
115	The facility must include air-conditioning (such as at Mitchell Park). The decision to use fans at Reynella and Mount Barker was a significant error, which means the facilities cannot be used their optimum potential. At least the first 8 feet (height) of the walls around the courts should be made of glass. This will maximise light within the building and make it easier for people to see what is happening on each court. This set-up would mean that SABC could play NBL1 games at the venue. This must be permissible and, presumably, parking off Sturt Rd could be utilised for that purpose as well.

Respondents' comments

116	Please reconsider the current concept plan back to the inclusion of 5 courts.
117	The club really needs this. We are growing so fast and need the upgraded and bigger facility's
118	4 Courts is not enough - given the volume of current players and the projected growth of Basketball more courts are desperately needed. "The Shed" was too small from the beginning and this new stadium will be too. I appreciate the costs involved, however this is a stadium that is long overdue, and should have been built years ago. I guess the question council needs to ask itself, is what is the cost to the community of kids on or off the streets?
119	Make sure it has easy car park access and the courts and rings are high quality as we have had other stadiums built that haven't done this
120	need something done
121	Please let this proceed
122	As a father of two young girls who play both school and club basketball at this venue, and as a coach alongside my wife, I see firsthand how vital this facility is to our community. My nieces and nephews are just beginning their basketball journeys, and we want to ensure there is room for them — and thousands of others — to grow and thrive in the sport. As active members of the basketball community and ratepayers in this council, we urge you to reconsider the decision to reduce court numbers. Now is the time to think bigger, not smaller. Let's build a facility that supports the future, not one that limits it.
123	It would be an absolute shame if the City of Marion downsized this facility to the current 4 court design, spending funds on something that won't meet local demand & will already have been outgrown by the sport. This is an opportunity to invest in the now & future of our community. It is also an opportunity to really put the City of Marion on the map as a go to location.
124	Yes MAKE IT MULTI USE! Not just basketball.
125	Please take into account the growth of basketball as a sport nationally and build a facility that will allow for long term growth as 4 courts doesn't even cover the current number of children in the area playing the sport.
126	Ideally this club, being as big as it is, requires a 5 court facility at least. These would be used both for games and trainings on a constant basis and would reduce the need to hire out other smaller courts.
127	Please go back to elected members to get more courts in this facility
128	A 5 court stadium would have been ideal but having at least a 4 court is I'll be amazing.
129	It's time the Marion council actually listened to the people involved and built what is required for the needs of the biggest basketball club in the state!!
130	It needs at least five courts.
131	Being a basketball fan and especially NBL1, it would be great to see the club have its own stadium that will be able to accommodate more spectators and encourage more supporters to come out. Currently the seating at Mitchell Park is very limited and not great for spectators or players as not much of an atmosphere compared to other stadiums. The club is also growing at a junior level, so to be able to have access to more courts will be amazing. Currently a shortage of courts available in South Australia. South Adelaide have been so patient and feel it's time to have a facility that suits their needs. My son currently plays NBL1 at South Adelaide.
132	There is a very strong need to provide more basketball courts in the Marion area due to increased playing numbers in the area and the projected further increases in the future. This is a recognised sporting hub already so it makes sense locate these upgraded facilities where they have been designated.
133	It is now most important to get this approved and construction started as soon as possible. South have already waited along time for a new stadium
134	Hopefully all the older folk in the area approve it
135	No doubt my kids will be done playing basketball by time it eventuates. However it will be good to see that the tired, leaky dated shed is replaced with long overdue improved facilities.
136	Please ensure that this design factors in adequate seating provisions courtside. This facility has scope to be a national level facility which will attract events from around Australia, however only if seating and change facilities are adequate to accommodate such large scale events.

Respondents' comments

137	Build 5 courts.
138	This is a stadium that will be here for decades. Make sure it is done right by extending the budget slightly if required.
139	Think not of today but tomorrow
140	I also have played football for Marion for 15 years (and frequent Club Marion, and the RSL often), so my other commentary is it's great to see the car park wrap around the football ground still, and i hope you don't shorten the footy oval. Hopefully the design accommodates the ability to exit without street line of sight being compromised (as it currently is with the bushy trees lining the basketball stadium), or impede cark park entry & exit to the RSL (might need a slow down point on either side of entries, to ensure exiting vehicles can do so safely, cars fly down Norfolk at times). I've also noticed the northern oval side has vehicle access removed, so assume consideration for vehicle access (ambulance, mowing, maintenance) has been considered.
141	South Adelaide has been a stalwart of the community for many years - getting by as a non profit organization- getting some help from government and council for all that work would be a just reward
142	Could the entry to the parking be moved to the western side - away from the Norfolk Village residents?
143	Please do not copy the state basketball centres LED lights - they blind your eyes - everything else is great.
144	Is the facility air conditioned?
145	Strongly encourage the council to proceed with this proposed design.
146	Please get this built asap
147	I love the exterior scenery. But the building needs to be more appealing from the exterior - it looks like a glorified shed.

Appendix 4

Norfolk Estate meeting summary

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

CITY OF MARION

Residents comments

Norfolk Estate Residents Meeting – 7 April 2025

- Concerns about fence height for security, preferring mesh like current tennis court fencing
- Positive feedback on removing 6 carparks along the boundary for apartments
- Walking trail to Club Marion is important, would like to be able to do so during construction
- Street trees along Norfolk need higher canopies for better visibility when driving
- Enquiry about potential noise from multiple stadiums in use
- RSL liaison about visitor parking in their carpark possibility
- SA Basketball Club and Norfolk relationship link to address issues after opening
- Consider long-term population use increases (10+ years)
- Concern over potential decline in house values
- Address construction noise and dust concerns, maintain good communication with site manager and Norfolk
- Suggest replacing current tin fence with something more secure
- Enquiry about latest Basketball game timing

Traffic Concerns/Request

- Would like a stop sign at Norfolk Estate entrances/exits to remind the residents
- Would like to know deadline on pedestrian crossing near Norfolk entrance
- Request for restricted parking and speed limits along Norfolk before construction, as current local traffic only signs are ineffective

Appendix 5

Written response

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

CITY OF MARION

Written feedback

Received 30 April 2025

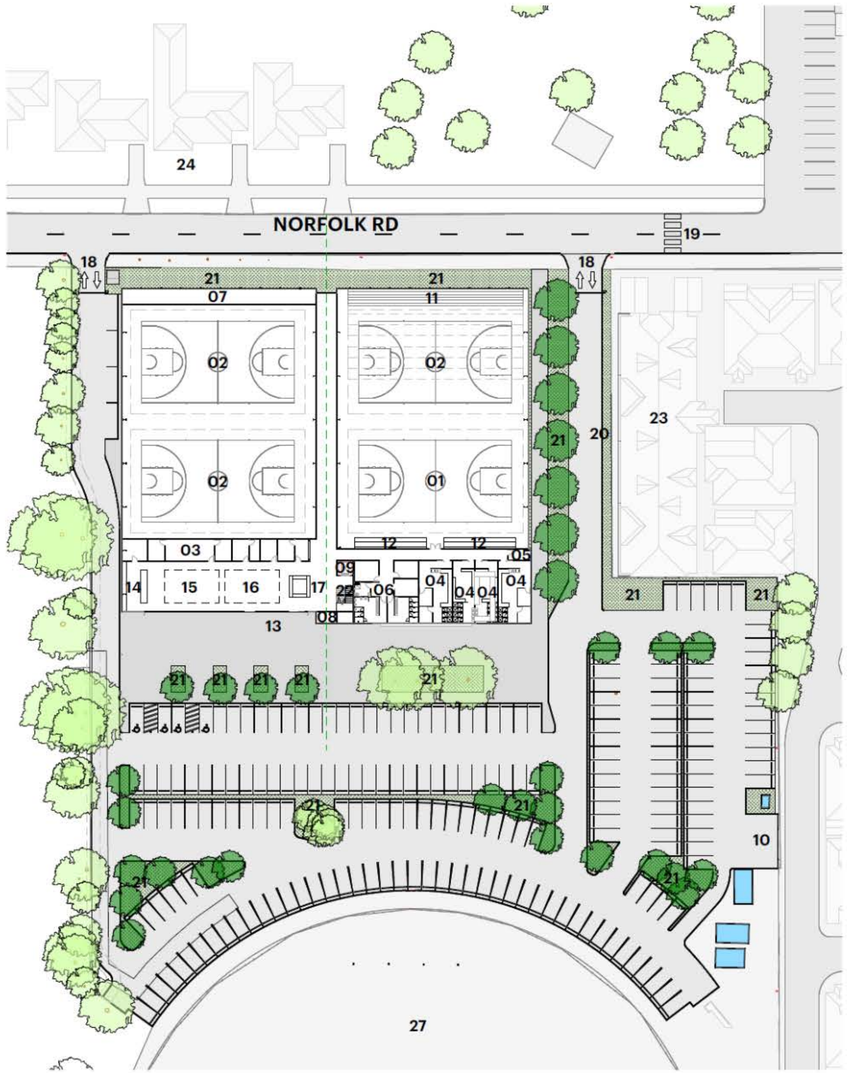
The Plans for this stadium appear very satisfactory. However the outstanding $26 million, impost on the Marion ratepayers is unreasonable. As these facilities will also be used for players outside of our council area, the S.A. Government should be paying for at least half the cost. How much is the Basketball Association and club paying for their facility? Where is the equity for most of ratepayers who have no interest in basketball and other more pressing issues need funding?


MARION BASKETBALL STADIUM
ARTIST IMPRESSION

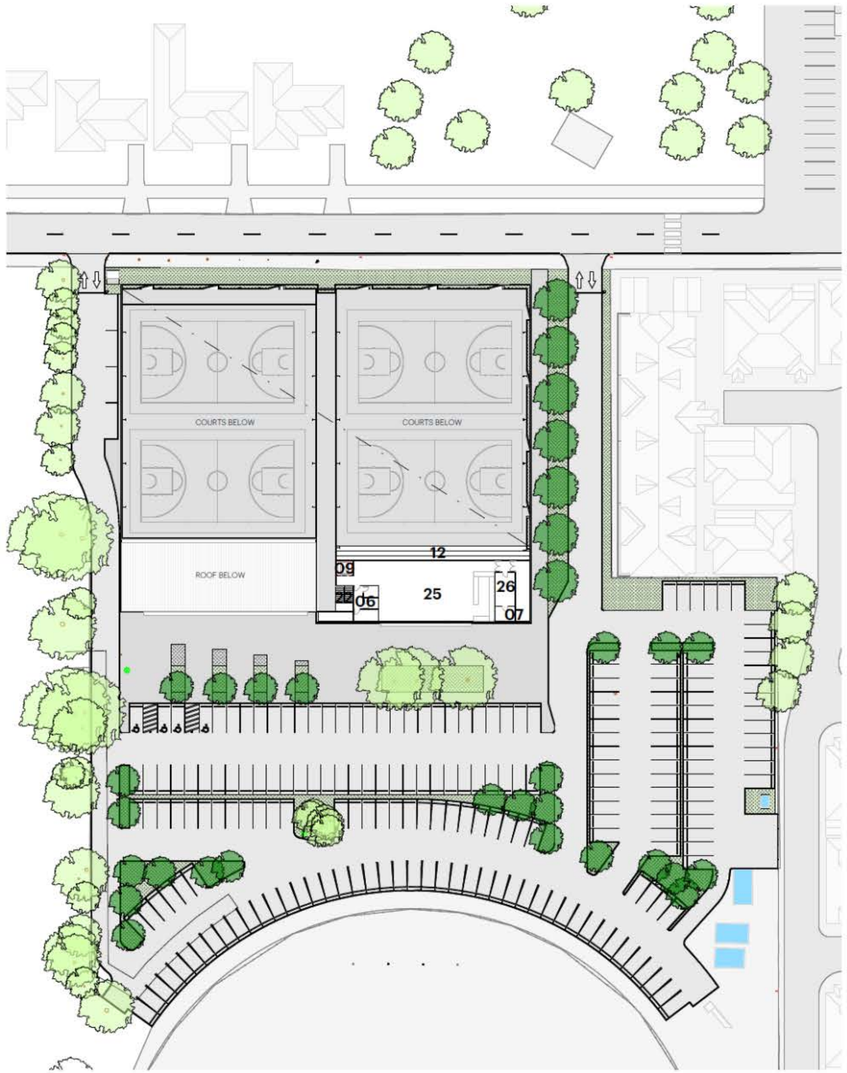

MARION BASKETBALL STADIUM
ARTIST IMPRESSION


ARTIST IMPRESSION


ARTIST IMPRESSION



SITE PLAN - GROUND
SCALE 1:500



SITE PLAN - LEVEL 1
SCALE 1:500

SITE LEGEND

- EXISTING STRUCTURE
- PROPOSED LANDSCAPING
- EXISTING TREES
- PROPOSED TREES

LEGEND

01 SHOW COURT
02 COMMUNITY COURT
03 ADMINISTRATION
04 CHANGE ROOMS
05 FIRST AID
06 AMENITIES
07 STORE
08 BUILDING FIRE SERVICES
09 VERTICAL TRANSPORT
10 WASTE STORE
11 RETRACTABLE SEATS
12 FIXED SEATS (TIERED)
13 ENTRY
14 CAFE
15 CAFE SEATING
16 INFORMAL SEATING
17 LOBBY
18 IN/OUT GATED VEHICLE ACCESS
19 FUTURE CROSSING
20 LANDSCAPE SCREENING
21 LANDSCAPE GARDEN BED
22 STAIRS
23 NORFOLK ESTATE RETIREMENT VILLAGE
24 EXISTING RESIDENCES
25 MULTI-PURPOSE SPACE
26 CATERERS KITCHEN
27 MARION OVAL

12.3 Community Solar Savings Scheme	
Report Reference	GC250527R12.3
Originating Officer	Unit Manager Environmental Sustainability – Rebecca Neumann
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 for Council to decide on the preferred future directions of the Community Solar Saving Scheme.

REPORT HISTORY

Report Reference	Report Title
IEC250211R7.2	Community Solar Savings Scheme Campaign Summary and Future Directions

EXECUTIVE SUMMARY

The Marion Community Solar Savings Scheme is an initiative to increase the uptake of renewable energy in the community improving access and awareness of solar and battery solutions. The scheme includes partnering with a household renewable energy service provider to help simplify purchasing of solar panels and batteries. This is achieved through reduced upfront costs (financing) and options to reduce the costs on the purchase of new systems.

The Community Solar Savings Scheme was delivered in 2024 through a partnership with the solar company ShineHub. Shinehub's value offering included finance options to reduce upfront costs, connection to their virtual power plant (VPP), a "bulk buy" of solar and battery systems and a potential financial return to City of Marion if thresholds were reached with the virtual power plant. A summary of the 2024 campaign was presented to the Infrastructure and Environment Committee (IEC) in February 2025 (IEC250211R7.2).

The IEC showed support for the Community Solar Savings Scheme objectives and discussed a preference to run another campaign in 2025 with Shinehub as the program partner subject to a review of results and market conditions. There was also interest in reviewing customer feedback and exploring other incentives that promote household energy efficiency and the uptake of renewable energy solutions.

This report presents:

- The updated outcomes of the 2024 Shinehub program based on the final number of installations (Attachment 1)
- Customer survey results that provide further insight into the experiences of City of Marion customers with the program (Attachment 2).
- A current market analysis that outlines details of the new Federal Government battery rebate.

Due to the ongoing changes in market conditions and new opportunities available to households (in particular the new Federal Government batter rebate), it is advised that the partnership with Shinehub does not continue beyond 2025/2026 without further testing of the market to ensure products and services continue to meet council and community needs.

Market testing for a Community Solar Savings Scheme is expected to cost up to $50,000 to enable

technical review through the tendering process. Preparation for the tendering could start in early 2026 and would be completed by mid 2026.

Three options on the future of the Community Solar Savings Scheme are presented for Council consideration.

RECOMMENDATION

That Council:

Option 1

continues its partnership with Shinehub for delivery of the Community Solar Savings Scheme for 2025 with a review of results and the program's future to be brought back to Council in February 2026.

Or

Option 2

discontinues its relationship with Shinehub and goes out to market in early 2026 to select a new partner for the Community Solar Savings Scheme.

Or

Option 3

discontinues the relationship with Shinehub, does not continue with the Community Solar Savings Scheme and instead promotes the new Federal Government Battery rebate through existing communication channels and considers other initiatives to promote uptake of household energy efficiency and uptake of renewable energy through the Environmental Sustainability Plan.

DISCUSSION

The Community Solar Savings Scheme ran from August – December 2024. A summary of the campaign approach and initial outcomes was presented to the Infrastructure and Environment Committee (IEC) in February 2025 (IEC250211R7.2)

2024 Program Outcomes

To finalise the outcomes of the 2024 campaign, ShineHub provided Council with data on installations and estimated community benefits in terms of cost savings and reduced carbon emissions (see Attachment 1).

Based on 63 customer installations, ShineHub estimated that $112,915 will be saved per year across all households and 104 tonnes of CO_2e abated annually. These estimates are based on assumptions about electricity use, Virtual Power Plant (VPP) payments, and greenhouse gas emissions factors. Savings are expected to reduce over time due to the degradation of solar panels, inverters, and batteries. Using best-practice methods (e.g. National Greenhouse Accounts Factors) and accounting for the South Australian grid's transition to renewables, the lifetime carbon savings might be lower than ShineHub's estimates.

Other key statistics from the sales include:

- 100% of customers joined the ShinehubVPP
- 97% of sales included batteries
- 58.5% of sales included financing through Shinehub to reduce upfront costs.

Survey Results

To assess customer satisfaction, a survey was sent by Shinehub to the 588 contacts on ShineHub's register of interest. The survey received 38 responses (6.5% response rate). Detailed analysis is included in Attachment 2.

Key findings:

- 84.2% of respondents were satisfied with program communications.
- The top three motivations for registering interest in the program included:
  - Saving on energy bills (81.6%)
  - Reducing carbon emissions (55.3%)
  - Trust in the City of Marion (31.6%)
- The main reason respondents had not previously purchased a system was due to the high upfront cost (39.5%). This is also reflected in the final sales results (Attachment 1) that showed that 58.5% of sales included one of Shinehub's financing options.
- Of the 39.5% of respondents that attended a community event, 86.7% found it helpful.
- 44.4% of the respondents sought competitive quotes.
- Of the 52.6% of respondents that did not progress with an offer from Shinehub, the main reasons for not purchasing solar panels or batteries included poor timing (65%) or choosing another company (25%).
- 77.8% of respondents were very satisfied with the installation process.

Current Market Analysis

Solar and battery installations continue to increase across Australia largely due to increasing cost of electricity and reducing costs for installations of solar and battery systems. There are several popular publicly available platforms for accessing further information on household energy including:

- Australian Government Home Energy Information: www.energy.gov.au
- Solar Quotes www.solarquotes.com.au
- Solar Choice www.solarchoice.net.au

The Federal Government's Cheaper Home Batteries Program will commence on 1 July 2025 and provide a 30% discount on the cost of installing home battery systems. For a new system, savings are expected to be approximately $4,000 for a typical household. This initiative is expected to increase demand and reduce battery prices, as seen previously with solar panels.

Virtual Power Plants (VPPs) continue to expand with most major electricity retailers now offering options to join a VPP. ShineHub has announced an increase in its VPP rate from $0.55/kWh to $1/kWh, though some competitors offer rates as high as $21/kWh. Notably, ShineHub customers are limited to ShineHub's VPP and cannot access alternative VPP options.
Shinehub campaigns are currently being run with City of Campbelltown, City of Charles Sturt, City of Mitcham and City of Unley.

In November 2024, the City of Burnside released an open tender for similar services to the Community Solar Savings Scheme (via Tenders SA). The results of this tender are yet to be publicly released.

The February 2025 IEC committee considered outcomes of the 2024 program and recommended extending the current partnership with Shinehub for one year and reassess the success of the program and market in 2026. This approach is outlined in Option1 below. Given the changes to the market, the recent Federal Governments battery program and the IEC's interest in alternative sustainable living initiatives, two other options are also presented in this paper for consideration.

Future Options

Option 1 – Continue the ShineHub Partnership in 2025, but review for 2026
Council continues its partnership with ShineHub for 2025, with a review of results and market conditions in early 2026.

Key Considerations:
- Positive customer feedback on ShineHub's service and products.
- Positive feedback to Council for supporting increased awareness.
- System quality, savings and payback periods are comparable to other major providers.
- 32% of respondents cited Council trust as a reason for participation.

Proposed Campaign Plan :
- Launch: Mid-June 2025
- Information sessions: Early August (two sessions – north and south)
- Promotional channels:
    - CoM Facebook (paid/organic)
    - E-Talk and Green Thymes newsletters
    - CoM website banner
    - On-hold messaging
    - Digital and EV Jolt screens
    - Reuse of vinyl banners from previous campaign.
- Excluded activities:
    - City Limits article (timing constraints)
    - Rates notice insert
    - Pop-up events.
- Evaluation Criteria:
    - Registration-to-quote conversion rate (Marion vs. other ShineHub councils)
    - Quote-to-sale conversion rate (Marion vs. other councils)
    - Event attendance (target: 100 per session)
    - Share of ShineHub sales vs. total solar/battery installs (target: 15% above trend for background sales). Note: data on solar and battery sales in Australia is available from the Clean Energy Regulator, however new data may take up to12-months to be available. Sales are also expected to increase as a result of the federal battery rebate.

Option 2 – New market testing

If Council wishes to continue with a Community Solar Savings Scheme but would like to test the market before progressing further, development of tender documentation could commence from September 2025 with market testing starting in early 2026. The assessment could be completed by mid 2026 with a new provider in place by late 2026.

Considerations:
- Market testing by City of Mitcham was completed 2021/2022 and in the 3-4 years since this time there have been a range of changes in market conditions including:
    - VPP market is growing but ShineHub customers remain locked into their proprietary system.
    - Battery prices are expected to decline further due to market expansion (including new rebate).
    - Other financing options are available for solar and battery purchases.
- In November 2024, City of Burnside put an open call on Tenders SA for expressions of interest from potential partners for the development of a Community Renewables Program that assists local residents and business owners to reduce their emissions. The result of this program is yet to be announced.

Testing of the market for a Community Solar Savings Scheme is expected to cost up to $50,000 and may take 6 months to complete. Costs are expected to include:

- Technical review of products and services including:
  - Solar panels, batteries and inverters
  - Virtual Power Plant
  - Household financing options
  - Energy markets and future trends
- Legal review including:
  - White labelling approach
  - Contract conditions
  - Company checks.

There may be analysis from the City of Burnside tender process that could reduce some of these costs and timeframes, however it would be a new tender process undertaken by the City of Marion.

This paper is not requesting additional funding. If this option is recommended by Council, priorities will be re-assessed to enable the funding to be made available within the 2025-26 financial year.

Option 3 – Provide alternative sustainable living initiatives via Environmental Sustainability Plan

If Council does not wish to continue with the Community Solar Savings Scheme, council is able to focus on community information sessions on household solar and batteries, including the new federal government home battery rebate This could be delivered within existing resources. In future years this could be expanded to include further education and incentives on household energy efficiency and renewable energy. These unfunded options will be presented as part of the Environmental Sustainability Plan.

Considerations:

- Solar and batteries are one solution, but other measures (e.g. insulation, energy efficient appliances, all-electric transitions) may offer benefits depending on household needs.
- Many state and federal rebates exist, but awareness and uptake can be low for some sections of the community. Council can assist with awareness raising.
- The upcoming Environmental Sustainability Plan (to be discussed at the 10 June 2025 IEC meeting) will outline directions and initiatives to support sustainable living in the community (that do not overlap with State and Federal Government programs).

ATTACHMENTS

1. Attachment 1 Marion Bulk Buy Report March 2025 [**12.3.1** - 4 pages]
2. Attachment 2 - Post Program Survey Results [**12.3.2** - 30 pages]

ShineHub

City of Marion Community Solar Savings Scheme

Program Outcomes

Updated by: ShineHub

Document and calculations prepared by ShineHub on behalf of City of Marion SA.

Executive Program Summary

Total Quotes requested:
293
Total Sales:
63
% of sales that included a battery:
97%
VPP attach:
100%

ShineHub Pty Ltd
Suite 1, Level 1/530 Botany Road
Alexandria, NSW 2015
1800 898 381
shinehub.com.au

Marketing/sales key metrics

- Number of people who registered on the website to receive information: **593**
- Number of quote requests: **293**
- % of people who registered who also got a quote: **49%**
- % of people who registered who also got a quote: **21%** (this is in line with benchmarks for other councils.)
- Number of event attendees across the two events: **130**
- Event ticket attendance % (i.e. the percentage of people who got a ticket who actually attended the events): **49.6%**
- Number of Registrations: **587**
- Landing page views: **3,278**

Sales Summary system type splits (Updated 25 March 2025)

Bulk Buy 2024	Customers
Solar only	2
Solar & battery (hybrid)	41
Battery retrofits and add on	20
Total Bulk Buy 1 (2024)	63

Total System Capacity

Total PV (kW)	Total Battery (kWh)
286.44	675

Payment method Breakdown

Bulk Buy 2024	Customers
Upfront (cash)	26
BRIGHTE BNPL (solar only & battery retro)	14
Powow PPA (solar & battery hybrid)	23

Total Bulk Buy 1 (2024)	63

PV (panels) - Emissions Abatement Estimates (residential) (Updated 28 March 2025)

Methodology – estimate daily kWh based on PSH, x 365 days to extrapolate to annual kWh, apply degradation factors to estimate lifetime kWh, apply emissions factor (source: https://www.cleanenergyregulator.gov.au/OSR/EERS/eers-current-release)

Inputs/Assumptions – Adelaide Peak Sun Hours = 3.6 / PID 1.5% Year 1, 0.5% thereafter / 25 year warranted lifetime / emissions factor.

Total PV installed (kW)	Production (kWh)			Emissions Factor**	CO2e abated (tonnes)	
	Daily	Annual	Lifetime (10 years)	Kg CO2e per kWh	Annual	Lifetime (10 years)
286.44	1031	376,382	3,763,820	0.2	75	3,647

Battery Emissions Abatement Estimates (Updated 30 July 2024)

Methodology – assume batteries are fully charged by PV during the day and are discharged at night during peak times with 25% depth of discharge. Assume all batteries are participating in ShineHub VPP – so every kWh discharged is displacing one kWh of grid drawn electricity with higher emissions factor due to greater participation from fossil fuel generators/lower penetration of renewable generators during these peak times – assume 0.4kg CO2e /kWh emissions factor

Total Batt KWH	Daily 30% DoD	Annually	Emissions factor**	Daily	Annually kWh	Tonnes p.a.
675	202.5	73,913	0.4	81	29,565	29.6

** Please note that the emissions factor multiplier for battery is 0.4 as below. However for panels the assumption is 50% usage of energy produced. Therefore the emissions factor reduces from 0.4 to 0.2.

Savings estimates (Residential):

Total estimated cost of energy bills for all residents per year*	Total estimated cost of energy bills for all residents over 10 years	Total estimated energy savings produced by all systems per year	Total estimated 10 year energy savings produced by all systems
$126,000	$1,260,000	$112,915	$1,129,146

* Calculations inputs
(5000kWh x 40c/kWh = $2,000 yearly bill per customer.)
(63 customers x $2,000 = $126,000 per year in total energy bill expenditure).

(10 years x $126,000 = $1,260,000 in total bill expenditure over 10 years).

Assumptions

- *VPP events savings not included (potentially up to another $200 in savings per year per customer)*
- *Solar savings calculations assumptions is that 75% of PV and bess is used to offset the site load*
- *Solar feed-in tariff savings are not factored into savings calculations as they vary significantly from retailer to retailer (so total potential savings are understated).*
- *Sunlight hours per day 3.6 (average across the year) is on the conservative side*
- *The cost of electricity does not include supply charges and is fixed at 40C/kWh (no cumulative price increase year on year.)*
- *Yearly energy consumption for the average AU household is set at 5,000 kWh for purposes of calculations.*

Link to spreadsheet with all calculations from which numbers listed in this document are derived:

https://docs.google.com/spreadsheets/d/1S_BomiMTBYd2xYyKmBlr4imuBnGcO3n3i1LeHFXeII4/edit?gid=1490283173#gid=1490283173

ShineHub CITY OF MARION

Marion Community Renewables Program

Post Program Research Survey Results



ShineHub CITY OF MARION

Aim of the research

To help inform future sustainability programs aimed at carbon emissions reduction in the City of Marion community, we invited people who registered to get information about the program as well as customers to complete a survey outlining their experience with the Marion Solar Savings Scheme and ShineHub products, services and communications.

This document presents the results.



Key numbers

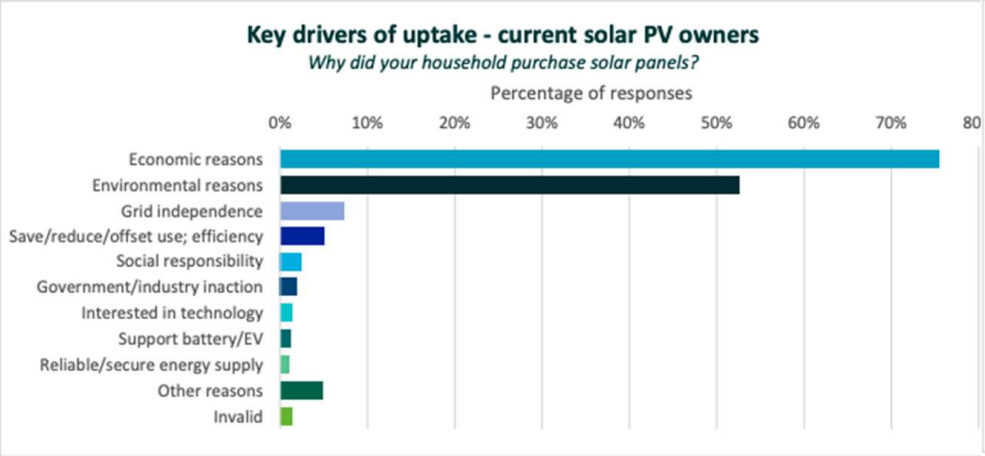
Number of people invited to participate:	Number of survey responses:	Number of entries into prize draw:	Number of entrants open to follow up contact:
588	38	36	23

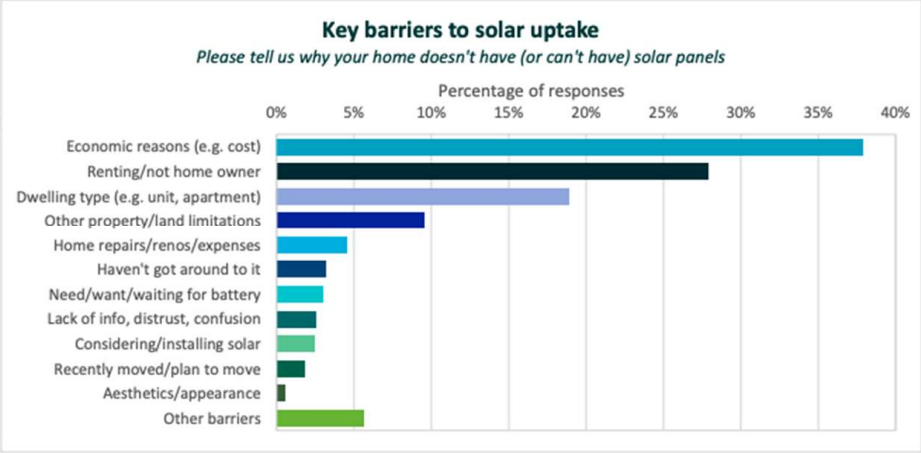
Survey email performance

Marion SA 588 recipients	**51.6%** Opens	**7.7%** Clicks	First email
Marion SA Non-Openers 290 recipients	**17.6%** Opens	**3.1%** Clicks	Second email to non-opens

General context research - Reasons to go solar

While now an older piece of research (2019) by Australia's National Science Agency (CSIRO), it cites the key reasons to install solar in Australia remain financial and environmental which is consistent with City of Marion Survey findings. Similarly the Climate Council's Seize the Sun report cites cost of living as a key reason to invest in solar.



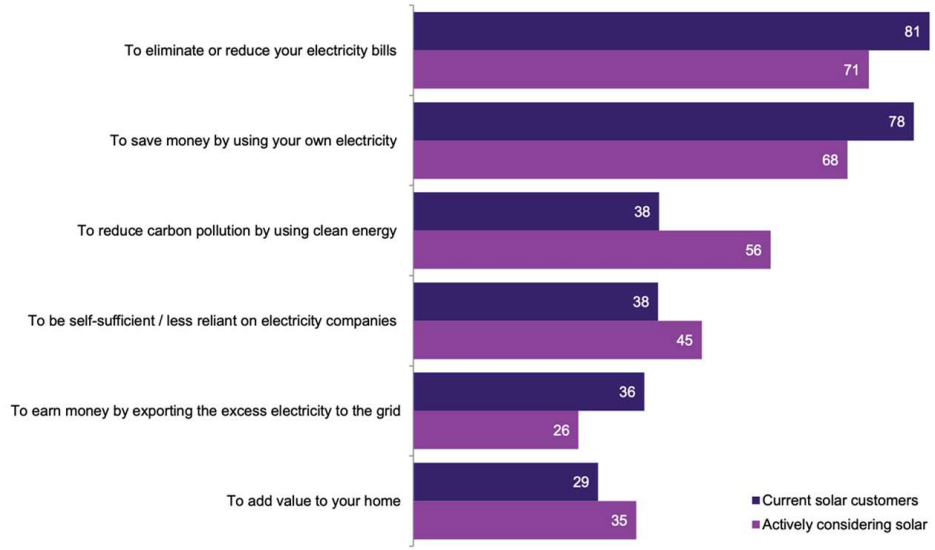


Source drivers for uptake and barriers to adoption:
[PDF] Adoption of solar power – why or why not? - CSIRO
https://www.climatecouncil.org.au/resources/seize-the-sun/
https://www.solar.vic.gov.au/solar-saves-more-money-and-environment
https://www.green.com.au/research/is-energy-bill-pressure-swaying-australians-toward-solar

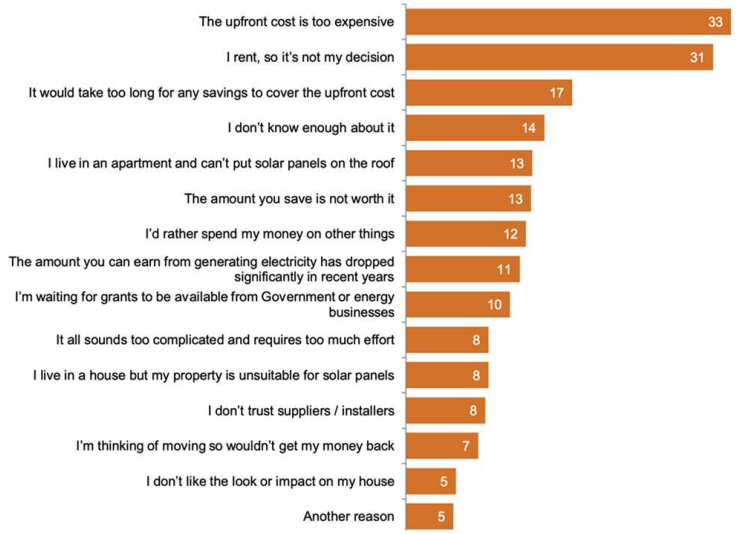
Further reading:
[https://cleanenergycouncil.org.au/advocacy/its-time-to-back-batteries
https://www.solarcitizens.org.au/clean_technology_the_solution_to_lower_bills_says_new_survey

General context research - Reasons to go solar (more)

Reasons for buying / considering solar (% selecting each as a top 3 reason)



Reasons for not researching or considering home solar panels (% selecting each reason)



Source drivers for uptake and barriers to adoption:
https://energyconsumersaustralia.com.au/sites/default/files/wp-documents/Community-Attitudes-to-AEMC-Solar-Reforms-Public-Report-August.pdf

General context research - solar installations with a battery

There are now 185,798 home battery units installed across Australia. In the second half of 2024, **28.4 % of rooftop solar installations had an accompanying small-scale battery installed**.

For the program total solar and battery installations was **67% (actual)**, and 62.5% from survey so indexing higher than national average by a significant margin.

Source:
https://cleanenergycouncil.org.au/news-resources/rooftop-solar-and-storage-report-july-to-december-2024

General context research - demographics

- **Primary Age Group**: Individuals aged **45–54** are among the most likely to install solar systems, likely due to financial stability and homeownership. solardirectory.com.au

- **Younger Families**: Suburban areas with a higher proportion of residents aged **25–44**, particularly young families with children, show elevated solar adoption rates.

- **Older Adults**: Australians aged **58 and above** are less likely to install solar panels, possibly due to shorter anticipated payback periods or fixed incomes. energi.media

These trends indicate that solar adoption in Australia is most prevalent among middle-aged homeowners and young families, driven by factors like financial readiness, homeownership, and long-term energy savings.

Executive Summary / key outtakes

- Percentage of survey respondents expressed that they were very satisfied, or somewhat satisfied with the program communications **(84.2%).** Neutral rating: **10.5%**
- The top 3 motivations for participating in the program were:
  - To save money on energy bills **(81.6%).**
  - Environment / reducing carbon emissions **(55.3%).**
  - City of Marion Council as a trustworthy source. **(31.6%).**
- Percentage of respondents that stated that the Community Event was 'very helpful' in addressing their questions **(86.7%)**.
- Out of people who went ahead and bought a ShineHub system **44.4%** requested a competitive quote.
- Out of people who did not buy the top two reasons were: 'Timing was not right' **(65%)**; and 'I have chosen/will choose another company **(25%).**
- The top 2 reasons for not having purchased a system prior to the program were: 'Couldn't afford the up-front cost' **(39.5%)** and: 'did not think there would be a good payback period' **(38.9%).**
- Percentage of respondents who were satisfied with the installation process: **(77.8%)**

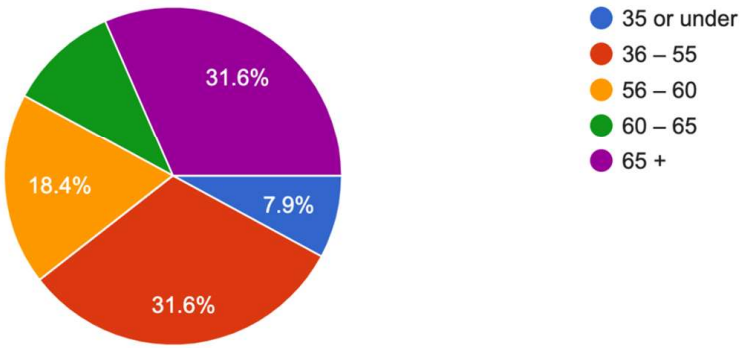
ShineHub CITY OF MARION

Graphical analysis



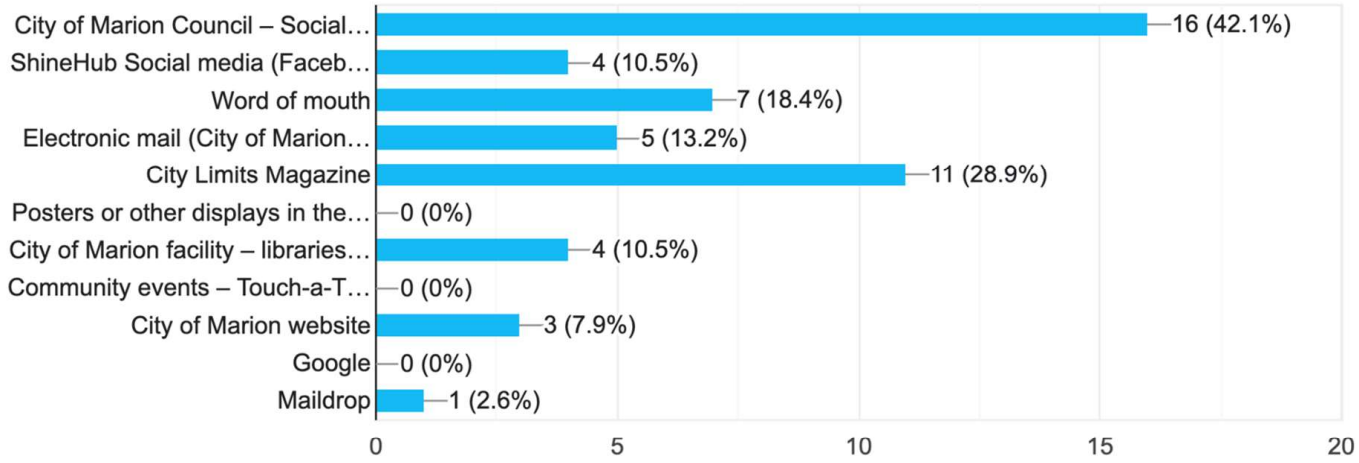
Please select your age demographic

38 responses



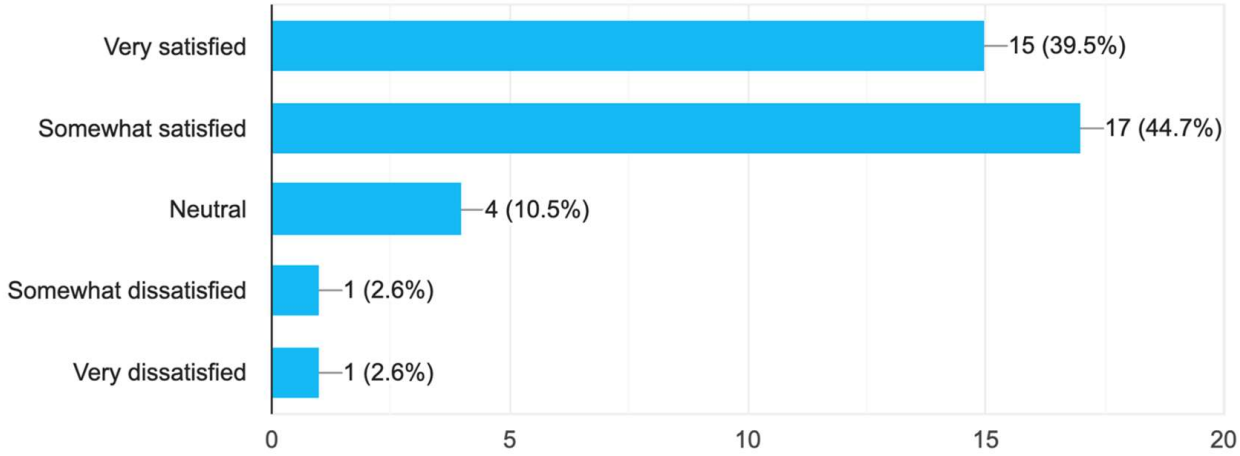
How did you hear about the Community Solar Savings Scheme? (Select all the apply.)

38 responses



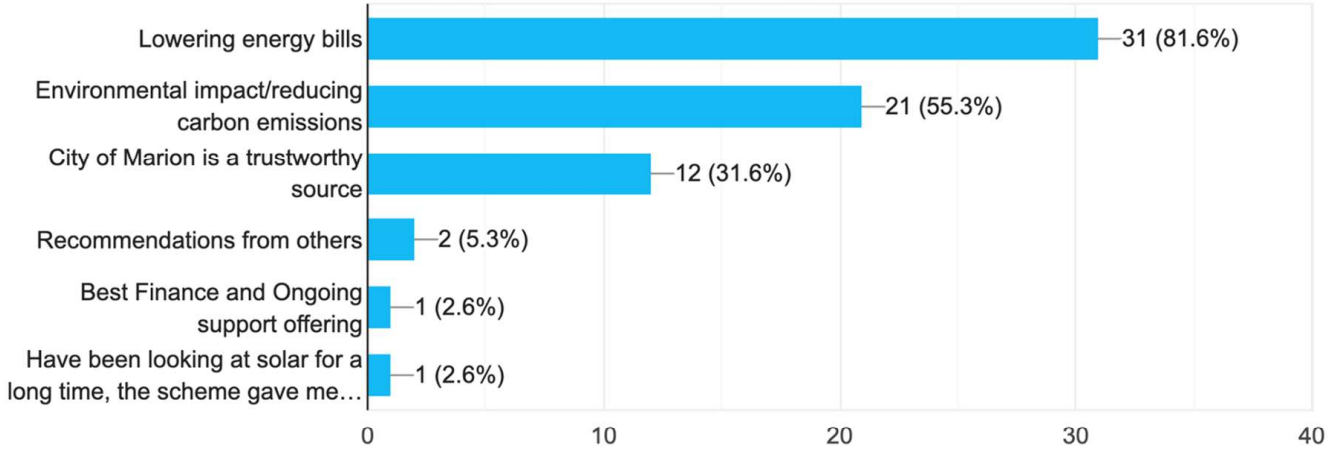
How satisfied are you with the information provided throughout the campaign?

38 responses



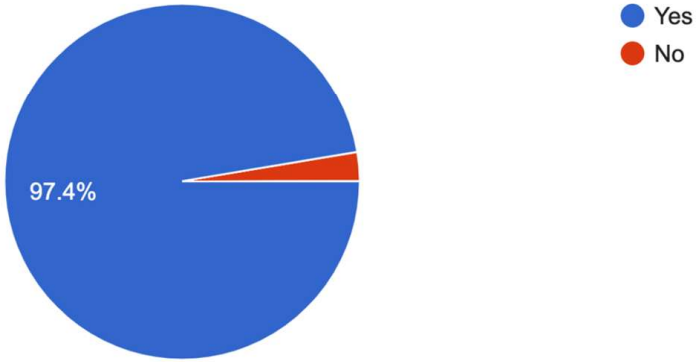
What motivated you to register your interest in the Community Solar Savings Scheme? (Select all that apply.)

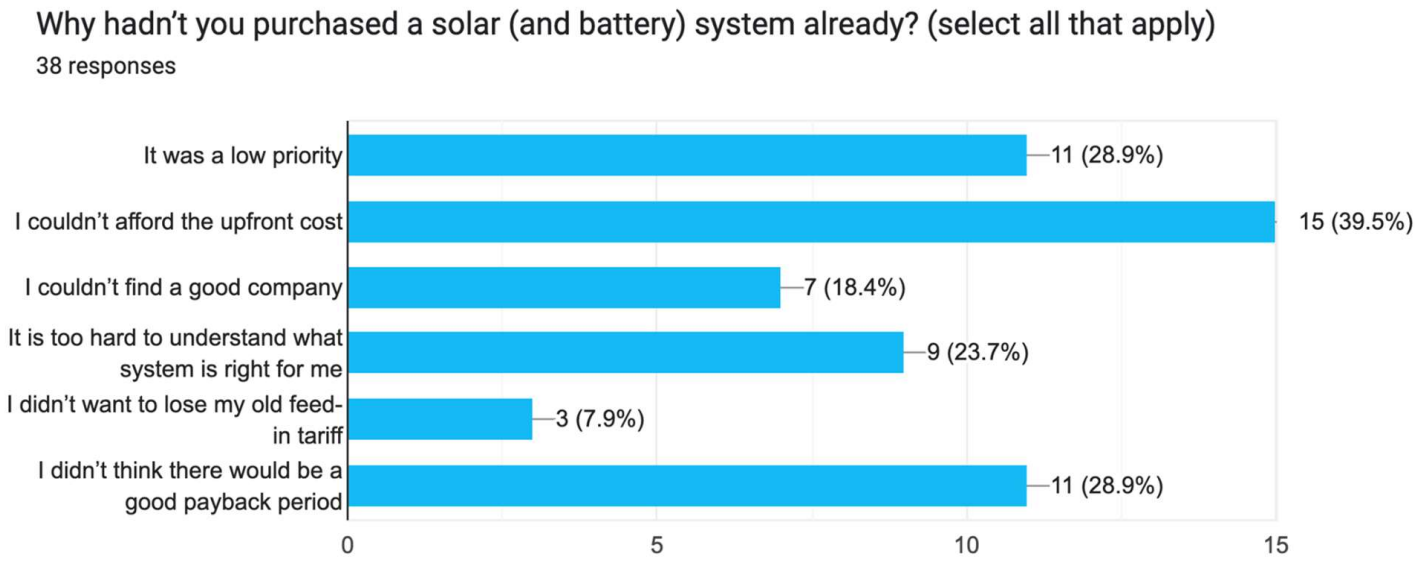
38 responses



Had you previously been thinking about purchasing or upgrading to a home solar and / or battery system?

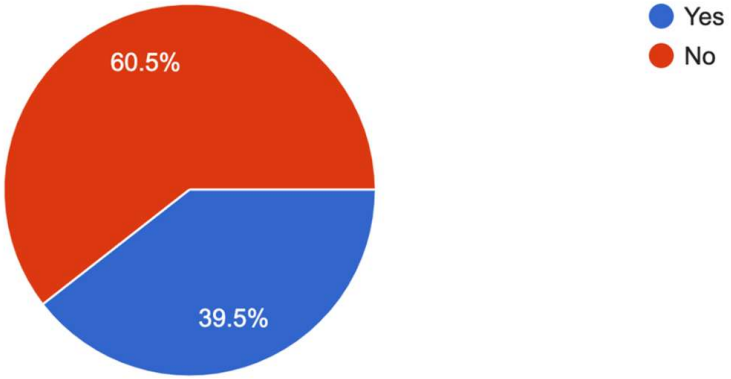
38 responses




Why hadn't you purchased a solar (and battery) system already? (select all that apply)
38 responses
It was a low priority
11 (28.9%)
I couldn't afford the upfront cost
15 (39.5%)
I couldn't find a good company
7 (18.4%)
It is too hard to understand what system is right for me
9 (23.7%)
I didn't want to lose my old feed-in tariff
3 (7.9%)
I didn't think there would be a good payback period
11 (28.9%)
0
5
10
15

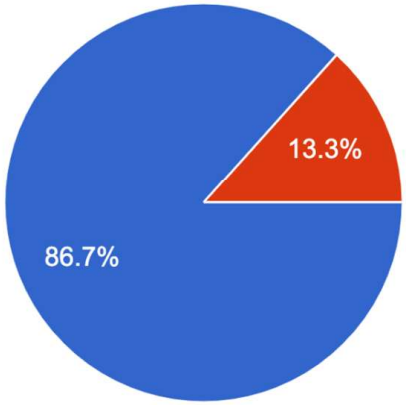
Did you attend a solar bulk buy community event?

38 responses



How helpful was the event in addressing your questions?

15 responses



- Very helpful
- Somewhat helpful
- Neutral
- Somewhat unhelpful
- Not helpful at all

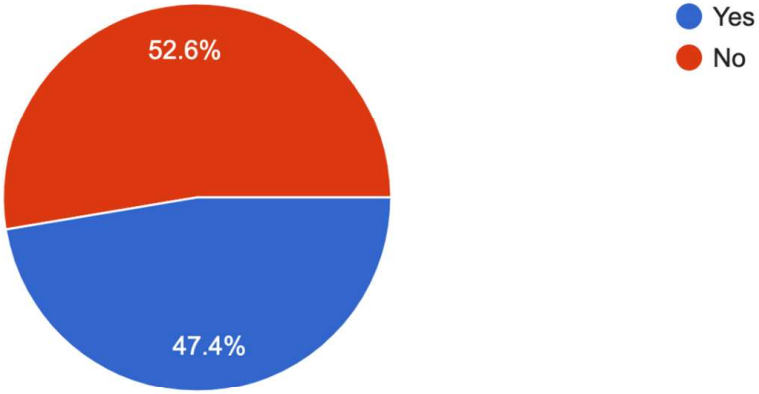
What could have made the event better?

6 responses

- Discussions of potential complications - Local Grid overvoltage, smart meter upgrades
- Nothing, it gave us the information we needed
- A visual of what battery is suitable for existing solar systems
- better pricing
- I found it very informative
- Was all good

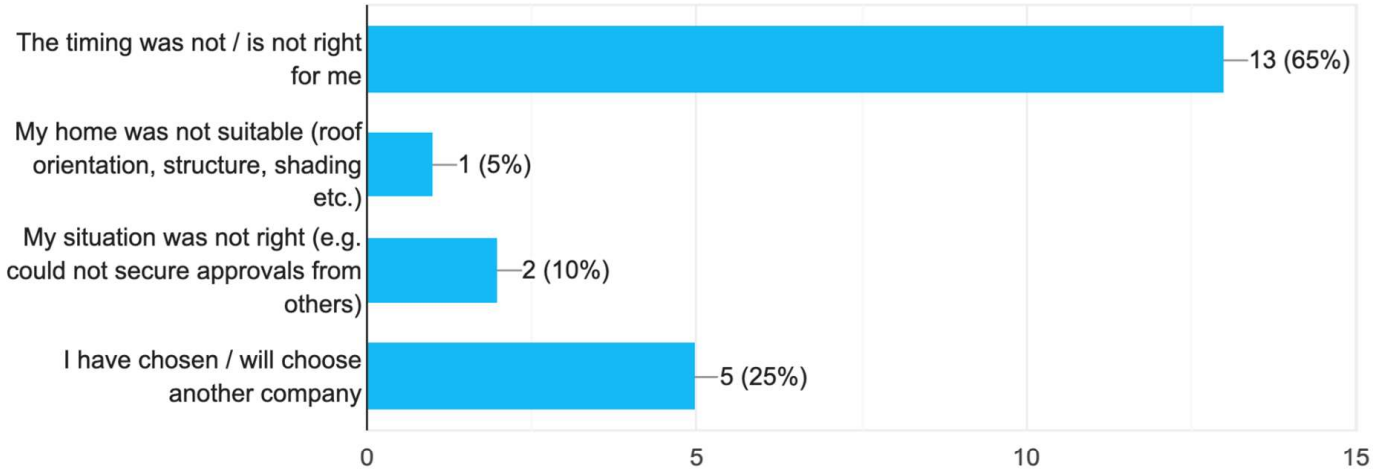
Did you accept a ShineHub bulk buy offer/purchase a system through the program?

38 responses



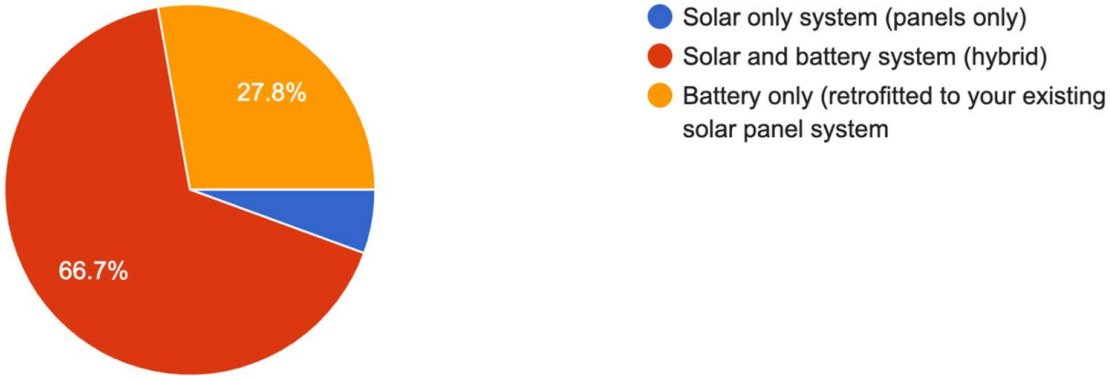
Please provide details of why you have chosen not to progress with a ShineHub Bulk Buy offer

20 responses



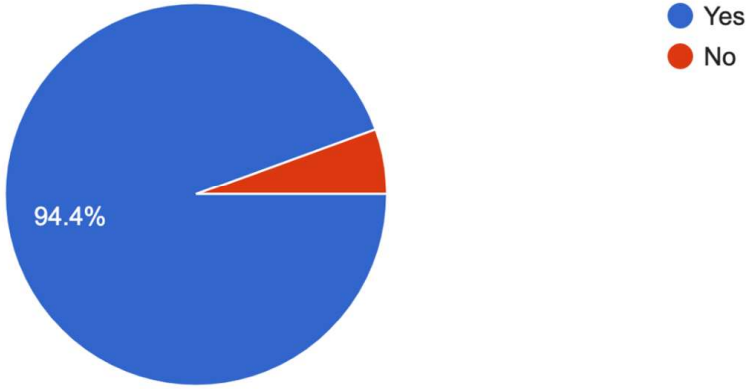
Please provide details of what you purchased.

18 responses



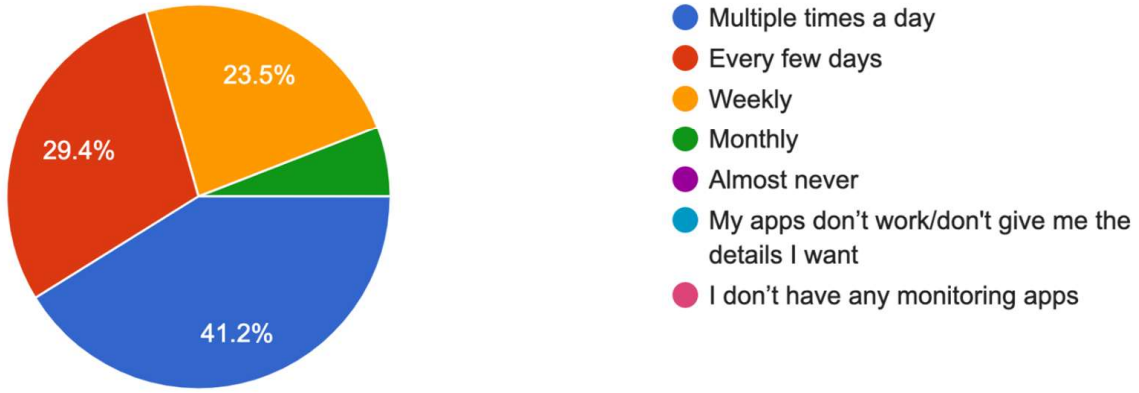
Did you sign up to the ShineHub VPP?

18 responses



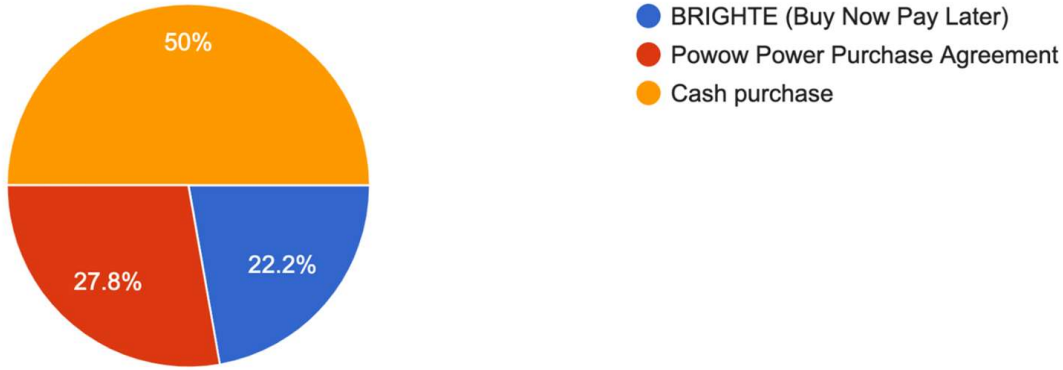
Do you use electricity monitoring apps to monitor your electricity consumption, solar generation and /or battery capacity?

17 responses



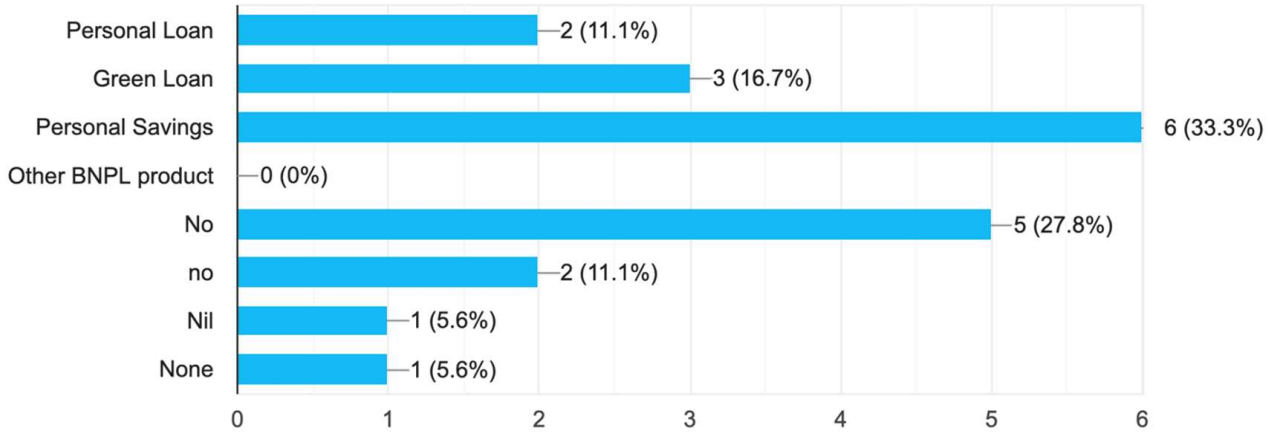
Please tick the financing option you chose.

18 responses



Did you consider any of these other financing options?

18 responses



No other options considered: 43.7%

Do you have any comments on the financing options provided through the program?

9 responses

Would like to be able to make part payments towards full cost owed, at any time. Pay off what I can when I can.

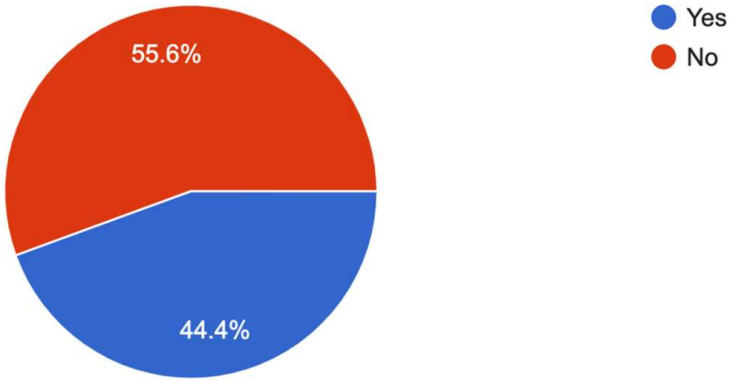
It's good you can make additional payments.

No I think there were enough on offer.

They suited our family situation. I appreciated the no upfront costs and saving on our energy costs from day 1, rather than waiting a number of years to recoup our outlay.

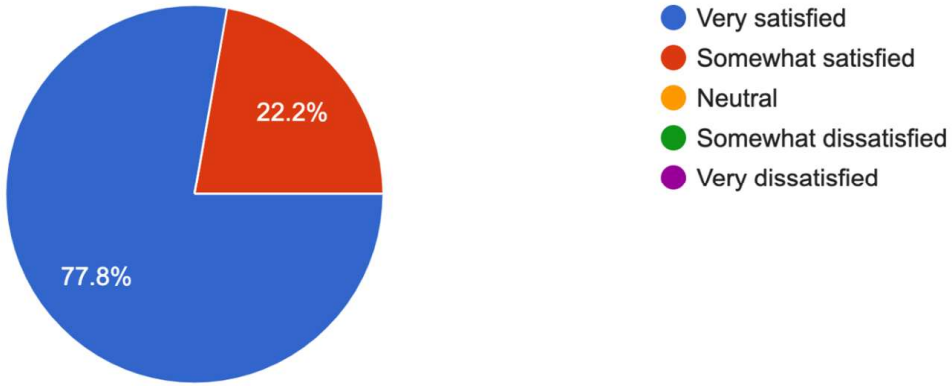
Did you seek additional quotes before committing to a ShineHub Bulk Buy offer?

18 responses



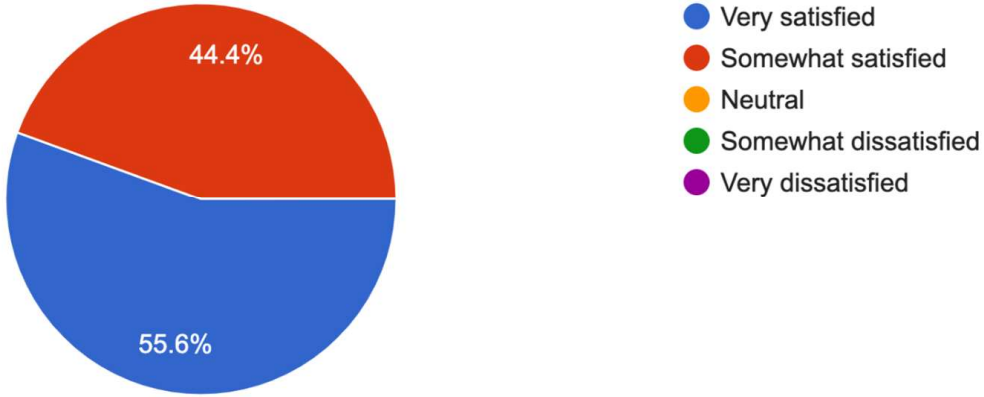
Please rate your satisfaction with the installation process.

18 responses



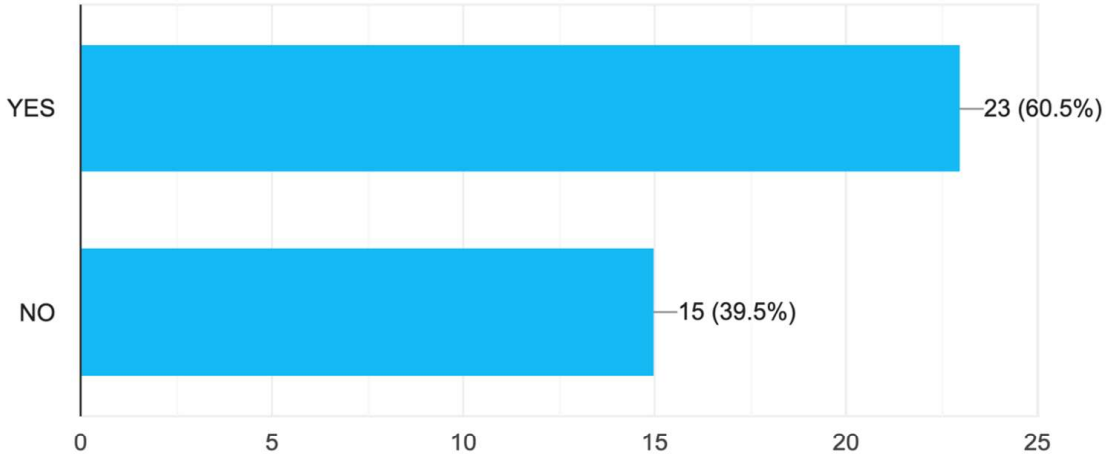
Please rate your satisfaction with how your system is operating

18 responses



If you are open to follow-up on your responses from either ShineHub or City of Marion, please opt in by clicking the opt in box. (By clicking this box you ...share your contact details with the City of Marion).

38 responses



Do you have any other comments you would like to share about the City of Marion partnership with ShineHub?

19 responses

No

I rely on the credibility of the City of Marion to believe that ShineHub can provide a good and fair option.

It's an excellent incentive.

I would be interested in contributing to a community battery

1) The options where limited to only one brand of devices and only one inverter. There should have been an option to select different inverter/batteries....
I should be able to export and use 10Kw/h but the inverter is only capable of exporting 5 Kw.
2) I am not able to schedule the curtailment option. If I want to stop the export i need to do it manually every time I want to enable it or disable it... In SA with Negative FiT, this should be a MUST.
3) The 55 cents per KW offered by the VPP, is ok now but will be very low very soon if the prices keep going up. It should increase in the following years.

Very happy with the tradies.

Shinehub have gone above and beyond with their post-sales service. I had two issues, niether were the fault of Shinehub but they fully assisted me in getting the issues fixed and our solar system perfoming at full potential.

Those issues were: Grid overvoltage causing inverter shutdowns - Shinehub worked with Hinen to adjust our inverter's settings beyond the standard threshold to lessen outages. They also helped facilitate a visit by a SA Power Networks Engineer who checked the system and our home wiring over for any problems.

Additionally, when our power provider installed a new smart meter to one capable of measuring feed-in tariffs, Shinehub assisted in identifying an installation error that was causing our electricity usage to be recorded as over 10 times higher than the actual usage.

I had initially contacted my energy supplier but they were unhelpful and claimed that their smart meter was working as expected. Shinehub to the rescue!

I deeply appreciate Shinehub's assistance and after-sales support

12.4 Draft Annual Business Plan 2025-2026 and Long Term Financial Plan	
Report Reference	GC250527R12.4
Originating Officer	Unit Manager Statutory Finance – Melissa Virgin
Corporate Manager	Chief Financial Officer - Ray Barnwell
General Manager	Acting General Manager Corporate Services – Kate McKenzie

REPORT OBJECTIVE

The purpose of this report is to:

- Provide the feedback received from the community consultation period held from the 26 April to 16 May 2025.
- Following receipt of the consultation feedback on the Draft Annual Business Plan 2025-2026 and Draft Long Term Financial Plan 2025-2035, confirm Council's position in preparation for the final adoption of these documents at the General Council Meeting to be held on 24 June 2025.

REPORT HISTORY

Report Reference	Report Title
FRAC250218R7.1	Draft Annual Business Plan 2025-2026 and Long-Term Financial
GC250422R12.6	Draft Annual Business Plan 2025-2026 and Long-Term Financial Plan for Public Consultation

EXECUTIVE SUMMARY

The Draft Annual Business Plan (ABP) for 2025-2026 has been developed following careful consideration of numerous factors including the current economic climate, forecast expenditure requirements with significant work undertaken to determine a responsible rate increase that carefully balances the impact on our community with the need to maintain essential services. This increase also considers ongoing investment in community infrastructure important for ensuring the long-term financial sustainability of the City of Marion.

Like many organisations, the City of Marion continues to navigate challenging economic conditions and ongoing inflationary pressures as we look ahead to 2025–2026. We are also facing rising costs, particularly in the construction sector, where national cost increases are forecast to remain around 5% each year until 2027. These external pressures have been considered as part of our financial planning.

The Draft ABP 2025-2026 (ABP) and Long-Term Financial Plan (LTFP) **(Attachment 1)** have been developed based on a required increase in average rates of 4.8**%** for the coming 2025-2026 year gradually reducing to and steadily maintained at 3% for the remainder of the ten years of the LTFP.

During the consultation period the outcome of the May 2025 Federal election has been decided. As a result, the timing of project expenditure across the 10-year CoMBAS Implementation Plan and LTFP has been further reviewed and amended. The revised timing was endorsed by Council at the 13 May General Council Meeting (GC250513F10.1).

Additionally, the City of Marion has secured $392,700 in grant funding from the Office for

Recreation, Sport and Racing under the 2024–25 *The Power of Her – Infrastructure and Participation Program (IPP).*

The combined impact of both the revised project scheduling and attraction of additional grant funding has enabled a more balanced distribution of expenditure over the 10-year period, resulting in a forecast reduction in planned new borrowings of **$10.4 million**—from $72.66 million to $62.26 million over the 10 years of the LTFP.

The revised Draft LTFP following the above changes (Attachment 4) currently forecasts a small cash surplus of $74,000 in 2025-2026 with a net surplus position over the 10 years of the LTFP of $671,000. This forecast financial position demonstrates Council is set to meet its core 'Financial Sustainability' target maintaining, on average, a break-even or better funding (cash) position over the LTFP.

Community consultation occurred from the 26 April to 16 May 2025. The consultation included numerous opportunities for the community to participate. Approximately 215 community comments were received, with 44 survey responses captured in Making Marion. Community feedback can be found in **Attachment 5 of this report**. Across the comments, the following four key themes emerged:

- Balance of spending: importance of delivering value for money services and programs that enhance community connections and impact
- Our organisation: delivering on our commitment to providing a positive customer experience
- Community spaces: building connections with community and nature through shared spaces and programs
- Environmental sustainability: fostering a culture of caring for the environment and building resilience to climate change.

The Finance, Risk and Audit Committee (FRAC) will also consider the Draft APB 2025-2026 and the consultation feedback at their 3 June meeting prior to final consideration by the Council.

RECOMMENDATION

That Council:

1. **Endorses the Draft Annual Business Plan 2025-2026 and Draft Long Term Financial Plan, being prepared for final consideration at the 24 June 2025 General Council meeting with variations as approved by Council on the basis of:**
    - **Average Rate increase of 4.8%**
    - **Minimum Rate of $1,261**
    - **Residential Rate Rebate set at 10% with a $20 minimum and $200 maximum**
    - **Differential Rate by Land use:**
        - **Commercial 150%**
        - **Industrial 150%**
        - **Vacant Land 130%**

2. **Endorses the Draft Fees and Charges Schedule for 2025-2026 (Attachment 2).**

3. **Endorses the forecast Grants Program for 2025-2026 (Attachment 3).**

4. **Notes the Public Consultation feedback provided at (Attachment 5) and that any amendments to the Draft Annual Business Plan 2025-2026 will be brought back as part of the final endorsed version on 24 June 2025.**

DISCUSSION

Following the conclusion of the public consultation process, the table below highlights the final key steps remaining for the ABP 2025-2026, and LTFP process from this point.

KEY STAGES	DATE	MEETING
Consider consultation outcomes and final draft ABP and LTFP	27 May 2025	General Council
Review and Feedback on draft ABP and LTFP	03 June 2025	Finance Risk and Audit Committee
Adopt ABP and LTFP	24 June 2025	General Council

Public Consultation Feedback

The Draft ABP 2025-2026 public consultation period took place from 26 April to 16 May 2025. **Attachment 5** provides community consultation feedback.

Results

This year, 215 comments were received, with 44 survey respondents via *Making Marion*. At the pop-up (drop in) sessions 50 people were informed of the consultation, 15 people asked questions, and shared insights.

Community members were invited to attend the Council meeting on 13 May 2025 to ask questions and make submissions regarding the Draft ABP and Budget. No verbal submissions were received.

Overall, 40.9% of surveyed respondents indicated support or partial support for the draft Plan, 18.9% were neutral, and 40.9% indicated non-support or partial non-support for the draft Plan.

At the 22 April 2025 General Council meeting, Council resolved to seek community feedback relating to support for proposed major projects and to include a note that Council is exploring the option for residential properties that meet certain criteria for short-term, non-hosted accommodation may be considered as having a commercial predominant land use and requested the Administration to seek community sentiment. Both topics were included in the Making Marion survey promoted to the City of Marion community throughout the engagement period.

Attachment 5 provides an overview of the feedback received, along with the City of Marion's prepared responses to the community's feedback.

Key themes from the community engagement on the Draft Annual Business Plan 2025-2026

Throughout the community consultation, the following themes emerged:

Theme	Feedback points

Balance of spending *Delivering services and programs that enhance community connections and impact.*	Respondents indicated that: • Ongoing desire to keep community costs low. • Mixed views on rate increases — some frustrated, others saw them as fair and sustainable. • Spending drew both criticism and praise — seen by some as wasteful, others as well-balanced. • Many valued investments in community spaces, programs, and events. • Some called for reduced spending yet flagged outdated infrastructure. • Support for broad-benefit spending, but concern over some activities that some perceived could be privately funded or fundraised • Concerns about possible overcharging on council projects. Gaps noted in health and fitness-related services and programs.
Our organisation *Delivering on our commitment to providing a positive customer experience.*	Respondents indicated that: • Mostly positive feedback regarding customer experience • Appreciation for focus on making the city more attractive • Positive feedback that the Draft Plan and Budget is dynamic, progressive and thorough • Some suggested alternative options for displaying data
Community spaces *Building connections with community and nature through shared spaces and programs*	Respondents indicated that: • Shared spaces and nature access are highly valued. • Strong support for community wellbeing, local pride, and liveability efforts. • Growth and density highlight the need for more shared spaces. • Health-focused programs, fitness, and recreation matter, some are disappointed that certain programs won't continue. • Library services and community events are appreciated by many as they create a common space for people to connect. • Calls for more dog-friendly parks and family-friendly and accessible toilets. • People want well-maintained, upgraded, and accessible public spaces. • Safer walking, cycling, and better transport access are important. •
Environmental sustainability *Fostering a culture of caring for the environment and building resilience to climate change.*	Respondents indicated that: • Strong support for environmental projects and climate change initiatives. • People value protecting nature, habitats, and boosting biodiversity. • Environmental efforts are seen as key for outdoor activities and nature connection. • Calls for better tree care and more native plantings.

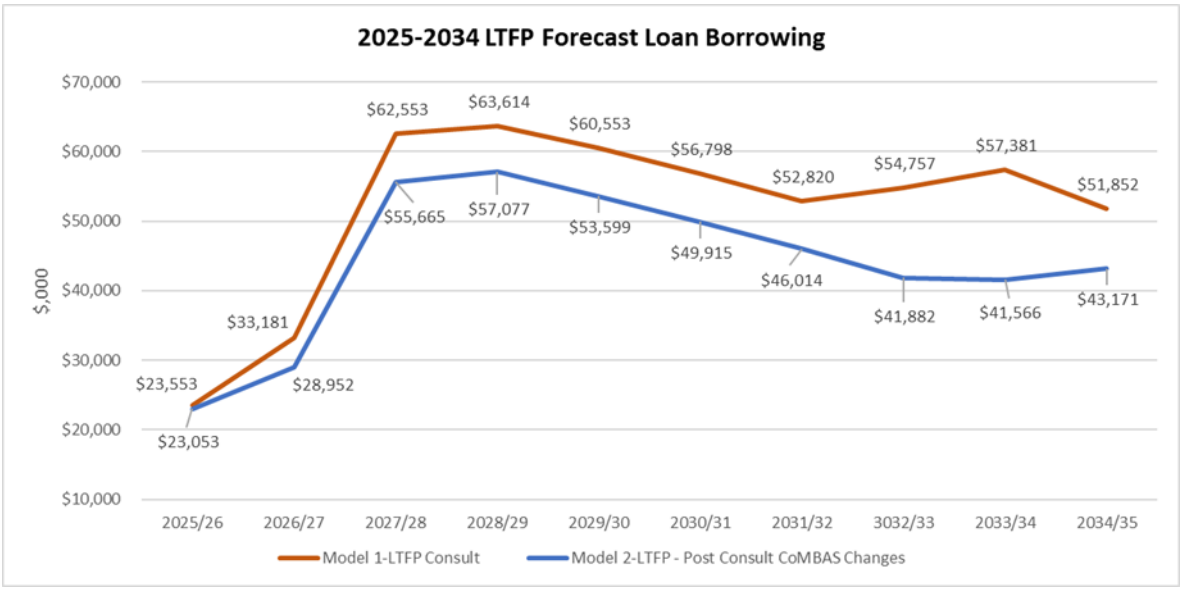
	• Interest in promoting actions individuals can take for biodiversity. • Support for reducing harm and building climate resilience. • Mixed views on respecting First Nations knowledge. • Green spaces appreciated for their cooling and wellbeing effect

Changes to Draft 2025-2026 ABP and Draft LTFP.

Following the adoption of the Draft Annual Business Plan 2025–2026 and Draft Long-Term Financial Plan (LTFP) for public consultation, and the outcome of the May 2025 Federal election, the timing of project expenditure across the 10-year CoMBAS Implementation Plan and LTFP has been reviewed. The revised timing was endorsed by Council at the 13 May General Council Meeting (GC250513F10.1).

Additionally, the City of Marion has secured $392,700 in grant funding from the Office for Recreation, Sport and Racing under the 2024–25 *The Power of Her – Infrastructure and Participation Program (IPP).*

The revised project scheduling enables a more balanced distribution of expenditure over the 10-year period, resulting in a forecast reduction in planned new borrowings of $10.4 million—from $72.66 million to $62.26 million over the 10 years of the LTFP. The graph below illustrates this reduction over time.



These updates will now be incorporated into the Draft Annual Business Plan and LTFP prior to their adoption at the 24 June General Council Meeting.

A revised draft LTFP summary following these changes is provided in Attachment 4.

Any further changes endorsed by council will be updated in the final version brought to Council on 24 June.

Fees & Charges Schedule

A draft Fees and Charges Schedule is attached (**Attachment 2**) for Council's consideration. Council's Fees and Charges Policy directs that Council will levy fees and charges for goods and services on a user pays basis and where possible, recover the cost of operating or providing the service or goods. Where it can be demonstrated that members of the community are unable to meet the full cost, concessions may apply.

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

Forecast Grants Program

The Grants Program (**Attachment 3**) details the **$16.767m** in grants forecast to support operations and capital projects for the 2025-2026 year. The report outlines the on-going (recurrent) grants and proposed new grants of a capital and operating nature.

In addition, an assumption that the City of Marion will attract future grant funding for eligible CoMBAS projects beyond 2025-2026 has also been factored into the LTFP. These projects and associated grant funding will be reviewed on an ongoing basis and revised within the annual review of the LTFP.

Conclusion

This report highlights the community feedback received during the consultation period along with the further development of the Draft 2025-2026 ABP and LTFP which includes a significant program of works for 2025-2026 and beyond, improving service levels while setting a rate that balances the impact on the community.

The final ABP 2025-2026 and LTFP will be updated with information not available or finalised at the time of preparing this report including;

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

ATTACHMENTS

1. Attachment 1 - Draft Annual Business Plan and Budget 2025-2026 for Public Consultation [**12.4.1** - 69 pages]
2. Attachment 2 - Fees and Charges - 2025-2026 [**12.4.2** - 28 pages]
3. Attachment 3 - Grant Funding Schedule ABP 2025-2026 [**12.4.3** - 1 page]
4. Attachment 4 - Revised Long Term Financial Plan - Post Adopted Revised Timing of CoMBAS Projects May 2025 [**12.4.4** - 1 page]
5. Attachment 5 Draft community feedback report - Draft Annual Business Plan and Budget 2025 - 2026 [**12.4.5** - 88 pages]

City of Marion
Draft Annual Business Plan 2025-2026

A great place to *live*

CITY OF MARION





Kaurna Acknowledgement

Ngadlu tampendi Kaurna meyunna yaitya mattanya yaintya yerta

This Kaurna acknowledgement was prepared in consultation with traditional custodians.

Acknowledgement of Country

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

Gavin Malone, Sherry Rankin, and Margaret Worth, 'Tjilbruke Gateway'

Welcome

Welcome to the City of Marion's Draft Annual Business Plan 2025-2026.

This is our draft budget for the year ahead. Due to extraordinary construction costs and other factors such as wage rises, the Elected Councillors and I have been faced with the most challenging budget of the last ten years.

We continue to deliver much-needed upgrades to community and sports facilities. Over the past year we have been busy with Cove netball facilities, Marino Hall and a new golf clubhouse – in this budget we plan for a basketball stadium and a new home for Marion Tennis Club. It is not all about the big projects though; the Councillors and I are very conscious that we have to get the basics right, eg, making sure the rubbish is collected, planting more than 4000 trees per year and maintaining the flatness of our footpaths.

In a departure from recent years when we have held the average residential rate rise to the inflation rate or less, this year we propose a 4.8% per cent average rate increase for the coming year. This will still compare well to most councils in metropolitan Adelaide. Property owners will experience variation in that figure due to changing property values which are obviously outside of our control.

Please let us know what you think. Council Members will consider your views when we finalise the budget in June.

Yours faithfully

Kris Hanna

Mayor Kris Hanna



Your voice

The City of Marion is seeking your ideas and feedback regarding the Draft Annual Business Plan 2025-2026.

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

Community consultation commences on **Saturday 26 April** and closes on **Friday 16 May at 11:59pm**.

Online submission forms are available on council's community engagement website makingmarion.com.au

Written submissions are welcomed and addressed to the following:

City of Marion
PO BOX 21
Parkholme SA 5046
or council@marion.sa.gov.au

Verbal submissions may be made at the **13 May 2025** General Council meeting, which begins at **6:30pm**. At this meeting, members of the public may ask questions and make submissions in relation to the Draft Annual Business Plan 2025-2026 for a total period of one hour.

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

If you wish to make a verbal submission to General Council, please contact 8375 6600.



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Your rates at a glance

Amounts spent per one hundred dollars ($100)



Infrastructure Management

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



Community Facilities

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



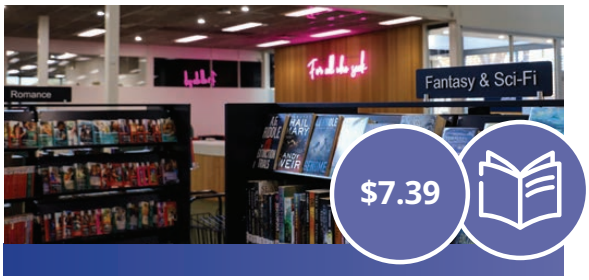
Waste Collection and Management Services

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



Open Space, Parks and Gardens

- Reserve maintenance
- Playgrounds
- Public toilets
- Playground maintenance



Library Services

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



Urban Development, Inspection, Regulation and Control

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



Community Development and Capacity Building

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



Environmental Sustainability

- Street tree management
- Environmental regulation
- Native vegetation



Culture and Recreation

- Cultural heritage
- Community events



Health and Community Care

- Aged care services
- Community buses
- Emergency response



Major projects overview

The draft Annual Business Plan for 2025-2026 outlines proposed key projects, services, and programs aligned with Council's Strategic Plan 2024-2034 and its Four Year Business Plan 2023-2027.

Our focus is on responsible decision-making, financial management, and securing external funding through partnerships with State and Federal Governments. Council is proposing a 4.8% rate increase in 2025-2026.

Council will continue enhancing the City of Marion as a great place to live, work, and play through ongoing capital works, core services, and targeted initiatives that add value to the community.



Events

Council is set to bring the community together more often with an expanded events calendar. The much-loved Marion Celebrates will return to its home at the Marion Cultural Centre Plaza, celebrating art and culture in a vibrant festival setting.

The extremely popular Touch a Truck returns, giving kids the chance to get close to a range of trucks, diggers, emergency services vehicles, and more, with sirens, flashing lights, and plenty of excitement for the family.

More events than ever will be held across the city, creating more opportunities for the community to come together and enjoy.



Sturt River Biodiversity Corridor

A Federal grant was secured to work in partnership with the Friends of Sturt River Landcare group to create a biodiversity corridor between Warriparinga, Bedford Park and the Oaklands wetlands, Marion. The grant includes revegetation, ecological monitoring (vegetation, birds and insects), biodiversity sensitive urban design and educational signage. Aboriginal Urban Design has been engaged as a consultant to assist in the development of the signs and to design, install and maintain a Kaurna Garden bed at the base of a culturally significant River Red Gum in Kenton Avenue Reserve, Oaklands Park.



Morphettville Park Clubroom upgrade*

The aging Morphettville Park Tennis Clubroom is set to be redeveloped, with the project expected to cost between *$1.8m* and *$2.2m*. The rebuild will deliver a modern facility with a slightly larger footprint than the existing building, incorporating accessible and compliant toilets and shower areas, along with increased storage. Council is also seeking to attract external grant funding to support the delivery of the project.



Warradale Park Tennis upgrade

Council is continuing to progress the upgrade of the Warradale Park Tennis Club, with total project costs estimated between *$1.2m* and *$1.5m*. The project planned to be completed in 2025-2026 includes an internal refit of the existing clubroom, along with upgrades to the shower and toilet facilities, bar, and office space. The works are being supported through grant funding, with contributions of *$545k* from the State Government and *$272k* from the Federal Government.



Land Management - Traditional Cultural Burning

Council and the Friends of Upper Field River volunteer group have secured a Green Adelaide grant to collaborate on restoration efforts aimed at rejuvenating Mallee Box grassland. As part of this project, an Aboriginal organisation will apply traditional cultural burning techniques to help restore country and control invasive weed species. The burning will take place at Barton Drive Reserve, Trott Park adjacent the Kauwi-marnirla- Field River Conservation Park and will be accompanied by community engagement events to ensure local involvement and awareness.



Marion Basketball Club upgrade

Council is progressing plans for a new *$30m+* plus 4 court indoor basketball facility at the current Norfolk Road site. The new facility will provide a much-needed boost to local indoor sports infrastructure, catering to growing community demand . The project is being supported by a significant *$6m* funding contribution from the Federal Government. Council is proposing an investment of approximately *$360k* in 2025-2026 to advance detailed design, secure development approvals, and prepare for construction.



Reserve and playground redevelopments across council

Council proposes to invest over *$2m* toward reserve upgrades across the council area as part of the capital works program. Proposed key upgrades include the design for playground upgrades at Cove Sports and Manoora Drive Reserve, Hallett Cove. Council will construct new playgrounds at Scarborough Terrace Reserve in Dover Gardens, Southbank Boulevard Reserve in Trott Park.



Glandore Oval Upgrade

Council, following the removal of old buildings, will commence construction of a new clubhouse, car park, and install new landscaping. The State Government has provided *$5m* towards this *$9m+* project. Construction will commence shortly with planned expenditure in the order of *$7m* in 2025-2026 with the remaining spend in 2026-2027 to complete the project.



Streetscapes projects

Just over *$1m* is proposed to be spent in 2025-2026 on the Newland Avenue Streetscape upgrade. This upgrade will complement the soon-to-be-completed Marino Community Hall, a new social hub. To tackle the urban heat island effect, the co- funded project will improve urban greening, adding street trees and verge raingardens to boost biodiversity. Improved pedestrian pathways and textured pavement will also enhance safety and accessibility.



Coastal Walkway

Council is proposing to undertake design and construction work to upgrade Cell 3 of the Coastal Walkway from Murto Gully to Westcliff Reserve. Council has allocated over *$1.5m* for the upgrade in the 2025-2026 financial year.

**Subject to grant funding*



Our Vision

Community Vision: A liveable, sustainable community.

The strategic directions of Liveable, Sustainable, and Community reflect the aspirations of the community for the City of Marion's future.

A fourth strategic direction, Our Organisation, sets the focus for council and its staff toward fulfilling the 10 Year Community Vision and Strategic Directions. These interconnected directions emphasise a commitment to achieving holistic outcomes for the council area.

Liveable	Sustainable	Community	Our Organisation
We will create and maintain safe, attractive and accessible public places and facilities.	We protect, restore and connect to the natural environment, building resilience to climate change.	We are a friendly, inclusive and connected community, where everyone belongs.	We listen to our community and partner for the benefit of our community. We deliver high quality, cost-effective services, reliably and innovatively.

Our Values

Engage with respect | We are:

- Committed to a safe and inclusive workplace
- Connected, caring and professional
- Honest, transparent and act with integrity

Embrace excellence | We are:

- Adaptable, driven and continuously improve
- Accountable for our decisions and actions
- Proactive in sustainability and support the environment

Focus on the customer | We are:

- Engaged with our diverse community
- Responsive and proactive
- Dedicated to a great customer experience



Strategic Management Framework

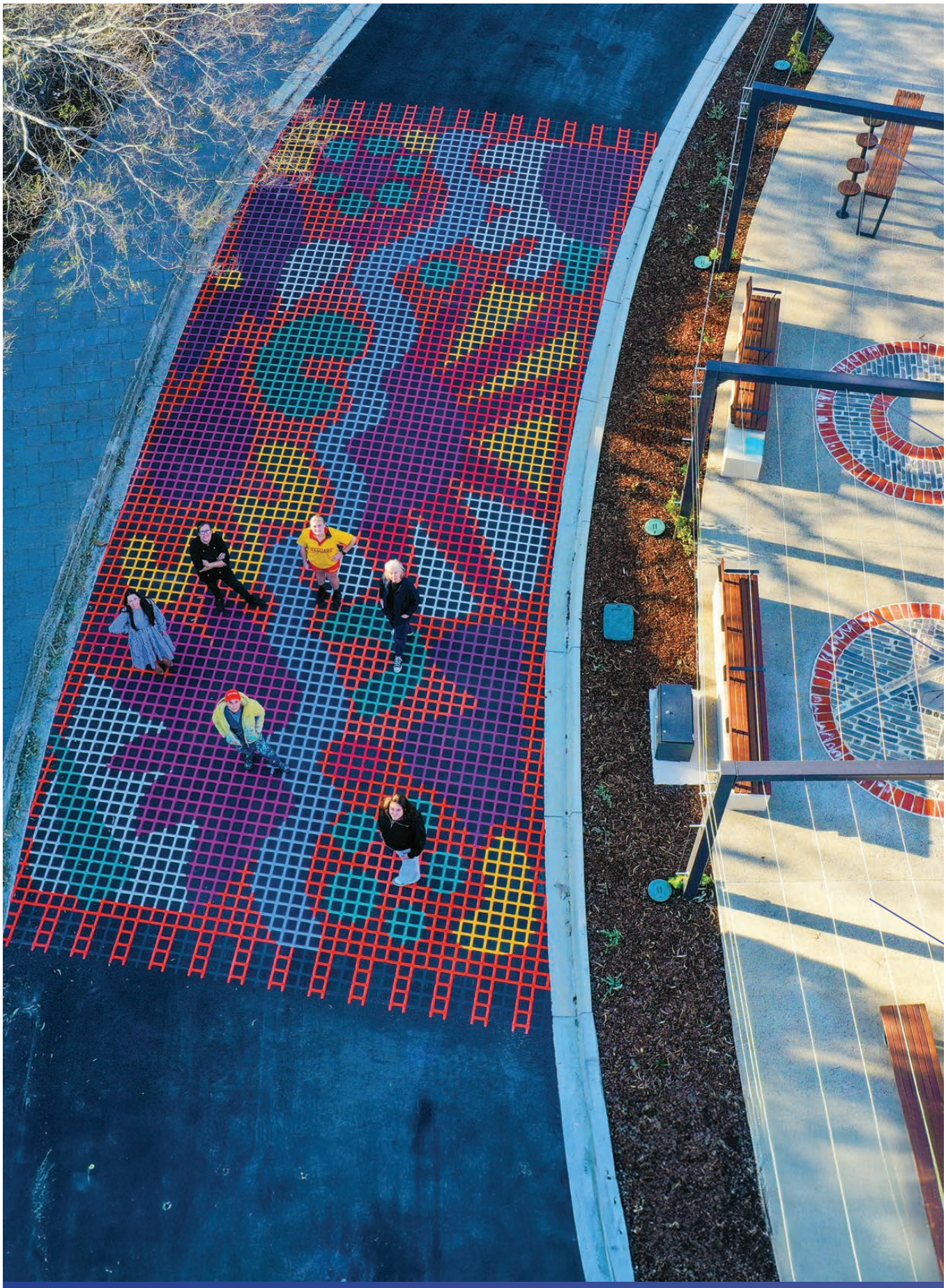
This Annual Business Plan 2025-2026 is an integral part of Council's Strategic Management Framework that will enable strategic and operational plans, management systems and processes to work together to effectively deliver the Community Vision.











Significant influences

The following external issues and opportunities have influenced the development of Council's budget for 2025-2026.

Partnership funding

The Council has actively advocated for support for key projects through partnership funding over the past year. It has worked closely with state and federal governments to promote a partnership approach for the essential upgrade of existing facilities and developing new ones to better serve the community.

Climate resilience

In line with its new strategic plan, the Council is committed to building climate resilience through a range of initiatives. These include enhancing the energy efficiency of council buildings, increasing the use of renewable energy, planting thousands of trees each year, and implementing sustainable waste and water management practices across the council area. These actions are designed to strengthen the city's resilience to climate-related challenges, with ongoing monitoring through a climate risk register to ensure proactive management of potential threats.

Project delivery

The successful delivery of Council's projects is subject to potential risks, primarily due to the high volume of major infrastructure projects across South Australia, which has put pressure on contractor availability. Additionally, the region is experiencing widespread skills shortages, further exacerbating these challenges and potentially affecting timelines and project outcomes.

Cost of services

Like many organisations council faces rising costs associated with delivering services, including inflation, increased insurance premiums, and shortages in the construction workforce. These factors contribute to higher service costs across the board, requiring careful budgeting and resource allocation. While council aims to keep rates as low as possible, it must balance this with the need to effectively maintain and renew assets throughout their lifecycle and deliver core services. This ensures the long-term sustainability and functionality of critical infrastructure, while also addressing the immediate financial pressures of service delivery.

Climate response

How council is preparing for climate impacts

Guided by our Community Vision: A Liveable, Sustainable Community and the City of Marion Strategic Plan 2024-2034, we are committed to integrating climate resilience and sustainability into our financial planning, risk management, and service delivery.

The City of Marion is committed to reducing carbon emissions and embedding climate risk considerations into asset management, infrastructure planning, and service delivery. Council manages climate related risks under its enterprise approach to risk management. These efforts address both physical and transition risks associated with climate change, ensuring long-term financial and environmental sustainability.



Increased heat

Warmer temperatures overall

Longer, hotter and more frequent heatwaves



Drought conditions and reduced rainfall

Less rainfall overall

Longer and more frequent droughts

Declining spring rainfall



More intense rainfall and storms

More intense heavy rainfall

Increased frequency and severity of storms



More dangerous fire weather

Longer fire danger seasons

More days of extreme fire danger



Coastal

Sea level rise

More frequent and higher storm surges

Increased coastal erosion



Emissions reduction

Increased requirements to reduce emissions to mitigate climate change

Key climate action initiatives for 2025-2026

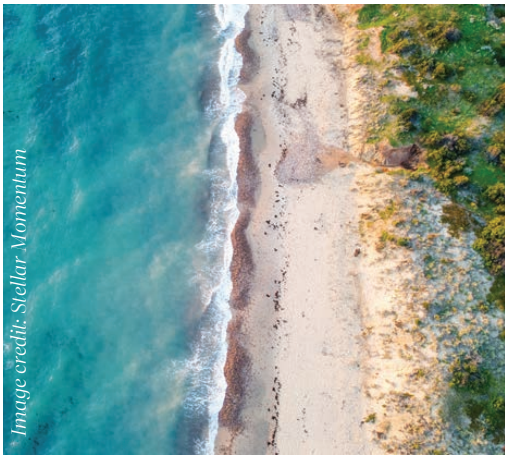
Governance and coordination

Environmental Sustainability Team
Eight specialists driving climate risk integration, adaptation planning, and emissions reduction across council operations, ensuring regulatory compliance.

Resilient South Regional Climate Partnership
A collaboration with regional councils and the SA Government to enhance climate resilience, coordinate policy action, and leverage funding.

Resilient South Regional Coordinator
Oversees implementation of the Regional Climate Action Plan (ReCAP) to embed resilience in decision-making and investment planning.





Climate risk management and resilient infrastructure

Resilient Asset Management Program (RAMP)
Identifies infrastructure vulnerabilities, integrating climate risk into asset management to reduce long-term costs and liabilities.

Coastal climate monitoring and hazard planning
Supports adaptation to sea level rise, erosion, and extreme weather through the Marion Coastal Monitoring Program (2025-2028) and development of a Coastal Hazard Adaptation Plan (CHAP) (pending grant funding).

Sustainable resource management and emissions reduction

Marion Water
Manages stormwater through an aquifer storage and reuse (ASR) scheme, reducing potable water reliance, cutting costs, and enhancing urban greening.

Emissions Reduction Strategy
Driving net-zero progress through:

- 100% renewable electricity transition for council operations.
- EV fleet expansion and charging infrastructure.
- Energy efficiency upgrades in council facilities.

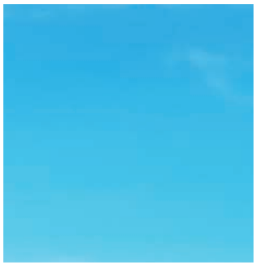


Framework of the Annual Business Plan

The Annual Business Plan 2025-2026 has been prepared on the basis of a framework that aims to inform the community and hold the City of Marion accountable to its stakeholders. The key items in this framework are as follows:

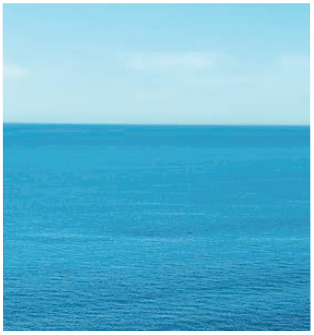
Support the achievement of the City Of Marion's strategic directions.

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

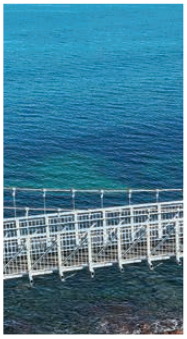


Address issues arising and opportunities identified from internal audit reviews, and business excellence assessments.

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



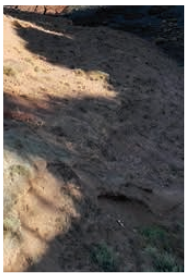




Maintain, on average, a break-even or positive funding (cash) position over the long term financial plan.

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



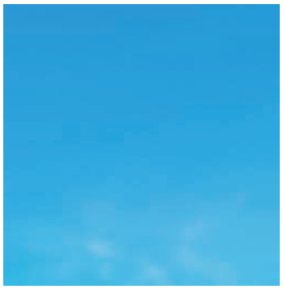


Continue to improve the maintenance of assets in accordance with Council's Asset Management Plans, with a priority on maintenance before renewal, and renewal before new, when it is cost effective to do so.

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



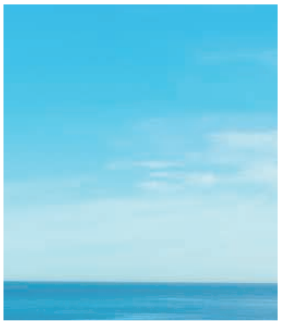




Review existing services and assets to ensure they meet prioritised community needs.

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

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





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

Council debt is forecast to increase to $23.553m by 30 June 2026, and peak at $63.614m in 2028-2029. With consideration given to key financial indicators, Council has continued to retain the funding capacity to consider additional strategic Major Projects and is currently investigating partnerships to aid the development of several initiatives.

These additional forecast borrowings after 2025-2026 relate to Council's contribution towards new initiatives in the Capital Works Program. Any changes to the timing and scope of the capital projects may impact the funding required, and in turn the total requirement for borrowings currently factored into the Annual Business Plan 2025-2026.





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

Comparative 2024-2025 data shows that council's average residential rate continues to remain among the lower rating metropolitan councils, with its current position ranking being the 5th lowest of 18 metropolitan councils.



Continuing and improving service delivery

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

Ongoing services	
Reserves, parks and gardens management	Tree planting
Community facilities management	Public health planning
Infrastructure management	Positive Ageing and Inclusion (PAI)
Waste and recycling services	Community transport
Library services	Dog and cat registration
Environmental sustainability	Arts and cultural promotion and support
Business support services	Citizenship ceremonies
Development and building assessments	Supporting community gardens
Land use and development planning	Community Leadership Program
Emergency planning and response	Graffiti removal
Community grants and partnerships	Justice of the Peace (JP)
Sport and recreation promotion and support	Community centres
Community health and safety	Parking and traffic management

Enabling services	
Financial management	Innovation
Governance support	Strategic Asset Management
Strategic planning	Communication, marketing, and engagement
Operational support	People Management
Continuous Improvement	ICT and knowledge management
Risk management	Strategic procurement and contracts management
Strategic partnerships	Disability Access and Inclusion Planning







Project priorities

In 2025-2026 the council plans to commence or continue working on the following strategic initiatives, as outlined in our 4 Year 2023-2027 Business Plan, or through council resolutions:

Continuing initiatives

Continuing initiatives from prior years	Key strategic theme
Construct Marion Basketball Stadium	Liveable L2.2
Continue annual tree planting across council	Sustainable S1.2
Deliver an annual program of environmental engagement activities events and programs	Sustainable 2.2
Partner to deliver the Resilient South Program	Sustainable S3.1
Continue with transition of council's passenger vehicles to electric	Sustainable S3.2
Deliver community events including Australia Day events, Touch a Truck, Concert at the Cove, citizenship ceremonies, opening events, Reconciliation Week event and civic events	Community C1.1
Deliver the Youth and Community Grants Program	Community C2.1
Deliver Council's Reconciliation Action Plan	Community C2.3
Support National Reconciliation week	Community C2.3
Deliver an annual program of business events and engagement	Community C2.4
Continue to deliver the 'Southern Business Mentoring Program' and business hubs program	Community C2.5
Provide the community bus to support residents to remain connected	Community C3.3
Upgrade of council's administration building	Our Organisation O1.2
Upgrade Warradale Park Tennis Club	Our Organisation O1.2
Upgrade Glandore Oval Clubroom and car park	Our Organisation O1.3
Continue to support the Gap Year Program	Our Organisation O3.1
Implement the Information Services Strategy	Our Organisation O5.1

New projects commencing in 2025-2026

2025-2026 new initiatives	Key strategic theme
Deliver the annual capital works program (stormwater, road reseal, kerbs, kerb ramps, open space works, property/building, footpath, streetscape upgrades, traffic upgrades, other infrastructure)	Liveable L1.1, L2.2
Newland Avenue, Marino Streetscape upgrade	Livebale L1.3
Reserve and playground development across council	Liveable L2.2
Commence the Sturt River Biodiversity Corridor Project	Sustainable S1.3
Land restoration to reduce weed control utilsing cultural burning land management techniques	Sustainable S2.3
Resurface Cove Netball Courts	Our Organisation O1.2
Redevelop the Morphettville Park Tennis Club clubrooms*	Our Organisation O1.2
Design Coastal Walkway Cell 3 (between Murto Gully and south to Westcliff Reserve)	Our Organisation O1.2





**Subject to grant funding*

Asset Management

The City of Marion's Asset Management vision is to maintain community assets at agreed service levels, maximising value throughout their lifespan. These assets, including roads, buildings, playgrounds, and stormwater drains, support current and future generations. Council prioritises best practice in asset management, considering performance, risks, funding, and compliance with legislative and policy requirements.

Assets must be resilient and adaptable to future needs and climate impacts, such as increased bushfires, heatwaves, and flooding. Asset management plans focus on climate resilience, transitioning to a low-carbon future, and addressing risks cost-effectively. The council aims to optimise spending on asset maintenance, renewal, and creation, balancing affordability and technological advancements to enhance community quality of life.



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

- Artworks, culture and heritage assets
- Buildings and structural assets
- The Coastal Walkway
- Fleet, plant and equipment assets
- Open space assets
- Stormwater assets
- Transport assets
- Tree assets
- Water treatment and resources assets

Measuring our success

Monitoring performance is a critical element of strategic management. It is the mechanism for ensuring that the Council is contributing to the achievement of its objectives in both the Strategic Plan and the 4-Year Business Plan 2023-2027. Our Key Performance Indicator (KPI) dashboard for 2025-2026 (provided in the table below) takes account of these objectives.

		Key Performance Indicator	Core target	Stretch target
Financial	1	Financial Sustainability	Council maintains, on average, a break-even or positive funding (cash) position over the Long Term Financial Plan	Council maintains a break-even or positive funding (cash) position in delivering its annual budget
	2	Asset Renewal Funding ratio (A measure to assess that we are renewing or replacing non-financial assets in accordance with our future Asset Management renewal requirements)	Asset Renewal Funding Ratio between 90 and 110%	
	3	Total employee costs (including agency staff)	Less than or equal to 4.5% increase in actual employee costs (including agency staff) against prior year's actual costs-adjusted for Council endorsed changes to meet resourcing requirements	Less than or equal to 4% increase in actual employee costs (including agency staff) against prior year's actual costs - adjusted for Council endorsed changes to meet resourcing requirements
Organisational	4	Staff engagement	Achievement of an overall employee pulse survey result of 70%, with at least 50% employee participation per SLT department	Achievement of an overall employee pulse survey result of 75%, with at least 50% employee participation per SLT department
	5	Delivery of agreed projects identified in the Annual Business Plan and the third year targets in the 4-Year Business Plan	Greater than or equal to 95%	No stretch target
	6	Delivery of council's capital works program	Greater than or equal to 85% delivery of council's planned capital works program (adjusted for extraordinary items)	Greater than or equal to 90% delivery of council's planned capital works program (adjusted for extraordinary items)
Environment	7	Carbon Neutrality - carbon emissions footprint, measured against Council's endorsed Carbon Neutral Plan (applicable 2021-2022 onwards)	Actual annual emissions less than the plan's annual target emissions	Actual annual emissions 5% less than the plan's annual target emissions
Customer	8	Overall satisfaction with council's performance (measured annually)	Greater than or equal to 75% rated as satisfied or above	Greater than or equal to 85% rated as satisfied or above
	9	Customer Experience		
	9a	Ease of lodging requests	75% satisfied or more	80% satisfied or more
	9b	Time taken to address and action requests	65% satisfied or more	70% satisfied or more
	9c	Satisfaction with requests handling	55% satisfied or more	60% satisfied or more

Funding the Annual Business Plan

Your rates in 2025-2026

The Annual Business Plan is based on a 4.8 per cent increase in the average rate for the coming year. In setting rates for 2025-2026, council has forecast the revenue required to meet the costs of delivering the services and projects that will be provided to the community in 2025-2026.

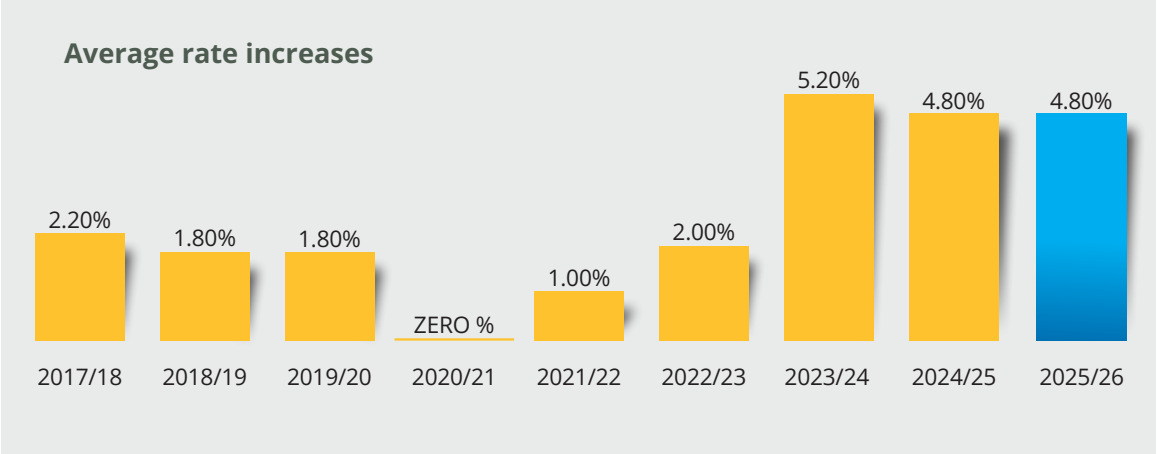
Rates account for 81 per cent of council's operating revenue with other sources including fees, charges and grants. These revenues contribute to the necessary funding for planned operating and capital renewal programs in 2025-2026.

While the average rate increase is 4.8 per cent, it is to be noted that actual rates payable by a rate payer will vary according to individual property valuations, the attributed land use, and whether there has been any new development or capital improvement on the land.

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

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

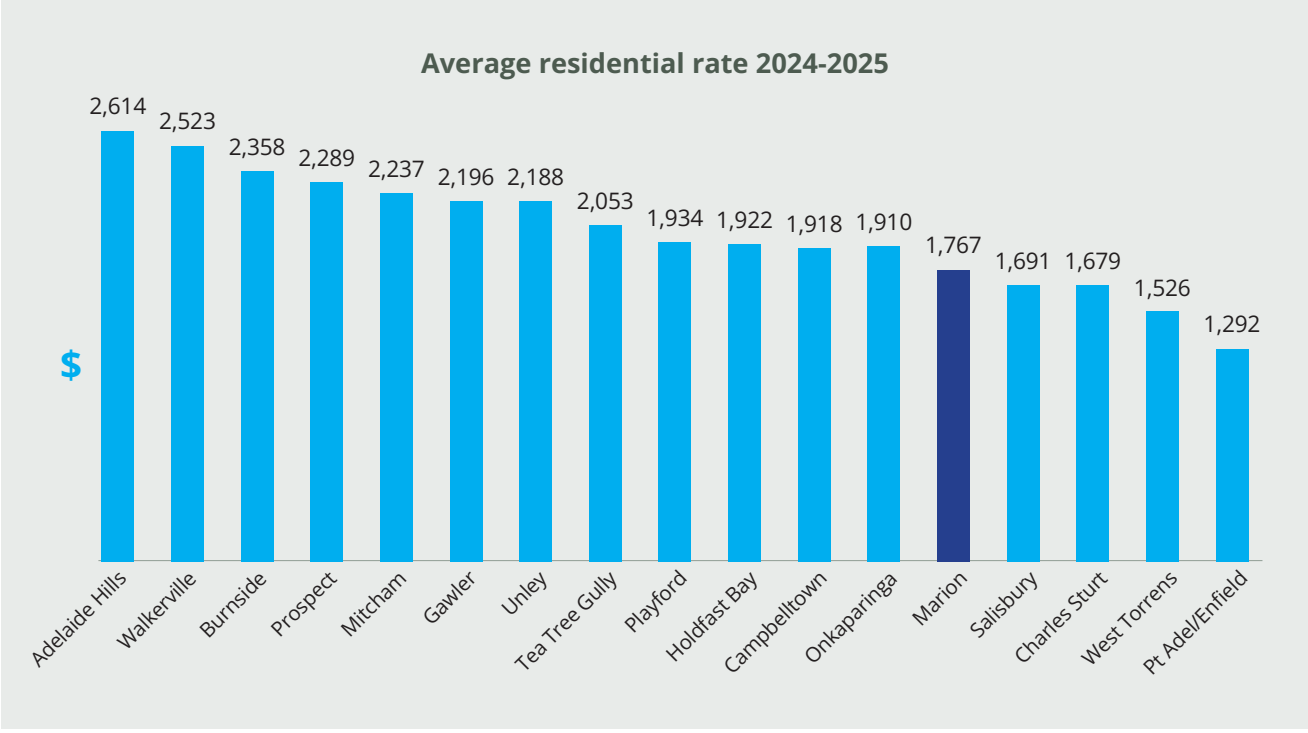
The outcomes of the community consultation, as well as a balance between achieving the strategic directions, maintaining services and assets, ensuring financial and environmental sustainability, supporting intergenerational equity and making provision for those in the community who are experiencing hardship, have been considered in setting the rate increase for the Annual Business Plan 2025-2026.





Comparative rating data

With a 4.8% increase, the City of Marion's average residential rate is in line with Council's Annual Business Plan framework and set to remain among the lower rating metropolitan councils. In 2024-2025 the City of Marion had the 5th lowest average metropolitan residential rate.



Differential rating

Council currently derives 17.1 per cent of its rate revenue from the Commercial and Industrial sectors – Commercial (15.5 per cent) and Industrial (1.6 per cent).

Commercial and Industrial users consume a greater proportion of council resources than residential properties, particularly in regard to the use of roads, footpaths, traffic, parking, storm water drainage, public health and environment.

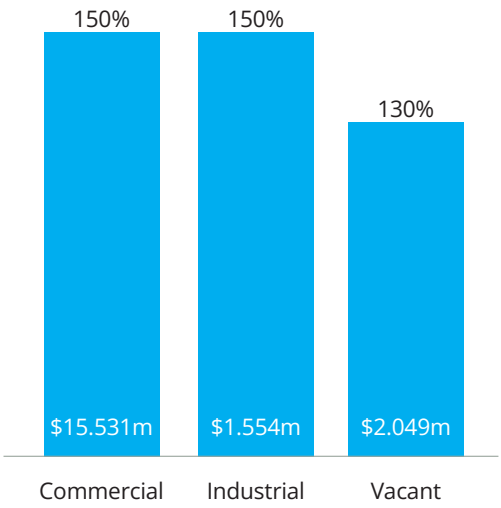
Council uses a differential rating system to raise revenue based on its Land Use to ensure a fair and equitable distribution of rates within the City of Marion.

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

Council is exploring the way we charge rates for homes used for commercial benefit as short term, non-hosted accommodation (not lived in by the owner or a long-term renter). Properties that meet certain criteria may be considered as having a commercial predominant land use.

Differential rates to apply to land use are as follows:

Differential rating



The average increase in rates for 2025-2026 by land use category is outlined below:

Land use category	Expected revenue 2025 - 2026	Average increase 2025 -2026
Residential	$80,271,583	$91
Commercial - Shop	$7,347,940	$516
Commercial - Office	$1,032,877	$449
Commercial - Other	$7,150,447	$760
Industrial - Light	$527,687	$812
Industrial - Other	$1,026,697	$1,269
Primary production	$30,606	$10
Vacant land	$2,048,760	$95
Other	$949,763	-$235





Budgeted income statement

An operating surplus of $0.150m before capital revenues is forecast for 2025-2026. The operating surplus is required to support the renewal of existing infrastructure in accordance with council's Asset Management Plans and to support construction of new assets to deliver services.

Budgeted Income Statement	2nd Review 2024/25 $'000	Budget 2025/26 $'000	Variance $'000
Operating Revenue			
Rates - General	92,548	97,937	5,389
Rates - Regional Landscape Levy *	2,341	2,458	117
Statutory Charges	2,828	2,820	(8)
User Charges	4,418	4,732	314
Grants/Subsidies	10,584	11,268	684
Investment Income	403	350	(53)
Reimbursements	1,182	751	(431)
Other Revenue	1,091	393	(698)
Share of Profit/(Loss) Regional Subsidiaries	645	793	148
Total Operating Revenue	**116,040**	**121,502**	**5,462**
Operating Expenditure			
Employee Costs	47,410	50,088	2,678
Contractor Services	35,444	30,440	(5,004)
Materials	7,153	6,543	(610)
Finance Charges	285	851	566
Depreciation	23,783	24,921	1,138
Other Expenses	8,598	8,511	(87)
Total Operating Expenditure	**122,673**	**121,353**	**(1,319)**
Operating Surplus/(Deficit) before Capital Revenues	**(6,633)**	**150**	**6,781**
Capital Grants and Contributions	5,492	5,448	(44)
Net Surplus/(Deficit)	**(1,141)**	**5,598**	**6,737**

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



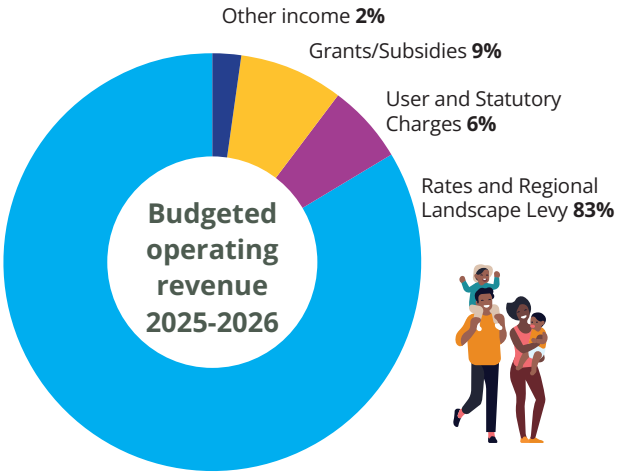
Operating revenue

The main source of income for council is rate revenue; making up just under 81 per cent (83 per cent including Regional Landscape Levy) of total revenue in 2025-2026, with other sources being government regulated fees for statutory services, untied federal grant monies, as well as other grants from the State and Federal government.









General rates

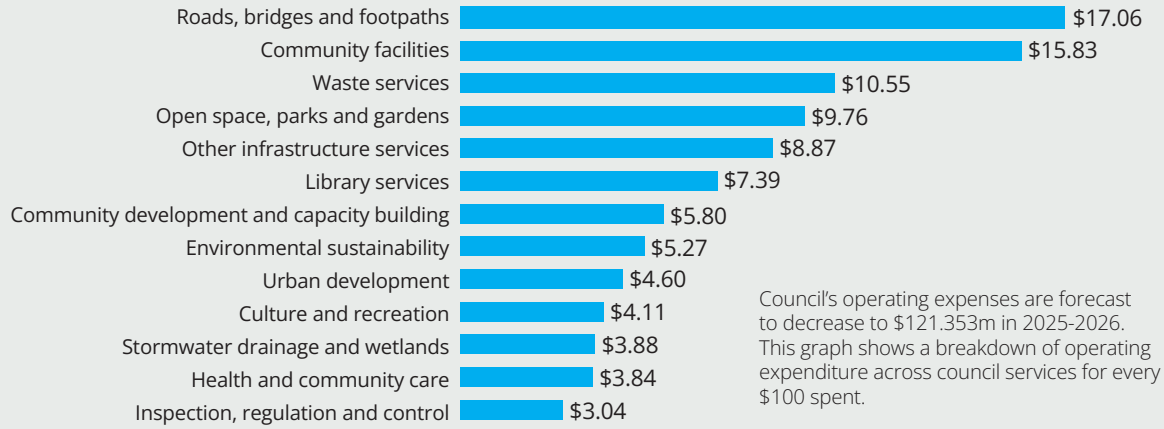
Council's revenue in 2025-2026 includes $97.937m ($92.548m in 2024-2025) to be raised in general rates. The budget has been developed on the basis of a 4.8% average rate increase (excluding new developments and capital improvements). In setting rates for 2025-2026, council has forecast the revenue required to meet the costs of delivering the services and projects to be provided to the community in 2025-2026.

Growth from new property development is forecast at 1 per cent for 2025-2026. This predominantly is the result of new housing in Marion, as reported by the Valuer General. The revenue created by this growth will cover the increased costs of servicing a growing community, which includes the requirement to maintain and provide for the replacement of infrastructure such as stormwater drainage and transport networks.

User Charges set by Council – relate mainly to the recovery of service delivery costs through the charging of fees to users of council's services. These include charges for the use of council's community facilities, swimming pool admission and the like. Statutory Charges set by State Government relate mainly to fees and fines levied in accordance with legislation and include development application fees, health act registrations and parking fines.

Grants and Subsidies – grants include all monies received from State and Federal sources for the purpose of funding the delivery of council's services to ratepayers and for the funding of the capital works program. Operating grants are forecast at $11.268m for 2025-2026, an increase of $0.684m on grants received in 2024-2025.

Operating expenditure



Council's operating expenses are forecast to decrease to $121.353m in 2025-2026. This graph shows a breakdown of operating expenditure across council services for every $100 spent.

Employee costs

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

Employee costs are forecast to increase by $2.678m primarily because of increases stemming from Enterprise Agreements provisions, increases to the Superannuation Guarantee Contribution and additional staffing resources for Council endorsed initiatives.

Contractor services

Contractor services relate mainly to the provision of council services by external providers. Council uses contractors to assist in the provision of major services such as waste collection and management, and also where specialist services or advice is required, where it is not warranted for council to have permanent in-house resources. A decrease of $5.004m is forecast in the 2025-2026 budget which primarily relates to one off expenditure relating to Digital Transformation projects due for completion in 2024-2025 and other once off project expenditure no longer required in 2025-2026.

Materials

Council's Materials budget includes utilities, products utilised in the delivery of community services and maintenance of council's infrastructure, open space, and other assets, as well as fuel for the fleet of vehicles used to deliver services. A decrease of $0.610m in materials is forecast in the 2025-2026 budget primarily relating to one-off equipment purchases made in 2024-2025 which are not required in 2025-2026.

Other expenses

Other expenses have decreased by $0.087m in 2025-2026.

Capital revenue

Capital grants and contributions

Council has incorporated $5.448m in capital grants and contributions towards new capital works planned in 2025-2026. Funding includes Federal and State Government grant funding contributions towards council's prioritised new initiatives/projects.

Budgeted capital expenditure

Capital Expenditure	2nd Review 2024/25 $'000	Budget 2025/26 $'000
Buildings and Major Projects	26,412	20,377
Infrastructure:		
Roads & Kerbs	3,793	4,490
Stormwater	4,465	3,425
Footpaths	2,207	1,180
Traffic Control Devices	1,811	540
Other Infrastructure	3,300	858
Plant and Equipment	2,443	564
Furniture and Fittings	175	208
Streetscapes	1,898	1,200
Other	2,535	2,390
Total Capital Expenditure	**49,039**	**35,232**
Represented By:		
Capital Expenditure		
Assets - Renewal	15,407	16,390
Assets - New	33,632	18,842
	49,039	**35,232**

The 2025-2026 Budgeted Statement of Capital Expenditure forecasts a total capital funding requirement of of $35.232m including $16.390m renewal and $18.842m new and upgrade.

Funding for key capital projects in the 2025-2026 budget includes forecast funding towards:

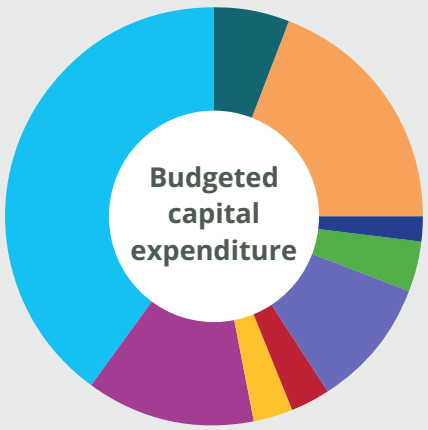
Glandore Sports Club redevelopment

Morphetville Park Tennis Club upgrade

Marion Tennis Club relocation

Coastal Walkway upgrade works

The chart below summarises council's planned Capital Works Program for 2025-2026:



- Major projects **39%**
- Open Space development **7%**
- Buildings **19%**
- Plant/equipment/furniture and fittings **2%**
- Traffic devices/other infrastructure **4%**
- Drains **10%**
- Streetscapes **3%**
- Footpaths **3%**
- Roads and kerbs **13%**

Financing the budget

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

The table below identifies the council's net funding result. Council's budget for 2025-2026 is expected to result in a net decrease in funding of $2.988m.

Net Lending/(Borrowing)	2nd Review 2024/25 $'000	Budget 2025/26 $'000
Operating Surplus/(Deficit) before Capital Amounts	(6,633)	150
less: Net Outlay on Existing Assets		
Capital expenditure on asset renewal/replacement	15,407	16,390
less Depreciation/Ammortisation	(23,783)	(24,921)
	(8,376)	**(8,531)**
less: Net Outlay on New/Upgrade Assets		
Capital expenditure on New & Upgrade Assets	33,632	18,842
less Capital Grants	(5,492)	(5,448)
	28,140	**13,394**
Adjustments		
Proceeds from asset disposal	360	2,517
Share of Equity - Regional Subsidiaries	(645)	(793)
	(285)	**1,724**
Net funding increase/(decrease)	**(26,682)**	**(2,988)**

Financing Transactions	2nd Review 2024/25 $'000	Budget 2025/26 $'000
New Borrowings	13,986	11,450
less: Repayment of Principal on Borrowings	(309)	(3,331)
less: Increase/(Decrease) in Cash & Investments		
- Transfers from/(to) Reserves	14,211	4,840
- Cash Deficit/(Surplus)	(1,205)	(88)
Funds used to defer borrowings in prior years	-	(9,882)
Equals: Financing Transactions	**26,682**	**2,988**

Financing transactions associated with accommodating the expected net lending result in 2025-2026 are found in the above table. Council's Long Term Financial Plan includes an allowance for borrowings of up to $11.450m in 2025-2026 to support the funding requirements of council's Capital Works Program.

Council's borrowings are forecast to reach $23.6m by June 2026. Over the Long Term Financial Plan, they are projected to peak at $63.614m in 2028-2029 with its Debt Servicing Ratio peaking at 5.36% in 2034-2035 against a maximum target of 10.0% and its Net Financial Liabilities ratio peaking at 57.45% in 2027-2028 but staying within the targeted range of 0 - 65% over the next 5 years.

Financial ratios

To assist council in meeting its objective of financial sustainability, a series of financial indicators endorsed by the Local Government Association (LGA) are provided. Where a council target has not been adopted, the recommended LGA target has been used.

The table below details these financial indicators and whether or not the prescribed target will be achieved over the next five year period. All key financial ratios are forecast to be within their targeted ranges for the 2025-2026 year and on average over the 10-year term of Council's Long Term Financial Plan.

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

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

The Net Financial Liabilities Ratio indicates the extent to which the net financial liabilities of the council can be met by the council's total operating revenue. With the consumption of cash on significant capital works and major projects forecast to be completed in 2024-2025 and additional projects in 2025-2026 along with loan funding forecast to be utilised up to $11.450m in 2025-2026, the Net Financial Liabilities Ratio is projected to remain within Council's target range in 2025-2026.

The Debt Servicing Ratio measures the total annual loan principal and interest repayments as a percentage of total income for the year.

This ratio identifies Council's ability to service its debt obligations from operating revenues. The ratio is anticipated to increase slightly with the new loan repayments in 2025-2026 but remains in the lower end of Council's targeted bandwidth for this ratio.

Ratio	Council Target	2025-26 Budget	5 Year Average
Operating Surplus	0% - 10%	0.12%	0.39%
Asset Renewal Funding Ratio	90% - 110%	100.00%	100.00%
Net Financial Liablities	0% - 65%	29.99%	46.27%
Debt Servicing	0% - 10%	3.45%	3.79%

Appendix 1 - Capital works list

Open space and recreation works program 2025-2026

Location	Suburb	Ward	Description
Olivier Terrace Reserve	Hallett Cove	Coastal	reserve upgrade
Koomooloo Crescent Reserve	Hallett Cove	Coastal	reserve irrigation upgrade
Willoughby Avenue Reserve	Glengowrie	Mullawirra	reserve irrigation upgrade
Mulcra Avenue Reserve	Park Holme	Mullawirra	reserve irrigation upgrade
Matthew Street Reserve	O'Halloran Hill	Southern Hills	reserve upgrade
Gully Road Reserves	Seacliff Park	Southern Hills	reserve upgrade
Southbank Boulevard	Sheidow Park	Southern Hills	playground and reserve upgrade
Branksome Terrace Reserve	Dover Gardens	Warracowie	reserve upgrade
Scarborough Terrace Reserve	Dover Gardens	Warracowie	playground and reserve upgrade
Ben Pethick Reserve	Marion	Warracowie	reserve irrigation upgrade
Warradale Park Reserve	Warradale	Warracowie	public toilet
Penrith Court Reserve	Mitchell Park	Warriparinga	reserve upgrade
Maesbury Circuit	Sturt	Warriparinga	reserve irrigation upgrade
Daws Road Reserve	Ascot Park	Woodlands	reserve upgrade
Minor Open Space Enhancements & Activation	Various	Various	

Property/building works program 2025-2026

Location	Suburb	Ward	Description
Capella Oval	Hallett Cove	Coastal	cricket pitch cover
Morphettville Park Tennis Club	Morphettville	Mullawirra	clubroom renewal
Marion Outdoor Pool	Park Holme	Mullawirra	renewal works
Plympton Sports Club	Plympton Park	Mullawirra	netting behind goals
Cove Netball Club	Hallett Cove	Southern Hills	court resurfacing
Marion Cultural Centre Library	Oaklands Park	Warracowie	internal building upgrade
Marion Basketball Stadium	Marion	Warriparinga	stadium redevelopment
Marion Bowling Club	Marion	Warriparinga	lighting renewal
Mitchell Park Sports & Community Club	Mitchell Park	Warriparinga	flooring renewal
Administration Centre Building	Sturt	Warriparinga	building renewal
Glandore Oval	Glandore	Woodlands	new clubhouse and carparking
Various	Various	Various	building and heritage signage upgrades

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

Road reseal program 2025-2026

Road name	Suburb	Ward	From	To
Brooklyn Drive	Hallett Cove	Southern Hills	Brooklyn Drive No.9	Erebus Glen Southern
Capella Drive	Hallett Cove	Coastal	Minnipa Drive	Manoora Drive
Capella Drive	Hallett Cove	Coastal	Perry Barr Road	Weerab Drive
Dutchman Drive	Hallett Cove	Coastal	The Cove Road	Moth Court
Grand Central Avenue	Hallett Cove	Coastal	Ranger Street	Grand Central Court
Grand Central Avenue	Hallett Cove	Coastal	Columbia Crescent	Shamrock Road
Great Eastern Avenue	Sheidow Park	Southern Hills	Edward Beck Drive	Platten Street
Gwen Street	Hallett Cove	Coastal	Dutchman Drive	Cherub Street
Marine Avenue	Hallett Cove	Coastal	Grand Central Avenue	St Vincent Avenue
Mercedes Avenue	Hallett Cove	Coastal	Caprice Street	Ginkgo Street
Perry Barr Road	Hallett Cove	Coastal	Berringa Street	Capella Drive
The Copse	Hallett Cove	Coastal	Beeches Road	Cul-De-Sac
The Cove Road	Hallett Cove	Coastal	Railway Bridge End	Dutchman Drive
The Cove Road Eastern Carriageway	Hallett Cove	Coastal	Genesta Street	Railway Bridge
The Cove Road North Carriageway	Hallett Cove	Coastal	Lonsdale Road	Sandison Road
Shaftesbury Terrace	Marino	Coastal	Rockford Place	Robertson Place
Maxwell Terrace	Glengowrie	Mullawirra	Winston Crescent	Council Boundary
Hendrie Street	Morphettville	Mullawirra	Tensing Avenue	Condada Avenue
Hendrie Street	Morphettville	Mullawirra	Carlisle Avenue	Wallala Avenue
Davenport Terrace	Seaview Downs	Southern Hills	Seacombe Road	Cadell Street
Eyre Street	Seaview Downs	Southern Hills	Gawler Street	Basten Avenue
Gooroonga Street	Seaview Downs	Southern Hills	Fowler Street	Ross Street
Holt Court	Trott Park	Southern Hills	Chifley Crescent	End
Johnstone Road	Oaklands Park	Warracowie	Perrin Street	Dwyer Road

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

Road reseal program 2025-2026 (continued)

Road name	Suburb	Ward	From	To
Milham Street	Oaklands Park	Warracowie	Morphett Road	Warracowrie Way
Miller Street	Seacombe Gardens	Warracowie	Vardon Street	Harbrow Avenue
Kildonan Road	Warradale	Warracowie	Morphett Road	Ulva Avenue
Kildonan Road	Warradale	Warracowie	Mattson Avenue	Struan Avenue
Celtic Avenue	Clovelly Park	Warriparinga	Winsor Avenue	Bradley Grove
Alison Avenue	Marion	Warriparinga	Oakleigh Road	Malcolm Avenue
Peter Street	Marion	Warriparinga	Marion Road	Oakleigh Road
Lynton Avenue	Mitchell Park	Warriparinga	Bradley Grove South	Bradley Grove North
Mary Street	Mitchell Park	Warriparinga	Car Park	Alawoona Avenue
Nellie Avenue	Mitchell Park	Warriparinga	Brenda Street	Dead End
Sampson Court	Mitchell Park	Warriparinga	Sampson Road	Cul-De-Sac
Crystal Street (Lane Way)	Seacombe Heights	Warriparinga	Glen St	Dead End
De Laine Avenue	Edwardstown	Woodlands	South Rd	Mons Terrace

Kerb program 2025-2026

Road name	Suburb	Ward
Kerb and Channel Program	Various	Various
Kerb Ramp DDA Upgrade Program	Various	Various
Kerb Ramp Creation Program	Various	Various

New footpath program 2025-2026

Road name	Suburb	Ward
Lighthouse Drive	Hallett Cove	Coastal
Bandon Terrace	Marino	Coastal
Kiah Crescent	Sheidow Park	Southern Hills
MacArthur Avenue	Warradale	Warracowie

Footpath renewal program 2025-2026

Road name	Suburb	Ward
Ramrod Avenue	Hallett Cove	Coastal
Newland Avenue	Marino	Coastal
Patpa Drive	Hallett Cove	Southern Hills
Great Eastern Avenue	Sheidow Park	Southern Hills
Celtic Avenue	Mitchell Park	Warriparinga
Mimosa Terrace	Tonsley	Warriparinga
Oak Avenue	Tonsley	Warriparinga

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

Transport program 2025-2026

Road name	Suburb	Ward	Description
Gretel Crescent	Hallett Cove	Coastal	School crossing
Barramundi Drive	Hallett Cove	Coastal	Traffic signal renewal
Gledsdale Road	Hallett Cove	Coastal	School crossing
Gledsdale Road	Hallett Cove	Coastal	School crossing
Sandison Road	Hallett Cove	Coastal	School crossing
Quailo Avenue / Zwerner Drive	Hallett Cove	Coastal	Intersection upgrade
Diagonal Road - Stop 28B (East Side)	Warradale	Warracowie	Bus Shelter renewal program
Barramundi Drive - Stop 48 (North Side)	Hallett Cove	Coastal	Bus Shelter renewal program
Morphett Road - Stop 26 (West Side)	Oaklands Park	Warracowie	Bus Shelter renewal program
Main South Road - Stop 32 (West Side)	O'Halloran Hill	Southern Hills	Bus Shelter renewal program
Bradley Grove - Stop 27A (East side)	Mitchell Park	Warriparinga	Bus Shelter renewal program

Stormwater program 2025-2026

Road name	Suburb	Ward
Brolga Place	Sturt	Warriparinga
Morphett Road	Seaview Downs	Southern Hills
Adams Road	Trott Park	Southern Hills

Streetscape program 2025-2026

Road name	Suburb	Ward
Newland Avenue	Marino	Coastal

Water treatment and resources program 2025-2026

Location	Suburb	Ward
Skipper Close Reserve Detention Basin	Hallett Cove	Southern Hills
Warriparinga Bore Renewal	Bedford Park	Warriparinga

Other infrastructure program 2025-2026

Details	Suburb	Ward
McInerney Avenue Lighting	Mitchell Park	Warriparinga
Furness Avenue Lighting	Edwardstown	Woodlands
Walkway Lighting (Edward Beck Drive to Pryor Loop)	Sheidow Park	Southern Hills

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

Appendix 2 -
Budgeted Income Statement

Budget 2024-2025 $'000	2nd review 2024-2025 $'000		Budget 2025-2026 $'000
		Operating Revenue	
92,486	92,548	Rates - General	97,937
2,337	2,341	Rates - Regional Landsacape Levy	2,458
2,738	2,828	Statutory Charges	2,820
4,164	4,418	User Charges	4,732
9,174	10,584	Grants/Subsidies	11,268
300	403	Investment Income	350
1,020	1,182	Reimbursements	751
668	1,091	Other Revenue	393
645	645	Share of Profit/(Loss) SRWRA	793
113,533	**116,040**	**Total Operating Revenue**	**121,502**
		Operating Expenditure	
46,610	47,410	Employee Costs	50,088
30,533	35,444	Contractor Services	30,440
6,460	7,153	Materials	6,543
359	285	Finance Charges	851
21,100	23,783	Depreciation	24,921
8,385	8,598	Other Expenses	8,511
113,447	**122,673**	**Total Operating Expenditure**	**121,353**
86	(6,633)	**Operating Surplus/(Deficit) before Capital Revenues**	**150**
2,642	5,492	Capital Grants and Contributions	5,448
2,728	**(1,141)**	**Net Surplus/(Deficit) resulting from Operations**	**5,598**

Appendix 3 -
Budgeted Statement of Financial Position

Budget 2024-2025 $'000	2nd review 2024-2025 $'000		Budget 2025-2026 $'000
		Current Assets	
10,090	756	Cash	4,946
4,955	6,531	Receivables	5,463
488	600	Inventory	528
15,533	**7,887**	**Total Current Assets**	**10,938**
		Current Liabilities	
10,119	17,534	Creditors	15,458
6,715	7,134	Provisions	7,123
1,815	1,029	Loans	1,373
18,649	**25,697**	**Total Current Liabilities**	**23,954**
(3,116)	(17,810)	Net Current Assets/(Liabilities)	(13,016)
		Non-Current Assets	
9,511	9,916	Investment in Regional Subsidiaries	10,709
1,198,934	1,353,662	Infrastructure, Property, Plant & Equipment	1,360,737
-	23,080	Other Non-Current Assets	23,080
1,208,445	**1,386,658**	**Total Non-Current Assets**	**1,394,526**
		Non-Current Liabilities	
667	700	Provisions	711
17,562	15,126	Loans	22,181
18,229	**15,826**	**Total Non-Current Liabilities**	**22,891**
1,187,100	**1,353,022**	**Net Assets**	**1,358,619**
		Equity	
461,695	453,405	Accumulated Surplus	463,843
725,405	899,617	Reserves	894,776
1,187,100	**1,353,022**	**Total Equity**	**1,358,619**

Appendix 4 -
Budgeted Statement of Changes in Equity

Budget 2024-2025 $'000	2nd review 2024-2025 $'000		Budget 2025-2026 $'000
		Accumulated Surplus	
456,494	440,335	Balance at beginning of period	453,405
2,728	(1,141)	Net Surplus/(Deficit)	5,598
2,563	15,064	Transfers from Reserves	4,939
(90)	(853)	Transfers to Reserves	(99)
461,695	**453,405**	**Balance at end of period**	**463,843**
		Asset Revaluation Reserve	
711,329	893,903	Balance at beginning of period	893,903
711,329	**893,903**	**Balance at end of period**	**893,903**
		Other Reserves	
16,549	19,925	Balance at beginning of period	5,714
(2,473)	(14,211)	Net change	(4,840)
14,076	**5,714**	**Balance at end of period**	**873**
725,405	**899,617**	**Total Reserves**	**894,775**
1,187,100	**1,353,022**	**Total Equity**	**1,358,619**

Appendix 5 -
Budgeted Statement of Cash Flow

Budget 2024-2025 $'000	2nd review 2024-2025 $'000		Budget 2025-2026 $'000
		Cash Flows from Operating Activities	
112,960	115,395	***Receipts***	121,191
(92,326)	(98,890)	***Payments***	(97,853)
20,634	**16,505**	**Net Cash Provided by Operating Activities**	**23,338**
		Cash Flows from Financing Activities	
		Receipts	
9,500	13,986	Loans Received	11,450
		Payments	
(657)	(309)	Principal Repayments	(3,331)
8,843	**13,677**	**Net Cash (Used In) Financing Activities**	**8,119**
		Cash Flows from Investing Activities	
		Receipts	
2,157	5,492	Capital Grants/Subsidies & Contributions/Investments	5,448
353	360	Sale of replaced assets	17
-	-	Sale of surplus assets	2,500
		Payments	
(39,376)	(49,039)	Purchase of IPP&E	(35,232)
(36,866)	**(43,187)**	**Net Cash (Used In) Investing Activities**	**(27,267)**
(7,389)	(13,005)	Net Increase/(Decrease) in Cash Held	4,190
17,479	13,761	Cash at Beginning of Reporting Period	756
10,090	**756**	**Cash at End of Reporting Period**	**4,946**

Appendix 6 -
Budgeted Funding Statement

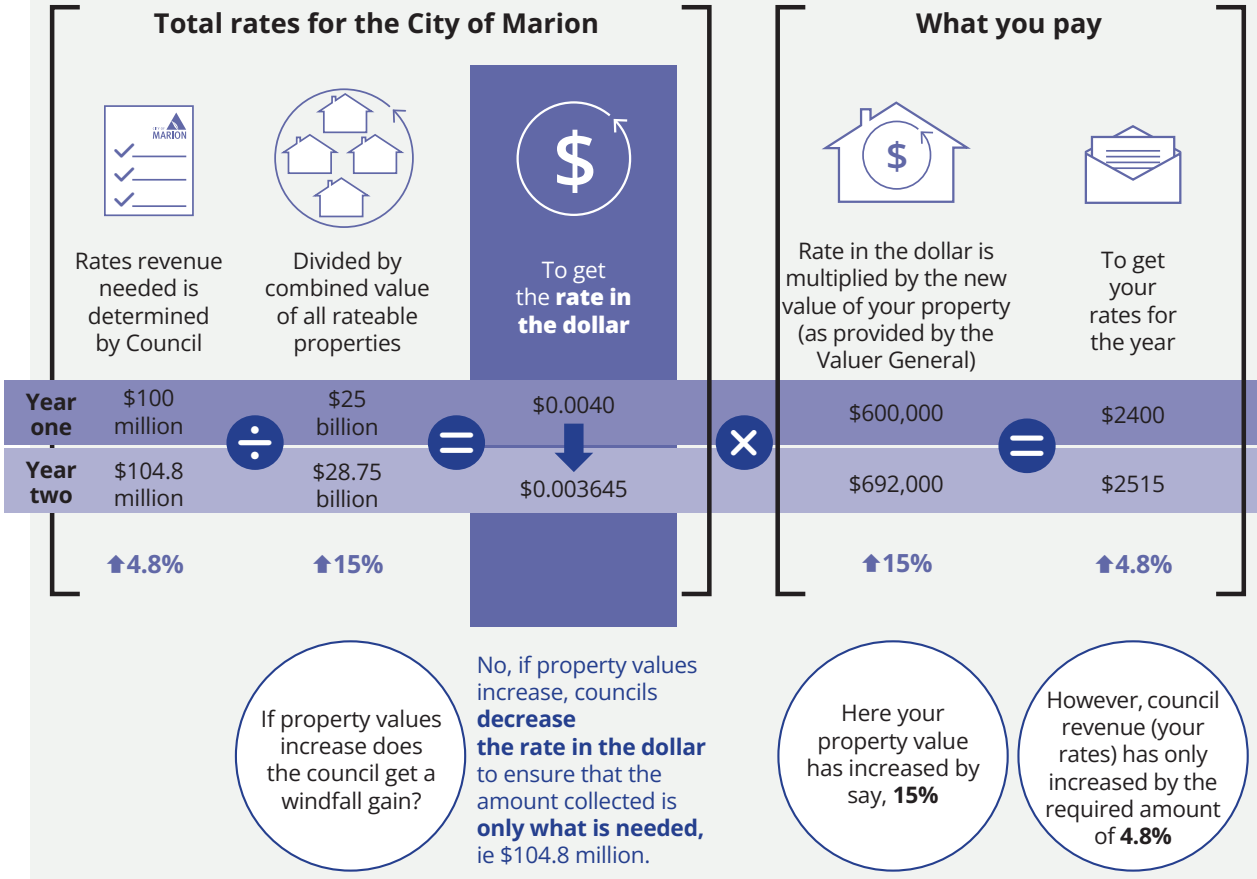
Budget 2024-2025 $'000	2nd review 2024-2025 $'000		Budget 2025-2026 $'000
		Operating Revenue	
94,823	94,889	Rates	100,395
2,738	2,828	Statutory Charges	2,820
4,164	4,418	User Charges	4,732
9,174	10,584	Operating Grants & Subsidies	11,268
300	403	Investment Income	350
1,020	1,182	Reimbursements	751
668	1,091	Other	393
645	645	Net gain - SRWRA	793
113,533	**116,040**		**121,502**
		Operating Expenses	
46,610	47,410	Employee Costs	50,088
30,533	35,444	Contractual Services	30,440
6,460	7,153	Materials	6,543
359	285	Finance Charges	851
21,100	23,783	Depreciation	24,921
8,385	8,598	Other	8,511
113,447	**122,673**		**121,353**
86	**(6,633)**	**Operating Surplus/(Deficit) before Capital Revenues**	**150**
		Capital Revenue	
2,642	5,492	Capital Grants & Subsidies	5,448
2,728	**(1,141)**	**Net Surplus/(Deficit)**	**5,598**
21,100	23,783	Depreciation	24,921
(645)	(645)	Share of Profit SRWRA	(793)
23,183	**21,997**	**Funding available for Capital Investment**	**29,726**
		Capital	
15,314	15,407	less Capital Expenditure - Renewal	16,390
19,488	33,632	less Capital Expenditure - New	18,842
353	360	add Proceeds from Sale of Replaced Assets	17
-	-	add Proceeds from Sale of Surplus Assets	2,500
(11,266)	**(26,682)**	**Net funding increase/(decrease)**	**(2,988)**
		Funded by;	
		Loans	
9,500	13,986	Loan Principal Receipts (Net)	11,450
(657)	(309)	less Loan Principal Repayments	(3,331)
8,843	13,677	Loan Funding (Net)	8,119
		Movement in level of cash, investments and accruals	
49	1,205	Cash Surplus/(Deficit) funding requirements	88
(2,473)	(14,211)	Reserves Net transfer to/(transfer from)	(4,840)
-	-	Funds used to defer borrowings in prior years	9,882
(2,424)	**(13,006)**	**Cash/Investments/Accruals Funding**	**5,130**
11,266	**26,682**	**Funding Transactions**	**2,988**

Appendix 7 -
How your rates are calculated

Valuations do not determine the rates income of a council. Property values are used to determine the share of the total budgeted rates that one property pays relative to other properties in the council area.

Property valuations are used by councils to determine the rate in the dollar to generate the total amount of rate revenue that councils need. Councils review the rate in the dollar annually making sure they only raise the budgeted rate revenue as required.

The following example illustrates how your rates are calculated using the rate in the dollar.



If property values increase does the council get a windfall gain?

No, if property values increase, councils **decrease the rate in the dollar** to ensure that the amount collected is **only what is needed,** ie $104.8 million.

Here your property value has increased by say, **15%**

However, council revenue (your rates) has only increased by the required amount of **4.8%**

Appendix 8 - Rating policy

1. RATING

(1) VALUATION METHODOLOGY AND ADOPTION

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

(SEE ANNEXURE 1)

(2) DIFFERENTIAL GENERAL RATES

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

The differential general rate Land Use categories are as follows:

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

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

(SEE ANNEXURE 1)

(3) MINIMUM RATE

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

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

(SEE ANNEXURE 1)

(4) SERVICE CHARGE

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

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

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

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

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

(SEE ANNEXURE 1)

(6) PAYMENT OF RATES

The council has determined that payment of rates for the 2025-2026 financial year will be by four instalments, due on 1 September 2025, 1 December 2025, 2 March 2026 and 1 June 2026. However, the total amount of rates may be paid in full at any time.

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

- Payrix – Direct via council's rating portal

- Australia Post – Post office, telephone or internet
- Bpay – Telephone or internet payments
- Centrepay – Deductions directly from Centrelink deductions
- Direct Debit – Direct from either a cheque or savings account
- Eservices – Direct through the council's internet system
- In person - At council offices
- By Mail - PO Box 21 Park Holme SA 5043

(7) LATE PAYMENT OF RATES

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

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

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

(SEE ANNEXURE 1)

8) REBATES AND POSTPONEMENT OF RATES

(8.1) RATE REBATE POLICY

Refer to the Rate Rebate Policy attached.

(8.2) RESIDENTIAL RATE REBATE

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

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

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

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

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

(8.3) RESIDENTIAL CONSTRUCTION ON VACANT LAND

Under Section 166 (1) (a) of the Act, and for the purpose of securing the proper development of the area, a discretionary rebate of general rates for the 2025-2026 financial year will be granted in respect of an assessment classed as vacant land by the council, where:

- The principal ratepayer of the assessment applies to the council for the rebate prior to 30 June 2026, and
- The footings have been poured on the property by 30 June 2026.

The amount of the rebate will be the difference between the general rate in the dollar applicable to Vacant land, and the general rate in the dollar applicable to Residential land. This is calculated by the number of days remaining between 1 July 2025 - 30 June 2026 from the date footings are poured for a residence on the land. Minimum Rate is still applicable.

(8.4) POSTPONEMENT OF RATES – HARDSHIP

Section 182 of The Act permits the council, on the application of the ratepayer, to partially or wholly remit rates or to postpone rates, on the basis of hardship. Where a ratepayer is suffering hardship in paying rates they may submit an application in writing to the council's Team Leader Rating Services. The council treats such inquiries confidentially.

(8.5) POSTPONEMENT OF RATES – SENIORS

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

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

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

(10) CONCESSIONS
COST OF LIVING CONCESSION

Pensioners, low-income earners and self-funded retirees holding a Commonwealth Seniors Health Card can receive a Cost of Living Concession. Eligibility includes pensioners and low-income earners who are tenants.

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

RATE REBATES
(1) POLICY STATEMENT

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

The Policy also sets out the type of land use for which the council must grant a mandatory rebate of rates and the percentage amount applicable, and those types of land use where the council has the ability to grant a discretionary rebate of rates. Rebates will only be available when the applicant satisfies the requirements under both the Act and, where appropriate, the requirements of this Policy.

(2) MANDATORY REBATES

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

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

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

(3) DISCRETIONARY REBATES

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

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

(4) APPLICATION

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

The council will advise an applicant for a rebate of its determination of that application in

due course, after receiving the application and receiving all information requested by the council. The advice will state –

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

(5) IN REGARDS TO PRESCRIBED DISCRETIONARY RATE REBATES THE COUNCIL WILL TAKE INTO ACCOUNT, IN ACCORDANCE WITH SECTION 166(1A) OF THE ACT, THE FOLLOWING MATTERS –

- The nature and extent of council services provided in respect of the land for which the rebate is sought, in comparison to similar services provided elsewhere in the council area;
- The community need that is being met by activities carried out on the land for which the rebate is sought; and the extent to which activities carried out on the land, for which the rebate is sought, provides assistance or relief to disadvantaged persons; and
- Such other matters as the council considers relevant.

(6) THE COUNCIL MAY TAKE INTO ACCOUNT OTHER MATTERS CONSIDERED RELEVANT BY THE COUNCIL INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING–

- Why there is a need for financial assistance through a rebate;
- The level of rebate (percentage and dollar amount) being sought and why it is appropriate;
- The extent of financial assistance, if any, being provided to the applicant and/or in respect of the land by Commonwealth or State agencies;
- Whether the applicant is entitled to a mandatory rebate of rates in accordance with Sections 159 to 165 of the Act;
- Whether the applicant has made/intends to make applications to another council;
- Whether, and if so to what extent, the applicant is or will be providing a service within the council area;
- Whether the applicant is a public sector body, a private not for profit body or a private for profit body;
- Whether there are any relevant historical considerations that may be relevant for all or any part of the current council term;
- The desirability of granting a rebate for more than one year;
- Consideration of the full financial consequences of the rebate for the council;
- The time the application is received;
- The availability of any community grant to the person or body making the application;
- Whether the applicant is in receipt of a community grant; and
- Any other matters and policies of the council, which the council considers relevant.

All persons or bodies wishing to apply to the council for a discretionary rebate of rates must do so on or before 1 May in that financial year for the following financial year.

- The council may grant a rebate of rates on such conditions as the council thinks fit.
- The council may, for proper cause, determine that an entitlement to a rebate of rates under the Act no longer applies.
- Where an entitlement to a rebate of rates ceases or no longer applies during the course of a financial year, the council is entitled to recover rates, or rates at the increased level (as the case may be), proportionate to the remaining part of the financial year.

It is an offence for a person or body to make a false or misleading statement or representation in an application, or to provide false or misleading information or evidence in support of an application made (or purporting to be made) under the Act.

The maximum penalty for this offence is $5,000.

If a person or body has the benefit of a rebate of rates and the grounds on which the rebate has been granted cease to exist, the person or body must immediately inform the council of that fact and (whether or not the council is so informed) the entitlement to a rebate ceases. If a person or body fails to do so that person or body is guilty of an offence.

The maximum penalty for this offence is $5,000.

(7) DELEGATION

The council has delegated its power, pursuant to Section 44 of the Act to determine applications and to grant a discretionary rebate of rates, to the Chief Executive Officer.

The council has delegated its power, pursuant to Section 44 of the Act to determine applications and to grant a discretionary rebate of rates, to the Chief Executive Officer subject to the following condition:

- Where the discretionary rate is not more than $5,000.

(8) REVIEW OF REBATE

A person or a body aggrieved by a determination of the council in respect of an application for a rebate may, within 14 days of the date of the notice of determination, seek a review of that decision in accordance with the council's Internal Review of Council Decisions Policy.

(9) COMMUNITY GRANTS

If an application for a rebate is unsuccessful, the council has an absolute discretion to then treat the application as one for a community grant and to determine it in accordance with the council's Community Grants Policy.

(10) AVAILABILITY OF POLICY DOCUMENTS

Policy documents are available for inspection at the council offices and on the website at marion.sa.gov.au. Persons may obtain a copy of any Policy document upon payment of the fee set by the council.

DISCLAIMER

A rate cannot be challenged on the basis of non-compliance with this Policy and must be paid in accordance with the required payment provisions.

Where a ratepayer believes that the council has failed to properly apply this Policy they should raise the matter with the council. In the first instance contact the council's Team Leader – Rating Services on 8375 6617 to discuss the matter. If, after this initial contact, a ratepayer is still dissatisfied they should write to the Chief Executive Officer, City of Marion, PO Box 21, Park Holme, SA 5043.

ANNEXURE 1
1. VALUATION METHODOLOGY AND ADOPTION

Under the Act, the council may adopt one of three valuation methodologies to value the properties in its area. They are:

- Capital Value – the value of the land and all of the improvements on the land.
- Site Value – the value of the land and any improvements which permanently affect the amenity of use of the land, such as drainage works, but excluding the value of buildings and other improvements.
- Annual Value – a valuation of the rental potential of the property.

The council considers that the Capital Value method of valuing land provides the fairest method of distributing the rate burden across all ratepayers on the following basis:

- The equity principle of taxation requires that ratepayers of similar wealth pay similar taxes and ratepayers of greater wealth pay more tax than ratepayers of lesser wealth;
- Property value is a relatively good indicator of wealth and capital value, which closely approximates the market value of a property, provides the best indicator of overall property value;
- The distribution of property values throughout the council area is such that few residential ratepayers will pay significantly more than the average rate per property.

Any ratepayer dissatisfied with the valuation made by the Valuer General may object in writing to the Valuer General within 60 days of receiving a rate notice, explaining the basis for the objection. This is provided that ratepayer has not:

(a) previously received a notice of this valuation under the Act, in which case the objection period is 60 days from the receipt of the first notice; or

(b) previously raised an objection to that valuation.

The 60 day objection period may be extended by the Valuer-General where it can be shown there is reasonable cause to do so.

It is important to note that the lodgement of an objection does not change the payment of rates or the due date.

2. DIFFERENTIAL GENERAL RATES

All land within a council area, except for land specifically exempt (e.g. crown land, council occupied land and other land prescribed under the Act – refer to Section 147), is rateable. The Act provides for a council to raise revenue for the broad purposes of the council through the imposition of a single general rate or through differential general rates that apply to all rateable properties within the council area.

Following a review of rating options available under the Act during the 2002/2003 financial year, the council consulted extensively with the community on this issue and concluded that a differential rating system would improve the equity in rate distribution across the community. The review included a comparison of rating methods and rates by land use within the Adelaide metropolitan area.

Differential general rates are based on Land Use as determined in the Local Government (General) Regulations 2013 under the Act. If a ratepayer believes that a particular property has been wrongly classified by the council as to its land use, then they may object (to the council) to that land use within 60 days of being notified. A ratepayer may discuss the matter with a Rates Officer, on 8375 6600 in the first instance. The council will provide, on request, a copy of Section 156 of the Act which sets out the rights and obligations of ratepayers in respect of objections to a land use.

An objection to the land use:

- Must be in writing
- Must set out-
- The grounds of the objection; and
- The land use (being a land use being used by the council as a differentiating factor) that should, in the objector's opinion, have been attributed to the land; and
- Must be made within 60 days after the objector receives notice of the particular land use to which the objection relates.

This 60 day objection period may be extended where it can be shown there is reasonable cause to do so.

The council may then decide the objection as it sees fit and notify the ratepayer. A ratepayer also has the right to appeal against the council's decision to SACAT (SA Civil and Administration Tribunal). It is important to note that the lodgement of an objection does not change payment of rates or the due date.

3. MINIMUM RATE

The reasons for imposing a minimum amount payable by way of general rates are:

The council considers it appropriate that all rateable properties make a contribution to the cost of administering the council's activities;

The council considers it appropriate that all rateable properties make a contribution to the cost of creating and maintaining the physical infrastructure that supports each property.

No more than 35 per cent of properties will be subject to the minimum amount.

4. REGIONAL LANDSCAPE LEVY (FORMERLY THE NATURAL RESOURCE MANAGEMENT LEVY)

It is important to note that council is required to collect this levy under the Landscape South Australia Act 2019 and operates as a revenue collector for the Green Adelaide Board in this regard. It does not retain this revenue or determine how the revenue is spent.

For further information visit: landscape.sa.gov.au

5. LATE PAYMENT OF RATES

Under the Act, the council applies penalties (fines and interest) to arrears of rates (i.e. rates which are not paid on or before the due date). The council issues a final notice for payment of rates when rates are overdue i.e. unpaid by the due date. If rates remain unpaid more than 21 days after the issue of the final notice then the council may refer the debt to a debt collection agency for collection. This may result in legal proceedings with costs on-charged to the ratepayer.

The council offers assistance to ratepayers experiencing difficulty in making their rate payment by the due date. The council will consider approving extended payment provisions

or, in circumstances where hardship can be demonstrated, deferring the payment of rates.

The council may be prepared to remit penalties (fines and interest) for late payment of rates where ratepayers can demonstrate hardship or sufficient other reason for late payment.

All applications for remissions must be submitted to: Rating Services Section, City of Marion at council@marion.sa.gov.au

6. DISCRETIONARY REBATE

The Act requires the council to rebate the rates payable on certain land ('mandatory rebates'). The Act, at section 166, also empowers the council to grant discretionary rebates of rates of up to 100 per cent of the rates and/or charges payable. The council, in considering discretionary rebates, must balance the benefits of providing rebates, with the impact that such rebates have on its overall income (and hence upon the general ratepayer base). To promote the transparency of this process the Council has adopted a Rate Rebate Policy. A copy of this Policy is available at the council offices or on council's website at www.marion.sa.gov.au.

7. POSTPONEMENT OF RATES – SENIORS

The following criteria must be satisfied before the postponement is granted.

- The person is a prescribed ratepayer, or the spouse of a prescribed ratepayer;
- A prescribed ratepayer means the holder of a current State Seniors Card or a person eligible to hold such a card who has applied but is yet to be issued with a card.
- Rates are payable on the principal place of residence.
- The land is owned by the prescribed ratepayer, or the prescribed ratepayer and his or her spouse, and no other person has an interest, as owner, in the land.
- Any current mortgage over the property which was registered prior to 25 January 2007 will be no more than 50 per cent of the Valuer-General's capital value of the property.

An application must be made in the prescribed manner and form and be accompanied by such information as the council may require. Any rates which are postponed will become due and payable when:

- The title to the land is transferred to another person; or
- There is failure to comply with a condition of postponement. A minimum amount of $500 of the annual rates must be paid.

An entitlement to a remission will be applied to the proportion of the rates that has not been postponed, unless notice to the contrary is received in writing from the owner.

Interest will accrue on the amount postponed at the prescribed rate per month, under the Act until the amount is paid.

Should the entitlement to a postponement cease to exist, the owner of the land must inform the council in writing, unless the rates and any interest have been paid in full.

Appendix 9 - Long Term Financial Plan to 30 June 2035

Long Term Financial Plan to 30 June 2035	2025/26 $'000	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000	2030/31 $'000	2031/32 $'000	2032/33 $'000	2033/34 $'000	2034/35 $'000
Rates Indexation	4.80%	3.75%	3.50%	3.25%	3.25%	3.00%	3.00%	3.00%	3.00%	3.00%
Income										
Rates	100,395	105,233	110,036	114,779	119,723	124,577	129,623	134,871	140,327	146,000
Statutory Charges	2,820	2,905	2,985	3,059	3,136	3,214	3,295	3,377	3,461	3,548
User Charges	4,732	4,874	5,008	5,133	5,261	5,393	5,528	5,666	5,807	5,953
Grants, Subsidies and Contributions - operating	11,268	10,296	10,532	10,753	10,978	11,210	11,447	11,691	11,940	12,195
Investment Income	350	350	350	350	350	350	350	350	350	350
Reimbursements	751	774	795	815	835	856	878	899	922	945
Other Income	393	404	415	426	436	447	459	470	482	494
Net gain - equity accounted Council businesses	793	817	841	867	893	919	947	975	1,005	1,035
Total Income	**121,502**	**125,653**	**130,962**	**136,181**	**141,613**	**146,966**	**152,526**	**158,299**	**164,294**	**170,519**
Expenses										
Employee Costs	50,088	51,591	52,290	53,858	55,474	57,138	58,852	60,618	62,437	64,310
Materials, Contracts & Other Expenses	45,493	47,124	48,097	48,831	50,470	51,865	52,701	54,002	55,379	56,834
Depreciation, Amortisation & Impairment	24,921	25,918	26,954	29,259	31,344	33,225	35,218	37,331	39,571	41,945
Finance Costs	851	1,373	2,010	3,643	3,695	3,511	3,278	3,039	3,139	3,295
Total Expenses	**121,353**	**126,005**	**129,351**	**135,590**	**140,983**	**145,739**	**150,050**	**154,990**	**160,525**	**166,384**
Operating Surplus	**150**	**(352)**	**1,611**	**591**	**629**	**1,227**	**2,476**	**3,309**	**3,769**	**4,136**
Operating Surplus Ratio	**0.12%**	**-0.28%**	**1.23%**	**0.43%**	**0.44%**	**0.83%**	**1.62%**	**2.09%**	**2.29%**	**2.43%**
Amounts Received Specifically for New or Upgraded Assets	5,448	9,907	15,201	9,543	4,268	1,256	1,827	18,177	19,167	1,819
Net Surplus / (Deficit) for the Year	**5,598**	**9,555**	**16,813**	**10,134**	**4,898**	**2,483**	**4,304**	**21,486**	**22,936**	**5,955**
Capital (Balance Sheet) and Reserve Movements										
Capital Expenditure	(35,232)	(44,601)	(72,507)	(39,650)	(32,872)	(25,137)	(26,591)	(67,798)	(72,399)	(34,668)
Loan Repayments (External)	(3,331)	(1,373)	(1,928)	(3,389)	(3,511)	(3,755)	(3,978)	(4,214)	(4,935)	(5,830)
Funds from Suplus Asset Disposal	2,500	-	-	-	-	-	-	-	-	-
Funds from Replaced Asset Disposal	17	476	281	250	766	516	757	817	643	908
New Loan Borrowings (External)	11,450	11,000	31,300	4,450	450	-	-	6,150	7,860	-
Net Transfers (to)/from Reserves	4,840	(99)	(28)	(99)	(99)	(6,349)	(8,699)	7,276	7,376	(7,199)
Total Capital (Balance Sheet) and Reserve Movements	**(19,756)**	**(34,596)**	**(42,882)**	**(38,438)**	**(35,266)**	**(34,725)**	**(38,511)**	**(57,769)**	**(61,455)**	**(46,789)**
Net Result (including Depreciation & Other non-cash items)	**(14,158)**	**(25,041)**	**(26,069)**	**(28,304)**	**(30,368)**	**(32,242)**	**(34,207)**	**(36,283)**	**(38,519)**	**(40,834)**
Add back Depreciation Expense (non-cash)	24,921	25,918	26,954	29,259	31,344	33,225	35,218	37,331	39,571	41,945
Add back Other Expenses (non-cash)	(793)	(817)	(841)	(867)	(893)	(919)	(947)	(975)	(1,005)	(1,035)
Less Grants Received in Advance	(4,943)	-	-	-	-	-	-	-	-	-
Deferred borrowings not used in prior years	(4,939)	-	-	-	-	-	-	-	-	-
Cash Budget Surplus	**88**	**60**	**40**	**88**	**83**	**63**	**64**	**73**	**47**	**77**

Response to ESCOSA advice report

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

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

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



Current financial performance

Unsustainable	Potentially unsustainable	Mostly sustainable	Sustainable

Projected financial performance (future)

Unsustainable	Potentially unsustainable	Mostly sustainable	Sustainable

Previous financial performance (past 10 years)

Unsustainable	Potentially unsustainable	Mostly sustainable	Sustainable

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

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

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

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OFFICIAL

Advice

Local Government Advice

City of Marion

February 2024

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City of Marion

AT A GLANCE

OVERVIEW

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

RISKS IMPACTING SUSTAINABILITY

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

CONTINUE

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

COMMISSION'S RECOMMENDATIONS

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

KEY FACTS

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

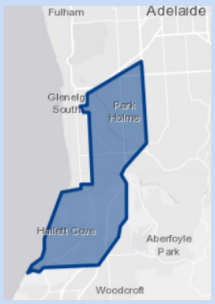


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Glossary of terms

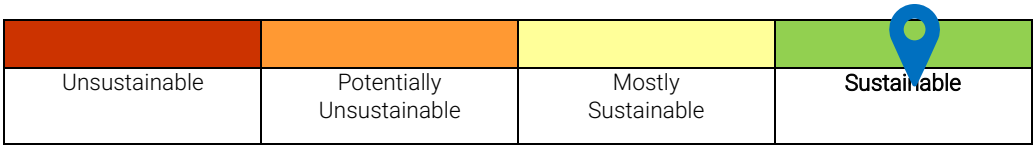
ABS	Australian Bureau of Statistics
AMP	Asset management plan (also called an IAMP)
Commission	Essential Services Commission, established under the *Essential Services Commission Act 2002*
CPI	Consumer Price Index (Adelaide, All Groups)
Council	City of Marion
CWMS	Community Wastewater Management System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

Legend: Low-risk Moderate-risk High-risk

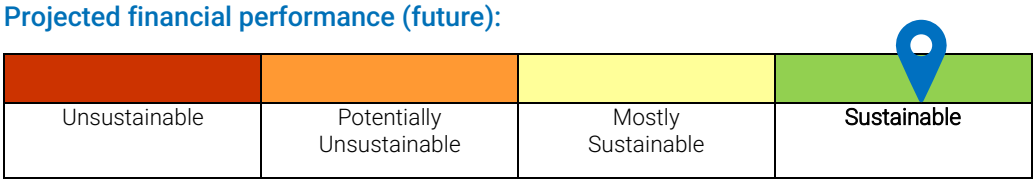
1 The Commission's key advice findings for the City of Marion

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

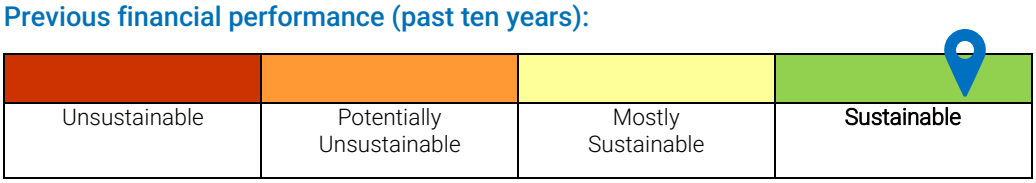
Current financial performance:



Projected financial performance (future):



Previous financial performance (past ten years):



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

Budgeting considerations

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

Continuing to provide evidence of ongoing cost efficiencies

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

Refinements to asset management planning

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

Reporting and containing rate levels

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

2 About the advice

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

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

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

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

The Council is obliged under the *Local Government Act 1999* (**LG Act**) to publish this advice and its response, if applicable, in its 2024-25 annual business plan (including any draft annual business plan) and subsequent plans until the next cycle of the scheme.[8] It does not need to publish the attachment to the advice (these will be available with the advice on the Commission's website[9]), nor is it compelled under the LG Act to follow the advice.

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

2.1 Summary of advice

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

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

---

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

2 Commonly referred to as asset management plans.

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

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

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

6 LG Act s122(1f)(a) and (1g)(a)(ii).

7 LG Act s122(1f)(b) and (1g)(b).

8 LG Act s122(1h).

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

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

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

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

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

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

2.2 Detailed advice findings

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

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

2.2.1 Advice on material plan amendments in 2023-24

Key Points:

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

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

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

- An additional improvement of $104.4 million or 10.3 percent in total operating income. Most of this increase is due to higher rates, which increased by $87 million or 9.9 percent on the 2022-23 estimates (for the period 2023-24 to 2031-32). Grants, subsidies and contributions have also increased by $7.6 million or 12.5 percent, and user charges have increased by $7.9 million or 31.8 percent.
- An additional $102.8 million or 10.6 percent in total operating expenses. This includes an additional $71.9 million or 20.5 percent for 'materials, contracts and other' expenses, and an additional $13 million or 309 percent in 'finance costs'. Depreciation has also increased by $8.2 million or 4.5 percent.

The Council's LTFP is based on forecast expenditure levels indexed to reflect current cost pressures and future anticipated costs.[13] The Council's LTFP has factored indexation at the higher end of the RBA target over the coming two years before reverting to a longer-term forecast of 2.5 percent from 2025-26 onwards. Given the current high inflationary environment and the degree of uncertainty in future events that may impact inflation, the Commission considers that it would be appropriate for the Council to:

1. **Continue** to review its inflation forecasts in its budget and forward projections from 2023-24, given the potential for higher short-term inflation outcomes, followed by a return to long-term averages.

Based on updated inflation assumptions in its 2023-24 LTFP, an increase in its cost and revenue estimates (excluding employee costs) by up to 10 percent over the 2023-24 to 2031-32 forecast period,[14] compared with the same estimates in its 2022-23 LTFP, could be accounted for by higher inflation forecasts. The Council has not adjusted its operating income and expense forecasts by higher amounts than its adjusted inflation forecasts (both with increases of 10.3 percent and 10.6 percent on 2022-23 estimates[15]). This suggests that there are not higher forecasts in real terms.

The Commission notes that the Council's stated assumptions for indexation in its 2023-24 LTFP are based on its annual review of these forecasts. Notwithstanding the need for the Council to find savings and reduce any inflationary impact on its community, the Commission has found that it would be appropriate for it to:

2. **Consider** better clarity in its forward estimates in its long-term financial plan concerning the assumptions for its cost and revenue estimates.

2.2.2 Advice on financial sustainability

Operating performance

Key Points:

- Operating surpluses consistently achieved between 2012-13 and 2021-22, with the operating surplus ratio averaging 8.1 percent in that time.
- The operating surplus ratio is forecast to average 4 percent per annum between 2023-24 and 2032-33.

[12] The overlapping forecast period in both LTFPs (2022-23 to 2031-32 and 2023-24 to 2032-33).
[13] City of Marion, *2023-2033 long-term financial plan*, June 2023, p. 6.
[14] The set of nine years forecast in both the 2022-23 and 2023-24 LTFP projections.
[15] Based on the overlapping forecast period in both LTFPs (2022-23 to 2031-32 and 2023-24 to 2032-33).

Over the past 10 years, operating expenses increased annually on average by 4.5 percent (compared with CPI of 2 percent) primarily driven by increases in 'Materials, contracts and other' expenses (6.3 percent), and employee costs (3.2 percent).

'Materials, contracts and other' projected expenses and costs for depreciation are forecast to increase by an average of 2.6 percent and 4.0 percent per annum respectively, from 2022-23 to 2031-32.

Forecast modest expenses growth over the next 10 years, combined with higher rate increases, will likely assist the Council's operating performance to remain in surplus. Nonetheless, should the Council not achieve the moderate expense projections it could result in further rate increases.

For the past 10 years, the Council's operating surplus ratio[16] generally displayed an underlying decreasing trend from 7.1 percent in 2012-13, to 0.5 percent in 2021-22 (8.1 percent on average). Looking ahead, it is forecast to meet the lower end of the suggested target range in each year to 203233 (4 percent on average).

The Commission notes that the Council's operating surplus ratio decreased sharply in the three years to 2021-22. The decrease largely coincided with the average rate revenue per property growing at only 0.8% over the same period as the Council sought to minimise rate increases on its community. At the same time the Council's operating expenses grew at 6.8 percent in the three years to 2021-22 which is mostly attributable to materials, contracts and other expenses increasing at 10.8 percent for the same period. The operating surplus ratio is forecast to gradually improve as operating income grows at a faster rate than operating expenses in the ten years to 2032-33.

The Council's operating expense growth (from 2012-13 to 2021-22) was primarily due to an average annual increase in 'Materials, contracts and other' expenses of 6.3 percent and a 3.2 percent increase in employee costs.[17]

The depreciation expense measured as a percentage of the Council's total expense was around 17 percent in 2012-13 and in 2022-23. The Commission notes that typically the depreciation expense when measured as a percentage of total expenses is around 20 percent for Councils in South Australia suggesting the Council's depreciation expense could be lower than what is required to reflect the current cost of the Council's assets. This could also cause an overstatement of the Council's operating surplus ratio. The depreciation expense is discussed in further in the asset renewal expenditure section.

Looking forward, the Council is projecting average annual rates revenue growth of 3.3 percent to 2032-33, which is above the forecast long-term inflation[18] and represents a real term increase in rates. This average growth in annual rates revenue is also higher than expected expense growth (rates are discussed in more detail in section D).

Higher forecast average expense growth of 3.1 percent per annum is slightly above the RBA-based forecast inflation growth and is also lower than the Council's past performance (with average annual growth of 4.5 percent in the 10 years to 2021-22).

16 The operating surplus ratio is defined as: Operating Surplus (Deficit) ÷ Total Operating Income. The general target is to achieve, on average over time, an operating surplus ratio of between zero and 10 percent (Local Government Association of South Australia, *Financial Sustainability Information Paper 9 - Financial Indicators Revised,* May 2019 (LGA SA Financial Indicators Paper), p. 6).

17 Based on the compound average annual growth rate formula (which is the adopted approach to calculating average annual growth rates throughout the Commission's advice).

18 The forecast average annual growth in the CPI from 2023-24 to 2032-33 is estimated to be 2.6 percent based on the RBA forecasts for the CPI (Australia-wide) to December 2025 (and the Commission's calculations of average annual percentage growth) and the midpoint of the RBA's target range (2.5 percent) from 2025-26.

The Council's data (provided to the Commission) shows that employee numbers increase negligibly (to 363 FTEs in 2032-33 from 362 in 2023-24), and its employee expenses are forecast to increase by an average of 2.7 percent per annum from 2023-24 to 2032-33. In addition, 'Materials, contracts and other' expenses and costs for depreciation are forecast to increase by an average of 2.6 percent and 4.0 percent per annum respectively, from 2022-23 to 2031-32. The estimated rate of growth in these expenses over the next 10 years, combined with higher rate increases, will likely assist the Council's operating performance to remain in surplus. Nonetheless, the Commission notes that, should the Council not be able to achieve these moderate expense projections (i.e., these assumptions are understated), it could result in further rate increases as a result of operating expenses growth outgrowing operating income growth.

To assist the Council in achieving its forecast operating surpluses, the Council may need to find more savings and efficiencies in its budgets. To this end, the Commission has found that it would be appropriate for the Council to:

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

Net financial liabilities

Key Points:

- ⚠ The net financial liabilities ratio has been negative each year from 2012-13 to 2021-22 averaging negative 20 percent, which is below the suggested LGA target range, however noting that borrowing levels were relatively low over this time.
- ✓ The annual average forecast for the net financial liabilities ratio from 2022-23 to 2031-32 is 30 percent.
- ⚠ Total borrowings are forecast to increase from $21.1 million in 2023-24 to a peak in 2031-32 of $57.6 million. These additional forecast borrowings after 2023-24 relate to the Council's capital forecast expenditure to 2032-33 and its strategy to finance infrastructure projects.

The Council's net financial liabilities ratio[19] result was negative each year from 2012-13 to 2021-22, which is below the suggested LGA target range. Looking ahead, the Council has forecast that its net financial liabilities ratio will be positive throughout the forecast period to 2031-32 and remain within the suggested LGA target range. The annual average forecast for the net financial liabilities ratio from 2022-23 to 2031-32 is 30 percent.

The Council's borrowing levels were relatively low from 2012-13 to 2021-22 and its net financial liabilities ratio was negative (averaging negative 20 percent over these years). The Council's net financial liability is forecast to increase from $18.7 million in 2023-24 to $41.0 million in 2032-33. Accordingly, the net financial liabilities ratio is also forecast to increase from 18 percent in 2023-24 to 27 percent in 2032-33. The level of net financial liabilities and the ratio are driven by the total borrowings, which are forecast to increase from $21.1 million in 2023-24 to a peak in 2031-32 of $57.6 million. These additional forecast borrowings after 2023-24 relate to the Council's capital forecast expenditure to 2032-33[20] and its strategy to finance infrastructure projects articulated in its City of Marion Building asset Strategy report (CoMBAS).

[19] The net financial liabilities ratio is defined as: Net financial liabilities ÷ Total operating income. This ratio measures the extent to which a council's total operating income covers, or otherwise, its net financial liabilities. The suggested LGA target range is between zero and 100 percent of total operating income, but possibly higher in some circumstances (LGA SA Financial Indicators Paper, pp. 7-8).

[20] City of Marion, *2023-24 annual business plan*, June 2023, p. 15.

The Council stated in its 2023-33 LTFP that it has a desirable target range is between zero and 50 percent for its net financial liabilities ratio.[21] Community concerns about the Council's level of debt also appear small, with the Commission noting that only one out of the 78 submissions received expressed concern about the forecast level of debt in 2032-33.[22]

Asset renewals expenditure

Key Points:

- ✓ Between 2012-13 and 2021-22 total capital expenditure averaged $25.3 million per annum including $14.7 million per annum on new or upgraded assets.
- ✓ From 2023-24 to 2032-33, the Council's asset renewal funding ratio (under the 'IAMP-based' approach) is forecast to be within the suggested LGA target range, with an average of 100 percent.
- △ Asset stock per property rose by 0.6 percent for each year over the 10 years to 2021-22, implying that the value of Council's asset stock, has declined in real terms (the increase is lower than historical inflation).
- ⬢ The depreciation-based asset renewal ratio from 2012-13 to 2021-22 averaged 66 percent which is below the suggested LGA target range.
- △ The depreciation-based asset renewal ratio is forecast from 2023-24 to 2032-33 to be 85 percent which is slightly below the LGA target range lower band.
- ✓ Comprehensive asset management plans for all asset classes and condition assessments have been carried out on all assets within the last four years.

The Commission notes that prior to 2020-21, the Council reported the asset renewal funding ratio in its annual report using the depreciation based method.[23] While the Council had renewal expenditure targets in place prior to this, the depreciation-based method was considered the more reliable and suitable measure and retained comparability to previous years. Looking ahead, from 2023-24 to 2032-33, the Council's asset renewal funding ratio[24] (under the 'IAMP-based' approach) is forecast to be within the suggested LGA target range, with an average of 100 percent.

In the 10 years to 2021-22, the Council marginally grew its asset base with total capital expenditure averaging $25.3 million per annum (including $14.7 million per annum on new or upgraded assets). This has led to a small average increase in the value of the asset stock per property of $133 or 0.6 percent for each year over the 10 years to 2021-22. This implies that the value of Council's asset stock has declined in real terms (the increase is lower than historical inflation).

The Council's forward projections indicate that the value of assets per property will decrease slightly to $27,829 per property in 2032-33 (from $27,843 in 2023-24) – this represents a fall in real terms of 2.7 percent (the RBA-based forecast rate of inflation is 2.6 percent per annum). These projections, as they stand, would contribute to the Council's sustainability into the future and reflect a period of asset and service consolidation.

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21 City of Marion, *2023-33 long-term financial plan*, June 2023, p. 11.

22 City of Marion, *General Council Meeting Agenda -13 June 2023, Attachment 11.5.4 Draft 2023/2024 annual business plan, Making Marion– Public Consultation,* available at https://cdn.marion.sa.gov.au/meetings/agendas/GC230613-Final-AgendaV2_2023-06-08-050047_lpcj.pdf

23 City of Marion, *2020 annual report*, October 2021, p. 82.

24 The IAMP-based method is the current industry standard whereby asset renewal/replacement expenditure is divided by the recommended expenditure in the IAMP (or AMP). Ideally, this will show the extent to which a council's renewal or replacement expenditure matches the need for this expenditure, as recommended by the plan. The suggested LGA target range for the ratio is 90 to 110 percent (LGA SA Financial Indicators Paper, p. 9).

The Commission notes that the small growth in asset stock per property could also be a result of the frequency of asset valuations undertaken by the Council. For all infrastructure assets the council has a program to undertake an independent desktop revaluation process annually and a full comprehensive revaluation for infrastructure (81 percent of its depreciable assets) every 5 years.[25]

For land, buildings, site improvements and other assets (19 percent of depreciable assets) a comprehensive external valuation is undertaken every 5 years. For interim years additions and adjustments are recorded at cost and not indexed.[26]

Notwithstanding the Council's annual desktop revaluation and the indexing of depreciation,[27] the Commission notes that undertaking a comprehensive revaluation every five years could present a risk in the current macroeconomic environment. Inflation and the upward impact to asset prices could result in depreciation charges not reflecting recent asset valuations. As previously mentioned in the operating performance section this could cause the Council's depreciation expense to be lower than what is required to reflect the current cost of the Council's assets. In addition, it could also cause an overstatement of the Council's operating surplus ratio. For these reasons the Commission considers it appropriate for the Council to:

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

When the asset renewal funding ratio is instead calculated by the depreciation-based method,[28] it is forecast to average 85 percent over the forecast period (2023-24 to 2032-33). This is slightly below the suggested LGA target range and follows an average performance of 66 percent for the ratio from 2012-13 to 2021-22. Nevertheless, this could indicate the total depreciation expenses is higher than the required expenditure on capital renewals under its various AMPs. Alternatively, it could also indicate that the Council's capital renewal expenditure is below the appropriate level.

According to the Council's 2022-23 annual report a comprehensive revaluation was carried out by independent valuation for the period ending 30 June 2023 for the Council's infrastructure assets (roads, footpaths, kerbs, drains, bridges, traffic devices and traffic signs) and its buildings and other structures.[29]

Other infrastructure assets such as car parks, lighting, walking trails and reserve pathways as well as land and land improvements and all other assets (excluding plant, equipment that are recognised at cost) had a comprehensive revaluation carried out by independent valuation for the reporting period, 30 June 2018.[30]

The Council currently has individual AMPs for transport, buildings, water resources, open space, coastal walkway, fleet and technology. It also undertakes an annual review of its forecast asset management expenditure. The revised forecast annual funding requirements are updated in Appendix A of each asset management plan and incorporated into the Council's adopted ABP and LTFP.[31] The Council's 'Refresh of Budgeted Expenditures Accommodated in the LTFP' document outlines the revised forecast expenditure for each AMP.

In addition the Commission also notes that the Council's annual 'state of the assets' report that covers

25 Submissions to the Essential Services Commission of South Australia – Response to follow up questions – City of Marion. November 2023, p. 3.
26 Submissions to the Essential Services Commission of South Australia – Response to follow up questions – City of Marion. November 2023, p. 3.
27 Based on the Council's Excel template (with material amendment reasons) it provided to the Commission.
28 Where asset renewal/replacement expenditure is divided by depreciation expenses.
29 City of Marion, *2022-23 annual report*, June 2023, p. 24.
30 City of Marion, *2022-23 annual report*, June 2023, p. 24.
31 City of Marion, *refresh of budgeted expenditures accommodated in the LTFP,* August 2023, p. 1

asset valuation, condition, asset performance, risk, intervention levels, level of service monitoring and future financial sustainability options and consequences.[32]

These matters (among others) have informed the Council's planned operating and maintenance budgets, and asset renewal needs. The Commission's review of the AMPs has found that, on balance, the Council's strategic planning processes aligns with good practice for a council of its size and complexity.

2.2.3 Advice on current and projected rate levels

Key Points:

- ⚠ Rate revenue per property growth has averaged 2.4 percent or $39 per annum for each property in the period between 2012-13 and 2021-22 which is 0.4 percent above CPI for the same period.
- ✓ Budgeted for an average rate increase of 5.2 percent or $100 per property for its existing ratepayers in 2023-24 and represents a fall in real terms as the increase is below CPI for the same period.
- ⚠ Between 2023-24 and 2032-33 the average rate increase across all categories is forecast to be 3.3 percent, from $1,980 to $2,645 per property, and is 0.8 percent above the RBA-based forecast average inflation of 2.6 percent per annum in the same period.

The Council's rate revenue per property growth has averaged 2.4 percent or $39 per annum for each property over the past 10 years,[33] to reach an estimated $1,834 per property in 2021-22. This has slightly exceeded CPI growth of an average of 2.0 percent per annum over this period, but also encompasses 1.0 percent average annual growth in rateable property numbers.[34] Current rate levels partially reflect its recent history of constrained spending growth, predominantly on capital expenditure (on renewals, and new and upgraded assets), material costs, and employee related costs.

The Council has budgeted for an average rate increase of 5.2 percent or $100 per property for its existing ratepayers in 2023-24,[35] representing a reduction in real terms as the increase is below the level of inflation.[36] This was higher than it had anticipated charging for this year in its 2022-23 long-term financial plan projections (2.4 percent for existing rateable properties). The rate increase reflects higher short-term inflation (anticipated by the Council through its indexation of rates in its long-term financial plan). In 2022-23, the Council had 44,902 rateable properties and expects this to increase to 49,401 in 2032-33, representing modest growth of 1 percent per annum in rateable properties.[37]

Looking forward, between 2023-24 and 2032-33 the average rate across all categories is forecast to increase from $1,980 to $2,645[38], a cumulative increase of $665 per property. This equates to a 3.3 percent average annual increase (between 2023-24 and 2032-33), above the RBA-based forecast

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32 City of Marion, *2019-28 asset management strategy*, March 2019, p. 6.
33 From 2012-13 to 2021-22.
34 CPI Adelaide (All groups). Average annual growth in the LGPI published by the South Australian Centre for Economic Studies was similar (at 2.0 percent). Available at https://www.adelaide.edu.au/saces/economic-and-social-indicators/local-government-price-index.
35 Based on the Council's 2023-24 annual business plan and its Excel template (with the 2023-24 forecasts) provided to the Commission. The Commission has used $89.438 million (in 2023-24 budgeted rates revenue) compared to unaudited 2022-23 estimates. Individual rate level changes may be higher or lower depending on the rates category and property value.
36 CPI Adelaide (all groups) increased by 7.9 percent in the year to March 2023 quarter and has reduced in the year to June 2023 and September 2023 quarters to 6.9 percent and 5.9 percent, respectively. Available at https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/consumer-price-index-australia/sep-quarter-2023.
37 Based on the Council's 2023-24 annual business plan and its Excel template (with the 2023-24 forecasts) provided to the Commission
38 This includes rates growth of 4.3 percent expected each year of which 1 percent is for property growth.

average inflation of 2.6 percent per annum and representing a real increase in rates over that period.[39]

The Council uses a differential rating system to raise revenue based upon land use. This option was adopted following a review of the rating options in 2002-03, which involved the Council consulting extensively with the community and concluding that the differential rating system would ensure a fair and equitable distribution of rates within the Council.[40] As a result, different rate categories are subject to varying changes, with residential ratepayers to pay an average increase of $80 per property on 2022-23 levels. Vacant land, commercial and industrial are subject to average increases of $262, $755 and $862 per property, respectively.[41]

The *Local Government (Financial Management) Regulations 2011* (Regulations) require, at a minimum, that the annual business plan provides a statement on the average change in the expected rates for each land use category.[42] While the Council has complied with this obligation,[43] the Commission considers that it would be appropriate for the Council to also:

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

2.3 The Commission's next advice and focus areas

In the next cycle of the scheme, the Commission will review and report upon the Council's:

- ongoing performance against its LTFP estimates (including depreciation), and
- achievement of cost savings and efficiencies and its continued reporting of these in its plans.

[39] The forecast average annual growth in the CPI from 2023-24 to 2032-33 is estimated to be 2.6 percent based on Reserve Bank of Australia (RBA) forecasts for the CPI (Australia wide) to June 2025 (and the Commission's calculations of average annual percentage growth) and the midpoint of the RBA's target range (2.5 percent) from 2025-26.
[40] City of Marion, *2023-24 annual business plan*, June 2023, p. 44
[41] City of Marion, *2023-24 annual business plan*, June 2023, p. 23
[42] Under Regulations s6(ec) Local Government (Financial Management) Regulations 2011.
[43] City of Marion, *2023-24 annual business plan*, June 2023, p. 23

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CITY OF MARION

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Attachment 2

CITY OF MARION

Fees & Charges Schedule 2025-2026

Pricing Policy Document

FEES AND CHARGES SUMMARY 2025-2026

The 2025-2026 fees and charges are to be set in accordance with Council Policy in relation to user pays principles. The policy directs that Council will levy fees and charges for goods and services on a user pays basis and, where possible to recover the full cost of operating or providing the service or goods. Where it can be demonstrated that members of the community are unable to meet the full cost, concessions may apply.

User charges and statutory fees play a vital role in enabling Council to provide a range of specific services and community facilities.

The statutory fees and charges listed may be amended at any time during the financial year. The Fees and Charges Schedule will be updated as statutory charges are amended.

The relevant Divisions have been consulted in relation to the proposed fees and charges and the following factors have been examined when determining the proposed fees:

- the cost of providing the service, inclusive of overhead costs
- the importance of the service to the community
- market comparison of fees and pricing structures with other enterprises who offer a similar service
- the level of service/facility provided by the City of Marion
- increase in statutory charges set by regulation

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1. By-Laws, Local Nuisance & Litter Control 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
***Statutory fees will be announced in late June by State Government**				
By-laws				
All By-Laws apart from littering	**N**	**$312.50**	**$322.00**	**3.0%**
Expiation late fee (Statutory fee)	**Y**	**$71.00**	**$73.00**	**2.8%**
Temporary sale of produce	**N**	**$47.00**	**$49.00**	**4.3%**
Permit to deposit materials, mini skip & shipping container	**N**	**$47.00**	**$49.00**	**4.3%**
*Local Nuisance and Litter Control Act Section 18 permit	**N**	**$75.00**	**$77.00**	**2.7%**
*Local Nuisance and Litter Control Act Expiation fees (various)	**N**	**As per legislation**	**As per legislation**	**0.0%**

2. Commonwealth Home Support Programme & Community Transport 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
CHSP Home Assist and Social Support				
Home maintenance & home modifications - per hour (materials used to be reimbursed by client at cost incl. GST)	N	$17.00	$20.00	17.6%
Domestic Assistance	N	$17.00	$17.00	0%
Rubbish Removal/per trailer load (includes 2 hr labour)	N	$45.00	$55.00	22.2%
Gardening	N	$17.00	$20.00	17.6%
Volunteer Social/Transport Support (per round trips e.g. two-way trip)	N	$8.00	$8.00	0%
CHSP Program at NHC	N	$9.00	Various	0%
Main Meal	N	$7.00	$7.00	0%
Social Support Individual - IT Visits	N	N/A	$8.00	0%
Social Support Individual - Transport	N	N/A	Various	0%
Dessert	N	N/A	$4.00	0%
Soup	N	N/A	$4.00	0%
CHSP Transport				
2 - 7 km - One way	N	$6.00	$6.00	0%
8 - 12 km - One way	N	$9.00	$10.00	11.1%
13 - 18 km - One way	N	$15.00	$16.00	6.7%
19 - 25 km - One way	N	$22.00	$23.00	4.5%
Community Bus				
Contribution for return trip	Y	$5.00	$5.00	0.0%
One way trip	Y	$2.50	$2.50	0.0%

Comments
In line with CHSP funding, client fees may be reduced due to financial hardship or other approved reasons, as assessed by CoM staff at point of service confirmation.

3. Development Assessment 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
***Statutory fees are published in the Government Gazette on an ad hoc basis**				
Assessment Fees				
**Extension of Approval Fee	N	$129.00	$129.00	0%
**Minor variation fee	N	$129.00	$129.00	0%
Other Statutory Fees				
*Public Notification	N	$116.00	$116.00	0%
Other Planning Fees				
Certificate of Title	Y	$55.00	$57.00	4%
Sign on land fee - Planning Development and Infrastructure Act (under Regulation 47 of the PDI Regulations 2017)	Y	$265.15	$273.00	3%
*DA - Urban Tree Fund (Regulated)	N	$500.00	$500.00	0%
*DA - Urban Tree Fund (Significant)	N	$500.00	$500.00	0%
*Approval of Building Envelope Plan	N	$197.00	$197.00	0%
*Consideration and Publication of Building Envelope Plan	N	$225.00	$225.00	0%
Copying & Viewing of plans				
File Search Fee	N	$82.00	$100.00	22%
Copying of plans - per page				
*A4	Y	$2.00	$2.00	0%
*A3	Y	$4.00	$4.00	0%
*Sec 49(2) - Copies of plans on public notice	Y	$25.00	$25.00	0%
*Monthly Building Schedules (Previous)	Y	$47.00	$47.00	0%

Comments

*Other/current Statutory fees set under the Planning Development and Infrastructure Act are subject to change at any time via the Government Gazette (last update 6 June 2024)- current fees can be found - https://plan.sa.gov.au/development_applications/before_you_lodge/application_fees

**Same as previous year; These Statutory fees were set under the Development Act which has now ceased, these fees will only apply to existing applications, and will never change in value.

4. Dog Registration Fees and Fines 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
Animal Registration Fees				
Non-Standard dog - not both microchipped & desexed	N	$85.00	$87.00	2.4%
Standard dog - both desexed & microchipped (50% off the 'Non-Standard dog fee)	N	$42.00	$43.00	2.4%
Puppy registration (dogs under 6 months registered for 1st time)	N	$42.00	$43.00	2.4%
Discretionary rebates				
Standard Dog Pensioner Concession	N	$20.00	$21.00	5.0%
Standard Dog Pensioner Concession with Trained Certificate	N	$17.00	$18.00	5.9%
Standard Dog with Trained Certificate	N	$33.00	$34.00	3.0%
Non-standard Dog Pensioner Concession	N	$42.00	$43.00	2.4%
Non-standard Dog Concession with Trained Certificate	N	$36.00	$37.00	2.8%
Non-standard Dog with Trained Certificate	N	$76.00	$78.00	2.6%
Assistance Dog	N	No Fee	No Fee	
Transfer of Registration	N	No Fee	No Fee	
Fines will be announced in late June by State Government				
Dog and Cat Management Act Infringements - Statutory Charges (non-exhaustive list)				
Unregistered Dog	N	$170.00	$170.00	0.0%
Unregistered Dangerous/Prescribed Breed Dog	N	$750.00	$750.00	0.0%
Further offence Unregistered Dog	N	$170.00	$170.00	0.0%
Further offence Unregistered Dangerous/Prescribed Breed Dog	N	$750.00	$750.00	0.0%
Wandering at Large	N	$210.00	$210.00	0.0%
Wandering at Large Dangerous/Prescribed Breed	N	$750.00	$750.00	0.0%
Failure to notify Council of Registration change	N	$210.00	$210.00	0.0%
Failure to remove dog faeces	N	$210.00	$210.00	0.0%
A Dog in School Premises	N	$315.00	$315.00	0.0%
Dog in School Premises Dangerous/Prescribed Breed Dog	N	$750.00	$750.00	0.0%
Dog in Shop without Consent	N	$315.00	$315.00	0.0%
Dog in Shop without Consent Dangerous/Prescribed Breed dog	N	$750.00	$750.00	0.0%
Creates noise by barking or otherwise	N	$315.00	$315.00	0.0%
Prescribed Breed - Not wearing a muzzle or not under effective control	N	$750.00	$750.00	0.0%
Greyhounds not wearing collar and lead	N	$315.00	$315.00	0.0%
Fail to notify the place at which dog is subject to order changes	N	$210.00	$210.00	0.0%
Fail to notify new owner of Order	N	$210.00	$210.00	0.0%
Fail to notify Council of Guard Dog Reg	N	$170.00	$170.00	0.0%
Transporting unrestrained dog in vehicle	N	$210.00	$210.00	0.0%
Dog rushes or chases a vehicle	N	$315.00	$315.00	0.0%
Attacks, rushes or chases person etc.	N	$315.00	$315.00	0.0%
Dog attack - Dangerous/Prescribed Breed dog	N	$750.00	$750.00	0.0%
Dog rushes or chases a vehicle - Dangerous/Prescribed Breed dog	N	$750.00	$750.00	0.0%
Business Registration Fees				
1st 4 Business Dogs (per dog)	N	$81.00	$81.00	0.0%
5-10 Business Dogs (flat fee)	N	$447.00	$447.00	0.0%
11-20 Business Dogs (flat fee)	N	$895.00	$895.00	0.0%
21-30 Business Dogs (flat fee)	N	$1,344.00	$1,344.00	0.0%
31 or more Business Dogs (flat fee)	N	$1,792.00	$1,792.00	0.0%

Description	GST Y/N	2024-2025	2025-2026	Increase
Other Charges				
Cat Traps not returned at 4 weeks	N	$230.00	$230.00	0.0%
Animal Tag Replacement	N	$10.00	$10.00	0.0%
Late Fee on Unpaid Dog registrations	N	$17.00	$18.00	5.9%
Dog Impounding Fee (Mon-Fri 10am-5pm)	Impound Fees as charged by RSPCA			
Dog Impounding Fee (A/H & weekend)	Impound Fees as charged by RSPCA			
Cat Impounding Fees	Impound Fees as charged by RSPCA			
All other RSPCA Fees	Fees as charged by RSPCA			

5. Facilities for Hire 2025-2026

Description	GST Y/N	2024-2025				2025-2026			
Seacliff Golf Course - Fees set by Council as per Management Agreement									
New Fees		**Flat rate**	**Weekdays**	**Weekends**		**Flat rate**	**Weekdays**	**Weekends**	
9 holes			**N/A**	**N/A**			**$22.50**	**$25.00**	
18 holes			**N/A**	**N/A**			**$28.00**	**$31.00**	
1 month pass		**N/A**				**$95.00**			
3-month pass		**N/A**				**$250.00**			
12-month pass		**N/A**				**$900.00**			
12-month junior		**N/A**				**$250.00**			
Mitchell Park Sports & Community Centre									
		Flat rate	**Standard Rate (peak)**	**Standard Rate (off-peak)**	**City of Marion Club Rate (No Council Staff Required)**	**Flat rate**	**Standard Rate (peak)**	**Standard Rate (off-peak)**	**City of Marion Club Rate (No Council Staff Required)**
Indoor Court Hire (Fees per hour)	**Y**		**$55.00**	**$35.00**	**$35.00**		**$55.00**	**$35.00**	**$35.00**
Outdoor Court Hire (Fees per hour)	**Y**	**N/A**				**$30.00**			
Casual court hire use (individual) Indoor court only	**Y**	**N/A**				**$4.50**			
Oval Hire (Fees per hour)	**Y**	**N/A**				**$30.00**			
Oval hire lighting (Fees per hour)	**Y**	**N/A**				**$20.00**			
Oval changerooms (Fees per hour per change room)	**Y**	**N/A**				**$10.00**			
South area greens (Fees per hour)	**Y**	**N/A**				**$25.00**			
Peak Times - After 3:30pm midweek and after 8am weekends									
Off-Peak - Between 6am to 3:30pm midweek									

Description	GST Y/N	2024-2025				2025-2026			
Mitchell Park Sports & Community Centre									
		Flat rate	Standard Rate (peak)	Standard Rate (off-peak)	City of Marion Club Rate (No Council Staff Required)	Flat rate	Standard Rate (peak)	Standard Rate (off-peak)	City of Marion Club Rate (No Council Staff Required)
**Function Room 1 (large) per hour	Y	$90.00	$45.00	$45.00	$22.50	$160.00	$80.00	$80.00	$40.00
**Function Room 2 (small) per hour	Y	$60.00	$30.00	$30.00	$15.00	$120.00	$60.00	$60.00	$30.00
**Function Rooms (Combined) per hour	Y	$140.00	$70.00	$70.00	$35.00	$200.00	$100.00	$100.00	$50.00
**Excluding staff									
Staff per hour Monday to Saturday (min 3 hours)	Y	$79.00				$79.00			
Staff per hour Sunday & Public Holidays (min 4 hours)	Y	$100.00				$100.00			
Edwardstown Soldiers' Memorial Recreation Ground									
Function Room 1 (South - small) per hour	Y	$60.00	$30.00	$30.00	$15.00	$120.00	$60.00	$60.00	$30.00
Function Room 2 (North - large) per hour	Y	$90.00	$45.00	$45.00	$22.50	$160.00	$80.00	$80.00	$40.00
Function Rooms (Combined) per hour	Y	$140.00	$70.00	$70.00	$35.00	$200.00	$100.00	$100.00	$50.00
Cove Civic Centre									
Hall (200 people) p/hour	Y	$90.00	$45.00	$45.00	$22.50	$90.00	$45.00	$45.00	$22.50
Hall - Half (100 people) p/hour	Y	$70.00	$35.00	$30.00	$17.50	$70.00	$35.00	$35.00	$17.50
Hall - Quarter (50 people) p/hour	Y	$50.00	$25.00	$25.00	$12.50	$50.00	$25.00	$25.00	$12.50
Meeting Rooms (6 people) p/hour*	Y	$20.00	$10.00	$10.00	$5.00	$10.00	$10.00	$10.00	$5.00
Meeting Rooms (10 people) p/hour*	Y	$10.00	$5.00	$5.00	Free	$20.00	$5.00	$5.00	Free

Description	GST Y/N	2024-2025				2025-2026			
		Flat rate	Standard Rate (peak)	Standard Rate (off-peak)	City of Marion Club Rate (No Council Staff Required)	Flat rate	Standard Rate (peak)	Standard Rate (off-peak)	City of Marion Club Rate (No Council Staff Required)
Marion Business Hub - Cove and Glandore									
Co-working Space casual	Y	$24.00	$12.00	N/A	N/A	$24.00	$12.00	N/A	N/A
Coworking Part-Time	Y	$60.00	$30.00	N/A	N/A	$60.00	$30.00	N/A	N/A
Coworking Unlimited	Y	$100.00	$50.00	N/A	N/A	$100.00	$50.00	N/A	N/A
Park Holme Library									
Meeting Room - full room (10 people) p/hour*	Y	$20.00	$10.00	$10.00	$5.00	$20.00	$10.00	$10.00	$5.00
Meeting Room - half room (6 people) p/hour*	Y	$10.00	$5.00	$5.00	Free	$10.00	$5.00	$5.00	$0.00
Perry Barr Farm - Castrol Shed									
Hall Hire - Casual (per hour)	Y	$40.00	$20.00	$20.00	$10.00	$40.00	$20.00	$20.00	$10.00

*** Denotes rooms that can be offered at no charge as an ad hoc study/workspace at Unit Manager Libraries discretion**

Corporate = businesses, state/fed government departments, non-gov educational organisations, tertiary institutions etc

Community = not-for-profits, free community events run by Govt Dept (e.g. NBN sessions), religious organisations, community members etc

6. Health Services 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
*** Statutory Fees will be announced in late June by State Government**				
Food Safety				
*Statutory Fines	**As per legislation**			
Food Premises Inspection Fees (Statutory) small business *A business of up to 20 fulltime equivalent people engaged in handling food) - P1 and P2 Risk Classification	**N**	**$144.00**	**$144.00**	**0%**
Food Premises Inspection Fees (Statutory) large business more than 20 fulltime equivalent people engaged in handling food) - P1 and P2 Risk Classification	**N**	**$361.00**	**$361.00**	**0%**
Low Risk Food Premises Inspection Fees small business *A business of up to 20 fulltime equivalent people engaged in handling food) - P3 and P4 Risk Classification	**N**	**$72.00**	**$72.00**	**0%**
Low Risk Food Premises Inspection Fees large business *more than 20 fulltime equivalent people engaged in handling food) - P3 and P4 Risk Classification	**N**	**$144.00**	**$144.00**	**0%**
Routine inspection fees will not be imposed upon "Community or Charitable Organisations" *** or "School and Educational Institutions" ****				
Rates capped as per below				
Food Audit: Onsite per hour	**N**	**$170.00**	**$180.00**	**5.9%**
Food audit: Desk Top Audit and Report Writing per hour	**N**	**$85.00**	**$90.00**	**5.9%**
Public Health				
Statutory Fines	**As per legislation**			
Sale of sharps containers	**Y**	**$6.00**	**$10.00**	**66.7%**
Expiation late fee (statutory fee set by State Government)	**N**	**$71.00**	**$71.00**	**0%**
SRFs (Supported Residential Facilities)				
*Statutory Fines	**As per legislation**			
Renewal of SRF Licence (Statutory)	**As per legislation**			
Application for a SRF Licence (Statutory)	**As per legislation**			
Application for the transfer of a SRF Licence (Statutory)	**As per legislation**			
Late application for renewal of SFR Licence (additional fee) (Stat)	**As per legislation**			
Application in relation to a dispute (Statutory)	**As per legislation**			
SRF Licence - if Licence exceeds 12 months, annual fee payable upon anniversary of granting of the licence	**As per legislation**			
SRF Licence- on a decision to grant a licence (to be read in conjunction with annual licence fee	**As per legislation**			
SRF Licence Renewal (to be read in conjunction with annual licence fee	**As per legislation**			
SRF Inspection Fee	**As per legislation**			
***All fees relating to *South Australian Public Health (Legionella) Regulations 2013* (statutory charges), including:**				
Registration of 1 system	**As per legislation**			
Registration of each additional system installed on the same premises	**As per legislation**			
Renewal of registration of each high risk manufactured water system	**As per legislation**			
Inspection of first system	**As per legislation**			
Inspection of each additional system installed on the same premises	**As per legislation**			
***All fees relating to *South Australian Public Health (Wastewater) Regulations 2013* (statutory charges), including:**				
Application for a wastewater works approval	**As per legislation**			

7. Land Clearing 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
Statutory fees will be announced in late June by State Government				
Land Clearing				
Land Clearing	Y	$417.00	As quoted by contractor	
Expiation fee - noncompliance with 105 (f) (1)	N	$473.00	$473.00	0.0%
Expiation fee - noncompliance with 105 (f) (8)	N	$473.00	$473.00	0.0%
Expiation late fee	N	$73.00	$73.00	0.0%

8. Library Services 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
Photocopying				
- Per page A4	Y	$0.20	$0.20	0%
- Per page A3	Y	$0.30	$0.30	0%
Colour A4	Y	$1.00	$1.00	0%
Colour A3	Y	$1.50	$1.50	0%
Other Library Income				
Toy Library Annual M/ship	Y	$20.00	$20.00	0%
Toy Library Annual M/ship - Concession	Y	$10.00	$10.00	0%
Events/programs - cover charge				
Programs Adults	Y	Prices from $5.00	Prices from $5.00	0%
Programs Children	Y	Prices from $5.00	Prices from $5.00	0%
Sale of goods (e.g. Library bags, ear buds, etc)	Y	Various	Various	0%
Non-Statutory Fines				
Lost or Damaged items	Replacement Cost			

9. Marion Outdoor Pool 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
Admissions				
General Public	Y	$8.40	$8.60	2.4%
Children under 1 years	Y	FREE	FREE	0.0%
Children 1-4 years	Y	$3.90	$4.00	2.6%
Supervising Adult or Spectator	Y	$4.30	$4.40	2.3%
Children 5-14 years	Y	$6.80	$7.00	2.9%
Aged or Disabled Concession	Y	$6.80	$7.00	2.9%
Student & Concession	Y	$6.80	$7.00	2.9%
Family Entry	Y	$26.00	$26.70	2.7%
Family Entry - City of Marion Resident	Y	$18.20	$18.70	2.7%
Water safety - Program Entry and Facility Hire individual entry	Y	$4.20	$4.30	2.4%
Adult Multi Visit Pass 10	Y	$79.00	$81.30	2.9%
Adult Multi Visit Pass 10 - City of Marion Resident	Y	$55.00	$56.60	2.9%
Adult Multi Visit Pass 30	Y	$210.00	$220.00	4.8%
Adult Multi Visit Pass 30 - City of Marion Resident	Y	$147.00	$151.00	2.7%
Concession Multi Visit Pass 10	Y	$68.00	$66.00	-2.9%
Concession Multi Visit Pass 10 - City of Marion Resident	Y	$47.50	$49.00	3.2%
Concession Multi Visit Pass 30	Y	$178.00	$183.00	2.8%
Concession Multi Visit Pass 30 - City of Marion Resident	Y	$125.00	$128.00	2.4%
Season Pass (Adult)	Y	$498.00	$513.00	3.0%
Season Pass (Adult) - City of Marion Resident	Y	$349.00	$359.50	3.0%
Season Pass (Family)	Y	$1,048.00	$1,079.00	3.0%
Season Pass (Family) - City of Marion Resident	Y	$734.00	$756.00	3.0%
Season Pass (Child)	Y	$409.00	$421.00	2.9%
Season Pass (Child) - City of Marion Resident	Y	$286.00	$294.00	2.8%
Activity Pass - Waterside or Inflatable - 10 uses	Y	$10.50	$10.80	2.9%
Swim Club Entry	Y	$6.30	$6.50	3.2%
Aqua-Fitness Class	Y	$13.60	$14.00	2.9%
Aqua - Fitness Class Multi Visit Pass 10	Y	$126.00	$129.00	2.4%
Aqua - Fitness Class Multi Visit Pass 10 - City of Marion Resident	Y	$88.00	$90.00	2.3%
Aqua - Fitness Class Concession	Y	$12.00	$12.40	3.3%
Aqua - Fitness Class Multi Visit Pass 10 Concession	Y	$110.00	$113.30	3.0%
Aqua - Fitness Class Multi Visit Pass 10 Concession - City of Marion Resident	Y	$77.00	$79.30	3.0%
Hosted Birthday Parties (All inclusive)	Y	$36.50	$37.60	3.0%
Group 20+ Swim Only per person - Not for Profit/Vacation Care Only	Y	$6.30	$6.50	3.2%
Group 20+ Swim & Slide per person - Not for Profit/Vacation Care Only	Y	$11.50	$11.80	2.6%
Picnic Week - Swim & Icy Pole per person	Y	$7.80	$8.00	2.6%
Picnic Week - Swim & Activity Pass per person	Y	$13.00	$13.40	3.1%
Picnic Week - Swim, Activity Pass & Icy Pole per person	Y	$14.70	$15.00	2.0%
Locker Hire	Y	$5.50	$5.60	1.8%

Description	GST Y/N	2024-2025	2025-2026	Increase
Hire Charges				
Lane Hire - regular user lane hire p/hr + entry fee	Y	$18.50	$19.00	2.7%
Lane Hire - casual user lane hire p/hr + full price entry per swimmer	Y	$24.00	$24.70	2.9%
Main Pool - Normal Operating Hours (3 Hour min)	Y	$251.50	$259.00	3.0%
Learner's Pool - Normal Operating Hours (3 Hour min)	Y	$115.50	$119.00	3.0%
Toddler's Pool - Normal Operating Hours (3 Hour min)	Y	$84.00	$86.50	3.0%
Inflatable Normal Operating Hours (3Hours min)	Y	$210.00	$216.00	2.9%
Waterslides - Normal Operating Hours (3 Hour min)	Y	$105.00	$108.00	2.9%
Splash Park - Normal Operating Hours (3 Hour min)	Y	$105.00	$108.00	2.9%
Swim Lessons - Paid up front per lesson	Y	$21.50	$22.00	2.3%
Private Swim Lessons	Y	$47.00	$48.40	3.0%
Birthday party room hire per hour	Y	$52.50	$54.00	2.9%
Birthday party room hire per hour - City of Marion Resident	Y	$26.00	$26.70	2.7%
Trestle Table Hire (x1) / Chair Hire(x 10) per day	Y	$16.80	$17.30	3.0%
Meeting room Non COM Commercial, Government (per hour)	Y	$60.00	$50.00	-16.7%
Meeting room Commercial (COM), Non COM Community, Not for Profit (per hour)	Y	$30.00	$25.00	-16.7%
Meeting room community rate - City of Marion Resident (per hour)	Y	$15.00	$12.50	-16.7%
Bali Hut corporate rate Non COM Commercial, Government (per hour)	Y	$60.00	$61.80	3.0%
Bali Hut Commercial (COM), Non COM Community, Not for Profit (per hour)	Y	$30.00	$31.00	3.3%
Bali Hut community rate - City of Marion Resident (per hour)	Y	$15.00	$15.40	2.7%
State Government Funded Programs Lane Hire (DFE, Multicultural, Vacswim, Holiday Swim	N	$0.00	$0.00	0%
Description	**GST Y/N**	**2024-2025**	**2025-2026**	**Increase**
Social Event - Adult Entry (Movie Night/Splash Night) per entry	Y	$20.00	$15.00	-25.0%
Social Event - Child Entry (Movie Night/Splash Night) per entry	Y	$15.00	$10.00	-33.3%
Birthday Party (unhosted) Per child	Y	$21.00	$21.60	2.9%
Waterslides (unlimited) Group Hire 20+ / Birthday Parties (unhosted) Per child	Y	$5.00	$5.10	2.0%
Group Fitness Class (dry) per entry	Y	$18.00	$18.50	2.8%
Group Fitness Class (dry) Multi Visit Pass 10 per entry	Y	$168.00	$173.00	3.0%
Group Fitness Class (dry) Multi Visit 10 - City of Marion Resident per entry	Y	$117.50	$121.00	3.0%
Group Fitness Class (dry) Concession per entry	Y	$16.50	$17.00	3.0%
Group Fitness Class (dry) Multi Visit Pass 10 Concession per entry	Y	$152.00	$156.50	3.0%
Group Fitness Class (dry) Multi Visit Pass 10 Concession - City of Marion Resident. per entry	Y	$106.50	$109.70	3.0%
Peaceful Play, Carer and Participant	Y	$10.50	$10.80	2.9%
Pool Play Dates, Parent, Baby and Coffee	Y	$12.50	$12.80	2.4%
Fitness Passport and SAALC member entry	Y	$8.00	$8.13	1.6%
Equipment Hire (pool equipment) Per person	Y	$1.00	$1.00	0.0%
Equipment Hire (external hire)	Y	Fee dependant on equipment hired		
Promotional activity	Y	Fee dependant on program / activity		
Labour Hire (per Hour)	Y	Fee dependant on role required and duration		
Facility hire (Three pools) (per Hour)	Y	$420.00	$430.00	2.4%
Locker Hire deposit (Refundable if the key is returned)		$10.00	$10.00	0.0%
Food Truck for Marion Outdoor Pool (external hirers) flat fee	Y	$25.00	$25.00	0.0%

- *A 30% reduction in entry fees for City of Marion residents and businesses on selected entry passes (GC210511R14)*

Current Market Comparison - Updated April 2025												
Facility	Adult	Child	Concession	Spectator	Pool Party	Swim Lessons	Waterslide	Multi Visit Adult Pass	Multi Visit Child Pass	Multi Visit Concession Pass	Adult Season Pass	Free Under (years)
Marion Outdoor Pool	$8.40	$6.80	$6.80	$4.30	$36.50	$21.50	$10.50 per 10 slides	$79.00 (10 Visits) $210.00 (30 Visits)	$68.00 (10 Visits) $178.00 (30 Visits)	$68.00 (10 Visits) $178.00 (30 Visits)	$498.00	1
Unley Swimming Centre	$8.80	$7.20	$7.20	$4.30	$22.50	$21.50	n/a	$73.00 (10 Visits) $185.00 (30 Visits)	n/a	$63.00 (10 Visits) $155.00 (30 Visits)	$590.00	1
Norwood Swimming Centre	$8.40	$6.30	$6.30	$4.80	n/a	$19.00	n/a	$70.50 (10 Visits) $123.00 (20 Visits)	n/a	n/a	$375.00	2
SA Aquatic & Leisure Centre - Marion	$9.50	$7.80	$7.80	$4.50	$35.00	$26.90	n/a	$170.00 (20 Visits)	n/a	$136.00 (20 Visits)	n/a	3
Adelaide Aquatic Centre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	3
Waterworld - Tea Tree Gully	$10.00	$8.00	$8.00	$4.50	$29.00	$21.00	$1.00 per slide	n/a	n/a	n/a	$190.00	3
Aquadrome Aquatic Leisure Centre	$9.00	$7.20	$7.20	$2.00	n/a	$20.50	$5.00 add on	$81.00	$61.20 (10 Visits)	$61.20	n/a	3
George Bolton Swimming Centre - Burnside	$9.50	$8.50	$8.50	$6.50	n/a	n/a	n/a	$87.00 (10 Visits) $231.00 (30 Visits)	$77.00 (10 Visits) $201.00 (30 Visits)	$77.00 (10 Visits) $201.00 (30 Visits)	$500	4

10. Marion Cultural Centre 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
Domain Theatre (Room Only)*				
Non COM Commercial, Government (Corporate) Monday to Sunday- Minimum 3 hours - Per hour	Y	$145.00	$149.00	2.8%
Commercial (COM), Non COM Community, , Not for Profit, Hourly Rate Monday to Sunday - Minimum 3 hours - Per hour	Y	$72.50	$74.50	2.8%
Community (COM) Rate Monday to Sunday - Minimum 3 hours - Per hour	Y	$36.25	$37.25	2.8%
Public Holiday Rates - P.O.A	Y			
**Must have technical staff in room at all times*				
Staff				
Technical and duty staff - per hour Mon -Sat (min 3hrs)*	Y	$79.00	$79.00	0%
Front of House staff - per hour Mon - Sat (min 3 hrs)	Y	$79.00	$79.00	0%
Technical and duty staff - per hour Sun & PH (min 4hrs)*	Y	$100.00	$100.00	0%
Front of House staff - per hr Sun & PH (min 4hrs)	Y	$100.00	$100.00	0%
Other				
Staging - load in, load out	Y	$252.00	$260.00	3.2%
Ticket sales via box office - per ticket	Y	$3.00	$3.00	0%
Sturt Room				
Non COM Commercial, Government (Corporate) Monday to Sunday- Per hour	Y	$50.00	$50.00	0%
Commercial (COM), Non COM Community, , Not for Profit, Hourly Rate Monday to Sunday - Per hour	y	$25.00	$25.00	0%
Community (COM) Rate Monday to Sunday - Per hour	Y	$12.50	$12.50	0%
Public Holiday Rates - P.O.A	Y			
Foyer Space *After 6pm or Saturday/Sunday only hired with additional room min rates apply OR Sturt Room rates apply				
Non COM Commercial, Government (Corporate) Monday to Sunday- Per hour	Y	$40.00	$40.00	0%
Commercial (COM), Non COM Community, , Not for Profit, Hourly Rate Monday to Sunday - Per hour	Y	$20.00	$20.00	0%
Community (COM) Rate Monday to Sunday - Per hour	Y	$10.00	$10.00	0%
Public Holiday Rates - P.O.A	Y			
Plaza Space				
Non COM Commercial, Government (Corporate) Monday to Sunday- Per hour	Y	$130.00	$130.00	0%
Commercial (COM), Non COM Community, Not for Profit, Hourly Rate Monday to Sunday - Per hour	Y	$65.00	$65.00	0%
Community (COM) Rate Monday to Sunday - Per hour	Y	$32.50	$32.50	0%
Public Holiday Rates - P.O.A	Y			

11. Memorials 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
Timber seat no armrest	Y	$3,200.00	$3,600.00	12.5%
Timber seat with armrest	Y	$3,500.00	$3,900.00	11.4%
Concrete Slab Installation	Y	$1,000.00	$1,000.00	0.0%
Large Boulder/Rock	Y	$250.00	$300.00	20.0%
Bronze Plaque - Small	Y	$600.00	$620.00	3.3%
Bronze Plaque - Medium	Y	$650.00	$670.00	3.1%
Bronze Plaque - Large	Y	$700.00	$720.00	2.9%

12. Neighbourhood and Community Centres 2025-2026

Description	GST Y/N	2024-2025				2025-2026			
		Corporate Rate		Community Rate		Corporate Rate		Community Rate	
PER HOUR RATES		Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents	Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents
Hall Hire - Cooinda									
Cooinda Function Space (Hall, Cafe & Kitchen)	Y	$65.00	$32.50	$32.50	$16.25	$65.00	$32.50	$32.50	$16.25
Main Hall	Y	$50.00	$25.00	$25.00	$12.50	$50.00	$25.00	$25.00	$12.50
Café space	Y	$30.00	$15.00	$15.00	$7.50	$30.00	$15.00	$15.00	$7.50
Kitchen	Y	$30.00	$15.00	$15.00	$7.50	$30.00	$15.00	$15.00	$7.50
Craft Room 1	Y	$30.00	$15.00	$15.00	$7.50	$30.00	$15.00	$15.00	$7.50
Craft Room 2	Y	$30.00	$15.00	$15.00	$7.50	$30.00	$15.00	$15.00	$7.50
Craft Rooms combined	Y	$50.00	$25.00	$25.00	$12.50	$50.00	$25.00	$25.00	$12.50
Multipurpose Room	Y	$30.00	$15.00	$15.00	$7.50	$30.00	$15.00	$15.00	$7.50
Small Office 1	Y	$10.00	$5.00	$5.00	$0.00	$10.00	$5.00	$5.00	$0.00
Small Office 2	Y	$10.00	$5.00	$5.00	$0.00	$10.00	$5.00	$5.00	$0.00

Description	GST Y/N	2024-2025				2025-2026			
		Corporate Rate		Community Rate		Corporate Rate		Community Rate	
PER HOUR RATES		Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents	Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents
Hall Hire - Glandore									
Clarke Hall (Hall, Kitchen, studio and stage)	Y	$65.00	$32.50	$32.50	$16.25	$65.00	$32.50	$32.50	$16.25
Clake Hall - Studio	Y	$50.00	$25.00	$25.00	$12.50	$50.00	$25.00	$25.00	$12.50
Clarke Hall - Stage	Y	$50.00	$25.00	$25.00	$12.50	$50.00	$25.00	$25.00	$12.50
Clarke Kitchen	Y	$30.00	$15.00	$15.00	$7.50	$30.00	$15.00	$15.00	$7.50
Rugby	Y	$50.00	$25.00	$25.00	$12.50	$50.00	$25.00	$25.00	$12.50
Slade Training Room	Y	$30.00	$15.00	$15.00	$7.50	$30.00	$15.00	$15.00	$7.50
Slade Community Room	Y	$30.00	$15.00	$15.00	$7.50	$30.00	$15.00	$15.00	$7.50
Slade Office 1	Y	$10.00	$5.00	$5.00	$0.00	$10.00	$5.00	$5.00	$0.00
Slade Office 2	Y	$10.00	$5.00	$5.00	$0.00	$10.00	$5.00	$5.00	$0.00
Naldera Opal	Y	$50.00	$25.00	$25.00	$12.50	$50.00	$25.00	$25.00	$12.50

Description	GST Y/N	2024-2025				2025-2026			
		Corporate Rate		Community Rate		Corporate Rate		Community Rate	
PER HOUR RATES		Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents	Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents
Hall Hire - Trott Park									
Whole site (Hall, kitchenette, and community room)	Y	$140.00	$70.00	$70.00	$35.00	$140.00	$70.00	$70.00	$35.00
Main Hall	Y	$50.00	$25.00	$25.00	$12.50	$50.00	$25.00	$25.00	$12.50
Multipurpose Room	Y	$30.00	$15.00	$15.00	$7.50	$30.00	$15.00	$15.00	$7.50
Trott Park Community Room	Y	$30.00	$15.00	$15.00	$7.50	$30.00	$15.00	$15.00	$7.50
Hall Hire - Mitchell Park Sports & Community Centre (hourly rate)									
Activity Room A	Y	$30.00	$15.00	$15.00	$7.50	$30.00	$15.00	$15.00	$7.50
Activity Room B	Y	$30.00	$15.00	$15.00	$7.50	$30.00	$15.00	$15.00	$7.50
Activity A & B	Y	$50.00	$25.00	$25.00	$12.50	$50.00	$25.00	$25.00	$12.50
Activity C	Y	$30.00	$15.00	$15.00	$7.50	$30.00	$15.00	$15.00	$7.50
Activity D	Y	$30.00	$15.00	$15.00	$7.50	$30.00	$15.00	$15.00	$7.50
Activity E	Y	$50.00	$25.00	$25.00	$12.50	$50.00	$25.00	$25.00	$12.50
Meeting room	Y	$10.00	$5.00	$5.00	$0.00	$10.00	$5.00	$5.00	$0.00
Function Room 1 (large)	Y	$90.00	$45.00	$45.00	$22.50	$160.00	$80.00	$80.00	$40.00
Function Room 2 (small)	Y	$60.00	$30.00	$30.00	$15.00	$120.00	$60.00	$60.00	$30.00
Function Room 3 (Combined)	Y	$140.00	$70.00	$70.00	$35.00	$200.00	$100.00	$100.00	$50.00
Events / programs - cover charge									
Programs	Y	Various				Various			

13. Parking Control 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
Fees will be announced in late June by State Government				
Traffic Information				
Private Parking				
Disabled Zone	N	$446.00	$446.00	0%
No Standing Zone	N	$114.00	$114.00	0%
Permit Parking Area	N	$77.00	$77.00	0%
Loading Zone	N	$81.00	$81.00	0%
Time Limit Area	N	$63.00	$63.00	0%
Restricted Parking Zone	N	$79.00	$79.00	0%
Further Offence	N	$61.00	$61.00	0%
Not Wholly Within One Space	N	$61.00	$61.00	0%
In Parking Space Already Occupied	N	$74.00	$74.00	0%
Protrusion Over Walkway or Driveway	N	$96.00	$96.00	0%
Obstructing Access or Egress	N	$94.00	$94.00	0%
Purpose Other Than Parking	N	$62.00	$62.00	0%
Damage to Signs etc	N	$113.00	$113.00	0%
Road Traffic (Miscellaneous) Regulations				
Parking in Other Public Place	N	$77.00	$77.00	0%
Road Traffic Act				
Stop on continuous Yellow Line	N	$116.00	$116.00	0%
Contravene No Stopping Sign	N	$114.00	$114.00	0%
Contravene No Parking Sign	N	$96.00	$96.00	0%
Stop in Loading Zone	N	$81.00	$81.00	0%
Bus Zone	N	$158.00	$158.00	0%
Stop within 10m I/Section	N	$116.00	$116.00	0%
Stop within 20m I/section w Traffic Light	N	$114.00	$114.00	0%
Stop on dividing strip or nature strip	N	$113.00	$113.00	0%
Obstructing access to & from a Driveway	N	$96.00	$96.00	0%
Stop within 1m Fire Plug / Hydrant	N	$96.00	$96.00	0%
Stop within Prohibited distance Bus Stop	N	$114.00	$114.00	0%
Not Parallel	N	$77.00	$77.00	0%
Exceed 1 hr Time Limit Long or Heavy Vehicles	N	$140.00	$140.00	0%
Parking for Longer than Indicated on Sign	N	$63.00	$63.00	0%
Double Parking	N	$114.00	$114.00	0%
Obstruct access to/from a footpath or ramp	N	$94.00	$94.00	0%
Stop in a Truck Zone	N	$77.00	$77.00	0%
Stop in a Taxi Zone	N	$158.00	$158.00	0%
Stop in Permit Zone	N	$77.00	$77.00	0%
Stop near a Post Box	N	$114.00	$114.00	0%
Stop on or near a Children's Crossing	N	$114.00	$114.00	0%

Description	GST Y/N	2024-2025	2025-2026	Increase
Fail to Angle Park	N	$77.00	$77.00	0%
Fail to park with 1m between vehicles	N	$81.00	$81.00	0%
Stopping on a Bridge	N	$114.00	$114.00	0%
Stopping in a Bicycle Lane	N	$321.00	$321.00	0%
Stopping on a Clearway sign	N	$319.00	$319.00	0%
Stopping in a Bus Lane	N	$158.00	$158.00	0%
Stopping in emergency stopping lane	N	$319.00	$319.00	0%
Stopping in a Disabled Zone	N	$446.00	$446.00	0%
Stopping on Painted Island	N	$114.00	$114.00	0%
Fail to Park Wholly Within One Space	N	$61.00	$61.00	0%
Fail to Park Too Far From Kerb 2/w Road	N	$81.00	$81.00	0%
Fail to Park Too Far From Kerb 1/w Road	N	$81.00	$81.00	0%
Fail to Park 3m From Cont. Dividing Line or Strip	N	$81.00	$81.00	0%
Fail to Park with 3m Clear Passage Alongside Vehicle	N	$81.00	$81.00	0%
Expiation late fee	N	$73.00	$73.00	0%
Motor Vehicle registration Search	N	$10.00	$10.00	0%
Impounded vehicles	N	$187.00	$187.00	0%
New Fees & Charges				
Description	**GST Y/N**	**2024-2025**	**2025-2026**	**Increase**
Impounded vehicles up to 4 tonnes and/or 6 metres (within business hours Mon-Fri 8am - 5pm)	N	N/A	$165	0%
Impounded vehicles up to 4 tonnes and/or 6 metres (outside business hours and on public holidays)	N	N/A	$220	0%
Impounded vehicles above 4 tones and/or 6 metres		N/A	As quoted by contractor	0%
Impounded vehicles storage fees per day (first 14 days free)	N	N/A	$1.00	0%

14. Private Works & Trees 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
Crossovers and Inverts				
Driveway Crossover Installations				
Driveway Crossover (normal std) per sq metre	Y	$230.00	$204.00	-11.3%
Driveway Crossover (heavy duty) - per sq metre	Y	$270.25	$250.00	-7.5%
Driveway Invert Installations				
Driveway Invert (saw cut, removal & reconstruction of kerb) per item				
0-5m std single change to 0-3.65m std single	Y	$1,092.50	$1,190.00	8.9%
5-8 std single change to 3.65m – 5.5m std double	Y	$1,782.50	$1,940.00	8.8%
Residential Stormwater Pipe Connection				
Council sawcut footpath, resident supplies & lays pipe & Council reinstates 75mm or 90mm diameter	Y	$569.25	$570.00	0%
Footpath Repairs				
Minor reinstatement - per linear metre	Y	$218.50	$200.00	-8.5%
Trees				
Administration fee for tree removal	Y	$100.00	$103.00	3%
Tree replacement (Includes purchase and replanting costs)	Y	$370.00	$381.00	3%
****Tree Removal Costs**				
Small Tree 1.5 to 3m height	Y	$390.00	$402.00	3.1%
Medium Tree 3 to 9m height	Y	$1,000.00	$1,030.00	3%
Large Tree 9 to 20m height	y	$2,000.00	$2,060.00	3%
X large Tree 20+m height	Y	$4,000.00	$4,120.00	3%

Comments

*An average of the 4 contractors has been used to calculate the rate for Crossovers and Inverts.

**Additional amenity valuation will be calculated from Forestree and applied in addition to the above costs.

15. Property Fees 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
Road Closures				
Sale of land		**Price set by valuer as negotiated**		
Easements				
Application fee - Easements (per easement): Applicants wishing to apply for the creation, variation or extinguishment of easements	N	**$155.00**	**$160.00**	**3%**
Processing fee - Easements (per easement): Applicants wishing to apply for the creation, variation or extinguishment of easements	N	**$520.00**	**$545.00**	**5%**
Easements - Minimum compensation for the value of the rights/liberties granted (minimum fee or market valuation)	Y	**$1,565.00**	**$1,650.00**	**5%**
Use of council land				
Application Fee for S221 or S222 Authorisation or Permit (Alteration of or Business Use of Public Road)	Y	**$155.00**	**$160.00**	**3%**
Use of council land (reserves/community land and road reserve) per annum - long term licence or permit. Minimum fee , subject to negotiation with Council.	Y	**$310.00**	**$325.00**	**5%**
Use of council land (reserves/community land and road reserve) per annum - long term licence or permit (Business and Commercial Use) Minimum fee, subject to negotiation with Council* (this would be applicable for outdoor dining where there is a structure involved - or a lay down area for construction)	Y	**$1,250.00**	**$1,300.00**	**4%**
Casual hire of Sporting fields				
Casual hire of Sporting Fields (ovals/pitches) and Reserves (open space) - per season up to 6 months. Minimum fee, subject to negotiation with Council^	Y	**$1,250.00**	**$1,300.00**	**4%**
Casual hire of Sporting Fields (ovals/pitches) and Reserves (per hour) excludes lighting and access to Council building/facilities	Y	**$30.00**	**$35.00**	**17%**
Casual hire of Sporting Fields (ovals/pitches) and Reserves (per hour) includes lighting and access to Council building/facilities	Y	**$50.00**	**$70.00**	**40%**
Other				
Processing fee - Sale of land of Council Land, Road Reserve	**N**	**$1,260.00**	**$1,500.00**	**19%**
Application fee - Consent of Council as an interested party (applicants wishing to apply for Council's consent pursuant to property transactions: encumbrance, Land Management Agreements, licences, leases or caveats)	N	**$155.00**	**$160.00**	**3%**
Permits				
Outdoor Dining Permit Application fee (non-refundable) - only applicable where there is no outdoor dining structure	**N**	**$105.00**	**$110.00**	**5%**
Outdoor Dining Permit (1 table and 4 chairs) - only applicable where there is no outdoor dining structure	**N**	**$85.00**	**$90.00**	**6%**
Mobile Food Vending Permit Annual fee	**N**	**$2,085.00**	**$2,100.00**	**1%**
Mobile Food Vending Permit Monthly fee	**N**	**$210.00**	**$220.00**	**5%**
Mobile Food Vending Permit daily rate for special and community events	**N**	**$50.00**	**$55.00**	**10%**
Casual hire of Community Tennis/Netball Courts (per season up to 6 months)	**N**	**$310.00**	**$325.00**	**5%**

16. Searches 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
Fees will be announced in late June by State Government				
Rates				
Land & Business Agents				
Rates only	**N**	**40.25**	**40.25**	**0%**
Zoning Portion Only	**N**	**28.50**	**28.50**	**0%**
Full Search	**N**	**68.75**	**68.75**	**0%**
Urgent Fee	**N**	**14.25**	**14.25**	**0%**
Extract from Assessment Book	**N**	**$10.50**	**$10.50**	**0%**
Copy of prior years rates notice	**Y**	**$11.00**	**$11.00**	**0%**
Copy Rate Accounts	**No Charge**			

17. Other Charges & Permits 2025-2026

Description	GST Y/N	2024-2025	2025-2026	Increase
Fees will be announced in late June by State Government				
Freedom of Information				
Application for access to document (includes first two hours spent dealing with application)	N	$40.75	$40.75	0%
Each subsequent 15 mins spent on application	N	$15.40	$15.40	0%
Where access is to be given in the form of a written transcript of words contained in document (per page)	N	$9.10	$9.10	0%
Photocopy of documents (per page)	N	$0.25	$0.25	0%
Application for review of a determination made by the Council	N	$40.75	$40.75	0%
1. Fees are set by Freedom of Information (Fees and Charges) Regulations 2003 and are subject to change				
2. A member of the South Australian Parliament who applies for access to documents under freedom of information is entitled to access documents without paying any fees or charges unless the work involved in processing the application totals more than $1,000				
3. Holders of a current concession card such as a health care card or pension card, do not have to pay any fees or charges under freedom of information. Proof of the concession card will be required when application is lodged.				
4. Where persons can satisfy Council that payment of the fee or charge would cause financial hardship to the applicant, Council my waive, reduce or remit a fee or charge.				
Other Charges				
History of Marion book	Y	$10.00	$10.00	0%
History of Marion book - Volume 2, Hard Cover	Y	$39.95	$39.95	0%
Public Information				
Minutes, Policies, Registers, Codes and Procedures (per page)	Y	$0.55	$0.55	0%
The Following documents are available for inspection at the Council Administration Office, 245 Sturt Road, Sturt, at no charge				
Annual Report	**No Charge**			
Community Consultation Policy	**No Charge**			
Notification of Council Meetings - Notice & Agenda	**No Charge**			
Notification of Committee Meetings	**No Charge**			
Annual Financial Plan (Budget)	**No Charge**			
Rating Policy	**No Charge**			
Code of Practice - Meetings and Documents	**No Charge**			
Strategic Management Plan	**No Charge**			
Register of By Laws	**No Charge**			
Order Making Policy	**No Charge**			
Grievance Procedure	**No Charge**			
Register of Delegations and Sub-delegations	**No Charge**			
Tenders & Contracts Policy	**No Charge**			
Code of Conduct for Members	**No Charge**			
Code of Conduct for Staff	**No Charge**			
Reimbursement of Members Expenses Policy	**No Charge**			
Freedom of Information - Information Statement	**No Charge**			
Council Electoral Roll (a full copy may be purchased - P.O.A)	**No Charge**			

ATTACHMENT 3

Grants & Contributions forecast for 2025-2026

NOTE: This report includes a forecast of all grants & contributions in which the City of Marion will receive a financial contribution for in 2025-2026

Description	2025-2026 External Contribution	Contribution Classification	
	Budgeted (forecast)	Capital	Operating
Coastal Monitoring Program	25,000	-	25,000
Cove Netball Courts	392,700	-	392,700
Commonwealth Home Support Program	2,872,463	-	2,872,463
Community Hubs Programs	104,000	-	104,000
Glandore Sports Club Redevelopment	4,920,833	3,720,833	1,200,000
Grants Commission	2,650,000	-	2,650,000
Grants Commission Roads Funding	1,982,385	-	1,982,385
Green Adelaide Education Program	73,000	-	73,000
Library Operations Grant	300,000	-	300,000
Local Roads & Community Infrastructure Grant	634,651	634,651	-
Morphettville Park Tennis Clubrooms	750,000	750,000	-
Pest Plant Eradication & Control	10,000	-	10,000
Resilient South Coordinator	82,400	-	82,400
Roads to Recovery	1,717,167	-	1,717,167
School-based Immunisation Program	80,000	-	80,000
Southern Business Mentoring Program	15,000	-	15,000
Sturt River Biodiversity Corridor	135,000	-	135,000
Teesdale Crescent Reserve	22,000	-	22,000
TOTAL GRANTS & CONTRIBUTIONS FUNDING	**16,766,599**	**5,105,484**	**11,661,115**

City of Marion
FUNDS STATEMENT - GENERAL FUND

		Projected Years								
	2025/26	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**	**2033/34**	**2034/35**
	$'000	**$'000**	**$'000**	**$'000**	**$'000**	**$'000**	**$'000**	**$'000**	**$'000**	**$'000**
Rates Indexation	4.80%	3.75%	3.50%	3.25%	3.25%	3.00%	3.00%	3.00%	3.00%	3.00%
Income										
Rates	100,395	105,233	110,036	114,779	119,723	124,577	129,623	134,871	140,327	146,000
Statutory Charges	2,820	2,905	2,985	3,059	3,136	3,214	3,295	3,377	3,461	3,548
User Charges	4,732	4,874	5,008	5,133	5,261	5,393	5,528	5,666	5,807	5,953
Grants, Subsidies and Contributions - operating	11,661	10,296	10,532	10,753	10,978	11,210	11,447	11,691	11,940	12,195
Investment Income	350	350	350	350	350	350	350	350	350	350
Reimbursements	751	774	795	815	835	856	878	899	922	945
Other Income	393	404	415	426	436	447	459	470	482	494
Net gain - equity accounted Council businesses	793	817	841	867	893	919	947	975	1,005	1,035
Total Income	**121,895**	**125,653**	**130,962**	**136,181**	**141,613**	**146,966**	**152,526**	**158,299**	**164,294**	**170,519**
Expenses										
Employee Costs	50,088	51,591	52,290	53,858	55,474	57,138	58,852	60,618	62,437	64,310
Materials, Contracts & Other Expenses	45,493	47,124	48,097	48,820	50,181	51,854	52,701	54,002	55,379	56,834
Depreciation, Amortisation & Impairment	24,921	25,918	26,954	28,841	30,572	32,736	35,117	37,225	39,458	41,825
Finance Costs	849	1,338	1,735	3,222	3,294	3,085	2,869	2,628	2,384	2,357
Total Expenses	**121,351**	**125,971**	**129,076**	**134,741**	**139,520**	**144,813**	**149,540**	**154,472**	**159,657**	**165,326**
Operating Surplus	**544**	**(318)**	**1,886**	**1,440**	**2,092**	**2,153**	**2,986**	**3,827**	**4,637**	**5,193**
Operating Surplus Ratio	***0.45%***	***-0.25%***	***1.44%***	***1.06%***	***1.48%***	***1.47%***	***1.96%***	***2.42%***	***2.82%***	***3.05%***
Amounts Received Specifically for New or Upgraded Assets	5,105	8,866	5,949	10,080	6,961	10,015	1,364	5,355	19,082	16,703
Net Surplus / (Deficit) for the Year	**5,649**	**8,548**	**7,835**	**11,521**	**9,053**	**12,169**	**4,350**	**9,182**	**23,719**	**21,896**
Capital (Balance Sheet) and Reserve Movements										
Capital Expenditure	(34,798)	(39,867)	(60,861)	(40,991)	(33,106)	(42,340)	(25,762)	(35,743)	(72,188)	(71,878)
Loan Repayments (External)	(3,331)	(1,351)	(1,988)	(3,337)	(3,479)	(3,684)	(3,901)	(4,132)	(4,376)	(4,945)
Funds from Surplus Asset Disposal	2,500	-	-	-	-	-	-	-	-	-
Funds from Replaced Asset Disposal	17	476	281	250	766	516	757	817	643	908
New Loan Borrowings (External)	10,950	7,250	28,700	4,750	-	-	-	-	4,060	6,550
Net Transfers (to)/from Reserves	4,840	(99)	(28)	(99)	(2,849)	1,601	(9,549)	(6,299)	9,751	6,751
Total Capital (Balance Sheet) and Reserve Movements	**(19,821)**	**(33,591)**	**(33,895)**	**(39,427)**	**(38,667)**	**(43,907)**	**(38,456)**	**(45,357)**	**(62,109)**	**(62,614)**
Net Result (including Depreciation & Other non-cash items)	**(14,172)**	**(25,043)**	**(26,060)**	**(27,907)**	**(29,614)**	**(31,738)**	**(34,106)**	**(36,175)**	**(38,390)**	**(40,718)**
Add back Depreciation Expense (non-cash)	24,921	25,918	26,954	28,841	30,572	32,736	35,117	37,225	39,458	41,825
Add back Other Expenses (non-cash)	(793)	(817)	(841)	(867)	(893)	(919)	(947)	(975)	(1,005)	(1,035)
Less Grants Received in Advance	(4,943)	-	-	-	-	-	-	-	-	-
Deferred borrowings not used in prior years	(4,939)	-	-	-	-	-	-	-	-	-
Cash Budget Surplus	**74**	**58**	**53**	**68**	**65**	**78**	**65**	**74**	**63**	**73**

Draft Annual Business Plan and Budget 2025-2026

Community feedback report
April – May 2025

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

CITY OF MARION

Executive Summary

Every year Council develops an Annual Business Plan and Budget. These plans are developed considering Marion's strategic directions, Four Year Business Plan and feedback from community throughout the year. The Draft Annual Business Plan and Budget 2025-2026 shows how Council proposes to manage its annual $116 million budget to deliver quality services while managing and maintaining a large and diverse asset portfolio valued at over one billion dollars across the council area.

Council adopted the Draft Plan and Budget on 22 April 2025 and supported community consultation to happen between 26 April and 16 May 2025. This year, Council was particularly interested to hear community views on the proposed spending for our identified Major Projects and seek to understand levels of support for charging a commercial rate for residential properties primarily used for non-hosted accommodation.

Approximately 215 community comments were received, with 44 survey responses captured in Making Marion. Across the comments, the following four key themes emerged:

- Balance of spending: importance of delivering value for money services and programs that enhance community connections and impact
- Our organisation: delivering on our commitment to providing a positive customer experience
- Community spaces: building connections with community and nature through shared spaces and programs
- Environmental sustainability: fostering a culture of caring for the environment and building resilience to climate change.

Overall, 40.9% of surveyed respondents indicated support or partial support for the draft Plan, 18.9% were neutral, and 40.9% indicated non-support or partial non-support for the draft Plan. All community feedback and results of the engagement will be provided to Council at the 27 May 2025 General Council Meeting.

1. Overview

Councils are, in accordance with the requirements of the *Local Government Act 1999*, required to develop Annual Business Plans and a budget for the ensuing financial year and to consult with the community before it is endorsed.

In developing the Draft Annual Business Plan 2025-2026 and Council's Long term Financial Plan for community consultation, we have been mindful of challenging market conditions with increasing construction costs and other factors such as wage rises. Significant work has gone into determining a responsible rate increase that balances community impact with the need to maintain service levels. Investment in key infrastructure, alongside the ongoing capital renewal program, has also been factored in to support the City's long-term financial sustainability.

The Draft plan proposes a 4.8% average rate increase in 2025-2026 to support ongoing services and capital project delivery. For the average residential property, this equates to an estimated $91 per year, or about $1.75 per week.

Council is keeping rates as low as possible whilst delivering necessary projects that will deliver much-needed upgrades to community facilities and improve the environmental sustainability of our community.

1.1 Purpose of the engagement

The engagement seeks to ensure mandatory requirements of the *Local Government Act 1999* are met and Council is informed about local community views ahead of the finalisation of the Annual Business Plan and Budget. The objectives throughout the engagement period included:

- Keep Marion community members informed about the 2025-2026 business planning process and how Council intends to spend its budget
- Understand what's most important to the City of Marion community and the level of community support for the proposed Plan and Budget
- Ensure flexible opportunities for the community to share their views on the Draft Plan and shape the financial year commitments for the City of Marion

1.2 Audience

All City of Marion community members, including:

- rate payers
- business owners
- visitors
- all residents

1.3 Timeline

The Draft Annual Business Plan and Budget 2025-2026 was endorsed for community consultation at the 22 April 2025 General Council meeting. With the engagement period held between 26 April and 16 May 2025. Key dates and opportunities for community to have their say are outlined in the Figure 1.



26 April 2025 **Community consultation opened**

- Making Marion and Marketing strategy launched
- Survey and written feedback welcomed
- Copies of Draft Plan available across City of Marion locations

1 May 2025 *Marion Cultural Centre pop-up session (10am-12pm)*

- Opportunity for community to speak informally with Council staff

6 May 2025 *Cove Civic Centre pop-up session (10am-12pm)*

- Opportunity for community to speak informally with Council staff

13 May 2025 *Council Meeting Public Forum (6.30pm)*

- Opportunity for community to ask Council questions and make verbal submissions (registration required)

16 May 2025 **Community consultation closed**

- Survey and written feedback closed

Figure 1: Draft Annual Business Plan and Budget 2025-2026 community consultation timeline

All community feedback will be shared at the General Council meeting on 27 May 2025. This gives the Council time to review the feedback before making a final decision on the Plan at the meeting on 24 June 2025.

1.4 Approach

The engagement approach was carefully considered and strategically targeted to reach the diverse City of Marion community. It consisted of multiple ways for community to hear about the consultation, view the Draft Plan and share their thoughts as outlined in Figure 2 and detailed further in this feedback report.



Figure 2: Planned approach to promote and provide ways for community to view the Draft Plan and their share thoughts

(a) Promotion across City of Marion

The communication and marketing strategy included consistent messaging across channels, such as:

- *Your city, your say!*
- Our Draft Annual Business Plan and Budget 2025-2026 is out – and we want your feedback!
- Tell us if you agree?

It was complemented with promotion in the newspaper and main City of Marion website (mandatory notice requirements) and across multiple City of Marion channels, such as:

- Dedicated page on Making Marion, Council's community consultation website
- Outdoor and indoor amplification across digital kiosks and screens
- Spotlight and push notification on My Local Services app
- Electronic Direct Mail, such as e-talk, Green Thymes, business and volunteer databases
- City of Marion social media sites
- Printed assets, such as banners, copies of the Draft Plan, QR codes and more in key City of Marion facilities



Figure 3: Paid advertisement for newspaper article and banner on main City of Marion website (Statutory requirement)

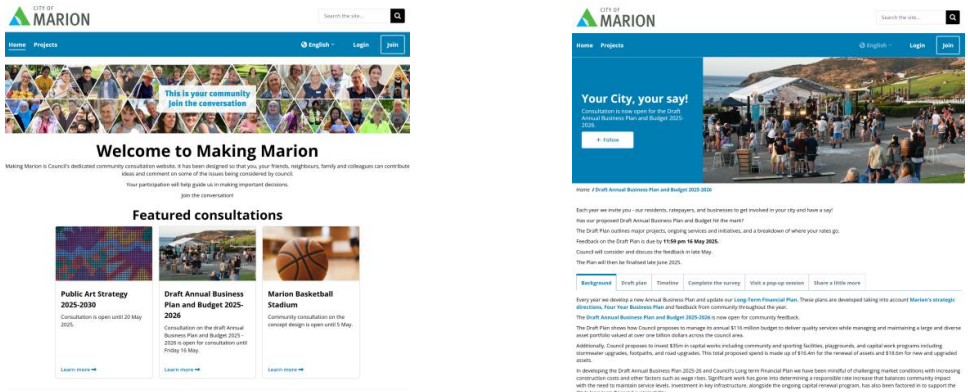
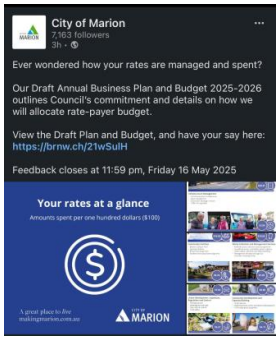


Figure 4: Making Marion dedicated community consultation page





Figure 5: Digital kiosks and screens across City of Marion venues and facilities (locations pictured - Mitchell Park Sports and Community Centre and Cove Civic Centre)



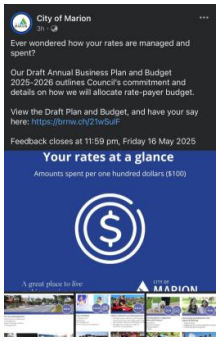




Figure 6: Social media posts amplifying the community consultation period (examples pictured – LinkedIn, Facebook and Instagram)

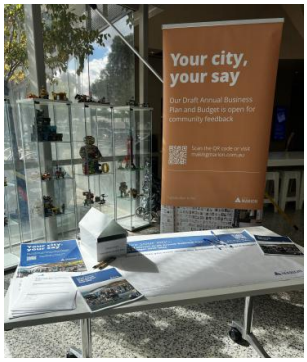






Figure 7: Promotional tables at key City of Marion sites (locations pictured – Cove Civic Centre, Marion Cultural Centre and Administration Centre)



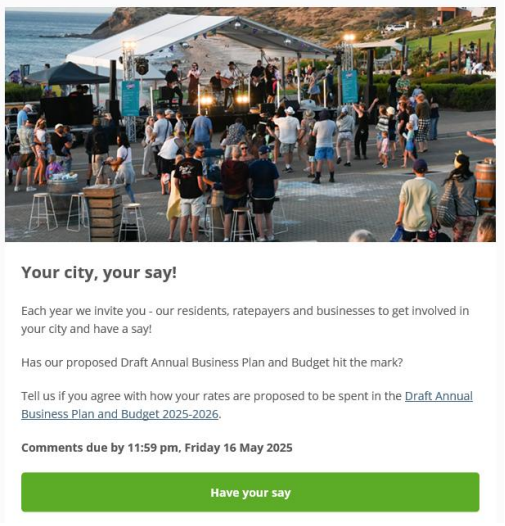


Figure 8: Electronic Direct Mail articles promoting the consultation period (example pictured – eTalk and Green Thymes)

(b) Completing a community survey

A survey was developed to gather broad feedback and insights from the City of Marion community. The survey was available online, via the Making Marion platform and hard copies available at key City of Marion locations.

Following a Council decision at its General Council meeting on 22 April 2025, the survey also incorporated questions relating to the proposed Major Projects and Council charging a commercial rate for residential properties primarily used for short term non-hosted accommodation. In addition to these targeted questions, the survey also included demographic-related questions to help us better understand the background of respondents.

Survey questions:

1. Have you reviewed the draft plan?
2. What excites you most about the proposed plan and budget?
3. Do you think the City of Marion has the proposed balance of spending right?
4. How strongly do you support the following proposed Major Projects outlined in the Draft Plan?
   - Events
   - Coastal Walkway
   - Glandore Oval Upgrade
   - Land Management – Traditional Cultural Burning
   - Marion Basketball Stadium upgrade
   - Morphettville Park Clubroom upgrade
   - Reserve and playground redevelopments across council
   - Streetscape projects
   - Sturt River Biodiversity Corridor
   - Warradale Park Tennis Club upgrade

5. Would you support Council charging a commercial rate for residential properties primarily used for short term non-hosted accommodation?
6. Please indicate your level of support for our Draft Annual Business Plan and Budget 2025-2026
7. Do you have any other comments

(c) Visiting a pop-up session

The community was invited to have a say by attending a pop-up session. Two pop-up sessions were scheduled and promoted throughout the consultation period, these included:

- Marion Cultural Centre on Thursday 1 May 2025 (10am-2pm)
- Cove Civic Centre on Tuesday 6 May 2025 (10am-2pm)

The locations, dates and times of the pop-up sessions were selected during times of high activity that coincided with:

- Scheduled Baby Bounce, Toddler Time and Story Telling sessions
- Popular visiting hours to use tea, coffee and breakfast facilities

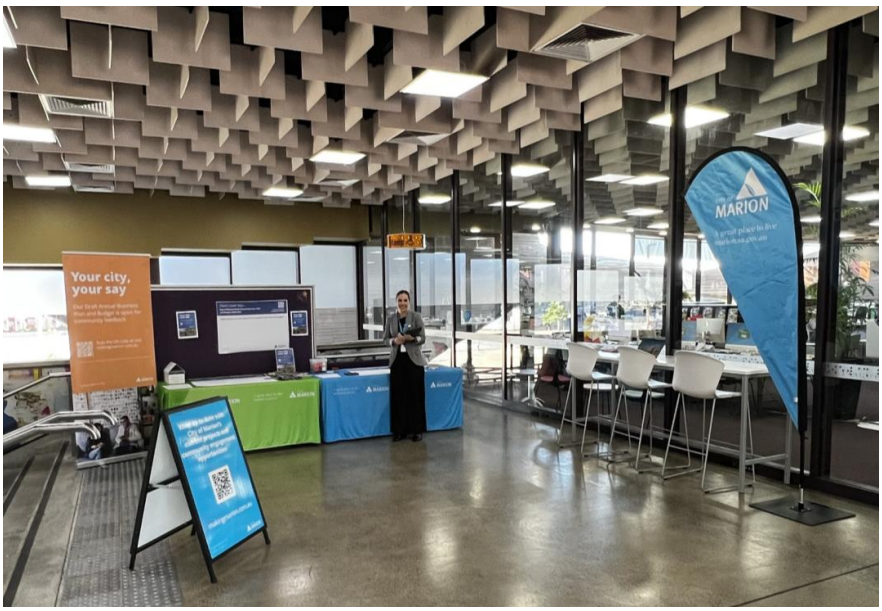


Figure 9: Pop-up session at Marion Cultural Centre on Thursday 1 May 2025



Figure 10: Pop-up session at Cove Civic Centre on Tuesday 6 May 2025

(d) Presenting to Council

The Community was invited to make verbal submissions to Council at the 13 May 2025 General Council meeting at 6:30pm.

At this meeting, members of the public may ask questions and make submissions in relation to the Draft Annual Business Plan and Budget 2025-2026 for a total period of one hour.

Each speaker is offered a maximum of five minutes to make their submission.

Community members wishing to speak needed to register by calling (08) 8375 6600.

(e) Writing to us

Written submissions were welcomed to be addressed to either of the following:

- Post to City of Marion PO BOX 21 Park Holme SA 5046
- Email to council@marion.sa.gov.au

All submissions needed to be received before Community Consultation closed on Friday 16 May 2025 at 11:59pm.

2. Engagement outcomes

Overall, there were 44 submissions received via the Making Marion survey, down from 83 in the 2024-2025 engagement period.

Whilst the number of respondents was down to the previous year, the number of written comments increased from approximately 114 in the 2024-2025 engagement period to approximately 215 in the 2025-2026 engagement period. Targeted awareness strategies were like previous years, with increases in the number of outreach results. Considering this, it is noted that during the 2025-2026 engagement period there were several factors that may have contributed to a decrease in survey respondents, including:

- **Federal election timing**
    - The Federal Election was called on Monday 31 March 2025 (issue of writs)
    - Early voting stared on Tuesday 22 April 2025, with Election Day on Saturday 3 May 2025
    - During the 1 May 2025 pop-up session, some community members confused the session with election-related activities
- **Concurrent engagement activities**
    - Other ongoing consultations (e.g. Basketball and Public Art Strategy) may have been the focus for some community members.
- **Survey and engagement fatigue / time limitations**
    - Participants expressed interest but were short on time to engage meaningfully during the pop-in sessions. Many preferred to review materials online later.
    - Some attendees took materials (e.g. QR code handouts) with the intention to respond later.

The following sections detail the results of the outreach strategies and community engagement methods.

2.1 Outreach

The following table presents an overview of the outreach data results for methods used throughout the community engagement.

Platform	Outreach
Making Marion website	• There was a total of 923 visitors to the Making Marion page. • The draft plan was downloaded 144 times. • 5900 Making Marion subscribers were notified of the consultation via Making Marion newsletters sent on 26 April, and on 12 May.
City of Marion website	• 3644 users viewed the City of Marion homepage, with Draft ABP Plan call to action as the first carousel image for the campaign duration.
Electronic Mailing (e-newsletters)	• 8734 people were notified in the eTalk May send, with 23 clicks through the link • 1732 people were notified in the Green Thymes ABP article received 4 total clicks through the link • 8925 people were notified in the Open for Business e-news, with 2 link clicks
Social media	14 social media posts: • 6432 impressions (number of times content was displayed to users) • 5525 reach (number of unique users exposed to the content) • 54 engagements • 213 clicks
Paid advertising	• 559 link clicks • 18,683 reach • 73,777 impressions • 45 reactions

Table 1: Outcomes of the communication and marketing strategy

2.2 Engagement methods

The following table outlines the results of varying community engagement methods. This data provides insights into the effectiveness, reach, and impact of the methods, offering an understanding of how different strategies contribute to building meaningful connections within the community. Overall, there were approximately 215 comments provided across all methods during the engagement period.

Method	Results
Survey	Overall, there was: • 44 survey responses received comprising of: ○ 42 completed online ○ 2 hardcopies returned and entered into Making Marion • Approximately 179 written comments captured in Making Marion • Additional commentary provided in hardcopy surveys was included in section 3 of this report
Pop-up sessions and promotional tables	At the pop-up sessions approximately: • 50 people were informed of the consultation and provided a QR code or hardcopy survey • 15 people asked questions and shared insights At the promotional tables approximately: • 16 people provided additional commentary
Public Forum	Community members were invited ask questions and make submissions at the General Council meeting on 13 May 2025. No verbal submissions or questions were received
Written feedback	Overall, there was: • 1 email query was received and included in the comments section within section 3 of this report • 0 letters received • No other written submissions were received.

Table 2: Outcomes of community engagement methods

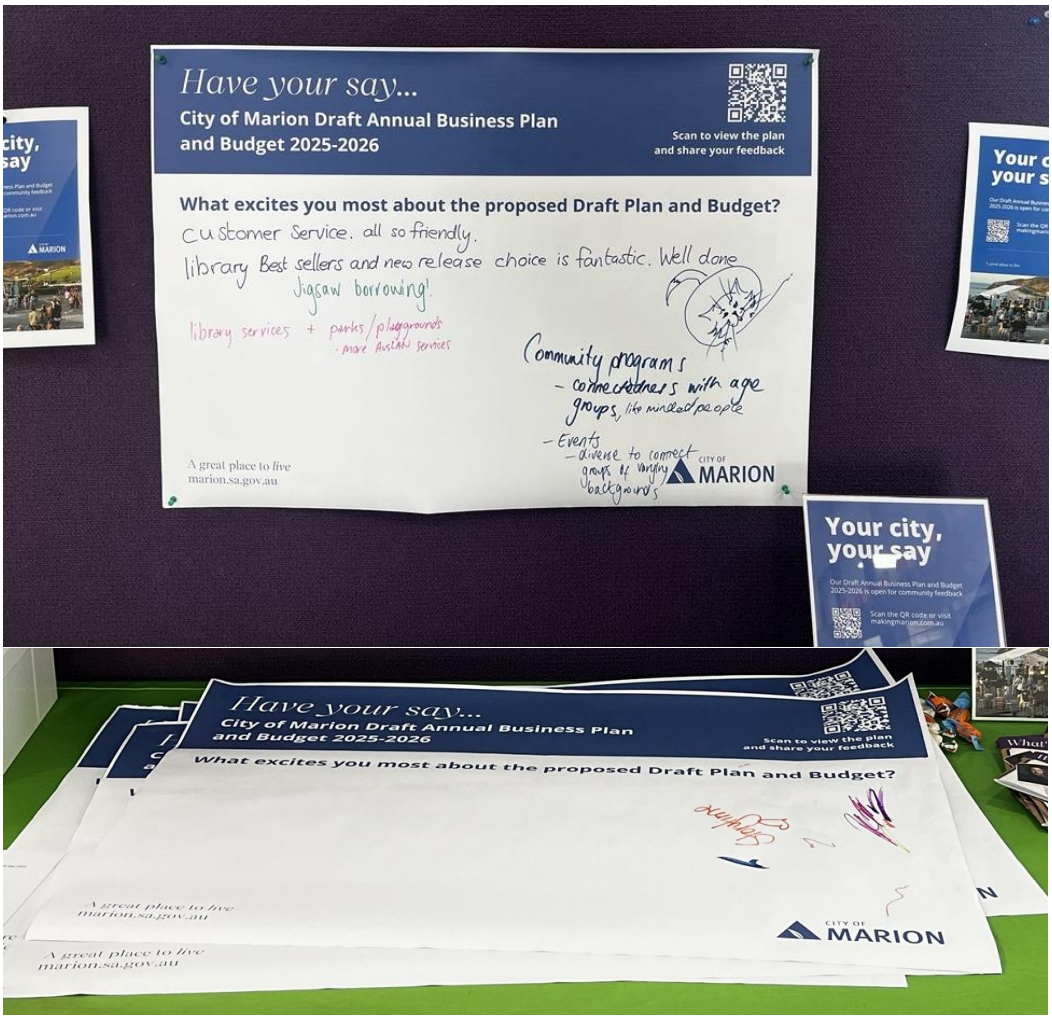
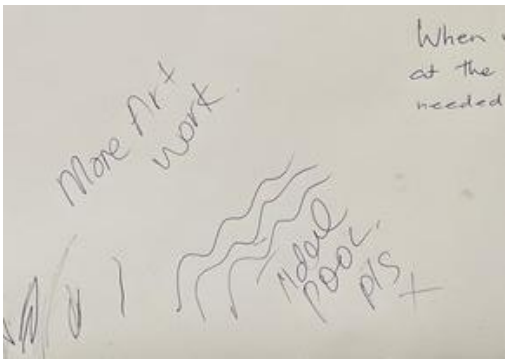


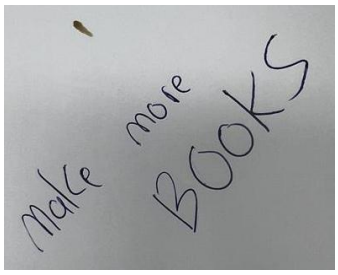
Figure 11: Pop-up session at Marion Cultural Centre on Thursday 1 May 2025

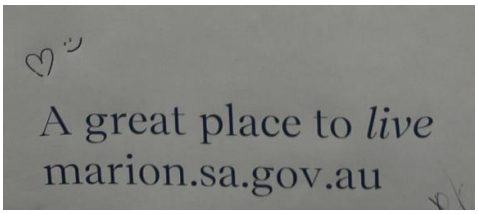


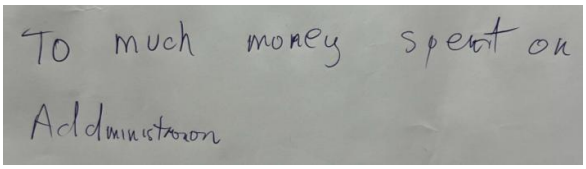
Figure 12: Pop-up session at Cove Civic Centre on Tuesday 6 May 2025

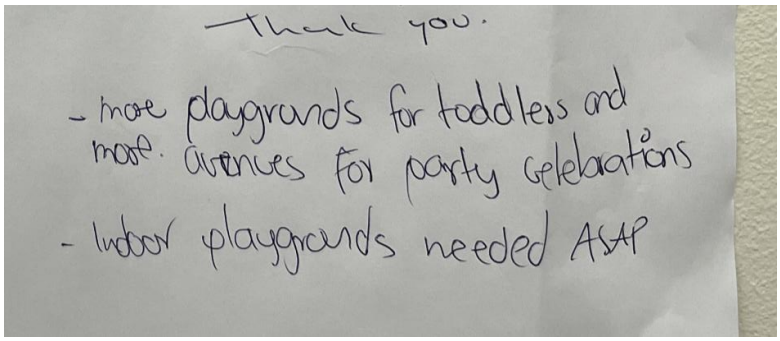

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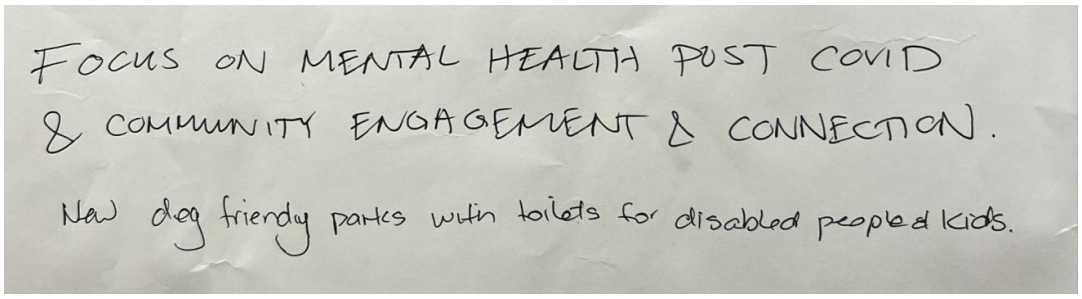

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Make more
BOOKS


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To much money spent on
Addministaroon


Thank you.
- more playgrounds for toddlers and more. avenues for party celebrations
- Indoor playgrounds needed ASAP


FOCUS ON MENTAL HEALTH POST COVID
& COMMUNITY ENGAGEMENT & CONNECTION.
New dog friendly parks with toilets for disabled people & kids.

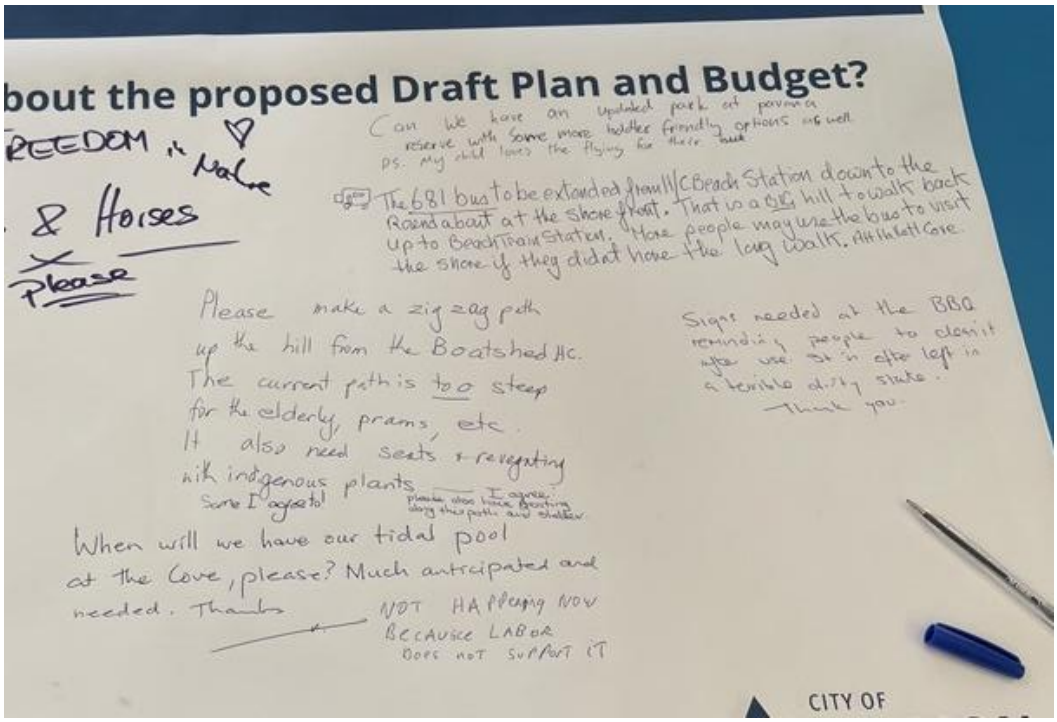


Figure 13: Comments provided at promotional tables (Cove Civic Centre and Marion Cultural Centre

2.3 Feedback themes

Throughout the community consultation, the following themes emerged:

Theme	Feedback points
Balance of spending *Delivering services and programs that enhance community connections and impact.*	Respondents indicated that: • Ongoing desire to keep community costs low. • Mixed views on rate increases — some frustrated, others saw them as fair and sustainable. • Spending drew both criticism and praise — seen by some as wasteful, others as well-balanced. • Many valued investments in community spaces, programs, and events. • Some called for reduced spending, yet flagged outdated infrastructure. • Support for broad-benefit spending, but concern over some activities that some perceived could be privately funded or fundraised • Concerns about possible overcharging on council projects. • Gaps noted in health and fitness-related services and programs.

Our organisation *Delivering on our commitment to providing a positive customer experience.*	Respondents indicated that: • Mostly positive feedback regarding customer experience • Appreciation for focus on making the city more attractive • Positive feedback that the Draft Plan and Budget is dynamic, progressive and thorough • Some suggested alternative options for displaying data
Community spaces *Building connections with community and nature through shared spaces and programs*	Respondents indicated that: • Shared spaces and nature access are highly valued. • Strong support for community wellbeing, local pride, and liveability efforts. • Growth and density highlight the need for more shared spaces. • Health-focused programs, fitness, and recreation matter, some are disappointed that certain programs won't continue. • Library services and community events are appreciated by many as they create a common space for people to connect. • Calls for more dog-friendly parks and family-friendly and accessible toilets. • People want well-maintained, upgraded, and accessible public spaces. • Safer walking, cycling, and better transport access are important.
Environmental sustainability *Fostering a culture of caring for the environment and building resilience to climate change.*	Respondents indicated that: • Strong support for environmental projects and climate change initiatives. • People value protecting nature, habitats, and boosting biodiversity. • Environmental efforts are seen as key for outdoor activities and nature connection. • Calls for better tree care and more native plantings. • Interest in promoting actions individuals can take for biodiversity. • Support for reducing harm and building climate resilience. • Mixed views on respecting First Nations knowledge. • Green spaces appreciated for their cooling and wellbeing effect

Table 3: Community feedback themes

2.4 Making Marion

The following information outlines the demographics of individuals who responded to the Making Marion survey.

(a) Performance

The following graph provides an overview of the performance of views, visits and contributions to the Making Marion survey. The contributors (41) in comparison to the overall contributions (44) indicates the two hardcopy surveys entered into the site by staff (2) and one other individual who signed into their account to complete the survey (1):

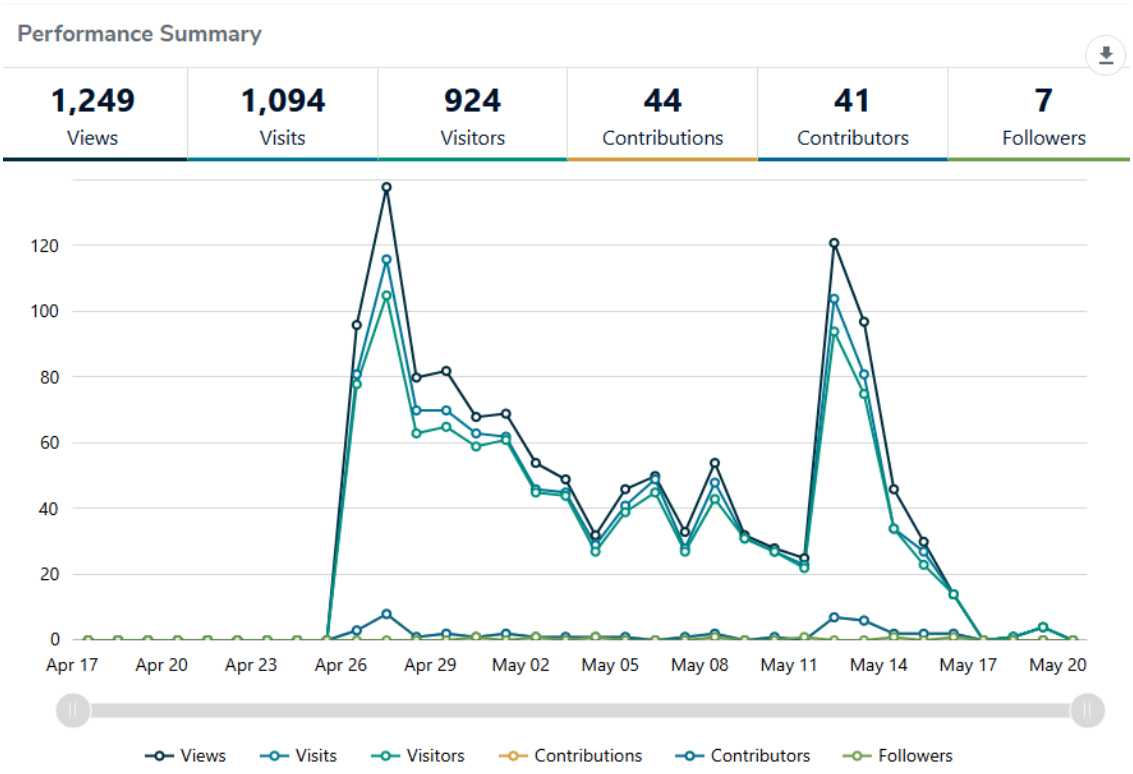


Figure 14: Making Marion performance throughout the engagement period

(b) Age

The age brackets of the 44 individual respondents are outlined within the following table and graph:

Age bracket	Percentage of responses within the age bracket	Number individual responses within the age bracket
Under 9	2.27%	1
10-14	0%	0
15-19	0%	0
20-24	0%	0
25-29	2.27%	1
30-34	6.82%	3
35-39	9.09%	4
40-44	11.36%	5
45-49	4.55%	2
50-54	9.09%	4
55-59	20.45%	9
60-64	6.82%	3
65-69	15.91%	7
70-74	6.82%	3
75-79	2.27%	1
80-84	2.27%	1
85 and over	0%	0

Table 4: Age related data for the Making Marion survey respondents

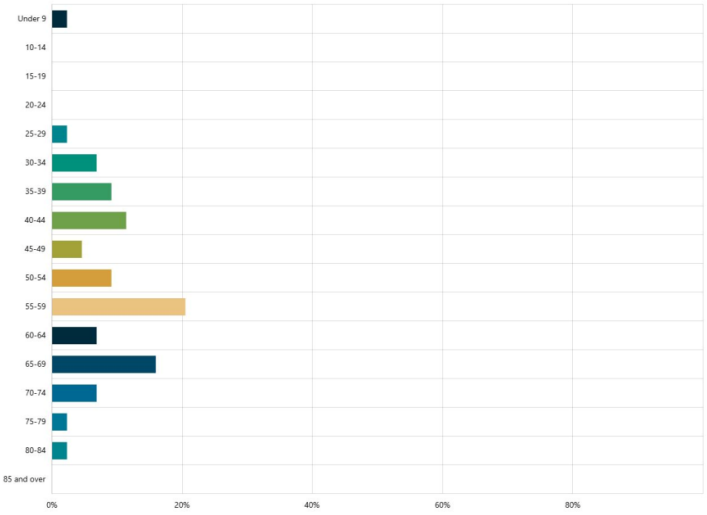


Figure 15: Distribution of survey respondent ages

(c) Gender

The gender distribution of the 44 individual respondents were:

- 20 *male* (45.45%)
- 22 *female* (50%)
- 0 were *non-binary* (0%)
- 2 *preferred not to say* (4.55%)

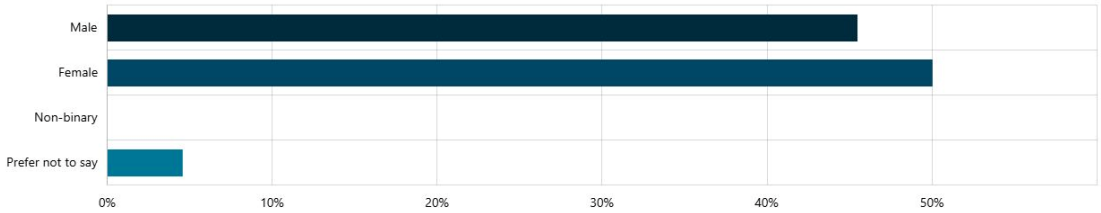


Figure 16: Distribution of survey respondent gender

(d) Connection to the City of Marion

Respondents were asked what their connection was to the City of Marion, the majority of responses came from residents and property owners within the City if Marion (97.73%) outlined in the following table and graph:

Connection to City of Marion	Percentage of responses	Number individual responses
Resident (I live in the City of Marion)	68.18%	30
Property owner (I pay rates to the City of Marion)	29.55%	13
Business owner (I own a business with a presence in the City of Marion)	0%	0
Employee (I work for a business located in the City of Marion)	0%	0
Student (I am a student or my children go to school in the City of Marion)	2.27%	1
Visitor (leisure/recreational purposes)	0%	0
Committee member with interest in City of Marion (resident group / precinct group / sporting club etc.)	0%	0
Government department / peak body	0%	0
Other	0%	0

Table 5: Connection of respondents to the City of Marion

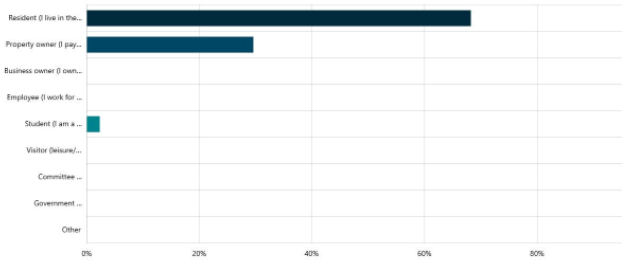


Figure 17: Distribution of how respondents were connected to the City of Marion

(e) Suburb

Respondents were asked to indicate their location suburb, out of the 44 responses, the responses came from:

- 2 from Clovelly Park (4.54%)
- 1 from Edwardstown (2.27%)
- 1 from Glandore (2.27%)
- 3 from Glengowrie (6.82%)
- 8 from Hallett Cove (18.18%)
- 2 from Marino (4.54%)
- 4 from Marion (9.09%)
- 2 from Mitchell Park (4.54%)
- 1 from Oaklands Park (2.27%)
- 2 from Park Holme (4.54%)
- 2 from Plympton Park (4.54%)
- 1 from Reynella (2.27%)
- 1 from Seacombe Gardens (2.27%)
- 2 from Seacombe Heights (4.54%)
- 8 from Sheidow Park (18.18%)
- 1 from Sturt (2.27%)
- 1 from Tonsley (2.27%)
- 1 from Trott Park (2.27%)
- 1 from Warradale (2.27%)

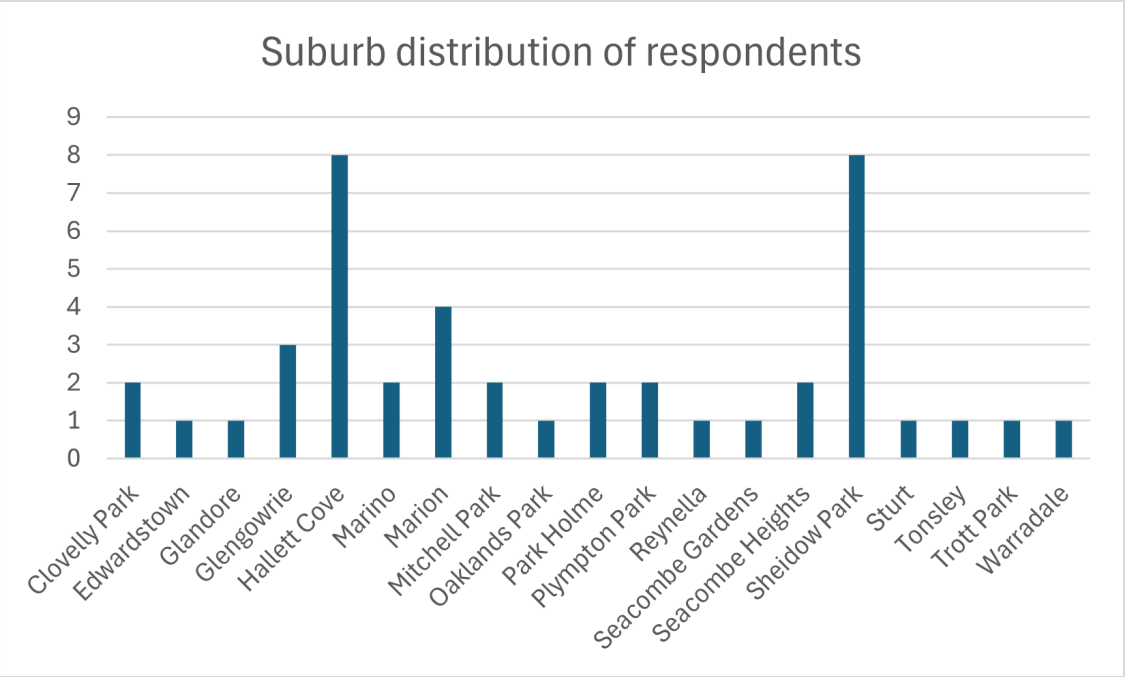


Figure 18: Distribution of survey respondent location

3. Community feedback and council response

The City of Marion community provided varying comments throughout the engagement period. The following tables outline the comments, emerging themes and council responses (if required).

We thank all members of the public for their contributions and comments on the Draft Plan and Budget.

3.1 Number of respondents who reviewed the Draft Plan

Initially, community were asked if they had reviewed the Draft Plan and Budget. Of the 44 survey respondents, 42 (95%) had reviewed the Draft Plan (Figure 14).

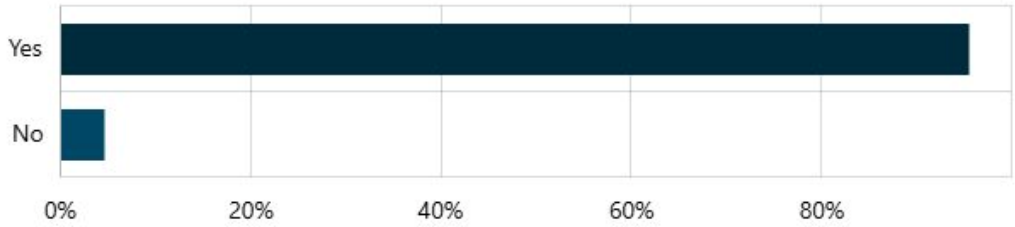


Figure 19: Percentage of respondents who reviewed the Draft Plan

3.2 What excites you most about the proposed Draft Plan and Budget?

Community were invited to share what excited them the most about the proposed Plan and Budget. Many of the comments received were positive or neutral in sentiment, with some expressing general frustration relating to the proposed rate. The following table outlines community comments regarding the exciting elements of the proposed plan and budget:

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Balance of spending *Expenditure and rates*	Infrastructure management is the highest spend.	These comments have been noted. We have undertaken rigorous asset management and budget analysis to ensure we are maintaining and renewing assets as necessary and in alignment with our Asset Management plans. Investment in key infrastructure, alongside the ongoing capital renewal program has been factored in to support the City's long-term financial sustainability.	Online survey
	The money that is being wasted on 2 projects		
	Employee costs are still too high! More needs to be spent on infrastructure, not staff.		
	It seems well balanced, logical and doable.		
	That rates are going up and you're borrowing 7m	Council has undertaken significant work to determine a responsible rate increase that carefully balances the impact on our community with the need to maintain essential services. This increase also considers ongoing investments in vital infrastructure and our capital renewal program, which are important for ensuring the long-term financial sustainability of the City of Marion. Like many organisations, the City of Marion continues to navigate challenging economic conditions and ongoing inflationary pressures as we look ahead to 2025–2026. We are also facing rising costs, particularly in the construction sector, where national cost increases are forecast to remain around 5% until 2027. These external pressures have been considered as part of our financial planning. To help fund future projects fairly across current and future generations, Council plans to responsibly use borrowings. The City of Marion currently holds low levels of debt and has the financial capacity to take on additional borrowings without jeopardising its	
	The sustainable rate rise		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
		long-term financial health.	
Our organisation *Draft Plan and customer experience*	Dynamic and progressive	Support for our Annual Business Plan and Budget is noted.	
	Thorough		
	Customer service. All so friendly.	Council monitors and reports on its customer service standards regularly to ensure we are responsive and meeting community expectations.	Pop-up session (written)
Community spaces *Outdoor activities, aesthetics, recreation, services and programs*	Coastal Walkway	Since the walkway opened, thousands of community members have visited which is great to see. We are glad it's being enjoyed by the community.	Online survey
	The coastal walk looks great		
	Freedom in nature. Dogs + horses please.	The City of Marion aims to create a liveable, sustainable community. This includes creating and maintaining safe, attractive and accessible public places and facilities. Council by laws and regulations specify expectations for dogs and horses in open spaces. We'd like to discuss your query regarding the ownership and use of an old stable – however, we'll need some extra information to look into it further. Please reach out to our City Property team by calling 8375 6600 or visiting one of our offices during working hours.	Pop-up session (written)
	Very appreciative of services provided, had not been aware of the great work that council does. Did not realise the difference in services provided through tiers of government. I love the conservation park and regularly walk my dog there. It's important to me that dogs continue to be allowed off-leash under effective control, I would be upset if this changed. There is an old stable / equestrian center that I believe is owned by council but I've been told I cannot access. I would like for the public to be able to use for horses.		Pop-up session (verbal)

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	Everyone is doing a great job.		
	The improvement for some of the community spaces	We are pleased to hear that our parks and playgrounds are valued and well used. Council's Asset Management Plan and Open Space Plan outline its program for upgrades to sporting facilities, reserves and playgrounds to ensure they reflect service standards. Council is focused on ensuring it delivers on the Community Vision of 'A liveable, sustainable community'. Many of the projects council invests in are required to meet current and future community needs and to ensure our facilities are safe, attractive and accessible public places and facilities.	Online survey
	The focus on making our city more attractive.		
	Improvements to sporting facilities & playgrounds		
	Morphettville park tennis club		
	Upcoming projects, completion of Marion Basketball		
	Infrastructure upgrades & environment/open spaces		
	Sturt river improvement Hallet Cove Cell 3 walkway		
	Open living spaces		
	New upgrades of the Warradale Park with new toilet facilities		Hardcopy survey
	Storytime	Support for these initiatives has been noted. It's great to see a growing amount of visitors accessing the council's three libraries at Cove Civic Centre, Marion Cultural Centre Library and the Park Holme Library.	Pop-up session (written)
	Library best sellers and new release choice is fantastic. Well done.		
	Jigsaw borrowing.		
	Library services + parks / playgrounds		
	Funding the Move It program!	Your feedback regarding the future of the Move it program has been noted. *Move It* was a State Government funded program for a regional partnership between the Cities of Marion, Holdfast Bay and Onkaparinga to help our local communities discover new places,	Online survey
	Funding of the Move It program.		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
		spaces and ways to 'move it', locally. Future State Government funding has not been confirmed for the 2025-2026 financial year.	
Environmental sustainability *Betterment, climate change, waste management*	Environmental improvements and building works	Support for these initiatives has been noted.	Online survey
	Environmental Protection and conservation parks		
	Environmental Sustainability & Coastal Walkway		
	Ongoing work to mitigate climate change effects.	The City of Marion, in partnership with the community, continues to actively respond to climate change by implementing two closely related strategies: • Abatement/Mitigation – a focus on reducing the amount of greenhouse gases we emit into the atmosphere by implementing active measures such as improving energy efficiency, using renewable and low emission technologies, and offsetting emissions to help avoid future impacts of climate change beyond what is already projected; and • Adaptation – to address the climate change that is already projected to occur by increasing, as far as possible, our capacity to cope with the impacts of climate change, including variability and extreme events.	
	climate initiatives and focus on environment		
	changes in waist collection and public transit	Council has resolved to advocate for State legislation change to remove the requirement for a weekly kerbside landfill (red bin) collection, without which it would be cost prohibitive to change any of our bin collection frequencies. We do have a Transport Plan 2021-2026 that outlines the Council's transport and movement outcomes for the city, and the strategies and actions to achieve these over the coming years. However, Public Transport services fall under the remit of the State Government and	

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
		we encourage you to reach out to the Department for Infrastructure and Transport on 1300 872 677 or contact them online.	
Nil	Not sure	Nil	
	nothing		
	Nothing		
	Nothing		
	Nothing		
	Nothing		
	Not much		
	Not much		
	not a great deal		

Table 6: Community comments in response to the question 'what excites you most about the proposed Draft Plan and Budget'

3.3 Do you think that the City of Marion has the proposed balance of spending right?

Community were asked if they thought we have the balance of spending right in the Draft Plan and Budget. Out of the 44 survey responses received:

- 5 *strongly agreed* (11.36%)
- 11 *somewhat agreed* (25%)
- 10 were *neutral* (22.73%)
- 11 *somewhat did not agree* (25%)
- 7 *strongly did not agree* (15.91%)

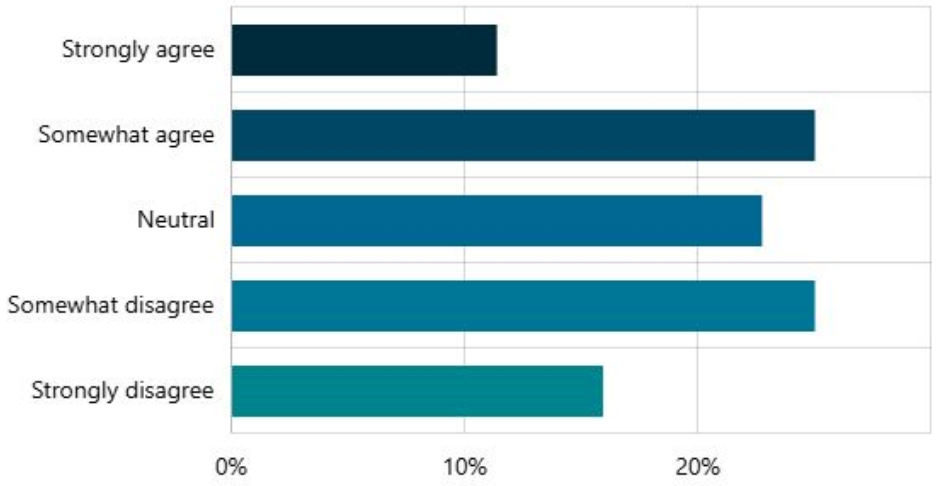


Figure 20**: **Balance of spending

Community were invited to share any comments or feedback regarding the balance of spending. The following table outlines the feedback or comments provided with a supporting response from the City of Marion staff:

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Balance of spending *Rates, expenditure, funding and borrowing*	You are spending money on things that should be funded privately or not at all. Sporting clubs should fund their own upgrades and fundraise. Your spending and our rates should be going down in this financial moment - not up.	Your feedback has been noted. Council understands that many in our community are feeling the effects of the current financial climate, and we are committed to managing ratepayer funds responsibly. Investing in the renewal and maintenance of community infrastructure — including sporting and recreational facilities — is a core responsibility of local government. These assets are not only important for clubs but are shared spaces that benefit the broader community by supporting physical activity, social inclusion, and community wellbeing. Many of these projects are co-funded by state and federal governments, meaning that Council can secure significant external funding and deliver improvements at a reduced cost to ratepayers. Without this approach, valuable grant funding could be lost, and local facilities may decline over time. We also recognise that most community clubs do not have the financial capacity to independently fund or manage major upgrades or long-term renewal works. The council's involvement ensures that these assets are maintained to safe and modern standards, and continue to serve the community well into the future. We appreciate the importance of finding the right balance between necessary investment and financial sustainability. The council has worked carefully to balance these concerns with the need to maintain	Online survey
	The allocated budget split appears appropriate compared to spendings and area requirements		
	there is something there for everyone		
	It's a good balance between maintaining essential services (waste collection, open space, community care, libraries), renewing existing infrastructure, and delivering new projects. The 4.8% average rate increase is justified, remaining competitive with other councils, and is necessary to sustain service levels amidst rising costs and construction inflation. The plan also maintains financial sustainability, with key ratios (operating surplus, asset renewal, net financial liabilities) within targeted ranges and ongoing monitoring by independent bodies like ESCOSA, which rates Marion as financially sustainable.		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
		essential services and renew ageing community infrastructure. Your support for our Annual Business Plan and Budget has been noted. A great deal of deliberation goes into developing the budget to ensure we strike the right balance—delivering essential services, meeting the evolving needs of our community, and renewing our infrastructure—while maintaining financial sustainability. At the same time, we remain mindful of minimising the impact on our community from a rates perspective.	
	The City of Marion should prioritise living within its means to protect the long-term interests of our community. Borrowing money to fund the $39 million capital works program places an unnecessary financial burden on future ratepayers. A more responsible approach would be to reduce the program by $11.450 million to avoid taking on further debt. Better yet, reducing it by $23.6 million would allow the City to start paying down existing debt, strengthening our financial position for the future. If maintaining the current program is considered essential, any additional costs should be transparently covered through an increase in rates, rather than hidden through growing debt. Increasing debt only makes projects cost more over time through additional interest payments and limits our Rates community's options in years to come. It is important that spending decisions reflect	We understand the importance of ensuring that Council's financial decisions reflect sustainability, responsibility, and respect for both current and future residents. The council agrees that living within our means is essential to protecting the long-term interests of the community. At the same time, it is also important to ensure that infrastructure is maintained and renewed to meet the needs of both current and future generations. The City of Marion currently has low levels of debt and maintains a strong financial position, which provides us with the capacity to borrow responsibly when appropriate. Borrowing is one of the financial tools available to local government and, when used prudently, it plays an important role in achieving intergenerational equity. This means that the cost of long-term assets — like roads, community facilities, and stormwater infrastructure — is shared fairly between those who use them today and those who will benefit from them in the future. By spreading the cost of major capital works over time, borrowing helps to reduce the immediate burden on today's	

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	sustainability, responsibility, and respect for both current and future residents.	ratepayers. Council's borrowing decisions are made with careful consideration of long-term financial sustainability, and our current financial modelling confirms we can service additional borrowings without compromising our future position.	
	We are in the middle of a cost of living crisis where EVERY extra cent is hurting the population and you lot are continuing to build the next Roman Empire at our expense. Major projects should be scaled back to make any rate increase in the inflationary range, otherwise YOU ARE THE PROBLEM	The council understands that many in our community are feeling the effects of the current financial climate, and we are committed to managing ratepayer funds responsibly. Inflationary pressures are also being experienced at the council and affect our ability to deliver services and maintain infrastructure. The council has a responsibility to manage and renew community assets in line with asset management plans to ensure they remain safe, functional, and accessible for everyone. Balancing these infrastructure needs with the broader financial pressures facing our community is challenging, and we are working hard to make responsible decisions that consider both current and future needs. We appreciate your feedback and your engagement in this important discussion.	
	I would like to see a breakdown of expenditure for the Marion Outdoor Pool, I've heard it operates at a loss and think it's an important asset and service.	The Marion Outdoor Pool is one of the City of Marion's most popular and valued community facilities and welcomed approximately 150,000 visitors in the 2024–25 season. Facilities like the pool are an investment in community wellbeing, health and recreation. While there is a cost involved in providing	Pop-up session (verbal)

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
		these services, this reflects Council's commitment to supporting spaces that bring people together and enhance quality of life. Costings related to the Marion Outdoor Pool were published in the February General Council meeting and are available on our website. Council is committed to supporting this much-loved facility well into the future.	
Our organisation *Draft Plan*	Split between council services that we must have and projects/initiatives it would be nice to have	Councils in South Australia participate in the provision of important social and economic infrastructure and, where appropriate, act as an advocate, planner, coordinator and facilitator. The City of Marion aims to provide services and facilities that support the social, environmental and economic needs of residents, businesses and visitors. The *Local Government Act 1999* and its accompanying regulations set out the legal framework in which councils operate. The Draft Annual Business Plan 2025-2026 has examples of continuing and enhancing mandatory services on (page 18). We will consider improved methods in future years.	Online survey
Community spaces *Programs and outdoor activities*	Firstly I want to thank you for the fabulous Moveit program you provide. I finished my working life journey last year with a mix of excitement and trepidation. I knew I needed to create a new structure for myself and was not sure how this would go. However, I discovered your moveit program, in particular Pilates and Zumba. I have spoken with many of the other people	Your feedback on the future of the Move it program has been noted. *Move It* was a State Government funded program for a regional partnership between the Cities of Marion, Holdfast Bay and Onkaparinga to help our local communities discover new places, spaces and ways to 'move it', locally. A grant has been submitted to continue the program however future State Government funding has yet to be confirmed for the 2025-2026 financial year.	

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	attending this program and not only does it provide strength and fitness for us, but also provides new social links, increases our wellbeing and has made a massive difference to our lives. Many of us are extremely disappointed the Pilates and a few other programs are not being continued from June this year. I understand funding is always an issue but in the big picture savings are being made with a reduction of loss of strength and balance, social connections reducing the risks of depression. Honestly, I can't tell you how important and valuable these programs have been to so many. The Move It program has been so beneficial to my health and well being providing a safe, friendly place to make friends and socialise, especially for us older generation who can feel isolated without these kind of programs. Please can you try to reinstate this in the near future.		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	They are wise spending the funds on maintenance of parks, which could be dog friendly & have fencing.	Support for this initiative is noted. We value maintaining our parks and playground to extend the use of these assets. Council applies a strategic approach to fencing reserves, balancing by-law requirements and budget constraints. Fully fenced playgrounds are often misused as off-leash dog areas, which is not their intended purpose.	Hardcopy survey
Environmental sustainability *Biodiversity, greening, programs and watering*	I would like more funding for street plant watering, more native biodiversity planted on streets and more communication around verge incentives to community. I think council should be watering all street trees.	Council waters newly planted street trees on a weekly basis for the first three years, which is critical for their establishment. This promotes root establishment, so they are more resilient to drought as they mature. Once mature, when needed Council undertakes target watering based on local climatic conditions. Council has a comprehensive communications strategy in place to promote initiatives such as the Verge Incentive Fund. We appreciate your feedback as we continue to refine our processes and strategies to better engage and reach a wider audience.	Pop-up session (verbal)

Table 7: Community comments in response to the question 'do you think that the City of Marion has the proposed balance of spending right?'

3.4 Level of support for proposed Major Projects

The following tables outlines verbatim community comments regarding each of the proposed Major Projects outlined in the Draft Plan and Budget:

(a) Events

Community were asked for their level of support for the proposed Major Project - *events*. Out of the 44 survey responses received:

- 11 *strongly supported* (25%)
- 11 *somewhat supported* (25%)
- 10 were *neutral* (22.73%)
- 8 *somewhat did not support* (18.18%)
- 4 *strongly did not support* (9.09%)

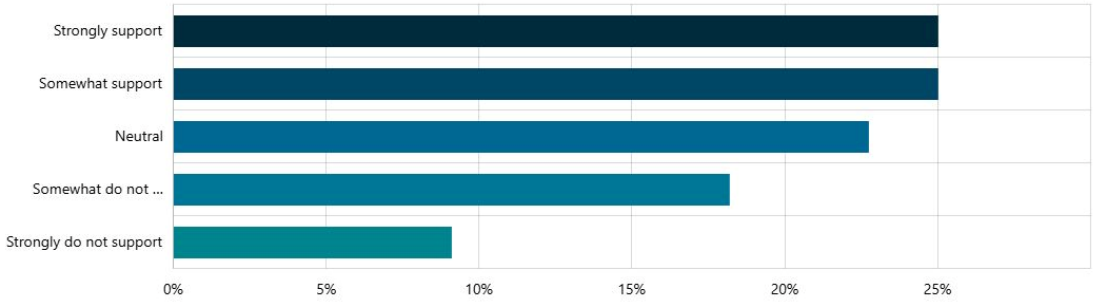


Figure 21: Level of support for proposed Major Project – events

Community were also invited to share any comments or feedback regarding the proposed Major Project. The following table outlines the feedback or comments provided with a supporting response from the City of Marion staff:

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Balance of spending *Expenditure*	Too much additional spending on events which provide one time benefit at the expense of every rate payer	These comments have been noted. The City of Marion runs events to bring the community together. We also encourage community events occurring within the City of Marion and welcome applications for privately run events using our community facilities. We have helped celebrate lots of very important milestones from weddings and concerts to children's parties and community events. We aim to balance community events with long-term value, ensuring they support social connection and wellbeing for all residents.	Online survey
	These events get the community together and involved at little overall cost compared to the return to the people		
	Council has taken on the role of providing opportunities for community to gather, and therefore funding these make sense.		
	We can run our own events privately		
	$30m to build a basketball shed - are you out of your minds? And a new footy clubhouse and carpark for $9m? These prices suggest to me that the council is being gouged	The cost of delivering major infrastructure projects has increased significantly in recent years, driven by sharp rises in construction and materials costs across the entire sector. These inflationary pressures are not unique to our projects and have impacted developments nationwide. We are committed to responsible decision-making and ensuring that all major investments are aligned with our long-term goals for financial sustainability and meeting the current and future needs of our community. We also seek funding partnerships with State and Federal Governments to help reduce the burden on ratepayers. Many of our larger projects are only possible through these collaborations, which allow us to deliver facilities that support growing community demand while maintaining a balanced budget.	

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Community spaces *Outdoor activities, infrastructure and programs*	No sea pool at Hallett cove drop it	The Hallett Cove seaside pool is currently an unfunded initiative from a council perspective. This project will require further consideration in addition to future state or federal funding for delivery.	
	work needs to be done and assets maintained	Our new strategic plan reflects the community's expectations for a pleasant lifestyle with good environmental values and a sense of community. An important community priority was for a welcoming and friendly city. Achieved through targeted, vibrant, and welcoming events, programs and initiatives that bring all people together, celebrate culture and heritage, promote healthy lifestyles, build community, and support health and wellbeing. Council's schedule of events can be found on the council website www.marion.sa.gov.au	
	its good for community connections and engagement to have events		
	Good to get the. immunity together particularly Hallett cove where the seafront is beautiful		
	Great to have community engagement, and provide opportunities for people to get out and involved.		
	Events attract visitors, create opportunities for social connection, support/boost local businesses, and generally help everyone feel part of the community.		
	To be in the community & to be involved with.		
	Council events are great to bring the community together		
	I would like to see more community events targeting health and fitness.	This comment has been noted and will be taken on board by the events team.	

Table 8: Community comments in response to the question 'how strongly do you support the proposed Major Project: Events?'

(b) Coastal Walkway

Community were asked for their level of support for the proposed Major Project – Coastal Walkway. Out of the 44 survey responses received:

- 23 *strongly supported* (52.27%)
- 15 *somewhat supported* (15%)
- 5 were *neutral* (11.36%)
- 1 *somewhat did not support* (2.27%)
- 0 *strongly did not support* (0%)

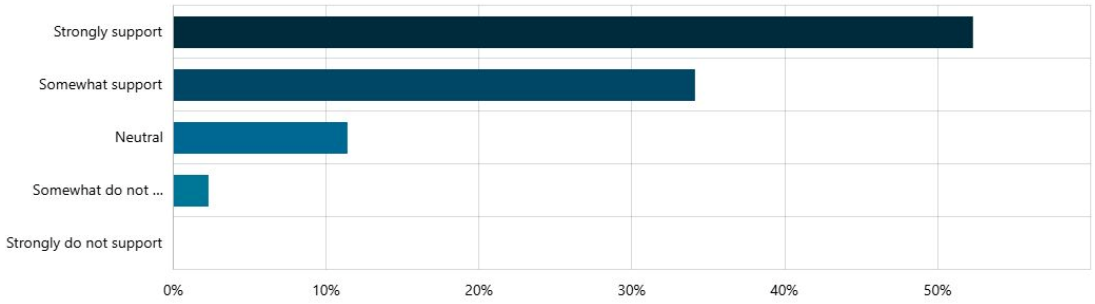


Figure 22: Level of support for proposed Major Project – Coastal Walkway

Community were also invited to share any comments or feedback regarding the proposed Major Project. The following table outlines the feedback or comments provided with a supporting response from the City of Marion staff:

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Balance of spending *Expenditure*	It's a great resource and something private citizens could not do for themselves	Support for this initiative is noted.	Online survey
Our Organisation *Urban Planning*	Coastal property areas should be allowed to sub divide into smaller lots similar to Holdfast Bay with areas of 300 - 400 Sq meters per single detached dwelling per lot size in Marino south of the train tracks and near train services and recreational coastal property	The consultation outcomes of the recent Southern Suburbs Residential Policy Code Amendment were clear that further subdivision of these locations is not supported. Notwithstanding this, there is some merit in exploring limited increases in density for locations with close proximity and accessibility to the rail stations in this location, subject to suitable slope and infrastructure capacities. These can be explored as part of Council's response to the Greater Adelaide Regional Plan. Council has resolved to advocate for State legislation change to remove the requirement for a weekly kerbside landfill (red bin) collection, without which it would be cost prohibitive to change any of our bin collection frequencies. We do have a Transport Plan 2021-2026 that outlines the Council's transport and movement outcomes for the city, and the strategies and actions to achieve these over the coming years. However, Public Transport services fall under the remit of the State Government and we encourage you to reach out to the Department for Infrastructure and Transport on 1300 872 677 or contact them online.	
	Because it needs to focus on living and travel. I'm an autistic man and public transit is my right. As for waist collection it should be changed on garbage collection from every week to every 2 weeks where recycling collection should be from every 2 weeks to every weekly. Every Monday.		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Community spaces *Livability and outdoor activities*	It's wheelchair friendly, which is good for disability people.	We are delighted that our local community and visitors are drawn to the walkway. We support active and passive recreation in our open spaces as part of promoting a healthy community within City of Marion. Where feasible, the City of Marion considers connections across reserves and connecting facilities, including formalising shared use paths. We are using the endorsed Open Space Plan to carry out a range of active and passive recreation as well as linked pathways, where appropriate.	Hardcopy survey
	People need space to walk around safely. Getting boxed in is taking this away. Keep all ages active & healthy. Walkway needs some of it made accessible for prams & wheelchairs		Online survey
	Tourism		
	I love the walkway. Encourages healthy activity and provides a tourism opportunity.		
	i like to walk		
	Active recreation is an important part of ensuring we have a healthy community.		
	Good for people to get out and about		
	The walkway will allow everyone to exercise for free while enjoying the open air.		
	I live nearby, and these updates are much needed!		
	The Coastal Walkway offers residents and visitors stunning views, recreational exercise, and a connection to nature. Upgrading and maintaining it is essential for safety, accessibility, and tourism.		
	Important for exercise, safety and well-being		
	Promotes healthy activity		
	Celebrates geological history, environment and recreation activities		
	Should have been done years ago		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Environmental sustainability *Resilience*	Less overall damage to the environment while ensuring a future proof way to enjoy the coast	One of the aims of the walkway was to encourage and manage access within fragile environment while also enabling the restoration of the coastal vegetation. Previously uncontrolled access and urban encroachment in the area led to increased erosion problems and degradation of the coastal vegetation, wildlife habitats and the general environment. Council, partnered with Planning SA's Coast Park Program, to construct the Coastal Walkway as a public amenity to maintain a balance between recreation use and conservation values. The walkway also provides potential links for recreation and biodiversity with a number of natural open spaces and environmental corridors including the Field River Valley and Waterfall Gully.	

Table 9: Community comments in response to the question 'how strongly do you support the proposed Major Project: Coastal Walkway?'

(c) Glandore Oval Upgrade

Community were asked for their level of support for the proposed Major Project – Glandore Oval upgrade. Out of the 44 survey responses received:

- *4 strongly supported* (9.09%)
- 13 *somewhat supported* (29.55%)
- 19 were *neutral* (43.18%)
- 5 *somewhat did not support* (11.36%)
- 3 *strongly did not support* (6.82%)

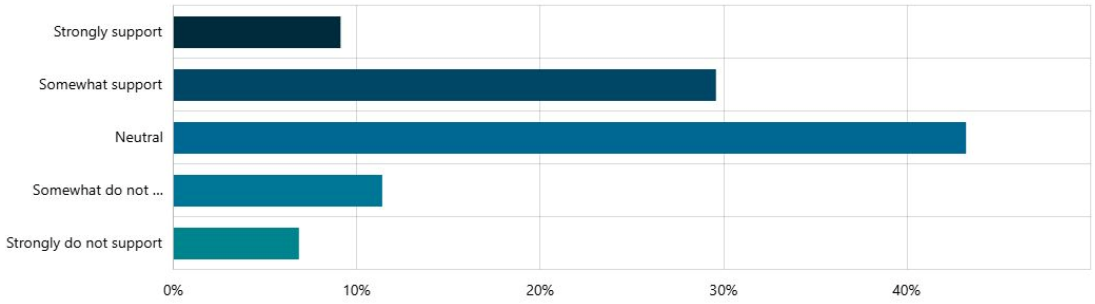


Figure 23: Level of support for proposed Major Project – Glandore Oval upgrade

Community were also invited to share any comments or feedback regarding the proposed Major Project. The following table outlines the feedback or comments provided with a supporting response from the City of Marion staff:

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Balance of spending *Expenditure and funding*	They should be fundraising this for themselves and building something smaller if their own funding limits the project	Your comments have been noted. The State Government pledged $5m in the last state election to support this project. Many of these projects are co-funded by state and federal governments, meaning that Council can secure significant external funding and deliver improvements at a reduced cost to ratepayers. Without this approach, valuable grant funding could be lost, and local facilities may decline over time. We also recognise that most community clubs do not have the financial capacity to independently fund or manage major upgrades or long-term renewal works. The council's involvement ensures that these assets are maintained to safe and modern standards, and continue to serve the community well into the future.	Online survey
	The amount listed is far in excess of what could be spent for probably an acceptable result.		
Community spaces *Infrastructure*	it is over due dont let things run down	The City of Marion works hard to maintain community assets to an agreed level of service and to maximise the life of an asset. This is achieved through reactive and proactive maintenance programs and optimised asset renewal programming. The community are encouraged to let the City of Marion know if there are assets in the city that require renewal. This can be achieved through any of the many contact options available to the community and are welcomed pieces of information to ensure we continue to deliver great service.	
	Needs upgrading. Will encourage greater use		
	Much more pressing needs than this!		

Table 10: Community comments in response to the question 'how strongly do you support the proposed Major Project: Glandore Oval Upgrade?'

(d) Land Management - Traditional Cultural Burning

Community were asked for their level of support for the proposed Major Project - Land Management - Traditional Cultural Burning. Out of the 44 survey responses received:

- 7 *strongly supported* (15.91%)
- 14 *somewhat supported* (31.82%)
- 10 were *neutral* (22.73%)
- 7 *somewhat did not support* (15.91%)
- 6 *strongly did not support* (13.64%)

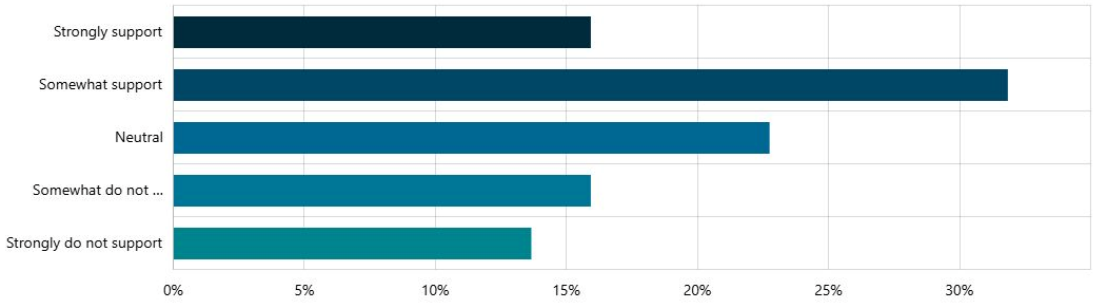


Figure 24: Level of support for proposed Major Project – Land Management - Traditional Cultural Burning

Community were also invited to share any comments or feedback regarding the proposed Major Project. The following table outlines the feedback or comments provided with a supporting response from the City of Marion staff:

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Balance of spending *Expenditure*	Waste of money	Your comments have been noted. Council's Strategic Plan 2024-2034 highlights its commitment to partnering with Aboriginal and Torres Strait Islander People to learn and share traditional land management practices. Council was able to secure a grant to support this work and the burning will occur at the Field River which is an area of cultural significance to Kaurna people.	Online survey
Environmental sustainability *Caring for Country and resilience*	I believe in it that they know what to do and can read the country as they have done for thousands of years		
	Recognises, uses and respects First Nations knowledge practically		
	It means supporting safer communities, healthier environments, and the ongoing stewardship and cultural heritage of Indigenous Australians.		
	Woke. Why not just do what needs to be done not dress it up		
	not relevant		
	Not needed		
	Cultural burning...? If there are areas that need burning for plant regrowth etc say that...		
	Very important that this is done and everyone is invited along so they get to understand the cultural significance and the benefit to the environment		
	There needs to be more of this Aus wide to ensure fire safety	The National Emergency Management Agency sets Australia wide policy positions for disasters, including fire.	

Table 11: Community comments in response to the question 'how strongly do you support the proposed Major Project: Land Management – Traditional Cultural Burning?'

(e) Marion Basketball Stadium upgrade

Community was asked for their level of support for the proposed Major Project - Marion Basketball Stadium upgrade. Out of the 44 survey responses received:

- 5 *strongly supported* (11.36%)
- 9 *somewhat supported* (20.45%)
- 14 were *neutral* (31.82%)
- 7 *somewhat did not support* (15.91%)
- 9 *strongly did not support* (20.45%)

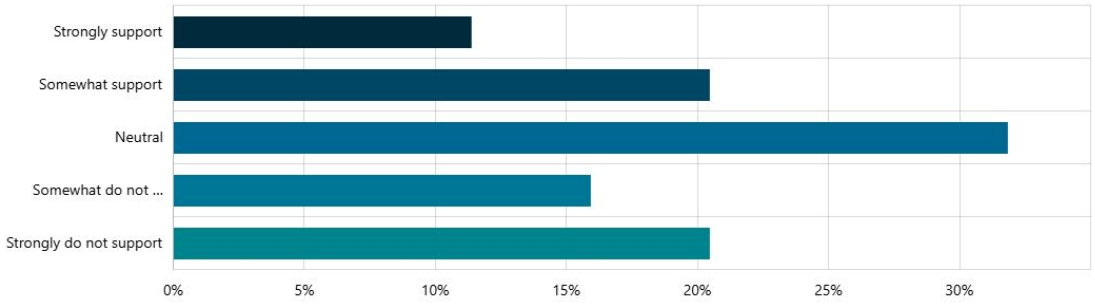


Figure 25: Level of support for proposed Major Project – Marion Basketball Stadium upgrade

The last week of community consultation on the concept design for the basketball stadium overlapped with this question on the project, in the consultation for the draft Annual Business Plan and Budget.

Community were also invited to share any comments or feedback regarding the proposed Major Project. The following table outlines the feedback or comments provided with a supporting response from the City of Marion staff:

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Balance of spending *Expenditure*	Wasting to much of our rate payer's money on a facility we don't need and axing programs like the Move It program which significantly benefits our community more than this facility.	These comments have been noted. Councils in South Australia participate in the provision of important social and economic infrastructure and, where appropriate, act as an advocate, planner, coordinator and facilitator. The council understands that not everyone will use every facility. We also recognise the challenge in balancing long-term infrastructure investment with ongoing program delivery and are committed to making responsible decisions that meet both current and future community needs. Many of our infrastructure projects are also co-funded by State and Federal Governments, allowing us to deliver significant improvements at a reduced cost to ratepayers. Without this external funding, there's a risk that valuable grants could be lost, and local facilities could decline over time. Decisions are made that will ensure long-term financial sustainability while also addressing the infrastructure needs of our community now and into the future.	Online survey
	Uncertain about the $30 million-plus cost for long-term community needs, especially given changing demographics.		
	It's fine as it is. The clubs can improve if they want to.		
	SA participation rates for basketball in 2023-24 were higher than other sports, such as AFL, so this appears reasonable. Despite this, it is likely that the proposed facility is larger than it needs to be an council / the lessees will have difficulty funding the ongoing operational and maintenance costs.		
Our organisation *Customer experience*	Not wide community coverage	This project has undergone two rounds of community consultation so far, with more to follow. Council aims to promote these consultations as widely as possible through mainstream media, social media, the City Limits magazine, signage, and other channels.	

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Community spaces *Programs, livability*	I don't use the facility	The City of Marion undertakes and facilitates strategic projects to support the development of services and facilities for the community, and to enhance the environmental sustainability of the area. Following careful consideration, the Council has decided to replace the ageing facility at Norfolk Road with a new, modern stadium that will better serve the community.	
	Sporting facilities only service few whereas community areas accessible for all		
	great for sport and mind		
	Will be good for basketball people but I live nearby and am worried it will cut off walking access from the Jasmine Avenue through to Norfolk Road. Need a proper pedestrian walkway	Thank you for your feedback and we understand how important pedestrian access is for residents. During the construction of the new basketball stadium, there will be temporary restrictions to pedestrian access through the site for safety reasons. Pedestrian access between Jasmine Avenue and Norfolk Road will be available via the trotting track and across the oval. Once the stadium is complete, the same pedestrian access between Jasmine Avenue and Norfolk Road will be reinstated, ensuring continued connectivity for the local community.	

Table 12: Community comments in response to the question 'how strongly do you support the proposed Major Project: Marion Basketball Stadium upgrade?'

(f) Morphettville Park Clubroom upgrade

Community were asked for their level of support for the proposed Major Project - events. Out of the 44 survey responses received:

- *3 strongly supported* (6.82%)
- 9 *somewhat supported* (20.45%)
- 19 were *neutral* (43.18%)
- 5 *somewhat did not support* (11.36%)
- 8 *strongly did not support* (18.18%)

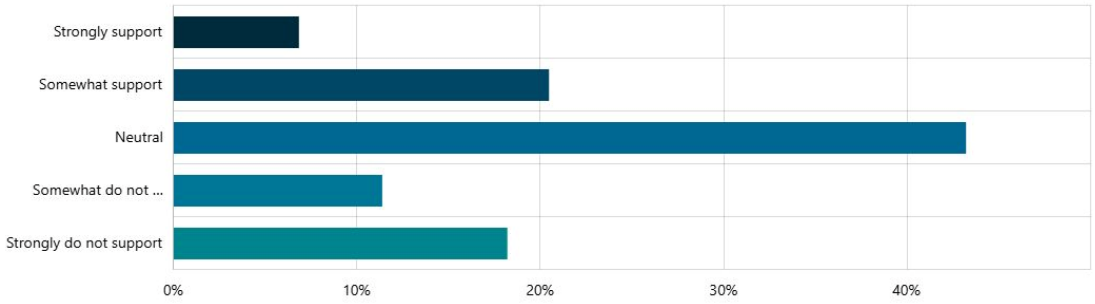


Figure 26: Level of support for proposed Major Project – Morphettville Park Clubroom upgrade

Community were also invited to share any comments or feedback regarding the proposed Major Project. The following table outlines the feedback or comments provided with a supporting response from the City of Marion staff:

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Balance of spending *Expenditure*	Big bucks for small number of users	These comments have been noted Councils in South Australia participate in the provision of important social and economic infrastructure and, where appropriate, act as an advocate, planner, coordinator and facilitator. The City of Marion owns and manages a large and diverse asset portfolio, valued at over $1 billion. Our assets enable the provision of services to the community and businesses for current and future generations. Assets play a vital role in our residents' quality of life. At the City of Marion we believe that our community should have access to a broad range of high quality sport and community facilities so that everyone has the opportunity to lead an active, healthy lifestyle.	Online survey
	Again this should be privately funded - also you have just completed the basketball upgrades at Mitchell Park - why upgrade another one so close?? Why are we paying for this?		
	This does not benefit the majority of rate payers. You are demanding more and more money from us each year which needs to benefit the majority of rate payers		
	Money could be better spent elsewhere		
	Significant spending on buildings which provide benefit to smaller part of the community at the expense of rate payers. Should seek state funding for larger community projects or sponsors		
	Tennis participation has been decreasing for several years, and therefore in a tight fiscal environment it would be prudent to defer this project to a later year. Alternatively, council should plan in advance to move the courts to Denham Ave reserve, and allow the tennis club to share the football clubrooms.		
	Why are all the things you're improving sports-related? What about the disadvantaged people in our community?		
	Seems like not a good use of rate payer funds		
	Facility should be self-supporting, and I am missing explanation of a broad benefit to residents from across our city.		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Community spaces *Infrastructure*	dated and old	The City of Marion works hard to maintain community assets to an agreed level of service and to maximise the life of an asset. This is achieved through reactive and proactive maintenance programs and optimised asset renewal programming. The community are encouraged to let the City of Marion know if there are assets in the city that require renewal. This can be achieved through any of the many contact options available to the community and are welcomed pieces of information to ensure we continue to deliver great service.	
	It's old		

Table 13: Community comments in response to the question 'how strongly do you support the proposed Major Project: Morphettville Park Clubroom upgrade?'

(g) Reserve and playground redevelopments across council

Community were asked for their level of support for the proposed Major Project - reserve and playground redevelopments across council. Out of the 44 survey responses received:

- 22 *strongly supported* (50%)
- 10 *somewhat supported* (22.73%)
- 7 were *neutral* (15.91%)
- 5 *somewhat did not support* (11.36%)
- 0 *strongly did not support* (0%)

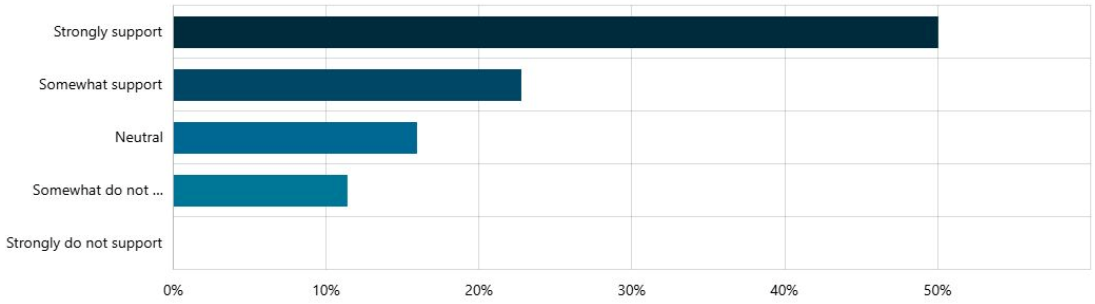


Figure 27: Level of support for proposed Major Project – reserve and playground redevelopments across council

Community were also invited to share any comments or feedback regarding the proposed Major Project. The following table outlines the feedback or comments provided with a supporting response from the City of Marion staff:

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Balance of spending *Expenditure*	I think it's great to see funding for upgrades of publicly used areas, and always support reserve improvements, I think environmental initiatives should be prioritised.	Your feedback has been noted.	Online survey
	A benefit to a large sector of rate payers		
Community spaces *Outdoor activities, liveability*	Kids need to have areas to play, keep fit & generally be active rather than be on screens.	The inclusion of open space is vital for City of Marion's footprint. We value Marion's open spaces and we continue to provide a range of sports, recreation and play options to benefit families and reserve visitors. Council takes a strategic approach to the location of its facilities to ensure all residents and park users across City of Marion. To support this goal, a 10-year Open Space Plan has been endorsed, aiming to create a well-distributed network of attractive and functional open spaces throughout the City. We acknowledge and support the importance of reserves in promoting sports, recreation, play, and overall community wellbeing.	
	Our future is the children		
	Kids need playgrounds		
	Kids and families need to be outdoors having fun together		
	Playgrounds are important for active recreation		
	The more open and safe play spaces for families the better as this encourages more families to the area		
	smaller houses and kids and family have to get out		
	We are losing too much land for housing These areas are very important		
	Open space for all and is good for mental health to have large open area access		
	Marion Council have some of the best parks in Adelaide		
	Can never have too many well designed and maintained playgrounds and open spaces		
	Parks and open spaces viral as so much development and more houses and population. Big developments and townhouses with no or little backyards. People, especially families and dog owners need spaces and parks to be active, socialise within and enjoy. Many parks and spaces could be upgraded, improved and more trees and plants are needed to support birds and wildlife. People will be more active if there are more parks, paths, fitness areas and spaces to work dogs. Having safe spaces for dog walkers is important as I keep my dog on a lead and he enjoys parks.		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	Some parks don't have toilets.	Public toilet provision is guided by reserve classification and proximity to existing facilities. As local and neighbourhood reserves are close to residential areas, toilets typically fall outside the scope and budget of upgrades. Priority is given to regional reserves, where visitor travel distances warrant such amenities.	Hardcopy survey
Environmental sustainability *Resilience*	Parklands, trees and vegetation must be an essential part of any plan instigated to offset the effects of climate change and global warming. They provide shade and promote cooling, which benefits areas for people and animals while also providing food and shelter for wildlife.	We continue to add trees and plants to beautify, cool and add natural shade to our open spaces.	Online survey

Table 14: Community comments in response to the question 'how strongly do you support the proposed Major Project: Reserve and playground redevelopments across council?'

(h) Streetscape projects

Community were asked for their level of support for the proposed Major Project - Streetscape projects. Out of the 44 survey responses received:

- 9 *strongly supported* (20.45%)
- 17 *somewhat supported* (38.64%)
- 13 were *neutral* (29.55%)
- 5 *somewhat did not support* (11.36%)
- 0 *strongly did not support* (0%)

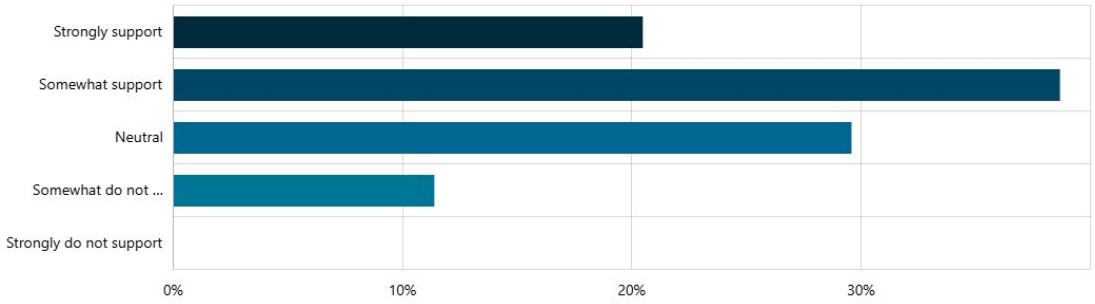


Figure 28: Level of support for proposed Major Project – Streetscape projects

Community were also invited to share any comments or feedback regarding the proposed Major Project. The following table outlines the feedback or comments provided with a supporting response from the City of Marion staff:

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Balance of spending *Expenditure*	Direct benefit to all ratepayers	Your feedback has been noted.	Online survey
Community spaces *Livability*	The city of Marion streetscapes are lacking and need focused efforts	The recently endorsed *Walking and Cycling Guidelines* guide our ongoing work to expand safe, people-friendly streets, promoting healthy lifestyles, easing congestion, and shaping a connected active travel network through a 4-Year Plan of priority projects.	
	Some areas are a dead space and filled with artwork can provoke intrest		
	We need to enjoy the environment we live in		
	The lived environment impacts people's moods and behaviours. Streetscapes, artworks etc that are visually and sensorily pleasant and enhance safety create a calmer, better functioning community		
	Improve safety for pedestrians, cyclists, and motorists through better road layouts, upgraded crossings, and dedicated bike lanes, while also supporting local economies by making business and education precincts more appealing and drawing in more visitors. By encouraging walking and cycling, these projects promote health and wellbeing, and their environmentally sustainable designs-featuring rain gardens, increased tree planting, and improved stormwater management-help support biodiversity and the environment. Additionally, streetscape projects renew ageing infrastructure and deliver long-term value to the community.		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Environmental sustainability *Greening, resilience, biodiversity*	More green space means less heat	Council has set a target to increase our urban tree canopy by 20% from its existing level of 12%. To achieve this, we are planting 4,000 trees each year across the city. We aim to have the majority of these trees planted by 2027/2028. Council maintains a diverse selection of tree species, carefully chosen to suit the surrounding environmental conditions. While we prioritise the planting of native species wherever possible, we also incorporate suitable non-native species to enhance biodiversity and ensure long-term resilience. Our Tree Asset Management Plan clearly defines our planting strategy and specifies the range of species selected for various locations.	
	We need to improve and increase biodiversity as lots of trees and plants have been removed and we need to support native fauna and flora, especially Birdlife.		
	Yes more native trees please		Hardcopy survey

Table 15: Community comments in response to the question 'how strongly do you support the proposed Major Project: Streetscape projects?'

(i) Sturt River Biodiversity Corridor

Community were asked for their level of support for the proposed Major Project - Sturt River Biodiversity Corridor. Out of the 44 survey responses received:

- 14 *strongly supported* (31.82%)
- 15 *somewhat supported* (34.09%)
- 9 were *neutral* (20.45%)
- 6 *somewhat did not support* (13.64%)
- 0 *strongly did not support* (0%)

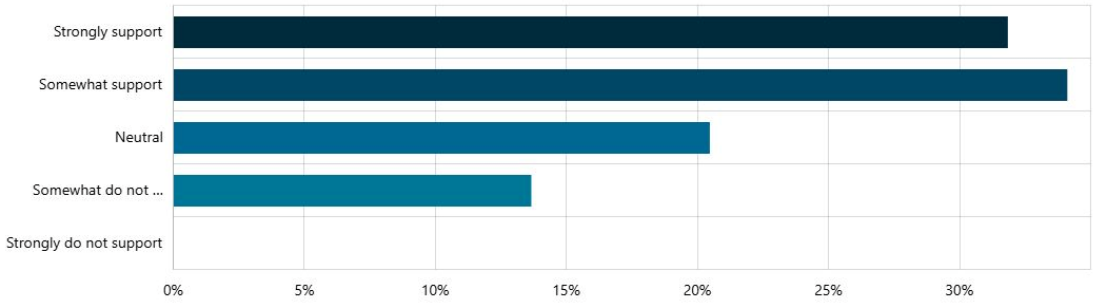


Figure 29: Level of support for proposed Major Project – Sturt River Biodiversity Corridor

Community were also invited to share any comments or feedback regarding the proposed Major Project. The following table outlines the feedback or comments provided with a supporting response from the City of Marion staff:

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Environmental sustainability *Resilience, biodiversity*	Environmental initiatives are very important.	These comments have been noted. We continue to deliver a range of biodiversity programs to help improve urban biodiversity and awareness.	Online survey
	People need a healthy and stable environment, and that requires the flora to flourish. Without the wildlife to tend and pollinate the shrubs, trees and flowers the system will not work. We need all the components to work together for a good outcome.		
	Improvements to this area are great for everyone to enjoy		
	Important for habitat and environment		
	Such an important space for wildlife to travel to and from our wetlands		
	Supporting biodiversity is as important as reducing emissions.		
	Part of Marion's history		
	Restores native vegetation, improves habitats for local wildlife, and enhances ecological connections lost to urban development. It boosts water quality, creates a greener environment, and offers opportunities for community involvement and education.		
	I support anything that looks after our natural environment		
	Environmentally responsible and well overdue		
	I love this corridor and it needs all the help it can get. Such an important part of the local landscape.		

Table 16: Community comments in response to the question 'how strongly do you support the proposed Major Project: Sturt River Biodiversity Corridor?'

(j) Warradale Park Tennis Club upgrade

The community was asked for their level of support for the proposed Major Project - Warradale Park Tennis Club upgrade. Out of the 44 survey responses received:

- 4 *strongly supported* (9.09%)
- 6 *somewhat supported* (13.64%)
- 23 were *neutral* (52.27%)
- 8 *somewhat did not support* (18.18%)
- 3 *strongly did not support* (6.82%)

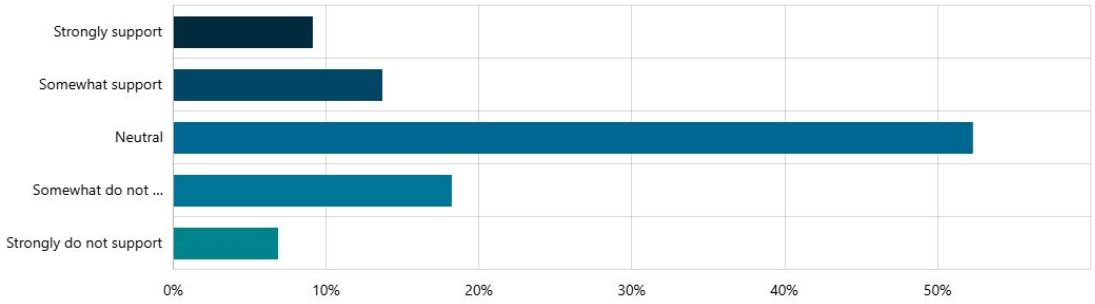


Figure 30: Level of support for proposed Major Project – Warradale Park Tennis Club upgrade

Community were also invited to share any comments or feedback regarding the proposed Major Project. The following table outlines the feedback or comments provided with a supporting response from the City of Marion staff:

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Balance of spending *Expenditure*	Again you are spending needless money on something that can be funded privately or not at all. We are all struggling financially at the moment and are pulling our spending in. Government spending should go down too	These comments have been noted. Council takes a strategic approach to the location of its facilities to ensure all residents and park users across City of Marion. To support this goal, a 10-year Open Space Plan has been endorsed, aiming to create a well-distributed network of attractive and functional open p-spaces throughout the City.	Online survey
	Limited number of rate payers will benefit from this		
Community spaces *Infrastructure, recreation*	Why are all the things you're improving sports-related? What about the disadvantaged people in our community?		
	I like tennis		Hardcopy survey
	It's old	The City of Marion works hard to maintain community assets to an agreed level of service and to maximise the life of an asset. This is achieved through reactive and proactive maintenance programs and optimised asset renewal programming. The community are encouraged to let the City of Marion know if there are assets in the city that require renewal. This can be achieved through any of the many contact options available to the community and are welcomed pieces of information to ensure we continue to deliver great service.	Online survey

Table 17: Community comments in response to the question 'how strongly do you support the proposed Major Project: Warradale Park Tennis Club upgrade?'

3.5 Commercial rates for non-hosted accommodation

Community were asked for their level of support for Council charging a commercial rate for residential properties primarily used for short term non-hosted accommodation. Out of the 44 survey responses received:

- 14 strongly supported (31.82%)
- 14 somewhat supported (31.82%)
- 7 were neutral (15.91%)
- 3 somewhat did not support (6.82%)
- 6 strongly did not support (13.64%)

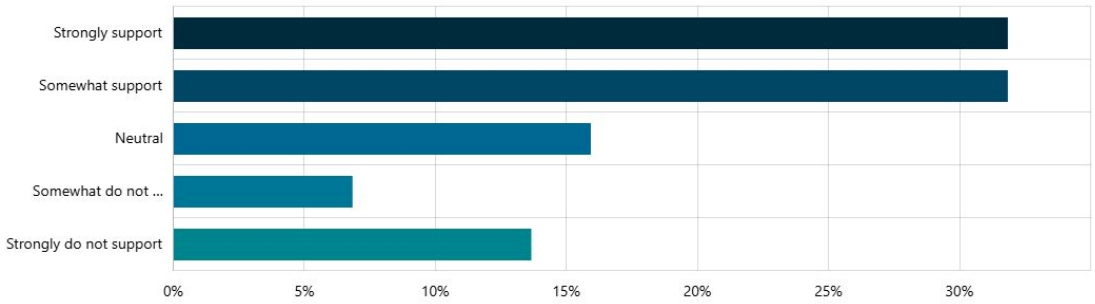


Figure 31: Level of support for Council to charge a commercial rate for residential properties primarily used for short term non-hosted accommodation

Community were also invited to share any comments or feedback regarding the proposed commercial rate. The following table outlines the feedback or comments provided with a supporting response from the City of Marion staff:

Community feedback (verbatim)	Council response (if required)	Feedback method
Your scamming enough money off people and who will decide this? who will monitor this?? Where will it end? Planning dept does what it wants despite what the community wants.	Council is exploring this idea and is keen to hear initial thought. These comments have been noted.	Online survey
Why should they pay more, do they get more services.		
These home takes away from the local community and do not serve as residential properties but business endeavours With short term stays you get damage and noise, damage can sometimes be to council areas		
It makes sense, if the properties are used to generate income that they're charged accordingly. Further, I don't believe these property owners have the best interests of Marion Council area at heart, I have one of these properties in my street and it can be disruptive with the number of cars that sometimes park in the street. In short, it may make housing more available to people, or, provide more funds to the council that can be spent to boost the area.		
The only way to make houses more affordable is to reduce the benefit to investors, they need to be homes again, not a way to offset tax liabilities or as investment instruments. Negative gearing should also be abolished. (One for the ATO I suspect!)		
Only fair if someone is making money.		
you already received high rates from constituents		
Absolutely if it meant a reduction to the increase of rates for the normal residential rate payer.		
Short term rentals reduce the number of properties available for longer term rentals, and therefore decrease rental affordability.		
Absolutely, these are also putting a significant strain on availability of housing. They should be charged higher as it is a business and should be rated as such.		
Its a business not a residential home		
This helps keep the city liveable and attractive. This investors who choose to monetize owning a home in our city should pay a premium.		
it is not your business what people do with the home they have bought. Council can buy the properties and then do what they want. Why doesnt council build affordable housing if it wants to fix the problem.		

Community feedback (verbatim)	Council response (if required)	Feedback method
These properties operate as businesses, placing greater demand on local infrastructure and services, impacting housing affordability. Aligning their rates with commercial land use ensures a more balanced contribution to the community and helps address the broader impacts of the short-term rental market.		
Cost of living high		
To increase housing opportunities		
Housing crisis Short Stay are Businesses and should pay as such		
I just do		Hardcopy survey

Table 18: Community comments in response to the question 'would you support Council charging a commercial rate for residential properties primarily used for short term non-hosted accommodation?'

3.6 Level of support for the Draft Annual Business Plan and Budget 2025-26

Community were invited to indicate their overall level of support for the Draft Plan and Budget. Out of the 44 survey responses received:

- 5 strongly supported (11.36%)
- 13 somewhat supported (29.55%)
- 8 were neutral (18.18%)
- 13 somewhat did not support (29.55%)
- 5 strongly did not support (11.36%)

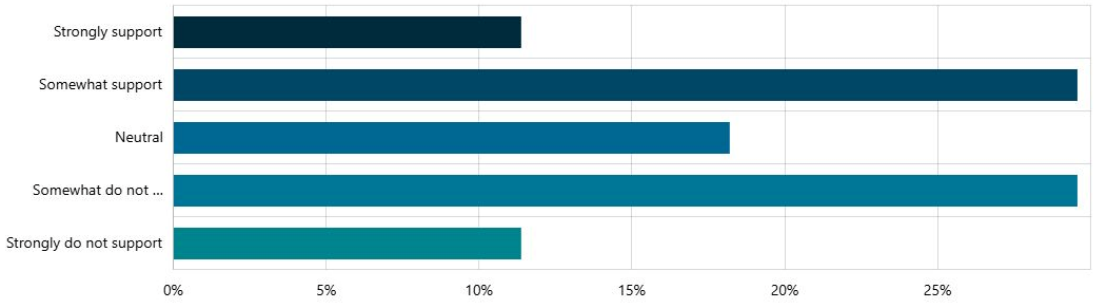


Figure 32: Level of support for the Draft Annual Business Plan

Community were also invited to share any comments or feedback regarding the overall proposed plan and budget. The following table outlines the feedback or comments provided with a supporting response from the City of Marion staff:

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Balance of spending *Expenditure, borrowing and rates*	You are over spending. Reign it in, give us less services we do not need and lower rates.	These comments have been noted. Significant work has gone into determining a responsible rate increase that balances community impact with the need to maintain service levels. Investment in key infrastructure, alongside the ongoing capital renewal program, has also been factored in to support the City's long-term financial sustainability. Council are also impacted by other cost indices particularly those in the construction sector, where national cost escalation is projected to remain at around 5% through to 2027. The council agrees that living within our means is essential to protecting the long-term interests of the community. At the same time, it is also important to ensure that infrastructure is maintained and renewed to meet the needs of both current and future generations. The City of Marion has low levels of debt and maintains a strong financial position, which provides us with the capacity to borrow responsibly when appropriate. Borrowing, when used prudently, plays an important role in achieving intergenerational equity. This means that the cost of long-term assets — like roads, community facilities, and stormwater infrastructure — is shared fairly between those who use them today and those who will benefit from them in the future. By spreading the cost of major capital works over time, borrowing helps to reduce the immediate burden on today's	Online survey
	The City of Marion should prioritise living within its means to protect the long-term interests of our community. Borrowing money to fund the $39 million capital works program places an unnecessary financial burden on future ratepayers. A more responsible approach would be to reduce the program by $11.450 million to avoid taking on further debt. Better yet, reducing it by $23.6 million would allow the City to start paying down existing debt, strengthening our financial position for the future. If maintaining the current program is considered essential, any additional costs should be transparently covered through an increase in rates, rather than hidden through growing debt. Increasing debt only makes projects cost more over time through additional interest payments and limits our community's options in years to come. It is important that spending decisions reflect sustainability, responsibility, and respect for both current and future residents.		
	Overall budget allocation and balance appears good for long term strategy		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
		ratepayers. Council's borrowing decisions are made with careful consideration of long-term financial sustainability, and our current financial modelling confirms we can service additional borrowings without compromising our future position.	
	The rate increase alone is above inflation. Combined with rising house prices this is increasing the problem	While new developments add more properties, it also brings increased demand for services and infrastructure. Council doesn't automatically collect more rates as a result. Rates are set based on the funding needed to deliver services and projects in the Annual Business Plan — not just property numbers or values. Each year, property values are independently set by the Valuer General. Council annually adjusts the rate in the dollar so overall increases in property values don't lead to higher rate revenue unless needed. It's simply a way to fairly share the total amount needed across all ratepayers.	
	With the amount of new development in this council area and the subsequent new rateable properties I believe the council should aim to leave rates steady and scale back on the grandiose idea of building the EMPIRE OF MARION. I realise from the ivory tower that this cannot be seen but we are hurting with the increased costs of business and especially compliance costs. Give us a bloody break!!		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	Your explanation of how you calculate our rates was fascinating in a time when every household is under extreme financial pressure. I liken it to an episode of "Yes Minister". I know as a retired accountant and Bank Manager what wonderful and creative things you can do with figures and graphs, and how you can ensure that the wording is at best, baffling to most. Here's an idea, why don't you (for a couple of years at least), restrict your rate increases to well below the CPI, to give your rate payers some breathing space. Then use what you get from the reduced rates to prioritize what really needs doing in tough times. I know my comments will not be received warmly, or even considered, but at least I feel better for having my say.	The explanation of how rates are calculated was introduced last year to help clarify a common misunderstanding — that rising property values automatically increase Council revenue. In reality, Council adjusts the rate in the dollar to ensure only the revenue needed to fund essential services and infrastructure is collected, not a windfall. We want to assure you that a great deal of care goes into developing the budget to balance service delivery, infrastructure renewal, and long-term financial sustainability, while keeping the impact on our community as low as possible. In fact, over the past four years (to June 2024), Council has restricted rate increases to an average of 2.05% — well below the average CPI of 5.15%	
	Thorough looking into every avenue of council. Too much spending on sports and not Culture as this is the largest silent group of ratepayers.	The City of Marion Building Asset Strategy (CoMBAS) is a 10-year forward outlook strategy that uses evidence, service level benchmarks and local context to inform future decision making and prioritisation to maximise the value and quality of assets and service delivery to the Marion community, within the City of Marion's financial capacity. We take a balanced approach to our spending and in recent years have invested in varying cultural initiatives such as the Marion Cultural Centre and Marino Hall. We also commit ongoing investments to ongoing activities, such as the Marion Brass Band, the Living Kaurna Cultural Centre and functioning of the Marino Community Hall.	

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Our organisation *Draft Plan, leadership*	Leave your egos at the door, dont micro manage staff and employ managers that have no idea that deliver not a great deal. Remember the fish smells at the head, and your business is people.	At the City of Marion we are committed to providing a positive employee experience while delivering efficient and effective services to our diverse community. Together our staff contribute to our organisational values to: • Focus on the customer • Engage with respect • Embrace excellence	
	The Draft Plan is comprehensive and responsive to immediate community needs and long-term sustainability. It maintains core services, invests in vital infrastructure, addresses environmental challenges, and is shaped by community feedback and independent review.	At the City of Marion, we want to lead the way in how we engage with our community, communicate with them, provide innovative and inclusive digital experiences, and promote our city. Our Marketing and Engagement Strategy 2022-2026 sets out the objectives, commitments and actions needed to achieve our corporate goals, give effect to our values, and increase public trust and confidence in the City of Marion. We will continue to strive for clearer and accessible information to enable involvement in decision-making.	
	Don't understand	Your feedback has been noted.	Hardcopy survey

Table 19: Community comments in response to the question 'please indicate your level of support for our Draft Annual Business Plan and Budget 2025-26.'

3.7 Other comments

Community were invited to share any final comments or feedback. The following table outlines the feedback or comments provided with a supporting response from the City of Marion staff:

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
Balance of spending *Expenditure, rates*	money is being spent on things that do not need upgrading, such as the Southbank Boulevard and reserve at Sheidow Park. It's already a lovely area, yet the reserve off Navigator/Holdfast Drive is awful. In winter its full of weeds which spread to the surrounding houses and in summer its just dirt and prickles. The admin building is also quite nice, so I don't think that should be upgraded ahead of other community facilities in a worse condition. More money should also be invested into ageing services.	These comments have been noted. Many residents have provided feedback requesting Southbank Boulevard Reserve be upgraded due to its popularity and high usage. This has been considered and endorsed resulting in the current version of the Open Space Plan. It should be noted that Miners Court Reserve has been endorsed for some upgrades within the Open Space Plan.	Online survey
	Surely there is a way to reduce the forecast deficit of $23.5m & $63.6m over 4 years. Electrifying vehicles for emission only when fuel vehicles are very old seems a low priority when countries like Indonesia are killing the planet with their Nickel mining/production & their Govt or ours doesn't do anything to stop it.	We acknowledge your concerns about global environmental impacts and the financial challenges we face. Transitioning to EVs is part of a broader strategy to reduce carbon emissions. While it may seem like a low priority compared to global environmental issues, every step toward reducing carbon emissions, including replacing old, inefficient fossil fuel vehicles — helps us reduce our carbon footprint locally and demonstrates Council's commitment to lead by example.	

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	I selected two projects that I somewhat support but would be willing to forego to minimise debt. For the other projects, I remain neutral. Prioritising financial sustainability and reducing debt should take precedence over pursuing projects that could increase long-term costs for the community.	The City of Marion currently has low levels of debt and maintains a strong financial position, which provides us with the capacity to borrow responsibly when appropriate. Borrowing when used prudently, plays an important role in achieving intergenerational equity. This means that the cost of long-term assets — like roads, community facilities, and stormwater infrastructure — is shared fairly between those who use them today and those who will benefit from them in the future. By spreading the cost of major capital works over time, borrowing helps to reduce the immediate burden on today's ratepayers. Council's borrowing decisions are made with careful consideration of long-term financial sustainability, and our current financial modelling confirms we can service additional borrowings without compromising our future position.	
	Good budget		
	I would like to see more money spent on infrastructure, events, and environmental initiatives.		
	Given the economic climate increase in rates is far too much	Council has undertaken significant work to determine a responsible rate increase that carefully balances the impact on our community with the need to maintain essential services. This increase also considers ongoing investments in vital infrastructure and our capital renewal program, which are important for ensuring the long-term financial sustainability of the City of Marion.	
	The proposed percentage of increase to Council Rates is too high.		
	4.8% is a huge rate increase in a tough time		
	Keep costs down, keep rates down and look for efficiency		
	The proposal to hike rates is not compelling as stated, balanced against planned spending that does not largely		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	benefit all in the city. I would appreciate spending is moderated to do more to keep rates from increasing.	Like many organisations, the City of Marion continues to navigate challenging economic conditions and ongoing inflationary pressures as we look ahead to 2025–2026. We are also facing rising costs, particularly in the construction sector, where national cost increases are forecast to remain around 5% until 2027. These external pressures have been considered as part of our financial planning The council understands that many in our community are feeling the effects of the current financial climate, and we are committed to managing ratepayer funds responsibly.	
	Please realign the the increase in rates to align with actual inflation. This is the 3rd year in a row of very high increases in rates. Reduce the expenditure to give people a chance. Many are struggling with the higher cost of bills, interest rates, groceries. This shows an out of touch council that thinks more about delivering more capital works than it does providing the general service. Please continue with the main service, roads, reserves, waste etc and cut back on buildings cost		
	I don't want you spending more money on a sea pool at Hallett cove	The Hallett Cove seaside pool is currently an unfunded initiative. This project would require state or federal funding to be considered for delivery in the future.	
	The suburb 'Park Holme' is spelt incorrectly on pages 4 and 6 (as well as the signage at Coles Park Holme). The higher rate rise is expected as council tries to return to financial sustainability after the very low, and fiscally silly, rate rises during COVID. Council should reduce its spend on new or significant upgrades as this will only add to the operational budget pressures in future years.	We will amend the spelling of Park Holme in the final version of the Annual Business Plan 25-26.	
	Reduce employee costs!	Council takes the management of employee-related expenses seriously and closely monitors these costs	
	To much money spend on Addministration		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
		using key performance indicators to ensure they do not increase at unsustainable rates. The increases in employee costs are largely driven by factors beyond our immediate control. These include: • Enterprise Agreement provisions which are negotiated in good faith and reflect industry standards, • Mandatory increases to the Superannuation Guarantee, as required by Federal legislation, and • Additional staffing resources approved by Council to deliver endorsed strategic initiatives and meet growing community expectations. In addition, the remuneration of the Chief Executive Officer (CEO) is not determined by Council alone, but is set by the South Australian Remuneration Tribunal, which ensures independent and consistent regulation. Council remains committed to delivering cost-effective services while ensuring fair and lawful treatment of its workforce. We appreciate your concern and will continue to manage employee costs	

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
		responsibly as part of our overall financial sustainability strategy.	
	Would like to see a higher percentage allocated for health and community care	The City of Marion will be increasing service delivery via our Commonwealth Home Support Program in 2025/26, and we will continue to offer new and ongoing services through our libraries, community centres and special interest areas such as environment, community gardens and sport.	
Our organisation *Services, Urban Planning, and project planning*	Great focus on the environment, I would however inquire if a well structured and robust service review has been done over council services to ensure service costs are aligned to the communities needs and requirements.	Council is always looking for ways to address increasing costs and demands. Council staff follow a Continuous Improvement Framework which provides staff with clear direction on identifying, analysing and implementing improvements for processes or services delivered by the City of Marion. We have a Continuous Improvement Program the enables a structured approach to enhance efficiency and effectiveness over time by fostering a culture of innovation and learning.	
	NO NEW PETROL STATIONS should be built in residential areas. Commercial sites fine. Not next to residences	The location of development is regulated by the state government's Planning & Design Code. The Planning & Design Code provides guidance on the types and forms of development encouraged or discouraged within the different Zones.	
	Coastal property areas should be allowed to sub divide into smaller lots similar to Holdfast Bay with areas of 300 - 400 Sq meters per single detached dwelling per lot size in Marino	The consultation outcomes of the recent Southern Suburbs Residential Policy Code Amendment were clear that further subdivision of these locations is not	

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	south of the train tracks and near train services and recreational coastal property	supported. Notwithstanding this, there is some merit in exploring limited increases in density for locations with close proximity and accessibility to the rail stations in this location, subject to suitable slope and infrastructure capacities. These can be explored as part of Council's response to the Greater Adelaide Regional Plan.	
	I note there's a rate differentiation for non improved land. Please consider residences where nobody has lived for more than 6 to 12 months. One house in my street has been empty for 25 years...another has been empty for 12 months. This is Glengowrie...there are vermin issues, devaluing other properties security risks and they could be developed to support community housing. It's disgraceful and increasing rates on uninhabited properties will encourage owners to improve their properties. I believe this is a stray employed in some councils in Victoria.	Council has powers under the Local Nuisance and Litter Control Act to investigate reports of unsightly properties. This is defined through the Act as excessive, rubbish, waste, overgrown vegetation, stockpiles of items that a reasonable person would consider rubbish or waste. Only buildings that are partially demolished, damaged or dilapidated can be deemed as unsightly and allows council to take action. There are no provisions in this legislation for houses that remain vacant. If rats or other pests are a concern depending on the circumstances either Community Safety Inspectors or Environmental Health Officers can make an assessment when reports are made directly to Council.	
	Again I want to see more public transit in the region. I'm not a driver as I have autism. I would also like to have more	Council has resolved to advocate for State legislation change to remove the requirement for a weekly	

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	transit services to and from Marion to Mt. Barker without going to the city. Increase public transit from Every 60 minutes to every 30 minutes on weekends and have more bus connections to Hallett Cove Beach with train connections from the first train on weekends to the last train on weekends. Plus waist and Recycling Collection should be changed as recycling every weekly and garbage every 2 weeks.	kerbside landfill (red bin) collection, without which it would be cost prohibitive to change any of our bin collection frequencies. We do have a Transport Plan 2021-2026 that outlines the Council's transport and movement outcomes for the city, and the strategies and actions to achieve these over the coming years. However, Public Transport services fall under the remit of the State Government and we encourage you to reach out to the Department for Infrastructure and Transport on 1300 872 677 or contact them online.	
	I think some of the larger projects should be planned to be funded and executed in phases over multiple years	Some larger projects can be staged over multiple years allowing for better planning and allocation of costs over multiple years. There are cases where funding a project in a single year provides cost efficiencies or where grant funding requires the delivery of a project within a specific timeframe.	
	Housing developments need to be approved by council, so council has the power to stop all the gutter-by-gutter concrete-ghettos that are currently being built. Their existence proves the council is not committed to reducing the effects of climate change. Masses of concrete and steel provide hot spots which then use more energy to keep residents cool. I believe the answer is for council to mandate a larger space between the properties, and insist that front and rear gardens are included in each property. New trees should also be mandatory with each new dwelling.	The state government's Planning & Design Code provides guidance on the development outcomes sought within specific zones across the state. The Code provides the specific requirements in relation to density, built from outcomes and open space/tree planting requirements.	

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
		The Building Code of Australia and the National Construction Code mandates the construction material and energy efficiency requirements.	
	Your website is difficult to use and needs to be more accessible. I used to pay my rates online and now I do it at the post office because the website is hard to use. This costs the council more money.	We are actively working to improve the website's usability and accessibility to better support all users.	Pop-up session (verbal)
Community spaces *Infrastructure and livability*	Resealing of Dutchman road is good but not complete necessary however footpath along Dutchman is broken, stained and in need or redoing	Both our road and footpath networks are monitored for condition and defects. Works are prioritised on worst case first. Staff will inspect the footpath of Dutchman Drive to identify and repair any defects.	Online survey
	Traffic lights at cnr of Quick and Marion Rd dangerous and busy area and inconvenient especially with many road closures on South Rd.	This junction is the responsibility of the Department for Infrastructure and Transport. Your request has been referred onto the Department for their consideration.	
	The 681 bus to be extended from Hallett Cove Beach Station to the roundabout at the shorefront. That is a BIG hill to walk back up to the Beach Train Station. More people may use the bus to visit the shore if they didn't have the long walk.	Your concerns will be forwarded to the South Australian Public Transport Authority. We are committed to advocating to the State Government on your behalf.	Promotional table
	Please include the development of the open space for the Worthing Mine at Sheidow Park I strongly support this. The Tourism it would attract and envoke an intrest in our local history of the area that not many people are aware it the oldest coppermine in South Australia just as the Mines on the Yorke Peninsula. The chimney stack is in good condition and visible. Public access to this as an extension to the field river to create a reserve bbq area.	This comment has been noted however, this is not on council land.	Online survey

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	Fix the issue of local residential traffic and the debacle at St Martin de Porres school!!! It's an absolute disgrace	Council is aware of traffic and parking concerns within the locality of the St Martin de Porres School, namely Berrima Road and Werlinga Road, Sheidow Park. We are currently undertaking a review of the situation to ascertain whether improvements can be made to alleviate congestion during both AM and PM peaks associated with school drop off and pick up times. We anticipate to have the review finalised before end of June 2025.	
	Please fix the traffic and speed issues on Grand Central Avenue in Hallett Cove. Trucks drive straight over the roundabout, damaging infrastructure. Council is constantly paying to repair, but it's not rectifying the issue. I've reported this to council and Elected Members and haven't been satisfied with the response.	Council's Transport team will investigate the traffic and speeding issues on Grand Central Avenue, Hallett Cove. Council's roundabouts are designed to cater for large vehicle movements and loads. We acknowledge that when assets get older maintenance activities often increase. We monitor our assets frequently and investigate the most cost effective approach when determining maintenance activities vs. renewal.	Pop-up session (verbal)
	The house opposite me was sold and demolished and is being transformed into a housing block with 12-14 townhouses/housing complex. I am concerned about traffic, noise and light changes, traffic and congestion increases and parked cars. Also stress on the water systems, stormwater and sewerage system. Two weeks ago SA water had to come and fix the underground water system and pipes as they had been disturbed and water was leaking and pressure building	Thank you for taking the time to share your concerns about the redevelopment happening opposite your property. We understand that significant changes like this can have on the character of local streets, especially when it comes to increased traffic and demand for on-street parking.	Online survey

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	was causing flooding. It appears that more pressure will be on these old systems. One house with 2 people is now 14 with multiple people and toilets flushing. Please consider infrastructure and upgrades and also on road and street parking. I use Norfolk road every evening and notice so many cars parked in the street and have had frequent near missees as cars weave in and around traffic and parked cars. It's sadly changed the feel of the street and you have to be careful as cars are not always safe and seeing ongoing traffic as they pull out and around cars parked in the street. This happens on a few streets in Marion.	We acknowledge the broader issues of traffic and parking on Norfolk Road — these are being reviewed in conjunction with a Streetscape upgrade planned for 2028-29. To assist with the increase demand for parking, Parking Management Guidelines have been developed to provide a clear, more holistic direction on when to implement the most appropriate and consistent intervention to address parking concerns raised within the built road network in the City of Marion. Your comments about water and sewerage infrastructure are the responsibility of SA Water. The state government's Planning & Design Code provides guidance on the development controls.	
	I note on Appendix 1 (at page 36), under the heading 'Stormwater program 2025-2026', reference is made to Brolga Place, Sturt. We live on Day Street, intersecting with Brolga Place and was wondering if you could please provide more information about this part of the programme.	The Stormwater Project for Brogla Place, Sturt extends the current network (approx. 100m) from the corner of Brogla Place and Day Street, along Day Street and into Ralph Street, Sturt. This is to alleviate flooding issues and concerns within the local area.	Email
	Please make a zig zag path up the hill from the Boatshed HC. The current path is too steep for the elderly, prams, etc. It also need seats + revegating with indigenous plants.	This concern has been acknowledged, we understand that the current gradient can be challenging, especially for older adults, families with prams, and those with mobility concerns.	Promotional table
	Same I agree to!		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	I agree: please also have seating along this path and shelter	A change to the nature of the path, seating and additional revegetation will be considered as part of future planning for the area.	
	Signs needed at the BBQ reminding people to clean it after use. Still often left in a terrible dirty state. Thank you.	BBQs are cleaned on a regular schedule based on usage. Additional signage can be considered as required.	
	More art work.	We have recently consulted on our draft Public Art Strategy 2025–2030. Where we invited the community to review the draft plan and provide feedback to help us deliver an effective strategy to maximise the benefits of public art within the City of Marion.	
	When will we have our tidal pool at the Cove, please? Much anticipated and needed. Thanks.	The Hallett Cove seaside pool is currently an unfunded initiative. This project would require state or federal funding to be considered for delivery in the future.	Online survey
	I would like to know more about the sea pool and if it's going ahead.		Pop-up session (verbal)
	Not happening now because Labor does not support it.		Promotional table
	Tidal pool pls. x		
	New dog friendly parks with toilets for disabled people & kids.	We create reserves upgrades that cater to a wide range of ages and interests, allocating the budget to ensure there's something for everyone as endorsed in the Open Space Plan. City of Marion is home to several regional-level playgrounds with more extensive equipment for younger children.	
	More playgrounds for toddlers and more avenues for party celebrations		
	Indoor playgrounds needed ASAP		

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
		Council strategically considers the placement of its facilities to ensure it provides adequate and equitable provision of facilities for park users and residents across the City. The suggestion of indoor playgrounds is noted; however, Council is cautious about impacting the revenue of existing indoor play cafés operating within our municipality.	
Community spaces *Programs and services*	I want to express my deep concern on the recent decision to cancel the Move It Program, which has been an invaluable resource for many members of our community. This program has had a profound impact on the physical, social, and mental well-being of its participants, and its removal would be a significant loss to those who rely on it. The benefits of the exercise program extend far beyond just physical fitness. I have experienced improved cardiovascular health, increased strength, and greater flexibility, which is especially important for seniors. By promoting physical activity, the program is also helping me reduce the risk of obesity, diabetes, heart disease, and other costly long-term health issues, which can otherwise place a tremendous strain on local healthcare systems. Equally important, the program fosters a sense of community and social connection (we often meet for a coffee after classes). Like me, many participants have expressed how the group setting has helped us form meaningful relationships, combat feelings of isolation, and feel more	Your feedback on the future of the Move it program has been noted. *Move It* was a State Government funded program for a regional partnership between the Cities of Marion, Holdfast Bay and Onkaparinga to help our local communities discover new places, spaces and ways to 'move it', locally. A grant has been submitted to continue the program however future State Government funding has yet to be confirmed for the 2025-2026 financial year.	Online survey

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	connected to others. Social engagement is a critical factor in mental health, especially as we see rising levels of anxiety and depression in communities across the country. The exercise program has been a vital space for me to not only improve my physical health but also maintain mental well-being. The cancellation of this program could lead to increased healthcare costs in the future. The evidence is clear that investing in preventative health measures, such as exercise programs, can dramatically reduce the need for more expensive treatments down the line. By promoting a healthier, more active population today, the council is also ensuring a more sustainable, cost-effective approach to healthcare tomorrow. I urge you to reconsider this decision and explore alternative funding opportunities to ensure the continuation of this important program. The benefits to me and the community—both in terms of health and social cohesion—are immeasurable, and its absence will be felt by many.		
	I would like the Move It program funded by the city of Marion. I have been a participant for this program for the last 3 year and for it to just be cancelled and no consideration by the council to pick up the classes and continue funding the program is outrageous.		
	Really appreciate the programs and services available through the City of Marion! Won't provide feedback as I live in the City of Onkaparinga, outside of the Council area.	Support for these initiatives has been noted.	Pop-up session (verbal)

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	I really value the library services at Cove.		
	I live in the City of Holdfast, but really appreciate the library services.		
	Can we have an updated park at Pavana Reserve with some more toddler friendly options as well. P.S. my child loves the flying fox their	Irrigation and minor improvements are being carried out at Pavana Reserve this financial year. Council has endorsed a playground upgrade for 2031-32. Nearby playground alternatives include Koomooloo Crescent Reserve and Shamrock Road Reserve.	Promotional table
	I really value aged home support services, they are important to my neighbor. I would like to access some home support too.	Your comments have been noted. We would be very happy to discuss your home support needs. Please reach out to our Positive Ageing and Inclusion team on 8375 6649	
	I recently helped a friend recovering from a procedure access your community programs and services – they were great!		
	I would like to know if library opening hours will be extended?	We don't currently have plans to extend the opening hours of libraries however are investigating an option to provide 'after hours access' to community . More will be known on the feasibility of this in 2025-26.	Pop-up session (verbal)
	Would really like to have more AUSLAN services and programs	We will provide this feedback to our programming teams in the Libraries and Community Centres to look at ways we can expand AUSLAN within our community.	
	More AUSLAN services		Pop-up session (written)
	More diverse community programs and events to connect with similar age groups and like-minded people	We will provide this feedback to our programming teams in the Libraries and Community Centres to look at ways we can continue to expand to greater	Pop-up session (written)

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
	Many of your programs are aimed at 65+ or much younger. Would like to have more programs and events, for people who are under the age of 65 that may have retired earlier, be female and divorced.	range of age categories and our diverse community needs. We currently offer a range of council and community run programs through our four Community Centres and these often change between terms and throughout the year – the program is always available online https://www.marion.sa.gov.au/venues-and-facilities/neighbourhood-centres/programs Community Safety Inspectors regularly undertake proactive patrols of local parks, reserves, and surrounding streets to monitor compliance with dog control regulations, including leash requirements and general animal management standards. To support community awareness, all Council-managed reserves are equipped with clearly visible totem pole signage outlining the specific dog access requirements for each area. Additionally, in many locations, path decals are in place to indicate whether dogs must be kept on a leash or may be exercised off-leash under effective control.	Pop-up session (verbal)
	I would like to see an increase in community centre active programs for every age group More monitoring /signage at parks to help avoid irresponsible dog owners putting dogs at risk.		Online survey
	FOCUS ON MENTAL HEALTH POST COVID & COMMUNITY ENGAGEMENT & CONNECTION	Thank you, we will pass this through to our Engagement team and also our Community Connections team to consider ways to respond to your feedback.	Promotional table
	Make more BOOKS	Our libraries are very popular and we will continue to invest our State Government funding allocation to	Promotional table

Theme	Community feedback (verbatim)	Council response (if required)	Feedback method
		our library book collection and our focus on buying items that the community area keen to read. We are also working on our e-book collection and streaming services as many in our community are also wanting to access 'books' via different ways.	
Environmental sustainability *Resilience*	The integration of climate resilience and sustainability into all aspects of planning is essential and should remain a high priority. The focus on cost efficiencies and reporting, as recommended by ESCOSA, will further strengthen trust and value for ratepayers. Continued, inclusive community consultation will ensure the diverse needs of all Marion residents.	Council recognises the importance of climate resilience and sustainability and will continue to integrate these priorities into financial planning, risk management, asset management, and service delivery. Agreed—enhancing cost efficiency and transparency supports greater trust and value for our community and will be a continual focus.	Online survey

Table 20: General community comments regarding the Draft Annual Business Plan and Budget 2025-26

4. End document

12.5 3rd Budget Review 2024/25	
Report Reference	GC250527R12.5
Originating Officer	Unit Manager - Finance Partnering & Rates – Heath Harding
Corporate Manager	Chief Financial Officer - Ray Barnwell
General Manager	General Manager Corporate Services - Tony Lines

REPORT OBJECTIVE

The purpose of this report is to provide the financial results for the 3rd Budget Review for 2024-2025. The budget review is a revised forecast of the 2024-2025 budget and as such any savings identified for 2024-2025 during budget reviews will not be confirmed until the projects are completed and/or the financial statements are prepared, inclusive of accruals, and audited at the end of the financial year.

EXECUTIVE SUMMARY

The completion of the 3rd Budget Review has identified a favourable net cash adjustment of **$52,412**. Adding this to the 2nd Budget Review forecast budget surplus of $1,204,967 increases the full year forecast cash surplus to **$1,257,379**.

The 2024-2025 – 3rd Budget Review adjustments can be attributed to the following:

Cash Statement Reconciliation	$	$
2nd Budget Review Forecast Cash Surplus		**1,204,967**
3rd Budget Review Adjustments:		
Add Favourable		
Forecast reduction in funding required for Capital Works Budgets (excluding retimed/carryovers)	478,577	
Higher than forecast interest income	217,100	
Reduction in forecast waste collection costs	135,000	
Increase in User Charges Income	194,338	1,025,015
Less Unfavourable		
Labour resourcing (offset by increased user charges income)	167,828	
Various other net adjustments	69,775	237,603
Total 3rd Budget Review Adjustments		**787,412**
Revised 2024-2025 Cash Surplus before Council Resolutions		**1,992,379**
Less Council Resolutions funded from Rates		
GC250325F11.1 - Confidential Item	35,000	
GC250311F18.1 - Confidential item	700,000	**735,000**
Revised 2024-2025 Forecast Cash Surplus		**1,257,379**

RECOMMENDATION

That Council:

1. **Adopts the revised budgeted statements including the Income Statement,**

Statement of Financial Position, Statement of Changes in Equity and Statement of Cash Flows.

GENERAL ANALYSIS

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

The original 2024-25 budget was developed within the context of a long-term framework to achieve a balance between meeting the objectives of the Strategic Plan and attaining financial sustainability in the long term.

FRAMEWORK

This budget review continues the focus on achieving the framework set by Council when developing the 2024-2025 budget, this being:

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

DISCUSSION

Cash Position

The completion of the 3rd Budget Review has identified a favourable net cash adjustment of **$52,412.** Adding this to the 2nd Budget Review forecast budget surplus of $1,204,967 increases the full year forecast cash surplus to **$1,257,379**.

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GC250311F18.1 - Confidential item	700,000	**735,000**
Revised 2024-2025 Forecast Cash Surplus		**1,257,379**

The cash result:

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

The 3rd Budget review for 2024-2025 is based upon actual results to the end of April 2025 and forecast to June 2025.

In accordance with the Local Government (Financial Management) Regulations 2011 a revised budgeted income statement, balance sheet, statement of changes in equity and statement of cash flows are provided in Attachment 2.

Operating Position

The 3rd Budget Review – 2024-2025 forecasts a reduction in the operating deficit of $1.136m with a revised operating deficit of $5.497m.

The revised forecast operating result primarily reflects the realignment of IT Project program over the next three years with $1.376m retimed to future years.

Capital Works Budget

The 3rd Budget Review forecasts capital expenditure decreasing by $5.256m from $49.039m to $43.783m (Renewal $15.595m, New $28.188m).

This decrease is predominantly in relation to the retiming of capital works into 2025-2026 ($4.044m) including:

- Stormwater - Coolah Terrace
- Pathway - Flinders Greenway
- Footpath - Staircase from Berrima to Patpa

Detailed listings of all capital works removed from the 2024-2025 budget are contained in Appendix 3.

Borrowings

The 3rd Budget review reflects no change to the forecast borrowings of $13.986m for 2024-2025. Council have drawn down on $9.5m of this debt year to date.

Under council's Treasury Management Policy, cash balances are continuously monitored and if required, debt will be secured to ensure cash balances do not reduce below that required for capital projects and working capital purposes.

The need for potential borrowings is reviewed as part of the annual budget setting process and approval to access these funds is sought as part of the annual budget process.

Reserves

The 3rd Budget Review reports a net allocation from Reserves of $8.194m, a reduction of $6.018m from the figure forecast in 2nd Budget review. This adjustment relates predominantly to the transfer to reserve of Capital Works budgets retimed to 2025-2026.

Labour Budgets

Overall forecast labour costs have increased by $0.167m bringing the total 2024-2025 labour budget to $47.577m. This forecast primarily reflects additional seasonal labour requirements at the Marion Outdoor Pool, fully offset by increases in income.

Depreciation

The depreciation budget for 2024-2025 increased by $0.161m in the 3rd Budget Review to $23.944m. This increase reflects a revised depreciation forecast for capital works completed during 2024-2025.

Funds Carried Over from 2023-2024 to 2024-2025

The current status of capital works program budgets carried over from 2023-2024 ($2.747m) as at the 30th April 2025 is provided below:

Category	# Projects	Carry Over Budget	Completed	Budget Remaining
Infrastructure	4	997,751	997,751	-
Land & Property	6	379,335	379,335	-
Open Space Planning	1	81,880	-	81,880
Other	4	1,287,853	1,282,603	5,250
Total	**15**	**2,746,819**	**2,659,689**	**87,130**

These works are expected to be complete by 30th June 2025.

ATTACHMENTS

1. Appendix 1 - GC250527 - Financial Statements - Year to Date Funding Statement [**12.5.1** - 1 page]
2. Appendix 2 - GC250527 - Financial Statements - 3rd Budget Review 2024-2025 [**12.5.2** - 6 pages]
3. Appendix 3 - GC250527 - Financial Statements - Capital Works Removed [**12.5.3** - 1 page]

APPENDIX 1

City of Marion - Budgeted Funding Statement (Year to Date)	YTD Actual (30 Apr 2025) $000's	2024-2025 3rd Review Budget $000's
Operating Revenue		
Rates	79,068	94,896
Statutory Charges	2,506	2,827
User Charges	4,224	4,612
Operating Grants and Subsidies	9,655	10,613
Investment Income	522	620
Reimbursements	773	908
Other Revenues	419	788
Share of Profit - Equity Accounted Investments	-	645
	97,167	**115,909**
Operating Expenses		
Employee Costs	39,002	47,577
Contractual Services	25,618	34,050
Materials	5,617	7,371
Finance Charges	50	209
Depreciation	19,874	23,944
Other	6,371	8,255
	96,532	**121,406**
Operating Surplus/(Deficit) before Capital revenues	**635**	**(5,497)**
Capital Revenue		
Capital Grants and Contributions	1,856	4,942
Physical Resources received free of charge	40	-
Asset disposal and fair value adjustments	-	-
Net Surplus/(Deficit) resulting from operations	**2,531**	**(555)**
Depreciation	19,874	23,944
(Gain)/Loss on disposal of assets		-
Share of Profit SRWRA	-	(645)
Funding available for Capital Investment expenditure	**22,405**	**22,744**
Capital		
less Capital Expenditure - Renewal	7,020	15,595
less Capital Expenditure - New	14,340	28,188
less Capital - Contributed Assets	40	-
add Capital - proceeds from sale of assets	432	425
Net Overall funding Surplus/(Deficit)	**1,517**	**(20,614)**
Funded by;		
LOANS		
Loan Principal Receipts (Net)	9,500	13,986
less Loan Principal Payments	152	309
Loan funding (Net)	**9,348**	**13,677**
Movement in level of cash & accruals		
Cash Surplus/(Deficit) funding requirements	11,432	1,257
Reserves Net (transfer to/(transfer from)	(567)	(8,194)
Cash/Investments/Accruals Funding	**10,865**	**(6,937)**
Funding Transactions	**(1,517)**	**20,614**

APPENDIX 2

City of Marion - Budgeted Funding Statement	2024-2025 2nd Review $000's	2024-2025 3rd Review $000's	Variance $000's
Operating Revenue			
Rates	94,889	94,896	7
Statutory Charges	2,828	2,827	(1)
User Charges	4,418	4,612	194
Operating Grants and Subsidies	10,584	10,613	29
Investment Income	403	620	217
Reimbursements	1,182	908	(274)
Other Revenues	1,091	788	(303)
Share of Profit - Equity Accounted Investments	645	645	-
Total Operating Revenue	**116,040**	**115,909**	**(131)**
Operating Expenses			
Employee Costs	47,410	47,577	167
Contractual Services	35,444	34,050	(1,394)
Materials	7,153	7,371	218
Finance Charges	285	209	(76)
Depreciation	23,783	23,944	161
Other	8,598	8,255	(343)
Total Operating Expenses	**122,673**	**121,406**	**(1,267)**
Operating Surplus/(Deficit) before Capital rev's	**(6,633)**	**(5,497)**	**1,136**
Capital Revenue			
Capital Grants and Contributions	5,492	4,942	(550)
Net Surplus/(Deficit) resulting from operations	**(1,141)**	**(555)**	**586**
Depreciation	23,783	23,944	161
Share of Profit SRWRA	(645)	(645)	-
Funding available for Capital Investment exp	**21,997**	**22,744**	**747**
Capital			
less Capital Expenditure - Renewal	15,407	15,595	188
less Capital Expenditure - New	33,633	28,188	(5,445)
less Capital Contributed Assets	-	-	-
add Capital - Proceeds from Sale of Assets	360	425	65
Net Overall funding Surplus/(Deficit)	**(26,683)**	**(20,614)**	**6,070**
Funded by;			
Loans			
Loan Principal Receipts	13,986	13,986	-
less Loan Principal Payments	309	309	-
Loan funding (Net)	**13,677**	**13,677**	**-**
Movement in level of cash & accruals			
Cash Surplus/(Deficit) funding requirements	1,205	1,257	52
Reserves Net (transfer to/(transfer from)	(14,212)	(8,194)	6,018
Cash/Investments/Accruals Funding	**(13,007)**	**(6,937)**	**6,070**
Funding Transactions	**26,683**	**20,614**	**(6,070)**

APPENDIX 2

City of Marion - Budgeted Income Statement	Actual 2023-2024 $000's	3rd Review 2024-2025 $000's
Operating Revenue		
Rates	89,976	94,896
Statutory Charges	2,400	2,827
User Charges	4,164	4,612
Operating Grants and Subsidies	6,004	10,613
Investment Income	1,246	620
Reimbursements	741	908
Other Revenue	1,118	788
Net Gain - Equity Accounted Council Businesses	770	645
Total Operating Revenue	**106,419**	**115,909**
Operating Expenses		
Employee Costs	45,567	47,577
Contractual Services	31,813	34,050
Materials	7,001	7,371
Finance Charges	150	209
Depreciation	21,594	23,944
Other Expenses	7,751	8,255
Total Operating Expenses	**113,876**	**121,406**
Operating Surplus/(Deficit) before Capital Revenues	**(7,457)**	**(5,497)**
Capital Revenues		
Capital Grants, Subsidies and Monetary Contributions	7,976	4,942
Physical resources received free of charge	1,002	-
Asset disposal and fair value adjustments	(4,677)	-
Net Surplus/(Deficit) resulting from Operations	**(3,156)**	**(555)**

APPENDIX 2

City of Marion - Budgeted Statement of Financial Position	Actual 2023-2024 $000's	3rd Review 2024-2025 $000's
Current Assets		
Cash & Cash Equivalents	13,761	6,824
Receivables	6,531	6,531
Inventory	600	600
Total Current Assets	**20,892**	**13,955**
Current Liabilities		
Trade & Other Payables	17,534	17,534
Provisions	7,134	7,134
Borrowings	310	1,140
Lease Liabilities	-	-
Total Current Liabilities	**24,978**	**25,808**
Net Current Assets/(Liabilities)	**(4,086)**	**(11,853)**
Non-Current Assets		
Investment In Srwra & Council Solutions	9,271	9,916
Infrastructure, Property, Plant & Equipment	1,328,046	1,347,460
Other Non-Current Assets	23,080	23,080
Total Non-Current Assets	**1,360,397**	**1,380,456**
Non-Current Liabilities		
Provisions	700	700
Borrowings	1,448	14,295
Lease Liabilities	-	-
Total Non-Current Liabilities	**2,148**	**14,995**
Net Assets	**1,354,163**	**1,353,608**
Equity		
Accumulated surplus	440,335	447,974
Asset Revaluation Reserves	893,903	893,903
Other Reserves	19,925	11,731
Total Equity	**1,354,163**	**1,353,608**

APPENDIX 2

City of Marion - Budgeted Statement of Changes in Equity	Actual 2023-2024 $000's	3rd Review 2024-2025 $000's
Accumulated Surplus		
Balance at beginning of period	434,637	440,335
Net Surplus/(Deficit)	(3,155)	(555)
Transfers from Reserves	8,853	14,314
Transfers to Reserves	-	(6,120)
Balance at end of period	**440,335**	**447,974**
Asset Revaluation Reserve		
Balance at beginning of period	711,329	893,903
Net change this year	182,574	-
Balance at end of period	**893,903**	**893,903**
Other Reserves		
Balance at beginning of period	28,778	19,925
Net change this year	(8,853)	(8,194)
Balance at end of period	**19,925**	**11,731**
Total Reserves	913,828	905,634
Total Equity	**1,354,163**	**1,353,608**

APPENDIX 2

City of Marion - Budgeted Statement of Cash Flows	Actual 2023-2024 $000's	3rd Review 2024-2025 $000's
Cash Flows From Operating Activities		
Receipts	113,345	115,264
Payments	(97,093)	(97,462)
Net Cash Provided By Operating Activities	**16,252**	**17,802**
Cash Flows From Financing Activities		
Receipts		
Loans Received	-	13,986
Proceeds from Bonds & Deposits	-	-
Payments		
Principal	(929)	(309)
Repayment of Finance Lease Liabilities	(1)	-
Net Cash (Used In) Financing Activities	**(930)**	**13,677**
Cash Flows From Investing Activities		
Receipts		
Capital Grants/Subsidies & Contributions/Investments	6,301	4,942
Sale of surplus assets	828	-
Sale of replaced assets	251	425
Distributions from Equity Accounted Investments	-	-
Payments		
Purchase of IPP&E	(37,372)	(43,783)
Net Cash (Used In) Investing Activities	**(29,992)**	**(38,416)**
Net Increase/(Decrease) In Cash Held	(14,670)	(6,937)
Cash At Beginning Of Reporting Period	28,431	13,761
Cash At End Of Reporting Period	**13,761**	**6,824**

APPENDIX 2

Financial Indicators
To assist Council in meeting its objective of financial sustainability, a series of financial indicators endorsed but the Local Government Association are provided. The following table provides a matrix of indicators of the 2024-2025 3rd Budget Review and compares the forecast results against the target rate.

Key Ratios	Target	2024-25 Forecast
Operating Surplus Ratio	**0 - 10%**	**-4.74%**
This ratio expresses the operating surplus as a percentage of total operating revenue		
Target :	Average between 0-10% over each consecutive 5-year period	
Comment :	While the current ratio for 2024-2025 is outside the target range, the final result will not be known until the end of the financial year. The average Operating Surplus over the past five years is 0.1%. Positive ratio indicates that Council has sufficient operating revenue to cover operational expenses	
Net Financial Liabilities Ratio	**0 - 65%**	**23.68%**
This ratio indicates the extent to which net financial liabilities can be met by total operating revenue		
Comment :	This result indicates Council's financial assets currently exceed its Financial Liabilities. This ratio falls within the target range. Council's capacity to meet its financial obligations remains strong	
Debt Servicing Ratio	**0 - 10%**	**0.45%**
This ratio identifies Council's abilitiy to service its debt obligations (principal & interest) from operating revenues		
Comment :	This ratio falls within the target range and indicates Council has a low debt holding and is well positioned for future borrowings outlined in the Long Term Financial Plan	
Asset Renewal Funding Ratio	**90 - 110%**	**100%**
This ratio indicates whether Council is renewing or replacing existing assets at the rate of consumption		
Comment :	The ratio can vary from year to year dependant on the renewal capital expenditure. Council's Long Term Financial Plan is set to achieve an average Asset Renewal Funding Ratio of 100% over the next three years	

APPENDIX 3

3rd Budget Review 2024-25 - Capital Works projects removed from Budget		
Capital Project	**Budget $'000**	**Details**
Works deferred and budget carried over into 2025-2026 (transfer to Reserve)		
Footpath - Staircase - Berrima to Patpa	600	Project delayed due to ongoing negotiations with Department for Infrastructure and Transport over lease agreement terms and issues finding a suitable contractor due to job complexities
Stormwater - Coolah Terrace - Oaklands Park	1,985	Major project with the location posing a high level of resident concern. Tender process has concluded however due to the delays and the pending wet weather and potential risk of reputational damage the works will be deferred until 2025-2026 to allow further community consultation
Traffic - Refuge Crossing Milham/Morphett	30	Works to be deferred to 2025-2026 after the road reconstruction project is completed with the refuge to be installed shortly after
Traffic - Zebra Crossing Milham Street	10	Works to be deferred to 2025-2026 after the road reconstruction project is completed with the crossing to be installed shortly after
Flinders Greenway *	591	Initial project of $1.1m subject to 50% grant funding which has so far been unsuccessful. Works and budget deferred to 2025-2026, including increase for indexation, pending a successful grant funding application
Buildings - Koorana DDA Toilet + Reception + Meeting Room	319	Works delayed due to potential cost escalations with a requirement for additional funding. Works to be deferred until 2025-2026
Total	**3,535**	
Works removed from 2024-2025 program as works no longer required. Budget reprioritised in 2024-2025		
Cosgrove Hall Upgrade	100	Hall Strategy Review required to determine the potential future need for Cosgrove Hall and other Community Halls
Kerb - Cowra Crescent, Park Holme - Nilpena Avenue To Nilpena Avenue	66	Following further investigation by the Engineering Department it was determined that these works are no longer required and will be included within the road rejuvenation program for 2025-2026
Total	**166**	
Total Capital Works Removed	**3,701**	

* Flinders Greenway 50% Council contribution has been increased by $41,000 to $591,000 to allow for indexation on construction costs

12.6 CoM Events and Funding	
Report Reference	GC250527R12.6
Originating Officer	Unit Manager Media and Engagement – Nick Marwe
Corporate Manager	Acting Manager Customer Experience and Engagement – Nick Marwe
General Manager	Acting General Manager Corporate Services – Kate McKenzie

REPORT OBJECTIVE

To seek Council endorsement for a preferred delivery model to expand the City of Marion's events calendar, using new and existing resources to increase frequency, inclusivity, and community impact.

REPORT HISTORY

Report Reference	Report Title
FORUM250529R1.3	Approach to Community Events

EXECUTIVE SUMMARY

This report presents two options for expanding the City of Marion's events program. It builds on the existing success of biennially funded flagship events, *Concert at the Cove* and *Marion Celebrates.*

As part of the draft Annual Business Plan and Budget for 2025/26 Council has included additional funding of $80,979, including $60,000 for event delivery and $20,979 for 0.2 FTE staffing uplift. If Council determines that it wishes to include an additional 1-2 mid-size events, a further $30,000 may be reallocated from existing budgets, providing a total of $110,979 to enhance event programming beyond existing commitments.

Two future delivery models are proposed:

- Option 1 – Biennial major events + annual mid-size events: Introduces a diverse calendar featuring major and mid-size events across the year. Marion Celebrates and Concert at the Cove remain biennial events, with 3-5 mid-size events introduced annually to provide variety and improve geographic and demographic reach.

- Option 2 – Annual major events: Concentrates resources on annual delivery of *Concert at the Cove* and *Marion Celebrates,* could be complemented by 1–2 additional mid-size community events if additional funding is granted. This model prioritises continuity and visibility of flagship events, with a more streamlined event portfolio.

Both options make effective use of available funding and support different aspects of Council's strategic goals. Council is asked to consider the merits of both models and approve a preferred option for implementation in 2025/26 financial year.
If Council determines to include an additional $30k for more events, the optional resolution will be required, and Council will need to determine where the funds are being reallocated from. It has been suggested that the reallocation come from the grants program, however if this is to occur, the grants guidelines will require amendment before the next grant round can be

opened.

RECOMMENDATION

That Council:

1. **Endorses Option 1: Concert at the Cove and Marion Celebrates remain biennial major events, with 3-5 mid-size events introduced annually.**

   Or

1. **Endorses Option 2: Concert at the Cove and Marion Celebrates become annual event, currently budgeted under New Initiative funding in 25/26 financial year.**

Optional Resolution

2. **Endorses the addition of 1-2 mid-size events introduced annually, funded with a reallocation of up to $30,000 from existing budgets.**

DISCUSSION

Background

The City of Marion delivers a range of events that contribute to a liveable community. Existing major events, *Concert at the Cove* and *Marion Celebrates*, are currently funded on a biennial basis. A review of community needs and Council's strategic direction has identified the opportunity to broaden the program to include mid-size events.

Both *Concert at the Cove* and *Marion Celebrates* are currently funded to be delivered on a biennial basis in alternating years.

- *Concert at the Cove* $60,000 (biennial)
- *Marion Celebrates* – $50,000 (biennial)

These events will continue to be delivered on either a biennial or annual basis, as outlined in each option.

As part of the draft Annual Business Plan and Budget (ABP) for 2025/26, Council determined to increase the existing event budget to accommodate an increase in the frequency of the two major events, *Concert at the Cove* and *Marion Celebrates,* to annual occurrences. The estimated additional cost for this was $80,979, comprising:

- *0.2 FTE Level 4 uplift – $20,979*
- Event delivery budget – $60,000

Subsequent discussions with Council requested that consideration be given to a more diverse event calendar, with multiple mid-sized activations across the city, responding to community expectations and creating broader reach and localised impact.

Council also discussed that a further $30,000 may be reallocated from the grants program to increase the total budget for events and therefore allowing an addition of 1 – 2 mid-size events as outlined within the options below.

Option 1: Biennial Major Events + Regular Mid-Size Events

This option proposes the continuation of two major events on a biennial basis, along with the addition of 3-5 mid-size events each year. The additional funding within the draft ABP 2025/26 is adequate to fund these events. These mid-size events could take place at various locations across the council area and may either be held independently or as a series of events.

Examples of potential mid-size events include:

- **Winter Warmers Series** – 3 similar consecutive events
- **Summer Chill Series** – 3 similar consecutive events
- **Food and Wine festival**
- **Halloween or Harmony Event Wellness Day**

Further examples are provided in Attachment 3 – Marion Events Demographic Matrix.

*If Council wishes to include additional funding from a reallocation of existing budgets, these events can be scaled up or increase frequency.

Event Timeline and Breakdown (Option 1):

Financial Year	Events Delivered
2025/26	Concert at the Cove
	3-5 Mid-Size Community Events
2026/27	Marion Celebrates
	3-5 Mid-Size Community Events

Benefits of Option 1:

- **Increased frequency and reach**
  Introduces 3–5 mid-size events annually, creating a more consistent and inclusive events calendar that engages a broader cross-section of the community across multiple suburbs.
- **Geographic and demographic inclusivity**
  Allows events to be spread across the City, supporting Council's objective to deliver place-based services and reach underrepresented demographics and locations.
- **Event innovation and community connection**
  Provides flexibility to trial diverse event formats and themes, fostering innovation, cultural celebration, and greater local engagement.
- **Partnership and capacity building**
  Creates opportunities for partnerships with community groups, schools, and local businesses, and supports increased community-led delivery through co-facilitation.
- **Reinforced event branding and visibility**
  Builds a consistent City of Marion event identity through recurring smaller events under a unified brand, improving recognition and engagement.

Option 2: Annual Concert at the Cove and Marion Celebrates + Optional 1-2 mid-size events.

This option proposes a focus on the two major annual events, Concert at the Cove and Marion Celebrates. Both events will be held annually, ensuring their continued prominence in the community calendar. There is option to use the mentioned $30,000 reallocation of funding to fund 1-2 mid-size events. This option emphasises the importance of maintaining signature events that have already demonstrated success and popularity, while consolidating resources to maximise impact and attendance.

- **Concert at the Cove**: An annual musical celebration held in a scenic location at Hallett Cove, bringing together community members for an afternoon and evening of entertainment and connection.
- **Marion Celebrates**: An annual city-wide community festival with an historic theme of *Many Cultures, One Earth*, celebrates our community diversity and spirit. The festival has a reputation as a family-friendly event with a focus on art and cultural experiences and sustainability for all to enjoy.
- **Optional mid-size events:** examples of these events are outlined in Option 1 and in Attachment 3 (require up to addition $30,000 for support)

Event Timeline and Breakdown (Option 2):

Financial Year	Events Delivered
2025/26	Concert at the Cove
	Marion Celebrates
	2 mid-size events*
2026/27	Concert at the Cove
	Marion Celebrates
	2 mid-size events*

*Optional with additional funding from a reallocation of budget.

Benefits of Option 2:

- **Enhanced visibility and profile of major events**
  Elevates the profile and community anticipation for Concert at the Cove and Marion Celebrates by delivering them annually, ensuring their continued prominence in the local calendar.
- **Predictable community engagement**
  Annual scheduling of major events provides regular touchpoints for residents to engage, building loyalty, expectation, and a strong community tradition.
- **Support for grassroots celebrations**
  By focusing on core events, staff capacity is freed to assist in the facilitation of community-led cultural events, enabling grassroots participation and cultural expression.
- **Consistency with Strategic Goals**
  Aligns with Council's strategic priority to provide iconic community events that celebrate diversity and inclusion, while maintaining efficiency in service delivery.
- **Reinforced event branding and visibility**
  Builds a consistent City of Marion event identity through recurring smaller events under a unified brand, improving recognition and engagement.

Council will actively encourage and support community-led cultural events, such as Diwali, Lunar New Year and Holi, by assisting with promotion, facilitation, and event permits. These events **will not be run** by Council, but Council will support to empower local communities to celebrate and connect at locations across the City of Marion.

Branding Opportunity Aligned with Event Calendar Expansion

Regardless of the preferred option selected for the expansion of the events calendar, the proposed increase in activity presents an opportunity to implement a unified and recognisable events branding strategy.

Establishing a consistent brand identity across all City of Marion events would not only enhance community awareness and engagement but also strengthen the overall visibility and cohesion of all events.

It is recommended that all events be branded under a single, overarching event identity - such as *Marion Celebrates* - with individual events adopting this as a consistent prefix. For example:

- *Marion Celebrates – Touch-a-Truck*
- *Marion Celebrates – New Citizens Ceremony*
- *Marion Celebrates – Concert at the Cove*

This branding approach would support the long-term marketing strategy while fostering a sense of community belonging, and recognition for the City of Marion as a vibrant, innovative and progressive council; while maintaining alignment with our brand guidelines, reinforcing the City of Marion as a great place to *play*.

ATTACHMENTS

1. Attachment 1 - Supporting Documentation [**12.6.1** - 4 pages]
2. Attachment 2 - Event options strengths and limitations [**12.6.2** - 5 pages]
3. Attachment 3 - Events Calendar examples Options [**12.6.3** - 2 pages]
4. Attachment 4 - Marion Events Demographic Matrix [**12.6.4** - 2 pages]

Appendix 1 - Supporting Documentation

1 - Current Events Program

Event	Frequency	Current Date held	Location	Annual Budget/Cost
Concert at the Cove	1 (Biennial)	February	Heron Way Reserve	$60,000 (in 'on' year)
Marion Celebrates	1 (Biennial)	March	MCC Plaza	$50,000 (in 'on' year)
Touch a Truck	1	October	MPSCC	$15,000
Citizen of the Year Awards	1	January	Various	$5,000 (+ grant support)
Anzac Youth Vigil	1	April	Marion RSL	$3,800 (annual)
Large Project Openings	Avg 3 per year	Depending on project completion date	Various	$10k–$25k (per opening dependent on individual project)
Reserve Openings	Avg 9 per year	Various	Various	$500–$5,000 (per opening dependent on individual project)
Citizenship Ceremonies	Avg 9 per year	Various	Various	$20,000 (annual)

The Engagement, Media and Events team also manage and oversee:

- Special Events Permits
- Engagement events (consultation popups, Marion 100 etc.)
- Media events
- Government relations events (e.g. project visits)
- Facilitation of events organised by external promoters and not for profit organisations (e.g. Sunday Funday, Holi Festival)

2 - Event types and definitions

Flagship major events

Concert at the Cove and Marion Celebrates are the City of Marion's flagship biennial major events. These large-scale celebrations attract significant attendance from across the city's diverse communities and provide valuable opportunities for connection and inclusion.

Designed to celebrate community identity, these events bring people together in welcoming, family-friendly environments. They play a key role in:

- Strengthening community cohesion
- Showcasing local talent
- Promoting cultural understanding

Key features include:

- **Estimated cost**: $50k – 60k per event
- **Consistent branding**: Events will be marketed under a unified banner (e.g. *"Marion Celebrates…"*) to support recognition and community connection
- **Geographic reach**: Major events are held at Hallett Cove and the Marion Cultural Centre, ensuring broad geographic representation across key areas of the city.
- **Annual planning**: Regular scheduling of these events enables the community to look forward to and prepare for these key celebrations each year.

Mid-Size Events

Mid-size events offer a scalable and flexible format, allowing them to be tailored to suit the needs of local communities and respond to resident feedback. These events would aim to bring activation directly into neighbourhoods, increasing accessibility and community engagement.

Planned to take place in local reserves MCC plaza, and other community spaces, these events are designed to deliver a consistent and inclusive experience across the city.

Key features include:

- **Estimated cost**: $10,000–$15,000 per event
- **Consistent branding**: Events will be marketed under a unified banner (e.g. *"Marion Celebrates…"*) to support recognition and community connection
- **Inclusive themes**: Programming will reflect seasonal, cultural, and diverse interests
- **Community responsiveness**: Event formats and content will remain adaptable to local needs
- **Strategic alignment**: Where appropriate, events will coincide with civic openings or milestones to maximise impact

- **Geographic reach**: Events will be distributed across the city to ensure broad access
- **Annual planning**: A calendar of events will be released annually to promote transparency and facilitate early engagement

3 – Key events sites

The following sites have been identified as key event sites, but this list is not exhausted.

- Marion Cultural Centre (MCC) Plaza – a central, accessible civic space ideal for arts, culture, and community events.
- Heron Way Reserve – a scenic coastal location perfect for large-scale gatherings and live performances.
- Hendrie Street Reserve – an inviting open space suitable for family-friendly, outdoor activities.
- Oaklands Estate/Wetlands – a natural setting ideal for environmental and wellbeing-themed activations.
- Capella Reserve – a flexible neighbourhood reserve offering space for sport, markets, or pop-up events.
- Edwardstown Oval – a large community precinct that supports sporting, cultural, and celebratory events.
- Mitchell Park Sports and Community Centre – a new and versatile venue suited for both indoor and outdoor events.
- Regional playgrounds and reserves in high-density areas – well-positioned to offer accessible, hyper-local activations.
- Glandore Community Centre – a welcoming community space suited to performances, and gatherings.
- Trott Park Neighbourhood Centre – a suburban hub ideal for targeted community engagement and participation.
- Local reserves in higher density locations such as Tonsley Green, George Street Reserve.

Community and Council Feedback

Consistent community feedback through satisfaction surveys, engagement results, and event evaluations points to a clear desire for:

- *More frequent and accessible local events*
- *Diverse, inclusive activities across all age groups*
- *Events closer to home and beyond traditional precincts*

Council Members have expressed support for:

- *Holding our flagship events (Concert at the Cove and Marion Celebrates) as annual events.*
- *Delivering additional smaller-scale events (mid-size events) throughout the city*
- *Exploring creative and culturally inclusive themes and events*

Event Options/limitations and Budgets

OPTION 1: Biennial Major Events + Annual Mid-Size Events

- Concert at the Cove remains biennial
- Marion Celebrates remains biennial
- 3 - 5 additional events delivered each year (regardless of major event year)
- All other current events continue as normal

Strengths	Limitations
Greater geographic and demographic diversity Smaller scale events can be strategically spread across different suburbs and targeted to engage a wide cross-section of the community with particular focus on age groups (like 50–59) that have indicated underrepresentation. **Opportunity for innovation and agility** Without the constraints of large event planning each year, the Events Team has more flexibility and opportunity to trial new events and event series, allowing for innovation and responsive programming. **Reduced operational pressure from large events** By limiting large scale events to alternate years, this model reduces programming and staffing complexities, while still maintaining a strong local event calendar. **Allows stronger partnership and activation focus** The model encourages community led or partnered initiatives, especially with local businesses, arts groups, or cultural organisations, building capacity outside Council and fostering local pride and participation. **Consistent annual presence**	**No major flagship event every year** There may be a perceived gap in Council's event offerings as the major events are not held annually, especially from residents who value those large-scale gatherings. Community perception could be that the events will not be continuing. **Smaller events may lack profile** The added events, unless clearly promoted as part of a broader seasonal or annual program, may not achieve the same recognition or turnout as the better-known flagship events. **Risks of diluted impact** Spreading effort across several smaller events may reduce the ability to achieve a high production standard or a strong thematic experience — potentially limiting community impact. **Promotion and coordination demands** A consistent program of 5 new events each year will require clear planning, resourcing, and strategic communications to ensure strong attendance and awareness.

With both flagship events remaining biennial, the addition of 3 - 5 new events annually this would ensure regular, year-round engagement with the community and maintains visibility for CoM events program. The community have opportunity to participate in number of diverse events.	

Estimated Budget for Mid-Sized Event: Winter Warmer Series

Location: Marion Cultural Centre Plaza

Event: Winter Warmer Series

This budget is an estimate and can vary depending on factors such as demand, location, duration, and frequency of bookings. Below is a detailed breakdown of potential costs associated with hosting the Winter Warmer Series event:

Contractor/Item	Cost	Considerations
Marquee(s)	$2,000	Costs may vary based on event size and time of year.
Music/Live Acoustics	$2,000	Price for hiring live music or acoustics setup.
Road Closure	$2,000	Costs may vary depending on size and duration of the road closure.
Security and First Aid	$1,500	Recommended at all events for safety and risk management.
Furniture Hire/Heaters/Props	$5,000	Varies depending on the size and needs of the event.
Marketing and Promotions	$2,500	Includes print, digital, and social media collateral.
Photography and Videography	$1,000	Optional depending on whether documentation of the event is required.
Audio and Sound Tech	$1,000	Cost for external technical staff and audio equipment.

Total Estimated Cost: $17,000

Note:
This estimate does not include additional staffing costs, which will need to be added separately based on the number of staff required to manage the event

OPTION 2: Annual Major Events Focus – Annual Concert and Marion Celebrates

- Concert at the Cove annually
- Marion Celebrates annually
- 2 x mid – sized events
- All other current events continue as normal

Strengths	Limitations
High impact calendar anchored by two flagship events Annual delivery of *Concert at the Cove* and *Marion Celebrates* ensures consistent, large-scale community gatherings that are highly visible, well attended, and professionally delivered. **Community expectation and demand met** Strong alignment with community feedback from satisfaction surveys and past event evaluations, which indicate a desire for more events and more regular opportunities to gather locally. **Wide appeal across interests and cultural backgrounds** *Marion Celebrates* offers a platform for diversity and creativity, while *Concert at the Cove* brings energy, entertainment, and nostalgia — offering something for families, older adults, and younger audiences alike. **Brand and economic uplift** Flagship events can boost civic pride, showcase Council leadership in placemaking and events, whilst supporting local businesses through vendor opportunities and increased foot traffic. The brand **Opportunities for strategic alignment** Consistent timing of annual major events allows for long-term	**Risk of demographic or geographic imbalance** Focusing resources on two large, centralised events may inadvertently overlook opportunities to connect with residents in other areas of the city — particularly those who may prefer smaller, localised events closer to home. **Potential underrepresentation of niche or emerging themes** With significant investment going to two major events, there may be limited space to trial new formats, themes, or event types that cater to specific demographics e.g. health and wellness for older adults, cultural workshops, intergenerational events **Limited flexibility in the annual calendar** A major event approach may crowd out opportunities for smaller, low-cost activations, pop-up events, or partnerships — especially those that could reach groups or neighbourhoods that don't typically attend large events.

planning, partnership development, and alignment with seasonal programs or national celebrations (e.g. Reconciliation Week, Fringe, NAIDOC, etc.).	

Estimated budget for Major Event: Concert at The Cove

Location: **Hallett Cove**

Event: **Annual Concert at the Cove**

This budget is an estimate and can vary depending on factors such as demand, location, duration, and frequency of bookings. Below is a detailed breakdown of potential costs associated with hosting the Winter Warmer Series event:

Contractor/Item	Cost	Considerations
Marquee and staging	$10,000	Costs may vary based on event size a
Music, bands	$10,000	Price for hiring live music or acoustics setup.
Entertainment	$5,000	Performers, face painters, roving entertainers
Road Closure	$5,500	Costs may vary depending on size and duration of the road closure.
Security and First Aid	$2,500	Recommended at all events for safety and risk management.
Toilets	$2,000	Additional toilets are needs to service the number of people that attend this event
Furniture Hire/Heaters/Props	$11,500	Varies depending on the size and needs of the event.
Marketing and Promotions	$2,500	Includes print, digital, and social media collateral.
Photography and Videography	$1,000	Optional depending on whether documentation of the event is required.
Shuttle bus service	$2,500	Transport to and from event site. 2 x buses running for the duration of the event
Welcome to country and cultural element	$1,500	Welcome to country and other cultural element i.e. dance performance, didgeridoo

Food Truck Management	$3,000	Oversee all paperwork and logistics relating to food truck management
Audio and Sound Tech	$3,000	Cost for external technical staff and audio equipment.

Total Estimated Cost: $60,000

Note:
This estimate does not include additional staffing costs, which will need to be added separately based on the number of staff required to manage the event.

Option 1: Biennial Concert at the Cove, Biennial Marion Celebrates, 3-5 additional events every year

Month	FY 2025–26	FY 2026–27
July	Citizenship ceremony / **Additional event**	Citizenship ceremony / **Additional event**
August	–	–
September	Citizenship ceremony / **Additional event**	Citizenship ceremony / **Additional event**
October	Touch a Truck	Touch a Truck
November	Citizenship ceremony	Citizenship ceremony
December	**Additional Event (Summer Chill)**	**Additional Event**
January	Citizen of the Year and Citizenship ceremony	Citizen of the Year and Citizenship ceremony
February	**Marion Celebrates - Cultural Festival**	**Concert at the Cove**
March	Citizenship ceremony	Citizenship ceremony
April	ANZAC Youth Vigil / **Provide additional support to ANZAC Day events within City of Marion**	ANZAC Youth Vigil / **Provide additional support to ANZAC Day events within City of Marion**
May	Citizenship ceremony	Citizenship ceremony
June		**Additional Event (Winter warmer)**

Option 2: Annual Concert at the Cove and Marion Celebrates

Month	FY 2025–26	FY 2026–27
July	Citizenship ceremony – **Optional additional event**	Citizenship ceremony - **Optional additional event**
August	–	–
September	Citizenship ceremony	Citizenship ceremony
October	Touch a Truck	Touch a Truck
November	**Marion Celebrates – Cultural Festival**	**Marion Celebrates – Cultural Festival**
December	Citizenship ceremony	Citizenship ceremony
January	Citizen of the Year and Citizenship ceremony	Citizen of the Year and Citizenship ceremony
February	**Concert at the Cove**	**Concert at the Cove**
March	Citizenship ceremony	Citizenship ceremony
April	ANZAC Youth Vigil / **Provide additional support to ANZAC Day events within City of Marion**	ANZAC Youth Vigil / **Provide additional support to ANZAC Day events within City of Marion**
May	Citizenship ceremony - **Optional additional event**	Citizenship ceremony - **Optional additional event**
June		

City of Marion Events Matrix by Category and Demographic

Current Major Events

Event	Families & Children	12 - 25 years	18 - 35 years	35 - 59 years	60+ years
Concert at the Cove	◍	◍	○	●	●
Marion Celebrates	◍	◍	○	●	●
Australia Day Event	◍	◍	○	●	●
Touch a Truck	◍		○	●	

Example Mid-size Events

Event	Families & Children	12 - 25 years	18 - 35 years	35 - 59 years	60+ years
Halloween Event	◍	◍	○	●	
Christmas Markets / Lighting	◍	◍	○	●	●
Book Week	◍			●	●
Twilight Music / Evening Sessions		◍	○	●	●
Acoustic Sessions / Chill Gigs	◍	◍	○	●	●
Classical music concerts			○	●	●
Dessert Fest	◍	◍	○	●	●
Food & Wine / Gin Festival		◍	○	●	●
Street Food Fiesta	◍	◍	○	●	●
Oktoberfest		◍	○	●	
Winter Warmers		◍	○	●	●
Dog Day Out (pet event)	◍	◍	○	●	●
Book Week Activities	◍			●	●
Parks Week Events	◍	◍	○	●	●
Fun Run / Walk	◍	◍	○	●	●

Yoga in the Park / Wellness Day					

12.7 Council Member Representative for the Council Assessment Panel (CAP) 2025-26	
Report Reference	GC250527R12.7
Originating Officer	Unit Manager Governance and Council Support – Victoria Moritz
Corporate Manager	Manager Office of the Chief Executive – Sarah Vinall
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

The purpose of this report is for Council to appoint a Council Member and a deputy Council Member to the Council Assessment Panel (CAP). The appointment of a Council Member to these positions is required to fulfill Council's legislative obligations under the Planning, Development and Infrastructure Act 2016 (PDI Act).

EXECUTIVE SUMMARY

The current Council Members appointed to the Council Assessment Panel (CAP) are due to expire on 30 June 2025.

Council is required to appoint one (1) Council Member and one (1) Deputy Council Member to the CAP.

RECOMMENDATION

That Council:

1. **Appoints Councillor XXX as Member of the Council Assessment Panel for a period of 1 July 2025 to 30 June 2026.**

2. **Appoints Councillor XXX as Deputy Member of the Council Assessment Panel for a period of 1 July 2025 to 30 June 2026.**

DISCUSSION

Councillor Matt Taylor is the current Member on the CAP and Councillor Nathan Prior is the Deputy Member. The below table show previous representatives for this term of Council.

Year	Council Member Representative	Deputy Council Member Representative
1 July 2024 – 30 June 2025	Councillor Matt Taylor	Councillor Nathan Prior
1 July 2023 – 30 June 2024	Councillor Nathan Prior	Councillor Matt Taylor
30 November 2022 – 30 June 2023	Councillor Nathan Prior	Councillor Matt Taylor
1 July 2022 – 12 November 2022	Councillor Matthew Shilling	Councillor Raelene Telfer
1 July 2021 – 30 June 2022	Councillor Raelene Telfer	Councillor Kendra Clancy
1 July 2020 – 30 June 2021	Councillor Raelene Telfer	Councillor Matthew Shilling
1 July 2019 – 30 June 2020	Councillor Maggie Duncan	Councillor Raelene Telfer
27 November 2018 – 30 June 2019	Councillor Maggie Duncan	Councillor Raelene Telfer

Section 3.3 of the CAP Terms of Reference states that a *Council Representative is entitled to be re-appointed as a CAP Member for a second successive term, by being expressly authorised by a resolution of the Council.* Section 3.5 *States that the term of office for each CAP Member is as determined by the Council but in any event shall not exceed two years.* The second successive term could be considered two years (ratified annually) with another term of up to two years by resolution of Council.

Section 83 2(b) of the *Planning, Development and Infrastructure Act 2016,* states the non-accredited professional can be a member, or former member, of Council provided that the designated authority (Council) is satisfied that the person is appropriately qualified to act as a member of the assessment panel on account of the person's experience in local government.

Administration can arrange training for any Council Member interested in learning more about Planning and Development.

To remain in these positions, you must be a current Council Member. From July 2022, the Council CAP sitting fee is $300 per meeting.

In the event the Council Member representative is not re-elected or chooses not to stand for re-election, the deputy member will take this position for the remaining term.

Nominations will be sought during the meeting and a ballot will be held if more nominations than vacancies occur. The process for the ballot is provided in Appendix 1.

ATTACHMENTS

1. Preferential Voting [**12.7.1** - 1 page]

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.
- 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:

$$\frac{\text{Total number of formal ballot papers + 1}}{\text{Number of vacancies + 1}}$$

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 redistribution of votes, both the equal lowest votes will 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 CEO Performance Review	
Report Reference	GC250527R12.8
Originating Officer	Acting Manager Corporate Services – Kate McKenzie
Corporate Manager	- N/A
General Manager	Acting Chief Executive Officer - Tony Lines

REPORT OBJECTIVE

For Council to consider the performance review for the Chief Executive Officer (CEO) including:

- the process/ timeline and
- appointment of an independent person.

REPORT HISTORY

Report Reference	Report Title
RSC250506R5.1	CEO Performance Review & Timeline

EXECUTIVE SUMMARY

The City of Marion's CEO, Mr. Tony Harrison, has been employed since April 2021 under an Employee Agreement which has been extended until April 2028. The Agreement and the *Local Government Act 1999 (the Act)* mandate an annual performance review. This is facilitated by the Review and Selection Committee with advice received from a qualified independent person.

The review will assess the CEO's performance against KPIs, position description, and other relevant factors.

A new independent person is being sought following the retirement of the previous person.

The Review and Selection Committee met on the 6 May 2025 and recommended to Council the proposed timeline and to appoint Allison Ashby as the qualified independent person for the CEO Performance Review.

RECOMMENDATION

That Council:

1. **Endorse the process and timeline included within Attachment 1 for the 2024/25 CEO Performance Review.**
2. **Appoints Allison Ashby from AM Consulting as the qualified independent person for the CEO Performance Review.**

GENERAL ANALYSIS

The Chief Executive Officer (CEO) is employed via an Employee Agreement (the Agreement) between the City of Marion and the incumbent, Mr. Tony Harrison.

Mr. Harrison commenced employment in April 2021, and the Agreement was extended in tenure in April 2024 for a further 4 years until the 27 April 2028.

The Agreement stipulates various terms and conditions. Section 10 refers to the requirements of an annual performance review. This must also be read in conjunction with section 102A of the *Local Government Act 1999* (the Act) which stipulates the legislative obligations of a CEO Performance Review.

Both the Agreement and the Act require that the following steps be undertaken as part of the performance review process:

- The performance review occurs in October each year, via the Review and Selection Committee (Agreement).
- The Council must obtain and consider the advice of a qualified independent person on the review (Act).
- The qualified independent person may assist in the assessment of the CEO's performance by reference to (Agreement):
    - Achievement against the CEO KPI's as set by Council in consultation with the CEO on an annual basis.
    - The position description which may by agreement, be amended from time to time.
    - The discharge of the duties in general.
    - Any other factors considered by the Council as relevant.
- The annual performance review will include assessment against Performance Criteria set by the Council after consulting with the CEO (Agreement).
- A written report shall be compiled regarding the annual performance review and a copy given to the CEO. The Report shall set out the performance level of the CEO with reference to Schedule 2 of the Agreement (Agreement).
- Where the CEO achieves less than "acceptable performance" the report will detail what (if any) particular aspects of the CEO's performance require improvement, together with timeframes during which the Review and Selection Committee expects those areas of performance to be improved to a specified standard (Agreement).
- Where the CEO achieves or exceeds Acceptable Performance, the Remuneration Package will be considered for an increase as determined by Council at Council's absolute discretion.

DISCUSSION

Performance Review

The performance review must be completed by October each year.

A proposed timeline is included in Attachment 1. This has been drafted to map out steps and timing for the review of the review.

The timeline:

- Enables independent assessment and analysis of 360 feedback on the CEO.
- Provides sufficient time for staff to gather quantitative data against KPIs.
- Allows the CEO adequate opportunity to assess and comment on the data to be considered by the Committee and Council.
- Ensures Council has opportunity to properly consider all relevant information from the Committee and Mr Harrison before deciding regarding performance and remuneration.

To assist with gathering of relevant information, the Act requires for the Council to engage the services of a qualified independent person to assist in assessing the CEO's performance. The use of a qualified independent person reinforces the independence of any assessment and removes possible perceived conflicts associated with work being conducted internally by staff. This role has

previously been undertaken by Kath McEwen who is now retired and therefore a new provider is being sought.

Independent Person

The Review and Selection Committee received 4 quotes for this role. After consideration of the costs, quality and experience, the Review and Selection Committee have recommended that Allison Ashby from AM Consulting be appointed. Quotes have not been included within this report for commercial reasons, however if Council requires any further information, this can be provided separately.

Remuneration

Section 99A of the Act requires councils to remunerate their CEO within the salary bands determined by the Remuneration Tribunal of South Australia (**RTSA**).

Consultation recently occurred with the sector regarding a 'Draft Report and Determination for 2024 review of the Local Government CEO Minimum and Maximum Remunerations'. It is anticipated that a binding determination will be issued shortly that will take effect from 1 January 2025.

This draft report recommended to alter the City of Marion's CEO total remuneration package band from a Level 4 to a Level 2 as outlined below:

- Current – Level 4 $319,280 - $358,550
- Proposed – Level 2 $323,763 - $383,916.

The RTSA is also proposing a phased compliance approach by providing Councils 12 months to comply with the relevant bands unless compliance involves an increase of a CEO's total remuneration package which is greater than $5k pa in which case compliance is to be achieved over a two-year period. The current CEO remuneration is $357,650 which is within the proposed new band.

ATTACHMENTS

1. CEP Performance Review timeline [**12.8.1** - 2 pages]

Timeline: CEO Performance and Remuneration Review				
Date	Activity	Meeting	Dependency	Employee Agreement
6 May	Confirm CEO and Organisation KPI for 2025/26 and make recommendation to Council Confirm timetable of CEO Performance and Remuneration Review and make recommendation to Council.	R&S Committee	ABP&B and KPI's included with draft for consultation	
6 May	Consideration of external consultant and approach for CEO Performance Review. Make recommendation to Council	R&S Committee		
27 May	Timeline, KPI and appoint external consultant for CEO Performance and Remuneration review	General Council Meeting		
June	Appoint external consultant after decision of Council		Council decision on 27 May 2025	
July/August	Conduct 360 degree process			
5 August	KPI outcomes (note: preliminary financial statements to be used for financial KPIs as audited financial statements not available until October).	R&S Committee		
August/ September	Opportunity for Mayor to review the KPI results and 360 feedback			
	When confirmed, present Remuneration Tribunal bands to inform Review & Selection committee on appropriate rem levels			

4 November	CEO to provide an overview of the year in review/assess own performance (KPI results and 360 discussion) and provide to Review and Selection Committee Results of the performance review presented: o Feedback o KPIs Remuneration review recommendation	R&S Committee	Remuneration review recommendation dependent on the performance outcome.	Sections 10 and 11 of the Employment Agreement
25 November	Recommendation to Council regarding CEO performance review/ remuneration - CEO to attend at the end of the confidential item to be informed of the decision.	General Council Meeting		
ASAP after 25 November	Issue formal outcomes to CEO		Council decision 25 November	

13 Corporate Reports for Information/Noting

13.1 Monthly Work Health and Safety Report	
Report Reference	GC250527R13.1
Originating Officer	Unit Manager WHS – Mark Jentsch
Corporate Manager	Acting Manager People and Culture – Greg Cansdale
General Manager	Acting Chief Executive Officer - Tony Lines

REPORT OBJECTIVE

To advise Council of the status current work health and safety key performance indicators.

EXECUTIVE SUMMARY

City of Marion experienced 2 lost time injuries during March 2025. One as the result of torn calf muscle on exiting a truck, the second as the result of swelling from an insect bite.

Reporting of hazards and non-injury incidents shows an increase over the previous year, indicating that CoM's reporting culture is continuously improving.

The substantial decrease in Lost Time Injuries over the past 5 years has resulted in a low Lost Time Injury Frequency Rate. Therefore, any occurrence of a Lost Time Injury now has a substantial impact on Lost Time Injury data charts.

RECOMMENDATION

That Council:

1. **Notes this report**

DISCUSSION

Hazard and Near Miss Reports (Reporting to 30 April 2025)

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	3	1	2	3	2	2	4			26	2.6

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	4	2	2	1	2	9	6			53	5.3

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 workday 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-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Total
0	0	0	1	0	0	0	0	2	0	0	0	3

Table 6: Number of LTIs per month - Financial Year 2023/24

Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Total
0	0	0	0	0	0	1	1	0	0	0	0	2

Table 7: Outline of LTIs reported - Financial Year 2024/25

No.	Description of Incident	Mechanism of Injury	Injury Description
1	Using quick cut in order to cut down SEP pit for new surround.	Muscular Stress while handling object other than lifting carrying putting down	Pain in lower back

2	Worker was exiting truck during wet conditions, maintained 3 points of contact and as he stepped onto the ground a loud 'pop' was heard in their lower leg/calve.	Muscular stress	Torn calf muscle
3	Stung or bitten on the chest while chipping branches.	Insect bite	Swelling around site of bite

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 is 5.4; tracking above 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.

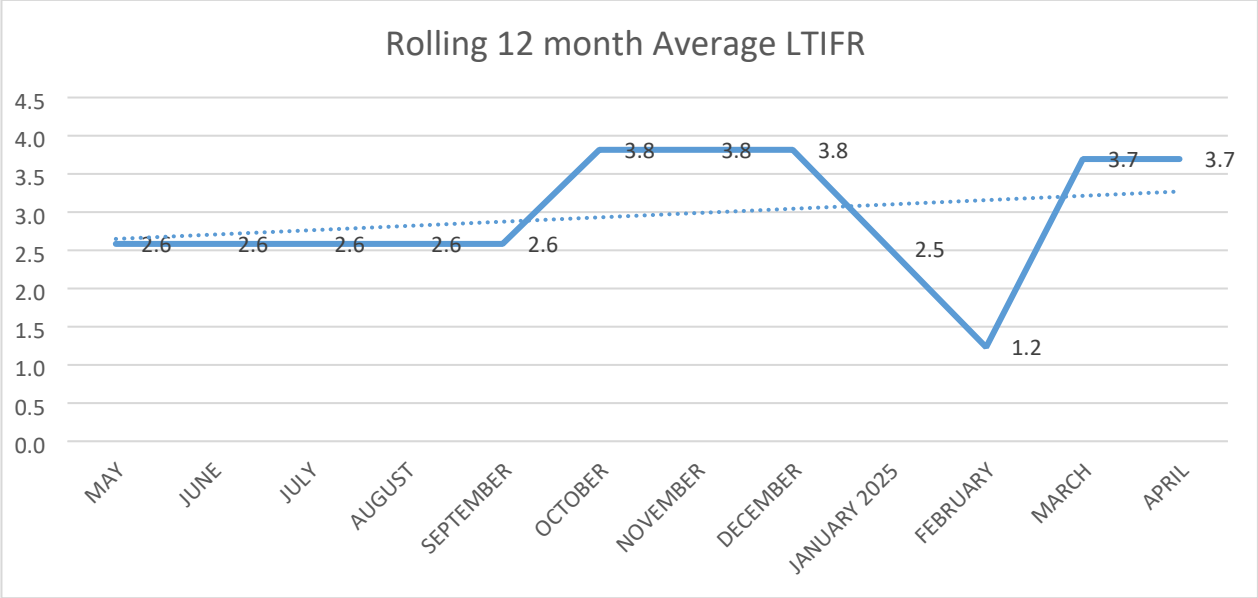


Figure 1: Rolling LTIFR over 12 months

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.

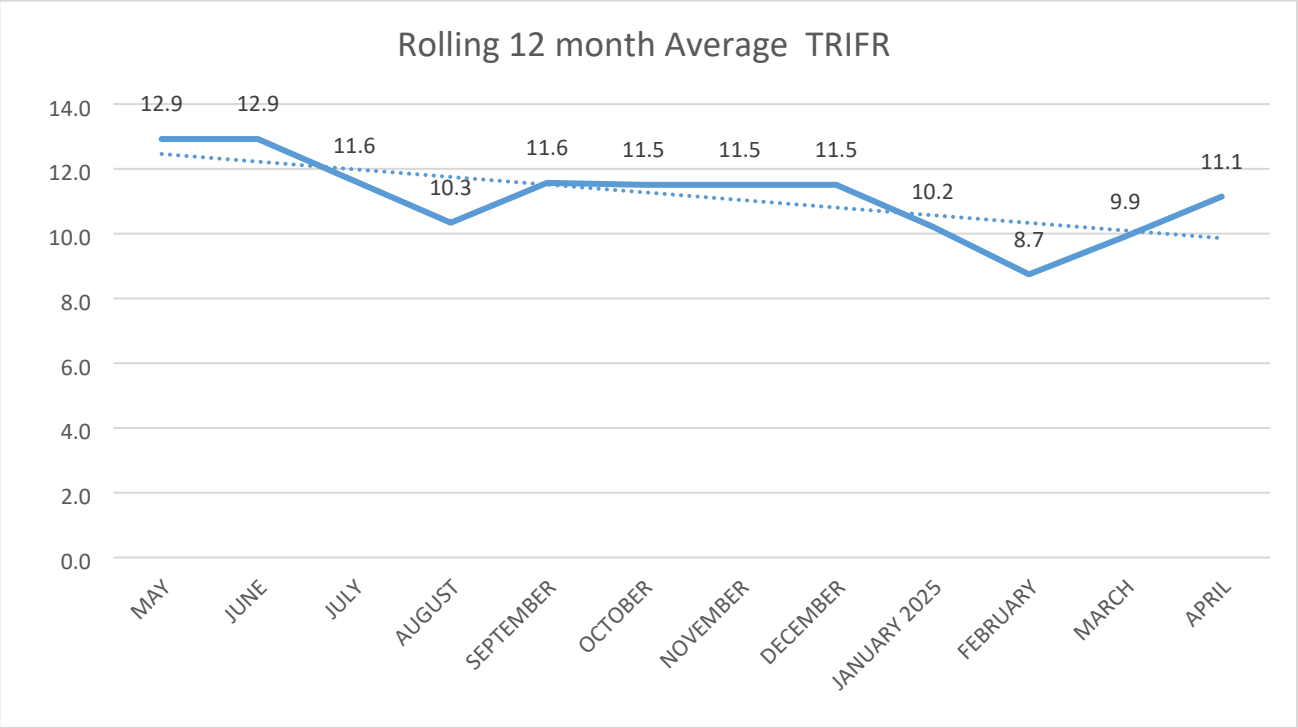


Figure 2: Rolling TRIFR over 12 months

ATTACHMENTS

Nil

13.2 Public EV Charging Stations	
Report Reference	GC250527R13.2
Originating Officer	Manager Engineering, Assets and Environment – Mathew Allen
Corporate Manager	Manager Engineering, Assets and Environment - Mathew Allen
General Manager	General Manager City Services - Angela Allison

REPORT HISTORY

Report Reference	Report Title
IEC240806R6.1	EV Public Charging Station Trial
IEC250408R7.1	Public EV Charging Stations

REPORT OBJECTIVE

The purpose of this report is to provide General Council with an interim update on the Public EV Charging Station report tabled at the Infrastructure and Environment Committee meeting held on 8 April 2025.

EXECUTIVE SUMMARY

This report updates Council on progress made since the 8 April 2025 Infrastructure and Environment Committee meeting, where the Public EV Charging Station process including introducing RAA as the preferred provider to install, operate, and maintain public EV charging stations. The proposed locations presented at the Committee meeting included:

- Cove Civic Centre
- Marion Cultural Centre
- Marion Outdoor Pool
- Mitchell Park Sports and Community Centre
- Tonsley (TBC)

Work continues to finalise agreements and permit processes under the Local Government Act 1999 (SA), with a final report to be presented to Council for endorsement on **24 June 2025**, following the confirmation of the draft licence agreement and final station locations.

RECOMMENDATION

That Council:

1. **Notes the public EV charging station interim update.**
2. **Notes that approval to enter into Section 221 and Section 222 permits for the proposed public EV charging station locations will be presented for endorsement at the General Council meeting to be held on 24 June 2025.**

DISCUSSION

At the Infrastructure and Environment Committee on 8 April 2025, the report outlined that City of Marion participated in a joint Request for Proposal (RFP) process with the City of Port Adelaide

Enfield. This RFP sought to identify a suitable provider to install, operate and maintain public electric vehicle (EV) charging stations at no cost to council. The RFP process has now progressed to the point where a preferred provider has been selected.

RAA was chosen following a detailed tender assessment process. Their proposal presented a strong business case, demonstrated operational flexibility, and showed clear alignment with Council's objectives for sustainability and accessibility. RAA is a well-known and trusted South Australian organisation with experience in EV infrastructure, which further supported their selection.

Council staff have worked with RAA to identify and assess potential locations for the installation of EV charging stations. These include:

- Cove Civic Centre
- Marion Cultural Centre
- Marion Outdoor Pool
- Mitchell Park Sports and Community Centre
- Tonsley (TBC)

Site selection is being informed by factors such as power accessibility, user demand, and overall suitability, with input from City Property and other key stakeholders.

RAA will need to obtain permits prior to any works commencing. These include permits under Section 221 for works on public roads, Section 222 for the operation of a business on public roads. A 5 + 5 + 5 year agreement model is being proposed to provide both regulatory compliance and operational certainty. Development Approval will also be required before any installation can begin. Any necessary public notification will be undertaken in accordance with relevant planning legislation.

RAA will bear all costs associated with installation, operation and maintenance of the infrastructure. The charging stations will remain the property of RAA throughout the agreement period, and at the conclusion of the permit, Council may require the infrastructure to be removed and the area reinstated at RAA's expense. Council's standard fees and charges will apply for the required permits and licences.

The environmental benefits of this initiative are significant. By increasing access to EV charging infrastructure powered by renewable energy, Council is supporting a shift away from fossil fuels, reducing greenhouse gas emissions, improving air quality, and promoting more sustainable forms of transport.

Next steps include finalising the draft agreement with RAA, continuing detailed site assessments, and securing all necessary approvals and permits. A final report, including the draft licence agreement and confirmed charging station locations, will then be presented to Council on 24 June 2025. Subject to Council's endorsement, installation of the EV charging stations is expected to commence in August 2025.

ATTACHMENTS

Nil

13.3 SRWRA Constituent Report	
Report Reference	GC250527R13.3
Originating Officer	General Manager City Services – Angela Allison
Corporate Manager	- N/A
General Manager	General Manager City 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, 28th April 2025.

EXECUTIVE SUMMARY

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 28th April 2025 is provided for Members' information.

RECOMMENDATION

That Council:

1. Notes the Constituent Council Information Report from SRWRA Board Meeting, 28th April 2025.

ATTACHMENTS

1. SRWRA Constituent Council Information Report - April 2025 [**13.3.1** - 2 pages]

SRWRA
Southern Region Waste Resource Authority

Constituent Council Information Report – Public

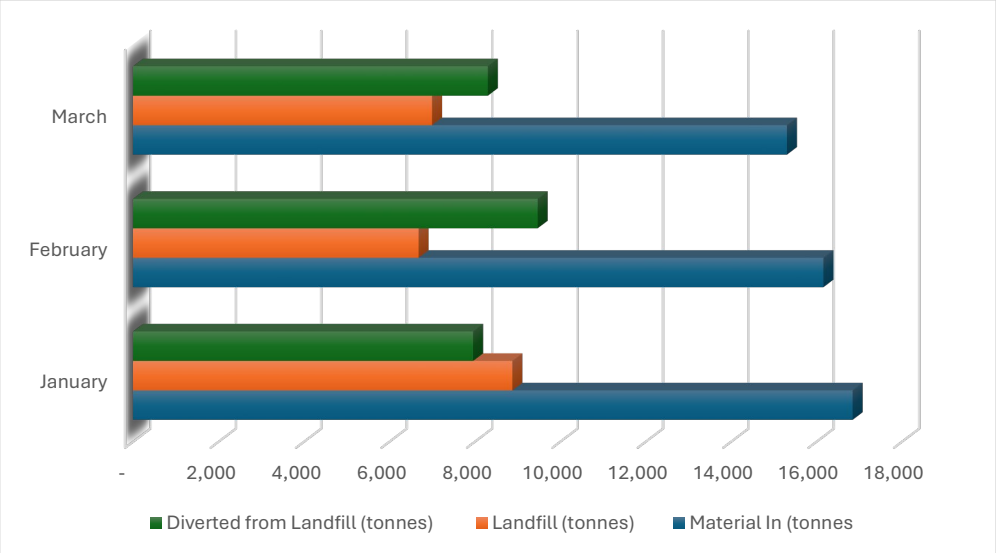
Board Meeting: 28 April 2025

Report By: Acting Chief Executive Officer

In accordance with Section 4.5.11 of the Southern Region Waste Resource Authority Regional Subsidiary Charter 2025, 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).

SRWRA STATISTICS			
Month	Total Tonnes Received	Tonnes to Landfill	Diversion Rate (%)
JANUARY	16,851	8,885	48
FEBRUARY	16,166	6,689	59
MARCH	15,314	7,004	54

Tonnage data reflects all incoming waste material to SRWRA, including landfill volumes. An increase in diversion rates was observed in February and March 2025 due to higher operational uptime.



FIRE & INCIDENT REPORTING

Constituent Council Information Report – Public

	Incidents Reported	Incidents Reported with Injury
2024	75	5
2025 *(YTD)*	18	1

WHS incidents remained constant when compared to March 2024. With the very low injury numbers per hours worked, SRWRA has not identified any current/key target areas for injury reduction. During 2025 SRWRA will maintain focus on fostering a pro-active reporting culture.

2025 *(YTD)*	Fires	Hot Spots
Landfill	0	4

Landfill fire incidents remained constant when compared to March 2024. Emergency Preparedness (including landfill fire incidents) remains an area of focus and will continue to be monitored on an ongoing basis as a separate sub-set of the incident data in the monthly WHS Performance Reports.

Report Name	Report Summary
Draft Annual Business Plan & Budget FY26	The draft Business Plan and Budget for FY26 was presented to the Board, feedback from Board members will be incorporated, with the budget and business plan then circulated to constituent councils for comment. The documents are scheduled for formal adoption by the Board at the 23 June 2025 meeting.
Budget Review 3 – FY25	SRWRA undertakes quarterly budget reviews in line with legislation, with budget review 3 (quarter ending March 2025) forecasting a net surplus result of $2.27M, a minor increase from $2.17M as at Budget Review 2.
Audit & Risk Committee Membership	SRWRA's Audit & Risk Committee is made up of four members, with the term of the City of Onkaparinga Independent Member (Tim O'Loughlin) due to expire; the Board reappointed Tim for a further three-year term.
Chief Executive Officers Report	The SRWRA Board is reviewing proposals received from recruitment consultants to undertake the recruitment process for a new Chief Executive Officer and has appointed a selection panel to assist with the recruitment process.
Risk Management Report	SRWRA provides quarterly risk management reporting to the Audit & Risk Committee and Board, this includes regular reviews of the SRWRA risk register and identification of new and emerging risks. SRWRA has procured technology to improve out of hours monitoring of the landfill for areas of heat and potential ignition.

14 Workshop / Presentation Items - Nil

15 Motions With Notice

15.1 Council Member Training and Development Request - Luke Naismith	
Report Reference	GC250527M15.1
Council Member	Councillor – Luke Naismith

MOTION

That Council

1. **Supports the request for Councillor Naismith to attend and complete the Australian Institute of Company Directors (AICD) course by December 2025 and will reimburse 50% of the costs.**

2. **Notes that a written report will be provided to Council with 30 days of completion.**

SUPPORTING INFORMATION

Nil.

Response Received From Cassidy Mitchell	Business Support Officer - Governance and Council Support –
Corporate Manager	Manager Office of the Chief Executive – Sarah Vinall
General Manager	Acting Chief Executive Officer – Tony Lines

STAFF COMMENTS

The City of Marion Council Member Training and Development Policy recognises that the ongoing professional training and development of Council Members is important to provide competency in community leadership. It is an important factor to ensure that Council is well governed and operates in the best interests of the Corporation and the Community.

A copy of the policy can be located on the website Council Member Training and Development Policy(745 KB)

At the General Council meeting held on 24 September 2024 *(GC240924R12.10),* Council resolved the following:

That Council:

1. *Supports the request for Councillors Mates, Lama, Naismith and Luscombe to attend and complete the Australian Institute of Company Directors (AICD) course by June 2025 and will reimburse 50% of the costs per member.*

2. *Notes that a written report will be provided to Council from those completing the AICD course within 30 days of completion.*

The Council Members identified in the motion above have advised they are unable to fulfill the

registration and completion of the course by June 2025, therefore forfeiting the reimbursement allocation.

Councillor Naismith is seeking support to complete the course by December 2025 and support for Council to reimburse 50% of the costs. Councillors Lama and Luscombe have also raised their interest in being considered for this motion and to complete the AICD course by December 2025.

It is recommended that reimbursement of half the fee be made following confirmation of successful completion of the course.

Council could consider the following motion to include the additional council members, and clarification of when the reimbursement will be made:

That Council

1. ***Supports the request for Councillors Naismith, Lama and Luscombe to attend and complete the Australian Institute of Company Directors (AICD) course by December 2025 and will reimburse 50% of the costs upon confirmation of successful completion of the course.***

2. ***Notes that a written report will be provided to Council with 30 days of completion.***

The total cost of the course per member is currently $9,300 (Member Price). It is noted that the Members will take out a membership at their own cost. The cost of this course can be accommodated in the Council Member Training and Development budget and will be recorded on the Council Member expense register (if approved by Council). The AICD course is an excellent course and the Mayor and the CEO have previously expressed support for a 50% contribution of $4,650 for Council Members to attend.

Section 6 of the Policy requires that *"For any training and development request by individual Council Members, where the total identified cost is more than $2,500.00, the request will be brought to Council for decision. For any conference attended by a Council Member, the Council Member will provide a written report to Council with 30 days of the conference General Council Meeting. Council Members are also encouraged to report to Council via their Council Members verbal communications within a Council meeting of any training and development undertaken"*

16 Questions With Notice

16.1 Council Memberships	
Report Reference	GC250527Q16.1
Council Member	Councillor – Jana Mates

QUESTION

Could Administration provide a list of all current organisational memberships held by Council, including both paid and unpaid memberships. For each membership, please provide the following details:

- Name of the organisation
- Whether the membership is paid or unpaid
- If paid, the annual or total cost incurred by Council
- The purpose and objectives of the membership
- The specific benefits or value the membership provides to Council and/or the community
- Which department or function of Council utilises the membership
- Whether the membership is a regulatory or legislative requirement or discretionary

SUPPORTING INFORMATION

In the interest of transparency, fiscal responsibility, and good governance, it is important to periodically review all council memberships to ensure they align with Council's strategic objectives, provide benefits to the community, and represent a justifiable use of public resources.

Response Received From	Senior Leadership Team
Corporate Manager	N/A
General Manager	Acting Chief Executive Officer – Tony Lines

STAFF COMMENTS

The City of Marion maintains memberships with various peak bodies, associations and stakeholder groups. These memberships serve both strategic and practical purposes. Below is an overview of Organisation-wide memberships including the benefits and purposes of these memberships:

Name of organisation	Paid / Unpaid	Annual / Total Cost	Purpose/ Objective	Benefits or value provided to Council/or to Community	Relevant SLT department	Is this membership regulatory, legislative or discretionary?
Aged & Comm Care Providers Assoc	Paid	$2057	Peak body for govt and non govt aged care providers. Includes resources, advocacy, training, conferences, regular sector updates / bulletins, etc.		Community Connections	Discretionary
Arboriculture Australia	Paid	$800	The National Industry Body for arboriculture representing tree care professionals and promoting industry standards.	Access to industry updates, news, research, articles and discounts on staff training.	Operations	
Arts Hub	Paid	$385	National arts industry news, events, culture, reviews, opportunities	Bench marking public art and arts and cultural scope. Also, a platform for advertising public art partnership opportunities.	City Activation and Community connections	Discretionary
Arts Industry Council of SA	Paid	$375	Sector-wide independent representative arts body. A voice for artists, arts workers and arts organisations	Maintains alignment with best practice for organisations working with artists	City Activation and Community connections	Discretionary
Australian Institute of Landscape Management (AILA)	Paid	$2880.00 ($720 per person)	*Membership for x4 people* The peak body for the Landscape Architecture profession in Australia. AILA	Practicing Landscape Architects need to be registered with ALIA.	City Activation	Regulatory

			provides leadership across the key strategic pillars of advocacy to government, building the professions profile, provision of education services.	Continuing Professional Development (CPD): including webinars, workshops, and virtual project tours; Accreditation & Mentorship; Government Advocacy; Awards & Honors; Events & Committees		
Australian Library and Information Association	Paid	$1190	Training, conferences, events (staff and public), advocacy at state and fed level for funding to services, literacy and lifelong learning campaigns, research, identification of emerging trends / needs. Peak body for libraries at national level.	Elevates needs and changes within library services, and advocates for adequate funding for providers.	Community Connections	Discretionary
Australian Local Government Association (ALGA)	Unpaid	-	ALGA serves as the national voice for local government, representing its interests on ministerial councils and national bodies. It develops policy, advocates to the Australian Government and Parliament, and runs campaigns to influence national decisions. ALGA also informs councils about key national issues and provides forums to shape local government policy at the national	Strategic priorities are to champion a strong local government sector focusing on: - financial sustainability; - roads and infrastructure funding; - waste and recycling; - stronger community resilience; and - addressing the risk of climate change.	OCEO	Discretionary

			level.			
Australian Performance Arts Centres Ltd	Paid	$968.18	PAC Australia is the national peak body for performing arts centres, presenters, and producers across Australia. PAC Australia advocates for members on a national level with government and key stakeholders with membership providing access to a wide range of resources, training materials, and reports. The MCC team use this primarily for accessing reports. In contrast, the OOTS the membership is local, and MCC actively engage for cost effective performance attraction and to create network opportunities (to share resources).		City Property	Discretionary
Community Centres SA Inc	Paid	$523.64	Peak body for Community Centres in SA – includes services such as staff training, collaborations on programs, advocacy for state funding, service offerings (eg ASO concerts into Community Centres).	Council and Community – CCSA offer both staff and public benefits	Community Connections	Discretionary
Environmental Health Australia	Paid	$1,820	Professional development, access to statewide quarterly industry workshops which the team attend, discounted	An Environmental Health team who are well trained, abreast of industry trends and	Development and Regulatory	Discretionary

			training and conferences.	undertake duties consistently with the rest of the state to ensure that public health is maintained		
Foodbank	Non paid	-	To enable access to Foodbank resources / supplies at an organisation level if required (eg to assist program delivery)	Public provision of food supply for individuals or groups in need – coordinated through Community Centre Programs if required	Community Connections	Discretionary
Kindergym / Gymnastics SA	Paid	Approx $400	To support the delivery of Kindergyms at 2 x Community Centres for public to access (Glandore and Trott Park)	Enables dedicated Kindergym activities to be conduted within Council run community facilities.	Community Connections	Discretionary – however required to delivery this program
LG Authorised Persons Assoc	Paid	$440.00	A group aimed at providing authorised officers within Council support and advice relating to compliance functions	The APA provides a benefit to Council through providing consistent and up to date information to relevant staff in the functions that they perform within the community.	Dev and Reg	Discretionary
LG Professionals	Paid	$7993.10	An independent not-for-profit membership Association providing local government professionals in South Australia with membership, programs, events, awards, resources and advocacy for its members.	Council benefit - various programs and events help City of Marion professionals develop their skills, knowledge and networks. Community benefit – improved	People and Culture	

				service delivery, stronger local representation and greater value for public funds.		
LGA SA	Paid	$92,419.55	Represents and supports councils across the state by providing advocacy, policy advice, capacity-building services, and coordinated programs to strengthen local government operations and community outcomes	Council benefit – operate more efficiently and effectively. Community benefit – improved service delivery, stronger local representation and greater value for public funds.	OCEO	
National Association for Visual Arts	Paid	$400	National resource for visual arts, incl rates of pay, Australian standards for visual arts, conditions of work and practice	Assists with determining artist fees during engagement	City Activation and Community connections	Discretionary
NSCA (National Safety Council of Australia) Foundation Ltd	Paid	$650.00	A not for profit, member-based association with a vision focused on helping organisations protect, educate, inform and engage work health and safety professionals to create and sustain safe and healthy workplaces.	Council benefit - various programs and events help City of Marion professionals develop their skills, knowledge and networks with the aim of creating and sustaining a safe and healthy workplace. Community benefit – improved service delivery, stronger local representation and greater value for public funds.	People and Culture	

Out of the Square Inc	Paid	$500.00	A collaborative network of suburban arts centres across Adelaide, dedicated to curating, coordinating, and presenting high-quality arts and entertainment outside the CBD. By bringing performances directly to local communities, OOTS eliminates the need to travel into the city, search for parking, or pay premium prices—making the arts more accessible and affordable for everyone. Membership in the OOTS network is vital to the success of the Marion Cultural Centre (MCC) matinee program. It reduces performance costs by enabling MCC to participate in a touring model, where seven venues share a performance over a two-week period. This collaborative approach allows MCC to present professional productions that would otherwise be financially unfeasible for the venue.	Discretionary	City Property	
Play Australia (PIA)	Paid	$550.00	The peak national advocacy organisation for play in Australia. As the Australian branch of the International Play	Play Australia is a cross-sector membership organisation advocating for play as	City Activation	Discretionary

			Association (IPA) they protect the human rights of all children to play, as recognised within Article 31 of the United Nations Convention on the Rights of the Child.	essential to healthy development. They work with all levels of government, communities, NGOs and businesses to build a healthier Australia through play, guided by their Play Charter. Benefits include: Monthly e-Newsletter, Email alerts and updates on critical issues, Access to free member webinars. Access to free standards sessions and research updates, Discounts and priority bookings on workshops, resources, online courses.		
Playgroup SA	Paid	$220	To support the delivery of Playgrousp at 3 x Community Centres for public to access (Glandore, Trott Park, MPSCC)	Enables formalised Playgroups to be conducted within Council run community facilities	Community Connections	Discretionary - however required to delivery this program
Public Libraries SA	Paid	$1250.00	Association that represents the public library providers who receive state government funding to deliver public libraries including direct	Benefit to staff in relation to training, systems, OneCard, and likewise community regarding quality of	Community Connections	Discretionary

			links to broad public library services throughout the state, including systems/ networks, OneCard network, shared collections, conferences, staff training, etc.	service, state govt funding allocation, procurement of product, provision of OneCard, etc.		
Reconciliation Australia		$1650.00	Reconciliation Australia is a national not-for-profit body that oversees the Reconciliation Action Plan process and endorsement.	Support and guidance to develop the Reconciliation Action Plan and official endorsement.	Office of the CEO	Regulatory
SA Health	Paid	$1,570.80	Food Safety Auditing of vulnerable population food businesses eg. childcare, aged care, hospitals	Benefit to Council is the auditing of food businesses to vulnerable people to enhance community safety and meet legislated requirements	Development and Regulatory	Legislative
Social Traders Membership	Paid	$6666.66	Improves Council's awareness and use of socially certified enterprises and Indigenous and Torres Strait Islander procurement	Provides a list of certified social enterprise members and impact reports, networking events, educational workshops tailored services.	Procurement	Discretionary
South Australian Community Transport Association	Paid	$150	Related to the State Government funded Community Passenger Network (CPN) provided via PAI/CHSP team. *Ceasing membership in 2025 as CPN has*	To support providers in the provision of Community Transport services, and residents who are transport disadvantaged access required	Community Connections	Discretionary

			ceased.	services.		
The Mentor List	Paid	$12,000.00	A leadership community that brings together aspiring leaders who are ready to take their careers to the next level, to engage in collaborative workshops and trainings, so that they can cultivate their leadership skills and build a strong network of influential professionals.	Council benefit - builds leadership capabilities through collaborative workshops and trainings. Expands leadership networks with influential professionals in a knowledge-sharing environment Community benefit – improved service delivery, stronger local representation and greater value for public funds.	People and Culture	
Toy Libraries Australia	Paid	$395.45	Toy Libraries Australia is the peak body for over 290 not-for-profit toy libraries across Australia.	Provides support to libraries to establish and run these services. Marion currently offers this service at 3 library branches.	Community Connections	Discretionary
TreeNet Inc	Paid	$1686.36	A not-for-profit organisation that provides access to industry information particularly around species selection, green infrastructure trends, tree inlets and research papers.	Corporate membership also provides a ticket to the national tree symposium each year where you can hear from industry experts.	Operations	
Waste Management & Resource Recovery Assoc of Aust (WMRR)	Paid	$530.91	WMRR is the national peak body for the waste and resource recovery industry (including	Council is provided with a range of services including advocacy,	Engineering, Assets, Environment	Discretionary

			recycling and resource recovery, energy from waste, e-waste, organics, construction and demolition, commercial and industrial, hazardous and biohazardous).	conferences and networking events, emerging information, learning and training.		
Youth Affairs Council of SA	Paid	$550.00	The Youth Affairs Council of South Australia (YACSA) is the peak body that represents the interests of young people, youth sector workers, organisations and networks throughout the non-government youth sector.	Enables staff and YCC to access networks, access information and research, understand and respond to sector needs, participate or be supported by advocacy work, access training / conferences.	Community Connections	Discretionary
	Total:	**$ 141,021.65**				

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.