

His Worship the Mayor
Councillors
City of Marion

Notice of General Council Meeting

Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

Tuesday, 24 June 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 Harrison
Chief Executive Officer

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1 Open Meeting

2 Kaurna Acknowledgement

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

3 Disclosure

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

4 Council Member Declaration of Interest (if any)

5 Confirmation of Minutes

5.1 Confirmation of Minutes of the General Council Meeting held on 27 May 2025

Report Reference GC250624R5.1

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 27 May 2025 be taken as read and confirmed.

ATTACHMENTS

1. G C 250527 - Final Minutes [5.1.1 - 25 pages]



**Minutes of the General Council Meeting
held on Tuesday, 27 May 2025 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**



PRESENT

His Worship the Mayor Kris Hanna

Councillor Nathan Prior

Councillor Raelene Telfer

Councillor Luke Naismith

Councillor Jason Veliskou (from 6.36pm)

Councillor Sarah Luscombe

Councillor Jayne Hoffmann

Councillor Matt Taylor

Councillor Renuka Lama

Councillor Jana Mates

Councillor Amar Singh

Councillor Ian Crossland

In Attendance

Chief Executive Officer - Tony Harrison

General Manager City Services - Angela Allison

General Manager Corporate Services - Tony Lines

General Manager City Development - Ben Keen

Chief Financial Officer - Ray Barnwell

Manager Office of the CEO - Sarah Vinall

Unit Manager Governance & Council Support – Victoria Moritz

1 Open Meeting

The Mayor opened the meeting at 6.31pm.

2 Kurna Acknowledgement

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

3 Disclosure

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

4 Council Member Declaration of Interest (if any)

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

- Mayor Hanna declared a material conflict of interest in item *12.3 Community Solar Savings Scheme*
- Councillor Naismith declared a general conflict of interest in item *12.3 Community Solar Savings Scheme*
- Councillor Naismith declared a material conflict of interest in item *15.1 Council Member Training and Development Request – Luke Naismith*
- Councillor Luscombe declared a material conflict of interest in the item *15.1 Council Member Training and Development Request – Luke Naismith*
- Councillor Lama declared a material conflict of interest in the item *15.1 Council Member Training and Development Request – Luke Naismith*



5 Confirmation of Minutes

Moved Councillor Telfer

Seconded Councillor Lama

That the following items be moved en bloc:

- Confirmation of Minutes of the General Council Meeting held on 22 April 2025
- Confirmation of Minutes of the General Council Meeting held on 13 May 2025

Carried Unanimously

5.1 Confirmation of Minutes of the General Council Meeting held on 22 April 2025 Report Reference GC250527R5.1

Moved Councillor Telfer

Seconded Councillor Lama

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

Carried Unanimously

5.2 Confirmation of Minutes of the General Council Meeting held on 13 May 2025 Report Reference GC250527R5.2

Moved Councillor Telfer

Seconded Councillor Lama

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

Carried Unanimously

6 Communications

Moved Councillor Prior

Seconded Councillor Mates

That the following Communication items be moved en bloc:

- Mayoral Communication Report
- CEO and Executive Communication Report

Carried Unanimously

6.1 Elected Member Verbal Communications

Nil



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 Course 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 50 th 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

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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		

Moved Councillor Prior**Seconded Councillor Mates**

That the Mayoral Communication report be received and noted.

Carried Unanimously

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 Seaclyff 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

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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

Moved Councillor Prior**Seconded Councillor Mates**

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

Carried Unanimously

7 Adjourned Items - Nil**8 Deputations****8.1 Tesla proposal Tonsley**

Report Reference GC250527D8.1

Ms List made a five-minute deputation to Council regarding the Tesla proposal at Tonsley.

6.36pm Councillor Veliskou entered the meeting

8.2 Mens Mental Health Information

Report Reference GC250527D8.2

Kea Wesson gave a five-minute deputation regarding men's mental health information and support within the community.

6.43pm Councillor Singh left the meeting

6.47pm Councillor Singh re-entered the meeting



8.3 Second Chances Report Reference

GC2505278.3

Mr Narroway gave a five-minute deputation to Council on behalf of Second Chances SA regarding dumped goods at the Second Chances charity shop.

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

Moved Councillor Mates

Seconded Councillor Hoffmann

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.

Carried Unanimously

11 Confidential Items

11.1 Cover Report - Tonsley Unsolicited Proposal Community Land Revocation - Confidential Appendix

Report Reference

GC250527F11.1

Moved Councillor Veliskou

Seconded Councillor Telfer

1. 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 and, Manager People & Culture, Community Engagement Coordinator, Stephen Holmes – Director Holmes Dyer 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 prejudice the commercial position of Council and confer a commercial advantage on a third party in future negotiations and transactions.
2. Notes the disclosure of this information would, on balance, be contrary to the public interest because it could weaken Council's negotiating position, reduce value for money and ultimately



disadvantage ratepayers

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

7.00pm the meeting went into confidence

Moved Councillor Naismith

Seconded Councillor Telfer

That Council:

1. Note the update regarding the negotiations of the sale as contained with Attachment 1.
2. Notes that council have negotiated that in the event of the sale of Chestnut Court Reserve the proceeds would be used to offset the purchase of Ash Avenue Reserve (which is larger than Chestnut Reserve) at the same rate (dollar per square metre).
3. Determines it will exclude Ash Avenue from Community Land Classification on purchase.
4. Notes that MAB CCT (which has put forward the Tesla development proposal) has offered to plant and maintain, two trees for every regulated tree removed and three trees for every significant tree removed, on the same site.
5. Notes that MAB CCT has assured that at least three of the four significant trees on the site will be retained.
6. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda Item GC250527F11.1 - Tonsley Unsolicited Proposal Community Land Revocation - Consultation Outcomes 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 and d) of the Act, :
 - Attachment 1 – Update on negotiations
 on the grounds that the document(s) relates to information the disclosure of which could reasonably be expected to prejudice the commercial position of Council and confer a commercial advantage on a third party in future negotiations and transactions.
7. Notes the disclosure of this information would, on balance, be contrary to the public interest because it could weaken Council's negotiating position, reduce value for money and ultimately disadvantage ratepayers.
8. Determines this order shall operate until it is revoked and will be reviewed every 12 months.
9. 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

7.39pm the meeting came out of confidence



12 Corporate Reports for Decision

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

Moved Councillor Telfer

Seconded Councillor Naismith

That Council:

OPTION 1

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.

Carried

Councillor Luscombe called a Division:

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

Those Against Councillors: Luscombe, Singh and Lama

Carried

12.2 Marion Basketball Stadium - Community Consultation Report Reference GC250527R12.2

Moved Councillor Telfer

Seconded Councillor Lama

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.

Carried Unanimously



12.3 Community Solar Savings Scheme Report Reference GC250527R12.3

Mayor Hanna declared a material conflict of interest in the item Community Solar Savings Scheme as he initiated a contract with Shine Hub on behalf of a family member, and will leave the meeting for the item

Councillor Naismith declared a general conflict of interest in the item Community Solar Savings Scheme as he is considering entering into a contract with Shine Hub, and will leave the meeting for the item.

7.56pm Mayor Hanna vacated the Chair and left the meeting

7.56pm Deputy Mayor Veliskou took the Chair

7.56pm Councillor Naismith left the meeting

7.57pm Councillor Prior left the meeting

8.01pm Councillor Prior re-entered the meeting

Moved Councillor Luscombe

Seconded Councillor Telfer

That Council:

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.
2. 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.

Carried Unanimously

8.10pm Mayor Hanna re-entered the meeting and resumed the Chair

8.10pm Councillor Naismith re-entered the meeting

12.4 Draft Annual Business Plan 2025-2026 and Long Term Financial Plan Report Reference GC250527R12.4

Moved Councillor Veliskou

Seconded Councillor Luscombe

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.

Carried Unanimously

12.5 3rd Budget Review 2024/25
Report Reference GC250527R12.5

Moved Councillor Telfer

Seconded Councillor Prior

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.

Carried Unanimously

12.6 CoM Events and Funding
Report Reference GC250527R12.6

Moved Councillor Crossland

Seconded Councillor Prior

That formal meeting procedures be suspended to discuss the item

Carried Unanimously

8.19pm formal meeting procedures suspended

8.21pm Councillor Lama left the meeting

8.24pm Councillor Lama re-entered the meeting

8.34pm formal meeting procedures resumed

Moved Councillor Crossland

Seconded Councillor Hoffmann

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.
2. Endorses the addition of 1-2 mid-size events introduced annually, funded from 25/26 with a reallocation of up to \$10,000 from the Community Grants Budget and \$20,000 from the Youth Grants Budget.

Carried



12.7 Council Member Representative for the Council Assessment Panel (CAP) 2025-26
Report Reference GC250527R12.7

Councillor Naismith declared a material conflict of interest in the item as they have been nominated as Member on the Council Assessment Panel and will leave the meeting for the item.

Councillor Hoffmann declared a material conflict of interest in the item as they have been nominated as Deputy Member on the Council Assessment Panel and will leave the meeting for the item.

8.40pm Councillor Naismith left the meeting

8.40pm Councillor Hoffmann left the meeting

Moved Councillor Prior

Seconded Councillor Crossland

That Council:

1. Appoints Councillor Naismith as Member of the Council Assessment Panel for a period of 1 July 2025 to 30 June 2026.
2. Appoints Councillor Hoffmann as Deputy Member of the Council Assessment Panel for a period of 1 July 2025 to 30 June 2026.

Carried Unanimously

8.41pm Councillor Naismith re-entered the meeting

8.41pm Councillor Hoffmann re-entered the meeting

Moved Councillor Prior

Seconded Councillor Luscombe

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

- 12.8 CEO Performance Review
- 13.1 Monthly Work Health and Safety Report
- 13.2 Public EV Charging Stations
- 13.3 SRWRA Constituent Report

Carried Unanimously

12.8 CEO Performance Review
Report Reference GC250527R12.8

Moved Councillor Prior

Seconded Councillor Luscombe

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.

Carried Unanimously



13 Corporate Reports for Information/Noting

13.1 Monthly Work Health and Safety Report Report Reference GC250527R13.1

Moved Councillor Prior

Seconded Councillor Luscombe

That Council:

1. Notes this report

Carried Unanimously

13.2 Public EV Charging Stations Report Reference GC250527R13.2

Moved Councillor Prior

Seconded Councillor Luscombe

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.

Carried Unanimously

13.3 SRWRA Constituent Report Report Reference GC250527R13.3

Moved Councillor Prior

Seconded Councillor Luscombe

That Council:

1. Notes the Constituent Council Information Report from SRWRA Board Meeting, 28th April 2025.

Carried Unanimously

14 Workshop / Presentation Items - Nil

15 Motions With Notice

Councillor Naismith declared a material conflict of interest in item *Council Member Training and Development Request – Luke Naismith* as he is requesting support to attend and complete AICD course with Council to pay 50% of the costs, and will leave the meeting for the item.

Councillor Lama declared a material conflict of interest in item *Council Member Training and Development Request – Luke Naismith* as he is requesting support to attend and complete AICD course with Council to pay 50% of the costs, and will leave the meeting for the item.



Councillor Luscombe declared a material conflict of interest in item *Council Member Training and Development Request – Luke Naismith* as he is requesting support to attend and complete AICD course with Council to pay 50% of the costs, and will leave the meeting for the item.

8.42pm Councillor Naismith left the meeting
 8.42pm Councillor Lama left the meeting
 8.42pm Councillor Luscombe left the meeting

15.1 Council Member Training and Development Request - Luke Naismith
Report Reference GC250527M15.1

Moved Councillor Telfer
 That Council:

Seconded Councillor Prior

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. Does not grant any further extension in this term of Council.
3. Only reimburse such courses in the first half of the Council term, in future.
4. Notes that a written report will be provided to Council with 30 days of completion.

Amendment

Moved Councillor Hoffmann

Seconded Councillor Crossland

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 pay 50% of the costs to the Councillor (which shall be repaid to the Council if the Course is not successfully completed by December 2025).
2. Does not grant any further extension in this term of Council.
3. Only reimburse such courses in the first half of the Council term, in future.
4. Notes that a written report will be provided to Council with 30 days of completion.

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

9.05pm Councillor Naismith re-entered the meeting
 9.05pm Councillor Luscombe re-entered the meeting
 9.05pm Councillor Lama re-entered the meeting



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
Corporate Manager
General Manager

Senior Leadership Team
N/A
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,		Community Connections	Discretionary

			training, conferences, regular sector updates / bulletins, etc.			
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)	<i>Membership for x4 people</i> The peak body for the Landscape Architecture profession in Australia. AILA provides leadership across the key strategic pillars of advocacy to government, building the professions profile, provision of education services.	Practicing Landscape Architects need to be registered with ALIA. Continuing Professional Development (CPD): including webinars, workshops, and virtual project tours; Accreditation & Mentorship; Government Advocacy; Awards & Honors; Events & Committees	City Activation	Regulatory
Australian Library and Information Association	Paid	\$1190	Training, conferences, events (staff and public), advocacy at state and fed level for funding to services,	Elevates needs and changes within library services, and advocates for adequate	Community Connections	Discretionary

			literacy and lifelong learning campaigns, research, identification of emerging trends / needs. Peak body for libraries at national level.	funding for providers.		
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 level.	Strategic priorities are to champion a strong local government sector focusing on: <ul style="list-style-type: none"> - financial sustainability; - roads and infrastructure funding; - waste and recycling; - stronger community resilience; and - addressing the risk of climate change. 	OCEO	Discretionary
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		City Property	Discretionary

			contrast, the OOTS the membership is local, and MCC actively engage for cost effective performance attraction and to create network opportunities (to share resources).			
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 training and conferences.	An Environmental Health team who are well trained, abreast of industry trends and undertake duties consistently with the rest of the state to ensure that public health is maintained	Development and Regulatory	Discretionary
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	Enables dedicated Kindergym activities to be conducted within Council run	Community Connections	Discretionary – however required to delivery this program

			Trott Park)	community facilities.		
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 service delivery, stronger local representation and greater value for public funds.	People and Culture	
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,	Assists with determining artist fees during engagement	City Activation and Community connections	Discretionary

			conditions of work and practice			
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	Discretionary	City Property	

			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.			
Play Australia (PIA)	Paid	\$550.00	The peak national advocacy organisation for play in Australia. As the Australian branch of the International Play 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.	Play Australia is a cross-sector membership organisation advocating for play as 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	City Activation	Discretionary

				research updates, Discounts and priority bookings on workshops, resources, online courses.		
Playgroup SA	Paid	\$220	To support the delivery of Playgroups 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 links to broad public library services throughout the state, including systems/ networks, OneCard network, shared collections, conferences, staff training, etc.	Benefit to staff in relation to training, systems, OneCard, and likewise community regarding quality of service, state govt funding allocation, procurement of product, provision of OneCard, etc.	Community Connections	Discretionary
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	Development and Regulatory	Legislative

				requirements		
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. <i>Ceasing membership in 2025 as CPN has ceased.</i>	To support providers in the provision of Community Transport services, and residents who are transport disadvantaged access required services.	Community Connections	Discretionary
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	Community Connections	Discretionary

				currently offers this service at 3 library branches.		
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 recycling and resource recovery, energy from waste, e-waste, organics, construction and demolition, commercial and industrial, hazardous and biohazardous).	Council is provided with a range of services including advocacy, conferences and networking events, emerging information, learning and training.	Engineering, Assets, Environment	Discretionary
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

Nil



18 Questions Without Notice

Nil

19 Other Business

Nil

20 Meeting Closure

The meeting was declared closed at 9.05pm.

CONFIRMED THIS 24 DAY OF JUNE 2025

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 GCYYMMDDR6.2

Name of Council Member Mayor - Kris Hanna

Date	Event	Comments
21 st May	National Volunteer Week Thank You Afternoon Tea – Mitchell Park	Attended
22 nd May	Coast FM	Interview
22 nd May	Lord Mayor's Event & Dinner	Attended
23 rd May	LGA OGM	Attended
24 th May	Volunteer Sign Up Day Event	Attended
25 th May	Australian Lebanese Association History Festival 2025	Attended
27 th May	Reconciliation Week Breakfast Event	Attended
27 th May	Adelaide Chinese Senior College Event	Gave Speech
31 st May	Elizabeth Ryan Reserve Official Opening	Gave Speech
31 st May	Southern Cultural Immersion Reconciliation Event	Gave Speech
2 nd June	Economic Development Business Showcase Week	Gave Speech
2 nd June	Met CEO of gymnastics SA to discuss future building needs	Attended
4 th June	Our Lady of Grace Primary School meet and greet visit	Attended
5 th June	Tonsley Connections	Attended
9 th June	Barbecue lunch at Marion RSL	Attended
13 th June	SA Refugee Week Launch	Attended
14 th June	City of Marion Refugee Week Event	Gave Speech
In addition, the Mayor has met with residents, MPs and with the CEO and Council staff regarding various issues		

6.3 CEO and Executive Communication Report
Report Reference GCYYMMDDR6.3

Date	Activity	Attended By
22 May 2025	AI for Local Government Innovators Conference	Ben Keen Tony Lines
23 May 2025	Meeting Flinders University – Connection to Urban Planning	Ben Keen
23 May 2025	May OGM CEO Breakfast – LGA	Tony Lines
26 May 2025	Navigation Workshop with Atomix	Tony Lines
27 May 2025	2025 Reconciliation Week Breakfast	Ben Keen
27 May 2025	Meeting Council and Flinders Partnering – Steering Committee	Ben Keen
28 May 2025	Meeting LG Professionals SA Cross Network	Ben Keen
29 May 2025	2025 Emerging Leaders Program Opening Retreat Dinner	Tony Lines
31 May 2025	MC Elizabeth Ryan Reserve – Official Opening	Tony Harrison
3 June 2025	Meeting SRWRA CEO Recruitment	Angela Allison
4 June 2025	Meeting Marcus Gehrig CEO RSPCA	Tony Harrison
4 June 2025	Teams Meeting City–Country Shared-Services Alliance with City of Marion	Tony Harrison
6 June 2025	Meeting Louise Miller-Frost MP	Tony Harrison
6 June 2025	Meeting City of Mitcham Graduate Program Collaboration	Tony Harrison Ben Keen
13 June 2025	Meeting LKCC	Ben Keen
13 June 2025	Meeting LG Professionals Strategic Plan	Ben Keen
16 June 2025	Public Works Committee Hearing	Ben Keen
16 June 2025	SRC JV Advisory Committee Meeting	Angela Allison
17 June 2025	Tour of Fleetwood SA	Tony Harrison Tony Lines Ben Keen
19 June 2025	LG Professionals GM and Directors Network	Ben Keen
19 June 2025	Tonsley PCG Bi-Monthly Meeting	Ben Keen
19 June 2025	Meeting Nadia Clancy MP	Tony Harrison

20 June 2025	Meeting Mayor Kris Hanna, Rebecca Tappert and Belinda Marsh (SANFL)	Tony Harrison
20 June 2025	LG Professionals SA 2024 Ignite Program Graduation	Tony Harrison
23 June 2025	GMs & SPM monthly meeting with CCS and PAE	Tony Lines

7 Adjourned Items - Nil**8 Deputations****8.1 Revocation of land at 5 St Lawrence Ave, Edwardstown**

Report Reference	GC250624D8.1
Originating Officer	Executive Assistant to the Mayor – Sarah Barnby
Corporate Manager	Manager Office of the CEO – Sarah Vinall
General Manager	Chief Executive Officer – Tony Harrison

SPEAKER

Mr Peter Jenkinson

ORGANISATION

Resident

COMMENTS

Mr Jenkinson has requested to make a deputation to Council on behalf of his family regarding the revocation of land at 5 St Lawrence Ave, Edwardstown, (Abbeyfield).

ATTACHMENTS

Nil

8.2 Revocation of land at 5 St Lawrence Ave, Edwardstown - Refused

Report Reference	GC250624D8.2
Originating Officer	Executive Assistant to the Mayor – Sarah Barnby
Corporate Manager	Manager Office of the CEO – Sarah Vinall
General Manager	Chief Executive Officer – Tony Harrison

Ms Jan McConchie requested to make a deputation regarding the revocation of land at 5 St Lawrence Ave, Edwardstown.

The request was denied by the Mayor on the basis that there was already one person making a deputation in relation to this topic. The option was given to share the deputation time; however, this was declined by the applicant.

The grounds for the speaker being denied speaking to the deputation is reported to Council in accordance with the Local Government (Procedures at Meetings 2013, Section 11 (5).

9 Petitions - Nil**10 Committee Recommendations****10.1 Confirmation of Minutes of the Community and Youth Grants Committee Meeting held on 28 May 2025**

Report Reference	GC250624R10.1
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

REPORT OBJECTIVE

The purpose of this report is to facilitate the receiving and noting of the minutes of the Community and Youth Grants Committee meeting held on 28 May 2025.

EXECUTIVE SUMMARY

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

Reports for Discussion

- Community Grants 2024-25 Round 2
- Youth Grants 2024-25 Round 2

RECOMMENDATION

That Council:

- 1. Receives and notes the minutes of the Community and Youth Grants Committee meeting held on 28 May 2025.**
- 2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Community and Youth Grants Committee.**

ATTACHMENTS

1. CYG C 250528 - Final Minutes [**10.1.1** - 6 pages]



**Minutes of the Community and Youth Grants Committee
held on Wednesday, 28 May 2025 at 6.00 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**

**PRESENT**

General Manager City Services – Angela Allison (Chair)
Councillor Sarah Luscombe
Councillor Matt Tayor
Councillor Jason Veliskou
Manager Community Connections - Merran Fyfe
Team Leader - Projects and Partnership - Jacqui Clark

In Attendance

Grants Officer – Ashley Lambourne

1 Open Meeting

The Chair opened the meeting at 6.10pm.

2 Kurna Acknowledgement

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

3 Elected Member Declaration of Interest (if any)

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

The following interests were disclosed:

- Councillor Jason Veliskou – Raised discussion regarding being a contact for a local club. No conflict identified.

4 Confirmation of Minutes**4.1 Confirmation of Minutes of the Community and Youth Grants Committee held on 23 October 2024**

Report Reference CYGC250528R4.1

Moved - Jacqui Clark**Seconded – Councillor Luscombe**

That the minutes of the Community and Youth Grants Committee Meeting held on 28 October 2024 be taken as read and confirmed.

Carried



5 Reports for Discussion

5.1 Community Grants 2024-25 Round 2

Report Reference CYGC250528R5.1

Moved Councillor Taylor

Seconded Jacqui Clark

That the Community and Youth Grants Committee:

1. Review and assess the 2024/25 Round 2 Community Grants applications.
2. Recommend to Council the 2024/25 Round 2 Community Grants to be funded to the value of \$53,918 as shown in Table 1

The committee noted the following ineligible applications:

Organisation	Project	Amount requested	Reason for ineligibility
Royal Life Saving Australia	Aquatic Pathway for CALD Adults	\$4465	Outstanding Community Grant acquittal from Community Grant Round 2, 2022-23.
South Australian Country Woman's Association Plympton Branch	Musical Afternoon	\$320	Activity was a one-off event. Applicants were redirected to apply for Community Event Fund but opted not to proceed.

Table 1: Community Grants (Round 2 funding pool is allocated at \$53,773)

	Organisation	Project	Amount requested	Committee Recommendation
1	Plympton Sporting and Recreation Club	Sports Equipment	\$5,000	\$5,000
2	Wesley Netball Club Incorporated	Netball Minis	\$2,243	\$2,243
3	Uniting Communities	Ripple Effect	\$6,208	\$6,208
4	Junction	Free Mind Community Skate School	\$9,880	\$1,000
5	Friends of Sturt River Landcare Group Inc.	Trailer Maintenance to Support Volunteers in Biodiversity work	\$1,750	\$1,750
6	Venture Theatre Company	Inclusive Community Theatre for All	\$9,558	\$9,558
7	Morphettville Park Football Club Incorporated	Equipment for Growing Junior Participation	\$4,049	\$4,049

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8	Sheidow Park Cricket Club Incorporated	Junior Girls Cricket	\$1,497	\$1,497
9	Foodbank of South Australia Incorporated	Equipment upgrade to celebrate Foodbank Edwardstown Volunteers	\$1,143	\$1,143
10	Oaklands Community Garden	Installation of Covered shelter, Street library and minor garden supplies.	\$4,240	\$4,240
11	YMCA of SA Youth and Family Services	Therasteps	\$10,000	\$10,000
12	Marion Dementia Friendly Alliance of SA Inc trading as the Mitchell Park Pathways Café	Providing activities to Dementia Sufferers	\$2,700	\$2,700
13	Charles Street Neighbours	Charles Street Little Library	\$600	N/A <i>Withdrawn by applicant</i>
14	Vietnam Veterans' Federation South Australian Brank Inc, The Yerbury Centre	VVF Card Group	\$945	\$945
15	SA Native Animal Rescue Inc	Incubators and food supplies	\$5,000	\$0
16	Edwardstown Photography Club	Purchase of Laptop to facilitate digital requirements	\$2,700	\$2,700
17	The Scout Association of Australia - SA Branch	Improving the Parents room	\$5,000	\$0
18	South Coast Cycling Club	Signage to promote the club, advertise events, and build clubs brand	\$885	\$885
		Total funds requested	\$73,398	\$53,918
Round 2 funding pool is \$53,773, including \$50,000 Round 2 allocation plus \$3773 from Round 1 surplus.				

Carried Unanimously

Confirmation was sought regarding in-kind support in relation to Foodbank SA Annual due to limited detail in application regarding this matter. During meeting staff obtained basic detail through the organisation's 2023-24 Annual Report, noting approx 130,000 volunteer hour contributed per annum.



5.2 Youth Grants 2024-25 Round 2

Report Reference

CYGC250528R5.2

Moved Councillor Taylor

Seconded Councillor Luscombe

That the Community and Youth Grants Committee:

1. Review and assess the 2024/25 Round 2 Youth Grants applications.
2. Recommend to Council the 2024/25 Round 2 Youth Grants to be funded to value of \$52,596 shown in Table 1.

The committee noted the following ineligible applications:

Organisation	Project	Amount requested	Reason for ineligibility
Cove Netball Club	Get in the Game	\$4500	Application budget and project conflicting, age range of participants outside target age for Youth Grants. Applicant did not respond to staff's further enquiries.
Shruthi Adelaide Inc.	Young Talents Day (Yuva Kala Mela)	\$5000	Activity was a one-off event. Applicants were redirected to apply for Community Event Fund but opted not to proceed.

Table 1: Youth Grants (Round 2 funding pool is allocated at \$79,143)

	Organisation	Project	Amount requested	Committee Recommendation
1	The Uniting Church Property Trust for The Corner Uniting Church	Create for Youth in July School Holidays	\$2,250	\$2,250
2	Sonder – Headspace Marion	Youth LGBTIQA+ Social Support & Educational Group at Headspace Marion	\$4,961	\$4,961
3	The Big AL Foundation	The Breath of Life for Teens	\$6,400	\$6,400
4	South Adelaide Basketball Club	Increasing Girls Resilience in Basketball	\$7,920	\$7,920
5	Flinders New Venture Institute	NVI Pre-Accelerator Program Scholarship	\$6,567	\$6,567
6	Adelaide Cricket Club	Junior Girls Cricket Academy	\$4,960	\$4,960

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7	The Gold Foundation Incorporated	Uni Ready Program	\$10,000	\$10,000
8	Plympton Sport and Recreation Club	Youth Leadership through Education	\$10,000	\$0
9	Plympton Little Athletics Centre	Marion's High Flyers: New Mat, New Heights	\$9,538	\$9,538
10	The Cove Football Club Incorporated	Australian Rules Football Goal Post Pads	\$5,270	\$0
		Total funds requested	\$67,866	\$52,596
Round 2 funding pool is \$79,143, including \$60,000 Round 2 allocation plus \$19,143 from Round 1 surplus.				

Carried Unanimously

6 Reports for Noting - Nil**7 Workshop / Presentation Items****8 Other Business**

For any application that is not funded in Round 2, by either Council decision or ineligibility, the City of Marion Grants Officer will make contact with the applicant to provide feedback on application and guidance for any future applications.

The Committee discussed the benefit of an email being circulated to Council Members as a 'snapshot / highlights package' of grant recipients to enable outcomes of grant applicants to be better known. This to be commenced and circulated annually.

9 Meeting Closure

The meeting was declared closed at 7.34pm.

CONFIRMED THIS 22 OCTOBER 2025

 CHAIRPERSON

10.2 Confirmation of Minutes of the Finance, Risk and Audit Committee Meeting held on 3 June 2025

Report Reference	GC250624R10.2
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

REPORT OBJECTIVE

The purpose of this report is to facilitate the receiving and noting of the minutes of the Finance, Risk and Audit Committee meeting held on 3 June 2025.

EXECUTIVE SUMMARY

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

Reports for Discussion

- External Audit 2024-2025 – Interim Management Report
- Climate Change Governance Assessment and Risk Register
- Finance, Risk and Audit Committee – Effectiveness Survey
- Draft Annual Business Plan 2025-2026 for Finance, Risk and Audit Committee feedback
- Quarterly Corporate Risk Report – Q3
- 3rd Budget Review 2024-2025
- Proposed Change of Date for Scheduled Meeting

Reports for Noting

- Annual Report on Business Continuity
- Council Member Report

RECOMMENDATION

That Council:

1. **Receives and notes the minutes of the Finance, Risk and Audit Committee meeting held on 3 June 2025.**
2. **Notes that separate reports will be brought to Council for consideration of any recommendations from the Finance, Risk and Audit Committee.**

ATTACHMENTS

1. FRA C 250603 - Final Minutes [**10.2.1** - 7 pages]



**Minutes of the Finance, Risk and Audit Committee
held on Tuesday, 3 June 2025 at 4.00 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**



2

PRESENT

Josh Hubbard (Chair)
 Paula Davies
 Councillor Sarah Luscombe
 Councillor Matt Taylor (from 4.07pm)

In Attendance

Chief Executive Officer - Tony Harrison
 General Manager City Services - Angela Allison
 Chief Financial Officer - Ray Barnwell
 Manager Office of the CEO - Sarah Vinall
 Unit Manager Governance and Council Support - Victoria Moritz
 Unit Manager Risk and Strategy – Sheree Tebyanian
 Risk Business Partner – Sarah Finn
 Risk Business Partner – Kim Strickland
 Unit Manager Environmental Sustainability – Rebecca Neumann
 Mr Tim Muhlhausler – Galpins

1 Open Meeting

The Chair opened the meeting at 4.03pm.

2 Kaurna Acknowledgement

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

3 Elected Member Declaration of Interest (if any)

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

4 Confirmation of Minutes

4.1 Confirmation of Minutes of the Finance, Risk and Audit Committee Meeting held on 8 April 2025
Report Reference FRAC250603R4.1

Moved Ms Davies

Seconded Mr Hubbard

That the minutes of the Finance, Risk and Audit Committee Meeting held on 8 April 2025 be taken as read and confirmed.

Carried Unanimously



5 Business Arising

5.1 Business Arising Statement - Action Items Report Reference FRAC250603R5.1

Moved Ms Davies

Seconded Mr Hubbard

That the Finance, Risk and Audit Committee:

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

Carried Unanimously

6 Confidential Items – Nil

7 Reports for Discussion

The Chair sought and was granted leave of the meeting to vary the order of the agenda and consider item 7.2 *Climate Change Governance Assessment and Risk Register* next on the agenda.

7.2 Climate Change Governance Assessment and Risk Register Report Reference FRAC250603R7.2

4.07pm Councillor Taylor entered the meeting

Unti Manager Risk and Strategy introduced the item noting an internal Climate Risk Working Group has recently completed a review of council's climate risk and climate governance, aimed at improving council's climate preparedness across the organisation. The report outlined the findings from the three key projects; Climate Governance Assessment, Organisational Climate Risk Assessment, and Climate Risk Register.

The Committee discussed the following key points:

- The Committee discussed the delegation and responsibilities of the Committee with staff noting a Terms of Reference has been drafted for an internal committee overseeing the Environmental Sustainability Plan that is expected to be endorsed by month-end. This new committee will include executive leadership and provide internal oversight.
- The Committee queried whether climate-related legal and insurance risks were adequately addressed. Staff clarified that while not explicitly stated this is implied in existing risks, with potential impact of climate hazards considered in insurance risks.
- The Committee queried potential omissions and environmental hazards, such as the recent toxic algae bloom. Staff responded that some ecological risks, such as marine events, are outside Council's scope, though the Council may still take an interest.
- The committee emphasised the importance of clearly articulating Council's role, especially when working collaboratively with external stakeholders, and differentiating between risks it controls and those it can only influence or have an interest in.
- Questions were raised on the alignment between the sustainable procurement recommendations and broader financial management practices. Committee members noted the complexity and limitations of council budgets in responding to climate-related disasters, advocating a "alert not alarmed" stance. The Committee recognised uncertainty in projecting climate-related financial impacts but stressed the importance of preparing for increased risk.
- The committee encouraged more ambitious action toward the net zero by 2030 goal, particularly via sustainable procurement strategies.



4

Moved Councillor Luscombe**Seconded Councillor Taylor**

That the Finance, Risk and Audit Committee:

1. Notes the Climate Governance Assessment Summary Report (Attachment 1) and actions that will be implemented (Attachment 2)
2. Notes the Climate Risk Register at Attachment 5.

Carried Unanimously

7.1 External Audit 2024-2025 - Interim Management Report Report Reference FRAC250603R7.1

Mr Muhlhausler introduced the item and provided a brief summary of the Auditors Interim Report for 2024-2025. It was noted that Council demonstrated a high level of compliance with the implementation of an internal control framework consistent with the principles within the Better Practice Model.

During their interim visit the external auditors found that the majority of key internal controls reviewed were in place and were operating effectively (98 out of 100 core controls reviewed), an improvement from 95 out of 100 in 2023-2024. In particular, Mr Muhlhausler noted Council's significant improvements in recent years and the high quality of financial data provided to the audit team during their visit. Of particular note, was the growth in maturity by the City of Marion in Asset Management systems and processes over the past couple of years.

The Committee commended the team on the work done in this space and the proactive approach in working with the Auditors to provide requested information.

Moved Ms Davies**Seconded Councillor Luscombe**

That the Finance, Risk and Audit Committee:

1. Receives and notes the Interim External Audit Report for 2024-2025.

Carried Unanimously

7.3 Finance, Risk and Audit Committee - Effectiveness Survey Report Reference FRAC250603R7.3

The report was noted and taken as read with the suggestion that some survey questions may be more effective if consolidated or elevated to a higher-level for improved clarity and strategic insight.

Moved Councillor Taylor**Seconded Councillor Luscombe**

That the Finance, Risk and Audit Committee:

1. Endorse the survey components and statements included in Attachment 1 to be used for the Bi-Annual Effectiveness Survey.

Carried Unanimously



5

7.4 Draft Annual Business Plan 2025-2026 for Finance, Risk and Audit Committee feedback Report Reference FRAC250603R7.4

The Chief Finance Officer presented the report noting the public consultation ran from 27 April to 16 May 2025. Community feedback and a summary of responses and observations were included in the report. The Annual Business Plan is based on a proposed 4.8% rate increase for the coming year, which is considered responsible given current conditions and significant projects in the pipeline over the next few years. The LTFP rates indexation is forecast to gradually return to a stable 3% increase in the latter half of the Long-Term Financial Plan (LTFP). The plan includes a significant capital works program, while meeting all corporate KPIs for operating surplus and debt ratios.

Following the conclusion of the federal election and the absence of anticipated commitments, the LTFP was revised. This led to a deferral of some capital works and a reduction in forecast borrowings of approximately \$10 million over the life of the plan.

The Committee provided the following feedback:

- The Committee emphasised the importance of closely monitoring budgets and spending, supporting the proposed rate increase as fair and reasonable in light of planned projects and highlighted the ongoing need to monitor expenditure.
- There was specific discussion in relation to moving properties with a predominant use of non-hosted short-term accommodation to commercial rates. Staff explained the transition of properties from residential to commercial classification, which has a differential rate 2.5 times the residential rate, resulting in a net redistribution of approximately \$330,000 rate burden from residential to commercial ratepayers. The change does not alter the budget's overall position but addresses the fairness and equity in rate distribution.
- Staff noted \$3–4 million in cost savings over the next three years which have been identified throughout the ABP development processes this year to support the proposed 4.8% rate rise, with continued reviews underway. They acknowledged a forecast increase in debt taken on in future years to support future projects, noting the City of Marion currently has a low debt profile.
- The Committee noted the quality of the Annual Business Plan document and appreciated the inclusion of the 'Rates at a Glance' per \$100 spend metrics to enhance public understanding.
- The Committee acknowledged current budget pressures and the erosion of the cash surplus, advising caution in considering future projects and co-funded election commitments without paying particular notice associated longer term revenue and expenditure impacts.
- Overall, the draft plan was viewed as fair and reasonable and the forward capital plan comprehensive.

Moved Councillor Taylor

Seconded Councillor Luscombe

That the Finance, Risk and Audit Committee:

1. Provide feedback on the Draft ABP and LTFP.

Carried Unanimously

7.5 Quarterly Corporate Risk report - Q3 Report Reference FRAC250603R7.5

Unit Manager Risk and Strategy introduced the item and provided an update on corporate risk activity across the organisation for Quarter Three. KMPG completed an Assurance Mapping Audit with interim findings received and a risk maturity assessment completed to identify gaps and improve maturity with the results presented in the report. The Quarter Three Report noted low activity overall: one risk was reassigned, several were downgraded from medium to low, and no



new risks were added. A previously identified high climate-related risk has now been incorporated into the corporate risk register, which now includes two high-rated risks.

The Committee noted the following feedback:

- The Committee queried the timing of the KPMG audit and risk maturity report. Staff confirmed both will be presented at the next FRAC meeting now scheduled for 2 September.
- The Committee discussed Artificial Intelligence (AI) Risk and Opportunities and in particular the pilot phase. Staff committed to providing additional information and a report to the Members at the next meeting.
- Staff noted internal work underway, including continual policy review, collaboration with CCS and PEA, and the appointment of a dedicated AI expert across three organisations. A controlled, licensed approach to AI use is being used to ensure data remains secure within Council systems.
- The Committee discussed the upcoming HRIS tender process which includes AI functionality (e.g., shortlisting), with emphasis on responsible implementation.
- Staff noted the Local Government Risk Services Group is also offering a training and alignment program on AI governance.
- The Committee acknowledged the significant opportunities AI presents, alongside the need to manage associated risks carefully.
- Links between AI and climate risk were discussed, noting concerns with generative AI in some applications.
- A suggestion was made to improve the visual differentiation between high and medium risk ratings, as current colours are very similar.

Action: Staff to provide an update on the use of Artificial Intelligence and pilot program through a report to the next Committee meeting.

Moved Ms Davies

Seconded Councillor Luscombe

That the Finance, Risk and Audit Committee:

1. Notes the Corporate Risk Register
2. Provides any feedback for consideration.

Carried Unanimously

7.6 3rd Budget Review 2024-2025

Report Reference FRAC250603R7.6

The Chief Finance Officer provided a brief summary of the 3rd Budget Review for 2024-2025 commenting that the completion of the 3rd Budget Review has identified a favourable additional 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 Committee sought clarification on the operating surplus ratio and whether this was within the expected range. Staff commented this is as forecast and has been impacted by the timing of grant funds and when they are received and operational funds carried over from prior year. This ratio may again be impacted this year depending on the timing and receipt of the 2025-2026 Federal grant funding.



7

Moved Councillor Taylor**Seconded Ms Davies**

That the Finance, Risk and Audit Committee:

1. Notes the 3rd Budget Review position.

Carried Unanimously

7.7 Proposed Change of Date for Scheduled Meeting
Report Reference FRAC250603R7.7

Moved Ms Davies**Seconded Councillor Luscombe**

That the Finance, Risk and Audit Committee:

1. Endorses the meeting scheduled for 12 August 2025 be rescheduled to 2 September 2025.

Carried Unanimously**8 Reports for Noting**

8.1 Annual Report on Business Continuity
Report Reference FRAC250603R8.1

Moved Councillor Taylor**Seconded Ms Davies**

That the Finance, Risk and Audit Committee:

1. Notes the completed actions undertaken after the Cyber Exercise in 2024
2. Notes the planned activities scheduled for 2025-2026.

Carried Unanimously

8.2 Council Member Report
Report Reference FRAC250603R8.2

Moved Councillor Taylor**Seconded Councillor Luscombe**

That the Finance, Risk and Audit Committee:

1. Notes this report.

Carried Unanimously**9 Workshop / Presentation Items – Nil****10 Other Business – Nil****11 Meeting Closure**

The meeting was declared closed at 5.02PM.

CONFIRMED THIS 2nd Day of September 2025

 CHAIRPERSON

 FRAC250603 - Finance, Risk and Audit Committee - 3 June 2025

10.3 Confirmation of Minutes of the Infrastructure and Environment Committee Meeting held on 10 June 2025

Report Reference	GC250624R10.3
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

REPORT OBJECTIVE

The purpose of this report is to facilitate the receiving and noting of the minutes of the Infrastructure and Environment Committee meeting held on 10 June 2025.

EXECUTIVE SUMMARY

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

Reports for Discussion

- Environmental Sustainability Plan – emission reduction review
- Environmental Sustainability Plan – strategy and implementation

RECOMMENDATION**That Council:**

1. **Receives and notes the minutes of the Infrastructure and Environment Committee meeting held on 10 June 2025.**
2. **Notes that separate reports will be brought to Council for consideration of any recommendations from the Infrastructure and Environment Committee.**

ATTACHMENTS

1. IE C 250610 - Final Minutes [**10.3.1** - 7 pages]



**Minutes of the Infrastructure and Environment Committee
held on Tuesday, 10 June 2025 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**



2

PRESENT

His Worship the Mayor Kris Hanna
 Councillor Jayne Hoffmann
 Councillor Nathan Prior
 Councillor Raelene Telfer
 Councillor Luke Naismith
 Councillor Jason Veliskou

Councillor Matt Taylor
 Councillor Renuka Lama (from 7:01 pm)
 Councillor Jana Mates (Chair)
 Councillor Sarah Luscombe
 Councillor Ian Crossland

In Attendance

Chief Executive Officer - Tony Harrison
 General Manager City Services - Angela Allison
 Manager Office of the Chief Executive – Sarah Vinall
 Unit Manager Environmental Sustainability - Rebecca Neumann
 Senior Environmental Planner – Anna Haygreen
 Executive Officer to the General Manager - Tracey Stringer

1 Open Meeting

The Chair opened the meeting at 6.30 pm

2 Kurna Acknowledgement

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

3 Elected Member Declaration of Interest

The following interests were disclosed:

- Nil

4 Confirmation of Minutes

4.1 Confirmation of Minutes of the Infrastructure and Environment Committee Meeting held on 8 April 2025

Report Reference IEC250610R4.1

Moved Mayor Hanna**Seconded Councillor Taylor**

That the minutes of the Infrastructure and Environment Committee Meeting held on 8 April 2025 be taken as read and confirmed.

Carried Unanimously



5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference IEC250610R5.1

Moved Councillor Naismith

Seconded Councillor Hoffmann

That the Infrastructure and Environment Committee:

1. Notes that there are currently no outstanding action items.

Carried Unanimously

6 Confidential Items - Nil

7 Reports for Discussion

7.1 Environmental Sustainability Plan - emission reduction review

Report Reference IEC250610R7.1

Council was presented with options for a preferred emissions reduction pathway, for inclusion into the City of Marion Environmental Sustainability Plan 2026-2030.

Jacob Potter from Dsquared Consulting presented to members, tasked with providing a review of Council's approach to emissions reduction, to inform decisions on Council's emissions boundary, revised targets and future reduction pathways based on best practices and emerging trends.

- Targets agreed to in this discussion flow into the Strategy and Implementation of the Plan
- The Strategy/Plan aims to reduce emissions that the City of Marion is in direct control of, or where the Council can minimise and influence its value chain; the Strategy has been developed in line with the GHG Protocol Corporate Standard and Climate Active Carbon Neutral Organisation Standard
- The presentation encouraged a review of existing operations, practices and behaviours to avoid activities that result in emissions and demonstrating leadership, developing an emissions reduction pathway
- Net Zero – focuses primarily on implementing large emission reduction activities to reduce emissions as close as possible to net zero, with the remainder of emissions offset by carbon sequestration
- Council previously developed a baseline corporate emissions inventory for 2015/2016 – reported on limited emissions sources and did not include Scope 3 emissions from the value chain
- Council was appraised on the 2022/23 emission inventory – financial reporting including energy retailer, vehicle fuel reports, water supply reports
- Community emission inventory – identifying opportunity for Council to facilitate and support emissions reduction with the community
- Noting applications for Government Grants are increasingly requesting emissions data in the application
- The Australian Government supports the International Finance Reporting Standards – Australian Sustainability Reporting Legislation

Members engaged with the presentation and recommendations from the report to Council with the conversation including:

IEC250610 - Infrastructure and Environment Committee - 10 June 2025



4

- Setting a balanced and achievable baseline – elements to be included or excluded
- The future of electric vehicles; passenger vehicles are in use currently; what is current thinking about commercial vehicles including heavy machinery
- The value chain – relationships with our suppliers, encouraging emission minimisation
- Sustainable procurement – request consideration and a response from the Local Government Association

Moved Councillor Luscombe**Seconded Councillor**

That the Infrastructure and Environment Committee:

1. Notes the attached emissions reduction report (Attachment 1).
2. Recommends to Council two 2022/23 boundaries - one that captures minimum emissions categories and one that captures minimum and good practice emissions categories noting efforts will be undertaken towards best practice emission categories.
3. Recommends to Council rescinding the target of "City of Marion being carbon neutral for its operations by 2030" and replacing it with an emissions reduction target of 50% by 2035 and net zero by 2050.

The motion lapsed for want of a seconder

Moved Mayor Hanna**Seconded Councillor Prior**

That the Infrastructure and Environment Committee:

1. Notes the attached emissions reduction report (Attachment 1).
2. Recommends to Council the carbon emission baseline be reset to 2022/23, capturing the minimum emissions categories and any good practices emission categories that are currently 2% and above.
3. Recommends to Council that administration encourages all of City of Marion's suppliers use best practice carbon emission reduction measures.
4. Recommends to Council to rescind the target of "City of Marion being carbon neutral for its operations by 2030" and replacing it with an emissions reduction target of 50% by 2035 and net zero by 2050.

Carried Unanimously

6:49 pm Councillor Luscombe left the meeting
 6:51 pm Councillor Luscombe re-entered the meeting
 7:05 pm Councillor Veliskou left the meeting
 7:09 pm Councillor Veliskou re-entered the meeting
 7:29 pm Councillor Naismith left the meeting
 7:35 pm Councillor Naismith re-entered the meeting



7.2 Environmental Sustainability Plan - strategy and implementation

Report Reference IEC250610R7.2

- Following this meeting, revisions to the Environmental Sustainability Strategy 2026-2030 and the Environmental Sustainability Plan 2026-2030 will be presented to General Council for endorsement for community consultation
- The Environmental Sustainability Plan is more operationally focused, expanding on:
 - Alignment with state and national trends
 - Community and environmental indicators and goals
 - Current council services and initiatives
 - New focus areas that can be delivered within existing resources
- The Strategy and Plan have been developed to align Council's operational activities within the City of Marion Strategic Plan 2024-2034, to include a framework to guide Council's sustainability initiatives for the next 4 years
- The Environmental Sustainability Strategy and Environmental Sustainability Plan supersede the Carbon Neutral Plan 2020-2030 once approved by General Council
- A mid-term review of the full Environmental Sustainability Plan is scheduled for early 2028 to assess progress and alignment with objectives, followed by a comprehensive review in 2030.

Staff presented 5 themes from the draft Plan for consideration by Council:

1. Greening, trees and biodiversity
2. Water and coastal management
3. Waste reduction and the circular economy
4. Climate resilience and reducing emissions
5. Sustainable living and environmental engagement

Within each theme, Councillors discussed suggested priorities, alignment to the City of Marion's Strategic Plan, targets for council operations and stretch targets (unfunded initiatives) including:

- Theme 1 - Feedback to staff on council's tree canopy – noting the service level targets are applied to a particular location, must be able to ensure the target is measurable at a whole of Council level. References to the Biodiversity Plan; Remnant vegetation
- Theme 2 – discussed
- Theme 3 - SRWRA services are mentioned – a question was raised regarding what products the City of Marion purchases from SRWRA (reference to the circular economy); targets to include a baseline figure; Council requested a report with further analysis from staff, where the City of Marion uses recycled products, including advice on encouraging our community to engage in the circular economy?
- Theme 4 – reducing greenhouse emissions and public lighting was discussed, including the use of LED and sensor lighting; Council requested a report on green energy practices, cost & benefit, with an explanation for residents why green energy is better; solar installations & batteries require review and inspection to ensure the array or battery is delivering the expected output;

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Community buildings – encourage the community to reduce electricity where practicable and feasible on council owned buildings

- Theme 5 – remove E3c – support community gardening and sustainable food systems - staff to revise this priority to include actionable content in the next version of the Plan.

Moved Mayor Hanna

Seconded Councillor Crossland

That the Infrastructure and Environment Committee

1. Recommend to Council for Public Consultation the Draft Environmental Sustainability Strategy 2026-2030 (Attachment 1) with the following changes:

Theme 1

- Tree canopy target - include a timeframe, consider expanding to across council owned land not just roads
- Biodiversity targets – reference the biodiversity plan targets.

Theme 4

- Additional objective to include LGA lobbying of sequestration and sustainable procurement practices
- C1a – include opportunity for reduced lighting times
- Include an objective on where practical and feasible integrate battery on council owned facilities.

Theme 5

- E3c Remove.

All themes

- Incorporate the baseline figure for all targets.

2. Request administration:
 - a) Email the Committee for how W1a is achieved and how we can encourage use of recycled materials.
 - b) Email the Committee on the Green Energy – additional cost, how it can be verified it's green energy, explanation on how buying green energy is better than buying the cheapest energy that can be communicated to residents.
 - c) Email on the comparison on energy usage on the sensor lighting and LED.
3. Recommend to Council for Public Consultation the Draft Environmental Sustainability Plan 2026–2030 (Attachment 2) incorporating all changes referred to in recommendation 1.
4. Note that graphic design of the Environmental Sustainability Strategy 2026-30 and the Environmental Sustainability plan 2026-30 will be completed prior to presentation to Council.
5. Note the Sustainability Stretch Plan will be presented to a future forum as part of the 2026-27 ABP process.

Carried Unanimously

8:57 pm Councillor Veliskou left the meeting
 9:00 pm Councillor Veliskou re-entered the meeting
 9:00 pm Councillor Taylor left the meeting
 9:03 pm Councillor Taylor re-entered the meeting



7

8 Reports for Noting - Nil

9 Workshop / Presentation Items - Nil

10 Other Business

11 Meeting Closure

The meeting was declared closed at 9.30pm.

CONFIRMED THIS 08 DAY OF JULY 2025

CHAIRPERSON

11 Confidential Items - Nil

12 Corporate Reports for Decision

12.1 Community Land Revocation - Abbeyfield House, 5 St Lawrence Avenue, Edwardstown

Report Reference	GC250624R12.1
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

To consider the feedback received during the community consultation process in relation to the proposal to revoke the community land classification of Abbeyfield House, 5 St Lawrence Avenue, Edwardstown, and to decide as to whether to proceed with a request to the Minister to consent to the revocation of the community land classification.

REPORT HISTORY

Report Reference	Report Title
GC231024F	Unsolicited Proposal Purchase of Council Property Edwardstown
GC240227F	Unsolicited Proposal Purchase of Council Property Edwardstown
GC240723F11.1	Revocation of Community Land Process Edwardstown
GC240827F7.1	Adjourned – Revocation of Community Land Process – Edwardstown
GC241210F6.1	Confidential Adjourned – Revocation of Community Land Process - Edwardstown

EXECUTIVE SUMMARY

At the confidential General Council meeting held on 11 March 2025, Council resolved to commence a community land revocation process for Abbeyfield House, 5 St Lawrence Avenue with the intention that subject to Ministerial consent to the revocation process, and subject to South Australian Housing Trust (SAHT) not exercising their option to purchase Council's interest in the property, that Council would seek to sell its interest in the property through a select EOI process to a disability focused community housing provider. The Report and Minutes were released following the meeting and can be found on Council's website.

Council made clear in its decision that it would seek to prioritise the continued occupation by the current residents through the process, and that the Disposal of Land and Assets Policy would be waived for any proposed sale. Under this policy, Council recognises that although disposal processes do normally aim to maximise the return for its community, sometimes it is appropriate to waive the policy to ensure an appropriate outcome that is not based on financial return alone. This means that Council does not need to prioritise seeking the highest price for the property and can

instead prioritise the outcomes for the existing residents.

The community consultation was open from 20 March to 17 April 2025. There were 519 responses to the consultation process 6 supporting the revocation and 513 opposing the revocation.

Ministerial guidelines for the revocation of community land require that Councils consult with the 'local community' which for the purpose of these guidelines is defined as residents of the City of Marion. There were 114 responses from the local community 2 in support of the proposal and 112 opposed to the proposal.

It should be noted that about 415 comments received mentioned or inferred that their opposition was based on Council displacing the residents and making them homeless. This interpretation of Council's decision and intentions is in direct opposition to what was resolved at the 11 March 2025 meeting and is likely to have been informed by a campaign of opposition to Council's proposal and media interviews.

This report outlines two options for Council Member consideration being:

Option 1

Members endorse progressing with the community land revocation process and if the Minister for Local Government supports the request, then State Government Agencies either:

- Accept that formal ownership of the property be transferred to SAHT at no cost and be placed under the management of a disability focused CHP under the auspices of the SAHT 'Master Agreement' which ensures that housing is delivered in line with social housing standards and would be monitored under the NRSCH / national housing regulator. The CoM financial interest in the property can be protected by an appropriate Deed of Statutory Charge.
- or
- Support the sale of Councils interest in the property via a select EOI to a CHP with SAHT retaining their interest via a Deed of Statutory Charge and the use of a Statutory Covenant, which could then also be managed under the auspices of the SAHT Master Agreement, again ensuring that housing is delivered in line with social housing standards and would be monitored under the NRSCH / National Housing Regulator.

In the event that the Minister for Local Government declines the request for consent to the Community Land revocation then staff be endorsed to undertake a select EOI for the lease of the property by disability focused CHPs from 1 July 2026.

Option 2

Staff would undertake a select EOI for the lease of the property by disability focused CHPs. CoM continue to be the owner of the property, noting that in the event of any future issues or disputes between the CHP and the residents committee CoM would likely become involved in some way. This option would also mean that Council would likely still retain some ongoing maintenance and repair obligations, although depending on the lease terms agreed, there may be the opportunity to secure some rental income to offset this cost.

RECOMMENDATION

Option 1

That Council:

- 1. Has considered the feedback received from the local community in relation to the consultation on the Section 194 Report for Consultation on the revocation of community land classification for 5 St Lawrence Avenue, Edwardstown, and**
- 2. Resolves to proceed with the revocation process and write to the Minister for Local Government to request consent to the revocation of community land classification, and**
- 3. Authorises the Mayor to write to the Minister for Human Services, and the Minister for Housing requesting that they agree to either:**
 - a. Supporting the transfer of formal ownership of 5 St Lawrence Avenue, Edwardstown for nil consideration to South Australian Housing Trust (SAHT), with a proviso of an agreement requiring that should the property be sold in the future the City of Marion would be entitled to a proportion of the sale proceeds in accordance with the current funding deed, and a caveat being placed on the title to secure this interest, and require an assurance, that the property will be placed under the management of the SAHT Master Agreement and that the ongoing occupation by the existing residents will be secure**
 - OR**
 - b. That the relevant State Government Agencies support the sale of the City of Marion's interest in the 5 St Lawrence Avenue, Edwardstown via a select expression of interest (EOI) to a disability focused Community Housing Provider (CHP) with South Australian Housing Trust (SAHT) retaining their interest via a Deed of Statutory Charge and the use of a Statutory Covenant, so the property could be managed under the Master Agreement that ensures that housing is delivered in line with social housing standards and would be monitored under the National Regulatory System for Community Housing (NRSCH) / National Housing Regulator.**
- 4. In the event that the Minister for Local Government declines the request to consent to the Community Land Revocation, rendering items 3a and 3b redundant, authorises staff to undertake a select EOI from disability focused CHPs for the lease of 5 St Lawrence Avenue, Edwardstown from 1 July 2026 with a report to be presented to Council for consideration of the applications received at the conclusion of the EOI.**
- 5. Notes that should the Minister for Local Government approve the request for consent to revoke the Community Land classification then a further report will be presented to Council to consider next steps when responses have been received in relation to items 3a and 3b above.**

Or

Option2

That Council:

- 1. Has considered the feedback received from the local community in relation to the**

consultation on the Section 194 Report for Consultation on the revocation of community land classification for 5 St Lawrence Avenue, Edwardstown, and

2. Resolves not to proceed with the revocation of community land classification, and
3. Authorises staff to undertake a select expression of interest (EOI) from disability focused Community Housing Providers for the lease of 5 St Lawrence Avenue, Edwardstown from 1 July 2026 with a report to be presented to Council for consideration of the applications received at the conclusion of the EOI.

DISCUSSION

1. Background

5 St Lawrence Avenue, Edwardstown was originally purpose built by the City of Marion, on land already owned by the City of Marion. It was originally intended to provide housing for 10 elderly residents of limited means.

The house is now home to long term residents with intellectual disabilities who live together as a household and who would like to remain living at the property as a community.

The house is currently leased to and operated by Abbeyfield Australia Limited. The current lease expires on 30 June 2026 with no further right of renewal. The lease does not provide for Council to unilaterally determine to terminate the agreement.

Lease Details

Original Lease

Lessee: Abbeyfield Society (Marion) Inc State Society: The Abbeyfield Society (South Australia) Limited

Commencement Date: 1 July 1991

Expiry Date: 30 June 2016

Permitted Use: Accommodation of a family home nature for 10 elderly residents.

Assignment (dated 17 June 2020)

Assigned from: Abbeyfield Society (Marion) Inc to Abbeyfield Australia Limited.

Extension of Lease (dated 17 June 2020)

For a further term of 10 years from 1 July 2016, expiring on 30 June 2026

Funding for Building

Partial funding for the construction of the house was provided under the Local Government and Community Housing Project (LGCHP).

The Funding Agreement linked to the provision of funds provides an Option for the now South Australian Housing Trust to purchase the property.

Council approached SAHT (then South Australian Housing Authority (SAHA)) in September 2022 to see whether (in principle) they would be interested in purchasing the property. SAHT at this time advised in writing that it is not seeking to exercise its option on the property and would not be interested in purchasing the property.

There is a formula in the funding agreement which sets out the proportion of any sale proceeds that would need to be paid to SAHT in the event of a sale. This SAHT interest in the property is secured by means of a caveat. Before any transfer or sale can be lodged, the Caveat will need to be withdrawn by SAHT.

SAHT have indicated they will retain their interest in the property through any sale process by placing a new permissive Caveat on the property to protect this interest.

Unsolicited Proposal

In late 2023, Council received an unsolicited proposal for the purchase of Abbeyfield House, 5 St Lawrence Avenue, Edwardstown.

Consideration of this unsolicited proposal has led to further investigations and considerations as to the ongoing management and or ownership of the property for when the current lease to Abbeyfield Australia comes to an end in June 2026.

Consideration of other options came more into focus with council staff having ongoing dialogue with parents/guardians of residents of Abbeyfield House representing the residents committee. They have been expressing concerns in relation to the actions of Abbeyfield Australia. Representatives from Abbeyfield Australia have refuted any wrongdoing.

Council has sought clarification that it has no authority in relation to the matters raised, other than in its capacity as lessor. The only power that Council has is to terminate the lease in the event of a serious breach which is not remedied, and no serious breaches have occurred. This has been clarified with the residents committee representatives, further they have advised they have tried to seek remedies themselves through various agencies and government bodies with no success.

Consultation with State Government Agencies

On Thursday 6 February 2025, a meeting was held between City of Marion (CoM) and the Director Partnerships & Market Solutions, and the Contract Manager from SA Housing Trust together with the Principal Advisor to the Chief Executive from the DHP to discuss potential options in relation to Abbeyfield House, 5 St Lawrence Avenue, Edwardstown (Abbeyfield House).

The attendees were broadly aware of the issues at Abbeyfield House. It was outlined that CoM is considering its options in relation to the property for when the existing lease to Abbeyfield Australia expires.

The in-principle questions raised at the meeting were:

1. Whether there was likely to be any obstacle with the Minister consenting to CoM selling Abbeyfield House (Subject to a Community Land Revocation process).
2. Whether the Minister might re-consider exercising their right to purchase the CoM equity in the property.
3. If 2 above is not agreed, whether SAHT would potentially agree to take the lead or assist Council in an Expression of Interest (EOI) process for the sale of the CoM share of Abbeyfield House to a Disability Housing focused Community Housing Provider (CHP).

SAHT asked that CoM put an in-principle request for the questions outlined above to be considered by the Minister.

A letter was sent from Council's Chief Executive Officer to the Director Partnerships & Market Solutions at SAHT formally seeking responses to the above questions.

A response was received from the Director Partnerships & Market Solutions on 12 March 2025 (**Attachment 5**). The letter advised:

- The Trust reconfirms that it will not exercise their option to purchase the equity portion.
- The Trust would support the sale of Abbeyfield House, 5 St Lawrence Avenue, Edwardstown to a disability focused community housing provider (CHP), with the sale subject to a final decision of the CoM and Community Land revocation.
- The Trust can assist in an EOI for the sale of the CoM equity portion of Abbeyfield House.
- SAHT recommend and support the CoM to modernise the lease arrangements in line with current practice.

In an email to CoM staff on 13 May 2025 responding to a request for further clarification, SAHT Director Partnerships & Market Solutions further confirmed that:

- *the SA Housing Trust would only support the sale of Abbeyfield House to a disability-specialist community housing provider to ensure the ongoing delivery and acceptable standards. Noting that it requires Ministerial approval (not SA Housing Trust) for the sale.*
- *We do this transaction as a standard mechanism with community housing providers and yes, secure our financial interest via a Deed of Statutory Charge, and the use and purpose with a Statutory Covenant. This would be managed under the Master Agreement, which as published online ensures that housing is delivered in line with social housing standards and would be monitored under the NRSCH / national housing regulator.*

Following the community consultation process correspondence has been received from the Chief Executive of the Department for Human Services (Refer Attachment 6) confirming that *they have been tasked by the Premier to work with all stakeholders towards a solution that will ensure security and quality services for the longstanding residents.*

The correspondence further notes that *At this time, it is expected that there would be no further consideration of the sale or transfer of the City of Marion's interests in the property. This will allow for the necessary work and consultation on the options to be undertaken and provide an opportunity for all parties to come to an agreement on the future arrangements.*

2. Community Consultation Process

At the General Council Meeting held on 11 March 2025, Council resolved to commence a community land revocation process for Abbeyfield House, 5 St Lawrence Avenue and endorsed the Section 194 Report for Consultation and for a period of community consultation to be undertaken in accordance with Council's Policy and the *Local Government Act 1999*.

The day following the decision of Council, CoM Chief Executive Officer and staff met with residents' family members to inform them of the decision of Council. Abbeyfield Australia, and Community Living Options (the Supported Independent Living provider for residents) were also advised in accordance with the resolution of Council.

A formal 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 property was undertaken from 20 March to 17 April 2025. The consultation included:

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

The consultation asked the community to indicate their level of support by completing an online or hard copy survey.

- 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, 519 survey submissions were received via the Making Marion Page. 6 (1%) supported the proposal, 513 (99%) did not support the proposal. An additional 8 written submissions were received from the community (**Attachment 4**), not supporting the proposal. A total of 405 responses were from individuals who do not reside in City of Marion, of these 103 were from interstate.

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

A total of 112 responses were received from City of Marion residents, of which 98% do not support the proposal, 2% support.

Key Themes

A. Council is evicting/making the residents homeless

Despite Council's resolution making it clear that it would prioritise the continued occupation by the current residents through any sale process, the primary concern raised was the risk of homelessness or forced relocation for residents with disabilities, many of whom have lived together at Abbeyfield for over a decade. Respondents stressed the emotional and psychological consequences of disbanding a close-knit group of individuals who consider each other family. Disruption to this environment was seen as damaging and unnecessary.

B. Council is selling the property for financial gain

Despite Council making it clear in its resolution that any sale would be excluded from Council's Policy for the disposal of land, meaning that Council does not need to prioritise seeking the highest price for the property and can instead prioritise the outcomes for the existing residents, many contributors questioned the rationale for the proposed revocation, suggesting it prioritised financial gain over community wellbeing. Words such as "profit-driven", "heartless", and "betrayal" were frequently used. Numerous responses appealed to compassion and civic duty, asserting that the Council has an obligation to protect, not displace, some of the community's most vulnerable members.

C. The residents are better off with CoM owning the property

The importance of routine, familiarity, and stable housing under the current arrangement with council owning the property was strongly emphasised. Respondents warned that the change could cause significant mental health deterioration among residents and associated family/carer networks.

Council recognises that specialist community housing providers are better suited to manage disability focused housing.

Direct representations have also been made in writing by resident's families. (**Attachment 2**).

It is noted that Council had sought written confirmation from the South Australian Housing Trust (SAHT) that they would retain their interest in the property, and that the intent of any sale was for any new agreement to be managed under the SAHT Master Agreement that ensures that housing is delivered in line with social housing standards and would be monitored under the NRSCH / National Housing Regulator.

Clarification of Wording on Consultation Materials

Following commencement of the formal community consultation process, staff received a phone call and a follow up email on 21 March 2025 from the Chief of Staff to the Minister for Human Services advising of an inaccuracy in the wording on the Making Marion website which stated:

If sold to a registered disability housing provider, the property would be subject to the NDIS Quality and Safeguards Commission's strict guidelines, ensuring high standards of care and oversight.

It was clarified to Council by the Chief of Staff that *the delivery of NDIS-funded personal care/support services at the home by CLO and other providers are covered by the Q&S Commission but – to be really clear – "the property" (as stated on the consultation page) is not*

covered and would not be covered by virtue of it being owned or managed by a Community Housing Provider (CHP).

CoM immediately updated its consultation website to remove reference to the NDIS Quality and Safeguards Commission.

For clarity this information had not previously been included in any previous Council reports and had no impact on the decision of Council.

The length of the consultation period was also extended by one week to 17 April 2025 following the update of the information on the website.

It is clear from the responses received that this inadvertent error had no material impact on the outcome of the consultation process.

Campaign & Media

A high-profile campaign opposing the revocation of community land classification was run which included:

- An online petition.
- Site signage banner.
- A Current Affair feature.
- TV and Radio News interviews.
- Support from a Member of Parliament.

The campaign appeared to suggest that the City of Marion was seeking to evict or make homeless the residents. This was despite Council having made clear in its previous resolution that it would seek to prioritise the existing residents to remain in their home and would be excluding any sale from its Policy for the disposal of land, meaning that it can prioritise the residents over and above a sale price.

It is evident from the comments in the community consultation responses that this campaign has been highly effective but based on the misconception that the City of Marion is seeking to evict or make homeless the existing residents or seeking to profit from the sale of the property.

At the conclusion of the formal community consultation process, an invitation was extended to resident's families to attend an independently facilitated meeting with the Mayor and Council Members to speak directly with them, and for Council Members to hear and listen to their concerns. The resident's family members declined the invitation to attend the meeting but would have been open to consider attending a meeting prior to the General Council Meeting. Council had already advised that this would be unlikely to happen due to the difficulty in finding an alternative date when everyone would be available.

3. Options

This report outlines two options below for Council consideration, being either:

- Option 1 - to seek to proceed with the Community Land revocation process, or
- Option 2 - to not proceed with the Community Land revocation process and to explore

options for a new lease at the expiry of the current lease with Abbeyfield Australia in June 2026.

Option 1 – Proceed with Revocation – Seek Minister’s Consent

Members endorse progressing with the community land revocation process and if the Minister for Local Government supports the request, then State Government Agencies either:

- Agree to support the formal ownership of 5 St Lawrence Avenue, Edwardstown being transferred to SAHT at no cost and be placed under the management of a disability focused CHP under the auspices of the SAHT ‘Master Agreement’ which ensures that housing is delivered in line with social housing standards and would be monitored under the NRSCH / national housing regulator. The CoM financial interest in the property can be protected by an appropriate Deed of Statutory Charge.
- or
- Support the sale of Councils interest in the property via a select EOI to a CHP with SAHT retaining their interest via a Deed of Statutory Charge and the use of a Statutory Covenant, which could then also be managed under the auspices of the SAHT Master Agreement, again ensuring that housing is delivered in line with social housing standards and would be monitored under the NRSCH / National Housing Regulator.

In the event that the Minister for Local Government declines the request for consent to the Community Land revocation then staff be endorsed to undertake a select EOI for the lease of the property by disability focused CHPs from 1 July 2026.

Option 2 – Not Proceed with Revocation – New Tenancy Model & EOI for Lease

This option would mean that CoM would continue to be the owner of the property, and in the event of any future issues or disputes between the CHP and the residents committee would likely become involved in some way. This option would also mean that Council would likely still retain some ongoing maintenance and repair obligations, although depending on the lease terms agreed, there may be the opportunity to secure some rental income to offset this cost.

ATTACHMENTS

1. Attachment 1 - Community feedback report - Abbeyfield House [12.1.1 - 7 pages]
2. Attachment 2 - Response from residents, families and friends [12.1.2 - 9 pages]
3. Attachment 3 - Online survey comments [12.1.3 - 44 pages]
4. Attachment 4 - Community feedback emailed [12.1.4 - 4 pages]
5. Attachment 5 - Response from Director Partnerships & Market Solutions [12.1.5 - 1 page]
6. Attachment 6 - Letter from Office of the Chief Executive Office [12.1.6 - 1 page]

Community Land Revocation:

5 St Lawrence Avenue
Edwardstown (Abbeyfield
House)

Community Feedback
Report
June 2025

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



Executive summary

Background

Council has proposed to revoke the community land classification at 5 St Lawrence Avenue Edwardstown, with the intention (if approved) to sell the land via an EOI process to a disability-focused community housing provider, where protections will be sought to protect the ongoing occupation for existing residents.

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.

The City of Marion undertook public consultation to gauge the level of community support for the proposed revocation of the community land classification for Abbeyfield House, located at 5 St Lawrence Avenue, Edwardstown.

Response analysis

An overwhelming majority of the responses expressed strong opposition to the proposal with the wellbeing and stability of the residents a key concern.

519 responses to the online survey were received, of which:

- 6 (1%) were supportive, the remainder 513 (99%) did not support the proposal
- 34 responses were received from participants in Edwardstown (Zone A), all were unsupportive of the proposal
- 114 participants (22%) were from within the City of Marion council area (zone B), the remaining responses 405 (78%) were from outside the council area (Zone C)
- Of the responses from outside the City of Marion Council area, 103 were received from interstate participants.
- Tables 2 and 3 on page 7 provide a breakdown of where responses were received from.

Table 1: Response summary by location

Response	Overall	Zone A (Edwardstown)	Zone B (City of Marion)	Zone C (Outside CoM)
Support	6 (1%)	0 (0%)	2 (2%)	4 (1%)
Do not support	513 (99%)	34 (100%)	112 (98%)	401 (99%)
Total	519	34	114	405

Executive summary

- Approximately 415 (80%) of overall responses directly referenced concerns for the residents due to them being evicted / made homeless and split up from other residents, opposition to council's motives / intentions through this proposal, and the negative impacts to the mental health of the tenants if Council was to sell the property.
- This feedback could be interpreted as indicating a misunderstanding of Council's intention for the revocation process and the focus on the welfare of the existing residents.
- Attachments 2-4 contain all comments and written responses received during the consultation for review.

Key feedback themes

- Council is evicting / making the residents homeless:

The primary concern raised was the risk of homelessness or forced relocation for residents with disabilities, many of whom have lived together at Abbeyfield for over a decade. Respondents stressed the emotional and psychological consequences of disbanding a close-knit group of individuals who consider each other family. Disruption to this environment was seen as damaging and unnecessary.

- Council is selling the property for financial gain:

Many contributors questioned the rationale for the proposed revocation, suggesting it prioritised financial gain over community wellbeing. Words such as "profit-driven", "heartless", and "betrayal" were frequently used. Numerous responses appealed to compassion and civic duty, asserting that the Council has an obligation to protect, not displace, some of the community's most vulnerable members.

- Council should maintain ownership of the property:

The importance of routine, familiarity, and stable housing under the current arrangement with council owning the property was strongly emphasised. Respondents warned that the change could cause significant mental health deterioration among residents and associated family/carer networks.

Comments received have been attributed to each of the themes and categorised by location on page 6. There is largely consistency across the response locations across the key themes.

Responses from Zone A (Edwardstown) do indicate an increase in concerns for the mental health of residents and families/carers if Council doesn't continue to own the property, and the displacement / eviction of residents and the associated loss of community bonds when compared to Zone's B and C.

Engagement Snapshot

The consultation period was open from 20 March 2025 until 17 April 2025.

How we engaged:

Onsite signage, Newspaper Advertisement, Making Marion page and online survey, direct mail to local residents.

519

Survey responses

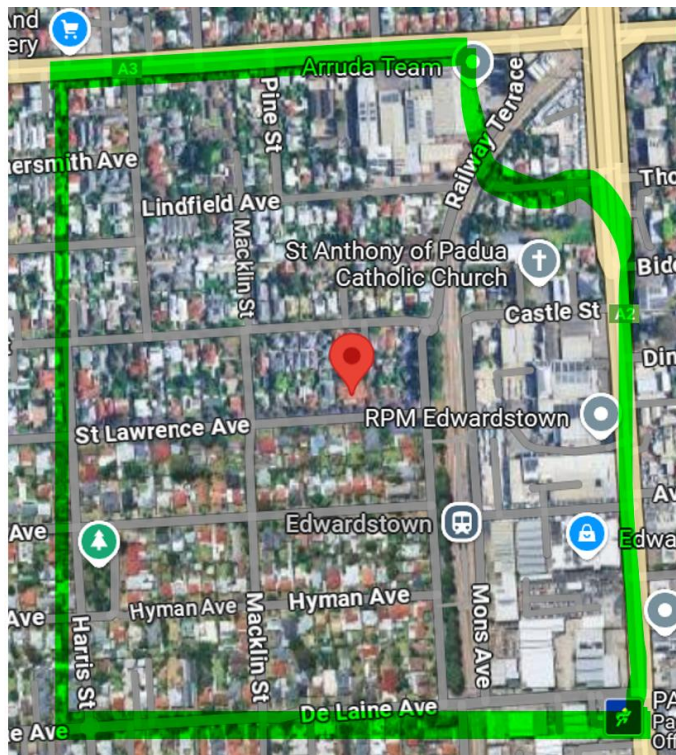
received via
Making Marion Survey

8

Written responses

received via
email

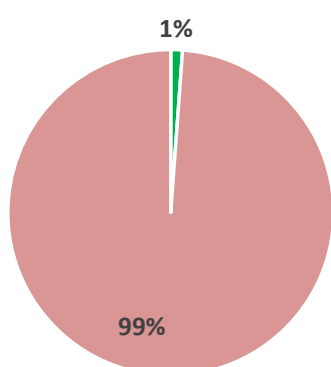
Direct mail letter drop area - (486 residential / commercial properties).



Participant responses

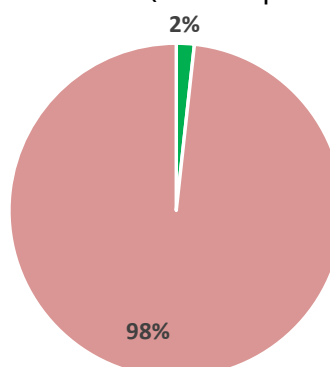
Do you support the proposal (519 responses)?

Overall (519 responses)



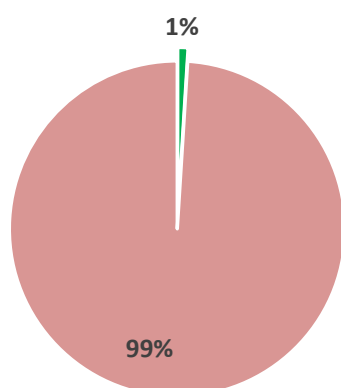
- Yes, I support this proposal
- No, I don't support this proposal

City of Marion (114 responses)



- Yes, I support this proposal
- No, I don't support this proposal

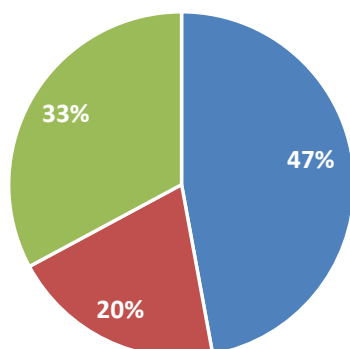
Outside City of Marion (405 responses)



- Yes, I support this proposal
- No, I don't support this proposal

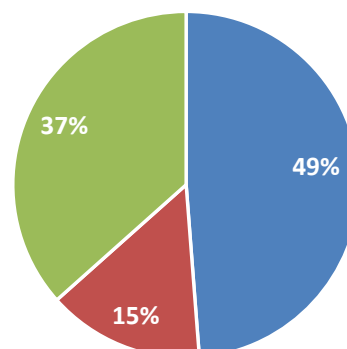
Participant responses - Themes

Overall



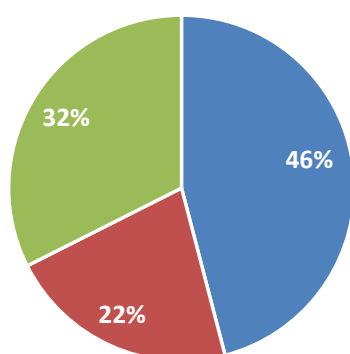
- Council is evicting / making the residents homeless
- Council is selling the property for financial gain
- The residents are better off with Council owning the property

Zone A: Edwardstown



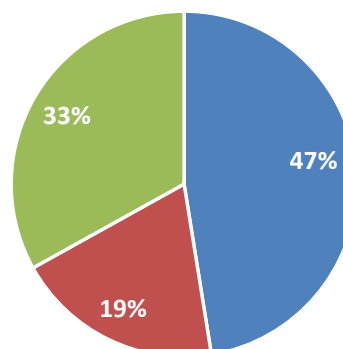
- Council is evicting / making the residents homeless
- Council is selling the property for financial gain
- The residents are better off with Council owning the property

Zone B: City of Marion



- Council is evicting / making the residents homeless
- Council is selling the property for financial gain
- The residents are better off with Council owning the property

Zone C: Outside City of Marion



- Council is evicting / making the residents homeless
- Council is selling the property for financial gain
- The residents are better off with Council owning the property

Engagement Snapshot

Table 2: Top 10 suburbs by number of responses:

Rank	Suburb	Number of Respondents
1	Edwardstown	34
2	Marion	14
3	Adelaide	10
4	Morphett Vale	9
5	Hove	9
6	Blackwood	9
7	Hallett Cove	8
8	South Plympton	7
9	Warradale	6
10	Flagstaff Hill	6

*Marion suburbs

Table 3: Response breakdown by state:

State	Responses
ACT	2
NSW	42
NT	2
QLD	19
SA	411
TAS	3
VIC	30
WA	5

**ABBNEYFIELD MARION
PROPOSAL BY THE CITY OF MARION TO SEEK REVOCATION OF COMMUNITY LAND STATUS
PRIOR TO SALE OF 5 ST LAWRENCE ST, EDWARDSTOWN**

**SUBMISSION TO THE CITY OF MARION
FROM THE RESIDENTS, THEIR FAMILIES AND FRIENDS**

As part of the consultation process required by law prior to an attempt to seek revocation of the Community Land status of Abbeyfield Marion, a petition has been circulated by family and friends of residents. The results are presented here. Over 9,390 signatures were received, unanimously opposing the City of Marion (CoM)'s decision.

To accompany the results of that petition we add the following arguments.

SALE OF THIS PROPERTY IS A THREAT TO RESIDENTS CONTINUED SAFE OCCUPANCY.

Loss of their home will destroy a family that has grown over 15 years.

Residents will not be protected from eviction – directly or by stealth from threats and aggression from a hostile landlord as has happened in the last months.

CoM argues that it will “look to seek assurances... in relation to protections for ongoing occupation by the existing residents”. But if the land's Community Land status is revoked Council will have no mechanism for enforcing any such protections.

And CoM has argued, as one of its reasons for selling, that it cannot moderate the behaviour of Abbeyfield Australia and thus should sell the property. If it cannot do this when it is the owner, how will it do so when it has no ownership rights?

The root of the problem is the current lease. Tenants' issues with the lessee, AA, escalated with the recent decision in SACAT that the Council-drafted lease fell into a legal 'lacuna' – ie it gave the tenants no protection under Residential Tenancies legislation. Council has given no indication that it will look to update the lease.

So Council DOES have the power of a lessor. In particular it has the power to initiate a process of updating the lease between the community housing provider and the residents to ensure that it does provide residents with protection under the Residential Tenancies Act and other relevant legislation administered by SACAT. Council has made no moves to undertake this or broach it as part of the solution to the residents' problems with Abbeyfield Australia.

COUNCIL'S STATED REASONS FOR PROPOSING THE SALE ARE BASED ON COMPLETE MISUNDERSTANDING OF ABBNEYFIELD MARION, HOW IT FUNCTIONS AND ITS ACTUAL STATUS AS A COMMUNITY HOUSE.

To date CoM has argued that:

Council is not in the business of providing disability services so the property is “surplus to requirements”. Council's Strategic Plan “does not envisage provision of supported accommodation or related services” (CoM Council meeting agenda 25 March 2025).

Council does not supply “supported accommodation” or “disability services” to Abbeyfield Marion and has never been asked to. The house is not registered as a Supported Accommodation facility. The residents have not been assessed as needing Supported Accommodation and do not qualify for it. Disability services are provided directly to each

resident through Community Living Options (CLO) and funded by the NDIS. While some of the services are provided AT the house, they are not tied to it, but to the individual residents through the NDIS.

It is therefore surprising that that CoM has decided that a property leased successfully for 31 years (15 for current residents who have been exemplary tenants) with no requirement for Council services other than routine landlord maintenance is now “surplus to requirements”.

A parallel argument would be that “Council is not in the business of supplying sporting services so all premises leased to sporting clubs are surplus to requirements.”

THE VOTE TO SELL THE PROPERTY AND TO SEEK CONSULTATION WAS BASED ON INACCURATE INFORMATION

From 20 March a series of incorrect and misleading statements about the consultation appeared on the Council website and were the subject of many complaints, including from the Minister of Human Services who requested that these statements be taken down. They were still there a week after the Minister’s letter to Council.

The same misleading information was also given to the family members by the Council CEO which make us question whether it was also part of the information put to Councillors prior to their vote on the sale.

The resultant vote in Council should therefore be declared invalid and the issue revisited with accurate information and the opportunity for residents representatives to present to Council.

POTENTIAL FINANCIAL GAIN TO THE CITY OF MARION

The CoM has proposed sale either to a community housing provider or to the State Government. This would provide CoM with a windfall of up to \$2million.

We argue:

That this has provided a significant impetus for Council’s decision to seek sale of the property and is the reason for the lack of a factual and logical public rationale for the sale.

That the property was established with significant State and Federal Government funding – for purchase of the land and construction of the house. The house was made over to Marion Council ‘in trust’ to provide accommodation for vulnerable and disadvantaged people. If Council is relinquishing that trust, they should not profit financially. And if the State Government were to buy it, public monies should not be required a second time to facilitate that sale.

PROPOSALS AND SOLUTIONS

The current situation is due to the hostile behaviour by AA and the lack of legal protection from this under the current lease. CoM DOES have the power to protect residents from the aggressive behaviour of Abbeyfield Australia – or of any similar landlord.

What is required is:

MAINTENANCE OF COMMUNITY LAND STATUS FOR ABBEYFIELD MARION.

A REVISED UPDATED LEASE THAT PROVIDES PROTECTION FOR RESIDENTS UNDER THE RESIDENTIAL TENANCIES ACT and OTHER RELEVANT LEGISLATION.

To achieve this we suggest two options:

1. For CoM to withdraw its proposal to sell the property and to engage with the State Government to revise and update the lease.
2. For the CoM to transfer ownership of the property to the State Government, at no cost and for the State Government to undertake to revise and update the lease.

Following this the owner – CoM or the State Government – should then look to lease Abbeyfield Marion to one of the recognised/approved **South Australian community housing providers** with a lease that continues the occupation of the house by its current residents with the support of its current management committee structure.

This will also require:

- the CoM to withdraw its application for the revocation of Community Land status;
- the State Government to make clear that it will not accept any application for revocation of Community Land status.

Dear Marion Councillors ,

I write as a concerned parent. My son [REDACTED] lives in a community house known as Abbeyfield Marion and has done so for the past 15 years.

Like all of the families whose children live there, I was extremely pleased with the innovative arrangements there and most grateful that Council had supported this fine initiative in shared living.

You have no idea how difficult it was to find any accommodation for Eddie back then (we looked for 5 years) and I am sure doing it in today's marketplace would be the worst nightmare.

The house is a model of community cooperation in miniature and has been lauded by many as an exemplar of what's good rather than just possible. We all love it.

As you are aware, the last few years there have been marred by the actions of the leaseholder and this has caused much distress for Residents and families involved there.

I want to examine some aspects of where we are, now that Council has decided to sell the property.

My opinions are my own and what facts I mention can be supported by documentation.

Please give careful consideration to my arguments. My son's future, and that of his 7 housemates depend on it.

I welcome comments and further discussion on the important matters raised.

Thank you in advance.

The Marion Council meeting agenda of 25 March 25 is a suitable place to start.

Moved Councillor Masika
That Council:

Seconded Councillor Hoffmann

1. Rescinds the decision from its meeting of 27 February 2024 that states:

That Council:

1. *Undertakes a select Expression of Interest (EOI) process seeking proposals for the sale or long-term commercial lease of 5 St Lawrence Avenue, Edwardstown.*
2. *Invites submissions for proposals to the EOI process from organisations including Abbeyfield Australia and Community Living Options.*
3. *Requires a further report be presented to a future General Council Meeting following the close of the EOI to consider the proposals received.*

Carried Unanimously

Moved Councillor Masika

Seconded Councillor Hoffmann

That Council:

1. Notes that the provision of supported accommodation and similar services is not envisaged by Council's Strategic Plan and the property at 5 St Lawrence Street Edwardstown is therefore surplus to the operational requirements of Council.
2. Subject to the completion of a community land revocation process, and subject to the Minister not exercising their option to purchase, resolves to sell 5 St Lawrence Avenue, Edwardstown via a select Expressions of Interest (EOI) process to a Disability focussed Community Housing Provider, noting that any EOIs to purchase the property by Community Housing Providers will be required to outline how they will prioritise the accommodation needs of existing residents of the property to remain in the property, and that this is an exception to Council's Disposal of Land and Asset Policy regarding disposal of land.
3. Endorses the Section 194(2)(a) 'Report for Consultation' (Attachment 5) and undertakes a period of community consultation in accordance with Council's Policy and the *Local Government Act 1999*.
4. Authorises the Chief Executive Officer to make minor administrative changes to the Section 194(2)(a) 'Report for Consultation' as may be required prior to the commencement of the community consultation process.
5. Notes that a further report will be presented to Council following the community engagement process for Council Members to consider the feedback received.
6. Notes that Abbeyfield Australia, Community Living Options, and representatives of the residents at 5 St Lawrence Avenue, Edwardstown will be advised of this decision of Council.
7. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda Item - GC250311F6.1 - Adjourned - Revocation of Community Land Process – Edwardstown 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 – GC241210F6.1 6.1 Confidential Adjourned - Revocation of Community Land Process – Edwardstown
 - Attachment 2– 24 MDIS 0301 – Response from Minister Cook – Marion Mayor
 - Attachment 3 – Letter to Executive Director, Department of Human Services dated 15 November 2024.
 - Attachment 4 – Letter to Director Partnerships & Market Solutions, SA Housing Trust.

on the grounds that the document(s) relates to information the disclosure of which could reasonably be expected to prejudice the commercial position of Council.

GC250311 - General Council Meeting - 11 March 2025

GC250325 - General Council Meeting - 25 March 2025

There are a number of points to make....

Marion Council at Note 1. states that

the Strategic Plan does not envisage provision of supported accommodation or related services and therefore the property is surplus to Council requirements.

Let's consider this opinion in the light of some facts.

Council doesn't supply supported accommodation or related services at the site and never has.

The House is not registered as a Supported Accommodation facility and never has been.

The Residents have not been assessed as needing Supported Accommodation and never have been.

The Residents do not even qualify for Supported Accommodation.

The Residents have never asked Council for Supported Accommodation or related services.

They just want to live as a group in the House they have been in for 15 years.

It is misleading to describe the House as Supported Accommodation.

By way of comment, the Strategic Plan (not yet a year old) cannot credibly be trotted out like scripture to justify Council ceasing a valuable community service it has engaged in successfully for nearly 30 years.

The implication of note 1., (by omission) is that disability is a problem and that the residents are somehow surplus, too. Not a good look for Council and the cause of much distress for the Residents and their families.

Let's now consider the Strategic Plan...

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

Council says it will be successful if there is Increasing participation in our community engagement as a result of innovative engagement approaches

Council's Strategic Plan states that "we are a friendly, inclusive, and connected community, where everyone belongs" and that the opportunities exist to "celebrate diversity, listen to the community, strengthen support networks, contribute to health and well-being "

The Strategic Plan itemises (p13) C1.1, C1.2, C2.2, C3.1 and C4.1 and all these are prioritised as actionable by Council to assist in promoting a good community . All these apply unreservedly to the House at Abbeyfield Marion and it's Residents. All are "envisaged" by the Strategic Plan.

At best, community might be described as a group of people who share a location, who are somewhat mutually supportive, pool resources to some extent (eg Rates) and share values such as fairness , compassion and empathy. Councils manage the process for larger groups and at best work for the greater good of those groups.

That said, it is important to consider what exists at 5 St.Lawrence Avenue beyond concepts of land surplus to requirements.

This is not some spare block . It is a house and a long established home for 8 adults who share their lives with each other . They are a model community and ideal tenants. The House is well maintained and a wonderful innovation in how to accommodate people who are differently abled. Somehow these Residents support and encourage each other in their daily lives and the magic of the group is such that they go out into the world each day with enthusiasm and a

strong sense of belonging to their little community. It does wonders for their self esteem and they are happy there.

The House ticks all the boxes for Council's Strategic Plan insofar as Community goes.... And innovative engagement... And Council puts all this at risk by pushing for an unnecessary sale.

Why then is it "surplus to requirements" ?

There is no logic in Note 1 and as such it is unreliable as a proposition upon which to base such a serious action.

Have Council's elected members accepted this proposition as a basis for their decision making ?

Why were Residents families not invited to make submissions to and speak at this crucial Council meeting?

As a further example, in my opinion, of Council's mis-characterisation of the House, Mayor Hanna said on Channel 7 News on the 9th April that " There are specialists out there providing disability accommodation and they are best placed to be running places like this"

The House is not a "disability " house.... It is a house where people live. The stigmatising of disability is implicit in "places like this " in my opinion. It is not a place.... it is an established home for a successful community of like-minded souls who are entitled to dignity and a decent life together.

Services are currently supplied to the residents of Abbeyfield Marion by C.L.O. and are funded by N.D.I.S. These arrangements are very successful and much appreciated by the Residents. Council knows this.

Marion Council CEO said on 11/03/25 (meeting at Council for families of residents) that provision of disability housing was not core Council business. The use of "disability " is in my opinion a pejorative distraction. Demonstrably Council is not in the business of providing disability housing at Abbeyfield Marion , nor has it been.

Council is and should be in the business of leasing properties to community groups for a variety of purposes and not discriminating on the basis of disability.

Council's core business in my opinion should be looking after all of its residents equally and fostering a fair, diverse and thriving community. See the Strategic Plan. Council is hoist on its own petard?

Previously, since 1991, Council has leased the property continuously for housing without much issue. It has only been since 2023 that problems with the leaseholder's behaviour have emerged (see below)

I note that the Council meeting of 25 March was a week after Council mentioned in City News (18/03) that a sale was being considered. Public consultation began 20/03. What then was the point of the 25/03 Council meeting and why did public consultation precede it? Council would have looked silly if the meeting had refused the proposal.

From 20/03 a series of incorrect and misleading statements appeared on the Council website regarding the consultation process and were the subject of complaints from many sources including the Minister of Human Services, whose letter of 21/03 pointed out these errors.

They were left there for a long time..... they were still there on 26/03. (screenshot available). Why?

The Council Community Consultation process has been tainted, perhaps fatally, by these errors. How many people wanting to participate were misled by Council errors on their site?

More particularly, the Council staff allegedly provided this mis-information (albeit in error) as facts that perhaps influenced elected members' decision making. Ouch?

Has the Council published an apology for any of this?

By way of comment, the legitimacy of the whole sale process is now called into question.

How did Council arrive at this point?

It seems to me that everything was going along fine until the Leaseholder, Abbeyfield Australia, decided that it could leverage more from the property and began a campaign to demand more rent from the Residents from about 2022.

Their demands were against the signed agreement made with the Abbeyfield Marion Committee of management when they merged in 2020. Abbeyfield Australia's tactics have, in my opinion, included considerable unconscionable behaviour on their part (anyone who doubts this should read Minister Cook's letters to Abbeyfield Australia and there's also a plethora of other supporting documentation).

Abbeyfield Australia's actions caused Residents and their families much heartache, and the Abbeyfield Marion committee sought some protection under the lease issued by Marion Council.

The problem was that the lease was largely unchanged from 1991 and did not reflect changed community expectations as embodied in the Residential Tenancies Act, etc.

Rather than fix the lease and rein in its tenant, the Council has decided to throw the babies out with the bathwater by selling the property. I could be accused of being dramatic, but the issue is clear.

If Council fixes the lease and sorts out a suitable leaseholder, the Residents are safe in their House.

If Council sells the House, the Residents are not safe and cannot be guaranteed to be safe.

If, as Mayor Hanna said “the needs of the existing residents will be our number one priority” then Council cannot and must not sell the house.

Elected members have a clear duty to their community here. Say NO to the sale.

The decision to sell is the wrong one and has been predicated on errors in fact and misinformation widely disseminated .

Council processes here have been called into question and a great deal of anguish caused to the Residents and their families.

The wider community has been misinformed and elected members too have likely been provided with a jumble of fact and fiction .

The public outrage has been extraordinary and a very bad look for Council. There are now about 6,500 signatures to a petition to say NO to the sale.

It is all unnecessary and could and should be stopped.

Councillors need to show some commonsense, decency and empathy in their deliberations on this matter. Council got it wrong. It’s fixable.

Council must be better than just a bureaucracy. At best it represents the heart of the community and that involves showing heart where it is needed.

And it is most needed here.

Say NO to the sale.

Please.

Thank you again for your consideration.

Yours sincerely

Online survey: Please tell us why?

1. It is important to the community and underprivileged residents who rely on this for their well being
2. Give these people their dignity. It is worth more than money
3. These people need their independence and by kicking them out you will cause undo anxiety fear and stress that they do not need they flourish with safety and routine this is such heartless thing to do sick of people who prefer profit over humanity
4. You can't throw people out on the streets, we supposedly live in a civilised country
5. Because, apparently you will be making people homeless or causing them stress and disadvantage by doing so.
6. Please do not cause distress to these people. They have formed their own 'family' where they feel secure. Given how much they have to contend with due to their disabilities, they deserve peace of mind. This is not America. Be kind.
7. There is no guarantee that the existing residents will be protected if this proposal goes ahead.
8. There is a residence inhabited by vulnerable people here. They deserve to be treated with respect. Do not evict these people from their home.
9. I support people in need.basics.accomadation first.sweden does it,proven with low mental health homeless.
10. The housing situation generally is very bad and the people affected by this action have practically ZERO chance to find accommodation. I remind you of Labor's promise: Nobody will be left behind.
11. The residents require this ongoing accommodation. It should be reserved for their use, not sold for profit.
12. It is home to those who need it

13. The property has been for over 10yrs occupied by people with disabilities. They have made this their home, they pay rent and deserve the security & happiness they have found living as a community there. To up end their lives is grossly unfair
14. It seems a short-sighted decision in the middle of a housing crisis. Surely there are better, more compassionate options.
15. The occupants are not protected enough and with house and land prices so high the sale will most likely go to a developer or some one with intent to occupy or on sell meaning the occupants will be homeless when any lease expires.
16. People who are doing it tough need help. Equality matters. We need all forms of government to develop community housing for those less fortunate.
17. This isn't just a house—it's a lifeline. This home, funded by our tax funds—was meant to ensure the welfare of vulnerable individuals. The council's decision threatens to upend lives, leading to potential homelessness and trauma for these citizens.
18. Having worked there I know how important that house is.
19. Everyone deserves to live independently if they want too
20. COUNCIL RENEGS ON A PROMISE MADE IN 1991 SAFE HOUSING FOR RESIDENTS IN NEED. THE SALE IS AGAINST COMMUNITY WISHES AND 8,500 OPPOSED IT IN PETITION. THE RIGHTS OF DISABLED ARE BEING TRAMPLED BY AN ANTI-DISABILITY MINDED COUNCIL
21. Community Housing is important
22. I think it would be cruel to take this place away from the clients. They all live well together and have a great little community. They have to live somewhere. To have some measure of independence is important to everyone. DONT TAKE THEIR HOME AWAY!!!
23. Because I am not heartless
24. This decision will leave already vulnerable people even more so. Do the right thing!

25. The residents of Abbeyfield are living safely and independently. It's a model of how the community (and Council) can support people who are vulnerable to live full and rich lives. i cannot see how it aligns with Council's stated values.

26. The individuals residing in Abbeyfield House, all of whom have intellectual disabilities, have discovered a safe haven and a sense of community in this home. This place is more than just a residence; it serves as a vital support system.

27. The impact this will have on existing residents mental and emotional well-being. Can the Council appoint a body to manage, operate and have more control over how Abbeyfield House runs?

28. Very mean

29. There is no guarantee the property will be sold or first offered to a disability focussed community housing provider, or to the tenants themselves.

30. There is no guarantee the property will be sold or first offered to a disability focussed community housing provider, or to the tenants themselves.

31. This is a required service for those using it.

32. Privatising this facility leaves current & potential future residents at risk of being uprooted, overcrowded, or exploited by profit seeking companies. Council pls act with integrity & accountability to your citizens in a genuine & inclusive way. Listen!

33. It is community land and needs to stay in the community. For community use and enjoyment. Community land and the amenities these lands provide in an increasingly enshittified Australian environment are what members of communities pay rates for and expect

34. When ordinary citizens are finding housing hard to get, How can any responsible person think putting mildly handicapped people out of their home is a responsible and caring action? Who hopes to benefit by this action? not the current residents for sure.

35. these people need their home or the home to be there for others I am sure the council can afford this community involvement . IT IS MORE IMPORTANT THAN THE LAVISH SPORTING BUILDINGS.is a very small offering of support to special people with special needs.

36. Where will these people live. It would be such a shame if they were separated after they have all lived together for so long.

37. I do not believe Marion Council have a valid reason to revoke the Community Land classification of this property and to therefore divest themselves of the responsibility in the future. The home should remain classified as Community Land as it was in 1988

38. The Council may be the registered proprietor of the land, but it is not entitled to profit from it. The land and house were paid for by the Federal and State Governments, and Marion Council 'owns' it for the sole purpose of providing community housing.

39. I don't support revoking Abbeyfield's Community Land status. It risks residents' stability and sells off a public asset. Better options exist—like improved oversight—without removing it from community hands.

40. Disturbing the current residents is unnecessary and any change for these people will cause huge distress for them personally and their families.

41. Cruel to the people who can't help themselves

42. Public housing works better than private community housing. As an ndis participant private business never give the rights and service we should have. Have had arguments with ndis where they blame providers for not being their slaves, shifting responsibility

43. Abbeyfield house located at the address provides a vital service. If the classification is revoked you will ruin people's lives and do damage to the community.

44. Let the Abbeyfield group run their own establishment. It would be extremely unsettling for residents, to worry about their home being sold. If welfare checks are required for residents there should be other ways of doing this within existing structures.

45. I am aware of a community home for adults with mental disabilities in the area.

46. The residents and potential residents need this home and its community

47. Why would you revoke community land just to sell??? Absolutely not.

48. Such important community services as this are rare & hard to replace, I have a head-injured sibling who had to go thru a similar move 5 years ago & expenses & quality of life both have taken a hit. The short term gains for the council simply don't add up

49. NGOs add layers of management and never bring better outcomes. Money is diverted to corporations who's primary concern is the board and shareholders.

50. Separation can trigger anxiety, depression, or behavioural regressions. Familiar companions help regulate emotional responses and reduce feelings of isolation. Routine is key for many individuals with intellectual disabilities.

51. Vulnerable people need to be protected by organisations such as councils - not exploited!

52. Unhoming vulnerable people.

53. It is part of local councils role to be responsible to all residents, not to abrogate the guaranteed availability of a building for people with special needs to other organisations.

54. Potential to leave long term disabled residents with no place to live

55. This isn't a property for the council to sell It was built by the state government

56. Because good people need a helping hand. Council Same old story take what they want and bugger everyone else.[REDACTED] idiots

57. More facilities are need like this NOT less!!!

58. Council's should not be removing these services there are already limited housing for people with disabilities these homes need protecting not removing because council's see dollar signs.

59. Its not the right things to do. How did Abbeyfield come to be Council property? Was it bequeathed to Council? If so, there should be remuneration given to the family that bequeathed it fi Council reneges on the ownership.

60. Abbeyfield house is an asset to the community and an irreplaceable home for the people living there

61. I'm concerned that these young people will lose the security and stability of their current housing, their home. Access to safe, affordable and long term housing is difficult to find, and so much more difficult for young people with special needs.
62. People with disabilities are already vulnerable
63. Council needs to publicly provide details of viable alternatives for the existing residents before I could support the revocation.
64. The residents of Abbeyfield House will be homeless in a housing crisis.
65. People who live there need their home, their friends and the community that has been allowed to develop.
66. People will be made homeless. Revoking the Community Land classification is inhumane and illogical.
67. Council should not be misusing powers like this to generate income and totally disregard the existing stakeholders.
68. It means that current residents with intellectual disabilities will face upheaval having to find alternative places to live.
69. TO PRESERVE THIS COMMUNITY FAMILY HOME, KEEPING THESE RESIDENTS SAFE INDEPENDENT AND TOGETHER
70. The proposal of removing disabled members of the community who have lived in this care for so long in order to gain some profit from land sale is disgusting proposal
71. I don't believe the council and local government have the current residents best interest in mind
72. The people in Abbeyfield house need your continued support and this Community support needs to remain available.
73. People with disabilities need care and understand they need to live in familiar environment and also need somewhere that is affordable and their is rental shortage to compete with, they deserve to stay where they live currently
74. this is inhumane

75. The residents of this house have lived here in security. This is their home. Revocation would make these vulnerable people homeless, causing great hardship and distress.

76. Council seems intent on providing any form of basic service to its residents unless it is in the Council's benefit or they can big note themselves and .ake a big deal about how great they are.

77. The Marion City Council is planning to remove Community Land protection for their home! This is the last line of defence against its sale.

78. Reduction of social service to community. Unfair relocation of existing residents.

79. Because its inhumane.

80. Because it's occupied by some beautiful people and the parents are doing a great job keeping it running

81. No I don't support these long term residents losing their home.

82. It seems pointless to sell it to a disability focussed community housing provider when there are disabled folk already living there. Never never never divest land. Not one single sqm!

83. Do not take away the long term home of vulnerable people. I don't even know how you could think of this proposal. Shame on you!

84. No I DO NOT support this proposal. There is not enough community based land or accommodation.

85. The residents living in the property value the ability to live together independently.

86. It's a mistreatment of the weakest and most vulnerable in society. To my mind the person who first proposed this is a [REDACTED].

87. You would be splitting up a well established community.

88. This will allow any person to purchase the land and build what they want! At present my son and 7 other people with disabilities share accommodation in a house on that land! This means it could be demolished and they will have nowhere else to live.

89. I understand that intellectually disabled individuals have made the house their home. Given their vulnerabilities, they require ongoing support and protection, rather than revoking the community land protection and sale of the house

90. The residents of the home require the accommodation that is provided and unless the council has alternative accommodation available the property should not be sold.

91. This community house provides a vital service and connection for a great many who otherwise have very little in their lives. They matter!

92. No No No!!

93. These unfortunate people have a secure home environment. Why take it away?

94. There are many other real life aspects to this decision. Economics should not alone decide what is profitable. As a society we have the duty to support these vulnerable residents. This is their home.

95. It should be kept as it is.

96. The community house located there provides housing and social inclusive community for a number of people who would be very diminished by its sale.

97. This means a lot to the people that live here

98. It will adversely affect the existing tenants. "Have a heart" and real consideration of their welfare and attachment to where they now live, and relationships the tenants have developed between themselves.

99. Council needs to do what's right for these people! ❤️

100. This is a community home and as to a "disability-focused community housing provider" you must be joking...they do not exist, it will be a profit focused community housing provider.

101. I don't trust councils to do what they say they are going to do!

102. We are also at the pointy end of the housing crisis. I have every sympathy for others who have it even harder than us. These people deserve their home!! Please keep them there, it cannot cost or inconvenience the council that much.

103. Because this will impact the community, the vulnerable residents who rely on the assistance as their lifeline, their support and stability for their life and their needs.

104. Because it's community land FOR the use, by the people not for council to make a one time profit.

105. Unnecessary to acquire this land and severely adversely affects the residents.

106. A shortage of suitable housing, where would they go?

107. This my home. I have lived here for 15 years with my friends who are now my family. We have no where else to go together. I love my home and my life. I have been terribly worried about what is happening. I don't understand why the council is doing this.

108. How can we further monetise the needy and deprive them of assistance, to further our agenda of world domination we must not allow the impoverished and service dependant citizens to flourish or be seen as a part of community, we must destroy empathy.

109. The housing for the residents and the life and community they have built there is so important. Changing the classification, despite assurance to protect the existing residents, will put them through unnecessary stress and worry.

110. Keep the residents in their home!

111. People with disability need that home and need to be able to say how it is run and what they need.

112. Because there is precious little community housing for our most vulnerable. We should be doing everything we can to secure and maintain a safe space for vulnerable people to live their best lives.

113. The house provides an solution to a community need that might not be replaced by turning the residents out, leaving them to seek alternative living arrangements.

114. The rights of existing tenants need to be maintained

115. It is un-Australian

116. My son has lived in this house for 15 years. He has caused no trouble to anyone asked for nothing except not to be bullied. He has kept the house beautifully been a happy member of the community he has been and continues to be responsible for his own life

117. At this time with the accommodation at its current state of unavailable and unaffordable this has to be preserved for the current and future residents who need a home.

118. That's people's home for the last 11 years.

119. I'm voting no because this house is more than just a building. It's a home to some of our most vulnerable community members. The residents have built strong long-lasting relationships and a supportive environment that can't simply be replaced.

120. Special needs people need consistency and to be moved location will not be good for them

121. The people in that house love living there and they will have no where else to go.

122. Needs to be for the community.

123. People before profit.

124. This is an important place for those less fortunate than other to call home and feel comfortable.

125. To big of change for residents

126. The residents all enjoy living there & deserve to feel safe & supported in their home.

127. I feel it is unfair to move people who have challenges in life and are extremely happy and content in their current location. It is extremely difficult to find quality housing.

128. Vontinue current use

129. For the welfare of the current residents

130. This is a valuable asset that is doing so much for these people. It would be a travesty to sell it

131. No, this is a community need.

132. Will make it worse for the people that live there and sounds incredibly greedy by the council

133. This house is home and an amazing network for a very good friend of mine. You would destroy them all by making them move

134. Where will they go? House the council got a plan for rehousing?

135. Don't be so heartless

136. The land is currently occupied by property serving as essential housing for those living with disabilities. Why change this classification if the land is already facilitating a high quality life for people in the community during a housing crisis?

137. I have a friend's daughter living there, quite happily. She is handicapped and will have no where to live if closed or sold.

138. Unfair prickly pair!

139. This is a safe haven for those who need it, they have lived here for years, and are taken care of by [REDACTED], not the council. This is the best place for them, they are friends, they are like family and they are safe. Leave this place alone and let them be.

140. Disappointed in the council's back flip on the community for the sake of a money grab.

141. I have known one of the families that has used this residence to live successfully and independently for a number years. I feel it's disgraceful to remove the residences from their home for no reason!

142. In the current housing market, finding alternate accommodation for special needs residents is even more difficult than for most, so forcing them out of their current situation is a rather unfair act.

143. Because it's home to intellectually disabled residents, the council doesn't seem to have a plan to relocate them all in the one location elsewhere in the area. Wtf?

144. This is a terrible proposal considering there is a housing crisis. Where would they be able to go...?

145. Don't sell useful / valuable Council land, ever

146. The people who live there need it

147. The residents consider this home, their housemates family and selling this house and revoking the community land puts so much uncertainty in the resident's futures.

148. Can you imagine living together with people for 15yrs and because of bureaucracy your home and your housemates are at risk! Let these marginalised people live their lives in peace and harmony.

149. Removing support for these people does not sit well with me

150. This is no more than a money grab by council, it is their responsibility to assist there community. And not leave them hi and dry.

151. Apart from support from family friends they can't do much to help themselves so kicking them out and separating them would be devastating for their mental health. Councillors should imagine if it was one of their children

152. The residents have been living happily there now for over 15 years. To revoke the land and force these people to leave would destroy the many friendships that have been cultivated for these variously intellectually disabled people. Please don't.

153. Doesn't seem fair for the families that depend on that accommodation

154. As a rate payer in Marion Council I believe it is important to provide adequate facilities for those less fortunate. The current facility should stay as is.

155. People with these needs benefit from stable housing environment that they are familiar with.

156. My colleague's brother lives there and he loves it there and all the friends who live with him. Where would they go, if the home is taken away from them?

157. I am concerned that people whi loose a safe, supportive living environment if this occurs.

158. These residents deserve the unconditional support of the council and their community

159. The residents need and deserve a secure home

160. I am disgusted that a Council would consider the sale of the home of South Australian citizens with intellectual disabilities living happily and peacefully in your council area.

161. It shouldn't displace some of its most vulnerable citizens who have been living there for years

162. Need to support disabled people with housing

163. Too much unnecessary distress to the residents and their families

164. It's not on

165. Vulnerable people need assistance and not to be made to feel unwanted and unsafe.

166. No guarantees it'll remain as housing for the disabled once sold

167. These people are vulnerable and society needs to provide support and stability to them. Until a better option is found, their home must be preserved.

168. Personal connection through a good friend. It's an important community facility, especially for those that rely on it.

169. In the current climate, cost of living & housing crisis I cannot believe the council are even contemplating this. Shame on Marion council for trying.

170. The residents need security and continuity

171. These people need support not eviction

172. The residents deserve a place to live

173. the residents are settled and happy there

174. No, too many facilities like this being closed which puts pressure back on families.

175. Not right

176. Consistency is very important for people suffering with intellectual disabilities.
As is community

177. People with Downs Syndrome will lose their homes.

178. People with disabilities need community support.

179. At a time when accommodation in general is in short supply, selling Abbeyfield House is highly upsetting for residents and could make it hard for residents to find suitable accommodations.

180. I have concerns for the residents of Abbeyfield. They feel safe and secure in their home (and it is their home not just a place to stay). It will cause to much upheaval and distress to the residents and their families if it's sold.

181. Because a group of lovely people call that house home.

182. There is no need for the Council to supervise the residents, so no expertise in disability is required. Few charities have the funds or expertise to manage ownership of the land. Current situation is more suitable.

183. people with a disability have called this home for a long time. They have formed an emotional and spiritual connection with where they live and the other residents are their family. To separate them and move them to other homes would be devastating.

184. The residents of the property have made clear their disinterest in this proposal and fear losing their home. This stress is causing negative impact on their overall wellbeing and mental health.

185. I am concerned that if CoM has no power to ensure the existing residents are housed appropriately after the sale that the existing residents could find themselves homeless.

186. The current scheme has and does work for our most unfortunate community for 15 years. It cannot be guaranteed that the same level of service would continue with the best will in the world. Money appears to be the guiding factor here.

187. As a community we need a bit to show some compassion toward these people and allow them to live in peace.

188. Targeting disadvantaged people when available housing is so low

189. It's unethical

190. For years now I have been directly involved with residents at Abbeyfield via the local footy club and indirectly through visits to the house. The residents get on well with each other and it would be detrimental and disappointing to see them split up.

191. These people have lived here for so long and it's detrimental to their livelihoods to move them.

192. The people living within Abbeyfield house have been a valuable part of the community within the street and Edwardstown to move people who have been settled for so long doesn't seem right.

193. The vulnerable people who are safely, quietly living at this location should be afforded stability and security. Their needs should be prioritised.

194. By selling the property to a disability support provider it then makes it a private asset that is open to being closed down, demolished or the tenants coerced into paying more, bound to service agreements that are not person centred.

195. People with disabilities have the right to live in the community.

196. This is an unnecessary hardship imposed upon some of the most disabled and vulnerable people in our society. It is extremely hard for disabled people to find satisfactory accommodation.

197. I know the people in the house, and this house has provided them community, friendship and independence. Taking it away would be a step back for the disabled community.

198. Please I'm begging you to let my friends stay together and live together forever it has everything they need to fulfill their dreams with living together

199. 255 characters?? Give me a break! There is insufficient detail to ensure the young people are guaranteed equivalency. They must be protected from companies saying the right things but only desire is to maximise shareholder value. Stay as is please

200. Stuff the council

201. This is a unique home for several people living with a disability, in a market where good residential situations for this cohort of people are rare. The residential model set up at this house is one of a kind and irreplaceable.

202. This is completely unnecessary and yet again prioritising business over the livelihood of disabled patrons. Classic local council - I hope you are ashamed of yourselves.

203. People with disabilities deserve to live happily and safely and this group have become family, isn't it better to keep them together than to separate and isolate them!

204. Bloodsucking Parasites - this what we should be promoting instead of the [REDACTED] NDIS Rort. Can always rely on local councils to cut funding where it's needed most. I'm sure you aren't cutting any funding toward parking tickets, disgraceful.

205. Residents are embedded in our community, walking regularly down the street. The location is great for them, close to shops and public transport. The residents deserve to stay settled where they have been already living for many years.

206. They have special needs and they are part of our community. They are lovely people who deserve the best of care and support.

207. This is a uniquely run accommodation house for people with a disability. They should be allowed to stay on this property.

208. I know one of the families personally and understand how important this community is to the resident's feeling of safety and community. It provides to her family with peace of mind knowing she is in a location which provides familiarity and confidence.

209. It serves community better as it is

210. You'll be disrupting a happy settled home for intellectually disabled residents. Please don't do this.

211. This is a community home which is highly beneficial to the occupants learning life skills but also for their families to know they have a safe environment and so they can enjoy life as well.

212. This house is run in a harmonious way with care and integrity that a disconnected disability provider would not be able to uphold. Council claims they want to have oversight yet will outsource to another entity that stands to profit? Doesn't hold up.

213. This community house is more than a building—it's a safe, supportive space for people with disabilities. Selling it off shows a lack of care for vulnerable residents who depend on it. Please prioritize people over profit and keep this essential resource.

214. The City of Marion should support the rights of people with disability to live in the community.

215. This community house is more than a building—it's a safe, supportive space for people with disabilities. Selling it off shows a lack of care for vulnerable residents who depend on it. Please prioritize people over profit and keep this essential resource.

216. Ongoing support for these people is essential. If the property is sold Council have washed their hands completely. While irritation is a nuisance it does not mean abandoning.

217. The service provided through the house is far too important to be discarded because of irritations in relating with people with disability. Ask your CEO! Some human compassion requires budget consideration!

218. Because the residents with intellectual disabilities will be at risk of being unhoused and separated.

219. The current arrangement is working well to provide for the needs of some of the most vulnerable people in society. The community land classification provides a level of safeguarding and protection for them.

220. This proposal it's going to potentially mean the lack of housing for my friend [REDACTED] and his housemates who've mostly been living happily together for over 10 years. I don't support this proposal.

221. By all accounts the House is working fine as it is. If it ain't broke don't fix it. Changing or selling the land risks making things worse for the current residents. It is certainly causing them & the community undue stress.

222. So many people living in community housing for those with disabilities know no different. Deliberately taking away their safe place, their longtime home and their own little family is disgraceful and so very wrong.

223. It is absolutely unthinkable that Council is considering this action when it should be doing all it can to preserve Abbeyfield House as it was originally intended as a wonderful home & haven for these vulnerable young intellectually disadvantaged people.

224. It's very important for the residents to keep this community for their life and their mental health.

225. This revocation does not guarantee ongoing tenancy for the current residents who have lived there for many years.

226. The revocation and sale of the property will not be in the best interests of the current residents who have lived there in harmony for several years. They have formed a special bond among themselves like a "family" and this will break up this relationship

227. The residents friends and family of the house have asked for community support to not sell the property which indicates to me that they are not confident that if sold they will be able to stay and be supported as they are now

228. Existing arrangements have provided security for residents and their families. Why trust to an unknown future service?

229. I believe the long-term interests of the current residents override those of Council, and Council should pursue all possible alternatives to sale and relocation of residents.

230. No change unless the residents can stay together

231. The housemates have lived there happily for approx 10 years. Selling would put uncertainty in their future and possibly separate them.

232. I don't believe council's motivation is to benefit the disadvantaged people who rely on this facility.

233. This house has been a home for the current residents (one of whom I know) for many years and served them well. The council can lease to the current disability service provider, minimising distress and disruption for residents.

234. It impacts people living with disabilities who have lived in this home for a long time & could continue to for many years. Their safety, stability, and connection matters - more than average. Their lives matter & they should not be put at risk

235. These people need to remain living in a supported environment , with each other embedded in their community. I believe it's important for our community to remain socially and economically blended. keep the developers at bay

236. The purpose and use of this premise is important to remain as a benefit to the community. If it is moved into private hands the council will not control the intended use.

237. This house has been a venue for various resident groups (including disabled and minority) for many years. Please don't sell local resources that are important to our community.

238. Separates and puts into risk of homelessness the vulnerable community who lives there.

239. Risk to the current residents of losing stable accommodation.

240. It has been a friends home for 10years. They have created long lasting friendships that are like family in that house. It has given them stability and a home. Nobody wants there home sold when they did not make that choice.

241. It impacts people living with disabilities who have lived in this home for a long time & could continue to for many years. Their safety, stability, and connection matters - more than average. Their lives matter & they should not be put at risk for money.

242. No

243. It is so important for these residents to be able to continue to reside in a place they've called home for many years. A core piece of stability, that if taken away will disrupt all aspects of their lives. Let them stay in their home where they belong.

244. We need more community housing, not less. Please let these people keep their home.

245. Because it's important to keep it going for the tenants living there.

246. The residents deserve to stay in the home they have known together for over 10 years.

247. Because these guys have been living together for many years and you want to take their home and freedom away which is not right at all.

248. Taking away the home of [REDACTED] and his friends. Not morally right

249. This is unfair for the residents of this house who need consistency and this is their home.

250. Stop uprooting disadvantaged people. They are happy there. Leave them alone.

251. No reassurance that the community of St Lawrence Avenue will be supported by this sell off.

252. Responsible leaders lead by example, understanding that they have an ability to respond to and build and cultivate true community. Destroying someone's home, community and garden is not in alignment with that responsibility, nor is it a forward step.

253. This has been a home for disadvantaged people and should remain as one... pulling the rug out from under their feet literally! What a shocking state of affairs... this is how we treat the disadvantaged? If it is then, shame on our community leaders!

254. This is home to the residence who would suffer greatly from having their situation changed and put in the hands of a for profit organisation.

255. The people that live there have a disability and they have built a family with each other. You are going to take that away

256. Community facilities for people with disabilities are so vital, especially when they are a stable and secure home like this. Please reconsider revoking this classification.

257. This property has housed some very special people who deserve the opportunity to continue to live in the place they have called home for a long time. Breaking up the family they have built here would be cruel and unjust.

258. Abbey field house is a home. Community land for vulnerable but important members of the Marion community.

259. Changing the classification opens the doors for the chance to take away someone's home. In the current housing market, this risk and uncertainty you are choosing for this property and its occupants is the wrong choice.

260. People matter the most in this proposition. This is their home! Please prioritise the residents needs and their social and emotional stability over uncertainty. Revoking the classification will be a devastating blow.

261. These facilities should remain the responsibility of local government who are able to assist their local members and residents most fully.

262. You are planning to move some of the most vulnerable in the community where change is something that can seeking impact the current residents.

263. This is a community based accommodation. This is where the most vulnerable people of our community has a safe place to call home. Some of the residents have lived there for more than 10 years and consider each other as family. I know of the residents there.

264. The current residents are vulnerable and require community support to enable them to continue their current living arrangements which have been highly successful

265. The city has a responsibility to these people. The distress and ongoing repercussions to the city (physical, psycho-social, health and financial) of breaking up their well established community are worse than maintaining them in their current housing.

266. If you don't know that this is wrong then you're letting greed win over compassion. The residents in this building need the security and familiarity of their environment. Our health system will not cope with the fallout. These people need your support.

267. If it's sold it would most likely end up costing the residents who live there more in rent. As it is the current lessee is trying to extort more money out of the residents, and that's with them only paying a peppercorn rent to the council.

268. It makes sense as the Marion Council, as the property owner, has no control over how Abbeyfield House is run.

269. [REDACTED] is a family friend who really lives his home. This is causing a lot of stress not only for the clients but also for the hard working often aging parents.

Please leave as is

270. I disagree with the re-housing and separating a group of residents who require the support of the community. Unlike others, the impact on these residents will be profound and lifelong.

271. The council and ratepayers should be getting more than \$10 per year for this prime location

272. It's a fabulous house for the kids why change something that works so well

273. I support community, they have to stay it's safe and convenient to them

274. Because independence of the people living in this home is important for them and their families.

275. I believe that the needs of the residents and their ability to live independently and safely is important. This supports residents and their families

276. It would have a very negative impact on the current residents. It also seems to be an initiative based more on monetary issues rather than empathetic reasons.

277. Strongly disagree with revocation of community land as I personally have known a resident for many years and the impact this will have on everyone involved is immeasurable.

278. Clients

279. Because it could impact the lives of the current residents

280. The property was paid for by Commonwealth fund! This means its property of the people not Council. Council dont have the authority to sell property. Its also the long term 15 years +)residents of 8 people who live with a disability. Where are they to go?

281. It is hard enough to get suitable housing without selling a house that houses 8 participants!

282. Everyone has the right to live in our community. This has been a successful community housing project that needs preserving.

283. Not fair to the disabled residents

284. This home should be secured and protected for the individuals currently living there (with 15 years of housing security/support).

285. Because you cannot guarantee the safety of the current residents

286. I'm concerned about the residents, what will happen to them

287. I am concerned that the residents will be split up and be forced to move out if sold. This is their home and has been for years. They/their families deserve happiness and security not an unknown future and likely increased costs of care

288. These people have enough difficulties in their lives. Does the council need to cause more problems for them.

289. It risks the current residents losing their current housing. These are vulnerable people who deserve to feel safe and secure in their place of residence.

290. This is a long term home for residents. They should be left alone to live their lives not have their home sold from under them. It has been a community home for decades. It is part of our local community and is always well presented.

291. because it is unfair and disadvantageous to remove the home of these people without appropriate reason. it is stripping them of their independence and casting them out to be essentially homeless.

292. This group are part of the Marion council community and add to the rich diversity of the council area They contribute to the local area by using local recreation and sporting facilities and local shops

293. This will impact many people and families. It is extremely hard to relocate persons with disabilities when this is their community.

294. I am concerned that the current residents would then be homeless - we need to support the vulnerable in our community

295. These people are law abiding residents & need a place in society. It is cruel for council & government to try & get rid of Abbeyfield House. Keep it going

296. This home has long provided a safe residence for its disabled client as well as a supportive community among and for them. Protection of the vulnerable far exceeds the profit motive of a sale!

297. We need this house for the clients otherwise they will probably end up homeless and there are enough homeless people in adelaide

298. Just outrageous basically

299. Community land is an investment in the community. Not for property speculation or for profit.

300. I don't support this proposal as it would turf out the lovin residents that will make them more vulnerable than they already are, aswell as the action just being unjust

301. People need all the help and support

302. The residents are well-cared for and in stable housing. It is fine to say that the council will seek to protect the ongoing occupation for existing residents, but you know that cannot be guaranteed if the status of the land changes.

303. There needs to be a clear plan for how the current residents are to not be detrimentally affected before any change is considered.

304. I oppose revoking Community Land status at St Lawrence Ave. It houses people on Centrelink and/or with disability. Residents deserve stability, subsidised rent, dignity, and community. This home must remain a safe, inclusive, purpose-built haven.

305. They seem to be perfectly fine and capable together. Just feels kind of ablest.

306. I do not support the decision to revoke Abbeyfield House's classification as a community property as those living there have been doing so for 15 years. As a resident of St Lawrence Avenue I am somewhat familiar of the residents, as I am sure others are.

307. People living there will be very affected by closing it down we need more supported ndis housing not less simple

308. There are a huge lack of available resources and housing for vulnerable people, if you get rid of this one then these people will end up homeless and struggling to find adequate accommodation

309. Make the residents lives insecure.

310. The residents who currently live there should be able to keep their current living situation without interruption or instability, because it's their home; it's currently working (why change it?); and because of the toll this upheaval has on mental health.

311. There is not a need to revoke, this home has been part of our street for many years.

312. This is a terrible idea. These residents need this accommodation & chance to live a fuller life. It's not humane to do this.

313. This is wrong to remove these people from their home. Disgraceful.

314. I oppose revoking the Community Land (Abbeyfield House) This home provides vital affordable housing for people on Centrelink and those with disabilities. It must remain a secure, community-managed space that upholds NDIS values, dignity, and independence.

315. This is home to many vulnerable people that should have a say along with their guardians. This is their home, where they have developed relationships with their housemates and their support workers.

316. It's use at the moment is VERY worthwhile

317. It's people's homes, let them live where they feel safe

318. The accommodation is extremely important for those residents and the community

319. It is important for the current residents to stay safely and happily where they are.

320. This group of people have lived together for some time. They feel comfortable together and safe in their home where they are well supported. I am concerned that this group of people with disabilities are at risk of being unhoused and separated.

321. I have lived by this facility for over 20 years & feel the current set up to be good for everyone. Selling to another company may increase the scope or volume of residents OR the property could then be sold & re- or over-developed into regular housing.

322. This residence is home to many beautiful people who can grow & develop as independent people of worth.

323. This is a beautiful, well run home for beautiful people. There are many derelict homes in SA needing repair . Money and choices needed to be wisely managed , not foolishly wasted.

324. People with mild intellectual disabilities need a safe place to live in the community. They're families need to know they are happy and well cared for.

325. Stable housing is vital to wellbeing & it is difficult enough finding appropriate affordable housing, especially for people with the added challenges of disability. Do the right thing by these vulnerable people! Keep their house as place of refuge.

326. People there need stable housing

327. We know how vital stable housing is to wellbeing & how difficult finding appropriate affordable housing is. Why mess with what isn't broken? Do the right thing by my vulnerable friend & her housemates & don't sell! That's keeping their needs Priority #1!

328. The house was originally set up through government money to serve it's current function. The day to day running of the house does not involve council in any way apart from occasional maintenance issues.

329. Mum is helping - I am a resident here, this is my home. I have been here for 11 years. The other residents are not only my friends, they are my family along with my brother and nephew. Please help us stay together, we are happy here.

330. As a parent of one of the residents I strobglt ask everyone to get behind this petition to save and secure their home. Most have been together for 10 years, they are family to each other. It is inconceivable they lose their home.

331. This property is a community asset and I think it should remain "community owned" to safeguard its future use for community purposes. Property sale runs the risk of its use being changed and becoming unsuitable for current residents with a disability.

332. Appropriate housing for people with disabilities is imperative for the individuals quality of life enabling them to remain as independent as possible. This community would function like a family. Support people become like family.

333. Unfair to the residents, it leaves them vulnerable to homelessness

334. the people who live here deserve to have a nice safe place to live

335. Why are you doing this and which Council Member benefits from the sale

336. With a housing crisis all over the country this should be saved to house the homeless

337. I don't agree to the proposal of selling the land off and kicking people out that have a disability there independence so much relies on this place and the friendships that have been formed

338. Vulnerable people need decent housing, this is one way that this objective can be met.

339. This home provides safe, enriching housing for people with disability and Centrelink recipients. Residents form friendships and live with dignity. It must never be knocked down, sold, or repurposed. Current residents should stay until ready to move on.

340. This community land supports people with disabilities and creating a home for them. With the current homelessness crisis taking the community land classification away and kicking out the residents increases the likelihood of them becoming homeless.

341. As a parent of one of the residents please sent a resounding NO to Council. Get them to work with the House Committee

342. By selling it to a private provider it will disadvantage the residents and they may cost them more or may have to leave. Privatising means less not more. They most likely go bankrupt for not enough money in it to be made. [REDACTED]

343. disrupting incapacitated residents seems very cruel

344. It needs to remain as community land.

345. As a parent of one of the residents I adamantly oppose the sale of this house - THEIR HOME. Most have been together for 10 years now, they are a FAMILY, looking out for each other and comforting each other in sad times.

346. Seeking "assurances through the EOI process to protect ongoing occupation for existing residents" isn't enough of a guarantee that the residents will be protected and that they will be allowed to stay together.

347. Community land should remain that way.

348. Because you are stressing these people out They are so Support and scared that they may loose their home

349. Keeping community housing safe should be every level of government's priority rather than selling land for profits.

350. The residents enjoy their lives, living together in this house with their supports and the bottom line is that it is THEIR HOME that they love. The Council should be supporting them to continue enjoying their lives together.

351. Don't be a [REDACTED] and send disable people out

352. Because there is no guarantee that the lives of Abbeyfield residents will not be disrupted. They deserve to stay together in the environment they know.

353. It is detrimental to a group of marginalised persons no living arrangement security for those living in the home significant opportunity for outcomes that see the group displaced significant disruption to their psychosocial wellbeing and potential trauma.

354. Our vulnerable need all the protection they can get - DO NOT SELL to an outside BUSINESS. Businesses are usually after profits & not the well-fare of vulnerable low income people. Why is Council needing to sell this property?

355. This will threaten the current residents security. The threat that they will be evicted is very worrying to the entire community, not just the Marion Council.

356. Vulnerable people are being protected by the maintaining of this law. Plus people donating houses or land in the past did so in good faith of its being kept a community asset.

357. I believe these facilities are critical to our community and provide a home for those in need.

358. I don't support this proposal. The Abbeyfield residence is of vital importance to the independence of the residents. Abbeyfield provides them with the opportunity

to have their own space, while also coming together as a community for evening meals.

359. Why change things? The current residents seem healthy and are getting along. That's rare.

360. The people living in this facility are well served by the facility. This is an excellent service that is needed. If it is eliminated what happens then? Council needs to think about that and empty promises re: alternatives are just that.

361. Retaining Community classification best safeguards the security of the residents of the house into the future.

362. The current leaseholder is not acting within a human rights framework. Property needs to be leased to a housing assoc that can act appropriately and give individuals a lease and their support needs to be provided by an NDIS provider of their choice.

363. Councils are NOT recognised under the constitution 1901 and there have been 3 referendums where voters said NO to a third tier of government, 3 strikes and you are OUT PERMANENTLY with no recourse ever as such councils have NO authority whatsoever.

364. This facility provides a vital service for the community. To revoke would have a major impact on those who use and enjoy

365. As a family member who has a Down Syndrome sister I feel that this is a rather uncompassionate move by the council. I wonder if this decision is motivated by the all-mighty-dollar mindset of a few greedy members to improve their bottom line. Shame!

366. Its a safe place for some of our most vulnerable residents

367. This would mean evicting the inhabitants many of whom have lived there for many years and all of whom have special needs.

368. Where is your humanity???

369. I am a friend of one of the residents and his family and with a lot of knowledge now I strongly express my concern for these beautiful happy young people for the safety of their home.

370. It is removing residents with disabilities from their home.

371. The reason for this is that I have a dear friend who has a son living in the home at present along with other people who are very distressed. This situation cannot continue.

372. Not at all appropriate ..

373. It doesn't support the needs of the residents that live there

374. My son is [REDACTED], one of the 8 residents, lived there for 11 years. This is his HOME, his FAMILY. They love each other, they console each other in sad times, where are they going to go TOGETHER. How would you like your family ripped apart !!!!!!!!!!!

375. I don't trust that the present and future residents of Abbeyfield House will be protected by selling this property.

376. The people living in this house have nowhere to go. I see no advantage in changing the current situation .

377. I feel the occupants of the house will be protected best by the land remaining as community land.

378. The council needs to explain why they are taking this proposed course of action, to the detriment of the current residents.

379. As a man living with a neurodevelopmental disability, it is important for an individuals like myself have a sense of belonging in the greater community, Which is provided by Abbeyfield house. Demolishing the property will not benefit the community.

380. Community land classification prevents a council from disposing of community assets to fund recurrent expenditure. Council cannot in good conscience dispose of community assets where these disabled men will lose their home and expended family.

381. Land was designated for people with aged care or disabilities. This is their home and supported independence. Do not disrupt their environment as it will impact on residents and their families mental health and wellbeing.

382. People living with intellectual disabilities have found refuge and a community in the home provided by Marion City Council for many years. The council's proposal threatens to upend lives, leading to potential homelessness and trauma for these citizens.

383. This sale, while well-meaning, would result in the loss of all the residents freedoms, independence and choice of services, and result in greater intrusions and impositions in their everyday lives. It puts them at risk of losing their closest friends too.

384. I know [REDACTED] - he has lived happily in this home for years - do not put this happy home in jeopardy. Instead do everything you can to make it ongoing.

385. This is a cruel and heartless thing to do to special needs people that need continuity and routine in their lives. Uprooting their lives, splitting up friendships. Have a heart Marion council.

386. Because in all likelihood, the outcome of revocation will substantially threaten the future accommodation and community environment of the eight residents who reside at St Lawrence Avenue, Edwardstown.

387. My son is [REDACTED], one of the 8 residents, lived there for 11 years. This is his HOME, his FAMILY. They love each other, they console each other in sad times, where are they going to go TOGETHER. How would you like your family ripped apart !!!!!!!!!!!

388. This social housing provides a valuable service to the South Australian community

389. Not fair on the residents that currently live there. Some have disabilities and it's extra hard to relocate people that know that's their home.

390. Wonderful people have lived here for some time and it's their home, not just a house. We have a shortage of housing in SA.

391. They've lived there for 10 years this could be detrimental for the health and they will have no where else to live

392. Absolutely not. There are people who live here and it is their home. Have a heart and think about how revoking people's home will make them feel.

393. This is cruel, unfair and unjust to those who have been residing there for over 10 years!!! To completely up and move someone from their own home, this could be detrimental especially to those whom doesn't have an another place to move too!

394. It is completely cruel and detrimental and heartbreaking I don't support this at all

395. This is really important for these people to retain their community housing as they are people with Down syndrome living together with support workers helping them live their best lives, don't uproot these people lives.

396. This land is home to a community group of vulnerable people and has been a family for them. Taking this away will be as traumatic and painful as splitting up a family and placing them into different homes. Please reconsider this proposal.

397. There are vulnerable people living here that are at risk of losing their home.. they have created a safe community together that may be lost.

398. To go through with this revocation would be a disgrace, don't take away these people's home! There are vulnerable people living here, no one should have their home taken from them

399. These people face struggles on a daily basis, their home should not be pulled out from under them.

400. this will disrupt the families

401. This will open the way for the sale of the land which would likely displace the disabled residents living there. That's not OK.

402. It's unfair. They have been living there for 10 years. You should be selling these beautiful people Home. They will have nowhere else to go. They need help and this is the only house that they can live in

403. it will be detrimental to their health and wellbeing. They have lived together for over 10 years, some may be left with no where to go.

404. you'll be taking a home away from vulnerable people. They deserve to stay in this home, in their community that they feel safe and comfortable in.

405. I do not support this proposal. I know these beautiful people personally and they have all been living together for over 10 years. They are living with unique disabilitys, and routine is SO important and valuable to their mental health. DO NOT SELL.

406. Let them keep their home, this is all about money and profits nothing else. You could find another organisation to help run the house but you just want the money. Council should be about the people not about money.

407. The Council's proposal is heartless. It smacks of greed over need. Is this how the Marion City Council treats 8 of our community's most vulnerable people? Leave these folks to live in peace and don't break up their family .

408. The house is the loved home of the residents. To sell their home, and possibly make it necessary for them to leave, would be putting very vulnerable people at risk. Please do not do this.

409. When the current arrangement expires I do not understand why the council does not tender for a local Housing Association to manage the property on behalf of the council. They could run it in the same way as other properties and profits would go to council

410. It is fine as it is and any change would disrupt the current residents

411. There is no clear justification for why the revocation is being pursued. The residents' families are not supportive of this action. When sold there will be no control over a disability Service Company closing the residency in future.

412. There seems no guarantee that the current residents would be absolutely safe that their home would stay their home and that one or more, and indeed all of them would be split and separated from their "family"

413. You seek to profit from a property that you acquired for nothing ! These residents deserve to stay in their home and you brushing off any sort of responsibility for residents in your council area is shameful.

414. The current system is working. If the proposal goes ahead, council may seek assurances from the purchaser, but this is NOT a guarantee. Remove the worry from the residents and leave the Community Land classification for this property alone.

415. These people NEED their home!!!!

Online survey: Any other comments?

1. Have a heart
2. Yes, just look after everyone, don't see disabled people's public assets as needing to be redirected toward more financially profitable causes. Looking after all people benefits community wellbeing for all.
3. Having enough experience with my own disability so I have enormous empathy with these folk. I know how easy it is for the able bodied to dismiss people with disabilities as a nuisance or an obstacle to be pushed away, but walk in their shoes and empathise
4. Perhaps councillors should be evicted from their homes and their jobs. Find a better and more sympathetic council.
5. Have some empathy.
6. This decision is not just unjust; it's a betrayal of a promise to protect and support those in need.

Please ensure our tax money is used rightly, preserving this home and safeguarding the well-being of those living with intellectual disabilities.
7. It's shocking what the council is doing.
8. COUNCIL CONDUCTING THE SALE BEGAN WITH MISINFORMING MEMBERS AND PUBLIC ALIKE AND THEN THEY PUT CRUCIAL ERRORS OF FACT ON THE WEBSITE. council SHOULD SCRAP THE SALE AND DO THE RIGHT THING BY THE DISABLED RESIDENTS. THEIR BEHAVIOUR IS SHAMEFUL AND CRUEL
9. I am looking forward to the next round of council elections.....
10. The prospect of this lovely group of people being split and potentially made homeless is deeply distressing, not just to parents, but to me, as one of [REDACTED]

friends. This community are living so successfully together - why would council jeopardise this?

11. This home, sustained by our tax contributions, was established to safeguard their welfare. The council's choice to sell the house threatens to disrupt their lives, potentially leading to homelessness and emotional distress for these individuals.

12. I have no say in the matter of the council's decision to start this process, though I am concerned for the current occupants of the Abbeyfield House, regarding the current issues with unstable long term (eg. 5+ year) rental and housing affordability.

13. I have no say in the matter of the council's decision to start this process, though I am concerned for the current occupants of the Abbeyfield House, regarding the current issues with unstable long term (eg. 5+ year) rental and housing affordability.

14. Seek, respect, make views of ppl most affected by decision - the residents - publicly known. C'mon Marion, you're better than this! Lead com. inclusion 4 SA councils, check DAIP, follow Ab/field model who've got inclusion right! Need more space 2 write!

15. Why do you think it is ok to sell property that belongs to the community in the first place? The community has already told council that it wishes to keep its property, so you are out of order and disrespectful of the community who pays you. The proposed

16. let them know we care please

17. The attempt to sell it is a shameless attempt to make a windfall profit at the expense of disadvantaged residents. The council should instead be proud to host such a successful example of community housing.

18. I am a disabled person and I would love the chance to live in a home like this, there needs to be way more similar. They seem to have friends and want to live there still, that's amazing. All of us should get that opportunity. Don't sell, make more please

19. council should investigate long term opportunities of keeping Abbeyfield House running & positives gained for the wider community.

20. Abandon the proposal asap

21. Yes get real council

22. Stop selling off council property that definitely benefits vulnerable people, just to fill your short fall of funds

23. This home, its location, and the supportive community they have established is difficult to replicate elsewhere.

Marion council please don't proceed with the proposal.

24. Unless you have a very good reason to want to break the contract established then I don't understand why you would go back on the previous arrangement.

For the tenants they thought it was permanent and it would be such an awful upheaval for them.

25. Please reconsider this revocation.

26. council should concentrate on providing services and not itself. I mean can't even get a rubbish removal company that will leave your bin where you left it and standing up. Go for a drive after pick up - you maybe be surprised.

27. Who proposed this idiotic idea? Find them and get rid of them, they are self-serving...

28. Surely the council can look at improving not destroying community.....

29. The above says it all

30. What is there is working well.

31. My son is living in this accommodation so that he can be transported easily to his work.

He has been living there for 14years.

His work is his whole life.

His job would be terminated if he cannot live there with his friends.

32. Just let them stay!! There seems to be no guarantee these residents will be able to stay once it is sold, best intentions of council is not enough. This whole process is unnecessarily disturbing to these residents and those who care for them.

33. It's extremely important that we get back to basics, Christian or decent values, and show people, that we care.

34. Why does council think it's ok to sell community property?

35. We have done nothing wrong. We love and look after our house. Our parents or getting old we are safe here. The NDIS services we have means we can cook for and with each other, go out together and with our other friends and look after ourselves.

36. What is wrong with you people!?!

37. I have lived in Seacombe Gdns all my life. I will be voting out the entire council and lobbying others to do the same.

38. Tax payers money were given to the council to provide a community resource which has been used to close to full, carefully managed capacity. They are only asking for a house to live in not to be looked after. The NDIS supports them to live independently.

39. Forcing them out would mean disrupting their lives breaking up their community and pushing them into an already overstretch system with limited options. We should be protecting stability for those who need it most not taking it away.

40. council could and should review this proposal at a later date. Before the current/next lease expires and the people currently residing there are moved under their own terms.

41. I am aware that some of the residents have lived at this location for many years. I'm sure this will cause great distress to the residents, their families and friends.

42. This property and land does not need to be sold to a private party, who can easily sell in future and void the purpose of this sale. Support your constituents, don't offload property for the sake of making a quick buck for your council budgets.

43. Leave these people alone.

44. As council members making this proposition- you should be ashamed of yourselves.

45. The desire for the sale funds should not outweigh the needs of the special needs residents who live there.

46. I haven't seen this consultation advertised to the Greater Marion council community which i think is a failing. Many constituents would be interested in this action i believe and would likely have some valuable opinions and input.

47. Preserve this community family home, keeping the residents safe, independent and together

48. Councils are not elected to disregard the needs of the most vulnerable community members who need a safe and accessible place to call home.

49. Marion council, you are supposed to assist you residence not push them out.

50. council is to be commended for operating Abbeyfield House. It is a valuable service.

51. Uncertainty creates stress for residents. Provide certainty of no change asap.

52. if the reason for reclaiming and revoking the Community Land classification is purely financial gain, then it is morally wrong to reclassify. This is not progress! Redevelopment of the area should not even be considered.

53. I am also concerned that CoM is selling off community land to fund other projects. Community land should not be sold off on a whim to add to the CoM coffers at the expense of some very vulnerable people.

54. Unless it is guaranteed that nothing changes for the residents with any sale to a private owner then you do not have my support!

55. Do not take their house away from great people and my friends let's keep them together forever and always

56. These young people do a wonderful job just surviving what life has thrown them. Neither they nor their supporters should be expected to fight big corporates now or in future. They don't deserve to be put through this by their local council.

57. No

58. Marion council have an opportunity to continue an outstanding legacy of support for people living with a disability. Surely that is something they want to remain a part of in years to come.

59. The members living in this house MUST be the priority here, not your bottom line.

60. I realise that land value in Edwardstown has gone through the roof but greed should not get in the way of common human decency!

61. Look after those who are actually contributing to society!!

62. I do not support the proposal.

We want them to stay .

63. Just entering into this consultation process is creating an awful degree of stress for the residents. Have you been to visit them? Have you talked with their families? As council you have the opportunity and responsibility to protect these valuable people

64. council is using the excuse that they're doing it for the good of the residents, but if that was true they would leave it as it is.

65. Don't be selfish, have a heart.

66. This is very personal for me as my nephew is one of the residents who will be wrenched away from his precious Abbeyfield "family" if Marion council goes ahead with this heartless plan. Please imagine this is YOUR nephew you are trying to make homeless!

67. A new owner, despite being disability focused, may in the short term keep the residents there but what guarantee do we have that they will be allowed to live out their lives there? We all know what happens when privatisation occurs!

68. The property must be leased to a reputable community housing provider approved by the families of residents and the SA Government.
Leaving these vulnerable residents without the home they've known is distressing for them cruel and heartless by the council

69. This property is at the end of our Street and we are very proud to have it there. It reflects the diversity of our community in Edwardstown
There are posters and leaflets asking for community support not to sell their home and I support them

70. Yes. It is not clear why council needs to revoke the land and what it would do if the land were revoked.

71. If the land is sold the city of Marion needs to
Make sure (not seek to make sure) the residents are placed into suitable Homes!

72. Wanting to "Seek to ensure" resident protection isn't a promise it's a weak platitude - not a guarantee. This should only be sold if it is guaranteed the residents will be safe, & that said, they should be able to stay with their current provider as well.

73. Don't break something that is working well for some member of our vulnerable community.

74. Please don't uproot these people.

75. Take actions which build community.

76. I travel to Adelaide a lot and know one of residents. I know this is the place he calls home.

77. My brother lives in the house and has lived there happily for over 10 years. He loves his housemates and considers them his family. It's his home and selling it puts so much uncertainty in his life about his future. He is very upset by the whole thing.

78. I reiterate what I have said above.

79. Unfortunately decisions are made for the disabled and aged by people who have no understanding of their real needs and the effect these decisions can have on their lives.

80. A face to face community consultation should be mandatory under these particular circumstances. Whereby there can be open discussion on significant matter. Exclusion from process leads many to think sale is being underhandedly by stakeholders.

81. High density housing is not the solution.

82. Further explanation should be provided by council and further consultations with the individuals and their families is needed.

83. This feels like a cash grab from the Marion City council.

84. do better and let them keep the house. gross behaviour to do otherwise.

85. The council should be encouraging people such as the Abbeyfield group who have integrated with their local community and contribute financially and socially to stay in the local area It would be a great injustice to throw them out of their own home

86. I vote NO

87. As anove

88. Do not cause these people anymore unnecessary stress

89. I am glad to see the council's stated intention to prioritise the needs of the residents. May this be continued, energetically, into the future, regardless of changes.

90. Future tenancies must prioritise NDIS participants. council should help maintain the garden, and house maintenance and any future plan must uphold NDIS values through legally binding protections. just because it's hard, doesn't mean it can't be done.

91. I have an uncle with an intellectual disability and am acutely aware of how important support and maintaining a sense of community is in these cases. I will not support the council should they decide to deprive these people of that for any reason.

92. As someone who works in healthcare we have too many individuals losing their homes and being stuck in the system and forgotten

93. Access to homes in Adelaide has been very hard for a lot of people, for many years. Renters and home owners alike. I can't imagine how much harder this would be for people living with disabilities. Not only financially, but also in terms of access needs.

94. The people with disabilities are well supported and should remain in their home.

95. I don't agree & it should be left the way it is.

96. To the councillors....It's not all about \$\$\$\$ Your here for the community.

97. Can they be made to increase off street parking for staff/visitors/residents as street congestion has increased with the train station parking being greatly reduced when the bike path went in a few years ago. Hard to leave my property sometimes.

98. Why won't you listen to/accept the Change Org Petition?

99. Put the people first

100. Over 2000 friends & supporters of one resident signed a petition advocating not to sell Abbeyfield Marion Community House. This was very heartening to my friend who lives there. She lives life with great courage. Let's support her to continue to flourish.

101. We need your help. Tell all your friends.

102. Pass this onto EVERYONE. Help make the council understand what this home means to some of the vulnerable residents in their community

103. As a society and neighbourhood, we are enriched by being part of a diverse community, living with tolerance and understanding and accepting differences. This breaks down barriers.

104. Who thought of this hair brain idea ??

105. Please have it in your heart to reconsider this proposal

106. Landlords must maintain NDIS values, they must be respected, with no control over residents' food money. Rent subsidised. The council should maintain the house/garden to give back to the community. This model reduces isolation & should be protected long-term.

107. This action by council shows a lack of compassion and empathy for those less fortunate.

108. I am quite sure you wouldn't want your family split up. We just want the council to work with the Resident's House Committee to find a better solution. Isn't that hard if we work together.

109. They have formed a community/ family in that house, don't take that away from them

110. Housing shortages are bad enough.

111. Please find a way to ensure the group can remain living together in the current arrangement long term rather than opening them up to displacement and unnecessary trauma.

112. Even though council says it has no control over how Abbeyfield House is run, that is a fob-off cos the owners know they are answerable to council as their "landlords".

Do council really want to know people's thoughts when answers are limited in length???

113. Living independently is extremely important for people living with a disability, they deserve opportunity to extend themselves socially and mentally. In servicing the community, Marion council has an obligation to provide an inclusive living environment.

114. The Abbeyfield House is very much part of the Edwardstown Community and St Lawrence Ave neighbourhood. It has been actively supported by the Edwardstown Rotary Club, Westminster School, Bunnings and Office Works. It is community property.

115. After 13 years individuals deserve to stay in their home and Marion council should break the lease with Aberfield and lease to a more appropriate and ethical organization to act as a landlord.

116. Councils CANNOT determine what we can do with out properties nor can they charge any rates (taxes) or fine anyone for anything period.

117. If you have a conscience please heed it!

118. I understand this house was designated for people with special needs and shouldn't be subject to a land grab by the council.

119. We as decent humans should support the less fortunate have a heart!

120. PLEASE help us keep our adult children with disabilities safe.

121. I have seen first hand, the disgraceful suburban infill. My son's have just bought a town house that is one of SEVEN, built on a single house block.

I am for protecting the integrity of heritage areas and block sizes and am against the land grab trend.

122. The selling of Abbeyfield House will not benefit the community especially individuals living with disabilities, but property developers who want to use the land to develop property so they can personally profit. Many support services are under resourced.

123. What motivated this proposal? Has the Marion council abdicated its responsibility of good governance for the benefit of all of the community. If this allowed, everyone in the community will lose over the long term.

124. Use land in other areas for future development. Leave social housing and these happy residents alone.

125. Let's ensure tax money is used rightly, preserving this home and safeguarding the well-being of those living with intellectual disabilities.

126. St Lawrence Ave is currently, and has been for many years, a haven of love and support for people with intellectual and/or physical disabilities. It is an exceptional model that is a wonderful example of how people with disability should be accommodated

127. PLEASE help us keep our adult children with disabilities safe.

128. Leave it as it is

129. DO NOT SELL.

130. Don't do this, it makes you appear heartless

131. As above .

132. If the property is sold then security of tenure for the current tenants must be part of the tender process and that they are charged rent in keeping with Housing Association or Housing SA.

133. If it isn't broken, don't try to fix it.

Putting vulnerable residents in jeopardy and causing worry and anxiety for no real reason is tantamount to bullying.

Written feedback

Received 26/3/2025:

Dear Council Members,

Please don't sell off this home for mentally challenged kids, they have enough support, they won't be a burden.

Please show compassion

Kind regards,

Received 3/4/2025:

This property should NOT be sold it is home to people with disabilities who have lived here for many years Many contribute to society through work and are all using local Marion facilities recreation venues and shops They are valued members of the Marion Council area interacting with other local people and adding to the rich diversity of the Marion City The council should be proud of supporting such a self sufficient law abiding group who pay their own way As a parent of a son with disability who lived for over twenty years in Seventh Ave Ascot Park and was very happy there I would hope that the council would not throw these deserving residents out of their home that would be very unjust

Received 17/4/2025:

I'm sorry, I appear to have missed the closing time for public comments, but I would like to add mine anyway.

I grew up around Edwardstown and have fond memories of the area and my friends there.

I don't support the proposal to sell Abbeyfield House.

I have heard stories about disability housing with companies aiming to maximise profits while bullying and mistreating vulnerable people. But Abbeyfield appears to be different, a not-for-profit with residents who are thriving in their care and don't wish to change. While the building owner can say they will try to sell the property to another

company who will provide the necessary services and support to the residents, there are no guarantees.

I am against this sale, because I believe it is in the best interests of the current residents and their families to maintain the status quo.

Received 14/5/2025:

Dear City of Marion Council,

I am writing to formally oppose the proposed revocation of Community Land status and the potential sale of Abbeyfield House at 5 St Lawrence Avenue, Edwardstown.

Abbeyfield House is not just a building — it is a vital home and community for its residents, many of whom live with disabilities and have formed strong, supportive bonds over many years. The prospect of selling this property threatens their stability, independence, and wellbeing.

I am deeply concerned that:

- The sale could result in the displacement of vulnerable residents, causing significant distress and disruption to their lives.
- The loss of Community Land protection undermines the original intent of providing safe, affordable, and purpose-built housing for people with disabilities.
- There are no guarantees that future owners will uphold the same commitment to resident security and community, despite council assurances.
- The broader community values inclusive, stable housing options for people with disabilities, and selling Abbeyfield House sends the wrong message about our priorities.

I urge the council to reconsider this proposal and prioritize the long-term security and dignity of Abbeyfield House residents. Please protect this essential community asset and the people who call it home.

Thank you for considering my submission.

Sincerely,

Received 14/5/2025:

To Whom It May Concern,

I have just finished watching a story on A Current Affair highlighting the potential sale of Abbeyfield House. I was outraged to think that a Municipal Council, whose duty is to provide for the needs of its community, could possibly consider selling what has become home for eight disabled residents.

I find it incomprehensible that the needs of these severely disadvantaged citizens, often among the most marginalised in our community, could be so easily dismissed. Surely Council can appreciate how difficult life can be for people with disabilities. The fact that these eight lovely people have been able to become a cohesive and supportive family should be celebrated and encouraged.

If councillors have ever had any meaningful interaction with their disabled residents, they must have some appreciation of the difficulties these citizens face in their daily lives. It can be very challenging managing physical, intellectual, financial and social challenges, yet these wonderful residents have managed to come together to form a family. The possibility that what has become their family home, could be sold from under them is alarming.

A home is more than just a shelter. Any building can be a shelter, not every building can be a home. A home is comprised of people who are, or become, family. They love, and care for each other. A home is a place where they feel safe. It sits in a community where they feel safe. The residents of Abbeyfield House call this place, in Marion, in your community, their home. Even if it was possible to relocate all of these lovely people in the same "shelter." It will never be their home.

While a potential \$2,000,000 sale would be a welcome boost to Council coffers, surely it must be asked "At what cost?"

Yours sincerely,

Received 14/5/2025:

As a person involved in the community sector, I am disturbed, offended and aghast at the story tonight. To smugly claim that "nobody will be homeless" completely misses the point of **supported housing**, for these residents this house represents everything that is essential and significant in their entire existence! How dare this council even entertain any other resolution other than protecting our most vulnerable community members. That is our job!

Please get back to me and calm my nerves, or find a benefactor to sort out this disaster...

Received 14/5/2025:

The Mayor

I strongly suggest you ask the people of Marion if they would like this home to remain for the current residents.

Almost every news cycle we hear about some [REDACTED] doing something that goes against the grain of normal human regard . [REDACTED] you absolute bunch of [REDACTED]. Do something good for these people and their families. Don't crap on with ridiculous excuses or BS reasons why you can't accommodate these people. The home belongs to the rate payers of Marion..ask them what they would like you to do you [REDACTED]

Received 14/5/2025:

Hello,

I understand that consultation has now closed, but please for pity sake, leave this group in these premises, and instead enact a plan to give them certainty that their tenure is secure and this potential situation cannot happen again in the future.

Thank you for your consideration,

Kind regards

OFFICIAL



Government of South Australia

SA Housing Trust

Partnerships & Market SolutionsGPO Box 1669
ADELAIDE SA 5001
DX 550Tel: 131 299
ABN: 17 545 435 789www.housing.sa.gov.au
housingcustomers@sa.gov.au

12 March 2025

Tony Harrison
Chief Executive Officer
City of MarionBy Email: tony.harrison@marion.sa.gov.au

Dear Mr Harrison,

Re: Abbeyfield House, 5 St Lawrence Avenue, Edwardstown
Local Government and Community Housing Program
Funding agreement between the Minister for Public Works and the City of Marion

Thank you for the City of Marion's formal request of 17 February 2025 for the South Australian Housing Trust (the Trust) to purchase the City of Marion's equity portion of Abbeyfield House.

After review, the Trust reconfirms that it will not exercise our option to purchase the equity portion.

The Trust would support the sale of Abbeyfield House located at 5 St Lawrence Avenue, Edwardstown, to a disability housing focused community housing provider. With the sale subject to a final decision of the City of Marion and community land revocation as noted, and the proceeds of the sale being subject to valuation and funding agreement formula.

The Trust can assist in an expression of interest for the sale of the City of Marion equity portion of Abbeyfield House. We again confirm that we would recommend and support the City of Marion to modernise the lease arrangements in line with current practice.

Thank you and kind regards,

A handwritten signature in blue ink, appearing to read "Sally Kingsborough".

Sally Kingsborough
Director, Partnerships and Market Solutions
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: 25BCEO/0165



Mr Tony Harrison
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ABN 11 525 031 744

Dear Mr Harrison

Thank you again for our recent telephone conversation about the future of Abbeyfield House. It was useful to discuss the current situation with you and to understand more about the City of Marion's perspectives on the way forward.

As you are aware, I have been tasked by the Premier to work with all stakeholders towards a solution that will ensure security and quality services for the longstanding residents of Abbeyfield House.

The work to date has involved direct engagement with the operator, Abbeyfield Australia, the families and guardians of the residents, support provider Community Living Options, and the South Australian Housing Trust. I have directed my department to be a partner in liaison between the parties to ensure that appropriate maintenance and service provision continues.

The issues with the relationships present some challenges for the status quo and we will continue to work through these issues as we explore options for a longer-term arrangement. We are committed to working with the City of Marion and all other stakeholders through this process, and welcome further opportunities to discuss the options with you. At this time, it is expected that there would be no further consideration of the sale or transfer of the City of Marion's interests in the property. This will allow for the necessary work and consultation on the options to be undertaken and provide an opportunity for all parties to come to an agreement on the future arrangements.

Please do not hesitate to contact me should you wish to discuss further.

Yours sincerely

Sandy Pitcher
CHIEF EXECUTIVE

/ / 2025

12.2 Footpath and Verge monitoring and maintenance

Report Reference	GC250624R12.2
Originating Officer	Manager Operations – Damian Garcia
Corporate Manager	- N/A
General Manager	General Manager City Services - Angela Allison

REPORT OBJECTIVE

The purpose of this report is to provide council a report in response to the motion with notice in relation to Council Verges and Footpaths, with analysis of how these improvements will be made and the associated costs.

REPORT HISTORY

Report Reference	Report Title
GC250422M15.4	Council Verges and Footpaths

EXECUTIVE SUMMARY

The City of Marion manages over 860 km of footpaths and verges, along with more than 50,000 street trees. A structured audit and maintenance program ensures these assets remain safe, accessible, and well-maintained.

A four-yearly footpath audit, most recently completed in 2024, identified over 2,300 defects and 53 higher risk defects, the latter being rectified in May 2025. A proactive works program will address the remaining defects at a rate of approximately 500 repairs annually. In parallel, reactive reports from residents average approximately 600 cases per year, with the majority resolved promptly by internal crews.

Tree management is supported by a block pruning program, targeted treatment of tree suckers (notably from ornamental pear species), and responsive action to urgent obstructions. Verge maintenance is delivered by a contractor through three annual weed spray runs, with flexibility to add a fourth (or more) based on seasonal needs.

The City of Marion continues to explore strategies to improve inspection frequency and efficiency, ensuring its assets remain functional, safe, and visually appealing for the community.

RECOMMENDATION

That Council:

1. That Council does not change the monitoring regime of footpaths until the current list of defects is completed.
2. That Council allocate an additional budget of up to \$1,165,000 to 2025-26 to rectify the defects in 2025-26 funded by short term borrowing repaid over 2026-27, 2027-28, and 2028-29.
3. That Council does not change the monitoring and maintenance regime for street trees unless the weather conditions indicate a fourth weed spray is required in any financial year.

DISCUSSION

Councillor Veliskou proposed the following motion at the 22/4/25 Council meeting:

That Council commits to an increased monitoring and maintenance regime of:

1. *Footpaths to,*
 - *Remove tripping hazards*
2. *Verges to,*
 - *More timely removal of footpath obstruction from overhanging 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.

This paper is in response to that motion.

Footpaths

The City of Marion maintains a network of over 860 km of footpaths. Condition and defect audits are currently conducted every four years, with the most recent audit completed in 2024. This audit identified over 2,300 defects ranging between 20mm and 50mm, and 53 defects of 50mm or greater. The higher risk defects (50mm+) were prioritised and rectified by contractors in May 2025.

The remaining 2,300 defects will form the basis of a proactive works program, with internal crews scheduled to address approximately 500 defects per year over the next four years. This practice of rectification of defects identified from the 4-yearly audit has been the previous practice as it has spread the financial cost evenly over the LTFP.

In addition to scheduled audits, the City of Marion receives resident reports of footpath issues. These are classified as reactive cases and average approximately 600 reports annually. Each report is assessed and rectified where required by internal crews.

To improve the frequency and quality of footpath inspections, three potential strategies (option 1-3) have been identified. Any of the three strategies below would still require the current annual footpath maintenance budget to be retained as there would be a group of identified defects to be remediated each year plus the reports from residents. A detailed implementation plan would need to be developed as new recruitment and/or system implementation under these options will take some time to complete.

In addition, Option 4 below has also been identified that would fastrack the current defects for completion in 2025-25.

Option 1: Dedicated In-House Inspector

Benefits

This model would enable annual inspections of all footpaths, improving monitoring frequency from every four years to yearly. With a dedicated officer, defect identification would be informed by human judgment, increasing trust in the quality and relevance of data. Direct entry into Council systems would streamline reporting and align inspections with existing service level knowledge and asset familiarity.

Costs

The estimated cost includes one Full-Time Equivalent staff member at approximately \$80,000 plus on-costs annually, along with an initial capital cost of around \$30,000 for a suitable vehicle.

Risks/Challenges

The primary concerns with this option are the increased operational cost and the challenge of recruiting for a role with specific inspection responsibilities. Additionally, conducting comprehensive footpath audits manually is time-intensive and may be inefficient for a single individual.

Managing the rectification of the currently identified 2300 defects would need to be considered as new defects are identified. In any one year the budget may not be sufficient.

Option 2: Engage External Audit Contractor

Benefits

An external contractor would complete a comprehensive audit within a short timeframe (typically 2–4 weeks). Contractors often utilise advanced technology to capture and format defect data into actionable reporting, reducing pressure on internal resources.

Costs

The cost per audit cycle would be approximately \$80,000 per audit depending on scope and frequency.

Risks/Challenges

Although efficient, data collected by external providers must still be verified and converted into Council systems to generate work orders. The process may introduce additional administrative steps, and reliance on system-detected issues could result in lower confidence in data accuracy compared to in-house, experienced staff.

Managing the rectification of the currently identified 2300 defects would need to be considered as new defects are identified. In any one year the budget may not be sufficient.

Option 3: Invest in Audit Technology

Benefits

Adopting vehicle mounted camera technology would enable high-frequency inspections, potentially every quarter, with real-time data capture. The system can integrate with Council platforms, supporting automated defect reporting, and be expanded to monitor kerbs, verges, and roads over time. High-definition footage would assist with review and prioritisation, reducing reliance on manual inspections.

Costs

The expected annual cost is approximately \$25,000 per camera, which includes camera equipment, installation, software licensing, processing, system integration, and support. An additional capital cost of \$20,000–\$25,000 would be required for a suitable vehicle (likely a quad bike) plus an additional ongoing maintenance cost of the vehicle. Additional project management support would be required to integrate systems to ensure as much automation as possible. Estimated at 12 weeks for implementation with an approximate salary cost of \$35,000 plus on cost. It is expected that due to the expediency of this type of work we would upskill existing staff to complete these audits internally.

Risks/Challenges

Key concerns include the risk of escalating contractor support costs and the potential for rapid technological advances (while being committed to existing technology). Additionally, increased detection capability may temporarily identify more defects than can be addressed within current resource capacity, which could affect community expectations and scheduling.

Managing the rectification of the currently identified 2300 defects would need to be considered as new defects are identified. In any one year the budget may not be sufficient.

Option 4: Allocate funding to rectify remaining identified defects

Benefits

On current plans, council will have sufficient resources to internally rectify an anticipated 600 reactive cases (the average number of footpath cases reported over the past 3 years) and an additional 500 proactive cases (from the 2000 identified defects). 500 of these proactive cases are already scheduled to be completed in 2025-26. To ensure we are rectifying as many known risks as possible, council could allocate funding to rectify the remaining 1500 identified defects in 2025-26.

Costs

The anticipated additional cost to rectify the 1500 defects is \$1,165,000. This cost is made up of the following:

- 1,000 replacements at an average of 6 sq/m @\$190 per sq/m - \$1,140,000
- 500 grinds at a cost of \$50 per grind = \$25,000

Bringing forward the rectification of the defects to 2025-26 would result in a temporary reduction of around \$400,000 of the footpath maintenance budget in the 2026-27, 2027-28 and 2028-29 years. The remainder of the annual budget in those years would still need to be maintained to address reports from residents until the next 4 yearly cycle of inspections was undertaken. The budget would then need to be increased to accommodate the findings of the inspections.

Two options for funding the \$1,165,000 are to increase rates in 2025-26 or use short term borrowings. If short term borrowings were accessed, the footpath budget reduction of \$400,000 in each of the subsequent 3 years would be used to repay those short-term borrowings. This would result in an additional interest cost of up to \$120,000 over the following 3 years (\$40,000 per year). As this expenditure is classified as operating, the current draft operating surplus of \$544k in 2025-26 would move to a deficit of \$621,000, with a resultant Operating Surplus Ratio (-0.51%) in 2025-2026. However, over the next 5 years the Operating Surplus Ratio is still forecast to be within Council's target ratio.

Risks/Challenges

This option would deal with the current known defects but does not address the ongoing need for increased monitoring into the future. This option also carries a significant cost to council in one year.

Verges & Street Trees

The City of Marion is responsible for maintaining an extensive public landscape network, including over 860 km of verges and more than 50,000 street trees. To manage these assets effectively, a combination of strategic maintenance programs and operational responses are in place.

The following addresses each point raised in the motion:

1. More timely removal of footpath obstruction from overhanging outgrowing Street trees

The City of Marion operates a block pruning program to maintain the health and form of street trees, delivered by a combination of internal crews and external contractors (all within current approved budgets). This structured approach ensures trees remain well-shaped and minimises obstruction risks. Block pruning occurs every 3 years on established street trees, while formative pruning occurs more often and as needed on newer planted street trees. This approach is based on industry standards, and more regular pruning would be an over service and put tree health at risk.

In addition to block pruning and regular tree maintenance, internal crews are redirected as needed to respond promptly to remove obstructions and ensure safe pedestrian access.

2. Increase street tree maintenance regime to manage unruly growth and tree suckers

Tree suckers, especially prevalent in ornamental species such as *Pyrus* (Ornamental Pear), present a known challenge. These shoots emerge rapidly in search of water and can impact the aesthetics of the streetscape.

Council has proactively scheduled maintenance programs using Forestree, councils tree management system, to identify and monitor locations with high sucker growth. A chemical treatment program has also been introduced along arterial roads to suppress regrowth, improving long-term outcomes. In addition, internal crews are redirected from time to time to focus on sucker removal.

While sucker growth may appear unsightly, it rarely results in safety hazards or structural damage to the trees. Given the effectiveness of recent chemical control measures and an internal crew focus, no additional staffing or budget allocation is recommended currently.

3. Improve verge weed control

The City contracts a specialised service provider to manage weed control across all verges. The contract currently allows for three spray runs per year, with each cycle costing \$82,080, amounting to \$246,240 annually.

Service levels require that verges achieve at least 95% weed-free coverage for three months following each application. The contractor is obligated to address any shortfalls in performance at no additional cost to Council.

Properties with resident-maintained verges, such as those landscaped or grassed, and properties listed on the No Spray Register are excluded from scheduled applications.

Generally, the current schedule meets service expectations. However, seasonal weather variability may necessitate a fourth spray run in some years. If required, operational budgets will be adjusted accordingly to accommodate the additional treatment.

Additionally, there are a number of council owned properties which operate on a lease agreement. Most agreements include that lessees are responsible for the upkeep and maintenance of gardens and garden beds, ensuring that weeds do not become overgrown onto footpaths and verges. Where there have been cases of overgrown vegetation onto footpaths and verges, council has approached lessees and instructed them to rectify the issue.

Conclusion

The City of Marion continues to deliver a structured and responsive approach to managing its extensive footpath, verge, and street tree networks. While proactive and reactive programs are broadly meeting service expectations, recent audits and community feedback highlight opportunities to further strengthen monitoring and maintenance practices.

However, there is merit in bringing forward works to address the currently identified footpath defects in the interest of public safety. Once those defects are rectified, increasing the frequency of monitoring can be further explored.

Nil

12.3 Streetscape Plan - Update

Report Reference	GC250624R12.3
Originating Officer	Unit Manager Engineering – Alex Cortes
Corporate Manager	Manager Engineering, Assets and Environment - Carl Lundborg
General Manager	General Manager City Services - Angela Allison

REPORT HISTORY

Report Reference	Report Title
IEC240409R7.1	Streetscape Report
IEC240910R7.3	Streetscape Program – Prioritisation Matrix Review
GC241126R12.10	Draft Streetscape Plan 2025 - 2029
GC250422R12.3	Streetscape Plan

REPORT OBJECTIVE

The purpose of this report is to provide an update of the City of Marion Streetscape Plan.

EXECUTIVE SUMMARY

At the General Council meeting on 22 April (GC250422R12.3), Council resolved that streetscape projects within the draft Streetscape Plan to be discussed at the relevant ward briefings in May 2025 to review the designs and for a report to be presented back to a Council Meeting in June 2025.

As a result of the consultation, there is a considerable amount of analysis and redesign required for each Streetscape Project. Staff are currently revising the designs and cost estimates and will return to the relevant ward members to seek in-principal support of the designs and cost estimates before returning to Council for final endorsement.

RECOMMENDATION

That Council:

1. **Notes the report.**
2. **Reduce the budget for the following two projects as an interim budget adjustment:**
 - a. **Newland Avenue Streetscape reduce from \$1.2m to \$1m in 2025-26**
 - b. **Norfolk Road Streetscape budget reduced from \$3m to \$2m in 2028-29**
3. **Notes that the Streetscape Plan and projects to be updated based on Ward Member feedback and a report to be brought back to Council in August 2025 seeking final endorsement of the Streetscape Plan and budget.**

BACKGROUND

The City of Marion developed a draft Streetscape Plan (2025-2029) to enhance urban infrastructure, focusing on environmental sustainability, pedestrian and cyclist accessibility, and overall streetscape improvements. The plan was developed following feedback from the

Infrastructure and Environment Committee on streetscape project prioritisation, service levels, and funding.

Following the Council's review, the option supported by the Committee included the delivery of three key projects within the allocated budget of \$8.3 million over four years:

- Newland Avenue, Marino (2025/26)
- Adams Road, Trott Park (2026/27)
- Norfolk Road, Marion (2028/29)

The community consultation was conducted between 28 November 2024 and 14 February 2025 to assess public support for the Draft Streetscape Plan and gather input on key priorities.

A total of 178 responses were received from the survey:

- 84% of respondents were somewhat or strongly supportive of the Streetscape Plan.
- 92% agreed that council should continue prioritising and delivering streetscape upgrades.
- Footpaths and Street Trees were ranked as the most important streetscape elements.
- Water Sensitive Urban Design and Car Parking Safety Improvements followed as high-priority aspects.
- Environmental enhancements were prioritized over accessibility for cyclists and pedestrians and support for local businesses.
- Many respondents acknowledged the contribution of streetscapes to liveability, sustainability, and community connection.

At the General Council meeting on 22 April 2025 (GC250422R12.3), Council resolved that Streetscape Projects to be discussed at the relevant ward briefings in May 2025 to review the concept plans. In addition, Council resolved for staff to revise the Streetscape projects and present the updated Streetscape Plan to General Council in June 2025.

DISCUSSION

The Streetscape projects were discussed with Members of Warriparinga Ward (Norfolk Road, Marion), Southern Hills Ward (Adams Road, Trott Park) and Coastal Ward (Newland Avenue, Marino) during May 2025.

As a result of the consultation there is a considerable amount of analysis and redesign required. The original plan had a high-level concept and unit rates applied. In this next iteration of the design stage, a more detailed design and cost estimate will be further refined. Once the revised designs are completed, staff will engage the relevant ward members (anticipated in July 2025) to seek in-principal agreement on the revised designs. The draft Streetscape Plan will be finalised and presented to Council seeking final endorsement.

The comments raised by the relevant Ward members and Mayor focused on project extents and scope with the intent to reduce budget where possible. The comments and feedback from the Ward briefing meetings are listed below.

Newland Avenue, Marino (2025/26) – Coastal Ward

- Change footpath surface type - using a mixture of permeable pavers and standard pavers instead of exposed aggregate concrete
- Increase low level vegetation areas by removing sections identified for footpaths/hard surfaces (reduce total footpath/paved area)
- Consider increasing on-street car parking (consider if 45-degree parking is feasible)
- Consider the relocation of the kerb ramp across Newland Avenue closer to the train station car park and reduce width of ramp
- Review tree locations and species to not impact views of the new Community Hall

- Include street furniture in the design such as benches

Adams Road, Trott Park (2026/27) – Southern Hills Ward

- Consider Street lighting on Adams Road and determine if required
- Decrease the rain gardens and tree planting elements
- Consider removal of Cycle lanes
- Consider Shared Path option

Norfolk Road, Marion (2028/29) – Warriparinga Ward

- Streetscape project extent
 - North Side - Township Road to Osmond Road
 - South Side - Western Side of the Reserve to Eastern Extent of Norfolk Estate Entrance
- Using a mixture of permeable pavers and matching existing pavers in front of Norfolk Estate
- Reduce Water Sensitive Urban Design extent, consider minor treatments
- Remove indented car parking treatment
- Removing the proposed Wombat Crossing location from plan also consider pedestrian kerb ramp crossings west of RSL car park

INTERIM BUDGET ADJUSTMENT

The current budget estimates which are factored into the draft 2025-26 ABP and LTFFP are:

- Newland Avenue - \$1.2m 2025-26
- Adams Road - \$4.1m 2026-27 (excluding stormwater component \$1.5m)
- Norfolk Road - \$3m 2028-29

Notwithstanding that revised designs are not yet completed some interim reduction of the project budgets could be progressed now. Final costings subject to Ward member review would be completed for the August 2025 council meeting.

Newland Avenue - The proposed changes discussed with Ward Members may see the budget being reduced by \$200,000 to \$1m.

Norfolk Road - Substantial changes are proposed which could see a \$1m reduction to \$2m. Detailed design will confirm if a further reduction is possible.

At this stage an interim reduction for Adams Road is not able to be provided. Two options are being considered both of which will be a substantial change from the current concept plan. At this stage without knowing which option is preferred by Ward Members an indicative cost is not able to be provided. It will be available for the August 2025 Council meeting.

The budgets will be confirmed at the August 2025 Council meeting and subject to Council approval the ABP and LTFFP can then be amended as part of BR1.

ATTACHMENTS

Nil

12.4 Annual Business Plan 2025-2026 and Long Term Financial Plan

Report Reference	GC250624R12.4
Originating Officer	Unit Manager Statutory Finance – Melissa Virgin
Corporate Manager	Chief Financial Officer - Ray Barnwell
General Manager	General Manager Corporate Services – Tony Lines

REPORT OBJECTIVE

This report seeks Council's final endorsement of the 2025-2026 Annual Business Plan (**Attachment 1**), the 2025-2035 Long-Term Financial Plan (**Attachment 2**), and approval of the updated Financial Governance Policies (**Attachment 3**).

EXECUTIVE SUMMARY

The City of Marion is concluding its 2025-2026 Annual Business Planning process, with Council set to formally adopt the Annual Business Plan (ABP) and Long-Term Financial Plan (LTFP). These plans reflect a balanced approach to maintaining essential services, investing in community infrastructure, and supporting financial sustainability amid economic pressures.

Following Council's resolution on 27 May 2025 (GC250527R12.4), the final ABP and LTFP are presented for adoption, incorporating a proposed average rate increase of 4.8% for 2025-2026. This rate has been carefully considered to support key community services and respond to sector-wide cost increases, particularly in the construction sector. The increase also considers ongoing investment in community infrastructure important for ensuring the long-term financial sustainability of the City of Marion.

The Financial Governance Policies (**Attachment 3**) are also presented for approval. Reviewed annually, these policies guide responsible financial management and underpin the development of the ABP and LTFP.

Looking ahead, average rate increases are forecast to gradually reduce to 3% by 2030-2031 and remain stable thereafter. The ABP projects a modest \$75,000 cash surplus in 2025-2026, with a \$767,000 net surplus over the LTFP's ten-year horizon. 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.

RECOMMENDATION

The following must be adopted by council in the order listed with such amendments/ insertions as are necessary to reflect other relevant decisions made by the Council at this meeting:

That Council:

- 1) **Adopts the Financial Policies (Attachment 3)**
 - a) **Rating Policy**
 - b) **Treasury Management Policy**
 - c) **Fees and Charges Policy**
 - d) **Reserve Funds Policy**
 - e) **Asset Accounting Policy**
 - f) **Budget Policy**

- 2) Pursuant to Section 123(6) of the *Local Government Act 1999* and regulation 6 of the *Local Government (Financial Management) Regulations 2011*, adopts the Annual Business Plan 2025-2026 (Attachment 1)
- 3) Pursuant to Section 123(7) of the *Local Government Act 1999*, and regulation 7 of the *Local Government (Financial Management) Regulations 2011*, adopts the Annual Budget 2025-2026 (Attachment 1)
- 4) Pursuant to Section 122(1a) of the *Local Government Act 1999*, and regulation 5 of the *Local Government (Financial Management) Regulations 2011*, adopts the Long Term Financial Plan 2025-2035 (Attachment 2).
- 5) In accordance with the 2025-2026 Annual Business Plan and budgeted borrowings included in the 2025-2026 budget, will negotiate with lending authorities for additional loan borrowings of up to \$10.95m.
- 6) Authorises the Mayor and the Chief Executive Officer to execute any relevant documentation in relation to the borrowings as required for and on behalf of Council and affix the Council's common seal thereto.

DISCUSSION

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

This ABP 2025-2026 (**Attachment 1**) describes the services, programs and projects which Council plans to deliver in the coming financial year and further describes how it plans to resource and fund this work. It supports the delivery of the third year of the 2023-2027 4-Year Business Plan, along with a number of new strategic projects and service improvements.

There have been no changes to the 'framework and key assumptions' that the ABP and LTFP have been prepared under, since those presented and endorsed by Council at the 22 April 2025 General Council Meeting (GC250422R12.6).

Financial Policies

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

- Rating Policy
- Treasury Management Policy
- Fees and Charges Policy
- Reserve Funds Policy
- Asset Accounting Policy
- Budget Policy

Policy Amendments

Rating Policy – The main change to the Rating Policy reflects how council will in future rate residential property available for Short Term Rental Accommodation. Residential property which is available for short-term rental accommodation will be deemed as having predominant land use of 'Commercial – Other' if the following criteria are met:

- The property is available for short-term accommodation for 183 or more nights in the preceding financial year; and
- The property is available for short-term accommodation, defined as being available to rent for a period of 30 days or less; and
- More than 50% of the property is available for short-term accommodation.

A property identified as meeting the above criteria will be assigned a property classification of 'Commercial – Other' and will attract the Category 4 Differential Rate in the dollar going forward. Other changes to this policy include amendments to reflect the Council's future position on phasing out discretionary rebates, although no change is set to come into effect until the 2026-2027 year and minor changes to incorporate dates relating to the 2025-2026 rating process and payment dates.

Council has identified 73 properties which we believe fit the above criteria and their classification has now been amended to 'Commercial – Other'. This change results in a slight reduction in average residential rate increase from 4.8% to 4.64% for 2025-2026.

Reserve Funds Policy - Amendments to the Reserve Funds Policy are proposed to ensure alignment with current accounting standards and practices. Specifically, the policy will be updated to reflect the treatment of grants received in advance, in accordance with AASB 15 and AASB 1058, by recognising these funds as liabilities on Council's balance sheet until the associated performance obligations are met.

Additionally, the policy will be strengthened to clarify the purpose and governance of discretionary accounting reserves. A key enhancement includes a stated preference for allocating any budget surpluses towards the reduction of future borrowings, thereby supporting Council's long-term financial sustainability objectives.

The Asset Accounting policy, Fees and Charges Policy, Budget Policy and Treasury Management Policy have not required any significant changes.

The Annual Business Plan

The ABP 2025-2026 has been prepared in accordance with the requirements of the *Local Government Act 1999* and *Local Government (Financial Management) Regulations 2011*. It includes appropriate information about the rates and charges that Council intends to levy as well as a range of other information required by the *Local Government (Financial Management) Regulations*. The budget includes statutory statements being Uniform Presentation of Finances, Income Statement, Statement of Financial Position, and Statement of Cash Flows. In addition to these statements, a 'Funding Statement' is provided that details funding sources and a net overall funding position.

In the development of the ABP 2025-2026, consideration has been given to Council's refined strategic framework, financial parameters and key social, cultural, economic and environmental issues identified through the environmental scanning process, as well as the relevant federal, state and regional strategies and plans.

The ABP 2025-2026 has been prepared in accordance with the *Local Government Act 1999*. In accordance with Section 123(7) of the Act the Annual Business Plan must be adopted before the Annual Budget is adopted.

Key Changes made to the Draft ABP 2025-2026 since public consultation

Since the ABP document was considered by Council at its 27 May meeting (GC250527R12.4), the final ABP and LTFP documents (**Attachments 1 and 2**) have been updated to reflect the following;

- The revised timing of project expenditure across the 10-year CoMBAS Implementation Guide and LTFP following the known outcomes of election commitments from the May 2025 Federal election. The revised project timing was endorsed by Council at the 13 May General Council Meeting (GC250513F10.1).
- Grant funding of \$392,700 was secured from the Office for Recreation, Sport and Racing under the 2024-2025 *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 reallocation of up to \$10,000 from the Community Grants Budget and \$20,000 from the Youth Grants Budget to support the addition of 1-2 mid-size events introduced annually and Concert at the Cove and Marion Celebrates becoming annual events from 2025-2026.

Significant amendments noted above have been outlined in the final ABP, pursuant to s123(6a) of the *Local Government Act 1999*.

Finance Risk and Audit Committee Feedback

At its meeting on 3 June 2025 (FRAC25063R7.4), the Finance, Risk and Audit Committee (FRAC) provided the following feedback:

- The Committee acknowledged current budget pressures and the erosion of the cash surplus, advising caution in considering future co-funded election commitments and the impact they may have on council resources.
- The Committee noted the quality of the Annual Business Plan document and appreciated the inclusion of the 'Rates at a Glance' per \$100 spend metrics to enhance public understanding.
- The Committee emphasised the importance of closely monitoring budgets and spending, supporting the proposed rate increase as fair in light of planned projects and highlighted the ongoing need to identify savings and ensure flexibility as projects come to Council for approval.
- There was specific discussion in relation to moving properties with a predominant use of non-hosted short-term accommodation to commercial rates. Staff explained the transition of properties from residential to commercial classification, which has a differential rate 2.5 times the residential rate, resulting in a net redistribution of approximately \$330,000 rate burden from residential to commercial ratepayers. The change does not alter the budget's overall position but addresses the fairness and equity in rate distribution.
- Overall, the draft plan was viewed as fair and reasonable and the forward capital plan comprehensive.

Annual Business Plan and Budget Summary

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

In accordance with this requirement a summary of the Annual Business Plan 2025-2026 will be prepared and distributed with Council's first rates notice to ratepayers in July 2025.

Rate Impact Analysis

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

CONCLUSION

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

The ABP 2025-2026 and LTFP 2025-2035 have been developed based on Council's refined financial framework which encompasses maintaining current services and service delivery levels for the community, as well as meeting Council's planned capital renewal programs for 2025-2026. The ABP 2025-2026 has been prepared on the basis of a 4.8% average rate increase (excluding new developments and capital improvements).

This report seeks Council's adoption of the financial policies (**Attachment 3**), ABP 2025-2026 (**Attachment 1**) and LTFP 2025-2035 (**Attachment 2**).

ATTACHMENTS

1. Attachment 1 - Annual Business Plan 2025-2026 [**12.4.1** - 69 pages]
2. Attachment 2 - Long Term Financial Plan 2025-2035 [**12.4.2** - 22 pages]
3. Attachment 3 - Financial Policies [**12.4.3** - 31 pages]
4. Attachment 4 - Rate Impact Analysis - June 2025 [**12.4.4** - 14 pages]

City of Marion Annual Business Plan 2025-2026

A great place to live



**Kurna Acknowledgement**

Ngadiu tampendi Kurna meyunna yaitya mattanya yaitya yerta

This Kurna acknowledgement was prepared in consultation with traditional custodians.

Acknowledgement of Country

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

Gavin Malone, Sherry Rankin, and Margaret Worth, 'Tjilbruke Gateway'

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Amendments to the Annual Business Plan

According to the Local Government Act 1999, if a council makes significant changes to its draft Annual Business Plan, it must clearly explain what those changes are and why they were made.

During the public consultation period and following the outcome of the May 2025 Federal Election, Council reviewed the timing and funding allocations within the 10-year Building Asset Strategy and Long-Term Financial Plan (LTFP). Council endorsed the proposed changes at the 13 May 2025 Council meeting.

The City of Marion also secured \$392,700 in grant funding through the South Australian Government's Power of Her – Infrastructure and Participation Program.

These changes—adjusted project timelines and the new funding—enabled Council to distribute costs more effectively across the 10-year period and reduce planned borrowings by \$10.4 million (from \$72.66 million to \$62.26 million). The updated LTFP now projects:

- A modest cash surplus of \$75,000 for 2025–2026
- A total net cash surplus of \$767,000 over the 10-year Long Term Financial Plan

The final Annual Business Plan also reflects updated information not available at the draft stage, including:

- Final rating data from the Valuer General
- Change in Council's Rating policy to reflect a decision to apply commercial rates to properties used for short-term rental accommodation that meet certain criteria.

Welcome

Welcome to Marion Council's Annual Business Plan 2025–2026: the budget we have adopted for the year ahead. Extraordinary construction costs and rising wages contributed to making it the most challenging budget of the last 10 years.

Despite these challenges, the budget delivers great improvements for our community, while maintaining sound financial management.

We remain committed to getting the basics right. Council will continue to provide regular rubbish collection, plant over 3000 trees each year, and work harder to maintain safe, level footpaths. Meanwhile, our playgrounds, libraries and the outdoor pool become more popular every year.

Over the past year, we continued to invest in special facilities which will benefit the community for decades to come. Projects such as the Cove Netball facility, the new Marino Community Hall, and the new Seacliff Golf Course clubhouse are now complete. We now turn to plans for a new basketball stadium and a new home for the Marion Tennis Club. We will also provide more free community events, so residents can connect with each other and enjoy entertainment in their local area.

Since releasing the Draft Annual Business Plan for community consultation, we made several changes. Significantly, on the basis of community responses, we reduced planned new borrowings by \$10.4 million. Council also resolved to apply commercial rates to certain residential properties used for short-term (a month or less) accommodation. Applying commercial rates to owners who make money from renting out their property as tourist accommodation, etc, we have been able to slightly lessen the load on all of the other residential properties.

In my 10 years as Mayor, Marion Council successfully contained average rate increases to around the rate of inflation but, disappointingly, this year Council believes we need to put up the average residential rate by 4.8% for 2025–2026. Most councils in metropolitan Adelaide are increasing their rates even more than that! Individual rate rises vary from the average due to changes in property valuations, which are outside Council's control.

Most importantly, Marion Council continues to provide great services and facilities, with environmental sustainability, while maintaining manageable debt and a sound financial position (independently verified by the Essential Services Commission).

Yours faithfully,

KRIS HANNA

Mayor Kris Hanna



Your rates at a glance

Amounts spent per one hundred dollars (\$100)



Infrastructure Management

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



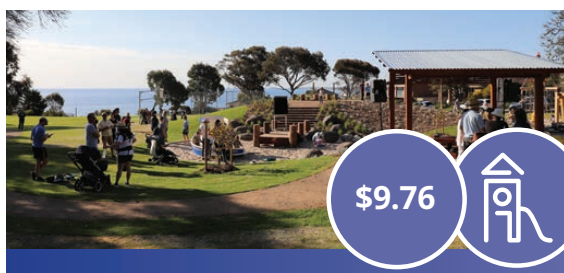
Community Facilities

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



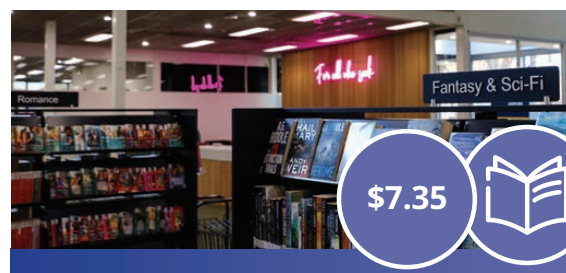
Waste Collection and Management Services

- 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
- Park Holme 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 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's Annual Business Plan is based on 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 Kauria Garden bed at the base of a culturally significant River Red Gum in Kenton Avenue Reserve, Oaklands Park.



Morphettville Park Clubroom upgrade*

The aging Morphettsville 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 Kauwimarnirla- 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:

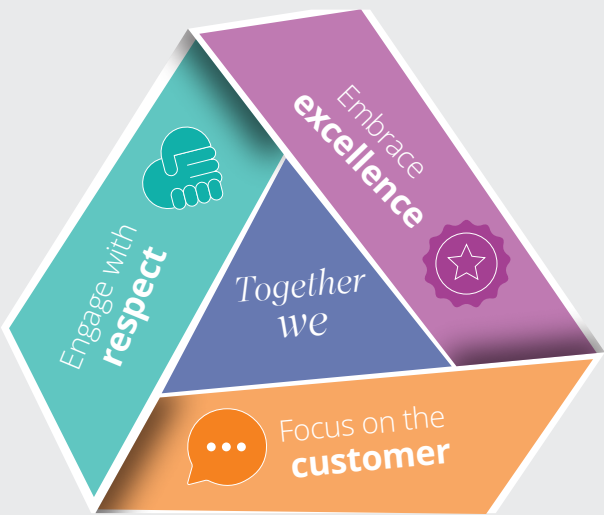
- Committed to a safe and inclusive workplace
- Connected, caring and professional
- Honest, transparent and act with integrity

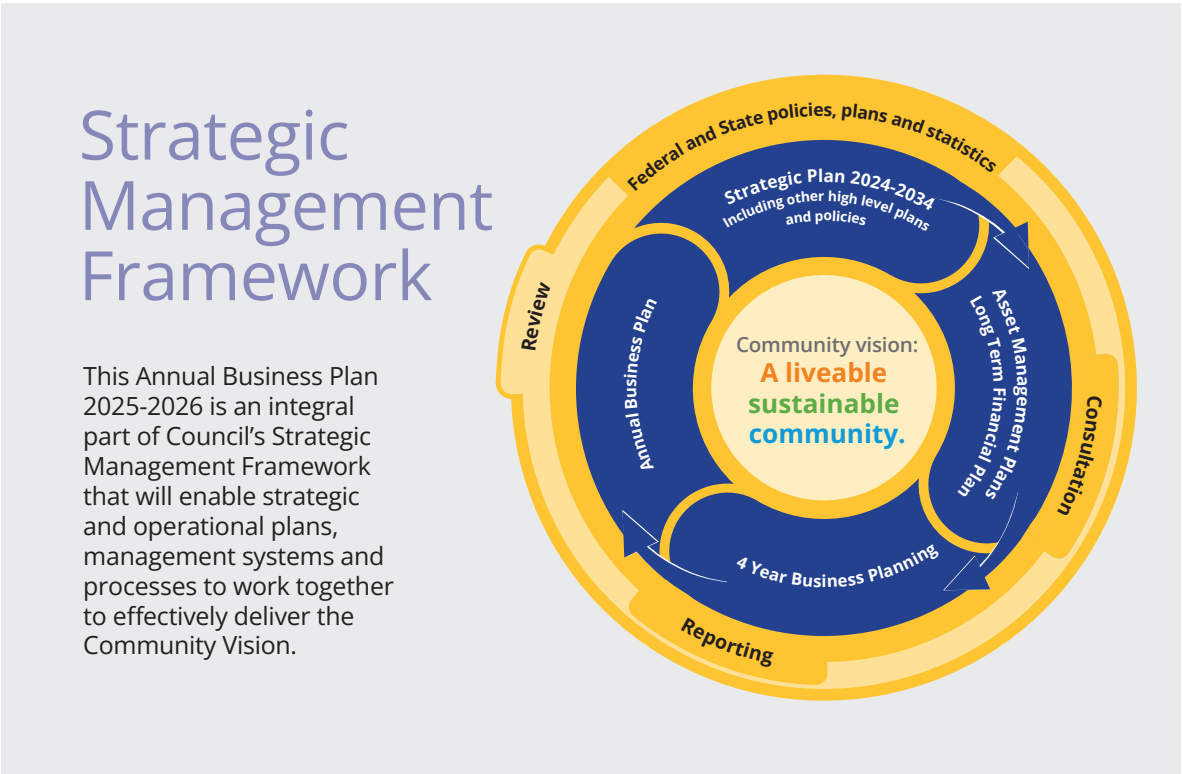
Embrace excellence | We are:

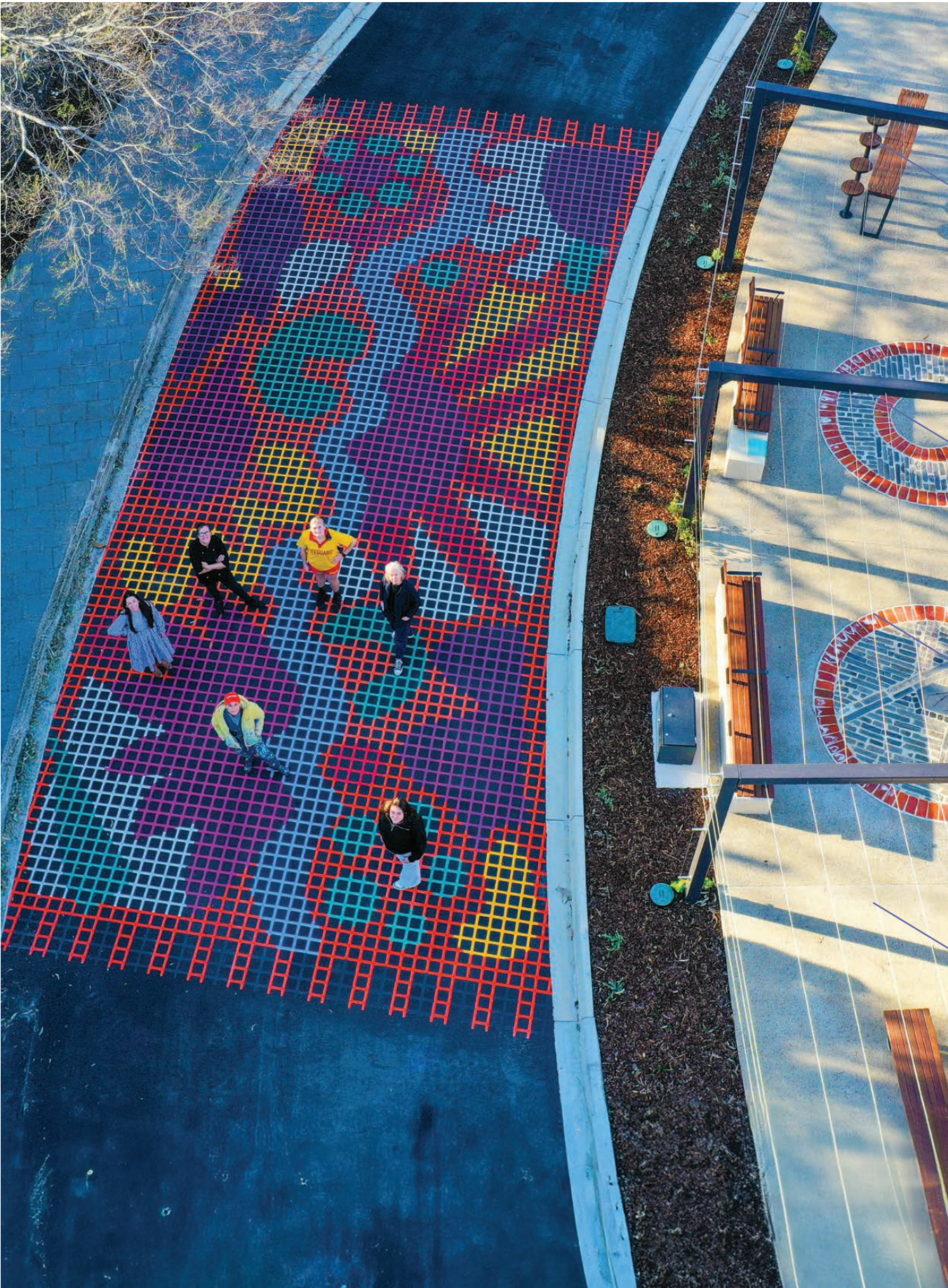
- Adaptable, driven and continuously improve
- Accountable for our decisions and actions
- Proactive in sustainability and support the environment

Focus on the customer | We are:

- Engaged with our diverse community
- Responsive and proactive
- Dedicated to a great customer experience







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

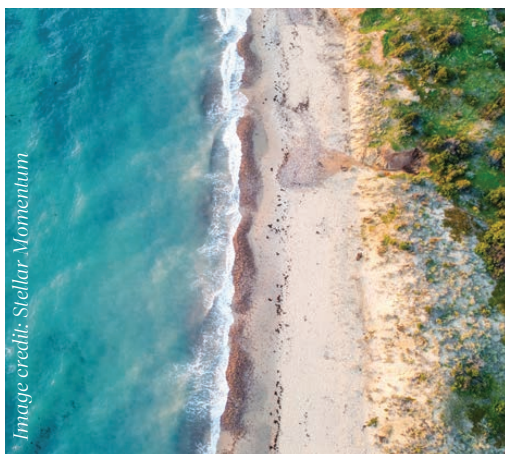
Eight specialists driving climate risk integration, adaptation planning, and emissions reduction across council operations, ensuring regulatory compliance.

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:

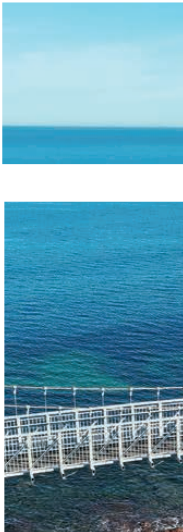
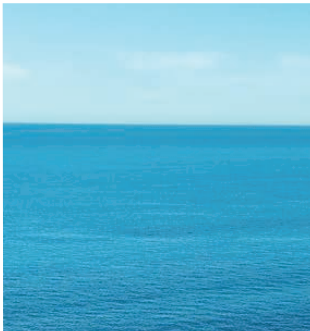
Support the achievement of the City Of Marion's strategic directions.

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.

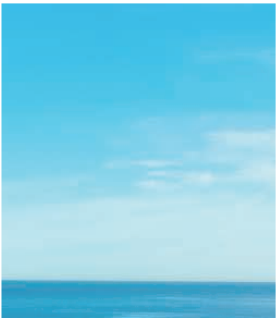
The Annual Business Plan has been prepared taking into consideration individual Asset Management Plan requirements and outcomes of recent infrastructure audits. The City of Marion has a target of 90-110 per cent for the Annual Asset Renewal Funding Ratio.





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.



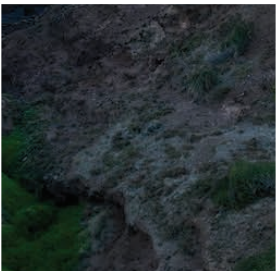
Collaboration with other councils will continue to assist capacity building for shared strategic opportunities, innovation and cost efficiencies and enables the ability to align processes and reduce duplication.



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

Council debt is forecast to increase to \$23.053m by 30 June 2026, and peak at \$57.077m 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	Liveable 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 utilising 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.

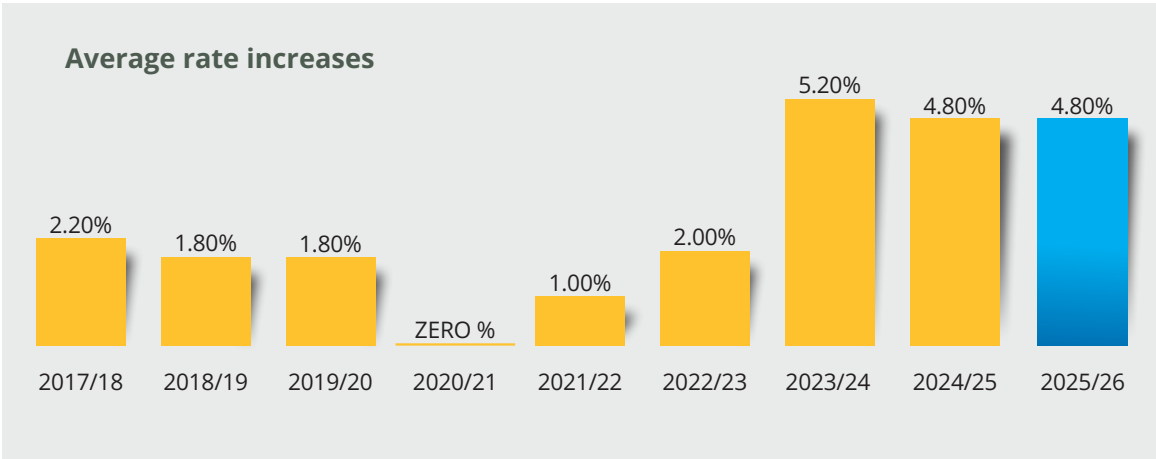
Rates account for 80 per cent of council's operating revenue with other sources including fees, charges and grants. These revenues contribute to the necessary funding for planned operating and capital renewal programs in 2025-2026.

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.

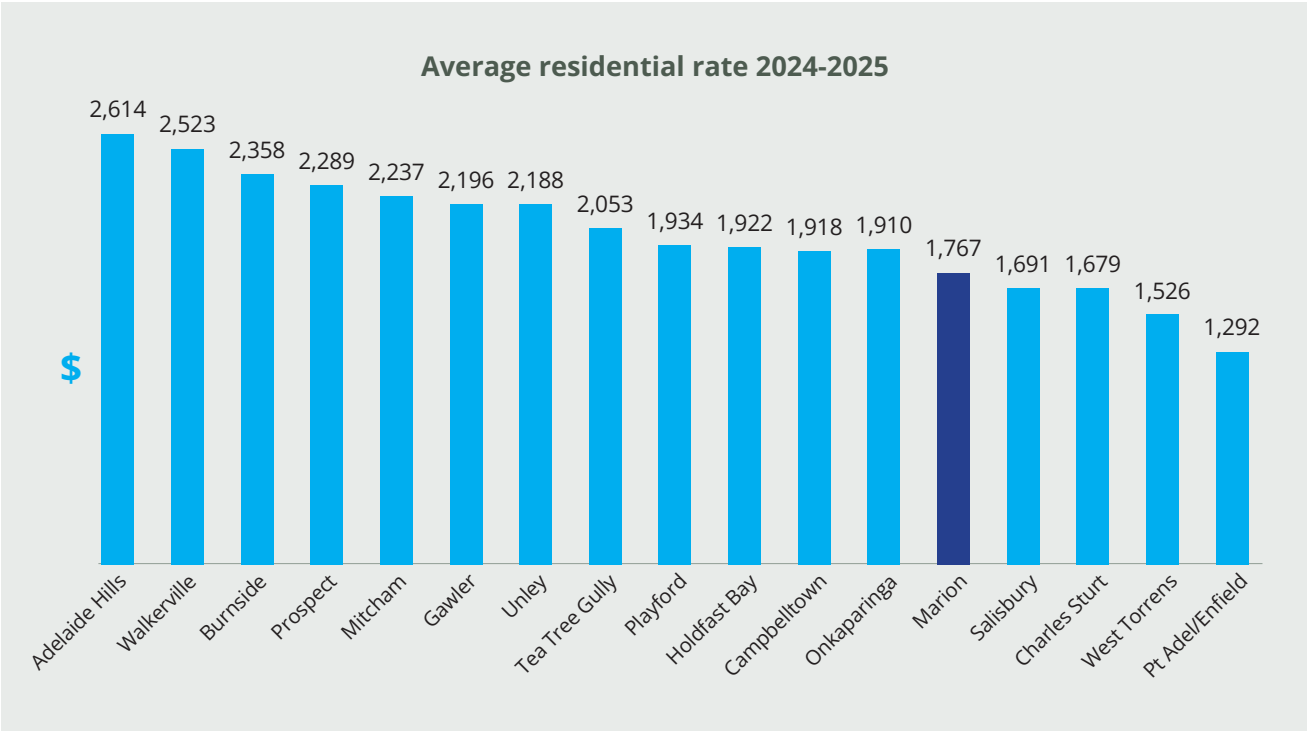
The outcomes of the community consultation, as well as a balance between achieving the strategic directions, maintaining services and assets, ensuring financial and environmental sustainability, supporting intergenerational equity and making provision for those in the community who are experiencing hardship, 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 17.3 per cent of its rate revenue from the Commercial and Industrial sectors – Commercial (15.8 per cent) and Industrial (1.5 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.

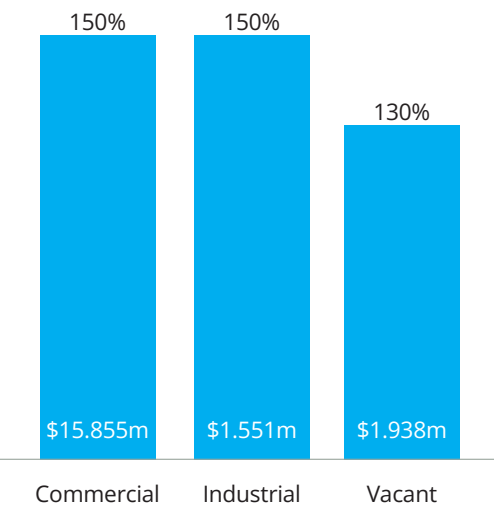
Council uses a differential rating system to raise revenue based on its Land Use to ensure a fair and equitable distribution of rates within the City of Marion.

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	Increase 2025-2026
Residential	\$80,031,488	\$80
Commercial - Shop	\$7,280,178	\$394
Commercial - Office	\$1,069,056	\$299
Commercial - Other	\$7,505,806	\$246
Industrial - Light	\$539,184	\$920
Industrial - Other	\$1,012,021	\$1,151
Primary Production	\$53,032	\$2,280
Vacant Land	\$1,938,035	\$149
Other	\$957,501	(\$32)





Budgeted income statement

An operating surplus of \$0.544m 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.

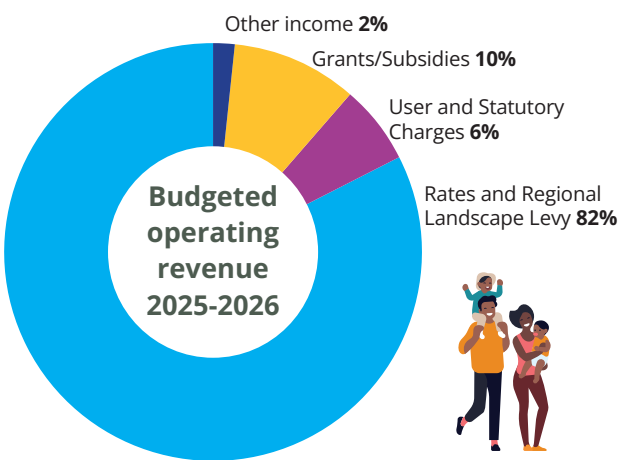
Budgeted Income Statement	3rd Review 2024/25 \$'000	Budget 2025/26 \$'000	Variance \$'000
Operating Revenue			
Rates - General	92,555	97,937	5,382
Rates - Regional Landscape Levy *	2,341	2,458	117
Statutory Charges	2,827	2,820	(7)
User Charges	4,612	4,732	120
Grants/Subsidies	10,613	11,661	1,048
Investment Income	620	350	(270)
Reimbursements	908	751	(157)
Other Revenue	788	393	(395)
Share of Profit/(Loss) Regional Subsidiaries	645	793	148
Total Operating Revenue	115,909	121,895	5,986
Operating Expenditure			
Employee Costs	47,577	50,243	2,666
Contractor Services	34,050	30,315	(3,735)
Materials	7,371	6,543	(828)
Finance Charges	209	849	640
Depreciation	23,944	24,921	977
Other Expenses	8,255	8,480	225
Total Operating Expenditure	121,406	121,351	(55)
Operating Surplus/(Deficit) before Capital Revenues	(5,497)	544	6,041
Capital Grants and Contributions	4,942	5,105	163
Net Surplus/(Deficit)	(555)	5,650	6,205

* 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 80 per cent (82 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

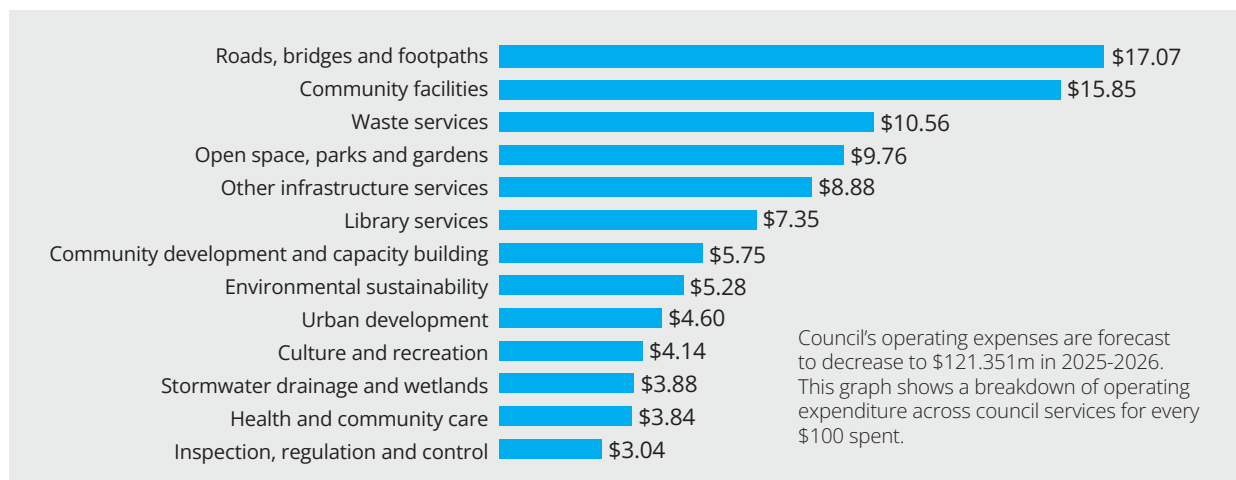
Council's revenue in 2025-2026 includes \$97.937m (\$92.555m in 2024-2025) to be raised in general rates. The budget has been developed on the basis of a 4.8% average rate increase (excluding new developments and capital improvements). In setting rates for 2025-2026, council has forecast the revenue 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 \$11.661m for 2025-2026, an increase of \$1.048m on grants received in 2024-2025.

Operating expenditure



Employee costs

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

Employee costs are forecast to increase by \$2.666m 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 \$3.735m 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 \$0.828m 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 increased by \$0.225m in 2025-2026.

Capital revenue

Capital grants and contributions

Council has incorporated \$5.105m 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

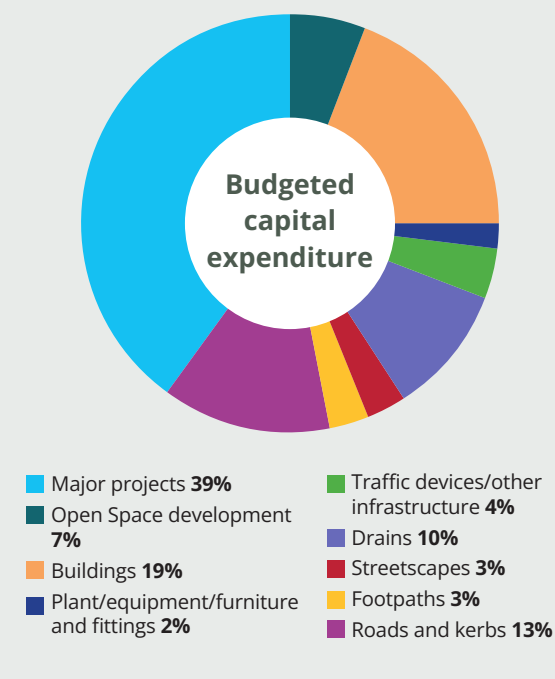
Capital Expenditure	3rd Review 2024/25 \$'000	Budget 2025/26 \$'000
Buildings and Major Projects	25,298	19,943
Infrastructure:		
Roads & Kerbs	3,715	4,490
Stormwater	2,519	3,425
Footpaths	1,575	1,180
Traffic Control Devices	629	540
Other Infrastructure	2,739	858
Plant and Equipment	2,509	564
Furniture and Fittings	90	208
Streetscapes	1,899	1,200
Other	2,810	2,390
Total Capital Expenditure	43,783	34,798
Represented By:		
Capital Expenditure		
Assets - Renewal	15,595	16,390
Assets - New	28,188	18,408
	43,783	34,798

The 2025-2026 Budgeted Statement of Capital Expenditure forecasts a total capital funding requirement of of \$34.798m including \$16.390m renewal and \$18.408m 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:



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 \$2.502m.

Net Lending/(Borrowing)	3rd Review 2024/25 \$'000	Budget 2025/26 \$'000
Operating Surplus/Deficit before Capital Amounts	(5,497)	544
<u>less: Net Outlay on Existing Assets</u>		
Capital expenditure on asset renewal/replacement	15,595	16,390
less Depreciation/Ammortisation	(23,944)	(24,921)
	(8,349)	(8,531)
<u>less: Net Outlay on New/Upgrade Assets</u>		
Capital expenditure on New & Upgrade Assets	28,188	18,408
less Capital Grants	(4,942)	(5,105)
	23,246	13,303
Adjustments		
Proceeds from asset disposal	425	2,517
Share of Equity - Regional Subsidiaries	(645)	(793)
	(220)	1,724
Net funding increase/(decrease)	(20,614)	(2,502)
Financing Transactions	3rd Review 2024/25 \$'000	Budget 2025/26 \$'000
New Borrowings	13,986	10,950
less: Repayment of Principal on Borrowings	(309)	(3,331)
less: Increase/(Decrease) in Cash & Investments		
- Transfers from/(to) Reserves	8,194	4,840
- Cash Deficit/(Surplus)	(1,257)	(75)
Funds used to defer borrowings in prior years	-	(9,882)
Equals: Financing Transactions	20,614	2,502

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 \$10.950m in 2025-2026 to support the funding requirements of council's Capital Works Program.

Council's borrowings are forecast to reach \$23.053m by June 2026. Over the Long Term Financial Plan, they are projected to peak at \$57.077m in 2028-2029 with its Debt Servicing Ratio peaking at 4.82% in 2028-2029 against a maximum target of 10.0% and its Net Financial Liabilities ratio peaking at 47.50% in 2027-2028 against a maximum target of 0 - 65%.

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 \$10.950m 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%	0.45%	0.85%
Asset Renewal Funding Ratio	90% - 110%	100.00%	100.00%
Net Financial Liabilities	0% - 65%	24.51%	37.45%
Debt Servicing	0% - 10%	3.44%	3.60%

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
Irrigation design	Various	Various	
Minor open space enhancements and 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	Windsor 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 Street	Dead End
De Laine Avenue	Edwardstown	Woodlands	South Road	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

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

**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 2024-25 \$'000	3rd Review 2024-25 \$'000		Budget 2025-26 \$'000
		Operating Revenue	
92,486	92,555	Rates - General	97,937
2,337	2,341	Rates - Regional Landsacape Levy	2,458
2,738	2,827	Statutory Charges	2,820
4,164	4,612	User Charges	4,732
9,174	10,613	Grants/Subsidies	11,661
300	620	Investment Income	350
1,020	908	Reimbursements	751
668	788	Other Revenue	393
645	645	Share of Profit/(Loss) SRWRA	793
113,533	115,909	Total Operating Revenue	121,895
		Operating Expenditure	
46,610	47,577	Employee Costs	50,243
30,533	34,050	Contractor Services	30,315
6,460	7,371	Materials	6,543
359	209	Finance Charges	849
21,100	23,944	Depreciation	24,921
8,385	8,255	Other Expenses	8,480
113,447	121,406	Total Operating Expenditure	121,351
86	(5,497)	Operating Surplus/(Deficit) before Capital Revenues	544
2,642	4,942	Capital Grants and Contributions	5,105
2,728	(555)	Net Surplus/(Deficit) resulting from Operations	5,650

Appendix 3 - Budgeted Statement of Financial Position

Budget 2024-25 \$'000	3rd Review 2024-25 \$'000		Budget 2025-26 \$'000
		<u>Current Assets</u>	
10,090	6,824	Cash	11,167
4,955	6,531	Receivables	5,464
488	600	Inventory	527
15,533	13,955	Total Current Assets	17,158
		<u>Current Liabilities</u>	
10,119	17,534	Creditors	15,620
6,715	7,134	Provisions	7,123
1,815	1,140	Loans	1,351
18,649	25,808	Total Current Liabilities	24,094
(3,116)	(11,853)	Net Current Assets/(Liabilities)	(6,936)
		<u>Non-Current Assets</u>	
9,511	9,916	Investment in Regional Subsidiaries	10,709
1,198,934	1,347,460	Infrastructure, Property, Plant & Equipment	1,354,819
-	23,080	Other Non-Current Assets	23,080
1,208,445	1,380,456	Total Non-Current Assets	1,388,608
		<u>Non-Current Liabilities</u>	
667	700	Provisions	711
17,562	14,295	Loans	21,702
18,229	14,995	Total Non-Current Liabilities	22,413
1,187,100	1,353,608	Net Assets	1,359,258
		<u>Equity</u>	
461,695	447,974	Accumulated Surplus	458,464
725,405	905,634	Reserves	900,794
1,187,100	1,353,608	Total Equity	1,359,258

Appendix 4 - Budgeted Statement of Changes in Equity

Budget 2024-25 \$'000	3rd Review 2024-25 \$'000		Budget 2025-26 \$'000
		Accumulated Surplus	
456,494	440,335	Balance at beginning of period	447,974
2,728	(555)	Net Surplus/(Deficit)	5,650
2,563	14,314	Transfers from Reserves	4,939
(90)	(6,120)	Transfers to Reserves	(99)
461,695	447,974	Balance at end of period	458,464
		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	11,731
(2,473)	(8,194)	Net change	(4,840)
14,076	11,731	Balance at end of period	6,891
725,405	905,634	Total Reserves	900,794
1,187,100	1,353,608	Total Equity	1,359,258

Appendix 5 - Budgeted Statement of Cash Flow

Budget 2024-25 \$'000	3rd Review 2024-25 \$'000		Budget 2025-26 \$'000
		Cash Flows from Operating Activities	
112,960	115,264	Receipts	121,117
(92,326)	(97,462)	Payments	(96,996)
20,634	17,802	Net Cash Provided by Operating Activities	24,121
		Cash Flows from Financing Activities	
		Receipts	
9,500	13,986	Loans Received	10,950
		Payments	
(657)	(309)	Principal	(3,331)
8,843	13,677	Net Cash (Used In) Financing Activities	7,619
		Cash Flows from Investing Activities	
		Receipts	
2,157	4,942	Capital Grants/Subsidies & Contributions/Investments	5,112
353	425	Sale of replaced assets	17
-	-	Sale of surplus assets	2,500
		Payments	
(39,376)	(43,783)	Purchase of IPP&E	(35,026)
(36,866)	(38,416)	Net Cash (Used In) Investing Activities	(27,397)
(7,389)	(6,937)	Net Increase/(Decrease) in Cash Held	4,343
17,479	13,761	Cash at Beginning of Reporting Period	6,824
10,090	6,824	Cash at End of Reporting Period	11,167

Appendix 6 - Budgeted Funding Statement

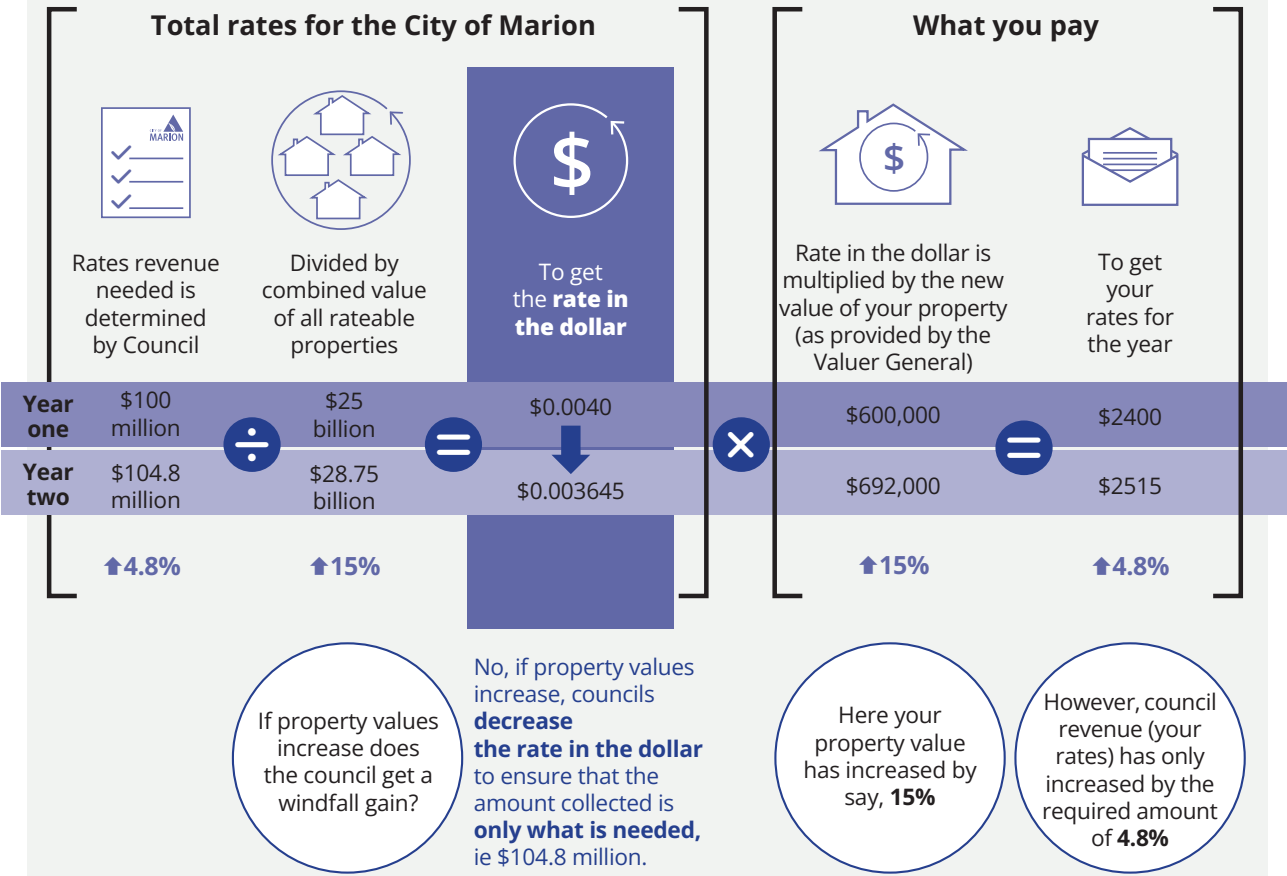
Budget 2024-25 \$'000	3rd Review 2024-25 \$'000		Budget 2025-26 \$'000
		Operating Revenue	
94,823	94,896	Rates	100,395
2,738	2,827	Statutory Charges	2,820
4,164	4,612	User Charges	4,732
9,174	10,613	Operating Grants & Subsidies	11,661
300	620	Investment Income	350
1,020	908	Reimbursements	751
668	788	Other	393
645	645	Net gain - SRWRA	793
113,533	115,909		121,895
		Operating Expenses	
46,610	47,577	Employee Costs	50,243
30,533	34,050	Contractual Services	30,315
6,460	7,371	Materials	6,543
359	209	Finance Charges	849
21,100	23,944	Depreciation	24,921
8,385	8,255	Other	8,480
113,447	121,406		121,351
86	(5,497)	Operating Surplus/(Deficit) before Capital Revenues	544
		Capital Revenue	
2,642	4,942	Capital Grants & Subsidies	5,105
2,728	(555)	Net Surplus/(Deficit)	5,650
21,100	23,944	Depreciation	24,921
(645)	(645)	Share of Profit SRWRA	(793)
23,183	22,744	Funding available for Capital Investment	29,778
		Capital	
15,314	15,595	less Capital Expenditure - Renewal	16,390
19,488	28,188	less Capital Expenditure - New	18,408
353	425	add Proceeds from Sale of Replaced Assets	17
-	-	add Proceeds from Sale of Surplus Assets	2,500
(11,266)	(20,614)	Net funding increase/(decrease)	(2,502)
		Funded by;	
		Loans	
9,500	13,986	Loan Principal Receipts (Net)	10,950
(657)	(309)	less Loan Principal Repayments	(3,331)
8,843	13,677	Loan Funding (Net)	7,619
		Movement in level of cash, investments and accruals	
49	1,257	Cash Surplus/(Deficit) funding requirements	75
(2,473)	(8,194)	Reserves Net transfer to/(transfer from)	(4,840)
-	-	Funds used to defer borrowings in prior years	9,882
(2,424)	(6,937)	Cash/Investments/Accruals Funding	5,117
11,266	20,614	Funding Transactions	2,502

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.



Appendix 8 - Rating policy

1. Rationale

The Rating policy exists to outline the methodology for setting and collecting rates from the community.

2. Policy scope and implementation

(1) VALUATION METHODOLOGY AND ADOPTION

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

(SEE ANNEXURE 1)

(2) DIFFERENTIAL GENERAL RATES

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

The differential general rate Land Use categories are as follows:

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

These differential rates will be used to determine the rates in the dollar for all properties within the City of Marion area for the financial year. These rates will be specified in Council's rate declaration for each financial year.
 (SEE ANNEXURE 1)

(2.1) SHORT TERM ACCOMMODATION

From 1 July 2025, the land use category of residential properties offering short-term accommodation will be assessed annually.

Residential property which is available for short-term rental accommodation will be deemed as having predominant land use of 'Commercial – Other' if the following criteria are met:

- The property is available for short-term accommodation for 183 or more nights in the preceding financial year; and
- The property is available for short-term accommodation, defined as being available to rent for a period of 30 days or less; and
- More than 50% of the property is available for short-term accommodation.

A property meeting the criteria will be assigned a property classification of Commercial – Other and will attract the Category 4 Differential Rate in the dollar in accordance with Section 2.2 of this policy.

A property owner may submit an objection to land use to Council within 60 days of receiving their first quarter rate notice. The objection must include supporting evidence that the property does not meet Council's short-term accommodation criteria.

In assessing the objection, Council is required to consider the criteria within Annexure 1 Section 2 of this policy. Council may, at its discretion, also consider whether the property is offered for short-term accommodation on a consistent basis.

(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 the rebate is not applied automatically, ratepayers who consider they could be eligible for a residential rate rebate may apply in writing to council. Applications will be assessed against the eligible criteria. Only applications for the current financial year will be accepted and must be received in the current financial year.

(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 and 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. 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 Rating Services on 8375 6600 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:

- previously received a notice of this valuation under the Act, in which case the objection period is 60 days from the receipt of the first notice; or
- previously raised an objection to that valuation.

The 60 day objection period may be extended by the Valuer-General where it can be shown there is reasonable cause to do so.

It is important to note that the lodgement of an objection does not change the payment of rates or the due date.

2. DIFFERENTIAL GENERAL RATES

All land within a council area, except for land specifically exempt (e.g. crown land, council occupied land and other land prescribed under the Act – refer to Section 147), is rateable. The Act provides for a council to raise revenue for the broad purposes of the council through the imposition of a single general rate or through differential general rates that apply to all rateable properties within the council area.

Following a review of rating options available under the Act during the 2002/2003 financial year, the council consulted extensively with the community on this issue and concluded that a differential rating system would improve the equity in rate distribution across the community. The review included a comparison of rating methods and rates by land use within the Adelaide metropolitan area.

Differential general rates are based on Land Use as determined in the Local Government (General) Regulations 2013 under the Act. If a ratepayer believes that a particular property has been wrongly classified by the council as to its land use, then they may object (to the council) to that land use within 60 days of being notified. A ratepayer may discuss the matter with a Rates Officer, on 8375 6600 in the first instance. The council will provide, on request, a copy of Section 156 of the Act which sets out the rights and obligations of ratepayers in respect of objections to a land use.

An objection to the land use:

- Must be in writing
- Must set out-
- The grounds of the objection; and
- The land use (being a land use being used by the council as a differentiating factor) that should, in the objector's opinion, have been attributed to the land; and

- Must be made within 60 days after the objector receives notice of the particular land use to which the objection relates.

This 60 day objection period may be extended where it can be shown there is reasonable cause to do so.

The council may then decide the objection as it sees fit and notify the ratepayer. A ratepayer also has the right to appeal against the council's decision to SACAT (SA Civil and Administration Tribunal). It is important to note that the lodgement of an objection does not change payment of rates or the due date.

3. MINIMUM RATE

The reasons for imposing a minimum amount payable by way of general rates are:

The council considers it appropriate that all rateable properties make a contribution to the cost of administering the council's activities;

The council considers it appropriate that all rateable properties make a contribution to the cost of creating and maintaining the physical infrastructure that supports each property.

No more than 35 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, 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.

3. References

- Local Government Act (1999) South Australia
- Annual Business Plan

4. Review and evaluation

This policy will be reviewed annually as part of the Annual Business Planning process.

Response to ESCOSA advice report

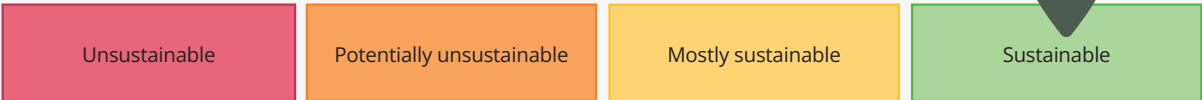
On 30 April 2022, amendments to the *Local Government Act 1999* came into operation resulting in the implementation of the Local Government Advisory Scheme. The purpose of this advisory scheme is to provide ratepayers confidence that the rates they pay are set at the level necessary for their council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

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

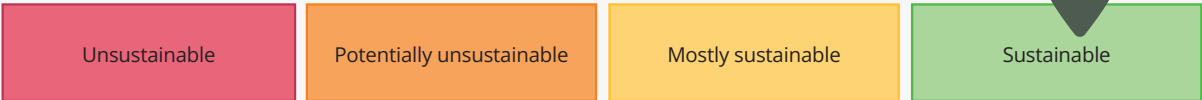
The City of Marion has been assessed by the Commission at the higher end of sustainable for past, current and future projections.



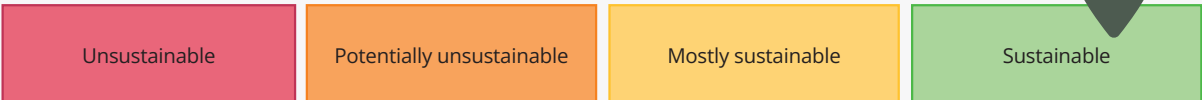
Current financial performance



Projected financial performance (future)



Previous financial performance (past 10 years)



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

Notwithstanding the work by the Commission 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.	<p>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.</p> <p>The City of Marion will continue to review economic indicators, inflation results and forecasts including those published by the Reserve Bank.</p> <p>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.</p>
Consider better clarity in its forward estimates in its long-term financial plan concerning the assumptions for its cost and revenue estimates	<p>The City of Marion will continue to use robust analysis in developing the cost and revenue assumptions.</p> <p>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.</p>
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.	<p>The City of Marion uses a conservative approach to expenditure budgeting and forecasts with minimal discretionary funding factored into the annual business plan.</p> <p>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.</p>
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.	<p>The City of Marion appreciates that the COVID-19 period did result in unusually high asset valuation fluctuations.</p> <p>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.</p>
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.	<p>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.</p>

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Advice

Local Government Advice

City of Marion

February 2024

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Enquiries concerning this advice should be addressed to:

Essential Services Commission
GPO Box 2605
Adelaide SA 5001

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

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City of Marion

AT A GLANCE

OVERVIEW

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

RISKS IMPACTING SUSTAINABILITY

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

CONTINUE

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

COMMISSION'S RECOMMENDATIONS

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

KEY FACTS

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

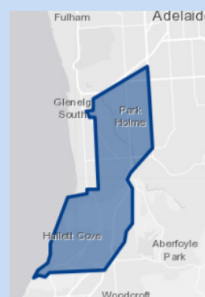


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Glossary of terms

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


Legend:  Low-risk  Moderate-risk  High-risk

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

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


Current financial performance:

			
Unsustainable	Potentially Unsustainable	Mostly Sustainable	Sustainable

Projected financial performance (future):

			
Unsustainable	Potentially Unsustainable	Mostly Sustainable	Sustainable

Previous financial performance (past ten years):

			
Unsustainable	Potentially Unsustainable	Mostly Sustainable	Sustainable

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

Budgeting considerations

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

Continuing to provide evidence of ongoing cost efficiencies

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

Refinements to asset management planning

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

Reporting and containing rate levels

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

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2 About the advice

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

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

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

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

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

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

2.1 Summary of advice

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

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

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

² Commonly referred to as asset management plans.

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

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

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

⁶ LG Act s122(1f)(a) and (1g)(a)(ii).

⁷ LG Act s122(1f)(b) and (1g)(b).

⁸ LG Act s122(1h).

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

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

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

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

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

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

2.2 Detailed advice findings

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

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

2.2.1 Advice on material plan amendments in 2023-24

Key Points:

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

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

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

- ▶ An additional improvement of \$104.4 million or 10.3 percent in total operating income. Most of this increase is due to higher rates, which increased by \$87 million or 9.9 percent on the 2022-23 estimates (for the period 2023-24 to 2031-32). Grants, subsidies and contributions have also increased by \$7.6 million or 12.5 percent, and user charges have increased by \$7.9 million or 31.8 percent.
- ▶ An additional \$102.8 million or 10.6 percent in total operating expenses. This includes an additional \$71.9 million or 20.5 percent for 'materials, contracts and other' expenses, and an additional \$13 million or 309 percent in 'finance costs'. Depreciation has also increased by \$8.2 million or 4.5 percent.

The Council's LTFP is based on forecast expenditure levels indexed to reflect current cost pressures and future anticipated costs.¹³ The Council's LTFP has factored indexation at the higher end of the RBA target over the coming two years before reverting to a longer-term forecast of 2.5 percent from 2025-26 onwards. Given the current high inflationary environment and the degree of uncertainty in future events that may impact inflation, the Commission considers that it would be appropriate for the Council to:

1. **Continue** to review its inflation forecasts in its budget and forward projections from 2023-24, given the potential for higher short-term inflation outcomes, followed by a return to long-term averages.

Based on updated inflation assumptions in its 2023-24 LTFP, an increase in its cost and revenue estimates (excluding employee costs) by up to 10 percent over the 2023-24 to 2031-32 forecast period,¹⁴ compared with the same estimates in its 2022-23 LTFP, could be accounted for by higher inflation forecasts. The Council has not adjusted its operating income and expense forecasts by higher amounts than its adjusted inflation forecasts (both with increases of 10.3 percent and 10.6 percent on 2022-23 estimates¹⁵). This suggests that there are not higher forecasts in real terms.

The Commission notes that the Council's stated assumptions for indexation in its 2023-24 LTFP are based on its annual review of these forecasts. Notwithstanding the need for the Council to find savings and reduce any inflationary impact on its community, the Commission has found that it would be appropriate for it to:

2. **Consider** better clarity in its forward estimates in its long-term financial plan concerning the assumptions for its cost and revenue estimates.

2.2.2 Advice on financial sustainability

Operating performance

Key Points:

- ✓ Operating surpluses consistently achieved between 2012-13 and 2021-22, with the operating surplus ratio averaging 8.1 percent in that time.
- ✓ The operating surplus ratio is forecast to average 4 percent per annum between 2023-24 and 2032-33.




¹² The overlapping forecast period in both LTFPs (2022-23 to 2031-32 and 2023-24 to 2032-33).

¹³ City of Marion, *2023-2033 long-term financial plan*, June 2023, p. 6.

¹⁴ The set of nine years forecast in both the 2022-23 and 2023-24 LTFP projections.

¹⁵ Based on the overlapping forecast period in both LTFPs (2022-23 to 2031-32 and 2023-24 to 2032-33).

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-  Over the past 10 years, operating expenses increased annually on average by 4.5 percent (compared with CPI of 2 percent) primarily driven by increases in 'Materials, contracts and other' expenses (6.3 percent), and employee costs (3.2 percent).
-  'Materials, contracts and other' projected expenses and costs for depreciation are forecast to increase by an average of 2.6 percent and 4.0 percent per annum respectively, from 2022-23 to 2031-32.
-  Forecast modest expenses growth over the next 10 years, combined with higher rate increases, will likely assist the Council's operating performance to remain in surplus. Nonetheless, should the Council not achieve the moderate expense projections it could result in further rate increases.

For the past 10 years, the Council's operating surplus ratio¹⁶ generally displayed an underlying decreasing trend from 7.1 percent in 2012-13, to 0.5 percent in 2021-22 (8.1 percent on average). Looking ahead, it is forecast to meet the lower end of the suggested target range in each year to 2032-33 (4 percent on average).

The Commission notes that the Council's operating surplus ratio decreased sharply in the three years to 2021-22. The decrease largely coincided with the average rate revenue per property growing at only 0.8% over the same period as the Council sought to minimise rate increases on its community. At the same time the Council's operating expenses grew at 6.8 percent in the three years to 2021-22 which is mostly attributable to materials, contracts and other expenses increasing at 10.8 percent for the same period. The operating surplus ratio is forecast to gradually improve as operating income grows at a faster rate than operating expenses in the ten years to 2032-33.

The Council's operating expense growth (from 2012-13 to 2021-22) was primarily due to an average annual increase in 'Materials, contracts and other' expenses of 6.3 percent and a 3.2 percent increase in employee costs.¹⁷

The depreciation expense measured as a percentage of the Council's total expense was around 17 percent in 2012-13 and in 2022-23. The Commission notes that typically the depreciation expense when measured as a percentage of total expenses is around 20 percent for Councils in South Australia suggesting the Council's depreciation expense could be lower than what is required to reflect the current cost of the Council's assets. This could also cause an overstatement of the Council's operating surplus ratio. The depreciation expense is discussed in further in the asset renewal expenditure section.

Looking forward, the Council is projecting average annual rates revenue growth of 3.3 percent to 2032-33, which is above the forecast long-term inflation¹⁸ and represents a real term increase in rates. This average growth in annual rates revenue is also higher than expected expense growth (rates are discussed in more detail in section D).

Higher forecast average expense growth of 3.1 percent per annum is slightly above the RBA-based forecast inflation growth and is also lower than the Council's past performance (with average annual growth of 4.5 percent in the 10 years to 2021-22).

¹⁶ The operating surplus ratio is defined as: Operating Surplus (Deficit) ÷ Total Operating Income. The general target is to achieve, on average over time, an operating surplus ratio of between zero and 10 percent (Local Government Association of South Australia, *Financial Sustainability Information Paper 9 - Financial Indicators Revised*, May 2019 (**LGA SA Financial Indicators Paper**), p. 6).

¹⁷ Based on the compound average annual growth rate formula (which is the adopted approach to calculating average annual growth rates throughout the Commission's advice).

¹⁸ The forecast average annual growth in the CPI from 2023-24 to 2032-33 is estimated to be 2.6 percent based on the RBA forecasts for the CPI (Australia-wide) to December 2025 (and the Commission's calculations of average annual percentage growth) and the midpoint of the RBA's target range (2.5 percent) from 2025-26.

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The Council's data (provided to the Commission) shows that employee numbers increase negligibly (to 363 FTEs in 2032-33 from 362 in 2023-24), and its employee expenses are forecast to increase by an average of 2.7 percent per annum from 2023-24 to 2032-33. In addition, 'Materials, contracts and other' expenses and costs for depreciation are forecast to increase by an average of 2.6 percent and 4.0 percent per annum respectively, from 2022-23 to 2031-32. The estimated rate of growth in these expenses over the next 10 years, combined with higher rate increases, will likely assist the Council's operating performance to remain in surplus. Nonetheless, the Commission notes that, should the Council not be able to achieve these moderate expense projections (i.e., these assumptions are understated), it could result in further rate increases as a result of operating expenses growth outgrowing operating income growth.

To assist the Council in achieving its forecast operating surpluses, the Council may need to find more savings and efficiencies in its budgets. To this end, the Commission has found that it would be appropriate for the Council to:

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

Net financial liabilities

Key Points:

- ▲ The net financial liabilities ratio has been negative each year from 2012-13 to 2021-22 averaging negative 20 percent, which is below the suggested LGA target range, however noting that borrowing levels were relatively low over this time.
- ✓ The annual average forecast for the net financial liabilities ratio from 2022-23 to 2031-32 is 30 percent.
- ▲ Total borrowings are forecast to increase from \$21.1 million in 2023-24 to a peak in 2031-32 of \$57.6 million. These additional forecast borrowings after 2023-24 relate to the Council's capital forecast expenditure to 2032-33 and its strategy to finance infrastructure projects.

The Council's net financial liabilities ratio¹⁹ result was negative each year from 2012-13 to 2021-22, which is below the suggested LGA target range. Looking ahead, the Council has forecast that its net financial liabilities ratio will be positive throughout the forecast period to 2031-32 and remain within the suggested LGA target range. The annual average forecast for the net financial liabilities ratio from 2022-23 to 2031-32 is 30 percent.

The Council's borrowing levels were relatively low from 2012-13 to 2021-22 and its net financial liabilities ratio was negative (averaging negative 20 percent over these years). The Council's net financial liability is forecast to increase from \$18.7 million in 2023-24 to \$41.0 million in 2032-33. Accordingly, the net financial liabilities ratio is also forecast to increase from 18 percent in 2023-24 to 27 percent in 2032-33. The level of net financial liabilities and the ratio are driven by the total borrowings, which are forecast to increase from \$21.1 million in 2023-24 to a peak in 2031-32 of \$57.6 million. These additional forecast borrowings after 2023-24 relate to the Council's capital forecast expenditure to 2032-33²⁰ and its strategy to finance infrastructure projects articulated in its City of Marion Building asset Strategy report (CoMBAS).

¹⁹ The net financial liabilities ratio is defined as: Net financial liabilities ÷ Total operating income. This ratio measures the extent to which a council's total operating income covers, or otherwise, its net financial liabilities. The suggested LGA target range is between zero and 100 percent of total operating income, but possibly higher in some circumstances (LGA SA Financial Indicators Paper, pp. 7-8).

²⁰ City of Marion, 2023-24 annual business plan, June 2023, p. 15.

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The Council stated in its 2023-33 LTFP that it has a desirable target range is between zero and 50 percent for its net financial liabilities ratio.²¹ Community concerns about the Council's level of debt also appear small, with the Commission noting that only one out of the 78 submissions received expressed concern about the forecast level of debt in 2032-33.²²

Asset renewals expenditure

Key Points:

- ✓ Between 2012-13 and 2021-22 total capital expenditure averaged \$25.3 million per annum including \$14.7 million per annum on new or upgraded assets.
- ✓ From 2023-24 to 2032-33, the Council's asset renewal funding ratio (under the 'IAMP-based' approach) is forecast to be within the suggested LGA target range, with an average of 100 percent.
- ⚠ Asset stock per property rose by 0.6 percent for each year over the 10 years to 2021-22, implying that the value of Council's asset stock, has declined in real terms (the increase is lower than historical inflation).
- The depreciation-based asset renewal ratio from 2012-13 to 2021-22 averaged 66 percent which is below the suggested LGA target range.
- ⚠ The depreciation-based asset renewal ratio is forecast from 2023-24 to 2032-33 to be 85 percent which is slightly below the LGA target range lower band.
- ✓ Comprehensive asset management plans for all asset classes and condition assessments have been carried out on all assets within the last four years.

The Commission notes that prior to 2020-21, the Council reported the asset renewal funding ratio in its annual report using the depreciation based method.²³ While the Council had renewal expenditure targets in place prior to this, the depreciation-based method was considered the more reliable and suitable measure and retained comparability to previous years. Looking ahead, from 2023-24 to 2032-33, the Council's asset renewal funding ratio²⁴ (under the 'IAMP-based' approach) is forecast to be within the suggested LGA target range, with an average of 100 percent.

In the 10 years to 2021-22, the Council marginally grew its asset base with total capital expenditure averaging \$25.3 million per annum (including \$14.7 million per annum on new or upgraded assets). This has led to a small average increase in the value of the asset stock per property of \$133 or 0.6 percent for each year over the 10 years to 2021-22. This implies that the value of Council's asset stock has declined in real terms (the increase is lower than historical inflation).

The Council's forward projections indicate that the value of assets per property will decrease slightly to \$27,829 per property in 2032-33 (from \$27,843 in 2023-24) – this represents a fall in real terms of 2.7 percent (the RBA-based forecast rate of inflation is 2.6 percent per annum). These projections, as they stand, would contribute to the Council's sustainability into the future and reflect a period of asset and service consolidation.

²¹ City of Marion, *2023-33 long-term financial plan*, June 2023, p. 11.

²² City of Marion, *General Council Meeting Agenda -13 June 2023, Attachment 11.5.4 Draft 2023/2024 annual business plan, Making Marion – Public Consultation*, available at https://cdn.marion.sa.gov.au/meetings/agendas/GC230613-Final-AgendaV2_2023-06-08-050047_lpcj.pdf

²³ City of Marion, *2020 annual report*, October 2021, p. 82.

²⁴ The IAMP-based method is the current industry standard whereby asset renewal/replacement expenditure is divided by the recommended expenditure in the IAMP (or AMP). Ideally, this will show the extent to which a council's renewal or replacement expenditure matches the need for this expenditure, as recommended by the plan. The suggested LGA target range for the ratio is 90 to 110 percent (LGA SA Financial Indicators Paper, p. 9).

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The Commission notes that the small growth in asset stock per property could also be a result of the frequency of asset valuations undertaken by the Council. For all infrastructure assets the council has a program to undertake an independent desktop revaluation process annually and a full comprehensive revaluation for infrastructure (81 percent of its depreciable assets) every 5 years.²⁵

For land, buildings, site improvements and other assets (19 percent of depreciable assets) a comprehensive external valuation is undertaken every 5 years. For interim years additions and adjustments are recorded at cost and not indexed.²⁶

Notwithstanding the Council's annual desktop revaluation and the indexing of depreciation,²⁷ the Commission notes that undertaking a comprehensive revaluation every five years could present a risk in the current macroeconomic environment. Inflation and the upward impact to asset prices could result in depreciation charges not reflecting recent asset valuations. As previously mentioned in the operating performance section this could cause the Council's depreciation expense to be lower than what is required to reflect the current cost of the Council's assets. In addition, it could also cause an overstatement of the Council's operating surplus ratio. For these reasons the Commission considers it appropriate for the Council to:

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

When the asset renewal funding ratio is instead calculated by the depreciation-based method,²⁸ it is forecast to average 85 percent over the forecast period (2023-24 to 2032-33). This is slightly below the suggested LGA target range and follows an average performance of 66 percent for the ratio from 2012-13 to 2021-22. Nevertheless, this could indicate the total depreciation expenses is higher than the required expenditure on capital renewals under its various AMPs. Alternatively, it could also indicate that the Council's capital renewal expenditure is below the appropriate level.

According to the Council's 2022-23 annual report a comprehensive revaluation was carried out by independent valuation for the period ending 30 June 2023 for the Council's infrastructure assets (roads, footpaths, kerbs, drains, bridges, traffic devices and traffic signs) and its buildings and other structures.²⁹

Other infrastructure assets such as car parks, lighting, walking trails and reserve pathways as well as land and land improvements and all other assets (excluding plant, equipment that are recognised at cost) had a comprehensive revaluation carried out by independent valuation for the reporting period, 30 June 2018.³⁰

The Council currently has individual AMPs for transport, buildings, water resources, open space, coastal walkway, fleet and technology. It also undertakes an annual review of its forecast asset management expenditure. The revised forecast annual funding requirements are updated in Appendix A of each asset management plan and incorporated into the Council's adopted ABP and LTFP.³¹ The Council's 'Refresh of Budgeted Expenditures Accommodated in the LTFP' document outlines the revised forecast expenditure for each AMP.

In addition the Commission also notes that the Council's annual 'state of the assets' report that covers

²⁵ Submissions to the Essential Services Commission of South Australia – Response to follow up questions – City of Marion. November 2023, p. 3.

²⁶ Submissions to the Essential Services Commission of South Australia – Response to follow up questions – City of Marion. November 2023, p. 3.

²⁷ Based on the Council's Excel template (with material amendment reasons) it provided to the Commission.

²⁸ Where asset renewal/replacement expenditure is divided by depreciation expenses.

²⁹ City of Marion, 2022-23 annual report, June 2023, p. 24.

³⁰ City of Marion, 2022-23 annual report, June 2023, p. 24.

³¹ City of Marion, refresh of budgeted expenditures accommodated in the LTFP, August 2023, p. 1

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asset valuation, condition, asset performance, risk, intervention levels, level of service monitoring and future financial sustainability options and consequences.³²

These matters (among others) have informed the Council's planned operating and maintenance budgets, and asset renewal needs. The Commission's review of the AMPs has found that, on balance, the Council's strategic planning processes aligns with good practice for a council of its size and complexity.

2.2.3 Advice on current and projected rate levels

Key Points:

- ▲ Rate revenue per property growth has averaged 2.4 percent or \$39 per annum for each property in the period between 2012-13 and 2021-22 which is 0.4 percent above CPI for the same period.
- ✓ Budgeted for an average rate increase of 5.2 percent or \$100 per property for its existing ratepayers in 2023-24 and represents a fall in real terms as the increase is below CPI for the same period.
- ▲ Between 2023-24 and 2032-33 the average rate increase across all categories is forecast to be 3.3 percent, from \$1,980 to \$2,645 per property, and is 0.8 percent above the RBA-based forecast average inflation of 2.6 percent per annum in the same period.

The Council's rate revenue per property growth has averaged 2.4 percent or \$39 per annum for each property over the past 10 years,³³ to reach an estimated \$1,834 per property in 2021-22. This has slightly exceeded CPI growth of an average of 2.0 percent per annum over this period, but also encompasses 1.0 percent average annual growth in rateable property numbers.³⁴ Current rate levels partially reflect its recent history of constrained spending growth, predominantly on capital expenditure (on renewals, and new and upgraded assets), material costs, and employee related costs.

The Council has budgeted for an average rate increase of 5.2 percent or \$100 per property for its existing ratepayers in 2023-24,³⁵ representing a reduction in real terms as the increase is below the level of inflation.³⁶ This was higher than it had anticipated charging for this year in its 2022-23 long-term financial plan projections (2.4 percent for existing rateable properties). The rate increase reflects higher short-term inflation (anticipated by the Council through its indexation of rates in its long-term financial plan). In 2022-23, the Council had 44,902 rateable properties and expects this to increase to 49,401 in 2032-33, representing modest growth of 1 percent per annum in rateable properties.³⁷

Looking forward, between 2023-24 and 2032-33 the average rate across all categories is forecast to increase from \$1,980 to \$2,645³⁸, a cumulative increase of \$665 per property. This equates to a 3.3 percent average annual increase (between 2023-24 and 2032-33), above the RBA-based forecast

³² City of Marion, *2019-28 asset management strategy*, March 2019, p. 6.

³³ From 2012-13 to 2021-22.

³⁴ CPI Adelaide (All groups). Average annual growth in the LGPI published by the South Australian Centre for Economic Studies was similar (at 2.0 percent). Available at <https://www.adelaide.edu.au/saces/economic-and-social-indicators/local-government-price-index>.

³⁵ Based on the Council's 2023-24 annual business plan and its Excel template (with the 2023-24 forecasts) provided to the Commission. The Commission has used \$89.438 million (in 2023-24 budgeted rates revenue) compared to unaudited 2022-23 estimates. Individual rate level changes may be higher or lower depending on the rates category and property value.

³⁶ CPI Adelaide (all groups) increased by 7.9 percent in the year to March 2023 quarter and has reduced in the year to June 2023 and September 2023 quarters to 6.9 percent and 5.9 percent, respectively. Available at <https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/consumer-price-index-australia/sep-quarter-2023>.

³⁷ Based on the Council's 2023-24 annual business plan and its Excel template (with the 2023-24 forecasts) provided to the Commission

³⁸ This includes rates growth of 4.3 percent expected each year of which 1 percent is for property growth.

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average inflation of 2.6 percent per annum and representing a real increase in rates over that period.³⁹

The Council uses a differential rating system to raise revenue based upon land use. This option was adopted following a review of the rating options in 2002-03, which involved the Council consulting extensively with the community and concluding that the differential rating system would ensure a fair and equitable distribution of rates within the Council.⁴⁰ As a result, different rate categories are subject to varying changes, with residential ratepayers to pay an average increase of \$80 per property on 2022-23 levels. Vacant land, commercial and industrial are subject to average increases of \$262, \$755 and \$862 per property, respectively.⁴¹

The *Local Government (Financial Management) Regulations 2011* (Regulations) require, at a minimum, that the annual business plan provides a statement on the average change in the expected rates for each land use category.⁴² While the Council has complied with this obligation,⁴³ the Commission considers that it would be appropriate for the Council to also:

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

2.3 The Commission's next advice and focus areas

In the next cycle of the scheme, the Commission will review and report upon the Council's:

- ▶ ongoing performance against its LTFP estimates (including depreciation), and
- ▶ achievement of cost savings and efficiencies and its continued reporting of these in its plans.

³⁹ The forecast average annual growth in the CPI from 2023-24 to 2032-33 is estimated to be 2.6 percent based on Reserve Bank of Australia (RBA) forecasts for the CPI (Australia wide) to June 2025 (and the Commission's calculations of average annual percentage growth) and the midpoint of the RBA's target range (2.5 percent) from 2025-26.

⁴⁰ City of Marion, 2023-24 *annual business plan*, June 2023, p. 44

⁴¹ City of Marion, 2023-24 *annual business plan*, June 2023, p. 23

⁴² Under Regulations s6(ec) *Local Government (Financial Management) Regulations 2011*.

⁴³ City of Marion, 2023-24 *annual business plan*, June 2023, p. 23



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City of Marion Long Term Financial Plan 2025-2035

A great place to *live*



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Purpose of the Long Term Financial Plan (LTFP)

The LTFP is an integral part of Council's suite of strategic management plans that links Council's Business Plans and Asset Management Plans and translates the outcomes and strategies of Council's Business Plans into financial terms.



Council's LTFP provides the basis for the preparation of Council's Annual Business Plan. The LTFP also reflects the known impacts of projects included in Council's 4 Year Business Plan 2023-2027.

The LTFP ensures that long term financial sustainability can be maintained while meeting the needs and expectations of our communities and delivering Council's objectives as specified in its Strategic Plan 2024-2034.

Reviewing the LTFP on an annual basis concurrently with Council's Annual Budget ensures confidence in the long-term financial sustainability of the organisation.

Part of this process includes conducting an environmental scan. Environmental scanning is an ongoing process, keeping us future focussed, aware of the bigger picture and mindful of emerging risks and opportunities. An extensive review of opportunities and challenges from current and emerging internal and external trends and influences is conducted annually with

key issues being identified in Council's Annual Business Plan. This supports the consideration of strategic priorities and responses considering emerging priority pressures and opportunities. The criticality of each issue and opportunity was assessed. Responses targeting what council has in place or will do differently have been developed for all critical issues and opportunities.

Because of the nature of the estimates and assumptions made and the uncertainty of changes within the economy, the LTFP requires regular review and updating. This process involves input from management, Council and the Finance Risk and Audit Committee.

The review and updating of Council's Asset Management Plans assist in providing accurate information for the renewal and ongoing maintenance of Council's existing assets.



CEO Statement on Financial Sustainability

The Long-Term Financial Plan confirms Council's strong financial position and its ability to support the community, with an average rate increase of 4.8% for 2025–2026. Over time, this is expected to reduce to 3%, aligning with the Reserve Bank of Australia's inflation target.

Council's long-term financial sustainability is underpinned by key indicators—including the operating surplus ratio, asset renewal funding ratio, net financial liabilities ratio, and debt servicing ratio—all of which remain within benchmarked targets.

Ongoing integration of Council's strategic plans—such as the LTFP, Asset Management Plans, 4-Year Business Plan, and Annual Business Plan—supports a transparent and robust financial management framework aligned with the goals of the Strategic Plan 2024–2034.

The LTFP is the mechanism by which the funding requirements for these Strategic Plans are identified ensuring we continue to operate in a financially sustainable manner by progressively establishing, maintaining, and assessing our long-term financial sustainability.

The Council ensures we have the financial capacity to continue to provide service levels which meet the needs of our community in a financially sustainable way by:

- Striving to continually improve our efficiency in the provision of existing and future services without affecting service delivery levels.
- Maintaining an operating surplus over the life of the LTFP while continually investing in the renewal and upgrade of community assets.
- Continuously improving our Asset Management Plans to ensure we are appropriately maintaining over \$1 billion of assets by renewing vital infrastructure and facilities.
- Taking out new borrowings where appropriate in accordance with Council's Treasury Management Policy and maintaining debt and interest levels within Council's established benchmarks ensuring our capacity to service and repay this debt into the future.
- Operating within the key financial indicators and benchmarks over the life of the LTFP ensuring we maintain a sound financial position.



Consideration must also be given to numerous risks with the potential to influence the outcomes that affect Council's long-term financial position. The following key risks may fall into this category:

- Inflationary Pressures - may affect project and program costs, despite current rate projections supporting financial sustainability.
- Maintaining an appropriate rating strategy – Council's rating strategy will be regularly reviewed to balance affordability with rising service delivery costs. This strategy must be sustainable and balanced with the real cost of service provision, capital maintenance and service demand from the community.
- Unfunded and unprioritised initiatives – Will need to be prudently assessed with appropriate due diligence and in a disciplined manner to ensure Council's long term financial sustainability is preserved.
- Changes to Local Government funding programs and potential risk in relation to cost shifting from the Federal and State Government to Local Government.
- Asset renewal and infrastructure management may present challenges that will need to be addressed. Council's LTFP currently indicates there is sufficient funding to meet the renewal requirements of its Asset Management Plans, however timing of funds and works for different asset classes will be refined with annual iterations of the asset management plans that further inform the LTFP.

Council remains committed to delivering services responsibly and sustainably to meet community needs now and into the future.

Basis of preparation

Council's LTFP provides the basis for the preparation of its Annual Business Plan. The LTFP also reflects the known impacts of projects included in Council's 4 Year Business Plan 2023-2027.



Plan framework

The LTFP has been prepared under the following framework:

- Supports the achievement of the City of Marion's Strategic Directions.
- Maintains, on average, a break-even or better funding (cash) position over the LTFP.
- Addresses issues arising and opportunities identified from internal audit reviews, service reviews and business excellence assessments.
- Continues to improve the maintenance of assets in accordance with Council's Asset Management Plans, with a priority on maintenance before renewal, and renewal before new when it is cost effective to do so.
- Reviews existing services and assets to ensure they meet prioritised community needs.
- Council only approves new Major Projects where it has the identified funding capacity to do so.
- Maintains Council's position for an average residential rate that remains among the lower rating metropolitan councils.

Key assumptions

In developing the LTFP, several key assumptions and variables were applied:

Service levels

Where changes to service delivery are prioritised and approved by Council subject to financial capacity, these changes will be incorporated into the 2025-2026 Budget and Long-Term Financial Plan. Where no other endorsement exists, service delivery levels will be maintained at current levels.

Rate revenue

The LTFP is prepared based on a 4.8% average rate increase in 2025-2026 moving gradually back to a forecast 3.0% from 2030-2031 onwards through to the end of the 10 years of the LTFP. Rateable property growth or new properties from development is forecast on achieving the continued historical trend of 1%.

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 has continued to adopt an appropriate rating strategy over the past number of years applying rate increases appropriate to manage escalating costs and

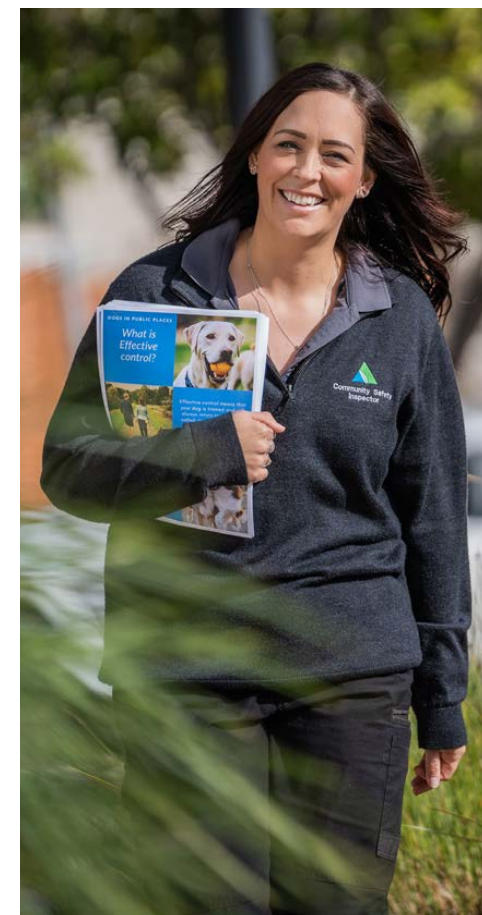
inflationary pressures experienced. The forecast rate increases will enable the achievement of Council's strategic objectives while maintaining long term financial sustainability throughout the 10 years of the LTFP.

Indexation

The 2025-2026 budget is based on forecast expenditure levels indexed to reflect current cost pressures and future anticipated costs including the consideration of major contract price escalation and other market pressures.

The City of Marion, like many organisations, continues to face challenging market conditions and ongoing inflationary pressures into 2025-2026. In addition to CPI, council is 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.

With CPI expected to remain at the higher end of the RBA inflation target of 2-3%, the LTFP has factored this higher indexation over the coming years before gradually reverting back to a longer term forecast of 2.50% from 2028-2029 onwards for operational costs.



Continued price escalation and difficult market conditions makes the forecasting task more challenging leading to a higher than normal degree of uncertainty the further one looks into the future.

Indexation beyond 2025-2026 will where possible be aligned to the Reserve Bank's projected inflation estimates in the medium and longer term, with the following exceptions;

Employee costs will be increased in alignment with Council's Enterprise Agreement provisions. In addition, any costs relating to Council approved staff resources to meet operational requirements or Council endorsed new initiatives will be incorporated into the ABP and LTFP. Higher inflation and the ongoing tight labour market is expected to translate into moderately stronger wages growth over time and forecast employee costs in the LTFP will accommodate these expected conditions. The last scheduled annual increase of 0.5% to the Superannuation Guarantee has been incorporated into the LTFP.

Interest expenses are directly related to Council borrowings and cash flows. Forecast interest rates are based on current market rates with an added margin giving consideration for future potential rate increases.

Interest revenue Is directly related to Council investments and cash flows and is carefully monitored in line with interest rate movements.

Non recurrent Costs/Revenues - an adjustments schedule has been developed to account for any future variations in operating activities (e.g. - an adjustment is made for election expenses to reflect that they only occur once every 4 years). Adjustments will be made to remove any 2024-2025 one-off expenditure amounts and to account for any future variation in operating activities or contract renewals.

Capital Grants, subsidies and monetary contributions - reflect tied monies received in relation to the purchase/construction of new assets and are budgeted in accordance with information known at the time of preparing the LTFP.

Commonwealth and State Government Stimulus / Election funding - council will continue to seek and optimise the opportunity to leverage any State and Federal stimulus funding provided to the sector. The impact of the attraction of this funding and the resource requirements to deliver identified projects and initiatives has been considered in the development of the 2025-2026 ABP and LTFP.

Breakeven or Better Funding (Cash Position) - a positive cash flow is vital to support operating requirements to continually deliver uninterrupted council services in addition to providing cash to fund:

- Renewal of existing assets over time to maintain community service standards
- Scheduled principal loan repayments and
- Provision of funding for future long term asset management objectives

Council will endeavour to responsibly set rates that minimise the impact on our community but also enable the achievement of its long-term strategic objectives while maintaining a break-even or better (cash) position over the LTFP thus ensuring the long term financial sustainability for the City of Marion.

Key Outcomes/Conclusions

Overview

The major outcomes and projects contained within the LTFP include:



Marion Basketball Stadium

The current stadium no longer meets the current needs, standards, and expectations of the basketball community. Council has proposed a new 4 court indoor stadium at the current site on Norfolk Road. Works to be completed in 2025-2026 include advancing detailed design, securing development approvals, and preparing for construction. The Federal Government has pledged \$6m towards the project.



Warradale Park Tennis Club

Council is continuing to progress the upgrade of the Warradale Park Tennis Club. 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 project will be funded by Council with contributions from the State and Federal Government.



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 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.



Morphettville Park Clubroom Upgrade

The aging Morphettville Park Tennis Clubroom is set to be redeveloped. 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.

The Community's Capacity to Pay

CPI, and ultimately average wage movements, is a guide of the ability of most residents to pay. Those residents whose financial position does not necessarily move with CPI (e.g. pensioners) may not have the ability or capacity to afford the full payment of rates. This is in part dealt with by Council's existing rating policy which provides multiple forms of financial assistance to these people:

- Postponement of Rates – Hardship
- Postponement of Rates – Seniors
- Payment on Terms
- Rate Capping
- Large variety of payment options

Other Potential Revenue Sources/Opportunities

Grant funding is Council's second largest operating revenue source representing between 7% and 10% of operating income over the term of the LTFP.

Council's ability and opportunity to attract State and Federal Government funding for major projects and service improvements is critical to the long-term financial sustainability of the organisation.

Shared services – entering shared service arrangements with other councils and the LGA to achieve economies of scale. Partnering with not-for-profit entities to provide services and facilities for the community is another option.

Potential sale of surplus land and buildings – Whilst the LTFP is prepared on the basis that there is no reliance on gains from the disposal of assets to fund essential services, consideration should be given to this potential revenue source when considering the funding options for major strategic redevelopment projects.

Exploring community governance and community capacity building opportunities – that is empowering the community to explore, fund and manage projects with minimal council assistance.



Asset Management

The City of Marion’s Asset Management Vision is:

‘To maintain community assets at agreed service levels, maximising value throughout their lifespan’.

Council’s Asset Management Plans detail information about our assets and define the services to be provided, how the services are provided, and what funds are required to provide the services. All City of Marion assets are audited regularly and frequently inspected on a rolling inspection regime.

Large proportions of Council’s assets have been in existence for many years. Council has also received several ‘gifted’ assets from developers, which attract ongoing operational and maintenance costs over their life. At the same time, demographic change is challenging the capacity of existing assets to meet the increasing demands of the environment in which they are located. The community’s expectations too are increasing, which affects the ability of existing purpose-built assets to meet the changing needs of future residents. As community assets have a lengthy useful life, it is a complex task to monitor the cost and timing of their renewal.

Asset management is a critical tool in ensuring appropriate provision is made for the long-term management of community assets, and their impacts on all areas of service planning and delivery.

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

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

Financial Indicators

Key Financial Indicators

Operating Surplus Ratio

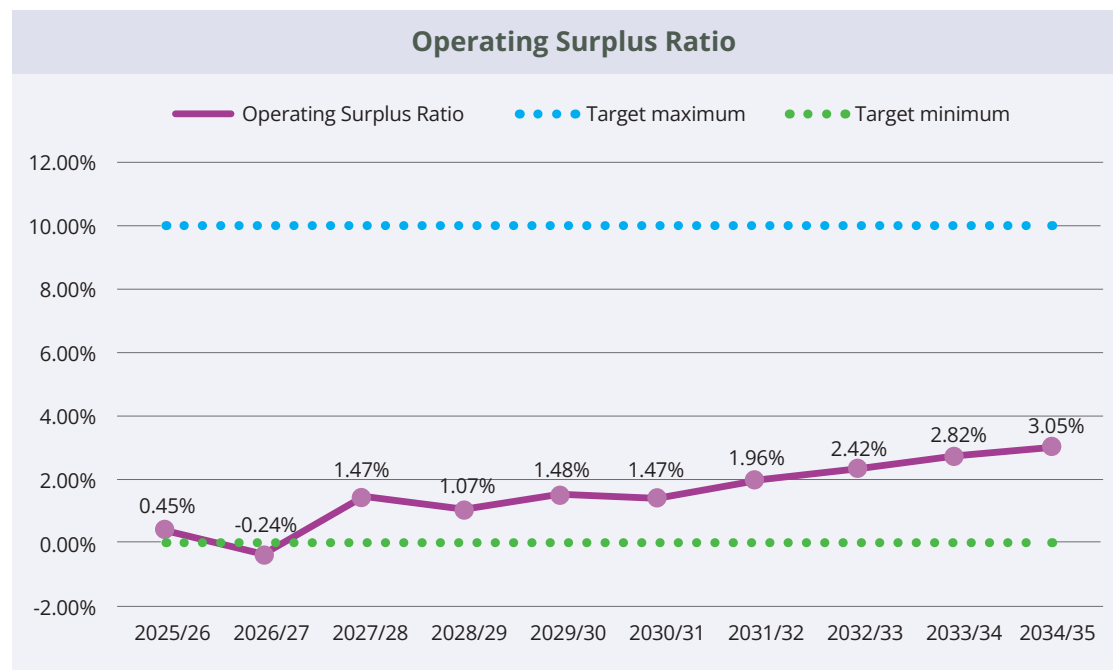
The Operating Surplus ratio expresses the level of operating surplus before capital expenditure as a percentage of rates. It gives an indication of Council's ability to service its operations from expected rate income and maintain financial sustainability in the long term.

Target

An operating surplus ratio averaging between 0% and 10% over any consecutive five-year period.

LTFP Commentary

The Operating Surplus Ratio is within the adopted target range of 0 – 10%. The forecast surplus is required to provide the funding necessary to meet the costs of delivering services and projects to the community including the renewal and upgrade of existing community assets over time to maintain community service standards and expectations, along with the ability to fund future major projects.



Net Financial Liability Ratio

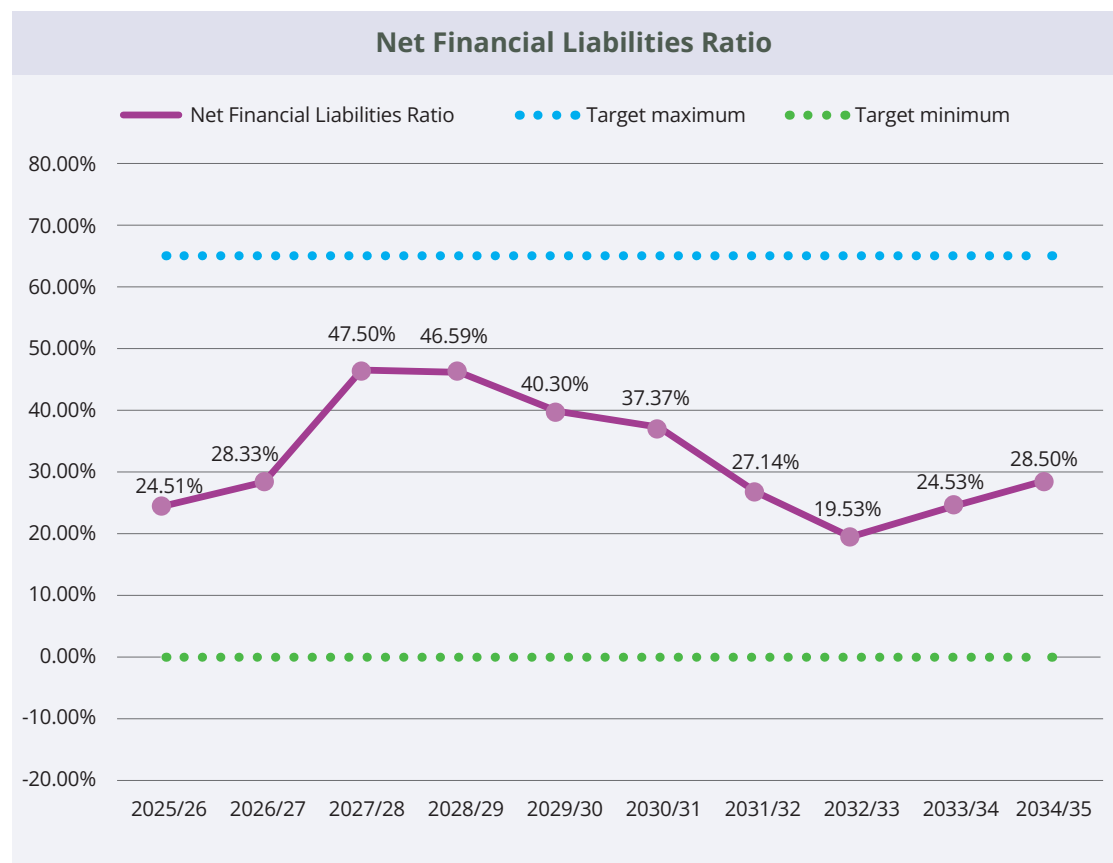
Net Financial Liabilities Ratio expresses Net Financial Liabilities – This comprises total liabilities less financial assets (where financial assets for this purpose includes cash, investments, loans to community groups, receivables and prepayments) expressed as a percentage of total operating revenue. This indicates Council's capacity to meet its financial obligations from operating revenue.

Target

The desirable target range for this indicator is between 0% and 65%.

LTFP Commentary

The net financial liability ratio is forecast to be 24.51% in 2025-2026 increasing with the additional forecast annual borrowings to peak at 47.50% in 2027-2028 and then decreasing across the LTFP as loan repayments are made. Borrowings are forecast to increase in 2034-2035, where the ratio increases to 28.50%. Future borrowings are aligned to projects outlined in the City of Marion Building Asset Strategy (CoMBAS). The timing and funding implications for CoMBAS projects is reviewed on an annual basis in conjunction with the ABP and LTFP to ensure Council's key financial sustainability targets are forecast to be met.



Asset Renewal Funding Ratio

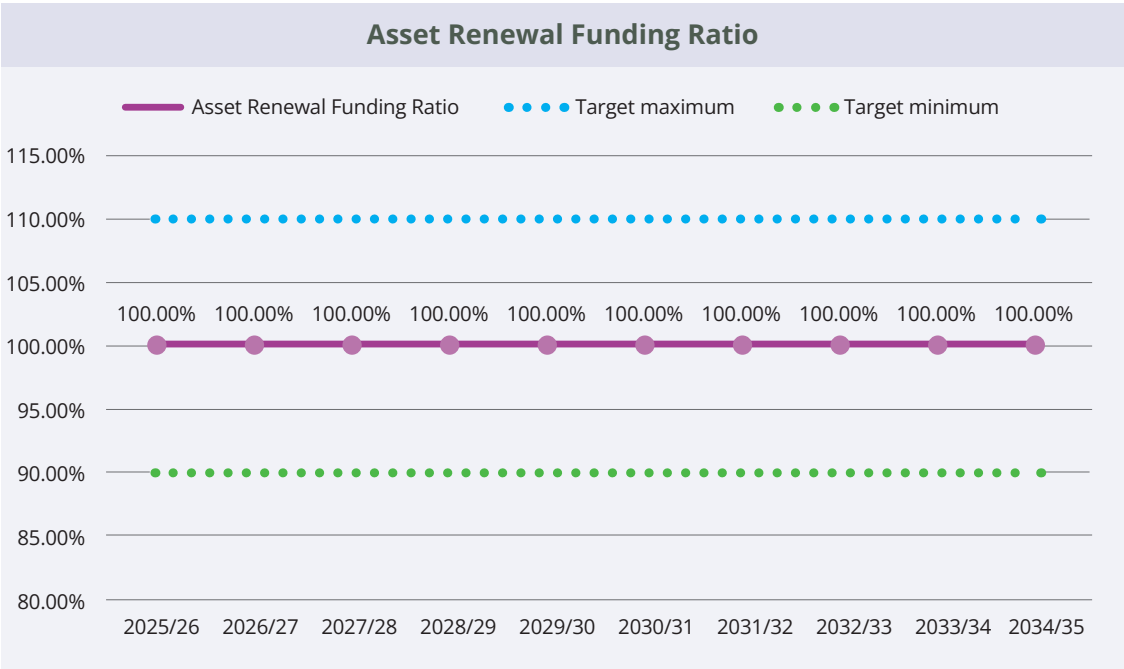
The Asset Renewal Funding ratio is calculated by measuring capital expenditure on renewal and replacement of assets relative to the Infrastructure and Asset Management Plan required expenditure. This indicates whether Council is renewing or replacing existing non-financial assets in accordance with its future Asset Management renewal requirements.

Target

It is suggested that a long-term asset sustainability index between 90 - 110% is acceptable as per Council's Asset Management Policy.

LTFP Commentary

With the Renewal Expenditure identified within the Asset Management Plans fully funded within the Long Term Financial Plan, Council's Asset Renewal Funding Ratio is projected to sit exactly on target over the life of the LTFP. This indicates that Council's asset base is being renewed in keeping with the desired expenditure from the Asset Management Plans. Actual expenditure may vary in any given year between the 90% minimum and 110% maximum for strategic and/or timing reasons associated with the replacement of significant long lived assets.



Other Financial Indicators

While the Key Financial Indicators are those that are required by the Regulations, several other ratios can be used to measure financial performance. Council has elected to use the following additional indicator:

Debt Servicing Ratio

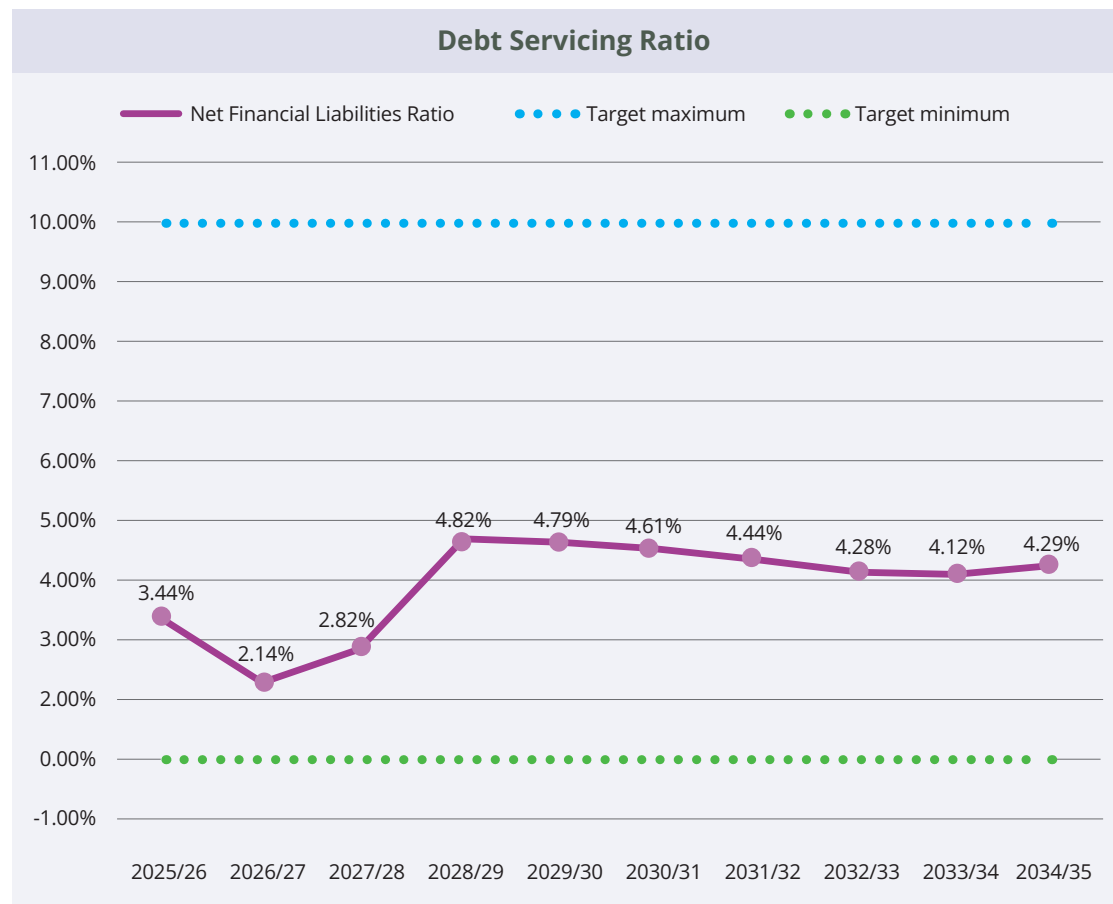
The Debt Servicing ratio expresses forecast debt servicing costs (principal and interest) compared to rates revenue. This indicates the ability of Council to service borrowings from forecast rate income.

Target

This indicator has a desired target range between 0% and 10%.

LTFP Commentary

With forecast new borrowings within the LTFP of \$10.950m required in 2025-2026, and additional borrowings of \$51.3m to fund capital expenditure over the remainder of the plan, the Debt Servicing Ratio is set to peak at 4.82% in 2028-2029. Council's Debt Servicing Ratio is set to remain within the target range over the course of the LTFP. This indicates a moderate capacity to further borrow and remain within the ratio bandwidths, noting that related borrowing capacity ratios should be considered before making this decision.



Financial statements

Uniform Presentation of Finances

	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
Operating Activities										
Income	121,895	125,653	130,962	136,181	141,613	146,966	152,526	158,299	164,294	170,519
less Expenses	(121,351)	(125,959)	(129,038)	(134,730)	(139,511)	(144,804)	(149,529)	(154,472)	(159,657)	(165,322)
Operating Surplus / (Deficit)	544	(307)	1,925	1,451	2,102	2,163	2,996	3,827	4,637	5,197
Capital Activities										
less (Net Outlays) on Existing Assets										
Capital Expenditure on Renewal and Replacement of Existing Assets	(16,390)	(15,538)	(13,889)	(13,146)	(13,293)	(12,467)	(13,017)	(12,914)	(14,496)	(13,146)
add back Depreciation, Amortisation and Impairment	24,921	25,918	26,954	28,841	30,572	32,736	35,117	37,225	39,458	41,825
add back Proceeds form Sale of Surplus Assets	2,500	-	-	-	-	-	-	-	-	-
add back Proceeds form Sale of Replaced Assets	17	476	281	250	766	516	757	817	643	908
(Net Outlays) on Existing Assets	11,048	10,855	13,347	15,944	18,045	20,784	22,857	25,128	25,605	29,588
less (Net Outlays) on New and Upgraded Assets										
Capital Expenditure on New and Upgraded Assets (including Investment Property & Real Estate Developments)	(18,408)	(24,329)	(46,972)	(27,844)	(19,813)	(29,873)	(12,745)	(22,829)	(57,692)	(58,733)
add back Amounts Received Specifically for New and Upgraded Assets	5,105	8,866	5,949	10,080	6,961	10,015	1,364	5,355	19,082	16,703
(Net Outlays) on New and Upgraded Assets	(13,303)	(15,463)	(41,023)	(17,764)	(12,852)	(19,857)	(11,381)	(17,474)	(38,609)	(42,030)
less Share of Profit in Equity Accounted Investments (excl dividend)	(793)	(817)	(841)	(867)	(893)	(919)	(947)	(975)	(1,005)	(1,035)
Net Lending / (Borrowing) for Financial Year	(2,502)	(5,731)	(26,592)	(1,235)	6,402	2,170	13,526	10,505	(9,372)	(8,279)

Budgeted Funding Statement

	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	11,661	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	50,243	51,750	52,290	53,858	55,474	57,138	58,852	60,618	62,437	64,310
Materials, Contracts & Other Expenses	45,338	46,964	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	1,327	1,697	3,211	3,284	3,076	2,859	2,628	2,384	2,353
Total Expenses	121,351	125,959	129,038	134,730	139,511	144,804	149,529	154,472	159,657	165,322
Operating Surplus	544	(307)	1,925	1,451	2,102	2,163	2,996	3,827	4,637	5,197
Operating Surplus Ratio	0.45%	-0.24%	1.47%	1.07%	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	5,650	8,559	7,874	11,532	9,063	12,178	4,361	9,182	23,719	21,900
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)	(14,171)	(25,032)	(26,021)	(27,895)	(29,604)	(31,729)	(34,095)	(36,175)	(38,390)	(40,714)
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	75	69	92	79	75	88	75	74	63	77

Budgeted Income Statement

	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
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	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	50,243	51,750	52,290	53,858	55,474	57,138	58,852	60,618	62,437	64,310
Materials, Contracts & Other Expenses	45,338	46,964	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	1,327	1,697	3,211	3,284	3,076	2,859	2,628	2,384	2,353
Total Expenses	121,351	125,959	129,038	134,730	139,511	144,804	149,529	154,472	159,657	165,322
Operating Surplus	544	(307)	1,925	1,451	2,102	2,163	2,996	3,827	4,637	5,197
Operating Surplus Ratio	0.45%	-0.24%	1.47%	1.07%	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	5,650	8,559	7,874	11,532	9,063	12,178	4,361	9,182	23,719	21,900

Budgeted Statement of Financial Position

	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
ASSETS										
Current Assets										
Cash & Cash Equivalents	11,167	10,931	11,065	11,494	14,480	13,305	22,723	29,418	20,423	13,850
Trade & Other Receivables	5,464	5,799	5,805	6,243	6,242	6,632	6,280	6,736	7,810	7,882
Inventories	527	546	559	567	583	602	612	627	643	660
Total Current Assets	17,158	17,276	17,429	18,304	21,305	20,539	29,615	36,781	28,876	22,392
Non-Current Assets										
Equity Accounted Investments in Council Businesses	10,709	11,526	12,367	13,234	14,126	15,045	15,992	16,968	17,972	19,007
Infrastructure, Property, Plant & Equipment	1,354,819	1,368,292	1,401,918	1,413,818	1,415,585	1,424,674	1,414,562	1,412,263	1,444,350	1,473,495
Other Non-Current Assets	23,080	23,080	23,080	23,080	23,080	23,080	23,080	23,080	23,080	23,080
Total Non-Current Assets	1,388,608	1,402,898	1,437,365	1,450,131	1,452,792	1,462,800	1,453,634	1,452,311	1,485,402	1,515,582
TOTAL ASSETS	1,405,766	1,420,174	1,454,794	1,468,436	1,474,096	1,483,339	1,483,250	1,489,092	1,514,279	1,537,974
LIABILITIES										
Current Liabilities										
Trade & Other Payables	15,620	15,548	15,581	16,278	16,355	17,103	16,555	17,347	19,131	19,320
Borrowings	1,351	1,988	3,337	3,479	3,684	3,901	4,132	4,376	4,945	5,738
Provisions	7,123	7,123	7,123	7,123	7,123	7,123	7,123	7,123	7,123	7,123
Total Current Liabilities	24,094	24,659	26,042	26,880	27,162	28,128	27,810	28,847	31,199	32,182
Non-Current Liabilities										
Borrowings	21,702	26,965	52,327	53,599	49,915	46,014	41,882	37,506	36,621	37,432
Provisions	711	711	711	711	711	711	711	711	711	711
Total Non-Current Liabilities	22,413	27,675	53,038	54,309	50,626	46,724	42,592	38,216	37,331	38,143
TOTAL LIABILITIES	46,507	52,334	79,080	81,190	77,788	74,852	70,402	67,063	68,531	70,325
Net Assets	1,359,258	1,367,840	1,375,714	1,387,246	1,396,309	1,408,487	1,412,847	1,422,029	1,445,748	1,467,648
EQUITY										
Accumulated Surplus	458,464	466,947	474,793	486,226	492,440	506,219	501,031	503,913	537,384	566,035
Asset Revaluation Reserves	893,903	893,903	893,903	893,903	893,903	893,903	893,903	893,903	893,903	893,903
Other Reserves	6,891	6,990	7,018	7,117	9,966	8,365	17,914	24,213	14,462	7,711
Total Equity	1,359,258	1,367,840	1,375,714	1,387,246	1,396,309	1,408,487	1,412,847	1,422,029	1,445,748	1,467,648

Budgeted Statement of Cashflows

	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
Cash Flows from Operating Activities										
Receipts:	121,117	124,012	130,079	135,269	140,671	146,002	151,531	157,273	163,235	169,427
Payments:	(96,996)	(99,761)	(101,919)	(105,746)	(108,712)	(111,798)	(114,248)	(117,023)	(119,963)	(123,249)
Net Cash provided (or used in) Operating Activities	24,121	24,251	28,160	29,523	31,959	34,204	37,283	40,249	43,272	46,178
Cash Flows from Investing Activities										
Receipts:										
Amounts Received Specifically for New/Upgraded Assets	5,112	9,006	5,841	10,234	6,845	10,129	1,042	5,503	19,594	16,614
Sale of Replaced Assets	17	476	281	250	766	516	757	817	643	908
Sale of Surplus Assets	2,500	-	-	-	-	-	-	-	-	-
Payments:										
Expenditure on Renewal/Replacement of Assets	(16,390)	(15,538)	(13,889)	(13,146)	(13,293)	(12,467)	(13,017)	(12,914)	(14,496)	(13,146)
Expenditure on New/Upgraded Assets	(18,635)	(24,329)	(46,972)	(27,844)	(19,813)	(29,873)	(12,745)	(22,829)	(57,692)	(58,733)
Net Cash provided (or used in) Investing Activities	(27,397)	(30,385)	(54,739)	(30,507)	(25,495)	(31,695)	(23,964)	(29,422)	(51,951)	(54,356)
Cash Flows from Financing Activities										
Receipts:										
Proceeds from Borrowings	10,950	7,250	28,700	4,750	-	-	-	-	4,060	6,550
Payments:										
Repayments of Borrowings	(3,331)	(1,351)	(1,988)	(3,337)	(3,479)	(3,684)	(3,901)	(4,132)	(4,376)	(4,945)
Net Cash Flow provided (used in) Financing Activities	7,619	5,899	26,712	1,413	(3,479)	(3,684)	(3,901)	(4,132)	(316)	1,605
Net Increase/(Decrease) in Cash & Cash Equivalents	4,343	(236)	133	429	2,986	(1,175)	9,418	6,695	(8,995)	(6,573)
plus: Cash & Cash Equivalents - beginning of year	6,824	11,167	10,931	11,065	11,494	14,480	13,305	22,723	29,418	20,423
Cash & Cash Equivalents - end of the year	11,167	10,931	11,065	11,494	14,480	13,305	22,723	29,418	20,423	13,850

Glossary

Financial Assets

Financial Assets include cash, investments, loans to community groups, receivables and prepayments, but excludes equity held in Council businesses, inventories and land held for resale.

Financial Sustainability

Financial Sustainability is where planned long-term service and infrastructure levels and standards are met without unplanned and disruptive increases in rates or cuts to services.

Net Lending/ (Borrowing)

Net Lending/ (Borrowing) equals Operating Surplus / (Deficit), less net outlays on non-financial assets. This result is a measure of the Council's overall (i.e. Operating and Capital) budget on an accrual basis. Achieving a zero result in any one year essentially means that the Council has met all of all its expenditure (both operating and capital) from the current year's revenues.

Non-financial or Physical Assets

Non-financial or Physical Assets refers to infrastructure, land, buildings, plant, equipment, furniture and fittings, library books and inventories.

Operating Deficit

Operating Deficit is where operating revenues are less than operating expenses (i.e. operating revenue is therefore not sufficient to cover all operating expenses).

Operating Expenses

Operating Expenses are operating expenses shown in the Income Statement, including depreciation, but excluding losses on disposal or revaluation of non-financial assets.

Operating Revenues

Operating Revenues are incomes shown in the Income Statement but exclude profit on disposal of non-financial assets and amounts received specifically for new/upgraded assets (e.g. from a developer).

Operating Surplus

Operating Surplus is where operating revenues are greater than operating expenses (i.e. operating revenue is therefore sufficient to cover all operating expenses) but does not take into account any capital expenditure.



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Designed by CoM Marketing and Communications 2025



1. RATIONALE

The Rating policy exists to outline the methodology for setting and collecting rates from the community.

2. POLICY SCOPE AND IMPLEMENTATION

(1) Valuation Methodology and Adoption

Council uses Capital Value as the basis for valuing land within the council area. Capital Value is the value of the land and all 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)

(2.1) Short Term Accommodation

From 1 July 2025, the land use category of residential properties offering short-term accommodation will be assessed annually.

Residential property which is available for short-term rental accommodation will be deemed as having predominant land use of 'Commercial – Other' if the following criteria are met:

Policy Ref/Security Classification:
 Category: Public/Legislative/Corporate
 Owner: Rating Services
 Authorisation Date: 25/06/2024
 Review Date: June 2025

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City of Marion
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- The property is available for short-term accommodation for 183 or more nights in the preceding financial year; and
- The property is available for short-term accommodation, defined as being available to rent for a period of 30 days or less; and
- More than 50% of the property is available for short-term accommodation.

A property meeting the criteria will be assigned a property classification of Commercial – Other and will attract the Category 4 Differential Rate in the dollar in accordance with Section 2.2 of this policy.

A property owner may submit an objection to land use to Council within 60 days of receiving their first quarter rate notice. The objection must include supporting evidence that the property does not meet Council's short-term accommodation criteria.

In assessing the objection, Council is required to consider the criteria within Annexure 1 Section 2 of this policy. Council may, at its discretion, also consider whether the property is offered for short-term accommodation on a consistent basis.

(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 applied to each property.

(See Annexure 1)



(6) Payment of Rates

The Council has determined that payment of rates for the ~~2024-25-2025-2026~~ financial year will be by four instalments, due on ~~2-1~~ September 202~~5~~~~4~~, ~~12~~ December 202~~5~~~~4~~, ~~23~~ March 202~~6~~~~5~~ and ~~12~~ June 202~~6~~~~5~~. 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 ~~c~~Council Offices
- By Mail – PO Box 21 Park Holme SA 5043

(7) Late Payment of Rates

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

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

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

(See Annexure 1)

(8) Rebates and Postponement of Rates

(8.1) Rate Rebate Policy

Refer to the Rate Rebate Policy attached.

(8.2) Residential Rate Rebate

Section 166 (1) (i) (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 the general rates at 10% subject to meeting the Qualifying Criteria set out below:

Policy Ref/Security Classification:
 Category: Public/Legislative/Corporate
 Owner: Rating Services
 Authorisation Date: 25/06/2024
 Review Date: June 2025

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

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

(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 2025-2026-25 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 2024 and 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 the postponement under Section 182A of The Act. (see Annexure 1 for criteria).

(9) Sale of Land for Non-Payment of Rates

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

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(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 up to \$243.90 per year~~. Eligibility includes pensioners and low-income earners who are tenants.

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

RATE REBATES

(1) Policy Statement

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

The Policy also sets out the type of land use for which the council must grant a mandatory rebate of rates and the percentage amount applicable, and those types of land use where the Council has the ability to grant a discretionary rebate of rates. Rebates will only be available when the applicant satisfies the requirements under both the Act and, where appropriate, the requirements of this Policy.

(2) Mandatory Rebates

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

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

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

~~Where a person or body is entitled to mandatory rate rebate of 75% only, the Council may increase the rebate up to a further 25%. The Council may grant this further 25% rebate upon application.~~

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

(3) Discretionary Rebates

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

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

(4) Application

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

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

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

(5) In regards to prescribed discretionary rate rebates the Council will take into account, in accordance with Section 166(1a) of the Act, the following matters –

- The nature and extent of council services provided in respect of the land for which the rebate is sought, in comparison to similar services provided elsewhere in the council area;
- The community need that is being met by activities carried out on the land for which the rebate is sought; and
- The extent to which activities carried out on the land, for which the rebate is sought, provides assistance or relief to disadvantaged persons; and
- Such other matters as the Council considers relevant.

(6) The Council may take into account other matters considered relevant by the Council including, but not limited to, the following–

- Why there is a need for financial assistance through a rebate;
- The level of rebate (percentage and dollar amount) being sought and why it is appropriate;
- ~~The extent of financial assistance, if any, being provided to the applicant and/or in respect of the land by Commonwealth or State agencies;~~
- Whether the applicant 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;

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- 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 grant applications for mandatory rebates that meet the requirements of the Act, to the Chief Executive Officer.

The Council has delegated its power, pursuant to Section 44 of the Act to determine applications and to grant a discretionary rebate of rates, to the Chief Executive Officer subject to the following condition:

- Where the discretionary rebate is not more than \$5,000.

(8) Review of Rebate

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A person or a body aggrieved by a determination of the council in respect of an application for a rebate may, within 14 days of the date of the notice of determination, seek a review of that decision in accordance with the council's Internal Review of Council Decisions Policy.

(9) Community Grants

If an application for a rebate is unsuccessful, the Council has an absolute discretion to then treat the application as one for a community grant and to determine it in accordance with the Council's Community Grants Policy.

(10) Availability of Policy Documents

Policy documents are available for inspection at the council offices and on the website at www.marion.sa.gov.au. Persons may obtain a copy of any Policy document upon payment of the fee set by the Council.

DISCLAIMER

A rate cannot be challenged on the basis of non-compliance with this Policy and must be paid in accordance with the required payment provisions.

Where a ratepayer believes that the council has failed to properly apply this Policy, they should raise the matter with the council. In the first instance contact the council's ~~Team Leader~~ Rating Services on 8375 6600 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;

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- 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

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Tribunal). It is important to note that the lodgement of an objection does not change payment of rates or the due date.

3. Minimum Rate

The reasons for imposing a minimum amount payable by way of general rates are:

- The Council considers it appropriate that all rateable properties make a contribution to the cost of administering the Council's activities;
- The Council considers it appropriate that all rateable properties make a contribution to the cost of creating and maintaining the physical infrastructure that supports each property.

No more than 35% of properties will be subject to the minimum amount.

4. Regional Landscape Levy (formerly the Natural Resource Management Levy)

It is important to note that council is required to collect this levy under the Landscape South Australia Act 2019 and operates as a revenue collector for the Green Adelaide Board in this regard. It does not retain this revenue or determine how the revenue is spent.

For further information visit <https://landscape.sa.gov.au/>

5. Late Payment of Rates

Under the Act, the council applies penalties (fines and interest) to arrears of rates (i.e. rates which are not paid on or before the due date). The council issues a final notice for payment of rates when rates are overdue i.e., unpaid by the due date. If rates remain unpaid more than 21 days after the issue of the final notice then the council may refer the debt to a debt collection agency for collection. This may result in legal proceedings with costs on-charged to the ratepayer.

The council offers assistance to ratepayers experiencing difficulty in making their rate payment by the due date. The council will consider approving extended payment provisions or, in circumstances where hardship can be demonstrated, deferring the payment of rates.

The council may be prepared to remit penalties (fines and interest) for late payment of rates where ratepayers can demonstrate hardship or sufficient other reason for late payment.

All applications for remissions must be submitted to Rating Services ~~Section~~, City of Marion at council@marion.sa.gov.au.

6. Discretionary Rebate

The Act requires the council to rebate the rates payable on certain land ('mandatory rebates'). The Act, at section 166, also empowers the Council to grant discretionary rebates of rates of up to 100% of the rates and/or charges payable. The Council, in considering discretionary rebates, must balance the benefits of providing rebates, with the impact that such rebates have on its overall income (and hence upon the general ratepayer base). To promote the transparency of this process the Council has adopted a Rate Rebate Policy. A copy of this Policy is available at the Council offices or on Council's website at www.marion.sa.gov.au.



7. Postponement of Rates – Seniors

The following criteria must be satisfied before the postponement is granted.

- The person is a prescribed ratepayer, or the spouse of a prescribed ratepayer.
- A prescribed ratepayer means the holder of a current State Seniors Card or a person eligible to hold such a card who has applied but is yet to be issued with a card.
- Rates are payable on the principal place of residence.
- The land is owned by the prescribed ratepayer, or the prescribed ratepayer and his or her spouse, and no other person has an interest, as owner, in the land.
- Any current mortgage over the property which was registered prior to 25 January 2007 will be no more than 50% of the Valuer-General's capital value of the property.

An application must be made in the prescribed manner and form and be accompanied by such information as the council may require. Any rates which are postponed will become due and payable when:

- the title to the land is transferred to another person; or
- there is failure to comply with a condition of postponement.

A minimum amount of \$500 of the annual rates must be paid.

An entitlement to a remission will be applied to the proportion of the rates that has not been postponed, unless notice to the contrary is received in writing from the owner.

Interest will accrue on the amount postponed at the prescribed rate per month, under the Act until the amount is paid.

Should the entitlement to a postponement cease to exist, the owner of the land must inform the council in writing, unless the rates and any interest have been paid in full.

3. REFERENCES

- *Local Government Act (1999) South Australia*
- Annual Business Plan

4. REVIEW AND EVALUATION

This policy will be reviewed annually ~~by the Rating Team Leader and the Chief Financial Officer~~ as part of the Annual Business Planning process.

Treasury Management Policy



1. RATIONALE

The Treasury Management Policy exists to ensure sound management of Council's financial transactions with regards to borrowings and investments, ensuring compliance with relevant legislation.

2. POLICY STATEMENT

This policy provides clear direction to the management, staff and Council in relation to the treasury function. It outlines how borrowings will be raised and how cash and investments will be managed. It underpins Council's decision-making regarding the financing of its operations as documented in its annual budget, long-term financial plan, projected and actual cash flow receipts and outlays.

Council is committed to adopting and maintaining a long-term financial plan and operating in a financially sustainable manner.

3. OBJECTIVES

The objective of this Treasury Management Policy is to establish a decision framework to ensure that:

- funds are available as required to support approved outlays;
- interest rate and other risks (e.g. liquidity and investment credit risks) are acknowledged and responsibly managed;
- Council maximises the return on surplus funds;
- the net interest costs associated with borrowing and investing are reasonably likely to be minimised on average over the longer term.

4. POLICY SCOPE AND IMPLEMENTATION

Treasury Management Strategy

Council's operating and capital expenditure decisions are made on the basis of:

- identified community need and benefit relative to other expenditure options;
- cost effectiveness of the proposed means of service delivery; and,
- affordability of proposals having regard to Council's long-term financial sustainability (including consideration of the cost of capital and the impact of the proposal on Council's Net Financial Liabilities and Debt Servicing ratios)

Council manages its finances holistically in accordance with its overall financial sustainability strategies and targets. This means Council will:

- maintain target ranges for both its Net Financial Liabilities and Debt Servicing ratios;
 - Net Financial Liabilities ratio: Between 0 - ~~65~~ 50%
 - Debt Servicing ratio: Between 0 - 10%
- borrow funds in accordance with the requirements set out in its Long-Term Financial Plan;
- not utilise borrowings to finance operating activities or recurrent expenditure;
- endeavour to fund all capital renewal projects from operating cash flow and borrow only for new/upgrade capital projects, having regard to sound financial management

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- principles and giving consideration to inter-generational equity for the funding of long term infrastructure projects;
- only retain and quarantine money for particular future purposes where required by legislation, contractual agreement with other parties, or for specific purposes as outlined in its Reserve Funds Policy;
- apply any funds that are not immediately required to meet approved expenditure (including funds that are required to be expended for specific purposes but are not required to be kept in separate bank accounts) to reduce its level of borrowings or to defer and/or reduce the level of new borrowings that would otherwise be required.

Borrowings

All borrowings will be subject to Council approval on the recommendation of the General Manager Corporate Services. In doing so, due consideration will be given to inter-generational equity for the funding of long term infrastructure projects and therefore the equitable sharing of the debt burden between the past, current and future generations.

To ensure an adequate mix of interest rate exposures, Council will structure its portfolio of borrowings to ensure an optimal Treasury Management position, taking into account all borrowing options including fixed and variable terms. In order to spread its exposure to interest rate movements, Council will aim to have a variety of maturity dates on its fixed interest rate borrowings over the available maturity spectrum.

Council will establish, and make extensive use of, a long-term variable interest rate borrowing facility/LGFA's Cash Advance Debenture facility that requires interest payments only and that enables any amount of principal to be repaid or redrawn at call. The re draw facility will provide Council with access to liquidity when needed.

Investments

Council funds that are not immediately required for operational needs and cannot be applied to either reduce existing borrowings or avoid the raising of new borrowings will be invested. The balance of funds held in any operating bank account that does not provide investment returns at least consistent with 'at call' market rates shall be kept at a level that is no greater than is required to meet immediate working capital requirements.

Council funds available for investment will be lodged 'at call' or, having regard to differences in interest rates for fixed term investments of varying maturity dates, may be invested for a fixed term. In the case of fixed term investments, the term should not exceed a point in time where the funds could otherwise be applied to cost-effectively defer the need to raise a new borrowing or reduce the level of Council's variable interest rate borrowing facility.

When investing funds Council will select the investment type which delivers the best value, having regard to investment returns, transaction costs and other relevant and objectively quantifiable factors.

Investments fixed for a period greater than 12 months are to be approved by Council.

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To reduce the level of risk embodied in treasury operations, it is appropriate to limit investments made by Council to secure financial institutions. Therefore, without approval from Council, investments are limited to:

- deposits with the Local Government Finance Authority of South Australia (LGFA);
- State/Commonwealth Government Bonds.
- bank interest bearing deposits;
- bank accepted/endorsed bank bills;
- bank negotiable Certificate of Deposits;
- Australian Financial institutions

When considering which financial institutions surplus funds will be invested with, Council will only invest funds with those with a long term credit rating of at least AA and short term credit rating of A1.

All investments must be made exercising care and diligence and considering the following:

- the credit rating of the prospective institution.
- the likely yield and term of the investment;
- the period in which the investment is likely to be required;
- the cost of making and maintaining the investment;
- an assessment of future interest rate movements;
- an assessment of future cash flow requirements;
- the Government guarantee on the investment;

To ensure competitive rates for investments are achieved, quotations must be obtained from authorised institutions on investments of more than \$1,000,000 where the period of investment exceeds 90 days. Where market conditions are known to be fluctuating (for example, when the Reserve Bank of Australia changes the Cash Rate), competitive quotations will be periodically monitored for the 30 – 90 day deposit period.

Investment of surplus funds outside of the above investment choices must be reported to Council for approval.

Examples of specific investment activities Council would not participate in include shares in private/public companies, listed or unlisted property trusts and derivatives.

Reporting

In accordance with Section 140 of the Local Government Act, a report will be presented to Council annually which will summarise the performance of the investment portfolio. This report will review the investment performance against prior years and appropriate benchmarks including the RBA cash rate and the 90-Day Bank Bill Swap rate (90 Day BBSW).

5. DEFINITIONS

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Treasury Management Policy



Term	Definition
Financial Assets	Financial Assets include cash, investments, receivables and prepayments. Equity held in a Council business is normally regarded as a financial asset but is excluded for the purpose of calculating Local Government published financial indicators. Also, inventories and land held for resale are not regarded as financial assets.
Financial Sustainability	Financial Sustainability is achieved where planned long-term service and infrastructure levels and standards are met without unplanned increases in rates or disruptive cuts to services.
Net Financial Liabilities	Equals total liabilities less financial assets, where financial assets for this purpose include cash, investments, receivables and prepayments, but excludes equity held in a Council business, inventories and land held for resale.
Debt Servicing Ratio	Indicates the extent to which a Council's operating revenues are committed to its Debt Servicing costs (Principal and interest repayments).
Net Financial Liabilities Ratio	Indicates the extent to which net financial liabilities of a Council could be met by its operating revenue.
Non-financial or Physical Assets	Infrastructure, land, buildings, plant, equipment, furniture, and fittings and inventories.
Operating Revenues	Operating Revenues are "operating revenues" as shown in the Income Statement but exclude profit on disposal of non-financial assets, grants and contributions received specifically for new/upgraded infrastructure and other assets, e.g. from a developer.
Rates Revenue	Rates Revenue is general and other rates net of the impact of rate rebates and revenue from the Regional Landscape levy.
Inter-generational Equity	Inter-generational Equity in economic, psychological, and sociological contexts, is the concept or idea of fairness or justice between generations. In relation to local government, it is often considered in the context of whether payment for the cost of services is recovered over time broadly in accordance with the benefits enjoyed by the service recipients.

6. ROLES AND RESPONSIBILITIES

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Treasury Management Policy



Role	Responsibility
<i>Council</i>	Council is to approve all borrowings, as well as investments for a period of greater than 12 months.
<i>General Manager, Corporate Services</i>	Making recommendations with regards to borrowings.
<i>Chief Financial Officer</i>	Ensuring all other tasks are conducted in accordance with the policy

7. REFERENCES

OTHER RELATED POLICIES

- Reserve Funds Policy

LEGISLATION

For Borrowings

- Local Government Act, 1999 - Section 44/Section 122/Section 134
- Regulations 5 and 7 of the Financial Management Regulations under the Act

The main legislative provisions in the Local Government Act covering borrowings are:

- *Section 44 – a Council must approve all borrowings - the legislation clearly states that the power to borrow cannot be delegated (for simplicity many Councils have all proposed borrowings for the year approved at the time the Annual Budget is adopted)*
- *Section 122 – a Council's strategic management plans must include an assessment of Council's proposals with respect to debt levels.*
- *Section 134 – empowers a Council to borrow and requires a Council to consider expert advice before entering into financial arrangements for the purpose of managing, hedging or protecting against interest rate movements and other risks associated with borrowing money.*
- *Regulation 5 and 7 of the Financial Management Regulations under the Act – require the preparation of Cash Flow Statements (including financing transactions) covering Council's Long Term Financial Plans and Budgets.*

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For Investments

- Local Government Act, 1999 - Section 47/Section 139/Section 140

The main Local Government Act Provisions covering investments are:

- *Section 47 – prohibits a Council from directly acquiring shares in a company.*
- *Section 139 – empowers a Council to invest and requires that the power of investment be exercised with the care, diligence and skill that a prudent person of business would exercise in managing the affairs of other persons. Section 139 also requires Council to avoid investments that are speculative or hazardous in nature.*
- *Section 140 – requires that a Council review the performance of its investments at least annually.*

8. REVIEW AND EVALUATION

This policy will be reviewed annually as part of the Annual Budget process.

Policy Ref/Security Classification:

Category: Public

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Fees and Charges Policy



1. RATIONALE

This policy exists to provide guidance around factors to be considered when setting Council's fees and charges.

2. POLICY STATEMENT

Council will adopt a Fees and Charges Schedule on an annual basis separated between Statutory and User Charges. Where Council's Fees and Charges are not of a statutory nature, Council will apply the principle of user pays and where possible, recover the full cost of operating or providing the service or goods. Where it can be demonstrated that members of the community are unable to meet the full cost, concessions may apply.

3. OBJECTIVES

The objective of this policy is to assist the development of a Fees and Charges schedule that where Council's Fees and Charges are not of a statutory nature, Council will apply the principle of user pays and where possible recover the full cost of operating or providing the service or goods.

4. POLICY SCOPE AND IMPLEMENTATION

The Fees and Charges Schedule details the user charges to be set by Council and the current statutory charges set by the State Government in regulations.

User Charges set by Council includes:

- Swimming Pool Fees
- Land Clearing Fees
- Library Service Fees
- Halls/Community Centre Hire Fees
- Recreational Fees

Statutory Charges set by State Government in regulations includes:

- Animal Registration Fees
- Parking Infringements
- By Laws
- Development Assessment Fees

The statutory fees and charges listed may be amended at any time during the financial year. The Fees and Charges Schedule will be updated as statutory charges are amended.

Concessions can be applied for by members of the community in relation to User Charges. These applications are required to be in writing on the basis that it can be demonstrated that due to financial hardship they are unable to meet the full cost. Council will consider applications for concessions on a case by case basis.

The relevant work areas and community groups have been consulted in relation to the proposed fees and charges and the following factors have been examined when determining the proposed fees:

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Fees and Charges Policy



- the cost of providing the service, inclusive of overhead costs
- the importance of the service to the community
- market comparison of fees and pricing structures with other enterprises who offer a similar service
- the level of service/facility provided by the City of Marion
- increase in statutory charges set by regulation

5. DEFINITIONS

<i>Term</i>	<i>Definition</i>
<i>Statutory Charges</i>	Fees from regulatory services, they are associated with the granting of a permit/license or the regulation of an activity.
<i>User Fees/Charges</i>	Revenues from the sale of goods and services or rent of property facilities. They are discretionary charges for which the payer receives a direct benefit.

6. ROLES AND RESPONSIBILITIES

<i>Role</i>	<i>Responsibility</i>
<i>Finance</i>	Oversees the Fees and Charges schedule with input from the relevant work areas in relation to setting fees and charges that relate to their areas.

7. REFERENCES

Local Government Act 1999 for South Australia – Section 188R

8. REVIEW AND EVALUATION

This policy will be reviewed annually as part of the Annual Business Planning Process.

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1. RATIONALE

~~Council will maintain Accounting Reserves as a means by which to separate monies for a particular purpose.~~

Council will maintain Accounting Reserves where there is a legislative requirement, it assists Financial Reporting or where Council approves to separate monies for a particular purpose.

2. POLICY STATEMENT

Council's Reserve Funds Policy aims to provide a means for recognising and allocating funding for future purposes.

3. OBJECTIVES

Council has established a number of Accounting Reserves for different purposes. Some of these are required by Accounting Standards or law, and others are discretionary Reserves that Council has chosen to establish. Establishment of Discretionary Reserves are only recommended if the funding purpose is unable to be accommodated via the inclusion within Long Term Financial Plan adoption.

~~Where discretionary reserves are established, these need to be appropriately funded by Council. The preferred method is to have these reserves cash backed to a minimum of 75 %, however if current or future borrowings can be reduced or deferred then this should be given consideration. When funds are required in relation to reserves that are not cash backed, Council is to utilise surplus cash in the first instance and then draw down on borrowings as the need arises, and only to the extent that it has already reduced or deferred previously.~~

4. POLICY SCOPE AND IMPLEMENTATION

Council currently has the following reserves:

Asset Revaluation Reserve

Purpose - this is a statutory reserve fund required under Australian Accounting Standard AASB 1041. The balance of this reserve represents net increments associated with the revaluation of non-current assets.

Open Space Reserve

Purpose - this reserve has been established to account for the following;

- ~~I.~~ - set aside open space contributions provided by developers in accordance with the *Planning, Development and Infrastructure Act 2016* (conditions may apply)
- ~~II.~~ ~~separate net proceeds associated with Road Closures.~~
- ~~III.~~ ~~III.~~ net proceeds associated with holding and disposal of minor land holdings
- ~~IV.~~ ~~IV.~~ funds received from "Urban Trees Fund"
- II.

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Use of Fund - monies can be applied to the development of Open Space facilities as approved by Council and in accordance with the Open Space Policy. Interest revenues earned on contributions provided by developers are transferred to the reserve.

Grants/ Carry Forward Projects Reserve

Purpose - this reserve was created to account for:

- ~~Grants received in advance – occasionally a funding body provides Grant funds relating to the following financial year in advance. When this has occurred it has been necessary to transfer these funds to this reserve so that they can be matched against the expenditures planned to be incurred in the next financial year.~~
- ~~Unexpended Grants – when grant monies have not been fully acquitted in the financial year this reserve is used to transfer the unexpended balance to the following financial year.~~
- Carryovers which typically represent unspent capital and service improvement budgets carried forward to the following financial year.

Use of Fund - monies are utilised in accordance with the purpose of the initial transfer of funds.

General Purpose Reserve

Purpose – this Reserve is to capture Council Approved quarantining of funds for a specific purpose-. It currently accounts for the following;

- I. Annual Allocation for Renewable Energy Infrastructure.
- II. Telecommunications Annual Rental at Morphettville Park Sports & Community Club

Use of Funds –

- I. Renewable Energy initiatives as approved by Council.
- II. Funds applied for Capital Work requirements at the Morphettville Park Sports & Community Club, as approved through Chief Executive Officer delegation.

Asset Sustainability Reserve

Purpose:

- Assist Council fund its Long Term Asset Management objectives ~~including infrastructure gaps identified in periodic audits.~~
- Provide a means by which Council can strategically retain planned cash surpluses to maintain its asset base within the Long Term financial Plan (LTFP)

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Reserve Funds Policy



The Asset Sustainability Reserve ~~is underpinned by savings~~ will be funded from savings identified as part of the budgeting process (refer to Council's Budget Policy). Identified savings are allocated by Council providing a balance between funding new prioritised service improvements identified in the Strategic Plan and addressing Council's financial position.

~~If identified savings can reduce or defer current or future borrowings, then this should be given consideration. Council should utilise surplus cash in the first instance and then draw down on borrowings as the need arises, and only to the extent that it has already reduced or deferred previously.~~

~~Savings will be separated between recurrent (ongoing) and once off savings. This process is designed to develop a high level of trust in the organisation in the budget review process.~~

- ~~I. Savings of a:~~
 - ~~a. recurrent nature may be allocated to service improvements identified in the Strategic Plan that are of a recurrent nature.~~
 - ~~b. one off nature may be applied to capital items, new or renewal, or a non-recurrent service improvement (once off).~~
- ~~IV. Council must ensure that it continues the improvement in its financial performance. It is essential that the Annual Savings Initiative focuses on achieving that objective. In relation to the long term financial plan the Annual Savings Initiative will focus on four areas:~~
 - ~~a. Aligning expenditure on Infrastructure/Asset replacement/renewal sustainability~~
 - ~~b. Aligning proposed borrowing program to meet borrowing requirements – debt servicing ratio improves~~
 - ~~c. Retain savings to improve liquidity (cash) – working capital improves~~
 - ~~d. Reduce reliance on rate revenue to achieve community objectives~~

The Asset Sustainability Reserve will also be funded from planned cash surpluses identified in the Long Term Financial Plan. Funds will only be set aside for this where Council maintains a breakeven funding (cash) position or better as per its Budget Policy.

~~The Asset Sustainability Reserve will benefit Council by enabling the allocation of funds for future capital expenditure relating to major infrastructure failures, replacing, renewing and procuring significant assets. This will assist in minimising the negative financial impact on rates. Projects funded out of this Reserve will be assessed against Council's strategic framework to determine the priority and the amount of funds to be utilised.~~

~~Where a Partnership Project exists, Council will seek to contribute up to 50% of the funds, with the remainder required to come from grants or co-contributions from the partnership organisation.~~

Use of Fund - Reserve transfers will be controlled by specific Council resolutions or identified as part of the approved annual Strategic Plan and Budget.

5. DEFINITIONS

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Term	Definition
Reserve	any part of the accumulated surplus of Council or controlling authority set aside for a particular purpose.

6. ROLES AND RESPONSIBILITIES

Role	Responsibility
Senior Leadership Team	<u>reviewing and recommend unspent funds for incomplete projects to be carried over to future years as required carryovers</u>
Executive Leadership Team	<u>Assess and</u> approve <u>ing reccomended</u> carryovers
Chief Financial Officer	<u>ensure</u> reserve transfers required by legislation or Accounting Standards <u>are undertaken</u>

7. REFERENCES

- *Planning, Development and Infrastructure Act 2016*
- *Australian Accounting Standards Board [AASB] 1041: Revaluation of Non-Current Assets*
- Open Space Policy
- Budget Policy
- Treasury Management Policy

8. REVIEW AND EVALUATION

This policy will be reviewed annually as part of the Annual Business Planning process.

Asset Accounting Policy



1. RATIONALE

The Asset Accounting Policy exists to ensure there is a distinction made between expenditure on long lived assets and expenditure on goods and services for immediate consumption. This is critically important in determining the cost of providing services.

2. POLICY STATEMENT

Assets shall be recognised and accounted for in accordance with Australian Accounting Standards and the details contained in this policy.

3. OBJECTIVES

The objective of this policy is to provide guidance, clarity and consistency regarding the treatment of capital expenditure, which will provide for greater understanding and accuracy of Council's capital requirements and depreciation expenses.

4. POLICY SCOPE AND IMPLEMENTATION

Acquisition of Assets

The cost method of accounting is used for the initial recording of all acquisitions of assets. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition, including architects' fees and engineering design fees and all other costs incurred in getting the assets ready for use.

Capitalisation

Assets should have a useful life of greater than one year in order for the expenditure to be capitalised and have a value above the Materiality Thresholds described below.

Any expenditure considered to be Capital must also pass a materiality test. Materiality levels are set so as not to misstate financial statements and to provide a guide whether it is practical from an administrative perspective that expenditure is capitalised.

Materiality Levels are;

Land	No threshold
Infrastructure	\$10,000
Buildings – New/Replacement	\$5,000
Buildings – Part Renewal	\$10,000
Furniture & Fittings	\$5,000
Equipment	\$5,000
Other	\$5,000

Networked/Aggregate Assets - Expenditure can still be capitalised on items that fall below materiality thresholds individually but operate together as a cohesive whole to form a substantial/significant total value. Examples include the City-Wide Kerb network and LED Street lights.

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Asset Accounting Policy



Maintenance or Capital Expenditure

Maintenance

Expenditure on a non-current asset that does not meet capitalisation criteria is considered maintenance expenditure and must be expensed as incurred. In general, maintenance expenditure will allow the asset to realise its expected service levels and estimated life.

Capital

Capital expenditure can relate to new or existing assets. Capital expenditure shall be recognised (taking into consideration materiality levels) where:

- Expenditure results in an effective increase in future economic benefits
- Expenditure results in an increase in the quality of services provided by the asset beyond that previously determined; or
- Expenditure results in an effective extension to the asset's useful life

Asset Stocktake

A stocktake of current Inventory items will be conducted at least annually.

A stocktake of Fleet Non-Current Assets will be conducted annually.

Rolling stocktakes of all other physical Non-Infrastructure Assets will form part of on-going planned asset condition assessment programs.

Register of Attractive Portable Items

Attractive portable items are items that fall below the threshold for capitalisation which are more likely to be subject to loss due to theft or misplacement. The Register will include items such as minor plant, electronic device, mobile phones, laptops and audio-visual equipment. The justification for inclusion and separate identification in the register pertains to the asset's qualities of portability and potential high risk of loss given their attractiveness. A stocktake of the Register will be conducted on an annual basis.

Revaluations of Non-current Assets

Non-Current Assets are revalued with sufficient regularity to ensure the carrying amount does not differ materially from the fair value that would otherwise be determined at the reporting date.

Revaluations of Non-Current Assets are carried out by an independent professionally qualified valuer. Comprehensive independent valuations are performed at least every 5 years with indexation applied for depreciable assets, annually between comprehensive valuations (i.e. Indexation is not applied to the Land Classification)-. The indexation applied shall be the Consumer Price Index for Adelaide for the 12-month period referencing to June.

Plant, Equipment, Furniture and Fittings and Intangible Assets are recognised at cost, less accumulated depreciation and any accumulated impairment, and are not subject to revaluation.

Non-monetary assets received without charge are recognised as assets and revenues at their fair value at the date of receipt, except for land under roads. Land under roads and trees are not recognised because there is currently no reliable method of valuation.

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Asset Accounting Policy



Depreciation of Non-current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the economic benefits provided by those assets. Land is not a depreciable asset. The Depreciation method applied shall be the straight-line basis, Depreciation rates shall be reviewed on a regular on-going basis.

5. DEFINITIONS

<i>Term</i>	<i>Definition</i>
<i>Consideration</i>	In the context of this policy, shall be recognised in "monetary terms" e.g. purchase cost.
<i>Fair Value</i>	Is the amount for which an asset could be exchanged between a knowledgeable, willing buyer and a knowledgeable, willing seller in an arm's length transaction.
<i>Materiality</i>	In relation to information, that information which if omitted, misstated or not disclosed has the potential to adversely affect decisions about the allocation of scarce resources made by users of the financial report or the discharge of accountability by the management or governing body of the entity.
Network Asset	A network asset is an asset that is considered to be part of a network. Network assets are interconnected assets that rely on each other to provide a service.
Non-Current Asset	An asset that is expected to be consumed over a period greater than 12 months.

6. ROLES AND RESPONSIBILITIES

<i>Role</i>	<i>Responsibility</i>
Finance and Asset Systems	Reviewing Councils capitalisation thresholds and overseeing the Revaluation process

7. REFERENCES

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Asset Accounting Policy



- Asset Management Policy
- AASB Standard AASB113 Fair Value Measurement

8. REVIEW AND EVALUATION

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1. RATIONALE

To ensure Council's budget is prepared in an accurate and financially sustainable manner giving consideration to both internal and external factors.

2. POLICY STATEMENT

The City of Marion's Strategic Management Framework provides the strategic direction for the development of the Long Term Financial Plan (LTFP) and Annual Business Plan (ABP). Continually improving the integration between Marion's Strategic Plan, LTFP and ABP processes ensures Council develops and implements a robust and transparent system of financial management aligned to Marion's Strategic Plan and aimed at establishing, maintaining and assessing long term financial sustainability.

3. OBJECTIVES

To develop and produce robust, flexible and leading practice long-term (LTFP) and short-term (ABP) financial plans that are directly aligned to Council's Strategic Plan, which:

- establish clear lines of accountability;
- include the use and assessment of appropriate Key Performance Indicators as a performance measurement tool;
- enable regular monitoring, assessment and reporting of financial performance in all Work Areas across Council;
- provide a strong basis for sound decision making;
- facilitates Council's long term financial sustainability.

4. POLICY SCOPE AND IMPLEMENTATION

The LTFP and ABP are prepared under a single framework that is reviewed annually and which links to the key objectives of Council's Strategic plan. The framework details the specific parameters under which the LTFP and ABP are set. In addition, a number of assumptions and variables underpin the construction of the LTFP and Annual Budget (AB).

LTFP linked to Asset Management Plans (AMP)

The LTFP is linked to Council's established AMPs thereby identifying funding requirements and assessing the adequacy of existing funding capacity within the LTFP.

Financial Modelling and Scenarios

In preparing the LTFP and Annual Budget various financial modelling is to be conducted, including, but not limited to, a variety of:

- Rating scenarios
- Borrowing options
- Savings

In addition, appropriate consideration needs to be given to prevailing economic conditions nationally and on a global basis, and the potential impact that these conditions may have on the local community.



Budgeting Approach

- The Budget process will commence with establishing a comprehensive project plan that maps the entire integrated Work Area Planning and budgeting process.
- Work Area Plans are to be aligned with Council's 4 Year Business Plan and fully integrated with the budgeting process.
- Budget assumptions and potential new initiatives are then assessed in consultation with Elected Members.
- Budgets are built using historical actual income and expenditure as a baseline and adjusted for what is actually needed for the upcoming budget period, regardless of the previous budget and must be based on reality.
- Sound, logical assumptions are to be used, tested and documented to support budget items wherever required.
- All expense and revenue lines must be fully justified for each new budget period.
- Budgets are to be reviewed line by line and at transaction level, analysing each line item for its relevant needs and costs.
- Any proposed expenditure increases must be fully justified and appropriately approved by the relevant General Manager and Executive Leadership Team, prior to presentation to Council.
- In regards to Fees & Charges, Council will apply the principle of user pays and where possible recover the full cost of operating or providing the service or goods. Where it can be demonstrated that members of the community are unable to meet the full cost, concessions may apply.
- General contingencies are to be eliminated. Where necessary budgets for major projects include contingencies to reflect cost uncertainties, however any contingencies are to be separately identified and reported.
- Consideration should be given to:
 - Current year and prior year actual results;
 - Once-off events not to be repeated;
 - New events not previously encountered;
 - New information and data now available.

Budget Objectives

Achievement of a breakeven Funding (Cash) position or better.
Maintain an average operating surplus over the term of the LTFP that enables the achievement of a breakeven funding (cash) position.

Budget Carryovers

Budget Carryovers should be avoided wherever possible, but where necessary (for example "Work In Progress") are limited to unspent:

- capital budgets;
- service improvement budgets;
- Council resolutions;
- grant funds and grants received in advance.

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Budget Policy



Carryovers do not include normal operating expenditure and Labour and Internal Charges (e.g. Plant Hire) which cannot be carried over under any circumstances.

Budget Reviews

Budget Reviews are required to be conducted 3 times per financial year and this will typically be at the end of September, December and March.

A Budget Review is a reforecast of the full year budget and:

- Is an assessment of the YTD actual result plus a reforecast of the budget for the remainder of the financial year;
- Should include a thorough and rigorous review of every budget line item (income, expense and capital);
- Should identify any savings opportunities (once-off and recurrent).

5. DEFINITIONS

<i>Term</i>	<i>Definition</i>
<i>Long Term Financial Plan (LTFP)</i>	financial planning to accomplish long term goals. Enables Council to plan for the long term financial sustainability and deliver the Strategic Plan of the organisation. It translates the objectives and strategies of the Strategic Plan into financial terms.
<i>Annual Budget (AB)</i>	is a financial document used to project future income and expenses and represents the first year in the LTFP. A budget is a management tool that enables the effective ongoing management and monitoring of income and expenses (financial performance). It translates the objectives and strategies of the Annual Business Plan into financial terms.
<i>Budget Review</i>	is a revised forecast of the original budget or previous budget review and requires the preparation of revised Financial Statements and associated Financial Ratios.
<i>Budget Carryovers</i>	represent unspent capital, <u>Council resolutions</u> and service improvement budgets, together with unspent grant funds that are carried forward to the following financial year.

Budget Policy



6. ROLES AND RESPONSIBILITIES

Role	Responsibility
The Senior Leadership Team (SLT)	is responsible for the review and approval of all budgets within their Departmental Division/Work Area responsibility, as well as presenting their finalised budgets to their General Manager and the Executive Leadership Team for clearance and final approval. The SLT is also accountable for justifying variances of actual income and expenditure against budget.

7. REFERENCES

On an annual basis Council is required to:

1. Prepare and adopt a Long Term Financial Plan for a period of at least 10 years – *Local Government Act 1999 s122 (1a)*
2. Prepare an Annual Business Plan – *Local Government Act 1999 s123 (1a)*
3. Prepare a Budget – *Local Government Act 1999 s123 (1b)*
4. Prepare and consider three Budget Reviews – *Local Government (Financial Management) Regulations 2011 s9*

8. REVIEW AND EVALUATION

This policy will be reviewed annually as part of the Annual Budget process.



June 2025

RATE IMPACT ANALYSIS 2025-26

The final Valuer-General report is received on the 23rd June and will be adopted by Council on 24th June 2025.

HOW IS THE RATE IN THE DOLLAR CALCULATED?

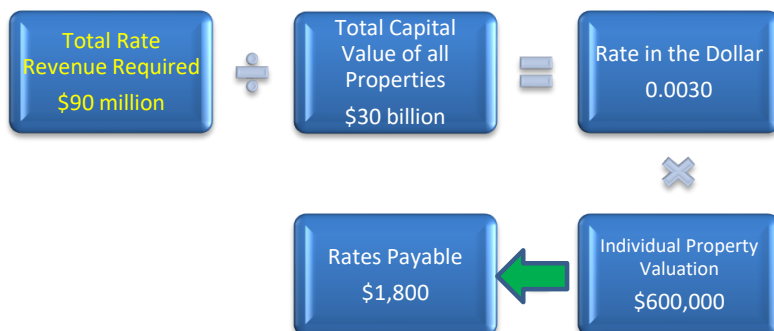
The rate in the dollar is calculated by dividing the rates required in the annual budget by the total valuation of properties in the council area.

All capital value, including any valuation increase or newly created property's capital value is added to the capital value "pool" that is used to determine the new rates in the dollar for the next year. While there are many factors that affect the final rate in the dollar, essentially, a larger pool of capital value can mean a reduction in the rate in the dollar.

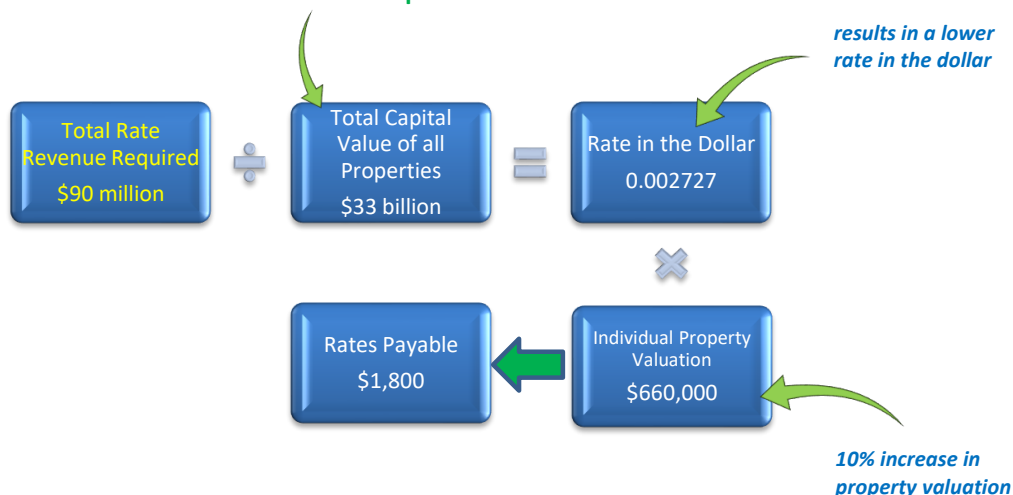
The rates for each property is calculated by multiplying the capital value of a property by the rate in the dollar for that particular land use ie residential, commercial etc.

IMPACT OF CHANGE TO TOTAL CAPITAL VALUATIONS

Scenario 1,



Scenario 2 – 10% increase in total capital valuations



Note: where an individual property valuation increases or decreases at a different rate to the average capital value, the result will be a higher than average increase or decrease in the rates.

VALUATION COMPARISONS – CURRENT YEAR AND NEXT YEAR

New Valuations

Valuation Comparison Table by Land Use

The City of Marion uses the Capital Values provided annually by the Valuer-General as the basis for valuing all property within its area. The capital value method includes both the value of the land and improvements on the land.

Sales of all property types are analysed to determine market movements. This analysis of sales happens continuously throughout the year and occurs both in reference to site (land) values and capital (improved) values.

Category	Rateable Assessments 2025-26	Current Capital Value 2024-25	Proposed Capital Value 2025-26	Change to Capital Value 2025-26
Residential	43,351	29,845,944,227	34,571,544,921	15.83%
Commercial	1,588	2,866,508,913	2,952,654,234	3.01%
Industrial	231	301,707,315	329,330,062	9.16%
Primary Production	11	15,359,199	26,826,045	74.66%
Vacant Land	610	366,566,806	421,634,700	15.05%
Other (churches/schools/govt land)	138	1,694,454,380	1,802,669,358	6.39%
Total	45,929	35,090,540,840	40,104,659,320	14.29%

Data as of 16 June 2025.

This table shows the capital valuations for the City of Marion have increased on average by 14.29% representing a moderate property market increase in Adelaide. For comparison the 2024-25 capital valuations increased by 9.33%.

Valuation increases are not equally represented across all land use types. Industrial property has increased moderately, while Commercial property has increased marginally in comparison.

A capital value increase (at a higher rate than the average rate increase) will result in a decrease in the Residential Rate in the Dollar.

A Residential Rate Rebate will still provide relief for any qualifying individual residential property that may have had a higher than average valuation increase.

Comparison by Suburb – New Residential Valuations

	Capital Values for 2024-25	New Capital Values for 2025-26	Overall Capital Value Increase
Ascot Park	1,035,549,997	1,191,139,997	15.02%
Bedford Park	650,000	760,000	16.92%
Clovelly Park	854,530,000	1,007,447,500	17.89%
Darlington	206,485,000	231,265,000	12.00%
Dover Gardens	994,854,007	1,156,800,000	16.28%
Edwardstown	1,439,682,952	1,661,863,961	15.43%
Glandore	577,832,500	657,287,500	13.75%
Glengowrie	2,247,765,000	2,644,265,000	17.64%
Hallett Cove	3,708,450,000	4,219,725,000	13.79%
Marino	1,002,065,000	1,070,910,000	6.87%
Marion	1,241,830,748	1,448,250,465	16.62%
Mitchell Park	1,663,803,725	1,963,656,225	18.02%
Morphettville	1,233,780,094	1,426,971,094	15.66%
O'Halloran Hill	78,947,080	94,719,387	19.98%
Oaklands Park	1,202,080,000	1,430,305,000	18.99%
Park Holme	1,057,623,586	1,224,338,586	15.76%
Plympton Park	1,240,038,042	1,418,161,710	14.36%
Seacliff Park	347,625,000	388,970,000	11.89%
Seacombe Gardens	976,335,000	1,144,255,000	17.20%
Seacombe Heights	491,435,000	549,610,000	11.84%
Seaview Downs	882,640,000	991,010,000	12.28%
Sheidow Park	1,689,815,000	1,982,255,000	17.31%
South Plympton	1,606,082,496	1,850,991,496	15.25%
Sturt	813,545,000	941,670,000	15.75%
Tonsley	322,699,000	418,327,000	29.63%
Trott Park	756,340,000	885,395,000	17.06%
Warradale	2,173,460,000	2,571,195,000	18.30%
Residential Total	29,845,944,227	34,571,544,921	15.83%
Commercial Total	2,866,508,913	2,952,654,234	3.01%
Industrial Total	301,707,315	329,330,062	9.16%
Primary Production Total	15,359,199	26,826,045	74.66%
Vacant Land Total	366,566,806	421,634,700	15.02%
Other Total	1,694,454,380	1,802,669,358	6.39%
Total All Suburbs	35,090,540,840	40,104,659,320	14.29%

Data as of 16 June 2025.

RATE REVENUE

Rate Revenue by Suburb					
	2024-25		2025-26		
	Total Rate Revenue	Total % Rate Revenue	Total Rate Revenue	Total % Rate Revenue	% Residential Rate Revenue
Ascot Park	\$2,951,235	3.12%	\$3,094,211	3.08%	3.54%
Bedford Park	\$438,145	0.46%	\$472,570	0.47%	0.00%
Clovelly Park	\$2,355,484	2.49%	\$2,493,880	2.48%	2.91%
Darlington	\$580,368	0.61%	\$594,838	0.59%	0.67%
Dover Gardens	\$2,665,328	2.82%	\$2,868,153	2.86%	3.32%
Edwardstown	\$8,176,500	8.64%	\$8,815,605	8.78%	5.00%
Glandore	\$1,619,182	1.71%	\$1,687,859	1.68%	1.93%
Glengowrie	\$5,886,298	6.22%	\$6,309,821	6.29%	7.54%
Hallett Cove	\$9,993,205	10.56%	\$10,454,680	10.41%	11.92%
Marino	\$2,612,729	2.76%	\$2,596,595	2.59%	3.02%
Marion	\$4,187,249	4.43%	\$4,377,882	4.36%	4.19%
Mitchell Park	\$5,241,263	5.54%	\$5,633,035	5.61%	5.96%
Morphettville	\$3,702,982	4.13%	\$4,128,849	4.11%	4.21%
O'Halloran Hill	\$289,311	0.31%	\$298,642	0.30%	0.27%
Oaklands Park	\$9,256,806	9.78%	\$9,785,359	9.75%	4.40%
Park Holme	\$2,959,049	3.13%	\$3,111,331	3.10%	3.50%
Plympton Park	\$3,395,719	3.59%	\$3,550,625	3.54%	4.12%
Seacliff Park	\$968,301	1.02%	\$1,039,766	1.04%	1.09%
Seacombe Gardens	\$2,675,944	2.83%	\$2,870,776	2.86%	3.29%
Seacombe Heights	\$1,230,527	1.30%	\$1,281,403	1.28%	1.55%
Seaview Downs	\$2,266,518	2.40%	\$2,327,828	2.32%	2.79%
Sheidow Park	\$4,435,712	4.69%	\$4,758,531	4.74%	5.57%
South Plympton	\$4,347,821	4.60%	\$4,591,603	4.57%	5.31%
Sturt	\$2,271,107	2.40%	\$2,399,144	2.39%	2.77%
Tonsley	\$2,225,181	2.35%	\$2,586,999	2.58%	1.34%
Trott Park	\$1,906,329	2.01%	\$2,028,136	2.02%	2.49%
Warradale	\$5,772,597	6.10%	\$6,228,181	6.20%	7.29%
TOTAL	\$94,616,456	100.00%	\$100,386,302	100.00%	100.00%

Data as of 16 June 2025.

Forecasted Distribution of Rate Revenue by Land Use 2025-26

Land Use	No. of Assessments	% of Residential Assessments	Revenue	% of Residential Revenue	% of Total Revenue 2025-26	% of Total Revenue 2024-25
Commercial	1,588		15,855,040		15.8%	15.5%
Industrial	231		1,551,206		1.5%	1.4%
Primary Production	11		53,032		0.1%	0.0%
Vacant Land	610		1,938,035		1.9%	2.0%
Other (churches/schools/Council/govt land)	138		957,501		1.0%	0.9%
	2,578		20,354,814		20.3%	19.8%
Residential						
\$0 - \$400K	3,245	7.5%	3,628,803	4.5%	3.6%	5.0%
\$400 - \$500K	2,404	5.6%	3,018,246	3.8%	3.0%	4.1%
\$500 - \$600K	3,318	7.7%	4,272,773	5.3%	4.3%	8.7%
\$600 - \$800K	13,664	31.5%	21,964,751	27.5%	21.9%	30.2%
\$800 - \$1M	13,328	30.7%	26,903,262	33.6%	26.8%	20.9%
\$1M - \$5M	7,384	17.0%	19,992,388	25.0%	19.9%	11.0%
\$5M+	8	0.0%	251,264	0.3%	0.2%	0.2%
Residential Total	43,351	100%	80,031,488	100%	79.7%	80.1%
Total	45,929		100,386,302		100%	100.0%

Data as of 16 June 2025.

Year	Average Residential Valuation	% Increase
2025-26	785,021	13.1%
2024-25	694,293	9.5%
2023-24	633,920	11.5%
2022-23	568,660	-

Average Increase - Residential Rates

% Increase	Forecasted Average Residential Rates 2025-26	Annual Increase 2025-26	Quarterly Increase 2025-26
4.64%	\$1,846	\$80	\$20

DIFFERENTIAL RATES

Council uses a differential rating system to raise revenue based upon its Land Use to ensure a fair and equitable distribution of rates within the City of Marion. Current forecasting indicates Council will derive 17.3% of its rate revenue from the Commercial (15.8%) and Industrial (1.5%) sectors for 2025-26. Commercial and Industrial users consume a greater proportion of council resources than residential properties, particularly relating to the use of roads, footpaths, traffic, parking, storm water, public health and environment.

2025-26 Differential Percentages		
Commercial	Industrial	Vacant Land
250%	250%	230%

2024-25 Comparison Differential Percentage			
Council	Commercial	Industrial	Vacant Land
Playford	663%	663%	100%
City of Charles Sturt	332%	365%	296%
Port Adelaide/Enfield	276%	276%	276%
West Torrens	270%	270%	270%
Prospect	245%	245%	225%
Mitcham	233%	233%	233%
Gawler	260%	260%	160%
Unley	243%	215%	215%
Marion	220%	215%	220%
Tea Tree Gully	190%	190%	200%
Walkerville	165%	165%	195%
Holdfast Bay	163%	163%	163%
Onkaparinga	163%	163%	134%
Salisbury	161%	161%	130%
Burnside	100%	100%	250%
Adelaide Hills	123%	124%	105%
Campbelltown	100%	100%	100%
Average	230%	230%	193%

This table identifies Council's 2024-25 differential rate position compared to other metropolitan councils.

Council made the decision that residential property which is available for short-term rental accommodation will now be deemed as having predominant land use of 'Commercial – Other'. Council has identified 73 properties which we believe should be treated as Short Term accommodation and their classification has now been amended to Commercial - Other. This results in a slight reduction in average residential rate increase to 4.64% from 4.8% for 2025-26.

2024-25 to 2025-26 COMPARISON

	2024-25	2025-26
Capital Value of all Properties	35,104,747,048	40,104,659,320
Capital Value of Rateable Properties	33,504,631,228	38,457,622,421
Total Rateable Properties	45,367	45,929
Gross Rate Revenue	\$94,616,456	\$100,386,302
Rate Rebates	\$2,668,000	\$2,802,000
Residential Rate Rebate	\$29,000 <ul style="list-style-type: none"> • >10% rate increase • \$20 min. & \$200 max. rate rebate granted 	\$2,000 <ul style="list-style-type: none"> • >10% rate increase • \$20 min. & \$200 max. rate rebate granted
Differential General Rate Residential/Primary Prod/Other	0.00247370	0.00224988
Differential General Rate Industrial	0.00531846	0.00562470
Differential General Rate Commercial	0.00544215	0.00562470
Differential General Rate Vacant Land	0.00544215	0.00517472
Minimum Rate % Increase	\$1,203 4.8%	\$1,261 4.8%
% on Minimum Rate	14.4%	15.32%
Landscape Levy*	0.00007183	0.00006479

Data as of 16 June 2025.

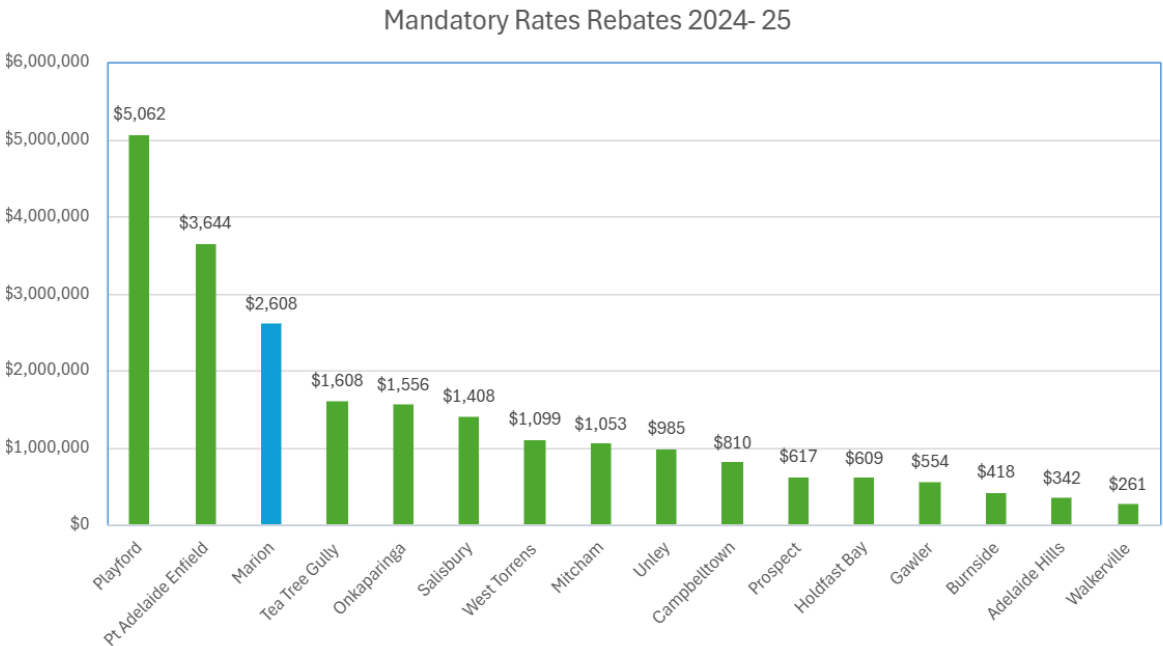
*The Landscape Levy is a state tax that Councils are required to collect on all rateable properties on behalf of the State Government. For 2025-26, the estimated amount Council is required to collect is \$2,421,808.

ASSISTANCE TO RATEPAYERS

Mandatory Rebates

The Local Government Act 1999 requires Councils to rebate the rates payable for certain land uses. This includes land used for health and community services, religious purposes, cemeteries and educational institutions. Mandatory rebates vary from 75% to 100%. The LG (Accountability Framework) Amendment Act 2009 entitles Housing Associations to a mandatory 75% rebate.

- Mandatory rebates to date for **2024-25** are **\$2,608,113**
- Mandatory rebates forecast for **2025-26** are **\$2,711,990**



The cost to fund mandatory rebates are borne by all ratepayers (forecasted to be approximately \$62 per ratepayer per annum).

Discretionary Rebates

10 properties have been granted a discretionary rebate for 2024-25.

The total rebated amount is \$26,000.

Assessment is based on the criteria outlined in the Discretionary Rebate Application Checklist.

Residential Construction Rebate on Vacant Land (Discretionary Rebate)

Under Section 166 (1) (a) of the Act, and for the purpose of securing the proper development of the area, a rebate of general rates for the 2025-2026 financial year will be granted in respect of an assessment rated as vacant land in the Council's Assessment Book where the:

- Principal Ratepayer of the Assessment applies to the Council in writing for the rebate prior to 30 June 2026, and
- 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 property. This is calculated by the number of days remaining between 1 July 2025 and 30 June 2026 from the date footings are poured.

If the calculated rebate reduces the rates payable to less than the amount fixed as the minimum amount payable by way of rates, then the rebate shall be reduced so that the rates payable is equal to the amount of the minimum.

Total Residential Construction Rebates Granted						
	Owner/Occupier		Developers		Total	
	Rebate Recipients	Rebated Amount	Rebate Recipients	Rebated Amount	Rebate Recipients	Rebated Amount
2024-25 YTD	29	\$23,230	9	\$4,537	38	\$27,767
2023-24	32	\$34,000	3	\$4,332	35	\$38,332
2022-23	36	\$28,831	5	\$3,210	41	\$32,041
2021-22	56	\$50,596	8	\$4,516	64	\$55,112
2020-21	30	\$20,663	7	\$9,746	37	\$30,409

Residential Rate Rebate

The Residential Rate Rebate for 2025-26 will offset a higher than average residential rates increase for eligible ratepayers due to a spike in their annual valuation.

This means that if a ratepayer's general rates increase by more than **10%** on the previous year's general rates, and the criteria specified below is met, a rebate is applied to the amount above **10%**.

- Forecasted number of residential properties to receive the residential rate rebate is less than 0.07% of all residential properties.
- Forecasted amount of residential rate rebate to be applied and redistributed is **\$2,000** (approximately \$0.04 per ratepayer per annum).

The residential rate rebate in 2024-25 financial year was applied to properties with a general rates increase greater than 10%:

- 5 other metropolitan councils apply a residential rate rebate.
- The total number of residential properties that received the residential rate rebate for 2024-25 was 710 (1.65% of all residential properties).
- The total amount of residential rate rebate applied and redistributed for 2024-25 was **\$29,000** (approx. \$0.64 per ratepayer per annum).

The proposed residential rate rebate policy for the 2025-26 financial year is as follows:

Residential Rate Rebate for Qualifying Residential Ratepayers

A rebate of general rates is to be granted to residential ratepayers on their principal place of residence within the category of residential land use.

The Annual Business Plan 2025-26 sets a 10% rate increase with a \$20 minimum and a \$200 maximum rebate (excluding new or improved properties) for ratepayers who meet the Qualifying Criteria set out below.

Qualifying Criteria:

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

The Residential Rate Rebate will be applied automatically to properties that can be readily identified as being eligible. Where this rebate is not applied automatically, ratepayers who consider they could be eligible may lodge an application which will be assessed against the eligibility criteria. The application must be lodged by 30 June 2026.

Postponement of Rates - Hardship

Section 182 of The Act permits the Council, on the application of the ratepayer, to partially or wholly remit rates or to postpone rates, on the basis of hardship. Where a ratepayer is suffering hardship in paying rates they are invited to submit an application in writing to the Council's Rating Services Team. The Council treats such inquiries confidentially.

Postponement of Rates - Seniors

- **Number of seniors currently postponed: 30**
- **Current legislated interest rate: 7.625% pa (2024-25)**

The following criteria must be satisfied before the postponement is granted.

- The person is a prescribed ratepayer, or the spouse of a prescribed ratepayer.
- A prescribed ratepayer means the holder of a current State Seniors Card or a person eligible to hold such a card and has applied but is yet to be issued with a card.
- Rates are payable on the principal place of residence.
- The land is owned by the prescribed ratepayer, or the prescribed ratepayer and his or her spouse, and no other person has an interest, as owner, in the land.
- Any current mortgage over the property which was registered prior to 25 January 2007 will be no more than 50% of the Valuer-General's capital value of the property.

An application must be made in the prescribed manner and form and be accompanied by such information as the council may require. Any rates which are postponed will become due and payable when:

- the title to the land is transferred to another person; or
- there is failure to comply with a condition of postponement.

A minimum amount of \$500 of the annual rates must be paid.

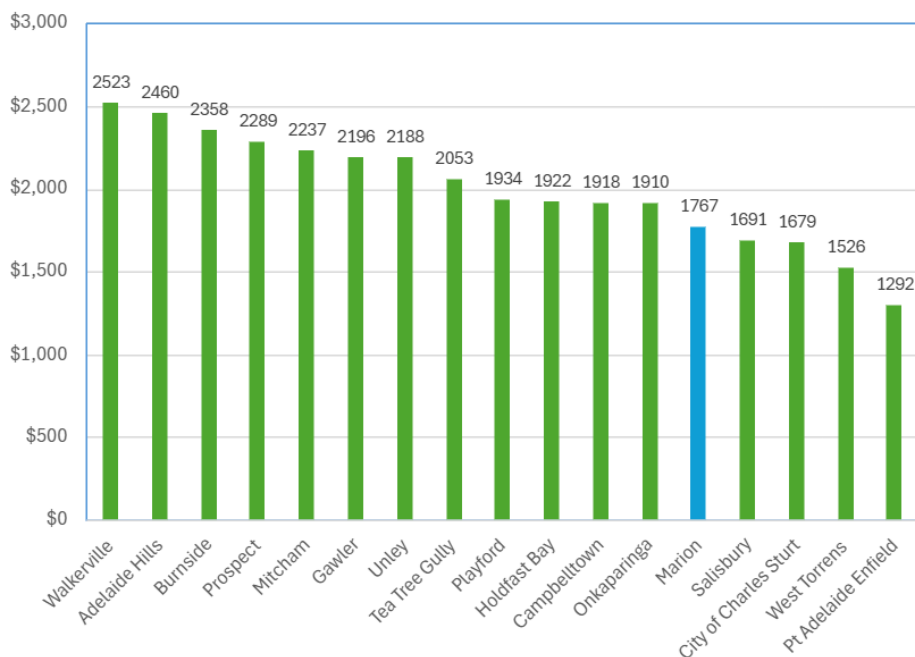
An entitlement to a remission will be applied to the proportion of the rates that has not been postponed, unless notice to the contrary is received in writing from the owner.

Interest will accrue on the amount postponed at the prescribed rate per month, under the Act until the amount is paid.

Should the entitlement to a postponement cease to exist, the owner of the land must inform the Council in writing, unless the rates and any interest have been paid in full.

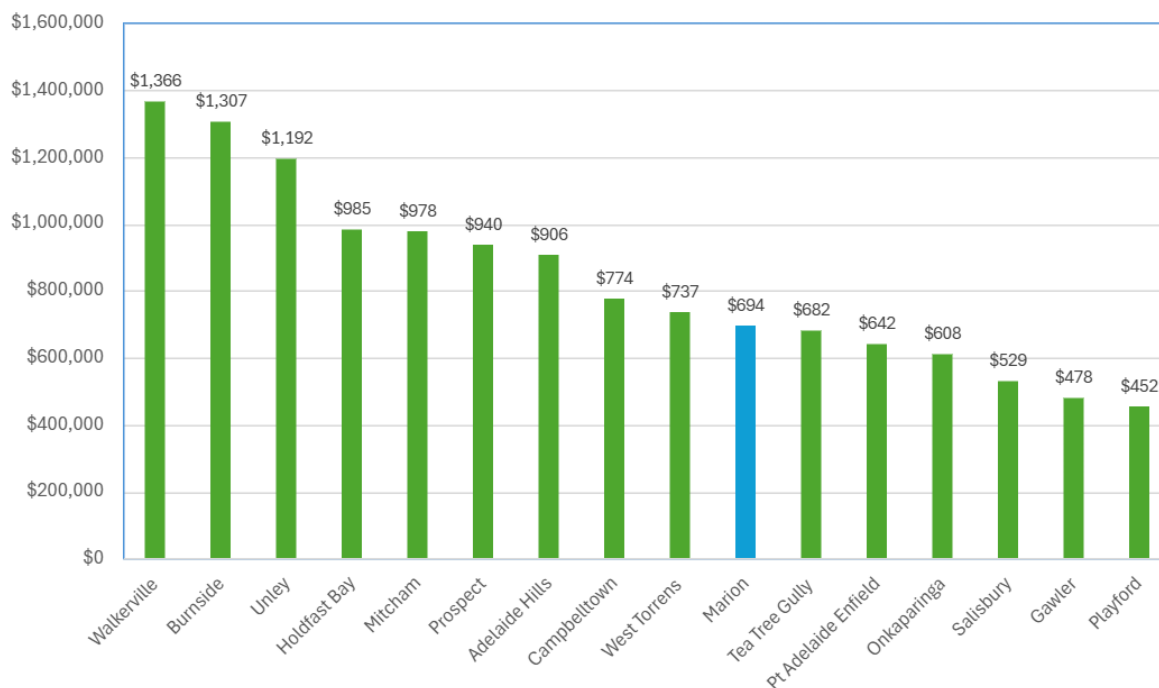
COMPARISON WITH OTHER METRO COUNCILS

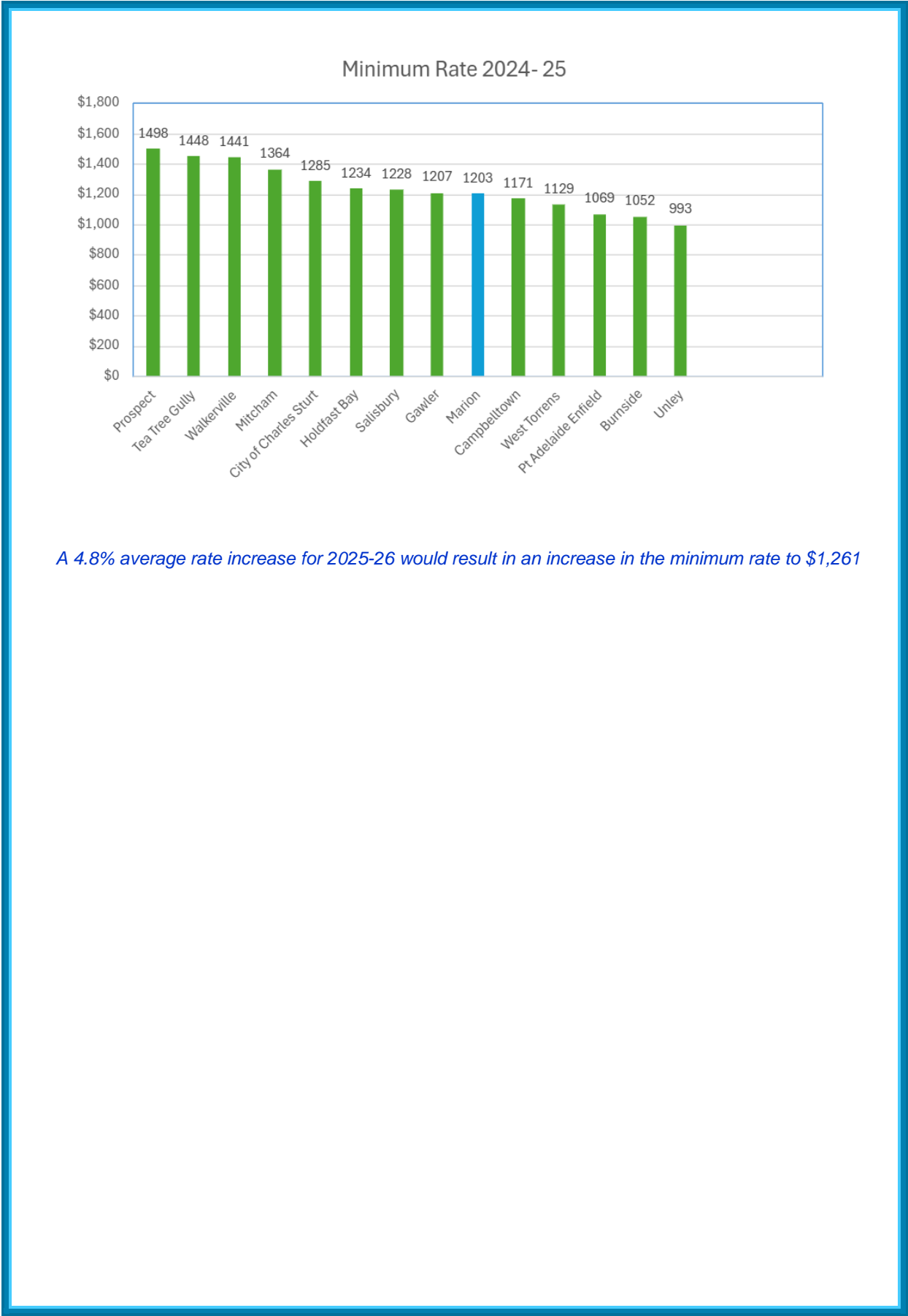
Average Residential Rate 2024- 25



Marion is currently ranked 5th lowest of the metropolitan councils (2023-24 ranking was 5th lowest)

Average Residential Valuations 2024- 25





12.5 Valuation Adoption for 2025-2026

Report Reference	GC250624R12.5
Originating Officer	Senior Rating Services Officer – Chandra Wilton
Corporate Manager	Chief Financial Officer – Ray Barnwell
General Manager	General Manager Corporate Services – Tony Lines

REPORT OBJECTIVE

This Report provides the information required by the Council to allow adoption of the Valuation for the 2025-26 financial year, as required by the *Local Government Act 1999*.

EXECUTIVE SUMMARY

Council is required to adopt the Valuation which is to apply to all land within its area for rating purposes, prior to declaring rates.

RECOMMENDATION

That Council:

- 1. Pursuant to Section 167(2)(a) of the *Local Government Act 1999* adopts the capital valuations as supplied by the Office of the Valuer-General, (at Supplementary Week 51 dated 23 June 2025), as the Valuations that are to apply to land within its area for rating purposes for the 2025-2026 financial year.**
- 2. Notes that, at the time of adoption, the Valuation totalled \$40,119,899,320 (including \$38,472,862,421 Rateable and \$1,647,036,899 Exempt).**

DISCUSSION

Section 167 (1) of the *Local Government Act 1999* (the Act) requires the adoption of the valuations which are to apply to land within its area for rating purposes for that year, prior to declaration of the rate or rates.

Section 167 (2) of the Act provides that a council must adopt valuations made, or caused to be made, by the Valuer-General, or valuations made by a valuer employed or engaged by the council, or by a firm or consortium of valuers engaged by the council. The valuation presented for adoption has been prepared by the Valuer General.

Adoption of this report is required prior to the declaration of rates for the 2025-2026 financial year.

ATTACHMENTS

1. Attachment 1 -GC250624 R - Valuation - Adoption for 2025-26 Financial Year [**12.5.1** - 1 page]

CITY OF MARION

NOTICE is hereby given that on 24 June 2025 the Council of the City of Marion, pursuant to the provisions of the Local Government Act 1999, for the year ending 30 June 2026,

ADOPTION OF VALUATIONS

adopted the capital valuations to apply in its area for rating purposes for the 2025-2026 financial year as supplied by the Valuer-General totalling \$40,119,899,320.

DECLARATION OF RATES

declared differential general rates in the dollar based on capital value as follows:

- (a) **0.224988** cents in the dollar on rateable land of Category 1 – Residential, Category 7 – Primary Production and Category 9 – Other.
- (b) **0.562470** cents in the dollar on rateable land of Category 2 – Commercial Shop, Category 3 – Commercial Office, Category 4 – Commercial Other.
- (c) **0.562470** cents in the dollar on rateable land of Category 5 – Industrial Light, Category 6 – Industrial Other.
- (d) **0.517472** cents in the dollar on rateable land of Category 8 – Vacant Land.

resolved that the minimum amount payable by way of general rates in respect of rateable land within the area for the year ending 30 June 2026 be \$1,261.00; and

declared a Separate Rate of 0.006479 cents in the dollar on all rateable land within the Green Adelaide Board Area within the area.

The Council resolved that rates will be payable in four equal or approximately equal instalments, and that the due dates for those instalments will be 1 September 2025, 1 December 2025, 2 March 2026 and 1 June 2026.

Tony Harrison
Chief Executive

12.6 Rates Declaration for 2025-2026

Report Reference	GC250624R12.6
Originating Officer	Senior Rating Services Officer – Chandra Wilton
Corporate Manager	Chief Financial Officer – Ray Barnwell
General Manager	General Manager Corporate Services – Tony Lines

REPORT OBJECTIVE

Having first adopted the Annual Business Plan, the Annual Budget 2025-2026 and the Valuation of land within its area, the Council is now required to declare the rates for the 2025-2026 financial year.

EXECUTIVE SUMMARY

This report sets the differential general rate and the minimum general rate payable on all properties within the Council's area, and the separate rate which the Council is obliged to collect on behalf of the Green Adelaide Board. It also sets the due dates for payment for each quarter, and delegates authority to the Chief Executive Officer to vary the due dates and to make arrangements with ratepayers for extension of time to pay their accounts, with or without interest.

RECOMMENDATION

That Council:

1. Pursuant to Section 153(1)(b) and 156(1)(a) of the *Local Government Act 1999*, declares differential general rates according to land use based on Capital Value within the area for the 2025-2026 financial year as follows:
 - a. 0.224988 cents in the dollar on rateable land of Categories 1 - Residential, 7 Primary Production, 9 – Other.
 - b. 0.562470 cents in the dollar on rateable land of Categories 2 – Commercial Shop, 3 – Commercial Office, 4 - Commercial Other.
 - c. 0.562470 cents in the dollar on rateable land of Categories 5 - Industry Light and 6 - Industry Other.
 - d. 0.517472 cents in the dollar on rateable land of Category 8 - Vacant Land
2. Pursuant to Section 158 (1)(a) of the *Local Government Act 1999*, fixes a minimum amount payable by way of General Rates in respect of rateable land within the area for the 2025-2026 financial year of \$1,261.00.
3. Pursuant to Section 153(3) of the *Local Government Act 1999*, determines not to fix a maximum increase under this Section in the general rate to be charged on a principal place of residence of a principal ratepayer upon the basis that relief is otherwise provided under the 'Discretionary Rebate – Residential Land Use (Residential Rate Rebate)' provision of its Rating Policy.
4. As required by the *Landscape South Australia Act 2019*, and pursuant to Section 69 of that Act and Section 154 (1) of the *Local Government Act 1999*, declares a Separate Rate

of 0.006479 cents in the dollar on all rateable land in the area covered by the Green Adelaide Board within this Council's area for the 2025-2026 financial year.

5. Pursuant to Section 181 (1) of the *Local Government Act 1999*, determines that rates are payable in four equal or approximately equal instalments, and resolves that pursuant to section 181(2) of the Act the due dates for those instalments shall be:
 - 1 September 2025
 - 1 December 2025
 - 2 March 2026
 - 1 June 2026
6. Pursuant to Section 44 of the *Local Government Act 1999*, delegates to the Chief Executive Officer the power at Section 181(4)(b) to alter the due date for payment of any rate or instalment payment of a ratepayer where circumstances warrant such action, and to make any arrangement for payment of an account (either including or excluding the imposition of fines thereon) over an extended period.

DISCUSSION

Rate Declaration

The proposed differential general rates for the 2025-2026 financial year are as follows:

Category 1	Residential	0.224988
Category 2	Commercial - Shop	0.562470
Category 3	Commercial - Office	0.562470
Category 4	Commercial - Other	0.562470
Category 5	Industrial - Light	0.562470
Category 6	Industrial - Other	0.562470
Category 7	Primary Production	0.224988
Category 8	Vacant	0.517472
Category 9	Other	0.224988

and combined with a minimum rate payable of \$1,261.00 will raise the required rate income for the 2025-2026 financial year.

The Green Adelaide Board covers the urban areas of metropolitan Adelaide. The City of Marion will be charged an amount of \$2,421,808 payable in four quarterly instalments of \$605,452. The proposed separate rate of 0.006479 cents in the dollar, will be applied to all rateable properties within the area and will recoup the amount the Council is required to contribute to the Landscape Administration Fund. This levy on ratepayers will add an average \$55 per annum to each rate account. In accordance with Section 70 of the *Landscape South Australia Act 2019*, Council may claim administrative costs. A claim of \$17,446 is forecast for 2025-2026 (\$16,623 – 2024-2025).

Collection of this money on behalf of the Green Adelaide Board will be revenue-neutral for the Council.

Adoption of the recommended differential general rates, minimum general amount and the separate rate for the Regional Landscape Levy will ensure that budget requirements are met.

12.7 Rate Rebates for 2025-2026

Report Reference	GC250624R12.7
Originating Officer	Senior Rating Services Officer – Chandra Wilton
Corporate Manager	Chief Financial Officer – Ray Barnwell
General Manager	General Manager Corporate Services – Tony Lines

REPORT OBJECTIVE

That the Council review applications received from community service organisations requesting rate rebates in accordance with the council's Rate Rebate Policy.

EXECUTIVE SUMMARY

The *Local Government Act 1999* provides for rebates of rates, on either a mandatory (Sections 160 to 165) or discretionary (Section 166) basis of 100% or less. The discretionary rebate may, for example, apply where a not-for-profit community services organisation does not fall within the provisions for a mandatory rebate (under Section 161) but does fall within the discretionary rebate grounds.

All applications have been considered in accordance with the relevant sections of the *Local Government Act 1999* and the Rate Rebate section of council's Rating Policy. The 2025-2026 forecast rebates (mandatory and discretionary) are detailed in attachment 1.

As part of the 2025-2026 Annual Business Plan process, Council reviewed the granting of discretionary rebates (GC250422R12.2). Currently, seven organisations receive these rebates. Council has resolved to phase them out over three years starting in 2026-2027:

- Year 1 (2026-2027) – organisations in receipt of a mandatory rebate will not also be entitled to a discretionary rebate, hence their discretionary rebate will be removed.
- Year 2 (2027-2028) – discretionary rebates be reduced to a maximum of 50%.
- Year 3 (2028-2029) – remove all discretionary rebates.

No changes will occur in the 2025–2026 financial year.

New Application

The RSPCA has made an application to Council for a discretionary rebate. The organisation does not meet the definition of Community Services set out in the Rates Rebate Policy and therefore does not qualify for a mandatory rebate.

On the basis that Council have resolved to phase out the granting of discretionary rebates a recommendation to approve this new application and grant a discretionary rebate for 2025-2026 has not been included in this report. However, should Council wish to approve the new application it is recommended that a 50% rebate be approved to the RSPCA for the 2025-2026 financial year. This would equate to a rebate in rates of \$22,973 for 2025-2026.

RECOMMENDATION

That Council:

1. Notes the Schedule of Rate Rebates (refer Attachment 1).
2. Resolves that a discretionary rate rebate of 25% be granted under Section 166(1)(j) of the *Local Government Act 1999* to Foodbank SA on the properties it occupies for the 2025-2026 financial year.
3. Resolves that a discretionary rebate of 25% be granted under Section 166(1)(d) of the *Local Government Act 1999* to Suneden School on the property it occupies and uses for educational purposes for the 2025-2026 financial year.
4. Resolves that a discretionary rate rebate of 100% be granted under Section 166(1)(j) of the *Local Government Act 1999* to Scouts SA on the properties it occupies for the 2025-2026 financial year.
5. Resolves that a discretionary rate rebate of 50% be granted under Section 166(1)(j) of the *Local Government Act 1999* to the Abbeyfield Society (Marion) on the property it occupies at 5 Lawrence Ave, Edwardstown for the 2025-2026 financial year.
6. Resolves that a discretionary rate rebate of 50% be granted under Section 166(1)(j) of the *Local Government Act 1999* to the Plympton Glenelg RSL Sub Branch on the property it occupies at 464 Marion Rd, Plympton Park for the 2025-2026 financial year.
7. Resolves that a discretionary rate rebate of 25% be granted under Section 166(1)(j) of the *Local Government Act 1999* to South Adelaide Squash Centre on the property it occupies at 2A Midera Avenue, Edwardstown for the 2025-2026 financial year.

GENERAL ANALYSIS

Legal / Legislative and Risk Management:

Mandatory Rebates

The *Local Government Act 1999* provides for a number of mandatory 100% rebates, these rebates apply to land being used for the provision of health services, religious purposes, public cemeteries and the Royal Zoological Society of SA, and mandatory 75% rebates for educational purposes, community services, private schools and housing associations.

Discretionary Rebates

When considering granting any Discretionary Rebates, Council must also consider the provisions of the Rating Policy and *Local Government Act 1999*.

In accordance with Section 166(1a) of the Act “a council must, in deciding whether to grant a discretionary rebate of rates or charges under Section 166(1)(d), (e), (f), (g), (h), (i) or (j), take into account –

- (a) the nature and extent of council services provided in respect of the land for which the rebate is sought in comparison to similar services provided elsewhere in the council’s area;
- (b) the community need that is being met by activities carried out on the land for which the rebate is sought; and
- (c) the extent to which activities carried out on the land for which the rebate is sought provides assistance or relief to disadvantaged persons, and may take into account other matters considered relevant by the Council.”

Council has previously approved discretionary rebates to the following community organisations:

Foodbank SA

Foodbank SA meets the requirement for a 75% mandatory rebate. In addition, Council in previous financial years has granted a discretionary rebate of 25% in accordance with council's Rating Policy.

Based on the assessment of the application it is recommended that a 25% discretionary rebate be approved for 2025-2026.

Suneden School

This organisation meets the requirement for a 75% mandatory rebate. In addition, Council in previous financial years has granted a discretionary rebate of 25% in accordance with council's Rating Policy.

Based on the assessment of the application it is recommended that a 25% discretionary rebate be approved for 2025-26.

Scouts SA

Scouts SA do not meet the definition of community services set out in the Rate Rebate Policy and therefore do not qualify for a mandatory rebate. However, Council has previously granted a discretionary rebate of up to 100%.

Based on the assessment of the application it is recommended that a 100% discretionary rebate be approved for 2025-26.

The Abbeyfield Society (Marion) Inc

This organisation does not meet the definition of community services set out in the Rate Rebate Policy and therefore does not qualify for a mandatory rebate.

Based on the assessment of the application it is recommended that a 50% discretionary rebate be approved for the 2025-2026 financial year.

A discretionary rebate of 50% to The Abbeyfield Society (Marion) Inc has previously been approved by Council, from 2004-2005 through to the 2024-25 financial year.

Plympton Glenelg RSL Sub Branch

This organisation does not meet the definition of community services set out in the Rate Rebate Policy and therefore does not qualify for a mandatory rebate.

Based on the assessment of the application it is recommended that a 50% discretionary rebate be approved for the 2025-2026 financial year.

A discretionary rebate of 50% to the Plympton Glenelg RSL Sub Branch has previously been approved by Council, from 2004-2005 through to the 2024-2025 financial year.

South Adelaide Squash Centre

This organisation does not meet the definition of Community Services set out in the Rates Rebate Policy and therefore does not qualify for a mandatory rebate.

Based on the assessment of the application it is recommended that a 25% rebate be approved to South Adelaide Squash Centre for the 2025-2026 financial year.

A discretionary rebate of 25% to SA Squash Centre was approved by Council for the 2024-2025 financial year.

Discretionary Rebates beyond 2025-2026

As noted earlier in the report Council reviewed the granting of discretionary rebates (GC250422R12.2) during the 2025-2026 Annual Business plan process. Following this review Council has resolved to phase the above discretionary rebates out over three years starting in 2026-2027 as follows:

- 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.
- Year 2 – discretionary rebates be reduced to a maximum of 50%.
- Year 3 – remove all discretionary rebates.

No changes will occur in the 2025–2026 financial year.

Council Property – Leased

Under the provisions of the *Local Government Act*, council must rate all council owned property over which a lease has been granted.

However, the *Recreation Grounds Rates and Taxes Exemption Act, 1981* exempts sporting and recreation clubs from council rates. The exemption will only apply where the total income (if any) derived by a club from the use of the land is used to maintain the club facilities at that site.

Financial Implications:

The nature of rebates is that the rate responsibility is shifted from one section of the community to another. The total mandatory rebates forecast for 2025-2026 amount to \$2,711,990 and discretionary rebates amount to \$19,012.

CONCLUSION

All applications for rate rebates have been reviewed individually in accordance with the relevant sections of the Local Government Act 1999 and with council's Rating Policy.

ATTACHMENTS

1. Attachment 1 - Schedule of Rate Rebates [**12.7.1** - 3 pages]
2. Attachment 2 - Discretionary Rate Rebates [**12.7.2** - 6 pages]

APPENDIX 1 - RATE REBATE REPORT 2025-26

Mandatory 100%		
Organisation	Rate \$	Rebate \$
Adelaide Society of The New Church Inc	2,014	2,014
Apostolic Church Aust Ltd	3,125	3,125
Baptist Churches of South Australia Inc	12,458	12,458
Brighton Christadelphian Ecclesia Inc	4,514	4,514
Catholic Church Endowment Society Inc	14,606	14,606
Churches of Christ in SA & NT Inc	15,531	15,531
City of Marion - kindergarten	11,527	11,527
City of Marion - kitchen	1,736	1,736
City of Marion - book exchange	2,315	2,315
City Reach Marion Inc	5,092	5,092
Corp of Presiding Bishop of Latter-Day Saints	7,581	7,581
Good Shepherd Lutheran Church Hallett Cove Inc	7,002	7,002
Hallett Cove Parish	4,051	4,051
Hindu Society Of SA Inc	4,467	4,467
Islamic Society Of SA Inc	6,076	6,076
Lutheran Church Of Australia (SA) Inc	2,129	2,129
Lutheran Church of Australia SA & NT District Holding Ltd	7,407	7,407
New Apostolic Church Aust Pty Ltd	1,297	1,297
Oasis Family Church Inc	1,967	1,967
Portlife Church Incorporated	2,835	2,835
SA Ambulance Service	4,282	4,282
SA Pathology	1,533	1,533
Spring Park Baptist Church Inc	4,571	4,571
Synod Diocese Murray Anglican Church	3,360	3,360
Synod Diocese Adelaide Anglican Church	8,101	8,101
The Salvation Army (SA) Property Trust	10,647	10,647
True Jesus Church (SA) Inc	4,051	4,051
Uniting Church in Australia Property Trust SA	44,546	44,546
Child & Family Health Services	4,548	4,548
Ebenezer Pentecostal Assembly Incorporated	1,296	1,296
Royal District Nursing Service SA Ltd	14,467	14,467
Flinders University South Australia	22,581	22,581
Total	241,714	241,714

Mandatory 75%		
Organisation	Rate \$	Rebate \$
Access 2 Place Housing Assoc	33,412	25,059
Autism SA	22,337	16,752
Anglicare SA Housing Ltd	39,583	29,687
Bedford Industries Inc	5,486	4,114

Believe Housing Australia	73,807	55,355
Catholic Church Endowment Society Inc	50,518	37,888
Calvary Aged Care Services	31,769	23,827
Common Equity Housing SA Ltd	28,607	21,455
Community Housing Ltd	8,611	6,458
Cornerstone Housing Ltd	58,303	43,727
Eldercare Australia Ltd	56,594	42,445
Emmaus Christian College Inc	26,619	19,964
Genesis Pregnancy Support Inc	1,782	1,337
Hallett Cove School buildings - various private owners	13,098	9,824
James Brown Memorial Trust Inc	15,313	11,485
Julia Farr Housing Assoc	62,624	46,968
Junction & Women's Housing Ltd	1,810,464	1,357,848
Minda Housing Ltd	34,373	25,780
Novita Services	14,460	10,845
Orana Australia Ltd	1,852	1,389
Rembrandt Living	22,221	16,666
Resthaven Inc	53,449	40,087
Salvation Army Housing Ltd	26,920	20,190
Southern Cross Care (SA & NT) Inc	23,255	17,441
St Martin De Porres Catholic School	9,606	7,204
St Vincent de Paul Housing	59,487	44,615
Sunrise Christian School Inc	22,626	16,969
Tenure Pty Ltd	11,837	8,878
The Adelaide Benevolent & Strangers Friend Society	3,287	2,465
The Salvation Army (SA) Property Trust	2,176	1,632
Trustee of Marist Bros. Southern Province	75,285	56,463
Uniting SA Housing Ltd	6,030	4,522
Unity Housing Co	203,718	152,789
Westminster School Inc	177,825	133,368
Westside Housing Association	81,876	61,407
Woodend Primary School	19,443	14,582
Your Place Housing Ltd	76,011	57,009
Total	3,264,663	2,448,497

Mandatory 75% and Discretionary 25%		
Organisation	Rate \$	Rebate \$
Foodbank of South Australia Inc	14,572	14,572
Suneden Intellectually Disabled Childrens Inc	14,467	14,467
Total	29,039	29,039

Discretionary 100%		
Organisation	Rate \$	Rebate \$
The Scout Assoc of South Australia	6,238	6,238
Total	6,238	6,238

Discretionary 50%		
Organisation	Rate \$	Rebate \$
Plympton Sub-Branch Returned & Services League	5,348	2,674
Abbeyfield Australia	2,835	1,418
Total	8,184	4,092

Discretionary 25%		
Organisation	Rate \$	Rebate \$
South Adelaide Squash Centre	5,689	1,422
Total	5,689	1,422

SUMMARY		
	Rate \$	Rebate \$
Mandatory 100%	241,714	241,714
Mandatory 75%	3,264,663	2,448,497
Mandatory 75% & Discretionary 25%	29,039	29,039
Discretionary 100%	6,238	6,238
Discretionary 50%	8,184	4,092
Discretionary 25%	5,689	1,422
TOTAL	3,555,526	2,731,002

Discretionary Rate Rebate Application Checklists

Appendix 2

The Applicant, **Foodbank SA** is applying for a 25% discretionary rebate for the purpose of providing a benefit or service to the local community on two properties with total rates of \$14,572.

Section 1: In deciding whether to grant a discretionary rebate of rates, Council must take into account the following matters:-		
	Yes	No
1. Is there a similar service provided elsewhere in the Council area? In comparison, what is the nature and extent of Council services provided, in respect of the land, for which the rebate is sought? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is a community need being met by the activities carried out on the land for which the rebate is sought?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do the activities carried out on the land, for which the rebate is sought, provide assistance or relief to disadvantaged persons?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any other matters the Council considers relevant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 2: Council may take into account other matters considered relevant including (but not limited to) the following:-		
	Yes	No
1. Is there a need for financial assistance through a rebate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the amount of rebate requested considered appropriate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the applicant in receipt of any financial assistance, in respect of the land, by Commonwealth or state agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Has the applicant made (or intends to make) applications to other councils?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Is the applicant providing a service within the council area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the applicant a public sector body <input type="checkbox"/> , a private not for profit body <input checked="" type="checkbox"/> or a private for profit body <input type="checkbox"/> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any historical considerations that may be relevant for all or any part of the current Council term?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is there a desire to grant a rebate for more than one year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has consideration been made of the full financial consequences of the rebate for the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Was the application submitted within the specified time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the applicant in receipt of a community grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is a community grant available to the person or body making the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Is there any other matters/policies considered relevant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommendation:

Foodbank SA provides food relief to the disadvantaged in the community by working with numerous welfare agencies and schools within the City of Marion.

Foodbank SA meets the requirement for a 75% mandatory rebate. In addition, Council has previously granted a discretionary rebate of 25%. It is recommended that a 25% discretionary rebate be approved for 2025-26.

The Applicant, **Suneden School** is applying for a 25% discretionary rebate for the purpose of providing educational services to children or young persons on a property with rates of \$14,467.

Section 1: In deciding whether to grant a discretionary rebate of rates, Council must take into account the following matters:-		
	Yes	No
1. Is there a similar service provided elsewhere in the Council area? In comparison, what is the nature and extent of Council services provided, in respect of the land, for which the rebate is sought? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is a community need being met by the activities carried out on the land for which the rebate is sought?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do the activities carried out on the land, for which the rebate is sought, provide assistance or relief to disadvantaged persons?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any other matters the Council considers relevant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 2: Council may take into account other matters considered relevant including (but not limited to) the following:-		
	Yes	No
1. Is there a need for financial assistance through a rebate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the amount of rebate requested considered appropriate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the applicant in receipt of any financial assistance, in respect of the land, by Commonwealth or state agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Has the applicant made (or intends to make) applications to other councils?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is the applicant providing a service within the council area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the applicant a public sector body <input type="checkbox"/> , a private not for profit body <input checked="" type="checkbox"/> or a private for profit body <input type="checkbox"/> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any historical considerations that may be relevant for all or any part of the current Council term?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is there a desire to grant a rebate for more than one year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has consideration been made of the full financial consequences of the rebate for the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Was the application submitted within the specified time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the applicant in receipt of a community grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is a community grant available to the person or body making the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Is there any other matters/policies considered relevant? See "Recommendation"	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommendation:

Suneden School provides education and care to students aged 5 to 21 years with intellectual and multiple disabilities.

This organisation meets the requirements for a 75% mandatory rebate being land used for educational purposes. In addition, Council in previous financial years has granted a discretionary rebate of 25%. It is recommended that the rebate be approved for 2025-26.

The Applicant, **Scouts SA** is applying for a 100% discretionary rebate for the purpose of providing facilities or services for children or young persons on three properties with total rates of \$6,238.

Section 1: In deciding whether to grant a discretionary rebate of rates, Council must take into account the following matters:-		
	Yes	No
1. Is there a similar service provided elsewhere in the Council area? In comparison, what is the nature and extent of Council services provided, in respect of the land, for which the rebate is sought?_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is a community need being met by the activities carried out on the land for which the rebate is sought?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do the activities carried out on the land, for which the rebate is sought, provide assistance or relief to disadvantaged persons?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are there any other matters the Council considers relevant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 2: Council may take into account other matters considered relevant including (but not limited to) the following:-		
	Yes	No
1. Is there a need for financial assistance through a rebate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the amount of rebate requested considered appropriate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the applicant in receipt of any financial assistance, in respect of the land, by Commonwealth or state agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Has the applicant made (or intends to make) applications to other councils?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Is the applicant providing a service within the council area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the applicant a public sector body <input type="checkbox"/> , a private not for profit body <input checked="" type="checkbox"/> or a private for profit body <input type="checkbox"/> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any historical considerations that may be relevant for all or any part of the current Council term?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is there a desire to grant a rebate for more than one year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has consideration been made of the full financial consequences of the rebate for the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Was the application submitted within the specified time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the applicant in receipt of a community grant? <i>CoM grant for air-conditioning</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Is a community grant available to the person or body making the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Is there any other matters and policies of the Council considered relevant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Recommendation:

Scouts SA is a 100% not for profit organisation that educates and trains youth in the City of Marion through a network of volunteers. They rely on fundraising and membership fees to run their programs.

Council has previously granted a discretionary rebate of up to 100% on properties occupied by Scouts SA. It is recommended that the rebate be extended for the 2025-26 financial year.

The Applicant, **Abbeyfield Society** is applying for a 50% discretionary rebate for the purpose of providing accommodation for the aged or disabled on a property with rates of \$2,836.

Section 1: In deciding whether to grant a discretionary rebate of rates, Council must take into account the following matters:-		
	Yes	No
1. Is there a similar service provided elsewhere in the Council area? In comparison, what is the nature and extent of Council services provided, in respect of the land, for which the rebate is sought? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is a community need being met by the activities carried out on the land for which the rebate is sought?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do the activities carried out on the land, for which the rebate is sought, provide assistance or relief to disadvantaged persons?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any other matters the Council considers relevant? See "Recommendation"	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 2: Council may take into account other matters considered relevant including (but not limited to) the following:-		
	Yes	No
1. Is there a need for financial assistance through a rebate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the amount of rebate requested considered appropriate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the applicant in receipt of any financial assistance, in respect of the land, by Commonwealth or state agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Has the applicant made (or intends to make) applications to other councils?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is the applicant providing a service within the council area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the applicant a public sector body <input type="checkbox"/> , a private not for profit body <input checked="" type="checkbox"/> or a private for profit body <input type="checkbox"/> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any historical considerations that may be relevant for all or any part of the current Council term?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is there a desire to grant a rebate for more than one year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has consideration been made of the full financial consequences of the rebate for the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Was the application submitted within the specified time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the applicant in receipt of a community grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is a community grant available to the person or body making the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Is there any other matters/policies considered relevant? See "Recommendation"	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommendation:

The Abbeyfield house provides a home for people with a mild intellectual disability where they can develop and maintain their independence in a supported environment.

A discretionary rebate of 50% has previously been approved by Council, from 2004-05 through to the 2024-25 financial year. It is recommended that the rebate be extended for the 2025-26 financial year.

The Applicant, **Plympton-Glenelg RSL Sub Branch** is applying for a 50% discretionary rebate for the purpose of providing a benefit or service to the community on a property with rates of \$5,348.

Section 1: In deciding whether to grant a discretionary rebate of rates, Council must take into account the following matters:-		
	Yes	No
1. Is there a similar service provided elsewhere in the Council area? In comparison, what is the nature and extent of Council services provided, in respect of the land, for which the rebate is sought? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is a community need being met by the activities carried out on the land for which the rebate is sought?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do the activities carried out on the land, for which the rebate is sought, provide assistance or relief to disadvantaged persons?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any other matters the Council considers relevant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 2: Council may take into account other matters considered relevant including (but not limited to) the following:-		
	Yes	No
1. Is there a need for financial assistance through a rebate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the amount of rebate requested considered appropriate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the applicant in receipt of any financial assistance, in respect of the land, by Commonwealth or state agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Has the applicant made (or intends to make) applications to other councils?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is the applicant providing a service within the council area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the applicant a public sector body <input type="checkbox"/> , a private not for profit body <input checked="" type="checkbox"/> or a private for profit body <input type="checkbox"/> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any historical considerations that may be relevant for all or any part of the current Council term?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is there a desire to grant a rebate for more than one year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has consideration been made of the full financial consequences of the rebate for the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Was the application submitted within the specified time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the applicant in receipt of a community grant? <i>Holdfast Council for dawn service</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Is a community grant available to the person or body making the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Is there any other matters/policies considered relevant? <i>See "Recommendation"</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommendation:

The RSL and veteran's centre provides welfare services for current and ex-serving members and promotes the interests of veterans and serving members of the Australian Defense Forces.

A discretionary rebate of 50% has previously been approved by Council from 2004/05 to the 2024-25 financial year. It is recommended that the rebate be extended for the 2025-26 financial year.

The Applicant, **South Adelaide Squash Centre** is applying for a 25% discretionary rebate for the purpose of providing a benefit or service to the local community on a property with rates of \$5,690.

Section 1: In deciding whether to grant a discretionary rebate of rates, Council must take into account the following matters:-		
	Yes	No
1. Is there a similar service provided elsewhere in the Council area? In comparison, what is the nature and extent of Council services provided, in respect of the land, for which the rebate is sought? <i>Council does not provide this service, rather private enterprise operate the same service.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is a community need being met by the activities carried out on the land for which the rebate is sought?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do the activities carried out on the land, for which the rebate is sought, provide assistance or relief to disadvantaged persons?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are there any other matters the Council considers relevant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 2: Council may take into account other matters considered relevant including (but not limited to) the following:-		
	Yes	No
1. Is there a need for financial assistance through a rebate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the amount of rebate requested considered appropriate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the applicant in receipt of any financial assistance, in respect of the land, by Commonwealth or state agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Has the applicant made (or intends to make) applications to other councils?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is the applicant providing a service within the council area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the applicant a public sector body <input type="checkbox"/> , a private not for profit body <input checked="" type="checkbox"/> or a private for profit body <input type="checkbox"/> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any historical considerations that may be relevant for all or any part of the current Council term?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is there a desire to grant a rebate for more than one year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has consideration been made of the full financial consequences of the rebate for the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Was the application submitted within the specified time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the applicant in receipt of a community grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is a community grant available to the person or body making the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Is there any other matters/policies considered relevant? <i>See "Recommendation"</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommendation:

South Adelaide Squash Centre is owned and operated by SA Masters Squash Incorporated, a not for profit organisation founded to provide recreational sport for participants over 30 years of age. The premises is available to all ages and is hired for public, private and professional use. The rebate would allow the organisation to expand their offerings to locals.

South Adelaide Squash Centre has been approved for a 25% discretionary rebate since 2019-20. It is recommended that the rebate be granted for the 2025-26 financial year.

12.8 Public Transport Strategy - City of Marion Submission

Report Reference	GC250624R12.8
Originating Officer	Transport Engineer – Sara Hurditch
Corporate Manager	Manager Engineering, Assets and Environment - Carl Lundborg
General Manager	General Manager City Services - Angela Allison

REPORT OBJECTIVE

The purpose of this report is to inform Council Member of the recently released Public Transport Strategy snapshot by the Department for Infrastructure and Transport and to seek endorsement for City of Marion's response submission to the consultation.

EXECUTIVE SUMMARY

On 20 May 2025, the Department for Infrastructure and Transport (DIT) publicly released a Public Transport Strategy Snapshot Review paper to consult on the development of a Public Transport Strategy. This Strategy intends to set the vision for public transport in South Australia for the next 30 years. The document follows the release of South Australia's Transport Strategy, to which the City of Marion made a submission in December 2024 (GC241210R11.6).

The City of Marion's submission has responded to the Strategy's key principles: A connected South Australia, now and in the future; Liveable and Sustainable communities; Moving more people, more reliably, more often; and Safe and accessible public transport for everyone.

The response focusses on key opportunities and challenges for public transport facilities and movement within the City of Marion.

RECOMMENDATION

That Council:

- 1. Notes the Department for Infrastructure and Transport (DIT) Public Transport Strategy Snapshot (Attachment 1).**
- 2. Endorses City of Marion's draft submission (Attachment 2) to the Public Transport Strategy consultation.**

DISCUSSION

The City of Marion's response to the Public Transport Strategy Snapshot Review has emphasised the need to better integrate public transport with developing land uses within the City and enhance public transport service levels through greater amenity provision, network coverage, and prioritisation.

The City of Marion Transport Plan (2021–2026) outlines a key principle of a Sustainable and Safe transport network and an objective of 'Fewer non-essential vehicles within the Council Area'. Action 8.1 of the plan describes that the City of Marion should identify gaps in public transport service levels and advocate for solutions to enable mobility in Marion.

The quality and location of the Westfield Marion Bus Interchange has been highlighted, as well as the opportunity to uplift bus service provisions along South Rd as part of the Torrens to Darlington project.

It has also included items previously raised with DIT, such as bus services for Majors Rd and footpath upgrades to public transport stops (GC240923M15.2).

The availability and quality of paths, connections and interfacing infrastructure linking to popular existing and future public transport stops and stations, to improve accessibility and help people feel safe, has been emphasised. This is in addition to the need for trains, trams and buses to enable bicycles and micro-mobility devices to travel comfortably during peak times, for free.

An Access to Public Transport and Walkable Neighbourhoods funding program has been proposed to help Council's fund local street and path upgrade projects that support public transport access.

Overall, the City of Marion has made it clear it desires to engage and collaborate with the Department and other agencies to develop future transit infrastructure and review any proposed plans and actions ahead of the final document.

The Public Transport Strategy consultation calls for written submissions to be submitted by Friday 27 June.

ATTACHMENTS

1. Public Transport Strategy Fact Sheet [**12.8.1** - 8 pages]
2. South Australia's Public Transport Strategy Review CoM response (1) [**12.8.2** - 12 pages]



Public Transport Strategy and Regional Review

SNAPSHOT



Government of South Australia
Department for Infrastructure
and Transport

Build.
Move.
Connect.

How we're creating a better public transport network for South Australia

We want to create a future public transport network that gives people the freedom to choose how they get around, no matter where they live or work.

We're developing a Public Transport Strategy that will set the vision for public transport in South Australia for the next 30 years. It will provide direction on how we create a public transport network to meet the needs of South Australians, now and in the future.

We recognise the unique needs and challenges of our regional communities, so we're also undertaking a Regional Public Transport Review. This detailed review will help us better understand the public transport priorities of people living and working in these areas so we can better cater for them in the future.



Public Transport Strategy

Public transport plays a crucial role in enabling social, economic and environmental benefits and helps to drive growth and prosperity in our state.

The Public Transport Strategy will help us deliver a more resilient, reliable and accessible public transport network, boosting economic growth and encouraging more sustainable ways to travel.

It will set the overall direction for future public transport planning and guide decisions on which projects to prioritise and invest in. It will help ensure that our transport network is ready for the future and that South Australia remains a great place to live and do business.

To develop the Public Transport Strategy, we will build upon what you've already told us during consultation for the recently published South Australian Transport Strategy. We'll engage further on key aspects of public transport so we have a deeper understanding of what's important to you.



Regional Public Transport Review

South Australia has an extensive regional public transport network, with services operating in 19 contracted regions.

Our regional communities have unique needs and challenges so we're doing a deep dive into public transport in these areas through our Regional Public Transport Review.

The review will identify key needs and gaps in the current services for regional communities, with the aim of providing recommendations that will enhance the regional public transport network in South Australia.

We're engaging with communities and stakeholders on our Public Transport Strategy and Regional Review at the same time, so we can get a full picture of our public transport needs across the state.

As a South Australian, you have a chance to add your voice to the conversation by telling us what's important to you. Have your say and ensure we build a future that benefits many generations to come.

Why does South Australia need a Public Transport Strategy?

Our population is growing and we can't build our way out of road congestion. We need to provide convenient, reliable and attractive transport alternatives to driving.

An additional 670,000 people are expected to be living in our state by 2051, and enhancing our public transport network will help us to manage congestion and maintain liveability into the future.

Additionally, the South Australia Government has committed to at least 60% reduction in emissions by 2030 and net zero emissions by 2050. Increasing use of public transport will help us to achieve those goals.

Key drivers informing the strategy

National and global trends and drivers of change will present challenges and opportunities for public transport in South Australia over the coming years.

There are six key drivers that will shape the future of our public transport network:



Expanding our roads alone will not solve congestion: As South Australia grows, demand on our road network will increase. However, we

cannot build our way out of congestion. To create a sustainable, efficient and reliable transport system, we need to prioritise public transport investments.



Safety is everything: Our communities value safety across the the entire transport system. Safety has a major impact on their decisions to choose

public transport. Ongoing advancements in technology can be leveraged to facilitate a safer, more secure and reassuring travel environment.



A growing population with increasing public transport needs: South Australia's population is growing. Public transport will be key to

enhancing connectivity to emerging regions and employment opportunities. Proactive planning is needed to integrate public transport with new housing. Aligning it with land use planning will support sustainable growth and improve connectivity.



Empowered and digitally connected customers: Public transport systems globally are embracing digital-first interactions to meet the rising

expectations of connected people for reliable and efficient services. This includes embracing real-time data to enable seamless end-to-end journey planning. We're focusing on the integration of first and last mile solutions, like e-scooters, bike-sharing and park 'n' rides to enhance convenience and choice for customer journeys from end-to-end.



Accelerating the transition to sustainable mobility: Transitioning from private vehicles to public transport is crucial for reducing

greenhouse gas emissions and achieving climate targets, including those committed in South Australia's Net Zero Strategy. Enhancing the attractiveness of public transport and transitioning the public transport fleet to more sustainable alternatives will support lower emissions, improve air quality and contribute to relieving road congestion.



Maintaining a future-focused public transport system: Maintaining a future-focused public transport system in South Australia demands an adaptable

workforce, smart use of data and the integration of new technology. Continuous investment in new technology and our workforce will support a more efficient network, and one that is adaptable to changing conditions.

Strategic context

The Public Transport Strategy is a sub-strategy of South Australia's Transport Strategy and aligns with other long-term plans that define the aspirations and future direction of our state.



Draft strategic outcomes

We've already learned a lot from South Australians about our transport network, and we're using that knowledge, along with global trends and data, to shape a strategy for the future of our state.

Based on what we already know, we've drafted five strategic outcomes and what these elements could look like for public transport.



A connected South Australia, now and in the future

How do we enhance our public transport network to get people where they need to go, support population and economic growth, strengthen connections to our regions, and respond to changing demands and travel patterns?



Liveable and Sustainable communities

How do we transition to net-zero emissions and enhance liveability through transport hubs and corridors?



Moving more people, more reliably, more often

How do we make sure our public transport services are fast, efficient and reliable?



Safe and accessible public transport for everyone

How do we provide a positive and safe public transport experience for everyone, regardless of their needs and abilities?



A great customer experience

How do we create a public transport system that provides comfort, easy connections and an intuitive digital experience?

These draft strategic outcomes outline what we need to prioritise over the next 30 years.



A connected South Australia, now and in the future

- Providing a public transport system that gets people where they need to go.
- Expanding and strengthening public transport connections to enable population and economic growth.
- Enhancing regional connectivity through public transport.
- Providing public transport services to ensure people in regional South Australia have access to essential services, education, and employment opportunities.
- Providing transport nodes and interchanges at key strategic locations integrated with active and personal mobility.
- Developing strategically located interchanges and transport hubs that integrate buses, trains, trams and other transport options.



Moving more people, more reliably, more often

- Ensuring public transport is a competitive travel choice.
- Improving the speed, frequency, and reliability of public transport, making it a competitive and attractive option for more South Australians.
- Enhancing operational efficiency through modern systems and technologies.
- Focusing on optimising the current public transport system to ensure it operates efficiently, while also planning for the integration of automation and advanced technologies.



Liveable and sustainable communities

- Transitioning the public transport system towards net zero.
- Transforming public transport to be cleaner and more sustainable. Reducing emissions through net zero-emission vehicles and greener infrastructure.
- Placemaking around transport hubs and corridors to enhance the physical environment.
- Creating vibrant, welcoming spaces around transport hubs and corridors that support local businesses, encourage walking and cycling, and enhance community connection.



Safe and accessible public transport for everyone

- Enhancing safety across the public transport system.
- Continuing to prioritise the safe movement of people across South Australia's public transport system, ensuring a secure environment for both passengers and staff.
- Ensuring accessible travel for all.
- Continuing to develop an accessible and welcoming public transport system, ensuring that people of all abilities can travel independently and with confidence.



A great customer experience

- Making it easier for customers to plan journeys aligned to their needs and preferences.
- Expanding access to flexible, real-time information that supports effortless journey planning and wayfinding for passengers.
- Enhancing service quality to ensure a pleasant and comfortable experience.
- Prioritising cleanliness, comfort, and access to assistance across the transport network to enhance passenger experience.

Get involved

Let's create our public transport future together!

We want to know what's important to you when it comes to public transport in our state. By providing your feedback, you can help us shape a public transport future that works for you now and for generations to come.

Your feedback will help us to develop key actions that will form the basis of our Public Transport Strategy. It will also inform the Regional Public Transport Review to address regional public transport needs.

You can get involved by:

- Exploring what aspects of public transport are most important to you through our interactive transport choices game.
- Completing the 'Future of public transport' online survey.
- Attending an information session or webinar.
- Submitting a written submission.

For more information visit,
www.dit.sa.gov.au/public-transport-future

Have your say by Friday 27 June



Government of South Australia
Department for Infrastructure
and Transport

Build. Move. Connect.

South Australia's Public Transport Strategy and Review Snapshot

**CITY OF MARION
DRAFT SUBMISSION**



City of Marion submission to the Public Transport Strategy

The City of Marion welcomes the opportunity to be consulted on the development of South Australia's Public Transport Strategy. The City provided feedback to the Transport Strategy in December 2024 and has subsequently incorporated some of the key points made through this response as well.

The State's aim to develop, over the next 30 years, a more resilient, reliable and accessible public transport system to boost economic growth and support more sustainable ways to travel, is both encouraging, and essential, to maintaining liveability as our city continues to grow.

Timely to these strategies, the outcome of public consultation of the City of Marion's Strategic Plan 2024-2034 was to achieve a *liveable, sustainable community*, with a community vision to *create and maintain safe, attractive, and accessible public places and facilities*.

Figure 1: Strategic Plan Community Vision 2024-2034



These goals are aligned.

Importantly, the integration of land use and public transport will be key to achieving these goals. The City of Marion's submission to the Greater Adelaide Regional Plan (GARP) in November 2024 reiterated this point and was made in consideration of the future directions for our City.

Council will soon embark on developing its Liveable Growth Plan which is aimed at addressing how it will achieve the key housing and employment lands targets

assigned from GARP, as well as how to improve liveability for its community through the principle of Living Locally.

This Public Transport submission has focussed on some of the key challenges and opportunities to public transport use and uptake in the City of Marion, as observed by Council and reported by residents.

The City of Marion has responded within the context of the Public Transport Strategy's key principles: *A Connected South Australia, Liveable, Sustainable Communities, Safe and Accessible Public Transport for everyone and Moving more people, more reliability, more often.*

A Connected South Australia

Council is particularly supportive of the following three purported goals for *A Connected South Australia*:

- *Expanding and strengthening public transport connections to enable population and economic growth;*
- *Providing transport nodes and interchanges at key strategic locations integrated with active and personal mobility; and*
- *Developing strategically located interchanges and transport hubs that integrate buses, trains, trams and other transport options.*

Council is encouraged that DIT recognises as a key driver that we can't build our way out of congestion, as this has been the focus for investment for some time within DIT, largely at the expense of public transport investment. Integrating land use with public transport planning for future growth will be key to developing a truly connected inner-south region.

Key Priority L3.2 within the City of Marion's Strategic Plan 2024-2034 is the role of partner and advocate to: *Undertake localised planning for identified key activity areas, strategic infill sites, and growth corridors as identified within the Greater Adelaide Regional Plan, collaboratively with landowners.*

In this regard, the City would like to liaise with the Department for Infrastructure and Transport to help achieve alignment between the Public Transport Strategy and the objectives of the Greater Adelaide Regional Plan (GARP). This will help to guide the development of strategically placed residential, commercial and employment growth centres which are underpinned by strategically important public transport links.

Co-locating different public transport modes, such as buses with train or tram stops within our City via specialised transit hubs or even providing well-lit connections within close proximity to one another, particularly with the use of micromobility options, will provide more travel flexibility and public confidence in the public transport system.

Key areas of importance to the City of Marion include:

- Support for the development of the whole length of the South Rd surface corridor to prioritise and better integrate fast transit modes with population growth and connection;
- Better interfaces between different transit modes;
- Focus on centres of key 'movement' and 'place' and consolidating housing densities, activity centres and transport hubs within these zones;
- Improving neighbourhood walkability in and around transit hubs and centres;
- Establishing new or modified public transport routes through developing areas (such as Majors Rd) that build new connections and improve efficiency of public transport compared to private transport.
- Substantially improving the location and level of service (accessibility, integration, comfort and safety) offered by the Marion Bus Interchange.

Priority L3.4 within CoM's Strategic Plan 2024-34, outlined Council's role to partner and advocate to *proactively explore partnerships to design an area that meets the needs of the community around the North South corridor*. On this basis, the City would like the Public Transport Strategy to work towards strengthening public transport connections for population and economic growth by considering the South Rd surface corridor as a future transit corridor with greater bus priority and connectivity to other services.

Key opportunities within the City of Marion for the development of transport nodes with employment, activity and population 'hubs' include:

- Castle Plaza / Edwardstown precinct
- Tonsley Innovation District
- Morphettville
- Westfield shopping precinct and the Marion Bus Interchange
- Hallett Cove centre

These locations offer the opportunity to be developed into larger urban centres and play a bigger role in the study, service and employment provision, supporting the 'living local' principle with the associated localised travel requirements. Public transport with a higher level of service would be central to the success of this principle. Bus jumps at traffic lights and priority bus lanes at peak times could be considered as part of future corridor planning and signal upgrades.

A key part of the urban development of infill / urban area precinct planning in connection with transit centres would be additional funding support for Councils to help them develop more 'walkable' neighbourhoods to support non-vehicle related travel.

The location of the Westfield Marion Bus Interchange needs to be reviewed in light of future master planning for the area, with the opportunity to co-locate or priority-connect to both the shopping and railway station precincts. The Development

Services and Engineering Units would like to begin a conversation with officers within the Department for Housing and Urban Development (DHUD), DIT and PTSA to actively review the opportunities for relocating this interchange.

A new Marion Bus Interchange requires a significant redesign to cater more comfortably for the 542,000 patrons which passed through it in 2024. A modern look and feel with shelter, safe crossing points, indoor areas to sit on hot and cold days, and screens to notify of arriving and depart services would not only improve the current level of comfort, safety and accessibility for passengers, it would also be a highly attractive way to travel.

With respect to future public transport services and stops, in response to the requested needs of the community and the development of recreational facilities in the O'Halloran Hill area, the City of Marion has previously requested, via the Minister for Transport, that the following new bus services and stops be considered within new bus service contracts:

- New bus service between Hallett Cove Shopping Centre to South Road and the Flinders Medical Centre / Flinders University Complex, **via Majors Road;**
- New bus stops on Majors Rd to be established near to the Cove Soccer Club, pump track/Sam Willoughby BMX track and Glenthorne National Park/IQRA college; and
- Connection between the Cove Sports Complex (via Brooklyn Drive) and the Seaford train network via Hallett Cove Beach or Hallett Cove railway stations to allow residents to transfer between bus and train services.

Additionally, the City of Marion would like to see Public Transport South Australia (PTSA) incorporate:

- Ride-up options to public transport for bicycles and electric scooters, micro-mobility devices. This includes the capacity for these to be taken on trains, trams and some buses to allow flexibility for people of different ages and mobilities to move around the city without the need for a vehicle;
- Boosting carriage capacities to be sufficient to cater for various micro-mobility devices;
- Removing the requirement for patrons to pay for bicycles or other devices aboard trains in peak times; and
- Modifying passive crossings at railway crossings to be either activated, or larger, to improve the ability for mobility aids, devices and bicycles to more easily access stations or cross railway lines.

The ability for the community to arrive at and change between services at activity/public transport hubs by multiple modes will be important for patronage growth and liveability. The City of Marion would like to discuss these options with DIT / PTSA representatives.

Liveable, Sustainable Communities

Council is particularly supportive of the purported goals for Liveable, Sustainable Communities, including:

- *Placemaking around transport hubs and corridors to enhance the physical environment;*
- *Creating vibrant, welcoming spaces around transport hubs and corridors that support local businesses, encourage walking and cycling, and enhance community connection;*
- *Transitioning the public transport system towards net-zero; and*
- *Transforming public transport to be cleaner and more sustainable and reducing emissions through net zero-emission vehicles and greener infrastructure.*

These goals support a number of our Liveable and Sustainable priorities within our Strategic Plan, including:

- *L1.1 - Develop innovative active transport pathways and safe crossing points to key amenities that connect roads, footpaths, and public transport;*
- *L1.2 - Optimise innovative lighting options to improve community safety and security;*
- *L2.3 - Identify and plan “community hubs” (vibrant and attractive precincts/main street destinations) in priority locations;*
- *S3.1 Build resilience to climate change by managing the impacts and risks; and*
- *S3.2 Support the community’s carbon emission reduction through investing and/or partnering in infrastructure, such as electric vehicle recharge stations.*

With regard to creation of “placemaking” and “vibrant, welcoming spaces”, this aligns with the delivery of anticipated public realm improvements identified within the GARP for high capacity / frequency transit corridors. This does present a challenge for some contested spaces.

The Public Transport Strategy needs to be clear about roles and expectations for transport corridors to guide future investigations and resultant precinct planning. The Torrens to Darlington project presents an opportunity to uplift the ‘place’ aspects of the surface road in key locations adjacent frequent and popular public transport stops, and support growth in public transport priority and utilisation.

Stops with the highest patronage deserve higher levels of service in respect to amenity (seating, lighting, surface materials), and good connectivity and interface with adjacent land uses.

Stops with the highest patronage along South Road are outlined in Table 1 below.

Table 1: South Road high patronage bus stops

Stop Name	Total Patronage	Patrons per day (280 weekdays)
Stop 13 South Rd - West side	24,888	89
Stop 18 South Rd - West side	20,085	72
Stop 23 South Rd - West side	20,379	73
Stop 26 Main South Rd - North West side	16,973	61
Stop 29 Main South Rd - North West side	12,210	44
Stop 33 Main South Rd - West side	18,627	67
Stop 6 South Rd	31,284	112

Stop 6 (west) and Stop 18 (west) have been identified within the scope of the Torrens to Darlington (T2D) project for relocation. The City of Marion has provided commentary in relation to these stops through that process, however these stops offer the opportunity to be re-established with a more significant community interface / place environment as part of the relocation than current T2D plans allow for.

Additionally, stops 12 (west) and 13 (west) are located immediately adjacent Castle Plaza and Edwardstown. These locations will be significantly modified as a result of land use and road access changes, and if planned well, these stops could support substantially more patrons boarding from the area by being better integrated with the surrounding infrastructure and providing a higher level of service. The City of Marion would like to discuss with DIT and PTSA the opportunities to better accommodate and encourage future demand growth at these stops.

In April 2025, the City of Marion proposed to Public Transport South Australia an upgrade to the car park, landscaping, connecting paths, and components of the linear reserve upgrade project for Marino Railway Station. A design and costing led to an additional funding request from the Department for \$318,000. The local community has also been active in requesting upgrades to the Marino Rocks Railway Station.

Vibrant and welcoming spaces in and around priority stops and hubs will require innovative lighting, art installations, passive surveillance and security improvements, potentially including security officers and or CCTV. Some of these things may be able to be carried out in coordination with Council in joint funding arrangements.

The following sustainability principles are considered important to the City of Marion as part of future new and upgraded public transport projects:

- Consideration of the role and opportunities offered by car-share models within high density developments, in coordination with limited access to off and on-street parking near public transport hubs and interchanges, could encourage this shift;

- Better supporting and encouraging use of E-bikes for shorter trip journeys to work and services, through improved storage and bikeway infrastructure, particularly at key public transport nodes;
- Supporting 'walkable neighbourhood' initiatives in and around key public transport areas through a competitive Access to Public Transport funding program;
- Integrating stormwater management and service authority requirements with transport planning to support urban renewal projects, as will consideration of space to accommodate 'green' infrastructure within transport corridors to enhance amenity and build climate resilience;
- Canopy cover through the selection of appropriate shade and drought tolerant trees that support the community's choice to travel actively and increase climate resilience to the 'heat island effect';
- Local urban biodiversity sensitive urban design goals and habitat corridors that enable nature engagement, enhance climate resilience, create diversity and build on unique local character and identity;
- Water sensitive urban design treatments for stormwater management and quality;
- The use of recycled, porous and heat-resistant materials which embed and enhance climate resilience; and
- Maintaining public transport assets well to ensure cleanliness and adopting low-emission / low polluting technologies.

Safe and Accessible Public Transport

Council is very supportive of the Strategy's principles that aim to enhance the safety and accessibility of public transport. Several opportunities to contribute to this within the City of Marion have been identified.

Of note, the City of Marion's population over 70 years of age is projected to increase proportionally and in real terms, with those over 80 years of age almost doubling, by 2041.

This generation is likely to experience a natural shift in demand away from the private vehicle, toward more localised, accessible active travel modes and public transport, connected to activity centres. The City of Marion would like the Public Transport Strategy to consider the application of DDA focussed design principles as part of public transport projects, and the concept of 'living locally', built into its future vision, to adequately support the diversity of ages, abilities and socio-economic status of the population.

The public realm enhancement of both current and future high frequency DIT stops and interchanges to maximise passive surveillance and the perception of safety will be crucial for supporting public transport uptake.

Key to this is the investment of Councils in uplifting public transport amenity and access. The City of Marion has already invested in the substantial upgrade of 95%

of bus stops within its care and control to achieve both amenity enhancement, and *Disability Discrimination Act* requirements. This includes the vast majority of bus stops along Main South Rd. Further upgrades are planned for the next few years, including the relocation and reconstruction of Stop 34 Main South Rd, closer Chandlers Hill Rd.

As part of the Chandlers Hill Pedestrian Crossing Project, Council is seeking the construction of a footpath from the Chandlers Hill / South Road traffic lights to a future relocated Stop 34, to better connect public transport to the Chandlers Hill community.

In relation to overall bus stop amenity and safety perception, the City of Marion would like the PTSA to investigate and support adaptable, low maintenance and sustainable bus shelter lighting technologies which can be retrofitted to existing shelters.

It is crucial to improve the perception of safety not just at interchanges, bus and train/tram stops, but also the connecting paths and streets to these locations, particularly after dark, to support patronage of public transport services.

There is a need for more and safer pedestrian and cyclist crossing facilities over main roads, and for path connections on DIT land, in particular, to be upgraded to an acceptable standard and especially as part of stop and station upgrades. This includes compliant kerb ramps connections and sealed paths, including the path between Marion Rd and the Marion Railway Station.

The City of Marion has to date strongly advocated for and facilitated improved active travel connections to bus stops and railway stations. As an example, a path upgrade project between Kirra Avenue and Furner Avenue to better connect the Mitchell Park Railway Station, will shortly begin. Further DIT investment is needed for paths on the other side of the line. Additionally, path upgrades that better connect the community to Marino Railway Station will be incorporated as part of the Newland Avenue Linear Park.

An Access to Public Transport Fund, operated like the State Bike Fund as part of a 50/50 model with Councils, could substantially contribute to the investment required in both connecting and CPTED infrastructure, in and around public transport stops.

Additionally, the local community has previously provided feedback that there is a need to separate bicycles from station platforms, such as at the Hallett Cove Railway Station. This would help to support a higher level of pedestrian safety for those navigating to and waiting for a train.

Moving more people, more reliably, more often

Council is highly supportive of the intention to improve the speed, reliability and frequency of the network. From the City of Marion's perspective, this means:

- Increases to bus priority, such as priority bus lanes for some stretches of the South Rd surface Rd and bus jumps at key intersections on Marion Rd, Morphett Rd and South Rd, incorporated as part of corridor and signal upgrades;
- Targets for the increase in public transport patronage and active travel participation to 2041 to assist councils and the State Government to track and compare progress towards a changing city over time; and
- Improving the ease of ticket purchases on buses, through, for instance, a 'tap n go' system, would improve the cost recovery of the service and make it more accessible for people in an increasingly cashless society.

Whilst it is noted that a review of the bus network to improve its efficiency and service level was ultimately not supported by Government some years ago, the City of Marion encourages a review of this network once again, considering the timeliness of the GARP and the Public Transport Strategy, which are re-thinking the growth and movement of the city. Careful consideration is required on how to best engage the community.

In summary

Overall, the City of Marion is pleased with the release of the Public Transport Strategy Snapshot Review, its focus on sustainability and liveability for the next 30 years, and the opportunity for the City of Marion to contribute to its further development.

Council would like to see better integration of the community with new and rejuvenated transit hubs whilst increasing the efficiency and reach of our public transport networks.

In summary, there is a need, in the City of Marion for:

1. Better integration of land use with transport

- a. Co-locating major transport hubs/interchanges with current or future centres of population, employment, service and retail activity within the City of Marion, such as at the Castle Plaza / Edwardstown precinct, Tonsley Innovation District, Morphettville tram / housing development precinct, Westfield shopping and Marion Bus Interchange precinct, and the Hallett Cove centre. Planning for these opportunities in conjunction with Councils and the Department for Housing and Urban Development (DHUD) to identify appropriate locations and designs for these hubs will be necessary;

2. Support for the development of the whole length of the South Rd surface corridor to prioritise and better integrate fast transit modes with population growth and connection;
3. Better interfaces between different transit modes;
4. Focus on centres of key 'movement' and 'place' and consolidating housing densities, activity centres and transport hubs within these zones;
5. Improving neighbourhood walkability in and around transit hubs and centres;
 - a. Working with Council on placemaking opportunities in and around key existing and future transit stops and hubs;
 - b. Sealing and lighting the pedestrian path between Tudor and Essex Avenue, Mitchell Park, to connect the community to the Mitchell Park Railway Station;
 - c. Upgrading the car park and landscaping immediately adjacent the Marino Railway Station as per the design provided by the City of Marion in April 2025;
 - d. Constructing a new pedestrian path between Chandlers Hill / South Rd traffic lights and a future relocated Stop 34 bus stop;
 - e. Investigating opportunities at Hallett Cove Railway Station to separate cyclists from the need to use the platform;
 - f. Improving access to key existing public transport stops, stations and interchanges by helping to fund connecting road and path infrastructure upgrades through an Access to Public Transport and Walkable Neighbourhoods program. This includes road crossing facilities; and
 - g. Improving bus service coverage to and through new developments and road projects, such as Majors Rd, between the Hallett Cove railway stations, Brooklyn Drive and the Flinders University / Medical precinct.

Enhancement of public transport service levels

6. Integrating different modes – particularly trams and buses and trains and buses at centralised transit hubs for greater movement flexibility;
7. Identifying key transit corridor opportunities for bus priority projects;
8. Maximising opportunities as part of the T2D project to enhance South Road's bus priority to enable more competition of services with private vehicles could be achieved through measures such as:
 - a. Bus lane priority
 - b. Bus jump priority at key intersections
 - c. Public transport stop level of service upgrade and amenity, throughout the length of the corridor.
9. Improving the capacity for micromobility devices to travel on trains, trams and buses, and removing the need to pay for these at peak times;
10. Moving towards the seamless cash-free 'tap n go' purchase of tickets on buses; and

11. Sustainability opportunities (as outlined) to be incorporated as part of new and upgraded transport projects and services.

The City of Marion has a strong willingness to both engage and collaborate with the Department and other agencies to develop future transit infrastructure and review any proposed plans and actions ahead of the final document.

DRAFT

12.9 EV Charging Stations

Report Reference	GC250624R12.9
Originating Officer	Manager City Activation – Mat Allen
Corporate Manager	N/A
General Manager	General Manager City Services - Angela Allison

REPORT OBJECTIVE

The purpose of this report is to seek Council approval to enter into an agreement for public EV infrastructure on Council Land and Road Reserve requiring a Section 221 Authorisation (alteration of a public road) and Section 222 Permit (business use of a public road).

REPORT HISTORY

Report Reference	Report Title
IEC240806R6.1	Trial EV Public Charging Station
IEC250408R7.1	Public EV Charging Stations
GC250527R13.2	Public EV Charging Stations

EXECUTIVE SUMMARY

The City of Marion, in collaboration with the City of Port Adelaide Enfield, conducted a joint Request for Proposal (RFP) to secure a provider for public electric vehicle (EV) charging stations at no cost to Council. Following a detailed assessment, the Royal Automobile Association (RAA) was selected for their strong business case and operational flexibility. RAA's reputation and experience in EV infrastructure further supported their selection.

Initial installation sites include:

- Cove Civic Centre
- Marion Cultural Centre
- Mitchell Park Sports and Community Centre

Additional sites at Marion Outdoor Pool and Tonsley are being assessed based on power availability, accessibility, and user demand.

RAA will be responsible for all associated costs and will obtain necessary Section 221 and Section 222 permits under the Local Government Act 1999. A 5 + 5 + 5-year agreement is proposed, ensuring operational certainty and regulatory compliance. Development Approval and public notification processes will be followed, with standard fees and charges applying.

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.

RECOMMENDATION

That Council:

- 1. Authorises the Chief Executive Officer or approved delegate to enter into an agreement and grant a combined 221 Authorisation for the alteration of a public road and a 222 Permit for the business use of a public road for a term of 5 years (with further options for a further 5 + 5 years).**

DISCUSSION

At the Infrastructure and Environment Committee on 8 April 2025, the report outlined that the 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 locations for the installation of EV charging stations. These include (refer attachment 1 – Layout Plans):

- Cove Civic Centre
- Marion Cultural Centre
- Mitchell Park Sports and Community Centre

Additional sites could be considered at the Marion Outdoor Pool and Tonsley. These additional locations will be subject to further site assessments and feasibility. Site selection is determined 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 and 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. 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.

Local Government Act 1999

Section 221 Authorisation is required when the applicant proposes to erect or install a structure (such as fixtures, fittings, pipes, and cables) in, on, across, under, or over the road. Council may grant an Authorisation for a term of up to 42 years.

A Section 222 Permit for Business Purposes on Council Road is required for the business use of road reserve, such as operating the public EV charging station. Council may grant a Section 222 Permit for a term of up to 5 years.

Combined permit authorisation (Section 221 and Section 222 permits) may be granted in conjunction with each other, being a 221 Authorisation for the structure, and the 222 Permit for the business use.

It is intended that RAA will be issued a Permit to operate for a period of 5 years (which is the maximum time permitted under the provisions of the Local Government Act) plus 2 x 5-year extensions with an opportunity to extend after 15 years subject to a satisfactory performance throughout the permit period.

Should Council support this report, it is anticipated that public EV charging stations could be in place from September 2025.

Licence Agreement

The Licence Agreement between the City of Marion and RAA outlines the licensor and licensee's terms, conditions, licensed area, roles and responsibilities.

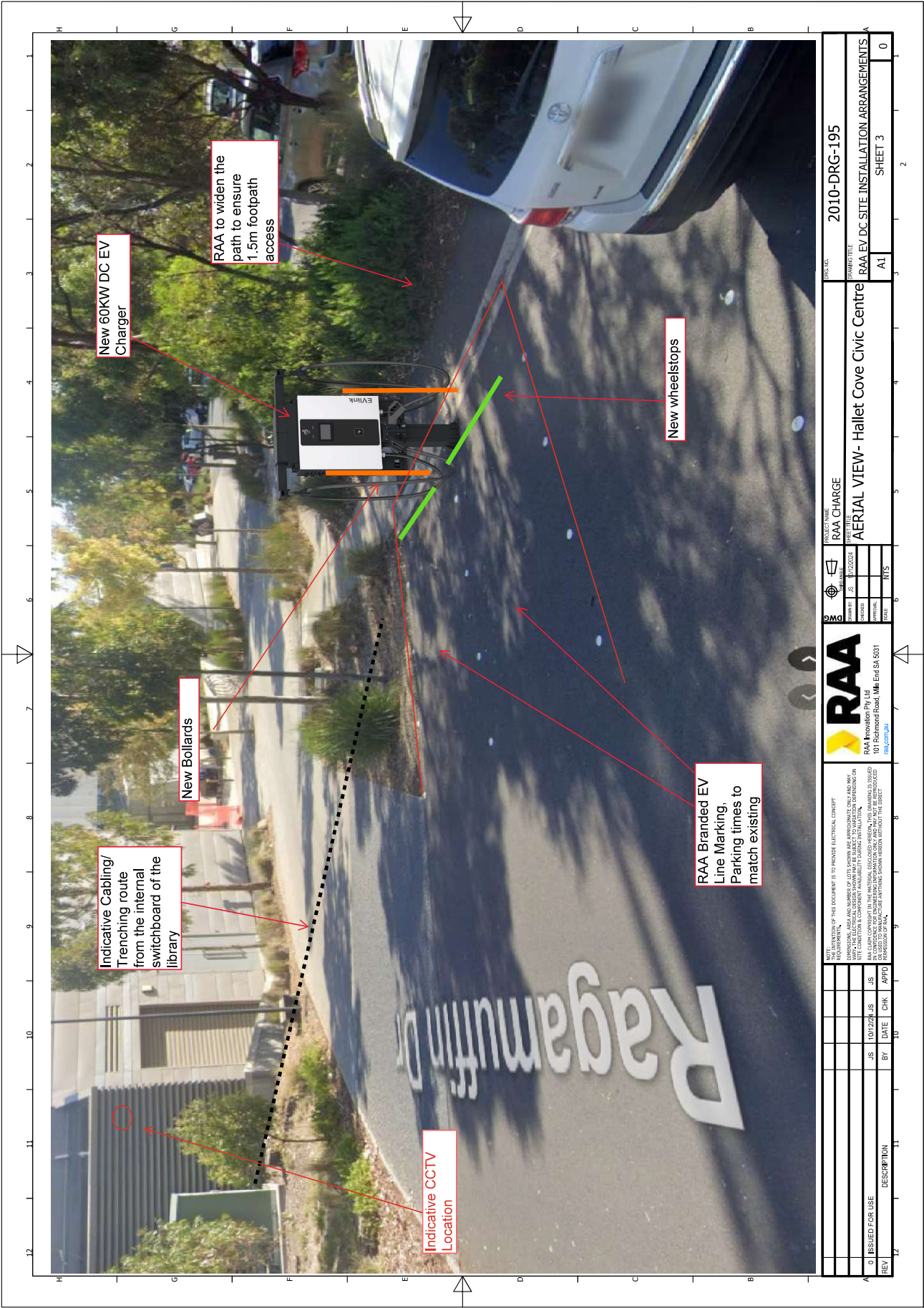
Under the Licence Agreement, RAA will bear all costs associated with installation, operation and maintenance of the infrastructure. The charging stations will remain the property of RAA throughout the agreement period, and at the conclusion of the Agreement, Council may require the infrastructure to be removed and the area reinstated at RAA's expense.

ATTACHMENTS

1. Layout Plans [**12.9.1** - 6 pages]



Hallett Cove Civic Centre Site Layout





RAA
charge

**Marion
Cultural
Centre
Site Layout**

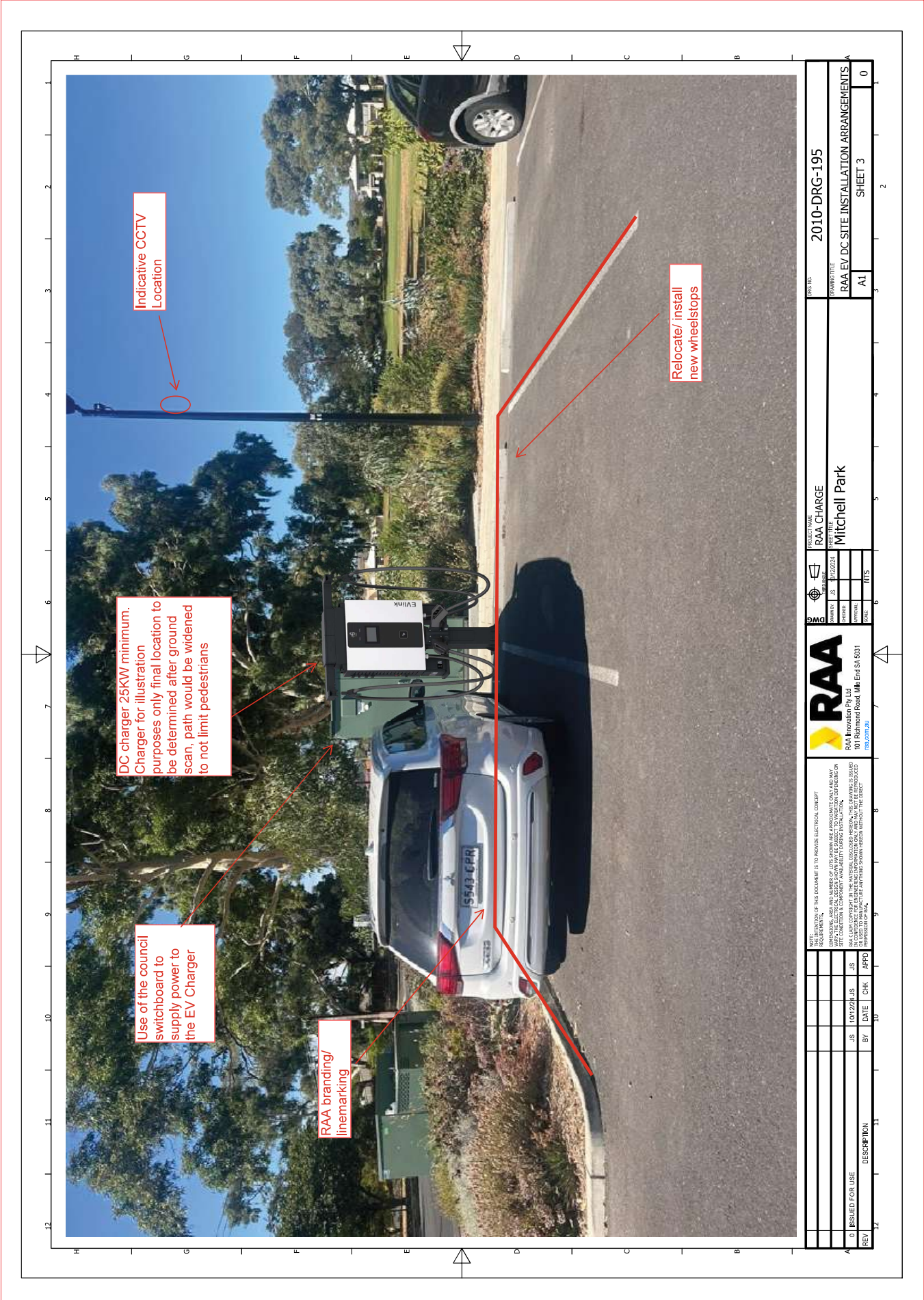


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RAAA
charge

Mitchell Park
Site Layout



12.10 Community Grants 2024-25 Round 2

Report Reference	GC250624R12.10
Originating Officer	Grants Officer – Ashley Lambourne
Corporate Manager	Manager Community Connections - Merran Fyfe
General Manager	General Manager City Services - Angela Allison

REPORT OBJECTIVE

To award funding for Round 2 of Community Grants 2024-2025.

REPORT HISTORY

Report Reference	Report Title
CYGC250528R5.1	Community Grants 2024-25 Round 2
GC250527R12.6	CoM Events and Funding

EXECUTIVE SUMMARY

The purpose of the City of Marion Community Grants program is to support not-for-profit organisations to deliver activities and projects that demonstrate a strong community benefit. A total of \$100,000 per financial year was allocated to this program, of which \$50,000 was allocated to each of the two grant rounds. There was an underspend from Round 1 of \$3773 which has been added to Round 2 allocation, totalling \$53,773.

Round 2 2024-2025 was oversubscribed by \$19,625. The Community and Youth Grants Committee has reviewed all eligible applications and is recommending that Council fund \$53,918 to 15 organisations (Attachment 1).

In relation to future Community Grant rounds, the funding pool available from 1 July 2025 is \$90,000 per annum, and it will be offered in two rounds of \$45,000.

RECOMMENDATION

That Council:

- 1. Accepts the recommendation of the Community and Youth Grants Committee to fund a total of \$53,918 in Round 2 Community Grants 2024-2025 (as per the below table):**

Organisation	Funding Recommendation
Edwardstown Photography Club	\$2,700
Foodbank of South Australia Incorporated	\$1,143
Friends of Sturt River Landcare Group Inc.	\$1,750
Junction	\$1,000
Marion Dementia Friendly Alliance of SA Inc trading as the Mitchell Park Pathways Café	\$2,700
Morphettville Park Football Club Incorporated	\$4,049
Oaklands Community Garden	\$4,240
Plympton Sporting and Recreation Club	\$5,000
Sheidow Park Cricket Club Incorporated	\$1,497
South Coast Cycling Club	\$885
Uniting Communities	\$6,208
Venture Theatre Company	\$9,558
Vietnam Veterans' Federation South Australian Brank Inc, The Yerbury Centre	\$945
Wesley Netball Club Incorporated	\$2,243
YMCA of SA Youth and Family Services	\$10,000
Total	\$53,918

2. Notes the overspend of \$145 in Round 2 Community Grants 2024-2025.

3. Notes the recommendation includes 3 applications above \$5000.

DISCUSSION

Applications were invited from not-for-profit organisations to establish and undertake projects or activities that are beneficial for the community. Applicants may apply for grants up to \$5000, with one grant per round of up to \$10,000 available.

On the 28 May 2024 Council endorsed the creation of the Community and Youth Grants Committee to review and deliberate the merits of each application. In order to support the Community and Youth Grants Committee in discharging its obligations, administration undertook a preliminary review of the of the applications against Council's endorsed Community Grant matrix (Attachment 2) and guidelines (Attachment 3)

Each application was then given an individual score by administration staff (subject matter experts), which were then averaged and all information relevant to the application provided to

the Community and Youth Grants Committee. This included a summary review card and the full application.

The Committee considered each application and has provided a recommendation to Council as to which organisations it recommends to fund in Round 2 of Community Grants 2024-2025, and to what value. Council is not bound by this recommendation and may accept, reject or amend the recommendation prior to endorsing the funding for Round 2 Community Grants 2024-2025.

The Community and Youth Grants Committee has recommended to fund 3 grants above \$5000. The Community Grant Guidelines specify only 1 organisation per round is to be funded above \$5000. The guidelines also enable Council to take into account other matters that Council deem reasonable and relevant in their decision making.

The 17 eligible applications reviewed by the Community and Youth Grants Committee are presented for Councils consideration (Attachment 1) and decision. The 'Funding' column states which applications and to what value the Community and Youth Grants Committee is recommending for funding.

It was noted by the Community and Youth Grants Committee that one application was withdrawn by the applicant, and this was therefore not considered for funding.

Where relevant, the City of Marion Grants Officer will provide feedback on unsuccessful applications to assist with future funding opportunities.

The Committee discussed the benefit of communicating via email an annual grants 'snapshot' highlighting successfully funded Community and Youth Grants. Administration will action this annually in the second half of the calendar year.

ATTACHMENTS

1. Community Grants - Summary of Applications 2024-25 Round 2 [**12.10.1** - 4 pages]
2. Community Grants Assessment Matrix [**12.10.2** - 1 page]
3. Community Grant Guidelines [**12.10.3** - 3 pages]

Committee recommends for funding:				
Organisation name	Project Name	Previous Funding Considerations	Project summary	Funding
Edwardstown Photography Club	Purchase of laptop to facilitate digital requirements		Upgrade of laptop for club.	Committee recommends funding of \$2700.
Foodbank of South Australia Incorporated	Equipment upgrades to celebrate Foodbank Edwardstown volunteers	Applicant was previously funded \$2589 from Community Grants (Round 2, 2022-23) for the Food Hub Edwardstown - Keeping Warm this Winter project.	Upgrade of portable gas barbecue, purchase of marquee and BBQ tools to thank and celebrate volunteers, as well as attract more City of Marion volunteers at our volunteer events.	Committee recommends funding of \$1143.
Friends of Sturt River Landcare Group Inc.	Trailer maintenance to support volunteers in biodiversity work	Applicant was previously funded \$1000 from Community Grants (Round 2, 2022-23) for the Vouchers for Volunteers project.	Maintenance and respraying of trailer used to support volunteers at biodiversity sites.	Committee recommends funding of \$1750.
Junction	Free Mind Community Skate School		Free skateboarding lessons and clinics in Marion for young people 5 and over.	Committee recommends funding of \$1000.
Marion Dementia Friendly Alliance of SA Inc trading as the Mitchell Park Pathways Café	Providing activities to dementia sufferers		18 workshops providing dementia sufferers and their carers activities led by skilled professionals. Activities will include puppetry, drama, model making and music.	Committee recommends funding of \$2700.
Morphettville Park Football Club Incorporated	Equipment for growing junior participation		Upgrade and purchase of goal posts, footballs, water bottles and other equipment to support more than 100 junior memberships.	Committee recommends funding of \$4049.
Oaklands Community Garden	Installation of covered shelter, street library and minor garden supplies	Applicant was previously funded \$2179 from Community Grants (Round 2, 2022-23) for the Enhancing Community Enjoyment of The Garden project and \$5000 from Community Grants (Round 1, 2024-25) for the Covered Shelter project.	Complete the covered shelter project, installation of street library and top up existing garden supplies to support ongoing maintenance of the garden.	Committee recommends funding of \$4240.

Plympton Sporting and Recreation Club	Sports equipment		The upgrade and purchase of cricket bats, footballs, goal pads, wheelie bins and soccer balls for club use.	Committee recommends funding of \$5000.
Sheidow Park Cricket Club Incorporated	Junior girls cricket		Purchase of protective equipment and uniforms for Junior Girls.	Committee recommends funding of \$1497.
South Coast Cycling Club	Signage to promote the club, advertise events, and build clubs brand	Applicant was previously funded \$10,000 from Community Grants (Round 2, 2022-23) for the SunSmart Awning for Volunteers and Riders project.	A new sign to be placed at the club entrance with information about the club, membership & events.	Committee recommends funding of \$885.
Uniting Communities	Ripple effect		"Ripple Effect" is a 10-session block of swimming lessons, accommodating 10 attendees per block, with 2 blocks. Led by qualified instructors at the SA Aquatic and Leisure Centre. The sessions will teach essential water safety skills. Participants will receive a 10-visit pool pass, encouraging them to continue their engagement with water safety and build confidence. The program targets parents involved in Family by Family, a program supporting families with children. The participants may include survivors of domestic violence, new migrants, individuals facing mental health challenges, and those struggling with loneliness.	Committee recommends funding of \$6208.
Venture Theatre Company	Inclusive community theatre for all		The purchase of headset microphones, portable sound and lighting equipment to enhance community theatre initiatives. This investment will make performances more accessible and adaptable to various spaces, ensuring that audience members with hearing impairments, visual challenges, or other auditory needs can fully enjoy productions.	Committee recommends funding of \$9558.
Vietnam Veterans' Federation South Australian Branch Inc, The Yerbury Centre	VVF card group		Purchase of 3 die cutting machines for VVA Card Group to assist in creation of cards for Australian troops deployed overseas. The cards are made for troops to send to family and friends on festive occasions back home.	Committee recommends funding of \$945.

Wesley Netball Club Incorporated	Netball minis		Program for 6–11-year-olds to develop fundamental netball skills in a fun and supportive environment. 1 workshop per week for 6 weeks, 15 participants across 2 rounds (12 workshops and 30 attendees in total) at Marion Leisure and Fitness Centre.	Committee recommends funding of \$2243.
YMCA of SA Youth and Family Services	Therasteps	Applicant was previously funded \$10,000 from Youth Grants (Round 2, 2022-23) for the Active Youth project, \$10,000 from Youth Grants (Round 2, 2022-23) for the Mighty Mynd's project and \$9500 from Youth Grants (Round 1, 2023-24) for the Fundamental Upskilling project.	A safe, structured walking group to help participants improve mobility, functional capacity, confidence, and overall well-being. designed to support older adult (50+ years) residents of Marion City who have, or are at high risk of, physical or mental ill-health. Sessions will run once a week for one hour, departing from Marion Leisure and Fitness Centre. Each session can accommodate up to 20 participants per attending health professional. Before joining, participants will attend a heavily subsidized one-on-one consultation with an allied health professional to assess baseline health measures, set personal goals, and develop a tailored walking plan	Committee recommends funding of \$10,000.
Total				\$53,918

Committee does not recommend for funding:				
Organisation name	Project Name	Previous Funding Considerations	Project summary	Funding
SA Native Animal Rescue Inc	Incubators and food supplies		Purchase of brooders and net guns to assist with one-on-one volunteer workshops and training.	<p>Requested funding of \$5000.</p> <p>Project can proceed with funding of \$2400.</p> <p>Committee does not recommend funding this application.</p>
The Scout Association of Australia – SA Branch	Improving the parent's room	Applicant was previously funded \$3,857 from Youth Grants (Round 1, 2023-24) for Lightweight Camping Equipment and \$6237 from Youth Grants (Round 1, 2024-25) for Climbing Gear Replacement.	Purchase of an air-conditioned for the parent's "hangout" room to encourage use of area and growth of community.	<p>Requested funding of \$5000.</p> <p>Project can proceed with funding of \$3500.</p> <p>Committee does not recommend funding this application.</p>



Community Grants Assessment Matrix

Activity or Project Criteria	Weighting Applied	Criteria Applied to Assessment
Activity or Project benefits majority of City of Marion residents	20%	Demonstrates participation by CoM residents and/or members of local CoM clubs/organisations at an 80/20 ratio or higher.
Activity or Project creates Community Connection	15%	Addresses social isolation, increases opportunity for social connectedness, neighborhood connection and/or intergenerational connection.
Activity or Project incorporates a focus on health and wellbeing	15%	Demonstrates opportunities for supporting better physical and/or mental health.
Activity or Project incorporates a focus on skill development	15%	Evidence of skill development opportunities for participants eg: employment skills, leadership skills, life skills.
Activity or Project is inclusive as possible for the CoM community	10%	Open to broader community but mindful of specific targeted demographics for some activities/projects. Creates safe spaces for community and encourages cultural harmony.
Activity or Project aligns with CoM's Strategic Plan/Community Vision - Towards 2040	10%	Strength of alignment in relevant areas eg: engaged, liveable.
Activity or Project demonstrates applicant's in-kind support	5%	Level of applicant contribution to total project cost eg: facility, facilitators and/or resources to deliver activity/project.
Activity or Project creates opportunities for volunteers	5%	Project or activity utilises or gives opportunities to engage volunteers, gives back to the community.
Organisation/group demonstrates environmental responsibility	5%	Application indicates current or intended progress towards an increased environmental responsibility eg: organisational policies and practices in place



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Introduction

The purpose of the Community Grants Program is to assist local not-for-profits to establish and undertake activities that are beneficial for the community.

Applications should support and align with [The City of Marion Strategic Plan 2024-2034](#).

Applications should ensure activities are inclusive and as accessible as possible for all groups, including people of various genders, ages, sexuality, cultural backgrounds, religious beliefs and those living with disability. The City of Marion recognises particular activities may be implemented to support vulnerable populations and/or specific demographic groups within our community.

Support with your application

Applicants are strongly encouraged to refer to this document and the Strategic Plan link before considering or commencing an application.

If you require further information please contact Ashley Lambourne, Grants Officer on phone 08 8375 6600 or email ashley.lambourne@marion.sa.gov.au.

All information relating to City of Marion grants including eligibility, key dates and previously successful recipients can be found on the City of Marion [website](#).

Applications need to be submitted [online](#).

To be eligible

- Applications are required to be from incorporated, not-for-profit organisations and groups.
- Applications must include completed financial information and necessary quotations.
- **NOTE:** Groups that are not incorporated need an incorporated body willing to accept the funds on your behalf and accept responsibility for the funding of the activity (auspiced by an incorporated body).

The following will make an application ineligible

- Funding for individual, private, political or commercial enterprises or activities.
- Fundraising or sponsorship.
- Ongoing operational costs, core business, salaries or costs not directly related to activity delivery.
- Payment for facilitators/instructors (unless it is clearly demonstrated that required expertise cannot be sourced internally).
- If applicants have already applied within other City of Marion grant streams for the same activity within the same round.
- Activities implemented outside of the City of Marion council boundaries (unless the activity clearly demonstrates significant benefits to the participants, being City of Marion residents).
- The activity has commenced or retrospective funding (money spent before a grant is approved).
- Funding for academic research or conference costs, interstate or overseas travel.
- Funding for once off events.
- Activities that duplicate a community need that is already being met.
- Schools are not eligible to apply. External organisations conducting activities within schools, during school hours, are also ineligible.
- The organisation has an outstanding acquittal or debt owing to Council. *Please note this does not apply to organisations that have a loan with Council and are complying with the repayment terms.*
- Site improvements on private residential property.

Ineligible applications will not progress to the assessment stage.

Funding and additional criteria

- Each funding round may include one grant up to \$10,000.
- The remaining funding pool has a \$5,000 limit per application.

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- Applicants must declare any current and/or ongoing in-kind or financial support received from the City of Marion eg: subsidised rent, funding agreements.
- Only one application per community group/organisation per round will be accepted.
- Where relevant, applications may be approved subject to additional criteria being met (eg: subject to development approval, landlord approval etc).

Grant Objectives

Applicants should consider the following:

- Establish and undertake activities that align with relevant areas of [The City of Marion Strategic Plan 2024-2034](#).
- Activities that focus on the following will be highly considered:
 - Demonstrate a strong benefit to City of Marion residents eg: demonstrating 80+% of activity participants are City of Marion residents.
 - Demonstrate inclusivity and accessibility to the wider community, where possible.
 - Encourage community led activities, including opportunities for volunteers.
 - Create opportunities for increased social connections and increased community participation.
 - Demonstrate how the outcomes of the funded activity includes giving back to the community.
 - Enable wellbeing eg: healthy lifestyles, skill development, safe and welcoming spaces, cultural harmony
 - Demonstrate environmental responsibility by the organisation/group, where applicable, eg: environment policies or practices.

Examples of funding areas could include: recreational/community programs, workshops/series of events, eg: health & wellbeing and/or skill development, equipment, arts and cultural activities, facility upgrades and minor capital works.

How are applications assessed?

- Applications will be assessed and scored against grant guideline criteria.
- Applications will be assessed and scored against Community Grant objectives.
- Applications will be assessed and scored against the [The City of Marion Strategic Plan 2024-2034](#).
- A reduction of 10% is applied to the application total assessment score if the organisation has been funded within the last 3-4 rounds, and a reduction of 20% applied if funded within the last 1-2 rounds.

Please note that meeting the eligibility criteria alone does not guarantee funding. The Community Grants Program is highly competitive with a budget limit. The decision to award a grant is made by Council and the decision of Council is considered final. This decision may take into account other matters that Council deem reasonable and relevant to the decision-making process. The timeline for Council's final decision making to award funding is approximately 5 months from the grant round closing date.

Financial reporting and acquittal

Applicants will be required to complete an acquittal form online. The form is due one month after the completion of the project or 13 months from the funding date, whichever is earlier. Evidence of expenditure is required – **all receipts must be attached to the acquittal.**

The acquittal form verifies that the grant funding has been spent in accordance with the activity budget provided in the application form. Final acquittal of the grant requires a statement of income and expenditure for the project as well as evalu documentation. The feedback provides valuable insight for Council on how your activity and the community have benefited from the Community Grants Program. (where applicable please include photos of your project/activity).

Successful applicants are required to comply with terms and conditions included in the application form.

12.11 Youth Grants 2024-2025 Round 2

Report Reference	GC250624R12.11
Originating Officer	Grants Officer – Ashley Lambourne
Corporate Manager	Manager Community Connections - Merran Fyfe
General Manager	General Manager City Services - Angela Allison

REPORT OBJECTIVE

To award funding for Round 2 of Youth Grants 2024-2025

REPORT HISTORY

Report Reference	Report Title
CYGC250528R5.2	Youth Grants 2024-25 Round 2
GC250527R12.6	CoM Events and Funding

EXECUTIVE SUMMARY

The purpose of the City of Marion Youth Grants program is to support not-for-profit groups and service organisations to deliver well-managed and relevant activities whilst strengthening connections for young people between the ages of 12-25 in our community. A total of \$120,000 per financial year was allocated to this program, of which \$60,000 was allocated to each of the two grant rounds. There was an underspend from Round 1, 2024-25 of \$19,143 which has been added to Round 2 allocation, increasing available funding to \$79,143.

Eligible funding requests for this round totalled \$67,866. The Community and Youth Grants Committee has reviewed all eligible applications and is recommending that Council fund \$52,596 to 8 organisations (Attachment 1).

In relation to future Youth Grant rounds, the funding pool available from 1 July 2025 is \$100,000 per annum, and it will be offered in two rounds of \$50,000.

RECOMMENDATION

That Council:

- 1. Accepts the recommendation of the Community and Youth Grants Committee to fund a total of \$52,596 in Round 2 Youth Grants 2024-2025 (as per the below table):**

Organisation	Funding Recommendation
Adelaide Cricket Club	\$4,960
The Big AL Foundation	\$6,400
Flinders New Venture Institute	\$6,567

The Gold Foundation	\$10,000
Plympton Little Athletics Centre	\$9538
Sonder – Headspace Marion	\$4961
South Adelaide Basketball Club	\$7920
The Uniting Church Property Trust for The Corner Uniting Church	\$2250
Total	\$52,596

2. Notes the underspend of \$26,547 in Round 2 Youth Grants 2024-2025.

DISCUSSION

Applications were invited from organisations with youth expertise to provide opportunities and engagement for all young people aged 12-25 years. Applicants may apply for grants up to \$10,000.

On the 28 May 2024 Council endorsed the creation of the Community and Youth Grants Committee to review and deliberate the merits of each application. In order to support the Community and Youth Grants Committee in discharging its obligations, administration undertook a preliminary review of the of the applications against Council's endorsed Youth Grant matrix (Attachment 2) and guidelines (Attachment 3).

Each application was then given an individual score by administration staff (subject matter experts), which were then averaged and all information relevant to the application provided to the Community and Youth Grants Committee. This included a summary review card and the full application.

The Committee considered each application and has provided a recommendation to Council as to which organisations it recommends to fund in Round 2 of Youth Grants 2024-25, and to what value. Council is not bound by this recommendation and may accept, reject or amend the recommendation prior to endorsing the funding for Round 2 Youth Grants 2024-25.

The 10 eligible applications reviewed by the Community and Youth Grants Committee are presented for Councils consideration and decision. The 'Funding' column states which applications and to what value the Community and Youth Grants Committee is recommending for funding (Attachment 1).

Where relevant, the City of Marion Grants Officer will provide feedback on unsuccessful applications to assist with future funding opportunities.

The Committee discussed the benefit of communicating, via email, an annual grants snapshot highlighting successfully funded Community and Youth Grants. Administration will action this annually in the second half of the calendar year.

ATTACHMENTS

1. Youth Grants - Summary of Applications 2024-25 Round 2 [**12.11.1** - 3 pages]
2. Youth Grants Assessment Matrix [**12.11.2** - 1 page]
3. Youth Grant Guidelines [**12.11.3** - 4 pages]

Committee recommends for funding:				
Organisation name	Project Name	Previous Funding Considerations	Project summary	Funding
Adelaide Cricket Club	Junior Girls Cricket Academy		Continuation of Junior Girls Cricket Academy for girls living or playing in City of Marion. For girls between 12-18 as a majority.	Committee recommends funding of \$4960.
The Big AI Foundation	The Breath of Life for Teens		A series of 2-hour workshops for teens within City of Marion community to empower them with practical breathing techniques for emotional self-regulation, stress relief and resilience.	Committee recommends funding of \$6400.
Flinders New Venture Institute	NVI Pre-Accelerator Program Scholarship	Applicant was previously funded \$4975 from Community Grants (Round 1, 2023-24) for the Venture Dorm: Youth Scholarship project.	The pre-accelerator aims to take a product or service from idea to market validation. The scholarship will provide 6 young people the opportunity to learn entrepreneurial skills that they can use to create a business to solve important issues affecting the community and create self-employment opportunities. The New Venture Institute program also offers sessions on future and technological skills, public speaking, and matches participants to mentors according to their specific needs. The program culminates with a final pitch event where participants present their ideas to their peers, academics, startup founders, and other members of the innovation ecosystem.	Committee recommends funding of \$6567.
The Gold Foundation	Uni Ready Program		The Uni Ready Program is a 10-week program designed for autistic people under 30 years old who are considering university studies in the following year. Facilitators will support students to plan and prepare for university by providing information, building key skills, and fostering confidence. The Program format will resemble how learning is done at universities, giving our students a taste of what to expect. The Uni Ready Program will have up to 10 participants per instance (maximum 50 over the life of the project). It will be targeted at City of Marion residents aged 16 and over who are on the Autism Spectrum.	Committee recommends funding of \$10,000.
Plympton Little Athletics	Marion's Highflyers: New Mat, New Heights		Purchase of a new high jump mat for the 11-17 age group.	Committee recommends funding of \$9538.
Sonder – Headspace Marion	Youth LGBTQIA+ Social Support & Educational Group at Headspace Marion		A program for Youth LGBTQIA+ social support and educational group at headspace Marion. The social support group will also provide young LGBTQIA+ with the opportunity to participate and advocate for issues affecting their community and the opportunity to attend LGBTQIA+ events such as the Pride March. The group will operate on a fortnightly basis every Tuesday at 5pm, ensuring accessibility outside school hours. It runs as an open group, meaning participants can choose to attend one or multiple sessions based on their interests and availability.	Committee recommends funding of \$4961.
South Adelaide Basketball Club	Increasing Girls Resilience in Basketball		A resilience and mindset program for girls aged 12-17, supporting their growth both on and off the court. Partnering with Rise Above Adversity, we will run two x two-hour workshops designed to enhance mental resilience, confidence, and focus. Targeted for 60-80 girls.	Committee recommends funding of \$7920.

The Uniting Church Property Trust for The Corner Uniting Church	Create for Youth in July School Holidays		Three new "Create" style art events for LGBTQIA+, neurodivergent and other youth aged 15 - 25 years of age to be held at The Corner Uniting Church in school holidays to 90 youth participants. Two events to be held for youth during the day and the third event to include youth and their support people as participants for an evening event (intergenerational). The Corner youth and older people volunteering to be involved in arranging and facilitating the events. All events to be held for 3 hours and include art activities and a meal.	Committee recommends funding of \$2250.
Total				\$52,596

Committee does not recommend for funding:				
Organisation name	Project Name	Previous Funding Considerations	Project summary	Funding
The Cove Football Club	Australian Rules Football Goal Post Pads	Applicant was previously funded \$3000 from Community Grants (Round 2, 2022-23) for Indigenous Guernsey's, Balls and Equipment.	Purchase of a set of protective goal post pads for use by the junior Australian Rules Football teams.	<p>Requested funding of \$5270.</p> <p>Project can proceed with funding of \$3413.</p> <p>Committee does not recommend funding this application.</p>
Plympton Sport and Recreation Club	Youth Leadership Through Education		Youth leadership program aimed at improving leadership for young people aged 12-25.	<p>Requested funding of \$10,000.</p> <p>Project can proceed with funding of \$4000.</p> <p>Committee does not recommend funding this application.</p>



Youth Grants Assessment Matrix 2024

Activity or Project Criteria	Weighting Applied	Criteria Applied to Assessment
Activity or Project benefits majority of CoM young people	20%	Demonstrates participation by CoM young people at an 80/20 ratio or higher.
Alignment with Key reports and City of Marion Strategic Plan & Community Vision – towards 2040	15%	Demonstrates alignment to the following document: <ul style="list-style-type: none"> The City of Marion Strategic Plan and Community Vision – Towards 2040 The City of Marion Youth Action Plan 2024-2027 (currently in draft)
Youth Specific Provider	15%	Does the applicant have experience delivering youth specific programs/projects events? OR Is the applicant from a specific sector i.e. housing, employment, developing a program aimed at young people between the ages of 12-25 years to address current needs?
Youth Development		Strength of Benefit to Young People
Activity or Project creates Community Connection	10%	Addresses social isolation, increases opportunity for social connectedness, peer connection and/or intergenerational connection.
Activity or Project is inclusive as possible for CoM young people	10%	Open to broader community but mindful of specific targeted demographics for some activities/projects. Creates safe spaces for community and encourages cultural harmony.
Activity or Project enables youth engagement	10%	Demonstrates awareness and opportunity for young people to: <ul style="list-style-type: none"> Co-design the project Be involved in the planning and delivery of the project
Activity or Project promotes positive wellbeing for young people	10%	The project is addressing issues that affect the health and wellbeing of young people. The following factors should be considered: (but not limited to) <ul style="list-style-type: none"> Mental Health Physical Health Skill Development Cultural Wellbeing
Additional Criteria		
Applicant contribution to the Activity or Project	5%	The applicant has commitment to the project by contributing; Eg: In kind support, volunteer hours, financial commitment
Applicant demonstrates environmental responsibility	5%	Application indicates current or intended progress towards an increased environmental responsibility eg: organisational policies and practices in place.



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Introduction

The purpose of the City of Marion Youth Grants is to support not-for-profit groups and organisations to deliver well-managed and relevant activities whilst strengthening connections for young people between the ages of 12-25 in our community.

Applications should support and align activities with [The City of Marion Strategic Plan 2024-2034](#).

Applications are invited from organisations with expertise and local knowledge to provide diverse and inclusive opportunities that are accessible as possible for groups, including various genders, ages, sexuality, cultural backgrounds, religious beliefs and living with disability. The City of Marion recognises particular activities may be implemented to support vulnerable populations and/or specific demographic groups within our community.

Support with your application

Applicants are strongly encouraged to refer to this document and the Strategic Plan link before considering or commencing an application.

If you require further information please contact Ashley Lambourne, Grants Officer on phone 08 8375 6600 or email ashley.lambourne@marion.sa.gov.au.

All information relating to City of Marion grants including eligibility, key dates and previously successful recipients can be found on the City of Marion [website](#).

Applications need to be submitted [online](#).

To be eligible

- Applications are encouraged from incorporated not-for-profit organisations and groups.
- **NOTE:** Groups that are not incorporated need an incorporated body willing to accept the funds on your behalf and accept responsibility for the funding of the activity (auspiced by an incorporated body).
- Applications must include completed financial information and necessary quotations.
- Schools/educational institutions are eligible to apply, provided they can demonstrate:
 - The activity is delivered outside of normal school hours, this also applies to external facilitators conducting activities within schools.
 - The activity is meeting an identified need that is not limited to the school environment and demonstrates how the activity will have benefits to the wider youth population.
 - The activity does not form part of the core business of the Department for Education.
 - Alternative funding sources for the activity are not available from the Department for Education.

The following will make an application ineligible

- Funding for individual, private, political or commercial enterprise or activities.
- Fundraising or sponsorship.
- Ongoing operational costs, core business and costs not directly related to activity delivery.
- Activity is implemented outside of the City of Marion council boundaries (unless the activity clearly demonstrates significant benefits to the participants, being City of Marion's young people).
- If applicants have already applied within other City of Marion grant streams for the same activity within the same round.
- The activity has commenced or retrospective funding (money spent before a grant is approved).
- Funding for academic research or conference costs, interstate or overseas travel.
- Funding for once off events.
- Activities that duplicate a community need that is already being met.
- The organisation has an outstanding acquittal or debt owing to Council. *Please note this does not apply to organisations that have a loan with Council and are complying with the repayment terms.*

Ineligible applications will not progress to the assessment stage.

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Funding

- Applicants may apply for funding up to \$10,000.
- Applicants may apply for more than one grant by submitting a separate application for each activity, demonstrating clear distinctions between the activities.
- Applicants must declare any current and/or ongoing in-kind or financial support received from the City of Marion eg. subsidised rent, funding agreements.

Grant Objectives

Applicants should consider the following:

- Establish and undertake activities that align with the relevant areas of [The City of Marion Strategic Plan 2024-2034](#).
- Activities that focus on the following will be highly considered:
 - Demonstrate a strong benefit to City of Marion young people eg. demonstrating 80+% of activity participants are City of Marion residents.
 - Are delivered by organisations that have recognised youth development expertise.
 - Are addressing an identified need for City of Marion's young people.
 - Develop opportunities for youth participation, connection and promote the health and wellbeing of young people.
 - Demonstrate inclusivity and accessibility to the wider community where possible.
 - Demonstrate evidence of youth engagement in the design, planning and delivery of the activity, where possible.
 - Organisations that contribute their own in-kind resources to the activity and encourage opportunities for volunteering.
 - Demonstrate environmental responsibility by the organisation/service, where applicable, eg. environment policies or practices in place.

Suggested Focus Areas

- Strengthening Youth Engagement and Participation
- Creating Safe, Inclusive and Welcoming Spaces
- Developing Creativity through Arts and Culture
- Valuing Nature and Environmental Sustainability
- Skill Development and Leadership

How are applications assessed?

- Applications will be assessed and scored against grant guideline criteria.
- Applications will be assessed and scored against youth grant objectives.
- Applications will be assessed and scored against the [The City of Marion Strategic Plan 2024-2034](#).
- A reduction of 10% is applied to the application total assessment score if the organisation has been funded within the last 3-4 rounds, and a reduction of 20% applied if funded within the last 1-2 rounds.

Please note that meeting the eligibility criteria alone does not guarantee funding. The Youth Grants Program is highly competitive with a budget limit. The decision to award a grant is made by Council and the decision of Council is considered final. This decision may take into account other matters that Council deem reasonable and relevant to the decision-making process. The timeline for Council's final decision making to award funding is approximately 5 months from the grant round closing date.

Financial reporting and acquittal

Applicants will be required to complete an acquittal form online. The form is due one month after the completion of the activity or 13 months from the funding date, whichever is earlier. Evidence of expenditure is required – **all receipts must be attached to the acquittal.**

The acquittal form verifies that the grant funding has been spent in accordance with the activity budget

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provided in the application form. Final acquittal of the grant requires a statement of income and expenditure for the activity as well as evaluation documentation. The feedback provides valuable insight to Council on how your activity and community have benefited from the Youth Grants Program (where applicable, please provide photos of your activity).

Successful applicants are required to comply with terms and conditions included in the application form.

12.12 Draft Community Engagement Charter: City of Marion feedback

Report Reference	GC250624R12.12
Originating Officer	Community Engagement Coordinator – Matthew Green
Corporate Manager	N/A
General Manager	General Manager Corporate Services – Tony Lines

REPORT OBJECTIVE

To provide Council Members with the opportunity to review the draft Community Engagement Charter currently out for consultation from the Office of Local Government, and to endorse staff feedback to be submitted to the State Government via the consultation process.

EXECUTIVE SUMMARY

The Office of Local Government is conducting statewide consultation on a new Community Engagement Charter (the Charter), which will set the minimum standards and principles for community engagement activities by councils across South Australia.

Once finalised, councils will be required to comply with the Charter in their engagement practices under the Local Government Act 1999.

The City of Marion supports the intent of the Charter and particularly the introduction of clear engagement categories that align engagement expectations with the significance of decisions.

The Minister's covering letter encourages feedback on whether the Charter strikes the right balance between a principles-based approach and appropriate minimum standards.

City of Marion staff recommend some adjustments to improve the clarity, flexibility and effectiveness of the Charter, in line with this intended approach. The feedback will be submitted via the YourSay portal prior to the close of consultation on Sunday 29 June 2025 and will help inform the final version of the Charter to be considered by the Minister.

RECOMMENDATION

That Council:

1. **Endorse the staff feedback submission on the Draft Community Engagement Charter.**

DISCUSSION

Background

The existing community consultation requirements under the Local Government Act 1999 have remained largely unchanged for over 20 years.

The proposed Community Engagement Charter is intended to modernise these requirements and better reflect contemporary engagement practice and community expectations.

The Charter introduces:

- Principles for engagement.
- Defined categories of engagement (*Significant - Annual Business Plan & Rating Policy, Significant, Standard, Local, Inform*).
- Mandatory minimum actions aligned to each category.

The Charter has been developed with input from council governance officers and the Local Government Association.

Once finalised, councils must ensure their Public Consultation Policy aligns with the Charter. The City of Marion will update its Policy accordingly.

General position

The City of Marion Administration:

- Supports the intent of the Charter.
- Supports the introduction of engagement categories, which provide a logical framework for aligning engagement with project significance.
- Supports a principles-based approach, with flexibility for councils to tailor engagement methods.
- Recommends that more definitive definitions for key terms could be considered to help ensure consistent interpretation across councils.
- Recommends suggested improvements to avoid reverting to overly prescriptive and outdated mandatory methods. E.g. newspaper advertisements.

Alignment with Current Practice

The City of Marion's engagement approach is already aligned with the proposed principles of the Charter:

- Engagement is proportionate to the scale and impact of each project.
- Multiple channels are used to maximise community reach and inclusion.
- Council provides transparent reporting on how feedback influences decisions.

The feedback provided aims to ensure that the final Charter is:

- Flexible, to reflect local context.
- Focused on outcomes, not just compliance with rigid processes.

Any required changes to our Public Consultation Policy are likely to be minor and relate to engagement category definitions. There will be no requirement for any changes to be made to current engagement practices by City of Marion through this charter.

Feedback to be submitted

Feedback Point	Relevant Section of Draft Charter	Comment / Rationale
Engagement Categories. Support for categories and possibility of clearer definitions of key terms	<i>Principles – Page 1; Definitions of categories – Page 1; Mandatory requirements tables</i>	The categories provide a consistent framework for councils to work within. Terms such as "Significant", "Local", "Standard", "community", "news publication", and "public meeting" could benefit from clearer definitions to avoid inconsistent application across councils.
Broader application options under 'News Publication'	<i>Mandatory requirements tables – Page 2</i>	Many councils do not have a single news publication covering their area, other than the Advertiser. Print readership is declining. The Charter could state that councils must ensure they aim for broad community awareness and allow flexibility in the

		methods used to achieve this (e.g. website, social media, newsletters, targeted advertising).
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Next Steps

- Following Council consideration of this report, staff will submit the feedback via the YourSay portal.
- The Office of Local Government will consider submissions and finalise the Charter later in 2025.
- The City of Marion's Public Consultation Policy will be reviewed and updated once the final Charter is published.

ATTACHMENTS

1. Attachment 1 - Community Engagement Charter - for public consultation - May 2025 [**12.12.1** - 8 pages]

Community Engagement Charter

Principles

This charter has been prepared taking into account the following principles contained in section 50(2) of the *Local Government Act 1999*—

- (a) members of the community should have reasonable, timely, meaningful and ongoing opportunities to gain access to information about proposed decisions, activities and processes of councils and to participate in relevant processes;
- (b) information about issues should be in plain language, readily accessible and in a form that facilitates community participation;
- (c) participation methods should seek to foster and encourage constructive dialogue, discussion and debate in relation to proposed decisions, activities and processes of councils;
- (d) participation methods should be appropriate having regard to the significance and likely impact of proposed decisions, activities and processes;
- (e) insofar as is reasonable, communities should be provided with information about how community views have been taken into account and reasons for decisions or actions of councils.

Categories

In recognition of the fact that the matters included for community engagement in this Charter have differing levels of impact on councils' communities, this Charter establishes four categories of engagement and requirements that are appropriate to each group.

- **Significant — annual business plan and rating policy:** decisions related to a council's adoption of its annual business plan or proposed changes to the basis of its council rates.
- **Significant:** decisions that a council makes that have a significant impact on most or all ratepayers and residents, or the wider community or area.
- **Standard:** decisions that a council makes that benefit from community input across the council area.
- **Local:** decisions that impact an identifiable smaller group of residents/ratepayers or a local area.
- **Inform:** matters where councils provide information to a community impacted by a decision.

Mandatory requirements definitions

Where the Charter includes a mandatory requirement, the following table provides more information about actions that must be taken at a minimum to meet that requirement for community engagement.

While these actions are mandatory, councils should actively consider all activities that should be undertaken for each matter that it is consulting on to give community members the best chance to make their views known. In particular, councils should undertake additional engagement for matters that have greater significance, greater community interest or a greater impact on communities.

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In this Charter 'community' means groups or people that are impacted by or interested in a particular council decision or action. This may include residents, ratepayers, businesses, children and young people, local communities, groups, and associations.

Additionally, whenever a council is preparing information to support engagement, it should be in plain language, readily accessible and in a form that facilitates community participation.

Mandatory requirement	Mandatory minimum actions to achieve the mandatory requirements	Mandatory requirement that applies to matters categorised as: (X indicates that the mandatory requirement applies)				
		Significant — annual business plan and rating policy	Significant	Standard	Local	Inform
News publication	<ul style="list-style-type: none"> Publish information about the matter in a news publication that is locally produced and available in the council's area. 	X	X	X	X	
Public meeting	<ul style="list-style-type: none"> Hold a public meeting where the local community is invited to provide submissions (written or verbal) on the matter. The public meeting may be part of the council meeting or a separate event. 	X				
Council meeting invitation	<ul style="list-style-type: none"> Invite people who have made a written submission to attend a council meeting to speak to their submission before the decision is made. 		X			
Website notice	<ul style="list-style-type: none"> Publish information about the matter that can be easily found on a council website. 	X	X	X	X	X

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Mandatory requirement	Mandatory minimum actions to achieve the mandatory requirements	Mandatory requirement that applies to matters categorised as: (X indicates that the mandatory requirement applies)				
		Significant — annual business plan and rating policy	Significant	Standard	Local	Inform
Consult with the whole council area	<ul style="list-style-type: none"> Consider appropriate forms of notifications to the council area. Consider whether additional information or notification should be made available to the community to bring their attention to the matter and to support participation. 	X	X	X		
Consult with local community	<ul style="list-style-type: none"> Consider appropriate forms of notifications to the area within the council affected by the council decision or action. Consider whether additional information or notification should be made available to the local community to bring their attention to the matter and to support participation. 				X	
Information to whole council area	<ul style="list-style-type: none"> Provide information to the whole of the council's community as it may be directly affected by a council decision or action. 					X
Information to local community	<ul style="list-style-type: none"> Provide information to the local community that may be directly affected by a council decision or action. 					X

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Mandatory requirement	Mandatory minimum actions to achieve the mandatory requirements	Mandatory requirement that applies to matters categorised as: (X indicates that the mandatory requirement applies)				
		Significant — annual business plan and rating policy	Significant	Standard	Local	Inform
Seek and consider feedback from the community	<ul style="list-style-type: none"> Consider how best to invite feedback from the community including advice about how the feedback will inform the council's decision. Ensure an appropriate period of time is provided to enable communities to provide feedback. 			X	X	
Seek and consider feedback from the community — significant matters	<ul style="list-style-type: none"> Consider how best to invite feedback from the community including advice about how the feedback will inform the council's decision. Provide a minimum public consultation period of 21 days to enable the community to provide feedback. Include a summary of public consultation feedback to the council ahead of the decision. 	X	X			
Explain decision-making process	<ul style="list-style-type: none"> In material prepared explain what the council proposes to do, why it proposes to do it, and what it seeks to achieve. Explain how community feedback will inform the council's decision. 	X	X			

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Mandatory requirement	Mandatory minimum actions to achieve the mandatory requirements	Mandatory requirement that applies to matters categorised as: (X indicates that the mandatory requirement applies)				
		Significant — annual business plan and rating policy	Significant	Standard	Local	Inform
Invite submissions	<ul style="list-style-type: none"> Provide information about how people and organisations can make a submission, including timeframe. 	X	X			

OFFICIAL

Matters (in legislative order)

Category	Matter	Act reference	Description
Significant	Representation reviews	Section 12(7) of the <i>Local Government Act 1999</i>	Consultation that a council undertakes when it is doing a review of its internal representation (including possible changes to its ward structure, number of council members, change of council or ward names).
Inform	Minor changes to opening hours and place of council offices	Section 45(3) of the <i>Local Government Act 1999</i>	A council's decision about the manner, places and times at which its offices will be open to the public, where the impact of the decision would be minor.
Standard	Substantial changes to the opening hours and place of council offices	Section 45(3) of the <i>Local Government Act 1999</i>	A council's decision about the manner, places and times at which its offices will be open to the public, where the impact of the decision would be substantial.
Standard	Community engagement policy	Section 50A(6) of the <i>Local Government Act 1999</i>	Councils must consult before adopting its community engagement policy, which is the document that demonstrated how the council will consult in accordance with this charter and on other matters.
Standard	Council behavioural support policies	Section 75F(6) of the <i>Local Government Act 1999</i>	Consultation that a council undertakes when it is proposing to adopt behavioural support policies.
Standard	Access to meetings and documents	Section 92(5) of the <i>Local Government Act 1999</i>	How councils ensure that council documents are made available and accessible to community members.
Significant	Strategic Management Plans	Section 122(6) of the <i>Local Government Act 1999</i>	<p>The development and review of a council's strategic management plan.</p> <p>Strategic management plans lay out the council's strategic directions for a future ten-year period, including council's long-term financial plan and infrastructure and asset management plan.</p>

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Category	Matter	Act reference	Description
Significant — annual business plan and rating policy	Annual Business Plan	Section 123(3)(b) of the <i>Local Government Act 1999</i>	Adopting an annual business plan. Annual business plans set out the decisions a council makes each year on the rates and income they will receive and how they will spend these funds.
Significant — annual business plan and rating policy	Basis of rating	Section 151(5)(e) of the <i>Local Government Act 1999</i>	Consultation that a council takes when it is proposing changes to the basis of its council rates, including declaring differential rates; imposing a separate rate, service rate or service charge; changing the basis on which land is valued for the purposes of rating.
Significant	Differential rating and special adjustments	Section 156(14a)(b) of the <i>Local Government Act 1999</i>	Consultation that a council takes when it is proposing changes to its use of differential rating.
Significant	Revocation of classification of land as community land	Section 194(2)(b) of the <i>Local Government Act 1999</i>	Consultation that councils must undertake before revoking the community land status of any land that is community land.
Significant	Community Land Management Plans — adoption	Section 197(1) of the <i>Local Government Act 1999</i>	Before a council adopts a community land management plan, it must undertake consultation.
Significant	Community Land Management Plans — significant amendments	Section 198(3) of the <i>Local Government Act 1999</i>	If a council amends a community land management plan, and the amendment has a significant impact on the community, it must undertake consultation.
Significant	Alienation of community land by lease or licence	Section 202(2) of the <i>Local Government Act 1999</i>	Consultation that a council undertakes when it is proposing to lease or licence community land.

OFFICIAL

Category	Matter	Act reference	Description
Inform	Council is proposing a permit or authorisation for alteration of a road or use of roads for business purposes	Section 223(1) of the <i>Local Government Act 1999</i>	Consultation that a council takes when there are works on a road that require the council's permit and authorisation, and where traffic will be impeded for less than 48 hours and the council ensures that a detour is in place.
Local	Council is proposing a permit or authorisation for alteration of a road or use of roads for business purposes	Section 223(1) of the <i>Local Government Act 1999</i>	Consultation that a council takes when there are works on a road that require the council's permit and authorisation, and where traffic will be impeded for more than 48 hours (with a detour in place) or where no detour will be available.
Local	Consultation on proposed planting of vegetation on a road	Section 232(b) of the <i>Local Government Act 1999</i>	Consultation that a council takes when it proposes or authorises or permits for planting street trees or other vegetation on council roads, if the planting may have a significant impact on residents, nearby business or advertisers in the area.
Standard	Power to make orders	Section 259(2)(b) of the <i>Local Government Act 1999</i>	Councils must have policies in place on how they make orders relating to hazards on land adjoining a public place and the inappropriate use of a caravan or vehicle as a place of habitation and must consult before they adopt these policies.
Inform	Election information	Section 13A(2) of the <i>Local Government (Elections) Act 1999</i>	Councils must provide information, education and publicity for local government elections.

12.13 Infrastructure and Environment Committee - Terms of Reference

Report Reference	GC250624R12.13
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

To seek Council's endorsement of a proposed amendment to the Infrastructure and Environment Committee Terms of Reference to clarify the process for appointing a presiding member when the nominated chair is unavailable.

EXECUTIVE SUMMARY

The Infrastructure and Environment Committee (the Committee) is established pursuant to Section 41 of the *Local Government Act 1999* (the Act). For the purposes of section 41(8) of Act, the Council does not impose any reporting and accountability requirements on the basis that all decisions of the Committee constitute recommendations to Council.

RECOMMENDATION

That Council:

- 1. Amend the Infrastructure and Environment Committee Terms of Reference to include the following additional points in Section 3 – Membership:**

3.5 If the nominated Council Member is unavailable to preside over a meeting, the other nominated Member for that year will act as a proxy Chair.

and

3.6 Should both nominated Members be unavailable, the Mayor will open the meeting and invite nominations from those present to appoint an acting Chairperson.

DISCUSSION

The Committee advises Council on new sustainability initiatives, monitors the implementation and outcomes of environmental plans, and tracks key performance indicators such as carbon emissions. It also supports community climate resilience and ensures Council's asset and infrastructure management aligns with strategic and long-term financial goals while staying responsive to emerging environmental issues.

The current Terms of Reference (**Attachment 1**) do not specify a procedure for appointing a presiding member when the nominated Council Member is absent.

Council may wish to consider adding an additional point under section 3 – Membership to formalise a process.

Council typically nominates two Council Members annually to preside over the Committee, one for the first four meetings and another for the remaining four. It is proposed that if the nominated Council Member is unavailable, the other nominated Member for that year will act as a proxy Chair.

Additionally, Council may wish to include another point, should both nominated Members be unavailable, the Mayor will open the meeting and invite nominations from those present to appoint

an acting Chairperson.

The proposed amendments will formalise the process, ensure clarity and enable the Committee to proceed without disruption.

ATTACHMENTS

1. Infrastructure-and- Environment- Committee- Terms-of- Reference [**12.13.1** - 3 pages]

Infrastructure and Environment Committee Terms of Reference



1. ESTABLISHMENT

- 1.1 Pursuant to section 41 of the *Local Government Act 1999* (the Act) Council has established a Committee of the whole (inclusive of the Mayor and all Council Members).

2. OBJECTIVES

- 2.1 The Committee is established for the purposes of:
- Investigate, develop and report to Council for consideration, new environmental sustainability initiatives and strategies, that will enable Council to become a sustainable organization, support the community to reduce its impact on the environment and build community resilience to the impacts of climate change.
 - Monitoring of the implementation of environmental plans (such as the Carbon Neutral Plan, Coastal Climate Change Plan, etc.) and evaluation of the plans outputs.
 - Monitoring of any Council Key Performance Indicators or metrics relating to environment and/or carbon neutrality, including tracking of carbon emissions reduction overtime.
 - Advising Council on the development, management and monitoring of Council's strategic management of council infrastructure, assets and Asset Management Plans.
 - Aligning Council's provision and management of assets and infrastructure to its long-term strategic objectives and long-term financial plans
 - Establishing and monitoring community levels of service to justify assets and infrastructure.
 - Monitoring and review of new / emerging issues and trends through tools such as environmental scans.
- 2.2 Developing, reviewing and recommending to Council any policy relating to areas identified in 2.1.

3. MEMBERSHIP

- 3.1 The membership of the Committee will comprise of:
- The Mayor
 - All Council Members
- 3.2 The presiding member will be determined by resolution of the Council.

Infrastructure and Environment Committee

Terms of Reference



Council Member Representatives

- 3.3 Two Council Members will preside over the Committee during a twelve-month period, one appointed to preside over the meetings in February, April, June and July. Another Member will be appointed to preside over the meetings in August, September, October and November.
- 3.4 The Council Member Representatives will change during the term of Council however Council may resolve to re-appoint a Council Member representative for consecutive terms if this provides continuity for the Committee.

4. BASIS FOR OPERATION

- 4.1 The Committee does not have any delegated powers of Council, and all decisions of the Committee will constitute recommendations to Council.
- 4.2 For the purposes of section 41(8) of Act, the Council does not impose any reporting and accountability requirements on the basis that all decisions of the Committee constitute recommendations to Council.
- 4.3 The Committee will meet 8 times per year as resolved by Council between February and November each year.
- 4.4 A quorum for a meeting of the Committee shall be half the total membership plus one, ignoring any fractions.
- 4.5 Each member present at a Committee meeting must, subject to the provision of the Act, vote on a question arising for decision at that meeting.
- 4.6 Where the Act, the Local Government (Procedures at meetings) Regulations 2000 and these Terms of Reference do not prescribe procedures to be observed in relation to the conduct of a meeting of the Committee, the Committee may determine its own procedures.
- 4.7 Administrative support will be provided to the Committee as requested.
- 4.8 The Committee will review its performance on a bi-annual (every two years) basis using performance indicators developed for that purpose.

5. FUNCTIONS

- 5.1 Within the parameters of the Act, and having regard to the powers, functions and responsibilities of the Chief Executive Officer, the Committee is charged with providing advice and recommendations to Council regarding:

- 5.1.1 Investigate and develop business cases for new environmental initiatives for Council to consider.

Category: Terms of Reference
Owner: Manager Office of the CEO
Authorisation Date: 24 October 2023

Page 2 of 3

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Infrastructure and Environment Committee Terms of Reference



- 5.1.2 Research environmental sustainability initiatives and strategies.
- 5.1.3 Develop and monitor environmental sustainability, climate change and energy efficient strategies/plans.
- 5.1.4 Ensure that City of Marion's initiatives and strategies are connected to regional and state planning such as the Resilient South and Adelaide Coastal Councils Network.
- 5.1.5 Monitor any Council Key Performance Indicators or metrics relating to environment and/or carbon neutrality and/or climate change.
- 5.1.6 The development, review and implementation of Council's policies relating to this Committee's Terms of Reference.
- 5.1.7 Monitoring, development and implementation of Council's Strategic Asset Management Plans in accordance with Council's Asset Management Policy, including reporting on the performance of the Plans.
- 5.1.8 Use of Council facilities and making recommendations regarding the implementation of strategies for improvement.
- 5.1.9 Opportunities to either acquire new assets or dispose of assets in accordance with Council's Disposal of Land and Assets Policy.
- 5.1.10 Opportunities to further develop strategic transport and integration of transport needs of the Community.
- 5.1.11 Strategic opportunities to drive city development, economic growth and sustainable outcomes.
- 5.1.12 Reviewing strategies or plans (not included within any other Committees' Terms of Reference) prior to Council consideration and adoption.

13 Corporate Reports for Information/Noting

13.1 Q3 Quarterly Corporate Risk report

Report Reference	GC250624R13.1
Originating Officer	Unit Manager Strategy & Risk – Sheree Tebyanian
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 to provide Council with an overview of the City of Marion Corporate Risk Register review for Quarter 3, 2024-25 (1 January to 31 March 2025)

EXECUTIVE SUMMARY

During Q3 2024-25, a review was conducted of the council's Corporate Risk Register, facilitated by the Strategy and Risk team.

The quarterly reviews focused on:

- Controls review: confirming that the existing controls are accurate and support the residual rating, and to update the list with additional or new controls.
- Tasks: Ensuring progress updates and extended timelines were added to review notes.
- High risk review- See Attachment 1.

RECOMMENDATION

That Council:

1. **Notes the Corporate Risk Register**

DISCUSSION

As part of council's Risk Management Framework, quarterly risk reviews are undertaken on its Corporate Risk Register.

The quarterly reviews focused on:

- Controls review: confirming that the existing controls are accurate and support the residual rating, and to update the list with additional or new controls.
- Tasks: Ensuring progress updates and extended timelines were added to review notes.
- High risk review- See Attachment 1.

Key risk quarterly activity

- Risk Assurance Assessment: KPMG has completed an Assurance Mapping Audit, aligned with the Councils' Internal Audit Plan. The scope included a review of selected risks and their controls. Stakeholder engagement meetings were completed in March, and management has provided a response to the recommendation. A final report is due to be issued in late June 2025.
- Risk Maturity Assessment: KPMG has completed a Risk Maturity Assessment to evaluate council's current risk management maturity, using the 2021 maturity assessment as a benchmark. KPMG will deliver recommendations and a three-year action plan to address any gaps that are identified out of the review. The KPMG report is expected to be returned for management review in early June 2025.

- **Climate Risk Register:** A draft version of the Climate Risk Register with 6 overarching risks was presented to ELT on the 10th of April, and the first iteration has been endorsed, with some minor feedback. The Climate Risk Register was included in a report to the FRAC on 3 June 2025.
- **New Risk Business Partner:** In April, a new team member was employed to fulfil the Risk Business Partner- Insurance and Claims position that had been vacant since February.

LGRS Risk programs available

- **Motor Fleet Risk Management Program.** The Local Government Association Asset Management Fund (LGAAMF) advises the roll out of a Motor Fleet Risk Management Project, a fully funded project, that identifies how fleet risks are presently managed by the sector. Councils are 'at fault' for 79% of motor vehicle accidents. LGAAMF has one level of cover available across the sector which is comparable to comprehensive cover.

Participation in the Fleet Risk Management Program is recommended as it enables the Fund to benchmark the fleet safety performance and identify areas for improvement. The fund will then look to align fleet risk mitigation strategies to protect the LGAAMF through reduction in claim frequency, and/or cost. Following the on-site review, the LGAAMF will provide council with a report that includes its findings and key recommendations to mitigate fleet risk.

- **Generative AI Risk Management Program.** The LGAAMF completed the pilot phase of the Generative AI Risk Management Program in 2024. As an outcome to the pilot, LGAAMF has created an AI Risk Management Guideline that adheres to international standards, specifically the National Institute of Standards and Technology (NIST) AI frameworks.

The guideline highlights potential risks and opportunities associated with Generative AI, offering a structured approach for council to identify, assess, and mitigate these risks. It provides practical insights, risk management activities, and tailored recommendations for Local Government, allowing for customisation based on unique circumstances.

LGRS will also be recommending to the LGAAMF Overview Committee future funding to provide Members with 10 hours of consulting to assist with implementation or training on the guidelines. This funding proposal will be presented to the LGA Asset Mutual Fund committee in June, with potential funding available to members after 30 June 2025. Further information will be shared with councils in July following the LGAAMF Overview Committee meeting.

ATTACHMENTS

1.1 Analysis of Quarter 3 2024-25 Risk Metrics

The Q3 2024-25 review of the Corporate Risk Register confirmed 99 existing risks. This quarter the Climate Risk Register was developed, and it was agreed that the climate related high risk **CR0058** *Failure to identify, assess, and manage climate-related risks and opportunities that affect our operations and community* would move across to the Climate register, thereby reducing the Corporate Risk Register from 100 to 99 risks (details in 1.6 below)

Table 1 illustrates the Corporate Risk Register residual risk ratings, being 2 high, 68 medium, and 29 low.

Inherent Risks					
	Insignificant	Minor	Moderate	Major	Severe
Almost Certain	0	0	8	4	3
Likely	0	0	14	21	14
Possible	0	1	10	18	3
Unlikely	0	1	1	0	1
Rare	0	0	0	0	0

Residual Risks					
	Insignificant	Minor	Moderate	Major	Severe
Almost Certain	1	1	0	8	8
Likely	0	4	0	2	8
Possible	0	1	18	0	0
Unlikely	1	18	29	10	0
Rare	0	3	9	6	0

Target Risks					
	Insignificant	Minor	Moderate	Major	Severe
Almost Certain					
Likely					
Possible			60		
Unlikely		39			
Rare					

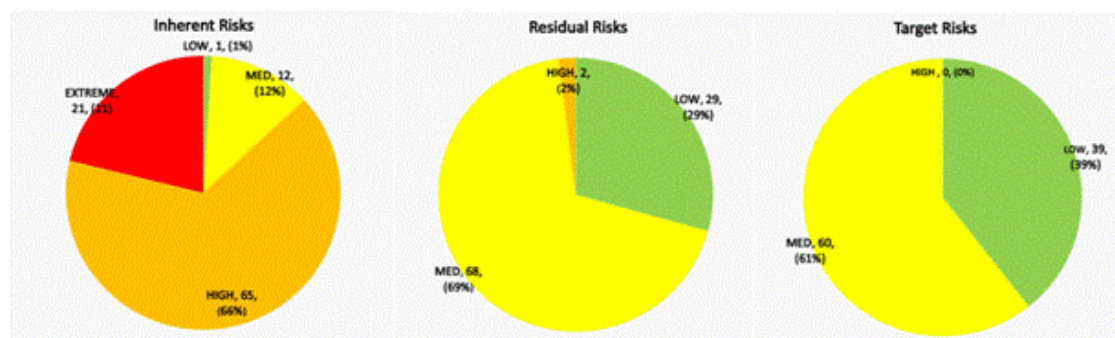


Table 2: Corporate Risk Register- Comparative outcomes of last four quarters. This table illustrates the movement in our risk exposure over the previous 12 months.

	Quarter 4 - 2023/24 April to June			Quarter 1 - 2024/25 July to September			Quarter 2 - 2024/25 October to December			Quarter 3 - 2024/25 January to March			Overall Impact
	Residual High Risk - 4%			Residual High Risk - 3%			Residual High Risk - 3%			Residual High Risk - 3%			Residual movement
	Inherent	Residual	Target	Inherent	Residual	Target	Inherent	Residual	Target	Inherent	Residual	Target	
Extreme	22	0	0	22	0	0	22	0	0	21	0	0	↔
High	66	4	0	64	3	0	65	3	0	65	2	0	↓
Medium	13	71	64	14	71	63	12	70	62	12	68	60	↓
Low	1	27	38	1	27	38	1	27	38	1	29	39	↑
Total	102	102	102	101	101	101	100	100	100	99	99	99	

This quarter risk reviews focused on ensuring risk controls were documented in line with recent KPMG feedback for key controls “**controls are processes or systems that reduce risk, which are complete and in place**”. Aligning to this definition led to some minor control name changes and amendments.

1.2 Re-assigned risks

One risk was transferred from Kate McKenzie, Manager People and Culture to Sarah Vinall, Office of the CEO to reflect the change in positions.

CR0047 Failure to appropriately manage high risk activities undertaken by CoM Governance Staff (such as isolated workers, aggression in the workplace & high-risk activities during investigations etc.)

1.3 Re-rated risks

Risk ID	Risk Description	Owner	Previous Target Risk Rating	Updated Target Risk Rating
CR008 5	A Customers experience with Customer Services is substandard	Manager Customer Experience and Engagement	Medium	Low

The rationale for this rating change is that the Residual risk was already rated as LOW, so the target rating should also reflect LOW. Correcting an oversight.

Risk ID	Risk Description	Owner	Previous Residual Risk Rating	Updated Residual Risk Rating
CR009 1	Unlicensed use of copyright material.	Manager Customer Experience and Engagement	Medium	Low

The rationale for this risk rating change is attributed to some actions being completed and new controls implemented to strengthen our control position. These included the Use of Imagery Procedure and the Register for use of digital images and artwork established. The Target risk rating was met.

Risk ID	Risk Description	Owner	Previous Residual Risk Rating	Updated Residual Risk Rating
CR009 3	Failure to respond effectively to an incident where there is potential for reputational damage or adverse media.	Manager Customer Experience and Engagement	Medium	Low

The rationale for this risk rating change is also attributed to the completion of tasks, and new controls implemented to strengthen control position. These included the Social Media Publishing procedure, and a monitoring check has been implemented to be completed by a key Senior Officer on all social media. The Target risk rating was met.

1.4 New risks

There were no new corporate risks implemented during the Quarter, however at the recommendation of the Finance Risk and Audit Committee at their February meeting, presentation of the 'next level of key risks' was considered. The Strategy and Risk team proposes inclusion of **emerging or topical risks** and discussions were held with all Risk owners in the review period. These have been documented and monitored for potential escalation of existing risks, or to raise new risks. The details of the discussions and risks in question are provided in **Attachment 2**.

1.5 Merged risks

There were no risks merged during the Quarter.

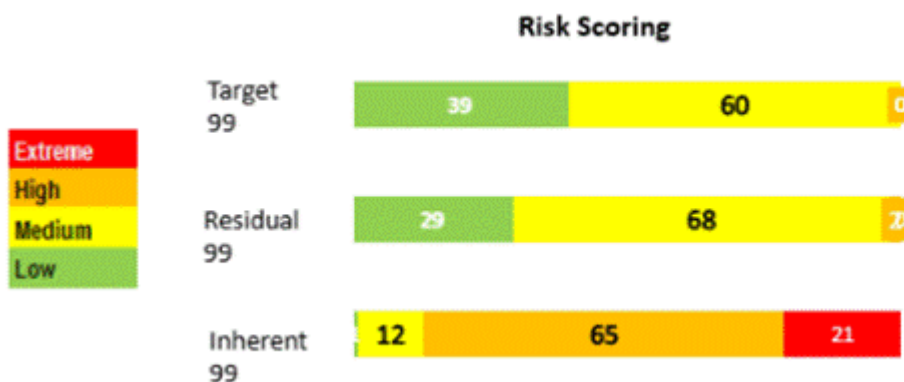
1.6 Risk Description change

There were no risks with descriptions changed, there was some minor tweaking to a couple of risk descriptions to provide better clarity, but no significant changes, or changes to the “intent” of the risk description.

1.7 High Risks

Although the Risk Appetite outlined in the RMF outlines varying tolerance levels for specific risk criteria, the reporting structure requires that risks with a current risk rating of **Extreme or High** are to be reported to the ELT and subsequently, to Council via the Finance, Risk and Audit Committee. There are currently **2 risks assessed as HIGH** - outside of the adopted risk appetite.

Table 3 Corporate Risk Register Q3, 2024-25- Risk scoring overview



1.8 External Issues/ Opportunities

Inflation

In The March 2025 quarter, the Consumer Price Index (CPI) indicator rose 0.9% per cent and 2.4% annually (ABS). The most significant contributors to the annual movement were Food and non-alcoholic beverages (+3.2 per cent), Alcohol and tobacco (+6.5 per cent) and Housing (+2.0%)

Cost of Living

The Reserve Bank of Australia (RBA) decreased the cash rate by in February and May by 0.25 basis points of a percentage point, to 3.85 percent. The ‘Big 4’ banks are predicting two or three further rate cuts this year, but RBA commentary states there is ‘no guarantee’. Household pressures related to the cost of utilities, groceries, insurances and healthcare remain prevalent and it is likely a reprieve in interest rates will alleviate the current pressure on households.

Volunteers

The People and Culture Team has advised that there has been an increase in volunteer numbers over the last 2 months. There was a risk of losing a volunteer program, the **Urban Tree Warriors**, but with some additional numbers this has been stabilised. This is attributed to the Volunteer Strategy being in place, and ongoing promotion by the Volunteer Coordinator.

Upcoming Election

The federal election was held on 3 May. The Federal Labor candidate for Kingston pledged \$5m toward supporting grassroots football and cricket at the Cove Football Club and Cove Cricket Club with the funding supporting councils planned Stage 2 upgrade at the site.

Drought conditions outlook

Drought conditions are impacting the state, and government emergency measures have been implemented to support farmers. The Desalination (DESAL) plant is providing South Australians with water resources, and key reserves within the City of Marion are supported by the Marion Water Business. Discussion amongst key teams across the business indicate they do not foresee water restrictions becoming a factor, due to the DESAL plant, but they can envisage that the demand for irrigation, and our ability to deliver the irrigation and increased cost of water supply may become an issue.

ATTACHMENTS

1. Attachment 1 Q3 Corporate Risk HIGH Risk Report 2024 2025 GC [13.1.1 - 4 pages]

1. CR0026: Injury or damage arising out of a failure of CoM contractors to comply with contract conditions and CoM WHS requirements.

Risk Area	Risk Owner Position	Risk Category	Inherent Risk	Residual Risk	Target Rating	Within Tolerance
People & Culture	Manager People & Culture	Health, Safety & Wellbeing of our People	High	High	Medium	No

Context Background & Env Considerations: CoM contract management purposes are manual with no clear process or system having been implemented into the City property team through a trained and supported approach. Consideration is being given to using Skytrust to overcome these weaknesses.

Risk Statement: There is a risk of non-performance of contractors engaged by CoM to undertake high risk Land & Property related activities as a consequence of a failure to effectively apply a rigorous, commercial, and proactive contractor Induction and management process. Which may result in a failure to deliver services within the intended scope, budget, timeframe and to the required standard of safety and legislative compliance, leading to additional operational costs, the potential for injury or harm, litigation, reputational and community relationship degradation. There is a risk of contractors failing to adhere to CoM WHS performance standards. This risk may be exaggerated when those performance standards are not made clear or understood by various stakeholders (contractors, people engaging contractors, staff, subcontractors etc.).

Risk Detail	
SLT / ELT Owner	Kate Mckenzie / Tony Harrison
Strategic Link	Our Organisation
Link to Business Plan	Develop the City of Marion Building Asset Strategy to meet community, sport and recreation needs.
Stakeholders	SafeWork SA, Community (facility users), Staff (facility users), Council members, Risk Unit, City Activation, Operational Support.
Consultation	Consultation through City Property team meetings and regular engagement with the Risk Team.
Likely Causes	Failure to undertake site inspection and hazard identification prior to commencement of work. Inconsistent / Ineffective WHS induction of contractors Inconsistent application of contract management processes Ineffective monitoring and evaluation of Contractors' WHS practices/performance Ineffective procurement processes that evaluate Contractors' WHS practices/performance
Consequences	Disruption to works impacting CoM & team. CoM exposure to liability Net increase in operating costs Serious injury to Workers, Contractors, or member of Public Officers' exposure to criminal litigation Reputational damaged through adverse media coverage Disruption to works impacting local community.

Control	Control Owner	Control Effectiveness
CoM Insurance	Sheree TEBYANIAN	Effective
Contract Management Checklist -Contractor Induction/Observation/Monitoring forms are completed for site induction, observation, and monitoring (inc. record keeping)	Mark JENTSCH	Effective
Contract Management Policy & Procedure (inc. Checklist)	Colin HEATH	Effective

Control	Control Owner	Control Effectiveness
Contractor site Induction (inc. handover of CoM Risk assessment plus contractor generated site hazard and risk assessment before commencement)	Mark JENTSCH	Effective
Outcomes from Business SA Audit of CoM Contract Management	Mark JENTSCH	Effective
Procurement Procedure	Colin HEATH	Effective
Tender Evaluation procedure	Colin HEATH	Effective
Contractor Management training and SharePoint site.	Colin HEATH	Effective

Task	Task Owner	Status	End Date
Holistic review of Contractor management across P&C, WHS and Procurement team	Kate McKenzie	Progressing	30/06/2025

2. CR0053: Ineffective & inefficient strategic project and portfolio management/monitoring to deliver successful objectives and outcomes.

Risk Area	Risk Owner Position	Risk Category	Inherent Risk	Residual Risk	Target Rating	Within Tolerance
Project Management Office	Manager Enterprise PMO	Business Continuity /Organisational	High	High	Medium	No

Context Background & Env Considerations: The Project Management Office was introduced a number of years ago with a Project Leader and a Project Support Officer. The team developed a Project Management Policy and Framework and implemented CAMMS project management software however, the implementation and uptake of these documents and software solution was inconsistent.

Risk Statement: There is a risk that work areas across the organisation are managing projects and project risk through differing methodology and that projects are not easily able to be monitored by the Executive Leadership Team.

Risk Detail	
SLT / ELT Owner	Karen Blake / Tony Harrison
Strategic Link	Our Organisation
Link to Business Plan	Implement the Project Management Office
Stakeholders	Organisation-wide
Consultation	All Stakeholders
Likely Causes	Inadequate assessment of strategic Project management needs Inefficient adoption of PMO Framework and policies. Lack of consistent Project Management system. Lack of PMO resources Omission of key considerations in project outline e.g.: risk/insurance/WHS/finance/reporting/contracts
Consequences	Poor business/project planning Inability to effectively deliver projects. Assets not being insured. Inadequate staff levels for projects Failure to achieve strategic objectives and identified benefits of the project. Community dissatisfaction

Control	Control Owner	Control Effectiveness
Established a centralised EPMO	Karen BLAKE	Partially Effective
KPMG Internal Audit - Project Management Framework - endorsed	Karen BLAKE	Effective
Monthly financial reporting	Ray BARNWELL	Partially Effective
Monthly Project Control Board meetings (ELT and PMS attend)	Karen BLAKE	Effective
Program Control Board (PCB) in place	Karen BLAKE	Effective
Project Management Framework (endorsed by Council April 2023)	Karen BLAKE	Partially Effective
Prudential management policy	Ray BARNWELL	Effective

Task	Task Owner	Status	End Date
Implementation of new Project Management Framework	Karen BLAKE	Behind Schedule	30/06/2024
Training in Project Management System & Templates (tools)	Karen BLAKE	Behind Schedule	30/06/2024

Rationale for overdue Controls and Treatments	
Q3 2024-2025 update	1/4/2025 update Recommendation has been made on a project management solution, (PULSE). Updates to the Project Management Framework will be made following or in line with the solution's implementation. Implementation timeline is to be determined.

13.2 Monthly Work Health and Safety Report

Report Reference	GC250624R13.2
Originating Officer	Unit Manager WHS – Mark Jentsch
Corporate Manager	Manager People and Culture - Kate McKenzie
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

To inform Council of current Work Health and Safety performance indicators.

EXECUTIVE SUMMARY

City of Marion has experienced 4 lost time injuries to date this financial year. There is no clear relationship between the injuries that demonstrates a trend in causation.

FY 2024/25 reporting of hazards remains consistent with FY 2023/24.

Reporting of non-injury incidents (near misses) has almost doubled for the same period. This is consistent with an improving reporting culture.

RECOMMENDATION

That Council:

- Note this report**

DISCUSSION

Hazard and Near Miss Reports (Reporting to 31 May 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	2		28	2.3

Table 2: Report Only - Financial Year 2024/25

Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Total	Ave
6	5	16	4	2	2	1	2	9	6	4		57	4.8

Table 3: Hazard Reports - Financial Year 2023/24

Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Total	Ave
3	0	3	1	5	2	2	5	3	0	5	1	30	2.5

Table 4: Report Only - Financial Year 2023/24

Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Total	Ave
1	2	1	3	5	2	1	3	3	6	6	3	36	3

Lost Time Injuries Reported (Skytrust reporting data)

Lost Time Injuries (LTI's) are those injuries where a whole work day or shift has been lost due to a workplace injury. LTI's reported to date for this financial year are presented in Table 5 and can be compared against those reported last financial year which are presented in Table 6.

Table 7 provides descriptions of the LTI's for the current financial year.

Table 5: Number of LTI's per month - Financial Year 2024/25

Jul-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	1	0	4

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

4	Crushed thumb in leaf of folding table during hard waste collection.	Crush between moving parts	Fractured thumb
---	--	----------------------------	-----------------

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 4.9; 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.

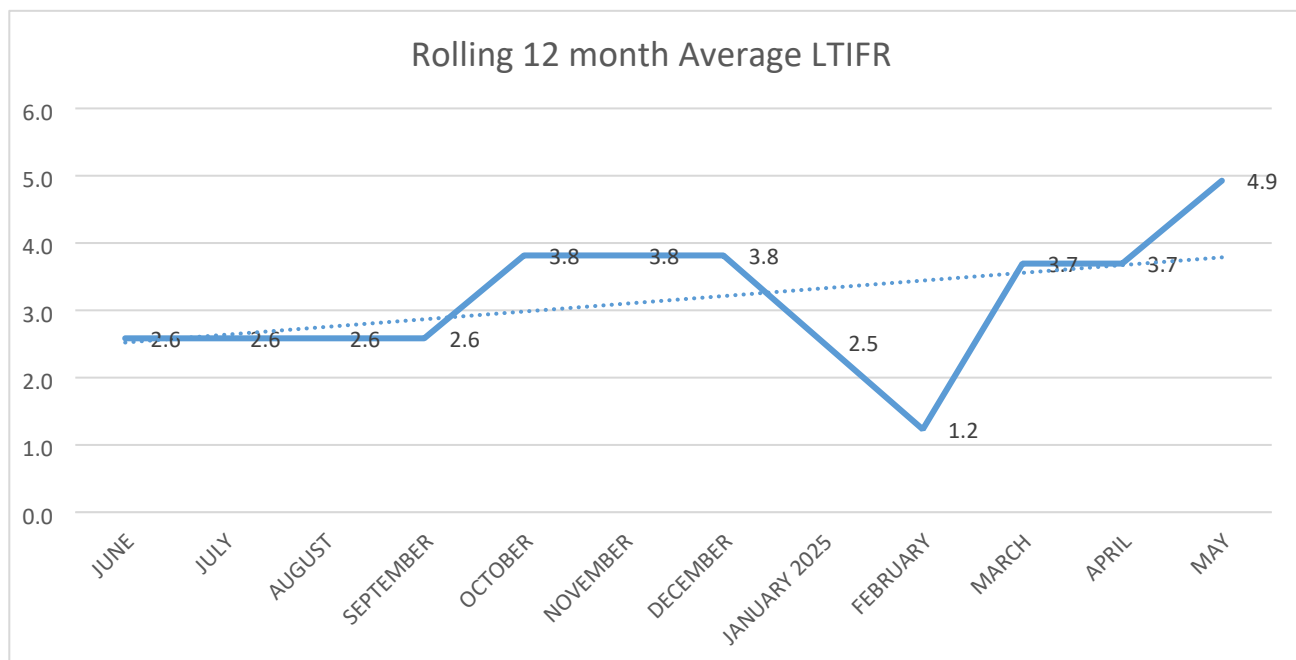


Figure 1: Rolling LTIFR over 12 months

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.

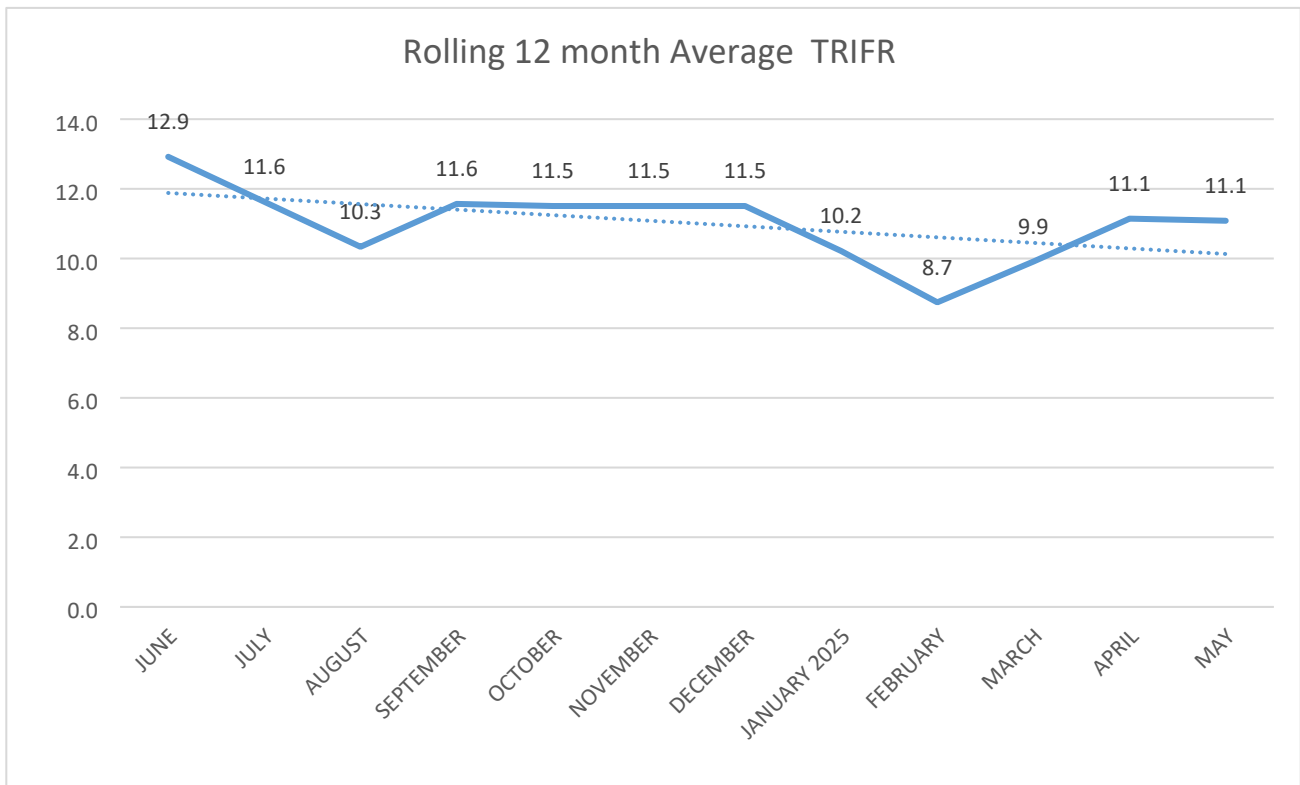


Figure 2: Rolling TRIFR over 12 months

ATTACHMENTS

Nil

13.3 Finance Report - May 2025

Report Reference	GC250624R13.3
Originating Officer	Assistant Financial Accountant – Kaedan O'Neill
Corporate Manager	Chief Financial Officer – Ray Barnwell
General Manager	General Manager Corporate Services – Tony Lines

REPORT OBJECTIVE

This report provides Council with information relating to the management of financial resources under its control as of May 2025. This report is one of a series of reports designed to assist Council in achieving and maintaining a financially sustainable position. Other reports assisting in this process include the Quarterly Budget Reviews and the Long-Term Financial Plan.

This report includes financial information regarding major projects. The principles used for the assessment of reportable projects are:

- Council has agreed to proceed with the project and approved a Prudential Report under Section 48 of the *Local Government Act 1999*.
- The Whole-of-Life Cost is greater than \$5.4 million dollars (including grant assisted projects).

RECOMMENDATION

That Council:

1. **Notes the report.**

DISCUSSION

This report is presented on a regular basis to provide Council Members with key financial information to assist in monitoring Council's financial performance against budget.

ATTACHMENTS

1. Attachment 1 - Funding Statement - Actual versus Budget May 2025 [**13.3.1** - 3 pages]
2. Attachment 2 - Capital Works May 2025 [**13.3.2** - 6 pages]
3. Attachment 3 - Sundry Debtors & Rates May 2025 [**13.3.3** - 2 pages]

APPENDIX 1

Funding Statement – Actual versus Budget

The Funding Statement provides a view of Council's financial performance against the approved budget and is consistent with the information provided at budget reviews. It provides a review against all of the elements contained within the Statement of Comprehensive Income and the Statement of Financial Position that are adopted as part of the Annual Budget Report. It details Council's:

Statement of Comprehensive Income -

The operating result is recognised as one of Council's key financial indicators. The budget framework includes a commitment to its ongoing Financial Sustainability maintaining an Operating Surplus Ratio of between 0% and 10%, on average over each five-year period, which for 2024-2025 means a targeted operating surplus of between \$0 and \$11.591M.

Comment: Council currently has a net operating deficit result of (\$0.875M) before capital revenues, against a year to date forecast operating surplus budget of \$0.622M. The 2024-2025 annual budget forecasts a net cash surplus of \$1.257M. This position is detailed in the attached Funding Statement and variation notes.

Capital Budget -
\$43.783M

The Capital Budget is linked to Council's key financial indicator – "Asset Renewal Funding Ratio" and an actual to budget comparison reflects Council's progress in achieving its Capital program.

Comment: The actual to budget position reveals that 70.45% of the year to date Capital Renewal Budget has been spent.

Loans -

The loans component of the Funding Statement identifies any new proposed loan receipts or principal payments. Council's borrowings are included in Council's key financial indicator – "Net Financial Liabilities" which reflects Council's total indebtedness.

Comment: \$13.986M of new borrowings and \$0.309M of principal repayment are budgeted for 2024-2025, meaning that the overall loan liability balance is forecast to increase by \$13.677M to \$15.435M by 30 June 2025. To date this loan has been drawn down \$9.500M.

Cash will be utilised to fund expenditure within the context of Treasury Management to ensure loans are not drawn down where temporary cash holdings are available.

Reserves & Cash -

Various fund movements such as surplus budget review results, unspent grants and carryover projects at year end are reflected as transfers to reserves, whilst utilisation of reserve funds are recognised as transfers from reserves.

Comment: Council's adopted budget for 2024-2025 includes Transfer to Reserves of \$6.120M and Transfers from Reserves of \$14.314M, after accounting for amounts quarantined for specific projects or works, the below funds are available for use for the following purposes:

Asset Sustainability Reserve (ASR)	\$0.141M
Open Space Reserve	<u>\$0.062M</u>
Total	<u>\$0.203M</u>

The net budgeted transfer from reserves for 2024-2025 is \$8.194M.

The 2024-2025 3rd Budget Review forecasts a net cash surplus of \$1.257M.

**Funding Statement
as at 31 May 2025**

Original Adopted Budget	Carryovers	Budget Review Adjustments		YTD Actual	YTD Budget	YTD Variance	Annual Budget	Note
\$'000	\$'000	\$'000		\$'000	\$'000	\$'000	\$'000	
Operating Revenue								
94,823	-	73	Rates	86,980	86,976	4	F	94,896
2,738	-	89	Statutory Charges	2,711	2,667	44	F	2,827
4,164	-	448	User Charges	4,673	4,437	236	F	4,612
9,174	69	1,369	Operating Grants & Subsidies	10,125	10,268	(142)	U	10,613
300	-	320	Investment Income	567	520	47	F	620
1,020	-	(112)	Reimbursements	876	873	3	F	908
668	122	(1)	Other Revenues	438	938	(501)	U	788
645	-	-	Net gain - Equity Accounted Investments	-	-	-	-	645
113,533	191	2,186		106,368	106,679	(309)	U	115,909
Operating Expenses								
46,610	-	968	Employee Costs	43,560	42,667	(893)	U	47,577
30,533	3,128	389	Contractual Services	27,846	27,700	(147)	U	34,050
6,460	-	911	Materials	6,434	6,192	(242)	U	7,371
359	-	(150)	Finance Charges	50	50	-	-	209
21,100	-	2,844	Depreciation	21,872	21,872	-	-	23,944
8,385	-	(130)	Other Expenses	7,480	7,576	96	F	8,255
113,447	3,128	4,831		107,243	106,057	(1,186)	U	121,406
86	(2,937)	(2,644)	Operating Surplus/(Deficit) before Capital Revenues	(875)	622	(1,495)	U	(5,497)
Capital Revenue								
2,642	2,293	7	Capital Grants & Subsidies	2,634	2,384	250	F	4,942
-	-	-	Contributed Assets	40	40	-	-	-
2,642	2,293	7		2,674	2,424	250	F	4,942
2,727	(644)	(2,637)	Net Surplus/(Deficit) resulting from operations	1,799	3,046	(1,245)	U	(555)
21,100	-	2,844	add Depreciation	21,872	21,872	-	-	23,944
(645)	-	-	less Share of Profit Equity Accounted Investment	-	-	-	-	(645)
23,182	(644)	206	Funding available for Capital Investment	23,671	24,918	(1,247)	U	22,744
Capital								
15,314	1,765	(1,484)	less Capital Expenditure - Renewal	7,652	10,861	3,209	F	15,595
19,488	11,078	(2,378)	less Capital Expenditure - New	15,237	17,908	2,671	F	28,188
-	-	-	less Capital - Contributed assets	40	-	40	U	-
(353)	-	(72)	add Proceeds from Sale of Assets	(488)	(426)	62	F	(425)
(11,266)	(13,487)	4,139	Net funding increase/(decrease)	1,231	(3,425)	4,656	F	(20,614)
Funded by								
Loans								
9,500	-	4,486	Loan Principal Receipts (Net)	9,500	-	9,500	-	13,986
(657)	-	349	Loan Principal Repayments	(152)	(2)	(150)	-	(309)
8,843	-	4,835	Loan Funding (Net)	9,348	(2)	9,350	-	13,677
Movement in level of cash, investments and accruals								
49	-	1,208	Cash Surplus/(Deficit) funding requirements	25,554	11,547	14,006	-	1,257
(2,473)	(13,487)	7,766	Reserves Net - Transfer to/(Transfer from)	(14,975)	(14,975)	-	-	(8,194)
(2,424)	(13,487)	8,974	Cash/Investments/Accruals Funding	10,579	(3,428)	14,006	-	(6,937)
11,266	13,487	(4,139)	Funding Transactions	(1,231)	3,425	(4,656)	F	20,614

Variation Notes

	Category	Variance - Favourable/ (Unfavourable)	Variance - Budget Timing	Comment
A	User Charges Favourable \$236k	\$105k		Relates to Marion Water Business Sales income being greater than budget.
			\$131k	Relates to a number of variances which are individually insignificant.
		\$105k	\$131k	
B	Operating Grants & Subsidies Unfavourable (\$142k)		(\$191k)	Reflects budget timing in relation to the receipt of Roads to Recovery Grants.
			\$49k	Relates to a number of variances which are individually insignificant.
			(\$142k)	
C	Other Revenues Unfavourable (\$501k)		(\$166k)	Predominantly reflects budget timing variances in relation to the Resilient Asset Management Project.
			(\$335k)	Relates to a number of variances which are individually insignificant.
			(\$501k)	
D	Employee Costs Unfavourable (\$893k)		(\$893k)	Predominantly reflects budget timing variances in addition to a lower vacancy rate than forecast.
			(\$893k)	
E	Contractual Services Unfavourable (\$147k)		(\$147k)	Relates to a number of variances which are individually insignificant.
			(\$147k)	
F	Materials Unfavourable (\$242k)		(\$208k)	Predominantly reflects budget timing variances in regards to electricity.
			(\$34k)	Relates to a number of variances which are individually insignificant.
			(\$242k)	
G	Capital Grants & Subsidies Favourable \$250k		\$250k	Relates to an unexpected amount received in relation to a number of grants.
			\$250k	
H	Capital Expenditure - Renewal Favourable \$3,209k		\$1,210k	Reflects budget timing relating to the Administration Building Upgrade. This project is anticipated to be carried over.
			\$561k	Reflects budget timing relating to the Warradale Tennis Club Upgrade. This project is anticipated to be carried over.
			\$404k	Reflects budget timing relating to purchases for the Vehicle replacement program.
			\$225k	Reflects budget timing with regards to Buildings projects.
			\$809k	Relates to a number of variances which are individually insignificant.
			\$3,209k	
I	Capital Expenditure - New Favourable \$2,671k		\$568k	Reflects budget timing with regards to Marino Hall Upgrade.
			\$490k	Reflects budget timing with regards to Open Space projects.
			\$453k	Reflects budget timing with regards to Marion Golf Park Clubroom.
			\$421k	Reflects budget timing with regards to Marion Basketball Stadium.
			\$216k	Reflects budget timing with regards to Southern Soccer 4th Pitch.
			\$173k	Reflects budget timing with regards to Marion Heritage Centre Museum.
			\$350k	Relates to a number of variances which are individually insignificant.
			\$2,671k	
J	Funding Transactions Favourable \$4,656k		\$4,656k	This variance is the sum total of all variances and reflects an increase against council's expected YTD cash position.

The above comments referring to budget timing variations are where some monthly budget estimates are not reflective of the actual expenditure patterns as at reporting date.

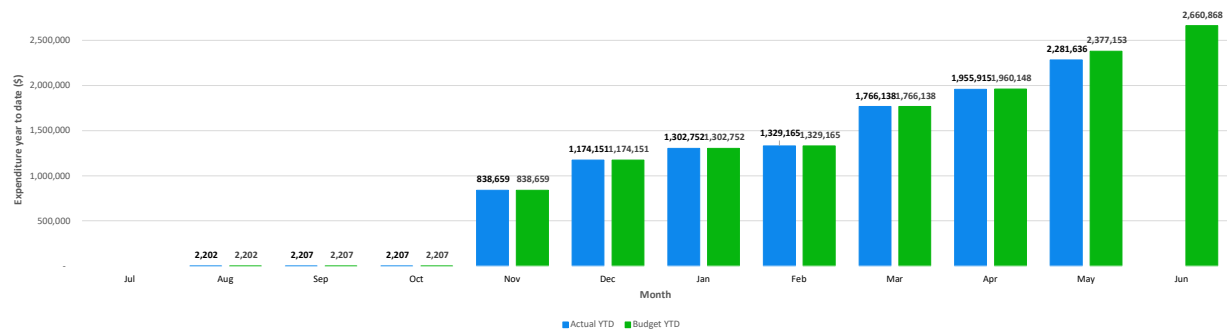
Funding Transactions

This variance is the sum total of all variances and reflects an increase against council's expected YTD cash position.

Road Reseal

Monthly Comment

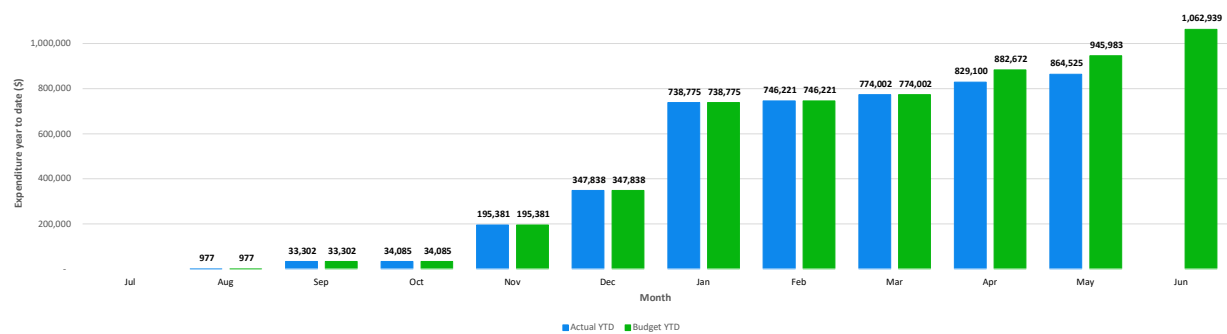
Program in progress with works 95% complete. Program is on track to be completed by end of financial year.



Kerb and Water Table

Monthly Comment

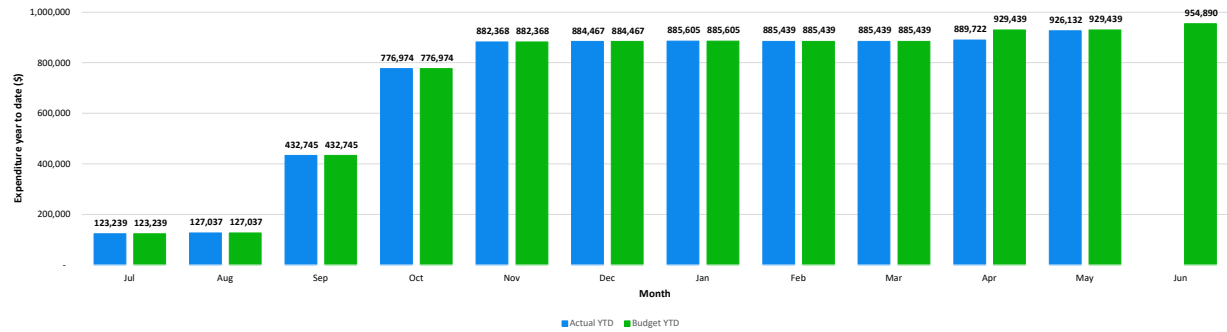
Program in progress and on track with works 90% complete. Program is on track to be completed by end of financial year.



New Footpath Construction

Monthly Comment

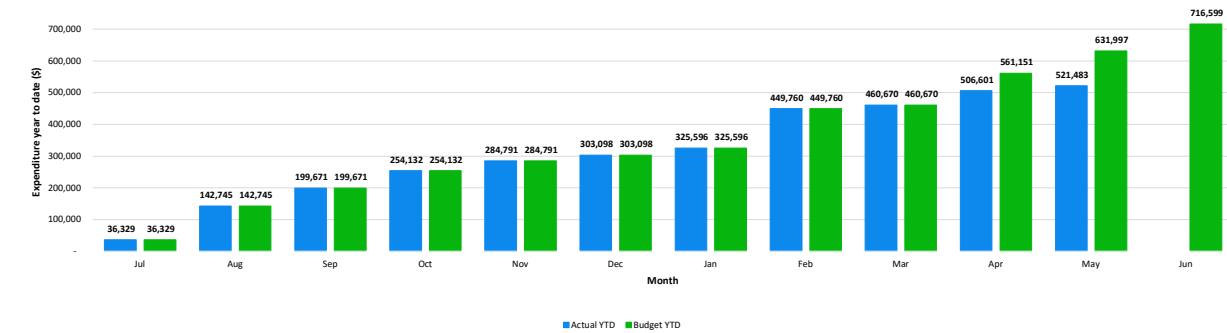
Program in progress with works 97% complete. Works at High Johnson Reserve are anticipated to commence in June.



Renewal Footpath Construction

Monthly Comment

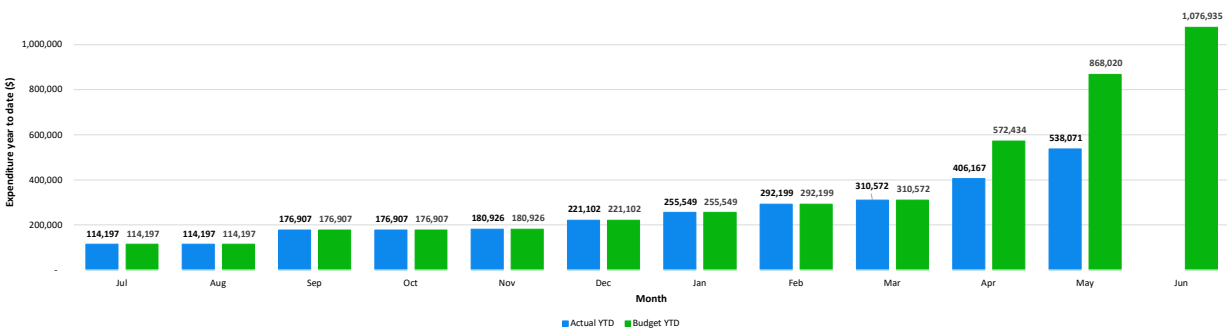
Program in progress with works 80% complete. Works on Beadnall Terrace & Thomas Street & are complete. Works on Sturt River Linear Park are anticipated to be completed by end of financial year. Works at Spinks Road have commenced and are anticipated to be in progress at 30 June.



Transport

Monthly Comment

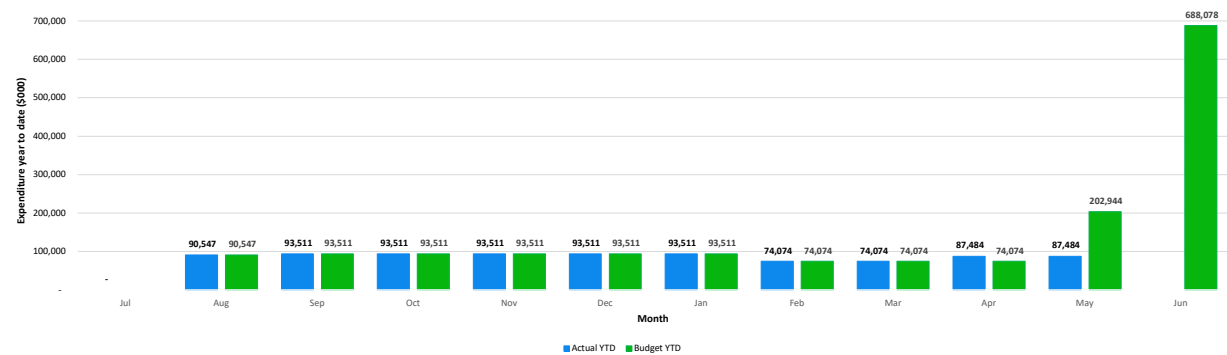
Program is in progress. A number of projects in this program are anticipated to be in progress at 30 June.



Car Parks

Monthly Comment

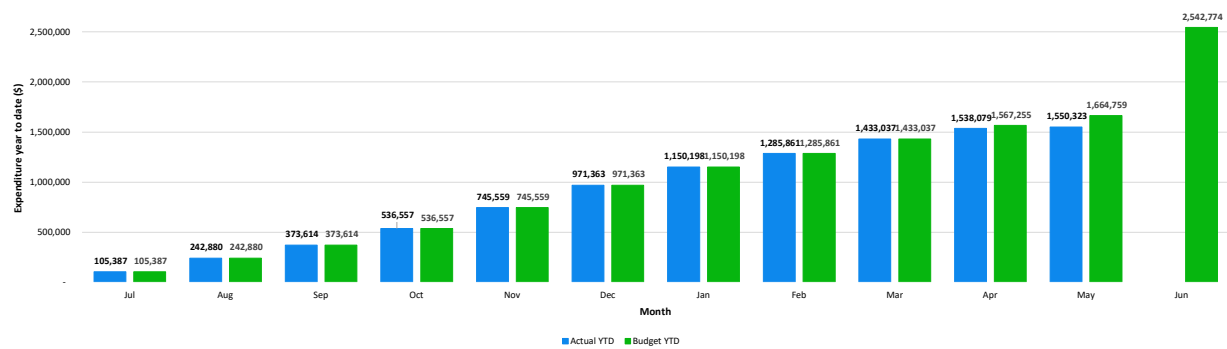
Program is in progress with Boat Shed car park & accessway and Alawoona Reserve car park complete. Contractor has been engaged for works at Moreland Avenue car park with works anticipated to start in June. Preliminary works on Boatshed Café Gabion Wall are in progress, construction anticipated to commence in July.



Stormwater

Monthly Comment

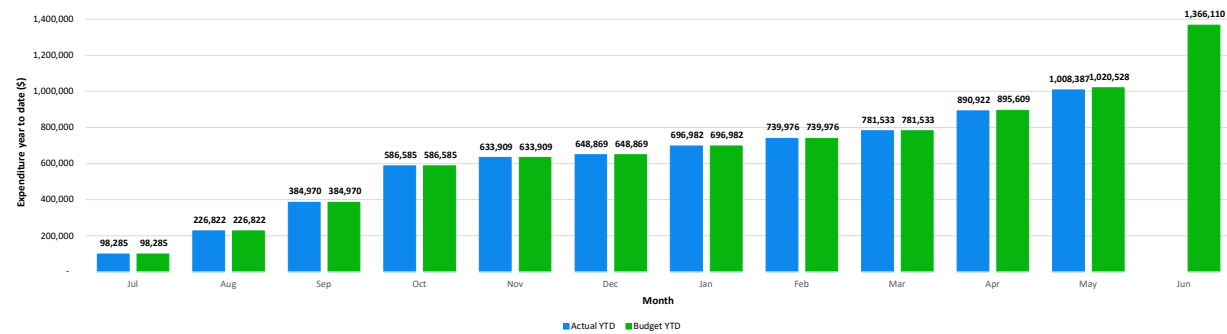
Program in progress with works on Synnett Avenue in progress. Works at Coolah Terrace and Capella Drive are to be carried over to 2025/26.



Street Trees

Monthly Comment

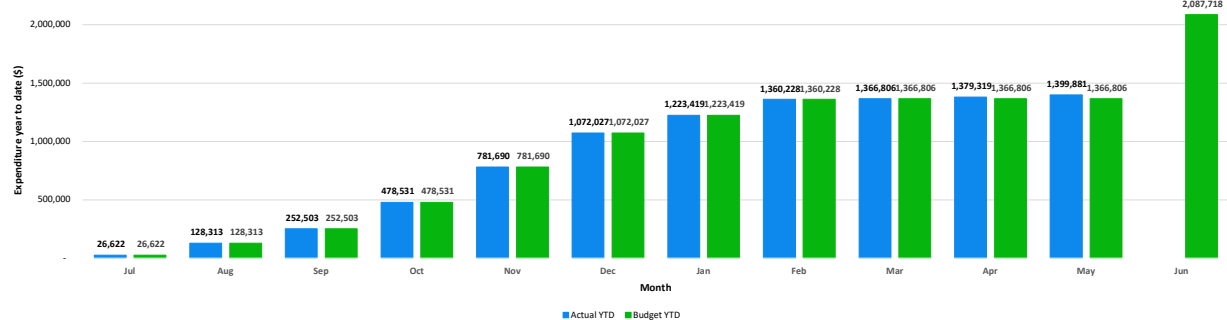
Program in progress with 2,700 street trees planted. This program is on track. Planting has now recommenced.



Streetscapes

Monthly Comment

Program has commenced with works on Alawoona Avenue & Raglan Avenue complete.



Irrigation

Monthly Comment

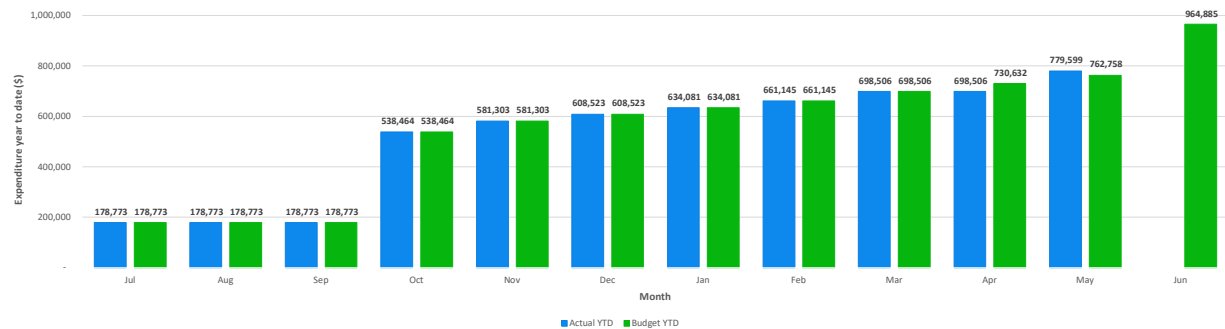
Program is in progress. Works at Ramsay Reserve & Columbia reserve are anticipated to be carried over to 2025/26.



Wetlands

Monthly Comment

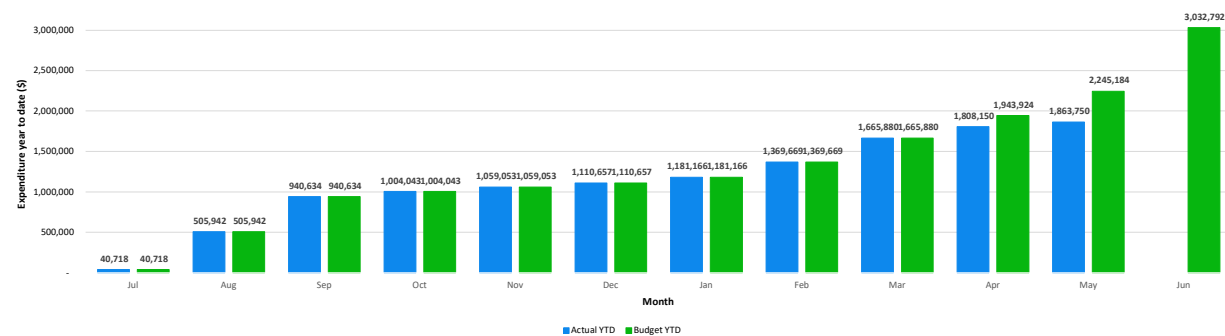
Program in progress with works 75% complete. Program is on track to be completed by end of financial year.



Open Space Developments

Monthly Comment

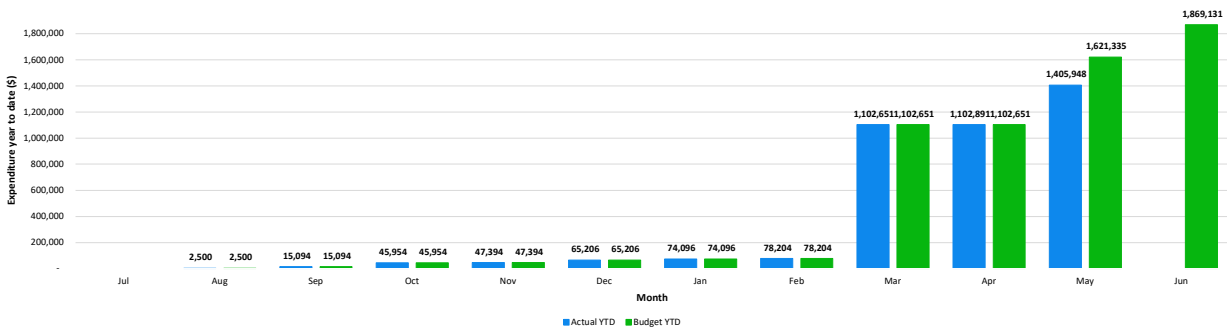
Program is in progress with 11 projects complete. Majority of planned works in this program are anticipated to be complete by end of year with the exception of Fryer Street Reserve.



Sports Facilities and Courts

Monthly Comment

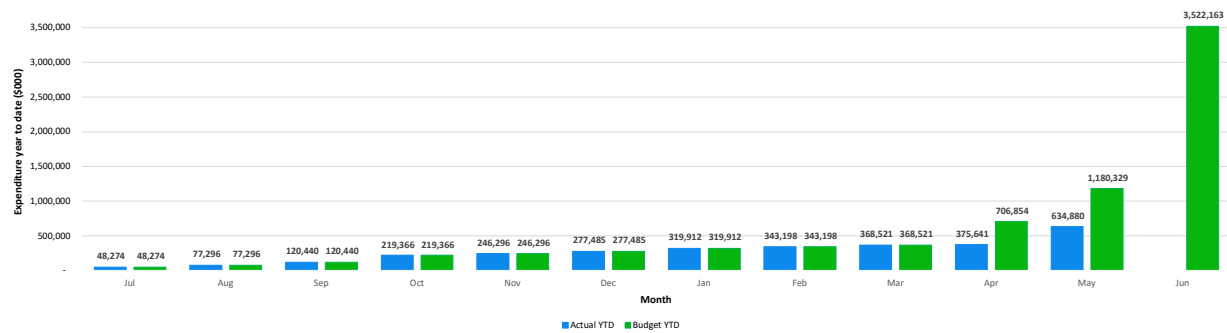
Program is in progress with draft concepts for Hazelmere Reserve Court Lighting and Morphettville Park Tennis Clubrooms being reviewed. Works at Southern Soccer Facility have commenced.



Building Upgrades

Monthly Comment

Program has commenced with works on MCC Theatre Seating, Marion Outdoor Pool Chlorine Dosing Upgrade, Trott Park Neighbourhood Centre Electrical Trenching & Building Security System (Admin, Cove Civic Centre, Libraries & Fairford House) complete. Works on the EV Stations at Admin & City Services have commenced. A number of projects in this program are in the preliminary stages with works anticipated to be carried over to 2025/26.



Marino Hall Upgrade

	2024-25	2024-25	Project
	Actual	Budget	Cost At
	YTD		Completion
Income			
State Government Grant Contribution			500,000
Commonwealth Government Grant Contribution		600,000	3,000,000
Total Income	-	600,000	3,500,000
Expenditure			
Operating	-	-	-
Capital Construction	(4,487,213)	(6,280,197)	(8,392,744)
Total Expenditure	(4,487,213)	(6,280,197)	(8,392,744)
Project Result Surplus/(Deficit)	(4,487,213)	(5,680,197)	(4,892,744)

The remaining \$4.893M of project funding required will be funded by Council.

Council have received the State Governments contribution to this project and \$2.400M of the Commonwealth contribution

Sundry Debtors Report - Ageing report as at 31 May 2025

Appendix 3

Debtor	Total Balance	Current	30 Days	60 Days	90 Days	90+ Days	Percentage of total 90+ day balance	Comments for 90+ Day balances
General Total	131,942.01	125,703.61	.00	4,898.40	.00	1,340.00	1%	Made up of 2 out of 9 debtors. These accounts are being worked through with the debtors.
Regulatory Services Land Clearing Total	14,478.75	.00	.00	6,888.75	7,590.00	.00	0%	
City Property - Leased Facilities Total	308,015.56	152,685.68	79,862.67	.00	.00	75,467.21	73%	Made up of 4 out of 25 debtors. Three accounts totalling \$70,496.31 are on payment plans with payments totalling \$8,377.10 received in June. One account totalling \$4,970.90 is being worked through with the Debtor.
City Property - Sporting Facilities Total	35,304.11	35,180.43	123.68	.00	.00	.00	0%	
Civil Services Private Works Total	46,331.80	18,913.00	6,605.00	4,665.00	4,310.00	11,838.80	11%	Made up of 9 out of 25 debtors. Six accounts totalling \$5,633.80 are on payment plans. One account totalling \$2,200.00 relates to work not commenced. One accounts totalling \$647.50 is in the process of being transferred to rates accounts. One account totalling \$3,357.50 has subsequently been settled in June.
Swim Centre Debtors Total	36,321.92	27,345.37	1,687.20	.00	7,289.35	.00	0%	
Grants & Subsidies Total	1,550,614.50	1,550,614.50	.00	.00	.00	.00	0%	
Environmental Health Inspections Total	23,671.00	6,702.50	.00	1,512.00	720.00	14,736.50	14%	Made up of 80 out of 133 debtors, with none individually significant. Four accounts totalling \$572.00 have subsequently been settled in June.
Local Government Total	20,380.42	13,103.21	.00	7,277.21	.00	.00	0%	
Total	2,167,060.07	1,930,248.30	88,278.55	25,241.36	19,909.35	103,382.51		
Total Aging Profile		89%	4%	1%	1%	5%		

Category	Description
Employees	Anything that relates to CoM employees.
General	Anything that does not fit into one of the below categories.
Neighbourhood Centres	For hire of rooms in Neighbourhood Centres, etc. - usually charged out at an hourly rate. Also includes cultural workshops and tours.
Regulatory Services Land Clearing	When council has had to clear land due to non-compliance of owner.
Sporting Clubs & Other Leases	Rent, electricity, water, maintenance, etc. charged out to lessees.
Civil Services Private Works	Repairs or modifications to infrastructure (footpaths, kerbs, driveway inverts). Can be at resident request.
Swim Centre Debtors	Outdoor Swimming Centre - used for lane hire, school visits, etc.
Grants & Subsidies	Government grants and subsidies.
Environmental Health Inspections	Food Inspection fees.
Regulatory Services Other	Vehicle Impoundment fees and other regulatory services.
Supplier Refunds	Where a supplier owes the City of Marion funds. This category is used to keep track to ensure we have received payment for credits.
Development Services	Includes contribution from residents and/or developers for the removal and/or replacement of Council Street Trees and significant trees.
Living Kaurna Cultural Centre	Relates to programs run through the LKCC.
Environmental Health Testing	Environmental testing fees.
Local Government	Transactions with other Local Government corporations.
Communications	Anything related to communications.
Economic Development	Events, etc. relating to economic development within the City of Marion.
Marion Cultural Centre	Hiring of the Marion Cultural Centre.

*any category that does not have any outstanding invoices will not be displayed.

Rates Report - Collection of Rates to 31 May 2025

ANALYSIS OF OUTSTANDING RATES AS AT 31 May 2025

	<u>Note</u>		% of Total Annual Rates
CURRENT	1	\$ 8,800,753	9.3%
OVERDUE	2	\$ 627,256	0.7%
ARREARS	3	\$ 1,443,407	1.5%
INTEREST	4	\$ 293,424	0.3%
POSTPONED	5	\$ 225,770	0.2%
LEGALS	6	\$ 15,736	0.0%
		\$ 11,406,346	12.0%
TOTAL ANNUAL RATES FOR 2024/25		\$ 94,809,117	

Note 1: Current

Current rates represent the total amount of rates levied in the current financial year that are not yet due for payment. For example at 1st January this represents Quarter 3 & Quarter 4 rates unpaid.

Note 2: Overdue

Overdue rates represent rates levied in the current financial year that remain unpaid past their due payment date. For example on 1st January, this represents rates from Quarter 1 and Quarter 2 that remain unpaid.

Note 3: Arrears

Rates in arrears represent rates and charges levied in previous financial years that remain unpaid .

Note 4: Interest

Interest represent the fines and interest applied to overdue rates and rates in arrears.

Note 5: Postponed

Postponed rates represent any rates amount due by seniors that have been granted a deferral, until the eventual sale of their property, as allowable under the Local Government Act. Interest is charged on these deferred rates and is recoverable when the property is sold.

Note 6: Legals

Legals represent any legal fees, court costs that have been incurred by Council in the collection of rates in the current financial year. These amounts represent costs that have been on-charged to the defaulting ratepayers and are currently outstanding.

14 Workshop / Presentation Items - Nil**15 Motions With Notice****15.1 Artificial spider webs on verges****Report Reference** GC250624M15.1**Council Member** Councillor – Sarah Luscombe**MOTION**

That a report be brought to Council no later than the 23 September 2025 General Council Meeting providing recommendations regarding how Council could prevent artificial spider webs being placed on verges, for example through a ban, a time limit on how long artificial webs are allowed to be in place before requiring removal, through education campaigns, or other options.

SUPPORTING INFORMATION

Artificial spider webs are becoming more common as Halloween celebrations are increasingly adopted in our community. These artificial webs are made of polyester and pose a hazard to wildlife, by trapping animals or being incorporated into nests. There is also risk that the polyester can end up in our waterways, adding to plastic and microplastic pollution. Further, residents have been observed to neglect to remove the artificial webs, keeping the artificial webs in place for many months after Halloween is over.

<https://au.news.yahoo.com/warning-over-harmful-garden-trend-as-aussies-partake-in-halloween-celebrations-001744501.html?guccounter=1>

Historically, council have banned artificial turf on verges. Similar options could be explored with regard to banning artificial spider webs on verges. Alternatively, if a ban is not considered desirable, residents may be allowed to have artificial spider webs up for a certain time limit over Halloween (e.g. the week up to and including Halloween) before requiring removal. An education campaign could also be offered, for example through social media, Green Thymes and City Limits.

A report is requested investigating recommendations for different options for council to consider, that can be voted on no later than 23 September General Council meeting, to enable any decisions to be enacted prior to Halloween on 31 October 2025.

Response Received From
Cassidy Mitchell

Business Support Officer - Governance and Council Support –

Corporate Manager

N/A

General Manager

General Manager City Services – Angela Allison

General Manager City Development – Ben Keen

STAFF COMMENTS

If supported, staff will prepare a report to be brought to the General Council meeting on 26 August 2025.

15.2 Rescission Motion - Discretionary Rebates

Report Reference	GC250624M15.2
Council Member	Councillor – Jason Veliskou

MOTION

“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”**

And replace with:

- 1. That Council close eligibility for new applicants to access discretionary rate rebates.**
- 2. That the current discretionary rebates are maintained at their current levels for the seven organisations receiving them.**

SUPPORTING INFORMATION

Nil.

Response Received From	Chief Financial Officer – Ray Barnwell
Corporate Manager	N/A
General Manager	General Manager Corporate Services – Tony Lines

STAFF COMMENTS

As part of the 2025–2026 Annual Business Planning process, Council Members—following discussions at a Council Member Forum—requested a review of the discretionary rate rebate framework. This included consideration of options to phase out the small number of long-standing discretionary rebates.

A detailed report (GC250422R12.2) outlining several options was presented at the April 2025 General Council meeting. After deliberation, Council resolved to phase out discretionary rate rebates over a three-year period beginning in 2026–2027 as follows:

- **Year 1:** Removal of discretionary rebates where a mandatory rebate also applies.
- **Year 2:** Reduction of remaining discretionary rebates to a maximum of 50%.
- **Year 3:** Full removal of all discretionary rebates.

This resolution does not affect the 2025–2026 budget, and implementation is scheduled to commence in 2026–2027.

If Council now seeks to reverse this decision—by closing eligibility to new applicants while maintaining current discretionary rebates—it will be necessary to formally rescind the April resolution.

16 Questions With Notice**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.