

His Worship the Mayor  
Councillors  
**CITY OF MARION**



**NOTICE OF  
INFRASTRUCTURE COMMITTEE MEETING**

Notice is hereby given pursuant to the provisions under Section 83 of the Local Government Act 1999 that a General Council meeting will be held

**Tuesday 3 May 2016**

**Commencing at 6.30pm**

**In Committee Room 2**

**Council Administration Centre**

**245 Sturt Road, Sturt**

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 Committee Room 2 is via the main entrance to the Administration building on Sturt Road, Sturt.

A handwritten signature in dark ink, appearing to read "Adrian Skull", is positioned above the printed name and title.

Adrian Skull  
**CHIEF EXECUTIVE OFFICER**

28 April 2016



**CITY OF MARION  
INFRASTRUCTURE COMMITTEE AGENDA  
FOR THE MEETING TO BE HELD ON  
TUESDAY 3 MAY 2016  
COMMENCING AT 6.30 PM  
COMMITTEE ROOM 2  
245 STURT ROAD, STURT**



**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. MEMBER'S DECLARATION OF INTEREST (if any)**

**4. CONFIRMATION OF MINUTES**

Confirmation of the Minutes for the Infrastructure Committee meeting  
held 1 March 2016 ..... Í

**5. BUSINESS ARISING**

5.1 Review of the Business Arising Statement from previous meetings of the  
Infrastructure Committee ..... FI

**6. PRESENTATION**

6.1 Update from BMX SA on the project to establish a Regional BMX Facility  
in the South

**7. REPORTS**

7.1 Streetscape Project  
**IC030516R7.1** ..... FÌ

7.2 Community Energy Project Update  
**IC030516R7.2** ..... GH

7.3 Sports Infrastructure Project  
**IC030516R7.3** ..... G

7.4 Capital Works Overview  
**IC030516R7.4** ..... HF

7.5 Asset Consolidation Program Update  
**IC030516R7.5** ..... HU

**8. CONFIDENTIAL ITEMS**

NIL

**9. ANY OTHER BUSINESS**

**10. MEETING CLOSURE**

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

**11. NEXT MEETING**

The next meeting of the Infrastructure Committee is scheduled to be held on:

**Time: 6.30pm**

**Date: Tuesday 5 July 2016**

**Venue: Committee Room 2**

**MINUTES OF INFRASTRUCTURE COMMITTEE MEETING  
HELD AT ADMINISTRATION CENTRE  
245 STURT ROAD, STURT  
ON TUESDAY 1 MARCH 2016**



---

**PRESENT**

**Elected Members**

Councillors Byram (Chair), Kerry, Pfeiffer

His Worship the Mayor Kris Hanna

**Independent Member**

Mr Christian Reynolds

**In Attendance**

Ms Abby Dickson	General Manager City Development
Mr Tony Lines	General Manager Operations
Ms Fiona Harvey	Manager Innovation and Strategy
Mr John Valentine	Manager Strategic Projects
Ms Elaine Delgado	Strategic Planner
Ms Georgie Johnson	Administration Assistant (minute taker)

**1. OPEN MEETING**

The meeting commenced at 6.30 pm.

**2. KAURNA ACKNOWLEDGEMENT**

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

**3. MEMBERS DECLARATION OF INTEREST**

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

No interests were disclosed.

**4. CONFIRMATION OF MINUTES**

Nil due to this being the inaugural meeting.

## 5. BUSINESS ARISING

Nil due to this being the inaugural meeting.

## 6. PRESENTATION

### 6.1 Overview of the City of Marion

Mr Tony Lines presented to the Committee an overview of demographic, financial, and asset data; Council's approach to strategic planning; leadership and organisational structure; trends and issues affecting the City of Marion that inform strategic planning; and major projects being undertaken by Council and State Government that affect the City of Marion and region.

## 7. REPORTS

### Infrastructure Committee Terms of Reference and Overview of Skills Reference No: IC010316R7.1

At the invitation of the Chair Members of the Infrastructure Committee introduced themselves and provided an overview of their background and skills. The Committee also considered the Terms and Reference and had no further comments to make on them.

**Moved Mayor Hanna, Seconded Cr Pfeiffer** that the Infrastructure Committee:

- Notes the Terms of Reference identified at Appendix 1 to the report.
- Notes the overview of skills provided by each of the Committee Members.

**Carried Unanimously**

**The Chair sought and was granted leave of the meeting to vary the order of the agenda and consider 'Streetscape Project' (Reference IC010316&.5) next.**

### Streetscape Project Reference No: IC010316R7.5

The Committee raised and discussed the following points:

- The Streetscape Project should be a regular item on the Infrastructure Committee agenda.
- It was noted that the discussions of the Streetscape Working Party in the attached in reports were introductory only.
- The Elected Member Streetscape Working Party has developed an agreed project approach and timeframe.
- Draft Streetscape Policy is planned to be presented to the General Council meeting on 22 March 2016.
- Implementation of the Streetscape Program is to commence by the end of this calendar year.
- Due to the early stage in project development funding levels and sources have not yet been identified.
- It is important there are clear expectations on what can be delivered.
- Development of a tool should include a focus on identifying locations for higher quality streetscapes. Committee to review outcomes of prioritisation.

- Funding needs to be targeted to achieve best value for money, e.g. is undergrounding power lines the best use of funds due to the high expense?
- The Streetscape Project includes 3 stages: 1) Streetscape Policy which is a high level 'umbrella' policy, 2) a 10-year Streetscape Program of capital and renewal works, and 3) systems and procedures to support project delivery.
- Open Space planning needs to be funded from a separate budget.
- The Department of Planning, Transport and Infrastructure owns arterial roads but Council needs to consider how it can influence streetscape elements to improve amenity.
- Partnerships need to be considered as an important component of project implementation.
- It was noted that the NBN rollout will result in above-ground infrastructure that will require consideration in streetscape development.
- Implementation of the Streetscape Program will be long-term and integration with existing assets needs to be considered.
- The public value provided by streetscapes is Council's principal focus.
- 'Return on investment' for streetscapes could be discussed and considered by the Committee.

Questions and points raised for consideration:

- Does the information capture –
  - Funding
  - Timing/Next Steps
  - Economic Benefits vs Community Benefits

**Actions:**

- **The Committee to review funding streams for streetscapes at the next meeting**
- **The Committee to note application of the strategic criteria approach at the next meeting**

**Moved Mayor Hanna, Seconded Cr Pfeiffer** that the Infrastructure Committee:

- Note the commencement of the Streetscape Project
- Provide feedback on the proposed role of the Infrastructure Committee in the Streetscape Project

**Carried Unanimously**

**Work Plan 2016**

**Reference No: IC010316R7.2**

The Committee discussed the work plan and made the following points:

**Standing item each meeting:**

- Streetscape project
- Sports Infrastructure projects
- Asset Consolidation program.
- Community Energy Project

**Additional topics for forward work program**

- Service levels to be considered before budget, schedule for 3 May
- Future of Administration Centre

- Tonsley Redevelopment Project
- 30 year Plan for Greater Adelaide and the Integrated Transport Plan
- How we hold major assets.
- Capital Works Overview, incorporating linkages to Streetscape project
- Asset Management Plan - Building condition audit, integrated with Renewal and Consolidation programs
- The Committee also discussed the following areas, to be considered as the Committee progresses its work program: Consider the alignment of the demographic and community information in relation to key asset/infrastructure strategies and priorities.
- Consider the unique and/or collaborative role the Strategy, Urban Planning and Infrastructure committees will play on areas of overlap
- Ensure the forward work program includes key objectives for each agenda item, to ensure the consideration of the item is focused on achieving those objectives. Consider a list of work plan items for 2017, to ensure the Committee can make a seamless transition from 2016.

## INDICATIVE INFRASTRUCTURE COMMITTEE WORK PROGRAM – 2016

### TUESDAY, 3 May 2016

Topic	Action
Sports Infrastructure Project	Consideration
Asset Consolidation Program update	Consideration of progress of current priorities and further priorities
Capital Works Overview	Noting
Streetscape Project	Note project progress, funding opportunities for potential sourcing on completion of the Streetscape Program, and application of the strategic criteria approach
How we hold major assets	Consideration of approaches/models for holding major assets
Future of Administration Building	Consideration of options
Urban Planning agenda	Consider current key drivers and context of state and local agenda
Service Levels, including demographic and community information	Consideration of key infrastructure service levels
Community Energy Project Update	Noting
Overview of financial management of Infrastructure, including key financial policies	Noting



**TUESDAY, 5 July 2016**

<b>Topic</b>	<b>Action</b>
Sports Infrastructure Project	Consideration
Asset Consolidation Program	Consideration
Asset Management Plan Overview	Noting
Streetscape project	Note project progress and provide input into draft design guidelines
Stormwater Management and Infrastructure	Noting
30 Year Plan for Greater Adelaide and Integrated Transport Plan	Noting
Community Energy Project Update	Noting

**TUESDAY, 6 September 2016**

<b>Topic</b>	<b>Action</b>
Sports Infrastructure Project	Consideration
Streetscape project	Note project progress and draft program of prioritised works
Play Space strategy	Consideration
Open Space strategy	Consideration
Tonsley Redevelopment Project	Consideration
Community Energy Project Update	Noting

**Tuesday, 1 November 2016**

<b>Topic</b>	<b>Action</b>
Sports Infrastructure Project	Consideration
Streetscape project	Consideration
Asset Consolidation Program Update	Noting
Community Energy Project	Noting

**List for 2017**

<b>Topic</b>	<b>Action</b>

**Moved Christian Reynolds, Seconded Cr Pfeifer** that the Infrastructure Committee:

- Discuss the proposed work program for 2016 identified at Appendix 1 to the report.

**Carried Unanimously**

7.52pm Mayor Kris Hanna left the meeting

7.54pm Councillor Kerry left the meeting

**Overview of Key Policies**  
**Reference No: IC010316R7.3**

**Moved Cr Pfeiffer, Seconded Cr Kerry** that the Infrastructure Committee:

- Notes the overview of key infrastructure related policies; the Asset Management Policy and the Disposal of Land and Assets Policy as provided in Appendix 1 and 2.

**Carried Unanimously**

The Committee discussed the following:

- The Committee requested that an overview of all key asset related policies is provided to them through their work program.

**Action: Schedule Policy overview throughout the Committee's work program.**

- How Council assesses when assets become a burden rather than a benefit. The Committee sought an overview of financial management of Assets at its next meeting.

**Action: Schedule as an agenda item at the 3 May meeting**

- The Building Audit information will be available in April 2016 and will be a valuable suite of information for a range of asset management projects.
- The Community Facilities Survey is being distributed in early March.

**Action: Administration to provide Mr Reynolds with a copy of the Community Facilities survey**

7.59pm Councillor Kerry re-entered the meeting

## **Major Projects and Project Development**

**Reference No: IC010316R7.4**

**Moved Cr Kerry, Seconded Cr Pfeiffer** that the Infrastructure Committee:

- Notes the background on the Strategic Projects department and overview of current projects under development.

**Carried Unanimously**

The Committee discussed the following items:

Sports Infrastructure:

Edwardstown Oval Redevelopment:

- funds committed for Concept Plan
- NSRF Round 3 funding application in progress if Council approved on March 8<sup>th</sup>.
- Audit committee concern regarding commitment of funds and impact on future works.

Mitchell Park Sports Ground Redevelopment - Multi-purpose indoor stadium facility:

- funds committed for Concept Plan
- Project on larger scale than Edwardstown, on doorstep to Tonsley.
- Including a multi –purpose stadium to replace existing facility at Marion Sports.
- Lodge for NSRF Round 4 funding application.

- All projects under NSRF we would need to have projects completed. 50/50 matched funding. \$20k to \$10M.
- KPI for CEO on Major Projects require external funding.
- Bangka Day Memorial event – Openly stating that there is funding and developing facility, close to Tonsley.

**Action:**

- **Administration to provide an update on what is being proposed at the Mitcham facility and any feedback from meetings held between councils.**

BMX facility to UCI standard –

- UCI looking for international standard facility in Australia.
- Office Recreation and Sport grant to do study. Economic growth and benefits is substantial.
- Cross Keys in the North is a potential site. 1/3 way through the study. Due at end of March.
- Next week club presidents meeting with consultant regarding location. Major's Road is our proposed location.

- Regardless of where the location of the International facility is placed, BMX currently located to Cove Sports needs to be relocated.
- When the BMX club moves out of Cove sports use of the BMX area of cove sports will need to be reviewed.
- Use at O'Halloran Hill won't be a problem with zoning. Old construction compound for Southern Expressway.
- Once site is identified Minister will need to sign off on land use. Minister will make decision on land based on a party that can deliver a project.
- We will have direction by May meeting.
- Current users are mainly club users - travel from a large catchment Plympton and Victor Harbour.
- Current site needs to move due to size and noise issues.
- Commercial model still to be developed on who would fund and operate it.
- Council report for Cove will need to be brought back what will happen to existing site.
- Social implications on Cove with removing BMX and passive surveillance vs Major's Road site. Starting gate height with no community access due to risks. Rest of facility would be able to be used by community. Disadvantaged youth programmes, track maintenance, two clubs using tracks at all times.

#### **Actions:**

- **Council to consider Major's Road as the best location to the future use for clubs.**
- **Administration to provide further information with regard to additional Accommodation options in the City of Marion.**

Soccer facilities in the south of Marion:

- Draft Business Case has been developed with the Football Federation of South Australia (FFSA).
- Flat land is the issue in City of Marion. – Securing land is the biggest challenge.
- Three potential site in City of Marion – O'Halloran Hill TafeSA site – State Government Land, Sheep Paddock - Sheidow Trust Land, Cove Sports Facility – City of Marion property

## **8. CONFIDENTIAL ITEMS**

Nil

## **9. ANY OTHER BUSINESS**

The Chair raised some information regarding online shopping trends, and their impact on the repurposing of shopping centres. Examples nationally and internationally show shopping centres are now incorporating sport and leisure facilities. In light of the City of Marion's identified priorities relating to upgrading sporting facilities, the Committee considered the opportunity to liaise with Westfield on this topic.

#### **Action:**

- **Administration to engage with Westfield regarding an opportunity to liaise with the Infrastructure Committee at an upcoming meeting.**

## **10. MEETING CLOSURE**

The meeting was declared closed at 9.06pm

## **11. NEXT MEETING**

The next meeting of the Infrastructure Committee is scheduled to be held on:

**Time: 6:30 pm**

**Date: 3 May 2016**

**Venue: To be Advised**

**CONFIRMED**

.....

**CHAIRPERSON**

/ /

**CITY OF MARION**  
**BUSINESS ARISING FROM INFRASTRUCTURE COMMITTEE MEETINGS**  
**AS AT 18 APRIL 2016**



	Date of Meeting	Item	Responsible	Due Date	Status	Completed / Revised Due Date
1.	01/03/16	<b>Streetscape Project</b> - Review funding streams for streetscapes at the next meeting	Fiona Harvey		<ul style="list-style-type: none"> <li>Potential funding streams for streetscapes will be considered as the priority streets and destinations are identified</li> </ul>	August 2016
2.	01/03/16	<b>Streetscape Project</b> - application of the strategic criteria approach at the next meeting	Fiona Harvey		<ul style="list-style-type: none"> <li>Prioritization criteria to be developed and applied to identified streets and destinations to develop the streetscape program of works</li> </ul>	August 2016
3.	01/03/16	<b>Major Projects and Project Development</b> - Administration to provide an update on what is being proposed at the Mitcham facility and any feedback from meetings held between councils.	John Valentine		<ul style="list-style-type: none"> <li>6/4/16 Meeting held with Mitcham Manager Community Development and Sport &amp; Recreation Planner &amp; CoM Manager Strategic Projects &amp; Community Facility Planner. Mitcham is currently developing a Sport &amp; Recreation Strategy and reviewing facilities unable to provide a specific update at this time.</li> <li>Joint CEO meeting for four Southern Councils being held on 11/05/16.</li> </ul>	
4.	01/03/16	<b>Major Projects and Project Development</b> - Council to consider Major's Road as the best location to the future use for clubs.	John Valentine			

City of Marion  
Infrastructure Committee Action Arising Statement as at 18 April 2016

---

5.	01/03/16	<b>Major Projects and Project Development</b> - Administration to provide further information with regard to additional Accommodation options in the City of Marion.	Neil McNish		<ul style="list-style-type: none"> <li>Contact has been made with Renewal SA who have advised that there is interest in the possible establishment of a hotel/apartment development in Tonsley. Further information is being sought.</li> </ul>	
6.	01/03/16	<b>Other Business</b> - Administration to engage with Westfield regarding an opportunity to liaise with the Infrastructure Committee at an upcoming meeting.	Neil McNish		<ul style="list-style-type: none"> <li>Regular meetings are held between Westfield and the City of Marion which includes the Ward Councillors. The GM City Development liaises with Westfield in this regard and a request for a representative to attend will be made.</li> </ul>	

completed items to be removed are shaded

**CITY OF MARION**  
**Infrastructure Committee**



<b>SCHEDULE OF MEETINGS 2016</b>			
<b>Day</b>	<b>Date</b>	<b>Time</b>	<b>Venue</b>
Tuesday	03/05/16	6.30-9.30pm	TBC
Tuesday	05/07/16	6.30-9.30pm	TBC
Tuesday	06/09/16	6.30-9.30pm	TBC
Tuesday	11/11/16	6.30-9.30pm	TBC

**INDICATIVE INFRASTRUCTURE COMMITTEE WORK PROGRAM – 2016**

**TUESDAY, 3 May 2016**

<b>Topic</b>	<b>Action</b>
Sports Infrastructure Project	Consideration
Asset Consolidation Program update	Consideration of progress of current priorities and further priorities
Capital Works Overview	Noting
Streetscape Project	Note project progress, funding opportunities for potential sourcing on completion of the Streetscape Program, and application of the strategic criteria approach
How we hold major assets	Consideration of approaches/models for holding major assets
Future of Administration Building	Consideration of options
Urban Planning agenda	Consider current key drivers and context of state and local agenda
Service Levels, including demographic and community information	Consideration of key infrastructure service levels
Community Energy Project Update	Noting
Overview of financial management of Infrastructure, including key financial policies	Noting



**TUESDAY, 5 July 2016**

<b>Topic</b>	<b>Action</b>
Sports Infrastructure Project	Consideration
Asset Consolidation Program	Consideration
Asset Management Plan Overview	Noting
Streetscape project	Note project progress and provide input into draft design guidelines
Stormwater Management and Infrastructure	Noting
30 Year Plan for Greater Adelaide and Integrated Transport Plan	Noting
Community Energy Project Update	Noting

**TUESDAY, 6 September 2016**

<b>Topic</b>	<b>Action</b>
Sports Infrastructure Project	Consideration
Streetscape project	Note project progress and draft program of prioritised works
Play Space strategy	Consideration
Open Space strategy	Consideration
Tonsley Redevelopment Project	Consideration
Community Energy Project Update	Noting

**Tuesday, 1 November 2016**

<b>Topic</b>	<b>Action</b>
Sports Infrastructure Project	Consideration
Streetscape project	Consideration
Asset Consolidation Program Update	Noting
Community Energy Project	Noting

**CITY OF MARION  
INFRASTRUCTURE COMMITTEE  
PROGRESS REPORT  
3 MAY 2016**

**Originating Officer:** Elaine Delgado, Strategic Planner

**Manager:** Fiona Harvey, Manager Innovation & Strategy

**General Manager:** Abby Dickson, General Manager City Development

**Subject:** Streetscape Project

**Report Reference:** IC030516R7.1

---

**BACKGROUND:**

Council is undertaking a Streetscape Project, with input from a Working Party comprising five Elected Members, using a strategic approach to determine capital and renewal works throughout the City of Marion's road and street network. The project comprises three stages - a Streetscape Policy, a Streetscape Program, and review/development of Council systems/processes/procedures for efficient project delivery.

An introduction was provided on this project to the Infrastructure Committee at its last meeting held on 1 March 2016 (IC010316R7.6) and this is a progress report.

**PROJECT UPDATE:**

- The Streetscape Project is on-track with meeting and reporting schedules (Appendix 1)
- A draft Streetscape Policy was presented to a General Council meeting and Strategy Committee meeting on 22 March 2016 and 5 April 2016 respectively with community consultation undertaken from 11 April to 2 May 2016. A final draft policy will be presented to Council on 28 June 2016.
- Development of the Streetscape Program has commenced with initial 'Destinations' and 'Improvement Opportunities' identified by applying streetscape components to the road and street network (Appendix 2).
- A 'design guide' outlining service standards will be developed for 'Destinations', 'Improvement Opportunities' and street typologies based on the road hierarchy for remaining streets or sections of streets in the network.
- Due to the early stage of this project costings for the Streetscape Program have yet to be identified. Finance reports presented to Council bi-monthly include Council's current expenditure on streetscape elements such as footpaths, street trees, and kerbing. These levels of expenditure may be amended as a result of this project. The February Finance Report was presented to the General Council meeting on 12 April 2016 <http://www.marion.sa.gov.au/webdata/resources/minutesAgendas/GC160412%20Agenda.pdf> It should be noted that the Streetscape graph on page 124 refers to expenditure for roundabouts only rather than all streetscape elements.
- It is anticipated funding opportunities for streetscapes will be sought on a project-by-project basis which could include government grants as well as exploration of alternative funding opportunities, such as from the private sector, public private

partnerships, or use of other funding models. A key Government grant funding program through which funds could be sought is the Department of Planning, Transport and Infrastructure's 'Places for People' program for the strategic planning, design and development of prominent public places of community significance

#### **NEXT STEPS:**

The next steps for this project include:

##### **June 2016**

- Presentation of a final draft Streetscape Policy for Council endorsement

##### **August 2016**

- Preparation of a 1<sup>st</sup> draft Streetscape Program of works
- Development of prioritisation criteria to develop the 2<sup>nd</sup> draft Streetscape Program of works

##### **September 2016**

- Development of a 'design guide' based on street typologies for the road hierarchy

##### **October/November 2016**

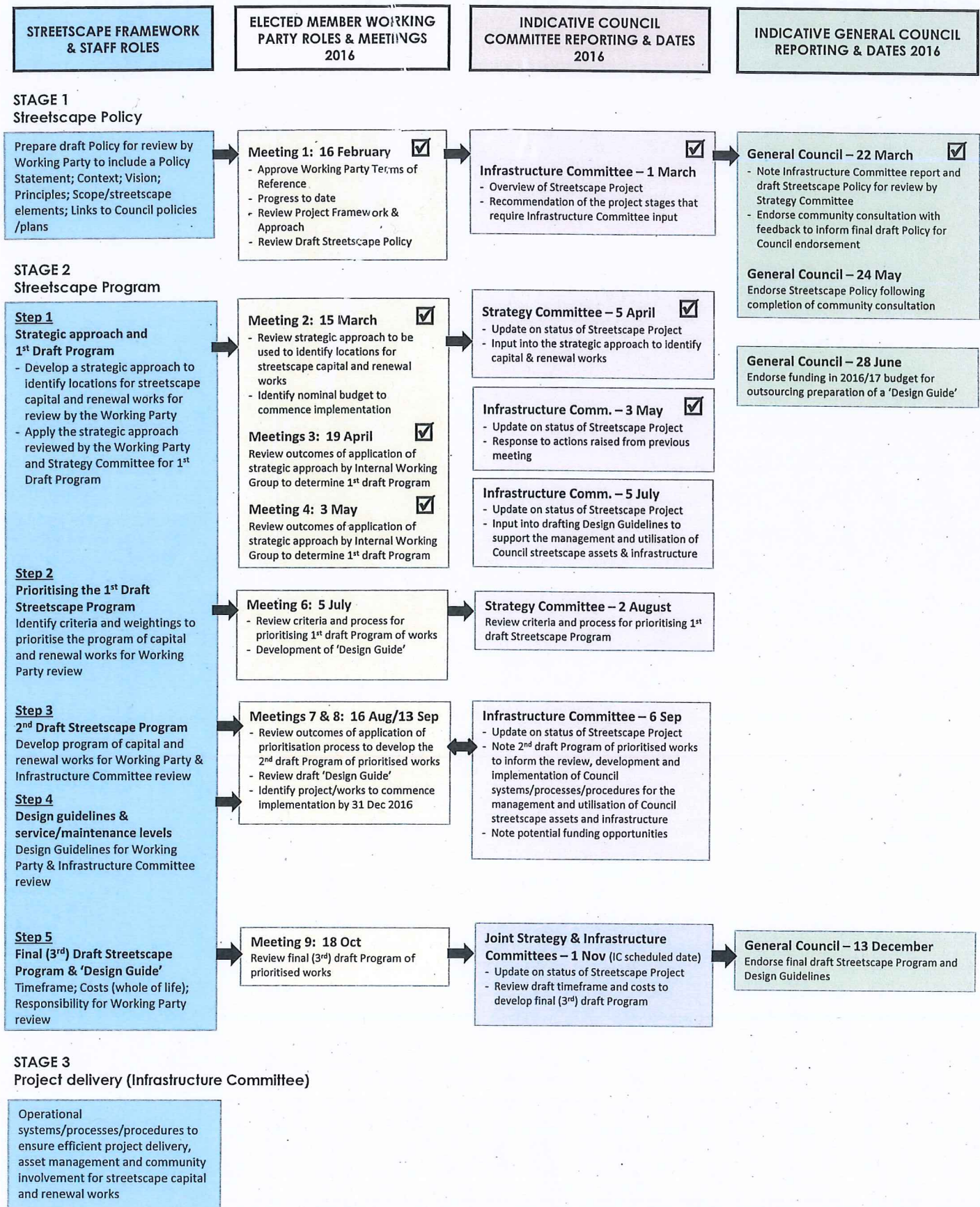
- Development of a final draft Streetscape Program of works that includes a timeframe and costings

##### **December 2016**

- Presentation of the final draft Streetscape Program of works for Council endorsement

## STREETSCAPE PROJECT

Approach to develop a 10-year Streetscape Framework for the City of Marion road and street network  
As at 13 April 2016



City of Marion

**STREETSCAPE PROJECT****Tool to identify Destinations & Improvement Opportunities**

APPENDIX 2

IC030516R7.1

**Note:** This tool may be amended based on feedback from its application and feedback

**Primary Level information – as at 6 April 2016**

Streetscape components	
Urban Form	
1.	Local roads - Residential, commercial, industrial
2.	Collector roads - Residential, commercial, industrial
3.	Distributor roads - Residential, commercial, industrial
4.	Sub-arterial roads - Residential, commercial, industrial
5.	Arterial roads - Residential, commercial, industrial
6.	Key sites Tonsley & key roads linking with Tonsley site
7.	Link streets - Related to key sites
8.	Housing Diversity DPA
9.	Locations of residential areas outside scope of Housing Diversity DPA
10.	Urban renewal (e.g. 1 into 4) locations
11.	Community Zone/Recreation Policy Area DPA
12.	Locations that have existing identified 'destination' status
13.	Locations of Council built facilities
14.	Locations of Council Regional & Precinct level open spaces
15.	Locations of regional/district/neighbourhood/local zones (shopping centres)
16.	Locations of commercial/business precincts
17.	Locations of schools and educational institutions
18.	Locations of rail stations
19.	Locations of destinations not listed above, e.g. Tramstop 6
20.	Locations of older residents in aged care accommodation
21.	Locations of 65+ aged cohort city-wide
Environment	
22.	Tree canopy
23.	Urban heat islands
24.	Water Sensitive Urban Design
Infrastructure	
25.	Major intersections
26.	Traffic management issues, e.g. safety
27.	Walking & Cycling Strategy Implementation Plan projects with streetscape elements: - Coast Park (see item 22 below) - Southern Expressway - Tonsley Greenway - Marion Central Link

- Seacombe Road
28. Street sections of Coast Park
29. Undergrounding of power locations
30. Utilities – drainage
31. Utilities - NBN
32. Footpath program: new
33. Kerb repair and replacement program
34. Verge treatments
35. Street furniture, incl. bus stops
<b>Traffic</b>
36. Usage levels: high traffic volume locations
37. Traffic speed locations
<b>Other</b>
38. Identified high need for improvement

## Secondary Level information - as at 6 April 2016

Streetscape components
<b>Environment</b>
1. Street tree replacement program
2. Tree maintenance
3. Significant trees
<b>Infrastructure</b>
4. Road reseal program
5. Street lighting assets: new
6. Street lighting assets: renewal
7. Footpath program: renewal

**CITY OF MARION  
INFRASTRUCTURE COMMITTEE MEETING  
PROGRESS REPORT  
3 MAY 2016**

**Originating Officer:** Ann Gibbons, Environmental Sustainability Manager

**Manager:** Fiona Harvey, Manager Innovation and Strategy

**General Manager:** Abby Dickson, General Manager City Development

**Subject:** Community Energy

**Report Reference:** IC030516R7.2

---

**BACKGROUND:**

Following a facilitated discussion on community renewable energy options for Marion at the 17 November 2015 Elected Members' Forum it was resolved at the 24 November 2015 General Council meeting (GC241115R05) that further investigation into the feasibility of a number of different options be undertaken.

At the 23 February 2016 General Council meeting (GC230216R05) it was resolved that Council:

1. *Notes the Solar Power Options report prepared by The Energy Project (Appendix 1);*
2. *Approves Option A for further detailed business case analysis, with this detailed business case to include solar infrastructure for the Cove Civic Centre and the Marion Council Depot; with a report to be brought back to Council in May 2016.*

(Note: Option A is to install numerous distributed solar power systems totalling 400kW in capacity in Council owned properties. A Distributed Power Plant (DPP) costing approximately \$600k that reduces electricity from the grid by an estimated 26%.)

In the same meeting it was also resolved that Council:

1. *Allocates up to \$600,000 in the 2016/2017 budget to fund solar infrastructure for implementation before June 2017.*

**PROJECT UPDATE:**

- Andrew Nance, The Energy Project, has been engaged to complete the detailed business case analysis.
- This work will include:
  - Assessment of roof top solar opportunities, limitations and constraints of up to eight Council owned and operated sites (including City Services and Cove Civic Centre);
  - Detailed business case development identifying the optimal combination of system sizes, locations and financing to maximize the contribution of solar output to Council's electricity demand.
  - Preparation of functional tender specifications for the procurement of distributed solar arrays that meet Council's procurement processes.

**NEXT STEPS:**

A detailed business case analysis will be brought to the 24 May 2016 General Council meeting for noting.

**CITY OF MARION  
INFRASTRUCTURE COMMITTEE MEETING  
3 MAY 2016**

**Originating Officer:** Sean O'Brien, Community Facility Planner  
**General Manager:** Abby Dickson, General Manager City Development  
**Subject:** Sports Infrastructure Project  
**Reference No:** IC030516R7.3

---

**REPORT OBJECTIVE**

To provide the Infrastructure Committee with a brief overview of major projects currently under development.

**EXECUTIVE SUMMARY**

At the 14 April 2015 General Council Meeting, Council endorsed investigations being undertaken with peak sporting bodies, relevant clubs, funding bodies and agencies to seek partnering opportunities for the development of plans and potential funding solutions for the following sports infrastructure:

- Options for new soccer pitches and a BMX track in the South
- Indoor multipurpose Stadium 4-8 Court (SA regional standard)
- Edwardstown Oval Masterplan
- Mitchell Park Sports and Community Club building upgrade

Since Council's resolution to pursue the above sports infrastructure projects Council has allocated funds and additional resources for developing costed concept plans for the Edwardstown Oval redevelopment and the Mitchell Park redevelopment (combined with a multi-purpose indoor facility).

A costed concept plan has been developed for the Edwardstown Oval redevelopment and a funding application to the National Stronger Regions Fund was lodged in March 2016.

A concept plan is in the process of being developed for Mitchell Park (and multi-purpose indoor facility). Architects and a range of other specialists' skills have been appointed and the process of developing a design (and cost) has commenced. Council has resolved that an application will be made to round 4 of the National Stronger Regions Fund which is expected to be in July 2016.

**DUE DATES**

**RECOMMENDATION (1)**

**That the Infrastructure Committee:**

- |   |                   |
|---|-------------------|
| <b>1. Notes the summary report of current major projects under development.</b> | <b>3 May 2016</b> |
|---|-------------------|



## **Background**

At the 14 April 2015 (GC140415R02) Council resolved the following;

1. *Endorse investigations being undertaken with peak sporting bodies, relevant clubs, funding bodies and agencies to seek partnering opportunities for the development of plans and potential funding solutions for the following sports infrastructure:*
  - *Options for new soccer pitches and a BMX track in the South*
  - *Indoor multipurpose Stadium 4-8 Court (SA regional standard)*
  - *Edwardstown Oval Masterplan*
  - *Mitchell Park Sports and Community Club building upgrade*
2. *Note that consultation plans will be brought to Council for consideration after initial investigations are undertaken with peak sporting bodies, relevant clubs and agencies.*
3. *That potential funding opportunities relevant to the above sports infrastructure be actively pursued as they arise.*

## **Discussion**

Attached as Appendix 1 is the summary for the sports infrastructure projects.

## **Appendix I: Sports Infrastructure Summary**

## SPORTS INFRASTRUCTURE SUMMARY – 3 May 2016

## IC030516R7.3– Appendix 1

### Previous Council Decisions

At the General Council meeting held 14 April 2015 Council endorsed a range of projects to be undertaken relating to sports facilities as follows:

- Options for soccer pitches and a BMX track in the south
- Indoor Multipurpose Stadium 4-8 Court (SA regional standard)
- Edwardstown Oval Upgrade
- Mitchell Park Sports and Community Club upgrade

#### Edwardstown Oval Redevelopment Funding Opportunity Ref No: GC080915M08

1. Council lodges a funding application to Round 3 of the Federal Government's National Stronger Regions Fund in support of the Edwardstown Oval redevelopment.

#### Edwardstown Oval - National Stronger Regions Fund Report Reference: GC220915R02

1. Endorse the Edwardstown Oval Architectural Brief (Appendix 2) for the development of a costed concept plan and authorise the calling of a select tender to engage architectural, civil engineering, services engineering, landscape architecture and cost management services.
2. Endorse the costed concept plan being developed on the basis of recommended building and various ground improvements to a financial target of \$7 - \$8 million.
3. Endorse the roles and responsibilities (Appendix 3) documented for the various parties associated with the project.
4. Approve funding of up to \$135,000 for the necessary additional staff resources and specialist consultants required to develop a concept plan and a comprehensive NSRF submission. That this funding will be sourced from the Asset Sustainability Reserve – Community Facilities Partnership Program.
5. Note that the Chief Executive Officer will review resourcing required to develop the concept plan and the lodgement of the NSRF application and will allocate resources, inclusive of new resources, as required.
6. That the council supports an urgent full review of the management structure at this site.

#### Edwardstown Oval – Design Options for National Stronger Regions Fund Application (Report Reference: GC081215R06)

1. Note receipt of the Edwardstown Oval Background Report on the state of the existing facilities and their suitability for inclusion in an upgraded complex.
2. Consider report GC081215R06 and endorse option 2 (demolishes all existing club buildings and erects new buildings) as the preferred concept to be further developed to form the basis of a Section 48 report and, subsequently, for the bid to the National Stronger Regions Fund.
3. Note progress in consultation with stakeholders in the development of the proposal and the development of a single management structure for the site.
4. Note that a separate report, as required under Section 48 of the Local Government Act, will be brought to Council for consideration describing, amongst other matters, the whole of life costs associated with the project.

#### Multi- purpose indoor courts and Mitchell Park Masterplan (Report Reference: GC081215R05)

1. Endorse the Mitchell Park and Community Club site as the preferred location for the development of multi-purpose indoor sports facilities and the integrated development of facilities for existing sporting clubs and dog club and the development of a community centre to replace the Mitchell Park Community Centre.
2. Endorse the Mitchell Park Sports and Community Club Architectural Brief (Appendix 2) for the development of a costed concept plan and authorise the calling of a select tender to engage architectural, civil engineering, services engineering, landscape architecture, geo-technical, contamination assessment and cost management services.
3. Endorse the preparation of a first stage concept plan for Council's consideration and subsequent establishment of a project financial target.
4. Approve funding of up to \$200,000 from the Asset Sustainability Reserve – Community Facilities Partnership Program for the engagement of specialist consultants required to develop a costed concept plan.
5. Note that the Chief Executive Officer will review resourcing required to develop the concept plan and the lodgement of the NSRF application and will allocate resources, inclusive of new resources, as required.

## Edwardstown Oval

	Partnership Development	Project Development and Alignment, Site Evaluations, Needs Analysis and Background Reports	Feasibility and Concept development	Business Case, Management Structure Planning with Partners, Detailed Management Plan, Section 48 report	Achieve External Funding Federal, State or other
Timeframes	October 2015	Completed late November	November to early December	November to early December	Dec 2015/Jan 2016
<b>Project Management</b>	Additional staff appointed as per Council resolution  Consultants brief issued to selected consultants  Submissions closed 6 October Assessed & appointed by 15 October	Completed	COMPLETED	BUSINESS CASE/SECTION 48 SECTION 48 – considered at Audit Committee considered at Council meeting of 8 March 2016	Application lodged to National Stronger Regions Fund 11 March
			Building works	\$4,107,600	
			External works	\$2,135,809	
			Design contingency	\$420,515	
			Building works sub total	\$6,663,924	
			Construction contingency	\$450,076	
			Professional fees	\$641,000	
			Escalation to 2017	\$196,000	
			Total	\$7,951,000	
			Cost range \$7.55M - \$8.35M		
<b>Council Decision Making</b>				<b>Edwardstown Oval – Section 48 Report and funding commitment for National Stronger Regions Fund Application Report Reference: SGC080316R02</b> Council: <ol style="list-style-type: none"> <li>1. Consider the advice and feedback received from the Finance and Audit Committee on the draft Section 48 Prudential Report.</li> <li>2. Adopt the Section 48 Prudential Report as amended including the KPMG Report on the Proposed Governance and Management Model and Financial Forecast and the Hardy Milazzo Design Concept.</li> <li>3. Authorise Council staff to finalise and submit a bid to the National Stronger Regions Fund (NSRF) Round 3 seeking \$4 million in Federal capital funding matching a \$4 million capital funding commitment by the City of Marion.</li> <li>4. Endorse the capital funding commitment of up to \$4 million for the redevelopment of Edwardstown Oval subject to the successful application for funding to the National Stronger Regions Fund.</li> <li>5. Endorse the increased on-going operating, maintenance and renewal funding (i.e. Cash) requirement as identified in the Section 48 Prudential Report and note the impact to the City of Marion's adopted Long Term Financial Plan (LTFP) resulting from the additional funding requirement identified in the Section 48 report is forecast to be in the order of \$6.119 million over the 10 year term of the LTFP.</li> <li>6. Commit to undertaking the redevelopment of Edwardstown Oval if funding is received from the National Stronger Regions Fund.</li> </ol>	

**BMX**

	<b>Partnership Development</b>	<b>Project Development and Alignment, Site Evaluations, Needs Analysis and Background Reports</b>	<b>Secure Land</b>	<b>Business Case, Management Structure Planning with Partners, Detailed Management Plan</b>	<b>Feasibility and Concept development</b>	<b>Achieve External Funding Federal, State or other</b>	<b>Detailed design and Construction</b>
<b>Timeframes</b>	<b>October 2015</b>	<b>November December 2015</b>	<b>March 2016</b>	<b>January February 2016</b>	<b>January February 2016</b>		
<b>Project Management</b>	Startup meeting held with consultant 16 December 2015	Tredwell Management have completed first round of engagement  Site concept plan in development  NEXT STEP Management options report	Ministerial approval for land – will occur at end of feasibility	Feasibility report in development	- Report from Tredwell Management to be advised at future Infrastructure Committee meeting.		
<b>Council Decision Making</b>					Council to review concept and feasibility.		
<b>Key Stakeholders and Clubs</b>	BMX SA – host organization for funding \$48K ORS \$5K CoM						
<b>Consultants</b>	Tredwell Management appointed to undertake feasibility study	DITZ – Melbourne based consultant have developed a draft track design available in CAD					
<b>Government Agencies and other partnerships</b>	Office of Recreation and Sport BMX SA Hallett Cove BMX Club Happy Valley BMX Club						
<b>Other opportunities</b>							
<b>Issues</b>							

## Indoor Facility /Mitchell Park

	Partnership Development	Project Development and Alignment, Site Evaluations, Needs Analysis and Background Reports	Secure Land	Business Case, Management Structure Planning with Partners, Detailed Management Plan	Feasibility and Concept development	Achieve External Funding Federal, State or other	Detailed design and Construction
Timeframes	March 2016		February March 2016	April 2017	May June 2016	March April May June 2016	Funding application mid 2016
<b>Project Management</b>	<p>Initial consultations held with</p> <ul style="list-style-type: none"> <li>Mitchell Park Sports Club</li> <li>Dog Club</li> <li>Residents</li> <li>Wildcats Netball Club</li> </ul> <p>Basketball SA Netball SA Key partnerships</p> <p>Consultation</p> <ul style="list-style-type: none"> <li>Consultation with internal and external stakeholders over the last month is as follows:</li> <li>Internally –S48 reference team</li> <li>Externally – Flinders University SHAPE department on potential partnership opportunities. Initial designs have been forwarded to Basketball SA for commentary.</li> <li>Externally – a presentation to the clubs will occurred on the 7<sup>th</sup> April 2016. Wider engagement with residents will also occur shortly.</li> <li>Presentation of initial findings at the EM Forum on the 29<sup>th</sup> March 2016. The outcome of this forum was to continue to develop the 4 court new community centre option, the 6 court new community centre option and a new community centre only option on the site.</li> </ul> <p>Discussion to be held with Sacred Heart Middle School.</p>		<p>The scope is being reviewed against the site constraints, key stakeholder feedback and the cost estimates. The current position is that a four court facility with new community centre is the desirable option. Six courts do not fit on the site without extensive site works and significant car parking requirements. The current business case investigation, which is supported by Basketball SA notes four indoor courts as the most viable option. The team is currently developing this option in further detail.</p> <p>Project Management</p> <ul style="list-style-type: none"> <li>Work has begun on the Section 48 document and the internal reference group are meeting regularly.</li> </ul> <p>Contracts</p> <ul style="list-style-type: none"> <li>Contract have engaged KPMG for Management Report</li> </ul> <p>Design</p> <ul style="list-style-type: none"> <li>The concept design is progressing with further detail on the facility planning and car parking requirements now completed. Preliminary estimates on the options was advised at the EM forum.</li> <li>The concept design has now been modelled in 3D and 2 perspectives of the facility will be produced at a higher level of detail. This work enables continued discussion with external bodies such as local and federal members.</li> </ul>	<i>Anticipated re-zoning of site</i>			NSRF fund application due in approx. July 2016
<b>Council Decision Making</b>						Council to review draft options and costs then determine preferred option and project financial target.	

Below is the current project programme.

Active Project Milestones	Due Date / Status
Project start up meeting	10th February 2016 - Completed
Background report 10% design	29th February 2016 - Completed
Present findings at EM Forum	29th March 2016 - Completed
Preferred option 50% design	14th April 2016
Hold point Council decision	26th April 2016
Concept proposal 75% design	5th May 2016
Hold point Council decision	10th May 2016
Concept proposal 100% design	6th June 2016
Hold point Council decision	14th June 2016
Section 48 report	April to June 2016
Funding submission due	July 2016
Anticipated re-zoning of site achieved	April 2017

### Cost

Project funded budget \$200k, excluding GST.

Current committed funds \$175,220, excluding GST.

Concept options – estimates (see Attachment A for images)

Option	Cost estimate*
3 indoor courts, new community centre	\$17,946,533
4 indoor courts, new community centre	\$19,751,110
4 indoor courts, with existing club rooms	\$11,155,182
6 indoor courts, new community centre	\$23,420,005
New community/clubroom facility only, with possible future courts added	\$9,872,889
* includes external works, site services infrastructure, temporary accommodation (when relevant to the option), new buildings, construction costs and design costs	

We are seeking National Stronger Regions funding at a 50% each (Council and Federal Government) funding split. A refurbishment of the existing clubrooms would not meet the NSRF bid requirements.

A new clubroom only without federal funding would be in the order of \$8.5 million, however a successful 4 court and new community centre funding bid would equate to a cost share of \$10 million each.

## Soccer/Football Federation

	Partnership Development	Project Development and Alignment, Site Evaluations, Needs Analysis and Background Reports	Secure Land	Business Case, Management Structure Planning with Partners, Detailed Management Plan	Feasibility and Concept development, Section 48	Achieve External Funding Federal, State or other	Detailed design and Construction
<b>Timeframes</b>	<b>6 to 12 Months</b>	<b>6 Months</b>		<b>6 to 12 Months</b>	<b>6 to 18 Months</b>		<b>12 to 15 Months</b>
<b>Project Management</b>		Demand analysis	<p>A number of limited options being investigated</p> <p>O'Halloran Hill TAFE site is preferred option. Waiting on announcement from State Gov for future of the site.</p>	Marion has provided additional content to Football Federation			
<b>Council Decision Making</b>							
<b>Key Stakeholders and Clubs</b>	Regular meetings held with (CEO) of Football Federation SA	FFSA CEO is reviewing management structures of new facilities in NSW		<p>Draft Business case is in development.</p> <p>Management and access arrangements will be key issues for identifying directions for soccer</p>			
<b>Consultants</b>							
<b>Government Agencies and other partnerships</b>	Meeting held with ORS and FFSA						

**CITY OF MARION  
INFRASTRUCTURE COMMITTEE  
PROGRESS REPORT  
3 MAY 2016**

**Originating Officer:** Fiona Harvey, Manager Innovation & Strategy  
**General Manager:** Abby Dickson, General Manager City Development  
**Subject:** Capital Works Overview  
**Report Reference:** IC030516R7.4

---

**REPORT OBJECTIVE:**

To provide the Infrastructure Committee with an overview of the planning and delivery of City of Marion's capital works program.

**RECOMMENDATION (1):**

**DUE DATES**

**That the Infrastructure Committee:**

- 1. Notes the overview of the City of Marion's capital works program**

**3 May 2016**

**DISCUSSION:**

Overarching Policies and Plans

The City of Marion plans and delivers a comprehensive program of capital works across the city, to provide assets that meets the needs of the current community and plan for the needs of future generations.

The capital works program covers a suite of assets:

- Drainage
- Wetlands
- Road seals
- Footpath construction
- Kerb and water table
- Traffic control devices
- Bridges
- Playspaces
- Walking trails
- Sports facilities/courts
- Reserve redevelopments
- Street trees



- Streetscapes/landscaping
- Irrigation
- Public toilets
- Buildings
- Bores

Capital works are categorized into two different types of works – renewal and upgrade/new.

- Renewal works - Restores, rehabilitates, refurbishes existing asset to its original capacity. Returns service capability of the asset up to that which it had originally.
- New/upgrade works - Enhancements to an existing asset or creation of a new asset to provide higher service levels, or new service level/output that did not exist beforehand. Also includes the extension/expansion of an existing asset to provide benefits to a new user group. May also increase the life of the asset beyond that which it had originally.

The Council's adopted Asset Management Policy sets the principles by which consideration of works are prioritised with a priority on maintenance before renewal, and renewal before new where it is cost effective to do so.

Council's recently adopted Asset Management Plans have been developed to aligned to the Asset Management Policy and as such provide long term plans for asset renewal, and upgrade/new assets only where Council has adopted a position to do so, or is mandated by legislation. All other proposals for asset upgrades or new assets are considered by Council on a case by case basis and, if adopted, will then be included as part of an ongoing, iterative process to revise the Asset Management Plans.

#### Capital Works Programs

Capital works programs are established on an annual basis (with the exception of multi-year projects) using a variety of key overarching policies, tools and information including:

- the Asset Management Plans, Long Term Financial Plan and Annual Business Plan;
- various asset-specific policies and strategies such as the Open Space Policy and Playspace Strategy;
- tools such as drainage matrix, traffic management matrix, irrigation policy, pavement management system
- audit and inspection information
- key demographic, community, environmental information, data and trends

Details of programs with high community interest (road reseals, kerb and water table, traffic devices, bridges, footpaths and stormwater drainage) are provided as part of the Annual Business Plan while other capital works projects are consulted with the community as part of the design and delivery of each project (eg playspace, sports infrastructure, toilets).

An example of elements of the 2015/16 capital works program can be found in the Annual Business Plan:

<http://www.marion.sa.gov.au/webdata/resources/files/Annual-Business-Plan-&-Budget-2015-2016.pdf>

## Maintenance

A maintenance program is also delivered to support council's assets, with maintenance defined as 'all operational actions necessary for retaining an asset as near as practicable to its original condition, but excluding rehabilitation or renewal. Maintenance does not increase the service potential of the asset or keep it in its original condition, it slows down deterioration and delays when rehabilitation or replacement is necessary'.

Maintenance is undertaken on an asset category basis. For example, maintenance for building assets is undertaken in a reactive manner. A building condition audit was recently undertaken which will provide council with information on the condition of buildings and the repair, maintenance and renewal requirements over the next 10 years. Building Renewal Asset Management Plans will be developed to proactively plan renewal works which will assist council to make informed decisions on funds to be allocated in the Long Term Financial Plan for renewal items. It will also provide the foundation for considering the level of maintenance and the potential to transition from a reactive to a proactive service model. This information will also guide the capital works program for building assets over the next 10 years.

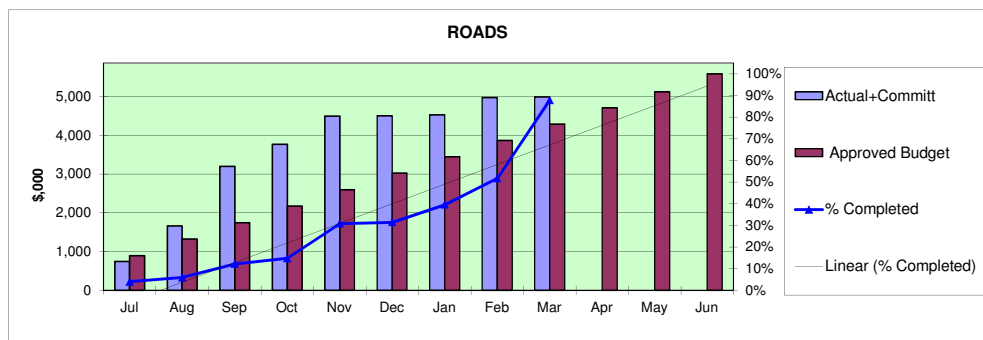
Open space assets are maintained on a programmed maintenance schedule. Reserves and their assets are inspected and maintained on a routine basis, however it has been identified that with the Council's increasing open space asset base and increased service levels in assets such as playspaces, there is a need for ongoing review and improvement of maintenance programming and delivery. To support this, improvements have been made to model whole-of-life costs for new/upgraded asset projects to support council to make informed decisions on funds to be allocated in the Long Term Financial Plan for renewal and maintenance programs.

## Monitoring and Reporting

Progress of capital works programs is monitored and reported to Council on a monthly basis. Tracking of delivery of works and expenditure of associated budgets is analysed as part of this monitoring process to support effective and efficient program and project management in conjunction with prudent financial management. An example of a recent capital works report is provided in Appendix 1.

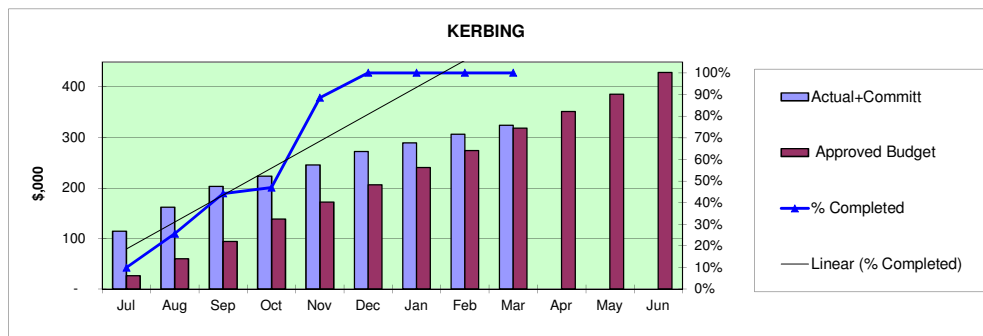
There are some situations whereby programs/projects are delayed due to exceptional circumstances. These situations are monitored closely to determine whether retiming or reprioritisation is required. A recent review of management of capital works carryovers has provided a framework for improving the management of capital works planning and delivery in order to reduce carryovers and ensure effective service delivery to the community.

## **Appendix 1: Capital construction progress report March 2016**



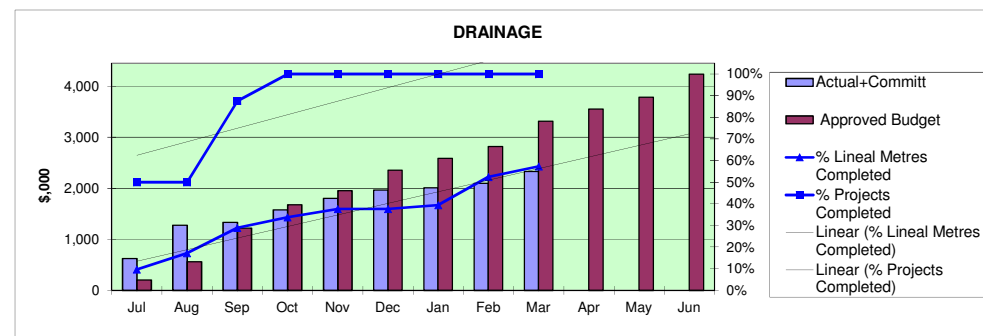
Program commenced, 88% complete and on track.

- The square metre target has increased by 8.5% (34,467 square metres) over the original target due to the receipt of additional Roads to Recovery funding.



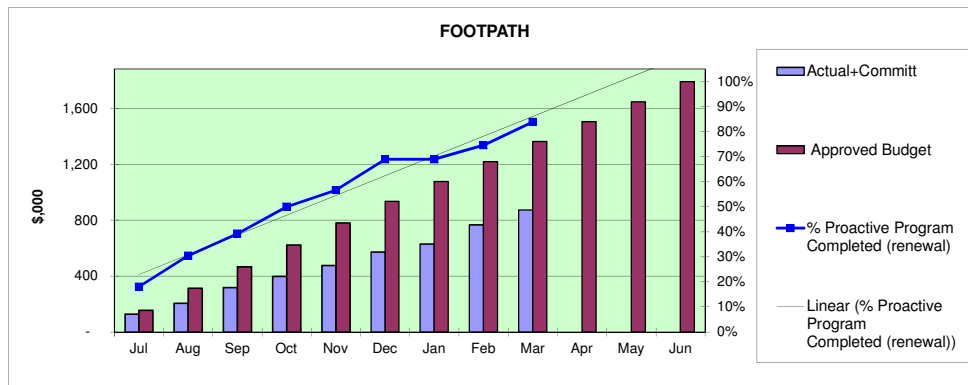
Program 100% complete.

- This target has been increased by 100m due to the additional road seals with all works now being completed.

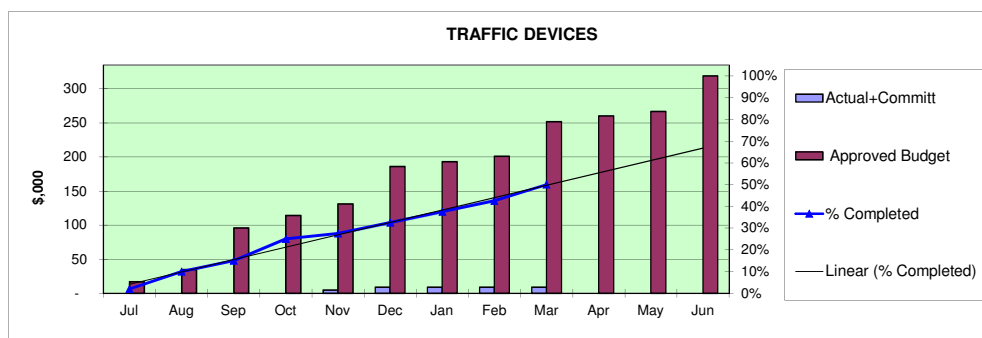


Linear metre program: 57% complete and progressing well.

- Nannagai Drive, Radstock Avenue stage 2, Brigalow/Mulga and Newland Avenue/Jervois Terrace completed.
  - Farne Terrace, Pindee Street, First Street, Maxwell Terrace, Towers Terrace, Panton/Whiteleaf Crescent and Crozier Terrace in progress.
- Drainage projects: 2 of 2 completed.
- West Street and Coolah Terrace completed.

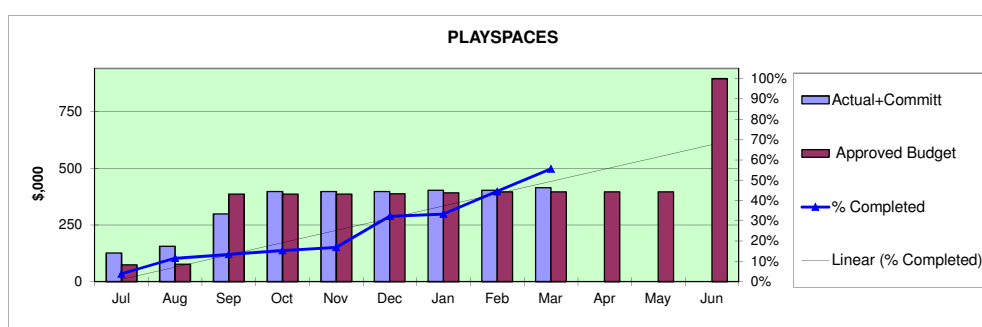


Proactive program commenced, 63% complete and on track.



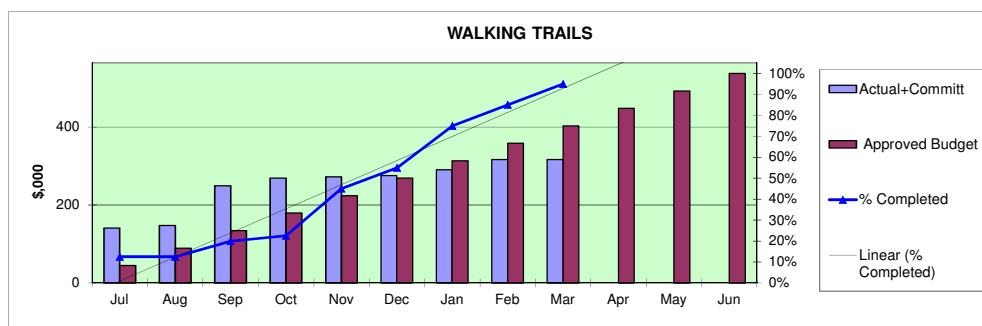
Program commenced, 50% complete.

- Council resolved to engage a consulting engineer to identify another costed option for George Street/Dwyer Road treatments.
- Construction of Railway Terrace is 95% complete and Quailo Avenue path is 95% complete, noting budget for these projects is spread across multiple infrastructure categories.



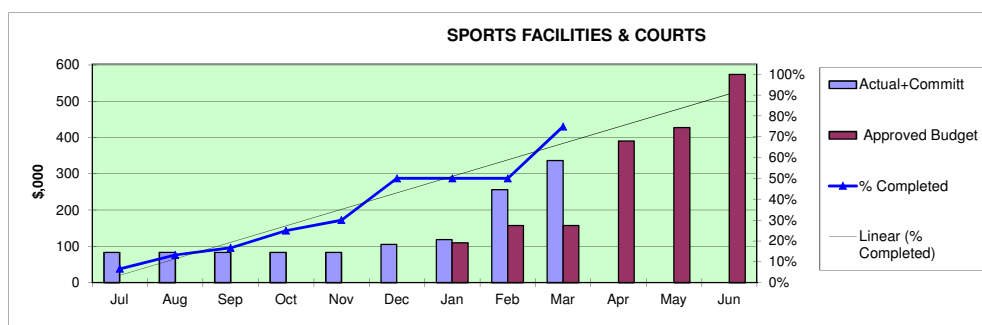
Program commenced, 56% complete, Playspace strategy is currently under review and the original target will need to be revised.

- Plympton Oval and Edwardstown Oval completed.
- Touched by Olivia Foundation: Final Draft Concept being prepared in response to consultation with community and targeted stakeholders.



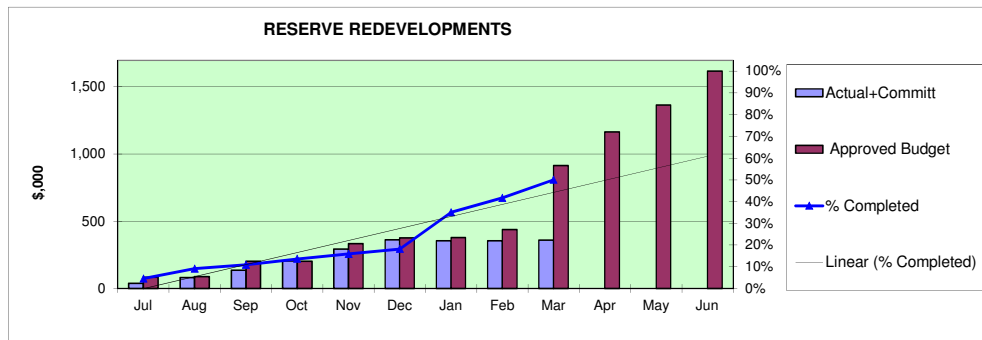
Program commenced, 95% complete and on track.

- Integrated Path Hallett Cove, Railway Terrace in progress.



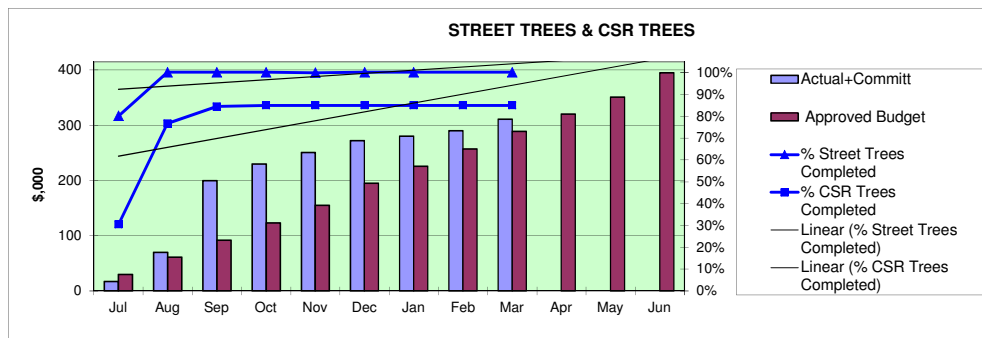
Program commenced, 75% complete.

- Edwardstown Oval courts have opened and are under contracted maintenance.
- Grant funding body has approved reallocation of funds from Edwardstown Oval velodrome to be used on extra lighting.



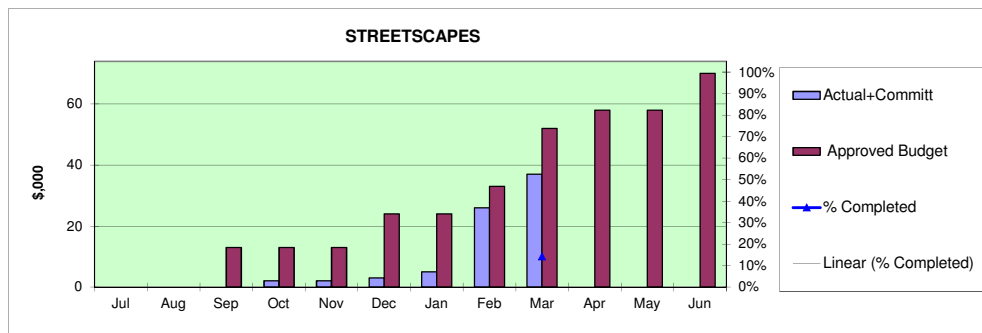
Program commenced, 50% complete, original target is expected to be reduced due to the need to retime a number of projects into future periods.

- Oaklands Recreation Park completed.
- Trott Park Dog Park, Jervois Street Reserve, Mitchell Park Fitness Trail in progress.

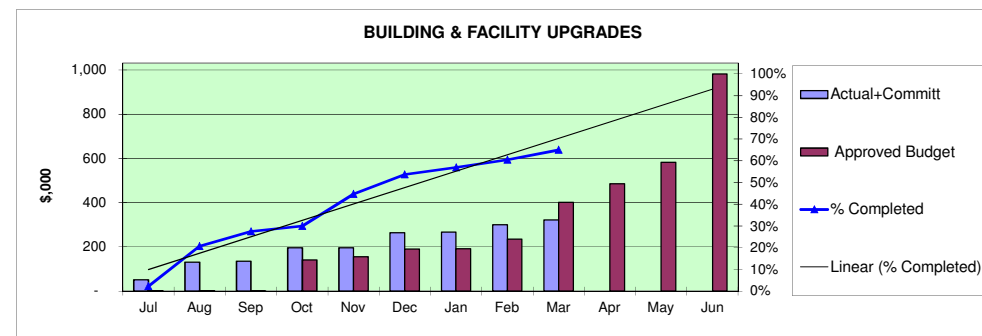


Program commenced, Street tree plantings 100%, CSR plantings 85% complete and on track.

- Target plantings, Street trees 1,400, CSR trees 400, total 1,800.
- Significant plantings, including tube stock, has been carried out to reduce Nursery stock holdings.



Program commenced, 14% complete and on track.



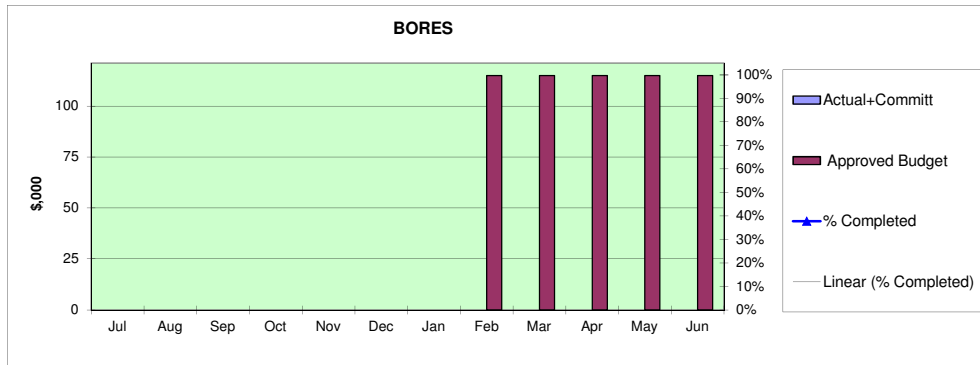
Program commenced, 65% complete.

#### Completed

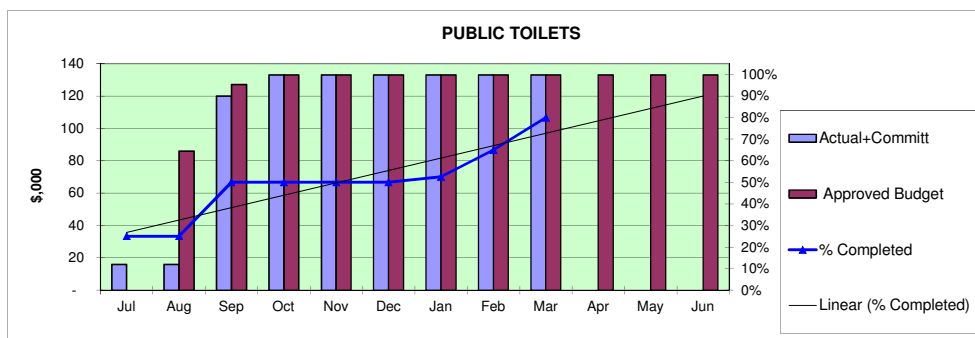
- Marion Outdoor Pool filtration pipe and compressor baffles.
- MCC office fitout and furniture.
- Asbestos removal at 17 Margaret Street Glandore.
- Cove Sports Club drive reseal.
- Marion Bowling Club roof replacement.
- Glandore Community Centre fascia replacement.
- Active Elders toilet upgrade.
- Harcourt Gardens DDA.

#### In Progress

- Warradale Tennis Club DDA and kitchen replacement.
- Marion Outdoor Pool shade sail replacement and access lift DDA.
- Administration building signage replacement and smart boards.
- Coastal Walking trail upgrade.

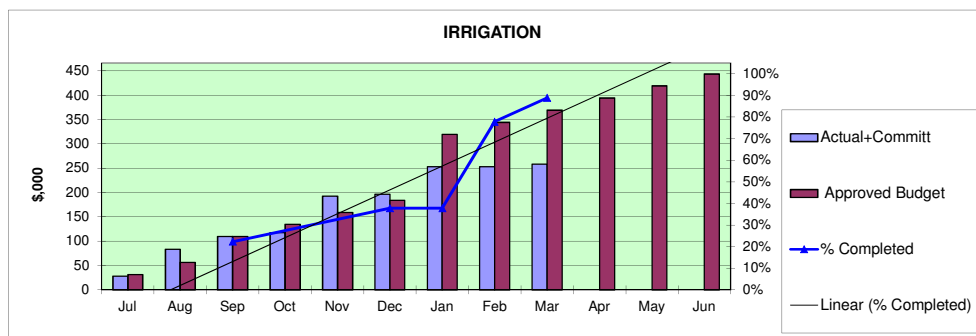


Bore audit commenced, programmed works are dependant upon outcome of final report.



Original program completed, target increased with addition of Oaklands Estate Reserve project.

- Southbank Boulevard Exceloo installed and opened to public 1 October 2015.
- Oaklands Estate Exceloo installed on site, electricity scheduled to be connected in April, with demolition of old facility to follow.



Program commenced, 89% complete and on track. Adjusted due to increase in projects.

- Oaklands Estate Reserve and Hallett Cove Soccer completed.
- Marion Bowling Club, Ascot Park Bowling Club, Hamilton Reserve, Chittleborough, George and Maldon connected and ready for testing.

**CITY OF MARION  
INFRASTRUCTURE COMMITTEE  
PROGRESS REPORT  
3 MAY 2016**

**Originating Officer:** Carol Hampton, Manager City Development  
**General Manager:** Abby Dickson, General Manager City Development  
**Subject:** Asset Consolidation  
**Report Reference:** IC030516R7.5

---

**REPORT OBJECTIVE:**

To provide the Infrastructure Committee with an overview of the Asset Consolidation project, planning and process.

**RECOMMENDATION (1):**

**That the Infrastructure Committee:**

**DUE DATES**

- 1. Notes the overview of the City of Marion's Asset Consolidation project**

**3 May 2016**

**DISCUSSION:**

Council owns an extensive range of assets which are used for council operated services or are leased/licensed to sporting and community clubs.

At the Elected Member forum in January 2016 members considered asset consolidation, this included identifying properties for review, understanding utilisation of facilities, building condition, Community Land implications etc. The aim was to work towards an Asset Consolidation program.

The review of assets is being undertaken in the context of the Community Plan, Asset Management Policy, Disposal of Land and Asset Policy and other related projects.

This report provides an update on this project, planning and processes.

**BACKGROUND**

To ensure the assets that the City of Marion owns meet the needs of the community they need to be appropriately maintained "fit for purpose" and effectively managed. Council needs to regularly assess and review its asset in order to effectively plan for their management.

Asset Planning then guides Long Term Financial Plans, Annual Business Plans & Budget, Work Programs and the management of assets through various agreements and programs.

There are a number of plans and policies which Council needs to take into consideration when making decisions on the consolidation, disposal and management of assets. These included:

- City of Marion Strategic Plan - Towards 2040
- Asset Management Policy
- Strategic Asset Management
- The Local Government Act 1999

### **Disposal of Land and Assets Policy**

Under the Local Government Act (the Act) Council is required to demonstrate value in expenditure of public money, provide ethical and fair treatment and ensure probity, accountability and transparency when disposing of land and assets. The Asset Management Policy outlines the principles, considerations prior to disposal, disposal methods etc.

Any decision to dispose of Land and Assets will be made after considering (where applicable):

- the usefulness of the Land or Asset;
- the current market value of the Land or Asset;
- the annual cost of maintenance;
- any alternative future use of the Land or Asset;
- any duplication of the Land or Asset or the service provided by the Land or Asset;
- any impact the disposal of the Land or Asset may have on the community;
- any cultural or historical significance of the Land or Asset;
- the positive and negative impacts the disposal of the Land or Asset may have on the operations of the Council;
- the long term plans and strategic direction of the Council;
- the remaining useful life, particularly of an Asset;
- a benefit and risk analysis of the proposed disposal;
- the results of any community consultation process;
- any restrictions on the proposed disposal;
- the content of any community land management plan; and
- Other relevant policies of the Council, including:
  - Asset Accounting
  - Asset Management
  - Community Consultation
  - Procurement
  - Prudential Management

### **Community Land**

The other consideration for Council is if the land asset is classified under Community Land, while Council can consider the disposal of these land assets there is an involved and lengthy process which is required to be undertaken. Consideration of revoking Community Land is made by the Minister and an assessment should be taken on the viability including the resources required to go through the process and the likelihood of obtaining approval.

Asset Management Plan

Asset management planning is a comprehensive process to ensure delivery of services from infrastructure is provided in a financially sustainable manner. An Asset Management Plan (AMP) details information about infrastructure assets including actions required to provide an agreed level of service in the most cost effective manner. The plan defines the services to be provided, how the services are provided and what funds are required to provide the services.



The AMP incorporates key information drawn from individual Transport, Stormwater, Open Space, Buildings and Coastal Walking Trail Asset Management Plans (background documents) that have recently been developed. The AMP was presented to Council in January 2016.

One of the principle aims of this plan is to inform the preparation of Council's Long Term Financial Plan (LTFP). The AMP plan uses the draft 2015/16 10 year LTFP as its basis.

The AMP is a baseline plan, aligned with the Asset Management Policy and models funding for :

- Operation, maintenance, renewal and minor upgrade of infrastructure to meet service levels set in annual budgets.
- Upgrades as currently approved by Council or required by legislation.
- Council building projects, stormwater and some signage.
- Rectify identified defects where they are deemed maintenance and renewal activities.

### **Community Wellbeing**

In addition to Council's Strategic Plan and other strategic directions documents, Council is required to meet the requirements of the SA Public Health Act 2011 and the State Public Health Plan that outlines four priority areas. The following three link with leasing and asset consolidation:

- Stronger and healthier communities and neighbourhoods for all generations - through addressing connected, healthy eating, sustainable, and safe environments
- Increasing opportunities for healthy living, healthy eating and being active
- Preparing for climate change

To inform planning for the public realm and facilities High and Medium Risk Wellbeing Indicators have been developed these include; demographics, environment, health & health affecting behavior.

### **Leasing/Licensing of Council Owned Facilities**

Council owned facilities are used for council operated services eg libraries, neighbourhood centres and well as leasing/licensing facilities.

Council makes available land and building facilities to groups or organisations to meet the needs of community, and sports and community clubs. These are managed through nearly 70 leases/licences under the Leasing/Licensing of Council Owned Facilities Policy.

The policy was developed in 2003 and has not been reviewed since its adoption. The policy is currently being reviewed and will be further discussed at the Elected Member forum in May.

### **Related Projects**

Currently Council is undertaking a number of reviews that will integrated with the leasing/licensing and asset consolidation project, this includes:

- Tennis and Netball Review
- Play Space Strategy
- Open Space Strategy
- 30 year Plan for Greater Adelaide
- Housing Diversity DPA
- Community Recreational DPA
- Kindergarten Review

In addition, the state government has been working with local government to develop the South Australian Regional Level Recreation and Sport Facilities Framework which is expected to be finalized in early 2016. This will determine the hierarchy of sporting facilities for the state and will guide the allocation of resources and funding.

### **Information to assist Council's consideration of assets**

To assist Council to make informed decisions a number of activities have been commenced or undertaken over the last few months;

#### **Building Condition Audit**

The City of Marion undertook a Building Audit in 2007 and more recently a Valuation of properties to inform its Asset Management Plan.

The Building Audit is important to assist with the scheduled maintenance and repairs and prioritization of works to maintain buildings in a suitable condition to ensure buildings are safe, fit for purpose and are maintained to reduce deterioration and/or failure.

Condition assessment, performance monitoring and risk management assist council to determine optimal levels of maintenance that should be carried out to ensure assets deliver the standard of service required. The information provided through the audit will enable a balance between planned maintenance (inspections, scheduled maintenance etc), unplanned maintenance (arising from unplanned failures) and asset renewal in line with budgetary constraints.

The benefits to Council include but are not limited to;

- Ability to plan for and manage the delivery of the required level of service,
- Avoid premature asset failure and enable the option of cost effective renovation,
- Risk management planning for asset failures and mitigation of the consequences of failure,
- Inform future expenditure requirements through understanding remaining asset life and capital investment needs,
- Refinement of maintenance and rehabilitation strategies and priorities.

In December 2015 GHD were contracted to undertake a condition audit of 115 buildings and/or structures (including public toilets). The audit will determine the structural integrity, condition of buildings, and overall useful life in order to inform work priorities, programmed works for repairs and maintenance and capital works programs as well as to inform risk management planning.

The audits have now been completed and are being reviewed to address defects, prepare financial models including the LTFP for Council consideration and work towards a preventative maintenance program.

#### **Asset Disposal/Consolidation Program**

To manage and monitor the consolidation or disposal of assets a program is required to reflect the actions and timing of this work.

At the Elected Member forum in January 2016 members requested further information on a number of properties to determine the future options.

At the General Council meeting on 22 March 2016 (GC220316R0) a report was considered on Toc H Hall, this report provided information on the five key stages Council needs to follow when considering the disposal of a property:

1. Consideration of the asset and approval to progress site investigations
2. Site Investigation
3. Resolution to dispose or retain the property
4. Community Land Revocation (if applicable)
5. Disposal process (if applicable)

Also the report outlined the Revocation of Community Land.

Site investigations have commenced on a number of properties eg Park Holme Community Hall, vacant property in Hallett Cove, sites where playgrounds are being removed. In addition, information is being obtained on current users. As the research is completed reports will be provided to Council for consideration.

A Disposal/Consolidation Program is still to be developed to enable management and monitoring of disposals.