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 1 November 2016

Commencing at 7.30pm

In the Chamber

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 the Chamber is via the main entrance to the Administration building on Sturt Road, Sturt.

Adrian Skull
CHIEF EXECUTIVE OFFICER

27 October 2016

CITY OF MARION
INFRASTRUCTURE COMMITTEE AGENDA
FOR THE MEETING TO BE HELD ON
TUESDAY 1 NOVEMBER 2016
COMMENCING AT 7.30 PM
COUNCIL CHAMBER
245 STURT ROAD, STURT

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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. MEMBER'S DECLARATION OF INTEREST (if any)

4. CONFIRMATION OF MINUTES

5. BUSINESS ARISING

6. PRESENTATION
Nil

7. REPORTS

8. WORKSHOP

8.1 Review of Infrastructure Committee 2016 – Verbal Update - Cr Janet Byram

9. **CONFIDENTIAL ITEMS**
Nil

10. **ANY OTHER BUSINESS**

11. **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.

12. **NEXT MEETING**
The next meeting of the Infrastructure Committee is scheduled to be held on:

Time: **TBA**
Date: **TBA**
Venue: **TBA**

MINUTES OF INFRASTRUCTURE COMMITTEE MEETING
HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON TUESDAY 6 SEPTEMBER 2016

PRESENT

Elected Members

His Worship the Mayor Kris Hanna
Councillors Byram (Chair) Pfeiffer, Veliskou and Westwood

Independent Members

Christian Reynolds and Damien Scanlon

In Attendance

Mr Ian Crossland	Elected Member
Mr Nathan Prior	Elected Member
Mr Adrian Skull	Chief Executive Officer
Ms Abby Dickson	General Manager City Development
Ms Carol Hampton	Manager City Property
Mr John Valentine	Manager Strategic Projects
Mr Mathew Allen	Manager Engineering and Field Services
Ms Carol Hampton	Manager City Property
Ms Fiona Harvey	Manager Innovation and Strategy
Miss Georgie Johnson	Administration Assistant (minute taker)

1. **OPEN MEETING**

   The meeting commenced at 6.36pm.
   Chair acknowledged the Strategy Committee are joining the meeting as invited guests tonight.

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.

   Damien Scanlon not present until after Glenthorne Farm agenda item.

These Minutes are subject to adoption at the Infrastructure Committee Meeting to be held on 1 November 2016

4. CONFIRMATION OF MINUTES

Moved Councillor Pfeiffer, Seconded Christian Reynolds that the minutes of the Infrastructure Committee meeting held on 5 July 2016 is confirmed as a true and correct record of proceedings.

Carried unanimously

5. BUSINESS ARISING

The statement identifying business arising from the previous meetings of the Committee was reviewed and progress achieved against identified actions noted.

Business Arising:

- Westfield and City of Marion meeting being pursued by CEOEA for General Manager City Development & CEO to meet with Malcolm Crestwell.

The Chair sought and was granted leave of the meeting to vary the order of the agenda.

6. ASPIRATIONS WORKSHOP

6.41pm Glenthorne Farm Aspirations
      Report Reference: IC060916R7.1

Moved Councillor Pfeiffer, Seconded Christian Reynolds that the Infrastructure Committee:

1. Notes the background report for Glenthorne and discuss aspirations for the future of Glenthorne, recommending a Council report be brought to a Special Council meeting on 13 September 2016.

Carried unanimously

Chair passed meeting over to Cr Veliskou to facilitate workshop and opened meeting up to forum.

The Committee raised and discussed the following points:
- Committee discussed objectives for the site consistent with Friends of Glenthorne Vision, Potential University plans for site, potential future options for site, future considerations, what are the most achievable outcomes?
- Need to review the strategic benefit if the zoning of the land isn't modified.
- Need to review the strategic benefit if the zoning of the land is modified
- Deed to align for Community position

Mayor left meeting at 7.09pm

Vision
- Community benefit
- Recreational – walking/cycling, horse riding
- Revegetation – more forecast
- Organised recreation – e.g. soccer pitches
- Negotiating with University – Timeliness – CoM are in strong position to negotiate.
- Glenthorne provides as many opportunities as Shepherds Hill

- No cost or ownership cost to Council
  - Minimise / spread financial impacts
- Future cost of infrastructure in housing development
- Minimal housing or no housing
- Recommendation from Infrastructure Committee meeting to encourage State Government consideration of Council's position/vision.
- Least impact housing – minimal.
- Solar Farm
- Vegetation corridors
- Destination playground.

Differing Mechanisms

Adelaide University Potential Plans
- Education focus
- Housing Blocks
- Want to work with others
- Learning and recreation
- Soccer north east of site
- Kaurna interpretation
- Recreation
- Horses
- Does it fit City of Marion's Vision?

Potential future options for site
- Funding Options explored by University, going up to State Government – Economic Benefits
- High Schools, Flinders and Adelaide Universities.

Future considerations
- Precedence of development change – Local Government or State Government
- Future partnerships
  - Nature Play 2
  - Islamic College
  - DEWNR
  - Solar
  - City of Onkaparinga
- What does the community want?
  – What is the University doing in community consultation?
  – Needs to be community mandate.
  – Liability issue for maintaining the property.

What are the most achievable outcomes?
- Stages within scope
- Stakeholders meeting to pursue options.

Action:
- Staff to prepare a report for a Special Council meeting on 13 September 2016 to profile the concerns to keep the land use aligned with the current deed for future generations, understanding that negotiations are in progress and Council would like to be a part of the discussions.

Meeting Adjournment

The Chair sought and was granted leave of the meeting to have a 5 minute adjournment.

7.45pm meeting adjourned

7.50pm meeting resumed

7. REPORTS

7.50pm Infrastructure Projects Progress Updates
       Report Reference: IC060916R6.1

Moved Councillor Pfeiffer, Seconded Christian Reynolds that the Infrastructure Committee:

1. Notes the progress report on key infrastructure projects.

Carried unanimously

The Committee discussed key milestones for each project and highlighted the following points:
* Edwardstown Oval Redevelopment – Funding committed, Funding deed due October 2016.
* Mitchell Park – National Stronger Regions Fund no longer in existence, being replaced by Building Better Regions Fund, criteria for fund being announced late 2016 early 2017.
  Lessons learnt from Edwardstown to be applied to this project. Project staff noted Edwardstown Lessons Learnt and commented – the design accommodates combined activities with partners eg. regional facility for Basketball SA, City of Marion Neighbourhood Centre, Junction Australia.
  Awaiting details of the Building Better Regions Fund, Mayor and CEO to continue lobbying for project. Lobbying document has been produced by project staff to pursue State government funding.
* BMX – State Government announcement of name for track – Sam Willoughby International BMX Track .
  Project Steering Group and Project Advisory Groups have been established and meeting regularly. Geotechnical investigations in progress of Majors Road DEWNR land.
* Soccer – Potential land options being investigated. Land next to Trott Park Neighbourhood centre to be considered, Glenthorne Farm potential option.
* Hallett Cove Foreshore – partnership opportunities needed as some project stages are currently unfunded. Amphitheatre development stage to be completed by April 2018.
* Asset Optimisation – A future workshop to be organised for next Infrastructure Committee with Ben Yates - Property Advisory, divestment opportunities.

8.14pm Smart Cities
       Report Reference: IC060916R6.2

Moved Christian Reynolds, Seconded Councillor Pfeiffer that the Infrastructure Committee:

1. Note the report.

Carried unanimously

The Committee raised and discussed the following points:
- Smart Cities and Suburbs Program Roundtable presentation – Neil McNish Economic Development Manager will attend and brief committee at November meeting.
- Smart Cities and Suburbs Program $50 Million funding opportunity - Funding options - Neil McNish Economic Development Manager to brief committee on options at November meeting.

Action:
- Smart Cities and Suburbs Program Roundtable presentation briefing to be an agenda item for next committee meeting.
- Smart Cities and Suburbs Program $50 Million funding to be an agenda item for next committee meeting.

8.18pm Transition to LED lighting
         Report Reference: IC060916R7.3

Moved Councillor Pfeiffer, Seconded Christian Reynolds that the Infrastructure Committee:

1. Note the report.

                                          Carried unanimously

The Committee raised and discussed the following points:
- LGA Public Lighting Information Forum attended by Mathew Allen Manager Engineering and Field Services and Councillor Byram on 25 May 2016, future presentation requested for Councillors
- City of Marion currently reviewing Wattage and Kelvin rating. – Current standard is 14Watt, 4000 Kelvin rating (light colour)
- Business Case being prepared $3M cost for replacement programme - Proactive transition to supply and install the LED lights throughout city, LED lighting has 20-year lifespan
- Current lights (Mercury Vapour) programmed to be replaced every 4 years by SAPN
- Opportunities for collaboration with neighbouring council
- Clarify with SAPN terms of agreement on future LED lighting agreements.

Action:
- Governance to pursue future Public Lighting Information briefing for Councillors.

8.   WORKSHOP – 10 YEAR ASPIRATIONS

8.34pm Preparation of a 10 Year Strategic Plan
         Report Reference: IC060916R8.2

Moved Councillor Pfeiffer, Seconded Christian Reynolds that the Infrastructure Committee:

1. Notes the Council's Strategic Management Framework and Plans as provided in Appendix 1, 2 and 3.

2. Notes the presentation highlighting the current and emerging key influences that may impact on Council's pursuit of the Community Vision.
                                          Carried unanimously

Chair handed workshop to Damien Scanlon (Strategy Committee Independent Member) to Chair discussion.

The Committee raised and discussed the following points:

- Valuable to review background information from Public Health presentation in past
- Ensure whole of council is in agreement and understanding of the vision and goals
- Ideas that have evidence and substance behind them. Need an evidenced-based decision making framework
- Struggle with transitioning strategy when change at Council level happens
- Service orientated organisation, review data based on what is happening in community over next 10 years
- Social aspects of living, how social interactions for future generations might be developed. How will this change over next 10 years?
- Housing – ordering/shopping online, working from home, impacts this has on the community
- Ways communities will work – home based business, digital economy
- Elected Members – to show leadership connecting higher strategic connections and how they relate to community enquiries they receive
- PESTLE Scan to be provided to all Elected Members
- Align with State targets but Council have the ability to exceed State targets if they are priorities
- Strategic Planning – consider Community FAQ's and how small scale actions all contribute to larger scale strategic goals
- Step through short, medium, long term opportunities and review mega trends
- Focus Group to review future plans.

Action:
- Information to be developed as part of Strategic Plan development agenda item - PESTLE Scan, new focus on public health and wellbeing, Elected Members FAQ's, Vision document, Data from past Making Marion engagement
- Staff to inquire when the State Infrastructure Plan is due for completion
- Staff to inquire if there will be a State Smart Cities plan – Australian one available.

9. CONFIDENTIAL ITEMS

Nil

10. ANY OTHER BUSINESS

The Committee raised and discussed the following points:

11. MEETING CLOSURE

The meeting was declared closed at 9.33pm

12. NEXT MEETING

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

Time: **6:30 pm**
Date: **1 November 2016**
Venue: Council Chamber

CONFIRMED

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CHAIRPERSON
      /   /

CITY OF MARION

BUSINESS ARISING FROM INFRASTRUCTURE COMMITTEE MEETINGS

AS AT 01 NOVEMBER 2016

	Date of Meeting	Item	Responsible	Due Date	Status	Completed / Revised Due Date
1.	01/03/16	**Streetscape Project -** Review funding streams for streetscapes at the next meeting	**Fiona Harvey**		• Potential funding streams for streetscapes will be considered as the priority streets and destinations are identified	**On-going**
2.	01/03/16	**Streetscape Project -** application of the strategic criteria approach at the next meeting	**Fiona Harvey**	27 Sept 2016	• Prioritization criteria to be developed and applied to identified streets and destinations to develop the streetscape program of works	Completed
3.	01/03/16	**Major Projects and Project Development -** Administration to provide an update on what is being proposed at the Mitcham facility and any feedback from meetings held between councils.	**John Valentine**		• Two meetings have been held with Mitcham Council including one with Flinders University regarding their Urban Village project. Flinders University and Mitcham Council are wanting to work closely with Marion regarding the interrelated planning for the Flinders Urban Village, Woman's Memorial Playing field, Kenilworth Oval, Mitchell Park Sports Community Centre and Tonsley.	**On-going**

CITY OF MARION

BUSINESS ARISING FROM INFRASTRUCTURE COMMITTEE MEETINGS

AS AT 01 NOVEMBER 2016

4.	01/03/16	**Major Projects and Project Development -** Council to consider Major's Road as the best location to the future use for clubs.	**John Valentine**		• BMX site identified for DEWNR land on O'Halloran Hill. State funding deed signed and $2 million State funding received, City of Onkaparinga have committed $0.75m subject to conditions. Geo-tech consultant has been appointed and initial investigations completed. Preparing for design workshop on 12 November with project stakeholders. • Council has resolved to pursue community and environmental outcomes at Glenthorne Farm (O'Halloran Hill). State Liberal Party have announced Glenthorne National Park. • Site for soccer facilities being investigated along Majors Road. Working with DEWNR re potential site adjacent to BMX site.	**On-going**
5.	01/03/16	**Major Projects and Project Development -** Administration to provide further information with regard to additional tourist Accommodation options in the City of Marion.	**Neil McNish**		• 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.	**On-going**
6.	06/09/16	**Glenthorne Farm Aspirations** Staff to prepare a report for Special Council meeting 13 September 2016 to profile concerns to keep the land use aligned with the current deed for future generations, understanding that negotiations are in progress and Council would like to be a part of the discussions.	**John Valentine**		• Council received a report on 27 September 2016	**On-going**

Report Reference: IC011116

CITY OF MARION

BUSINESS ARISING FROM INFRASTRUCTURE COMMITTEE MEETINGS

AS AT 01 NOVEMBER 2016

7.	06/09/16	**Smart Cities** Agenda items for next committee meeting: - Smart Cities & Suburbs Program Roundtable presentation briefing - Smart Cities & Suburbs Program $50 Million funding	**Neil McNish**		• Report provided at 1 November 2016 Infrastructure Committee	**Completed**
8.	06/09/16	**LED Lighting** Governance to pursue future Public Lighting Information briefing for Councillors	**Mat Allen**		• To be added to a future forum once the schedule of meetings in 2017 has determined.	**December 2016**
9.	06/09/16	**10 Year Strategic Plan** - Information to be developed as part of Strategic Plan development agenda item – PESTLE Scan, new focus on public health and wellbeing, Elected Members FAQs, Vision document, Data from past Making Marion engagement - Staff to inquire when the State Infrastructure Plan is due for completion - Staff to inquire if there will be a State Smart Cities plan; Australian one available	**Fiona Harvey**	**Dec 2016**	• Workshop held at October Strategy Committee. • Staff are developing draft plan which will be brought to Council for consideration	**On track**

CITY OF MARION

BUSINESS ARISING FROM INFRASTRUCTURE COMMITTEE MEETINGS

AS AT 01 NOVEMBER 2016

01/03/16	**Other Business -** Administration to engage with Westfield regarding an opportunity to liaise with the Infrastructure Committee at an upcoming meeting.	**Neil McNish**		• 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.	**Complete**
05/07/16	**Urban Thermal mapping and tree Canopy Coverage -** A1 sized maps in Elected Members room for further discussion.	**Brenton Mitchell**		• Map hung in Elected Members room first week of August.	**Complete**
05/07/16	**Urban Thermal mapping and tree Canopy Coverage -** Committee to review how the Vegetation Mapping data will be used and inform decision making in future.	**Fiona Harvey**		• Consideration of the use of Urban Thermal Mapping and Vegetation Mapping data will continue through all major policy and program development	**Complete**
05/07/16	**Infrastructure Planning -** Month prior reminder focus on previously moved items e.g. LED and Solar.	**Mathew Allen**		• Being presented at the 9 September meeting.	**Complete**

Report Reference: IC011116

CITY OF MARION
INFRASTRUCTURE COMMITTEE MEETING
1 NOVEMBER 2016

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

Subject: **Infrastructure Projects Progress Updates**

Report Reference: **IC011116R7.1**

REPORT OBJECTIVE

To provide the Infrastructure Committee with a progress report on key infrastructure projects.

RECOMMENDATION (1):	DUE DATES
That the Infrastructure Committee:	
1. Notes the progress report on key infrastructure projects.	**01 November 2016**

DISCUSSION

A number of key infrastructure projects are progressing in line with priorities adopted by Council. The table attached in appendix 1 provides a progress update on the projects against the key project performance measures of schedule, budget, milestones, and problems/risks identified.

Appendix 1 – Infrastructure Projects progress Update Table

Appendix 1

Infrastructure Projects Progress Update 1 November 2016

Project	Schedule	Budget	Key Milestone	Problems/Risks Identified
Edwardstown Soldiers Memorial Oval Redevelopment	**On schedule** • Engagement with Clubs regarding Design and status of project yet to be undertaken	**On budget** • Council endorsed Prudential Management report and committed $4M (50%) on 08 March 2016 • Cost Estimate $7.991M	• Concept Design Developed and Cost Estimate Undertaken • Prudential Management report S48 considered by Finance and Audit Committee on 22 February 2016 • Submission to NSRF Round 3 on 11 March 2016 • Federal Funding confirmed on 01/09/16 awaiting funding deed • Further confirmation of Federal funding received, funding deed yet to be received	• Transition of Committee to new Management Model for the site • Risks monitored through the Project Risk Register • Need to resolve design and management aspects which are inter-related
Mitchell Park Sports and Community	**On schedule** • Potential funding	**On budget** • Council considered	• Concept Design Developed and Cost Estimate Undertaken	• Management Model of site users

Report Reference: IC060916R6.1

Project	Schedule	Budget	Key Milestone	Problems/Risks Identified
Centre Redevelopment	approaches are being developed. • Staff are currently working with the Office for Recreation and Sport to develop a funding proposal for State Government contribution. • Continuing to maintain relationships with Stakeholders	Prudential Management Report and allocated up to $9.875M (50%) on 28 June 2016 • Cost Estimate $19.75M	• Prudential Management report S48 Report considered by Audit Committee on 20 June 2016 • Business Case being developed with Office of Recreation and Sport to seek state funding	• Risks monitored through the Project Risk Register • NSRF fund has changed to a strictly rural / non-metro focus. New Fund (BBRF) to be announced in December
BMX	**On schedule** • Geotechnical Consultant engaged report due by end October 2016. • Design Workshop to be held in November • Works need to be completed by 30 December 2017 or potentially earlier as stated in the funding deed.	**On budget** • Funding committed $3.5M • State Government $2M • City of Marion $750 000 • City of Onkaparinga $750 000 • Feasibility Study Cost Estimate $6.872M	• Office of Recreation & Sport transferred funds to CoM $2M on 30 August 2016 • Project Steering and Project Advisory Groups operating • Council endorsed on 23 August 2016 changes to clause 5.1.4 of Funding Deed. Deed signed and sealed. • Geo-tech consultant appointed and initial report received • First design workshop	• Geotechnical conditions of site • Weather conditions during construction • Risks monitored through the Project Risk Register

Project	Schedule	Budget	Key Milestone	Problems/Risks Identified
			scheduled for 12 November 2016	
Soccer facilities	**On schedule** • Preparing submission to DEWNR for use of land adjacent to proposed BMX site. • Working with Football Federation South Australia.	**Unfunded Initiative** • Funding for project to be identified, targeting State Government funds as per previous allocation in June 2016 • Internal resources allocated	• Identification of site • Working with land owner (DEWNR) to access site	• Need to secure site to improve funding probability
Asset Optimisation	• Report being prepared for Council on a number of vacant properties that can be considered for disposal • Review of Community Facilities Strategy commenced – will start presenting at ward briefings from 8 November • Ongoing investigation of vacant properties for disposal	**Unfunded Initiative**	• Response received from Minister on Toc H Hall. Report going to Council on 25 October • Building condition audit is complete, safety issues addressed, commenced preparing capital works program for 2017-19 • Council endorsed on 28 June 2016 disposal of Toc H Hall • Development of City wide strategy by December 2016	• Require accurate data regarding utilisation of facilities to better inform asset optimisation decisions • Decisions regarding asset disposal is of high public interest and needs to be informed by a strategic, planned and evidenced based approach

Project	Schedule	Budget	Key Milestone	Problems/Risks Identified
	• Draft Asset Optimisation Strategy to be developed by December 2016 • Elected Member input to be sought via ward briefings			
Darlington Upgrade Project	**State Government Project Dec 2017** • 70% Design review in progress • Landscape/Urban Design & Public Art opportunities have been jointly developed by Mitcham and Marion Councils, Renewal SA and Flinders University to provide input into 70% Design. • Flinders Drive Extension construction to commence in November 2016 • Birch Crescent / Tonsley Greenway	**Federal & State Government Funded** • $620M committed	• Land acquired, buildings demolished • SA Water Main early works package complete 28 August 2016 • Gateway South Consortium appointed as Head contractor	• Integration of Rail extension from Flinders Drive • Flinders Drive Extension handed over to Council at the completion of the project.

Project	Schedule	Budget	Key Milestone	Problems/Risks Identified
	identified as a potential streetscape project priority			
Glenthorne Farm	**On schedule** • Status of heritage work and approach being assessed. • Dependent on Council endorsement of aspirations, next steps and schedule to be developed.	**Unfunded Initiative**	• Council resolved on 08 September 2016 to pursue community and environmental outcomes at Glenthorne Farm (O'Halloran Hill). • State Liberal Party announced Glenthorne National Park proposal if elected in 2018	• Risks dependent on methodology to achieve aspirations
Hallett Cove Foreshore redevelopment	**On schedule** • Reviewing Concept Plan for rescheduled October 2016 Community 'Drop In' Session to re-engage with nearby residents/stakeholders • Proposed November Council report following community feedback with revised concept to confirm scope	**On budget** • Budget for stormwater and civil works is committed for 2016/17 • Stages 4 & 5 (playspace, reserve and amphitheatre) works matching funding to be to identified and sought. • Internal resources allocated	• Project 'Start up' meeting held with ward councillors 5 July 2016 • Endorsed 16/17 works program prioritises and resources stages 3, 4 and 5. • Stage 3 (stormwater and civil works) in procurement phase	• Scope change is a current risk with requests pertaining to pathway, carpark works and foreshore protection works.

Report Reference: IC060916R6.1

Project	Schedule	Budget	Key Milestone	Problems/Risks Identified
LED Lighting	• Infrastructure Committee to received report regarding Smart technologies, and specifically Council's progress with LED lighting on 6 September 2016. • Next step will be to provide a report to Council in November seeking Council's endorsement for the project and business case.	**Unfunded Initiative**	• Trial on Shaftesbury Tce has been deferred – key issue is resident concerns regarding the Kelvin (light colour) rating • A business case has been received from a consultant to transition from old inefficient street lights to new LED street lighting • The business case identifies 1,633 tonnes greenhouse gas emission savings per annum and $6,005,000 saving over 20 years including the cost of transition	• Resident concerns regarding light brightness and colour has been received through the trial proposal process. Project has been postponed. Working with SAPN to resolve.
Marion Outdoor Pool	**On schedule** • Elected Members at the forum on 20 September 2016 identified specific	**Unfunded Initiative** • Council to make decision on the Master Plan and allocate funding for	• Elected Member forum on 20 September 2016 members discussed the Master Plan and Business Case	• Unfunded project. Significant cost to implement whole Master Plan

Report Reference: IC060916R6.1

Project	Schedule	Budget	Key Milestone	Problems/Risks Identified
	components to be designed and costed and bought back within 6 months • Review of the swimming centre operations being undertaken, update report provided to the 11 October Council meeting • At the General Council meeting on 27 September 2016 (GC270916R05) Council determined the MOSC was to be included in the Service Review Program for 2016/17	project.	Analysis • Elected Member forum 12 July 2016 considered financial implications • Business Case Analysis undertaken • Elected Member forum held on 12 July 2016 consider the Master Plan – additional information requested • MOSC Service Review to be provided to the Finance and Audit Committee in December	
Oaklands Crossing	**State Government Project**	**Funding to be committed** • $190M	• Need to obtain commitment from Federal Government for funding	• Funding yet to be committed

Report Reference: IC060916R6.1

Project	Schedule	Budget	Key Milestone	Problems/Risks Identified
	• State Government yet to confirm Federal acceptance of $190M pledged from other project budgets. Lobbying Federal Minister and Premier.		• Federal Government waiting to audit other State projects before considering committing funds	
Streetscape Project	**On schedule** • Delivery of program to commence by November 2016	**On budget** • Development of 'design guide' $50,000 • $500,000 p.a. 2016/17 & LTFP • External funding will be sought on a project by project basis	• Council endorsed Streetscape Policy 28 June 2016 • Consultant engaged to prepare a 'design guide' for streetscape elements • Priority Scoring System endorsed by Council 23 August • Prioritised 88 streetscape improvement projects and 2 demonstration projects to commence in 2016-17 endorsed by Council on 27 September	• Potential timing risk to expend full $500k allocated towards streetscape in 2016-17 budget

Project	Schedule	Budget	Key Milestone	Problems/Risks Identified
Solar Infrastructure	**On schedule** • Council endorsed on 14 June 2016 for consultant to be engaged to prepare scope for tender documents for projects to install first round of solar infrastructure • Additional 50kW solar endorsed for Cove Civic Centre (GC270916R11) will be included in current tender process	**On budget** • $600,000 approved by Council • $482,000 allocated for this stage of the delivery	• Further investigations into innovative solar options for Administration Building and Cove Civic Centre considered by Council at 27 September Council meeting (GC270916R11)	Nil
Tennis and Netball Review	**On schedule** • Tennis & Netball Review of City wide facilities has been documented with input from Council, Tennis SA and Netball SA • Council considered report at the 11 October 2016 meeting • Consultation with Clubs to occur in November with a	**Unfunded Initiative** • Funding to be considered for FY17-18 Budget depending on priority sites and actions • Internal resources allocated	• Considered by Council at 11 October 2016 with additional information provided post 9 August 2016 at Forum. • 11 October 2016 Council endorsed report and discussing with clubs and other site investigations (GC111016R06)	• Club engagement in the Tennis & Netball Review

Project	Schedule	Budget	Key Milestone	Problems/Risks Identified
	report coming back to Council in December 2016.			
Tonsley Redevelopment	**State Government Project 10-15 years** • Stage 2 Landscape works in progress • Stage 3 Road works commenced October 2016 • Tonsley Greenway link from Flinders University to Cross Road design in progress to be presented at EM Forum 8 November 2016 • Rates and infrastructure maintenance modelling being developed • Residential Development commencing 2017	**State Government Funded** • Cost of maintaining and depreciating infrastructure being modelled.	• TafeSA $130M Facility operating • Flinders $125M Facility operating • Siemens Facility operating • Retail Pods in MAB operating • Stage 2 Civil works complete • Stage 3 Road works commenced	• Cost of maintaining and depreciating infrastructure

**CITY OF MARION
INFRASTRUCTURE COMMITTEE MEETING
1 NOVEMBER 2016**

Originating Officer:	**Neil McNish, Economic Development Manager**
General Manager:	**Abby Dickson, General Manager City Development**
Subject:	**Smart Cities Update**
Report Reference:	**IC011116R7.2**

REPORT OBJECTIVE

To update the Committee on the Federal Government's Smart Cities and Suburbs Program and the State Government's approach to Smart Cities.

RECOMMENDATION (1):	**DUE DATES**
That the Infrastructure Committee:	
1. Notes the report.	**1 November 2016**

DISCUSSION

1. Introduction

At the Infrastructure Committee held on 6 September 2016, a report on Smart Cities was considered and noted. The report referred to a Roundtable to be held in Adelaide regarding the Australian Government's Smart Cities and Suburbs Program which Neil McNish, Economic Development Manager was to attend. The committee asked for a briefing on the outcomes of that Roundtable and also an update on the program. In addition, the committee asked if further information could be provided with regard to the South Australian Government's involvement in Smart Cities.

2. Roundtable on 15 September 2016

Many of the councils in the Adelaide Metropolitan Area were represented at this Roundtable together with regional councils and a small number of research and technology organisations. It was held at the Adelaide Town Hall and opened by the Lord Mayor, Martin Haese. The format consisted of a welcome by the Lord Mayor and then a very brief overview of the Program from a representative of the Department of Prime Minister and Cabinet. This also included case study presentations from the CEO of the City of Prospect and the Associate Director Information Management, Adelaide City Council. This was then followed by the workshop which was seeking views on three broad areas of discussion:

1. Smart Cities activities and challenges
2. Barriers to adopting technology
3. Program principles

There was then a presentation on some resources available to Local Governments and a discussion on the next steps for the Program development. An online tool was used to collate feedback as well as Department of Prime Minister and Cabinet facilitators at each table. A series of questions were posed and feedback given. A copy of the presentation slides is attached for information as is a spreadsheet which contains all the feedback received on the day.

The advice given by the Department of Prime Minister and Cabinet was that the feedback from all the Roundtables would be used to design the Program guidelines. The last Roundtable was held in Canberra on 20 October 2016.

3. Smart Cities and Suburbs Program update

As was previously advised, in order to support the Australian Government's Smart Cities Plan, the Government is establishing a competitive Smart Cities and Suburbs Program worth $50 million which will support local governments to fast track innovative technology solutions that improve long standing urban problems.

The Program seeks to increase the efficiency and effectiveness of urban service delivery, infrastructure and planning to improve the liveability of cities and their suburbs.

The Government expects a wide variety of cutting-edge projects will be supported under the Program, such as collaborative design of solutions to complex urban problems, pilots of emerging technologies, the implementation of technologies at scale, and business case development.

The most valuable projects will be transformative collaborations between multiple councils and technology industry partners that link closely with future plans for the area.

The latest information we have is that draft guidelines for the program will be issued for comment in late 2016.

4. South Australian Government update

The Department of State Development has provided the following information with regard to the South Australian Government's involvement in Smart Cities:

1. The Adelaide free wi-fi initiative launched in 2014 is a joint initiative between the State Government and Adelaide City Council.
2. The Cisco 'Lighthouse City' initiative launched in 2015 is another joint project between the State Government and Adelaide City Council. Through this, Adelaide will have access to Cisco's infrastructure, as well as its network of partners and global ecosystem with the capacity to bring new strategic business and technology partnerships to the city.
3. The smart lighting and smart parking projects recently trialled in Adelaide have also been achieved through a partnership with the State Government and the Council
4. In this year's State Government budget funding has been provided to develop an overarching Smart City strategy and work will begin on this early in 2017.

CONCLUSION

It is recommended that the Infrastructure Committee notes the report.

Report Reference: IC011116R7.2

Smart Cities and Suburbs Program

Adelaide Roundtable
15 September 2016

#SmartCitiesPlan

Australian Government

Poll Everywhere link:
PollEv.com/dpmcscsp

#SmartCitiesPlan

Welcome to City

The Right Hon Martin Haese
Lord Mayor of Adelaide

#SmartCitiesPlan

Overview of the Smart Cities and Suburbs Program

Kate Lynch
Cities Division,
Department of the Prime Minister and Cabinet

Australian Government

#SmartCitiesPlan

Purpose of today's roundtable

- Introduce Program and seek your views
- Identify opportunities to use technology based solutions for current priority issues
- Explore some of the current barriers to technology uptake
- Overview of resources currently available

Context – Smart Cities Plan

- Released in April 2016 outlines:
  - Smart Policy
  - Smart Investment
  - Smart Technology

Smart Cities Plan Initiatives

- City Deals
  - Current deals – Townsville, Launceston, Western Sydney
- Infrastructure Planning
  - $50 million to accelerate planning and development works on major transformational infrastructure projects

Smart Cities Plan Initiatives (cont.)

- Infrastructure Financing Unit
- Sustainable Cities Investment Fund
  - $100 million annual investment target
- **Smart Cities and Suburbs Program**
  - $50 million grants supporting innovative technology utilisation by local government

Smart Cities and Suburbs Program

- Measurable improvement in liveability of cities by applying innovative technology-based solutions to complex urban problems

Smart technologies	Increased capability to realise smart city visions	More efficient and effective service delivery	More liveable cities, happy community

Short-term ⟶ Long-term

2

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Program aims

- Enduring partnerships between local governments, businesses, not-for-profits and research organisations
- Wider uptake of innovative technology-based solutions
- Improved urban service delivery and wellbeing

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Smart Cities Project case study #1:

Peter Auhl
Associate Director Information Management
Adelaide City Council

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Smart Cities Project case study #2:
Project Frontier

Cate Atkinson
Chief Executive Officer
City of Prospect

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Discussion:
Smart Cities activities and challenges

Australian Government

3

PollEverywhere Test Question:

What type of organisation do you work for?

Australian Government

Discussion Groups

PollEv.com/dpmcscsp

Question for discussion with your table:

What smart cities work is currently underway in your organisation?

Australian Government

Discussion Groups

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Question for discussion with your table:

What are the major challenges in your local community?

Australian Government

Discussion Groups

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Question for discussion with your table:

How can smart technologies be applied to solve these challenges?

Australian Government

Discussion Groups

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Break

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Australian Government

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**Discussion:
barriers to adopting technology**

Australian Government

Question for discussion with your table:

What barriers has your organisation encountered to applying smart tech solutions?

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Australian Government

Discussion Groups

Question for discussion with your table:

What support is required to overcome these barriers?

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Australian Government

Discussion Groups

Slide 1

Resources available to local governments

Australian Government

Slide 2

Resources for Local Governments:
Clean Energy Finance Corporation

Australian Government

Slide 3

CEFC $250m Local Gov't Financing Program

- Finance for eligible projects Finance can be drawn over three years
- Ability for multiple councils to enter into joint financing agreements
- Access to competitive fixed-rate debt, up to 10 years

Slide 4

The Sustainable Cities Investment Fund

- $1 Billion, 10 year fund technology projects based in cities.
- Project to include renewable energy, energy efficiency, and low emissions technology projects based in cities.
- Leverage private sector capital to accelerate the deployment of projects.

Slide 1

Resources for Local Governments:
Australian Smart Communities Association

Slide 2

Australian Smart Communities Association (ASCA)

- Facilitates, promotes, advises on how communities can build liveable, sustainable, workable smart cities
- Puts citizens, local businesses and stakeholders at the core of our activities
- Ideally positioned – started as collaborative coalition of:
  - local government, Regional Development Australia (RDAs) committees and Regional Organisations of Councils (ROCs)
- A peak industry association in Australia for the rapidly developing digital, sharing and interconnected communities

Slide 3

ASCA – Working Collaboratively

- ASCA represents 150+ local government authorities
  - represent 8.1 million (1 in 3) Australians
- Industry Board includes 30+ national corporations
  - Assists to develop sustainable business and investment models
- We closely cooperate with Federal and State Governments on national and state policies
- A dozen universities and research institutions are members
  - assist with implementation of smart city platforms, living labs, data hubs
- Locally – we promote local business and stakeholder platforms, living labs and innovation hubs.

Slide 4

Resources for Local Governments:
Public Data – Australian Government
Allan Barger
Data Infrastructure and Government Engagement, Department of the Prime Minister and Cabinet
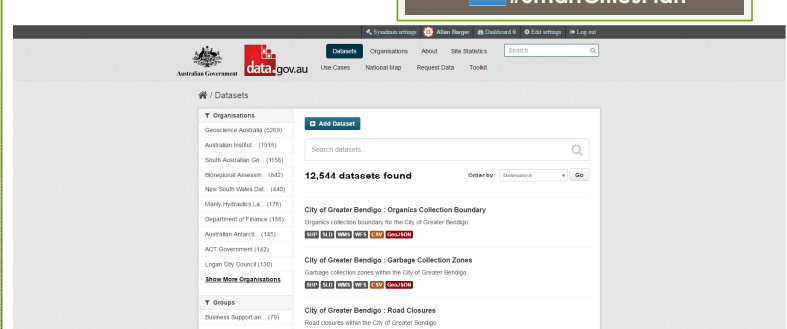
Australian Government
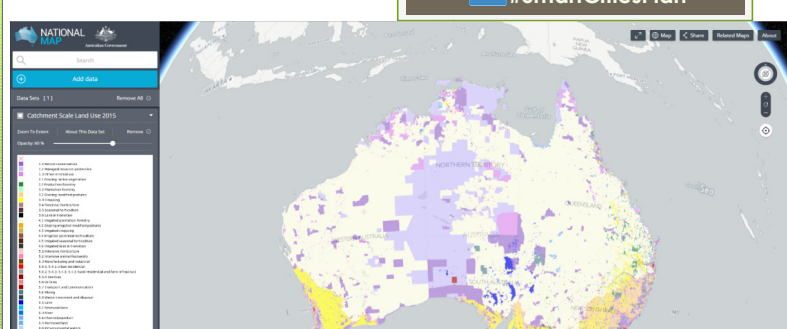
data.gov.au is the national open data portal. It is a central catalogue to find, access and reuse public data. It is based on the widely used CKAN platform, and provides a platform for access to data from Federal, State and Local Governments, either directly or via localised portals.

NationalMap.gov.au website for map-based access to spatial data from Australian government. When users access data through the service, accessing the data directly from the Government department or agency which is the custodian of that data.

Resources for Local Governments:

Growing a Smart Cities Ecosystem in Australia

SmartCitiesCouncil
Australia New Zealand

How SCC are catalysing a Smart Cities marketplace, by…

- Sector-leading website
- Sector-leading newsletter
- Smart Cities Readiness Guide
- Readiness workshops
- Smart Cities Week
- Compassionate Cities campaign

SmartCitiesCouncil
Australia New Zealand

Slide 1

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Resources for Local Governments:
Data61, CSIRO

Peter Runcie

Business Leader, Future Cities, Transport and Infrastructure

Australian Government

Slide 2 — Data infrastructure

Data infrastructure

Data Platforms

- Data discovery and access through data catalogues
- Variety of state/territory/local government platforms
- Roles of APIs to enable access and sharing
- National Map to visualise spatial data
- Cities Dashboards to visualise statistical and reporting data
- Incorporating Internet of Things data

Resources

- Aust Govt Data Catalogue   www.data.gov.au
- National Map www.nationalmap.gov.au

Slide 3 — Data architecture

Data architecture

Open Solutions

- Ability to share data and systems
- Support for federated, modular and distributed systems
- Role for Frameworks, Architectures and Standards
- Open source solutions / new procurement models
- Common interfaces will enable innovation ecosystem

Resources

- W3C   www.w3.org/wot
- Hypercat   www.hypercat.io/australia

Slide 4 — City dashboards

City dashboards

Smart City Data Analytics

- Transport – traffic optimisation, connected vehicles, smart parking, multi-modal transport, logistics supply chains,
- Infrastructure – predictive asset maintenance, smart street light feasibility study, distributed energy systems
- Urban Planning - Spatial analytics and inference, demographic analysis, evacuation modelling
- Privacy and Security – privacy preserving analytics, cybersecurity, trustworthy software
- Social – social media analytics, sentiment analysis
- Environment – urban water systems, carbon accounting, building metrics, urban heat islands

Resources

- Data61   www.data61.com.au

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Next Steps for the Program

Cities Division
Department of the Prime Minister and Cabinet

Australian Government

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What does today's feedback mean for the Program?

- Where can support from the Commonwealth make a difference?
  - types of activity
  - Market-failures
  - Capability

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What does today's feedback mean for the Program? (cont.)

- Principles for activities receiving support:
  - Collaborative
  - Strategically Integrated
  - Transformative
  - Co-funded
  - Transferable
  - Beyond business as usual

Question: Please rank the following Program principles from most important to least important:
- Collaborative
- Strategically Integrated
- Transformative
- Co-funded
- Transferable
- Beyond business as usual

PollEv.com/dpmcscsp

Australian Government

Feedback

Next steps

- Consolidate feedback from all roundtables
- Determine program design to address issues raised – different funding streams, capability, timelines
- Release draft guidelines – late 2016
  - call for proposals/projects for consideration early 2017 [Indicative]
  - projects commence mid-2017 [Indicative]

Further engagement

- Join the mailing list at cities.dpmc.gov.au/smart-cities-program.
- We'll let you know when opportunities arise
- Thanks for participating

Smart Cities and Suburbs Program

Australian Government

cities.dpmc.gov.au/ smart-cities-program

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The following input was collected through the PollEverywhere app at the Adelaide roundtable on the Smart Cities and Suburbs Program, held on 15 September 2016. It has not been modified in any way following submission.

User ID	What type of organisation do you work for?	What smart cities work is currently underway in your organisation?	What are the major challenges in your local community?	How can smart technologies be applied to solve these challenges?	What barriers has your organisation encountered in deploying smart tech solutions?	What support is required to overcome these barriers?	Rank the following principles from most important to least important in assessing smart city projects for support through the Program:
ADL1	Local Gov't and Regional Development	Digital training hub with over 3000 training opportunities in the last 12 months to assist in digital access	Transferring customer interaction from face to face or over the telephone to over the internet,Having Councils with the same systems and processes to assist in working across Council boundaries			Third party access to infrastructure for implementation of smart technology,Understanding from the broader community that the investment benefit translates to better lifestyles and services - there is a underlying assumption that digital services are available but they need to be funded	Transformative, Collaboration, Transferable, Integration, Beyond business as usual, Co-funded
ADL2	Local Gov't and Regional Development	Free WiFi,Green Buildings Initiatives,Mobile device enabled CRM,Creative / business / co-Labs hubs	Stormwater management,Heat island effects due to urbanisation,Homelessness,Mental health	Technology as barrier remover between local government		Money,Standards	Integration, Transferable, Collaboration, Co-funded, Transformative, Beyond business as usual
ADL3	Local Gov't and Regional Development	Public wifi,aing and education program,in fill data collection,blended program delivery,device support	Device support,access to high speed internet,Knowledge of what is possible,Cost of services			Elected members,Government regulations,A fear of failure,Finding good industry partners	Integration, Transferable, Transformative, Co-funded, Collaboration, Beyond business as usual
ADL4	Local Gov't and Regional Development	My Local Sevices App and Untiy CMS				Willingness to compromise on ways of doing business in order to archive a standardised approach that delivers collaboration and shared service,Leadership from the top that accepts compromise is essential if we are to effectively collaborate	Transferable, Collaboration, Integration, Beyond business as usual, Co-funded, Transformative
ADL5	Local Gov't and Regional Development	City centre development, social inclusion, technology transfer	Technology use				Transformative, Integration, Co-funded, Beyond business as usual, Transferable, Collaboration
ADL6	Local Gov't and Regional Development		Access to telecommunications				Transformative, Collaboration, Co-funded, Transferable, Integration, Beyond business as usual
ADL7	Local Gov't and Regional Development	Currently testing Public wifi	Slow rollout of nbn,Increasing aged community	Utilise information from public WiFi to travel our tourism marketing			Transferable, Transformative, Integration, Collaboration, Co-funded, Beyond business as usual
ADL8			Digital literacy in the community,Access to knowledge based employment opportunities				Co-funded, Collaboration, Transformative, Beyond business as usual, Transferable, Integration
ADL9	Local Gov't and Regional Development	Free wifi and cctv in salisbury cbd and early stages of developing digital strategy for city					Transformative, Collaboration, Co-funded, Beyond business as usual, Transferable, Integration
ADL10	Research Organisation	Data architecture, indicators, data analytics					Collaboration, Transferable, Co-funded, Beyond business as usual, Transformative, Integration
ADL11	Local Gov't and Regional Development						Transferable, Collaboration, Integration, Beyond business as usual, Transformative, Co-funded
ADL12	Local Gov't and Regional Development	Smart parking,Mobile enabled asset management	Slow NBN rollout constraining business			Seed funding,Leadership opportunity (for LGAas coordinating body).,willingness for councils to be more collaborative, willing to be flexible and less "special" to create synergies	
ADL13	Local Gov't and Regional Development	Strategic Plan has Smart Cities Focus	Access to Internet,Digital literacy,Youth unemployment,Transforming economy		Understanding what technology is available,Explaining to the community the benefits of Smart Cities and bringing them on the journey	Pool of technical experts to provide advice on initiatives,Funding	Transformative, Beyond business as usual, Collaboration, Integration, Transferable, Co-funded
ADL14	Other						
ADL15	Local Gov't and Regional Development	We are building a new smart CBD which includes a smart hotel biohilic live work spaces a tech plaza with connectivity Boyd charge ports and f and b options 10 gigabit infrastructure Digital health complex innovation spaces and a heap of green field site tech development,Digital education via MOOCs,Digital mobility,Industry focused micro qualifications	Lack of employment opportunities and opportunities in general,Lack of capital,Lack of capital	Education opportunities,Industry attraction,Job creation,Citizen engagement,Connectivity,Removal of borders,International collaboration opportunities,Delivery of digital health solutions,Power shift to citizen centric	Culture,Old world thinking,Lack of digital knowledge,Tech savvy,Fear of the unkown,Protetionism,Wedded to legacy systems,All or none mentality,Job protection	Funding partnerships,Marriage broker	
ADL16	Local Gov't and Regional Development	Connectivity in regional areas	Areas of region with no internet connectivity,Awareness of what being online can offer			Selling the message,Getting through the change pain	Beyond business as usual, Transferable, Integration, Collaboration, Transformative, Co-funded
ADL17	Local Gov't and Regional Development					Backing Innovation	

ID	Org Type	Col3	Col4	Col5	Col6	Col7	Tags
ADL18	Local Gov't and Regional Development	No Strategy as yet, need to engage with our community and look at trialling free wifi in key areas.,Need to engage "champions" in the community to come along with us		Real time engagement with community through apps such as this - for Council meetings, budget processes etc.,Sharing opportuies with retired communities to support additional income opportunities eg airbnb,Data is only a tool.,We need to collaborate together to learn what our communities problems are without technology and use technology to help solve those problems.		Inter government coordination to work together,Removal of red tape and politics	Collaboration, Transferable, Integration, Co-funded, Transformative, Beyond business as usual
ADL19	Research Organisation	Initial research		Partially offset the negative effect of urban sprawl and lack of amenities in suburbia	Existing regulatory frameworks		Transformative, Transferable, Collaboration, Integration, Co-funded, Beyond business as usual
ADL20	Other	Consultation	Digital connectivity,Digital literacy	Shared services,Share services across councils will reduce costs,Data standards are needed,State government needs to embrace online services			
ADL21		Data security,Open source data for business,Environmental data sensor,Sensors to measure noise, temperature, humidity, movement,Can we have an app that shows me the coolest way to walk home on a hot day?	Ensuring jobs for the future (for our kids),Roads, rates and rubbish	Reduced council energy bill by energy efficiency measures,Smart lighting trial has potential for direct rate payer benefit,Data about energy savings will enable us to negotiate with energy regulator to reduce ongoing price,Provision of evidence,Improve data speed to provide competitive advantage for the city - proven to attract investment,Enable data intensive industries,Clean up bus fleet and reduce noise by improving bus fleet,Potential for automated vehicle deployment,Enabling real time data to inform local businesses	Competing priorities,Would be good to move to user-pay system for more urban services,Local Govt Act limits fee for service for rates at the moment,Need agreement about what constitutes a universal service and what is an additional service,Need suitable infrastructure to support,Ability to enter into commercial arrangements (Only joint venture at the moment)		
ADL22	Local Gov't and Regional Development	Public WiFi, WiFi cafes, education and training for the community in ICT, partnering with private sector and educational institutions in trialling emerging technology.	Ability for the community to adopt and adapt to emerging technologies and benefit from upgraded infrastructure	Improving access to education and resources	Resourcing		Collaboration, Transferable, Transformative, Integration, Beyond business as usual, Co-funded
ADL23	Tech Company	Living labs,Human centred design,Software development,Incubation for other startups	Access to open data,Getting early government adopters,Procurement barriers for startups,Domestic Violence,Homelessness,Active ageing,Disability accessibility,Industry transformation	Better user design,Quicker time to market	Early adopters,Vendor monopolies,You don't know what you don't know,Finance for non finance managers,Change management,Access to operational finance (eg for online service delivery),Digital literacy	More funding for libraries,Human centred design	Transformative, Collaboration, Beyond business as usual, Integration, Transferable, Co-funded
ADL24	Tech Company	Establishing a data culture to create evidence based decision making	Community expectations are above what Local Government currently deliver,using tech to solve complex issues not just basic tech like parking and lighting,Using tech to support new service delivery	Releasing data into the opendata world to engage the community and tech scene in creating solutions,Remote sensing to inform service delivery	You don't know what you don't know - understanding of tech,benchmarking, how many councils have an ICT strategy and a Digital Strategy?,Regulatory conflict - state legislation conflicting with commonwealth copyright act,Creating a data culture and improving digital literacy	Targeted support local government mandate for open data,Engaging with the startup ecosystem	Beyond business as usual, Integration, Transformative, Collaboration, Transferable, Co-funded
ADL25	Local Gov't and Regional Development			Empowering citizens	National standards are not current or support Smart City initiatives	Cross government collaboration,Thought leadership in driving Smart City technology	Collaboration, Co-funded, Transformative, Transferable, Integration, Beyond business as usual
ADL26	Local Gov't and Regional Development	Building a local government Smart lighting approacj					
ADL27	Local Gov't and Regional Development	Smart parking,Smart lighting,big data					Transformative, Co-funded, Collaboration, Transferable, Beyond business as usual, Integration
ADL28	Other	Transportation (public transport, roads & rail, parking, etc), smart lighting, WiFi, Security inc. CCTV, smart infrastructures for utilities (water, power, Comms etc) & buildings		Lack of collaborative frameworks between LGAs, States etc. dampen development of digital frameworks & stds etc, in turn this slows investment, capital & so on,Technology is every where - the issue is generating needs to use, which pull investment	Winners & losers result from disruption - losers need to be managed	Three tiers of gov need to provide a SUFFICIENT digital framework to provide direction & support creation of momentum	Collaboration, Integration, Co-funded, Transferable, Transformative, Beyond business as usual
ADL29	Local Gov't and Regional Development	Public access via Libraries and other centres	Infrastructure that fully supports a digital future	Real time data on key issues,High technology support for low technology approaches	Not seeing the value of an investment,Too much invested in current system,No strategic drive - if the long term view	Long term commitment from Federal and State to funding and achieving outcomes	
ADL30	Local Gov't and Regional Development	Dashboard reporting using information to inform decision making	Engaging and communicating effectively with the community,Resistance to support new technologies/ approaches,Older demographic resistant to new technology	Collating information such that it can be used to effectively inform decisions,Driving efficient and effective infrastructure and asset management,Informing and engaging with the community,External focused IT	Resistance to change,Large % of older residents in community- not comfortable with new technology,Not seen as core business,Drive for efficiency and reduction in cost - seen as 'nice to have',Lack of successful local case studies,Driven by ICT - not integrated with other areas of organization,Lack of belief in proposed benefits,Intangible benefits - efficiency doesn't show up on bottom line	Education,Cultural change,Demonstrating value,Promoting successful case studies	

ID	Organisation	Col3	Col4	Col5	Col6	Col7	Col8
ADL31	Research Organisation	integrated systems solutions,business model					Beyond business as usual, Collaboration, Integration, Transformative, Transferable, Co-funded
ADL32	Research Organisation	driverless vehicles,big data analytics and public policy					Transformative, Collaboration, Integration, Beyond business as usual, Co-funded, Transferable
ADL33	Local Gov't and Regional Development	Free wifi, CCTV, investigating smart lighting	No or poor mobile phone coverage, no digital connectivity- maybe some ADSL, sometimes really slow connectivity, in some cases no television coverage, NBN satellite coverage only & still to come- this restricts existing business & expansion.	Federal and State funding for mobile phone coverage, phone towers, NBN- only satellite- more information & digital infrastructure for regional and rural areas. There are significant business and employment outcomes stifled by such lack of infrastructure.	Infrastructure provision for regional and rural areas so that can be competetive and expand business, better sharing of smart city technology, a human resource to assist in implementing smart technology, organisational culture to embrace smart technology.	Partnership funding with Federal, State, local & private for better infrastructure, funding for libraries as a community centre, training, education and good case studies to help change the organisational culture to embrace smart technology.	
ADL34	Local Gov't and Regional Development	Smart Parking, smart lighting, city insights, city connectivity,Free Wifi,Open data as API's		Social inclusion,Economic growth through technology investment	Data standards,Not focusing on the problem, focus is too often on the solution.		
ADL35	Software Design Company						
ADL36	State Government						
ADL37	State Government	Smart precinct trials using IoT devices	Privacy issues,Digital divides	Making better use of data	Demographics,Socioeconomic barriers,Privacy concerns,Risk aversion,Perceptions of technology failures,Cost,Lack of thought leadership,Lack of standards,Lack of political leadership,Sometimes seen just as the IT guys playing with technology,Procurement processes take too much time	Help sell the real public value,Creating room to fail	
ADL38	Local Gov't and Regional Development	Smart Public Lighting				leadership	Collaboration, Co-funded, Integration, Transferable, Beyond business as usual, Transformative
ADL39	Local Gov't and Regional Development	In the beginning stages of impliementing new strategies in terms of modernizing our cities through technology hubs and adapting change through attracting new businesses and oportunities,There are opportunities in redevelopment projects (CBD and precincts) to demonstrate smart, low carbon and resilient projects through smart cities	NBN roll out process is the City of Salisbury is hit and miss	Introduction of solar powered technology for street lighting which will reduce our carbon footprint.,Fast track Gawler rail electrification project which will improve the environment and create jobs and growth for our communities	Education		Transformative, Co-funded, Beyond business as usual, Integration, Collaboration, Transferable
ADL40	Tech Company	City Wifi builds in Melbourne, Canberra, Bendigo and Ballarat				AEMO support for virtual NMI and unmetered access to power	Collaboration, Co-funded, Transferable, Integration, Transformative, Beyond business as usual
ADL41	Local Gov't and Regional Development	Using technology to transform our business systems and processes to put the customer at the centre of what we do. It comprises streamlining processes, understanding and using data.,LED steeet lighting,Partnership with Telstra to install 15 free Wifi hotspots across the city.,Our maintenance teams using electronic work order processing and tablets to complete jobs, log changes, provide feedback to customers, update asset systems - better information , better decision making	Traffic management,Understanding and using data to unpick problems, create new ways of meeting needs	Sector wid e approach, partnering with industry and state.,Open data for innovators to create new services,Share the risk	Changing a culture,Measuring the benefits of using smarter technology particularly in local government.,Determining and sticking to a clear strategy.,Fully understanding pur customers and their expectations.,Learning from other sectors, partnering.,Political focus more on the tangible services and infrastructure, ignoring the need for the organisation to transform and maintain relevance and sustainability in the future.	Political leadership	Transformative, Integration, Beyond business as usual, Collaboration, Transferable, Co-funded
ADL42	Local Gov't and Regional Development						Collaboration, Transformative, Integration, Co-funded, Beyond business as usual, Transferable
ADL43	Software Design Company	finding what opportunities exist for our business to be involved in smart cities					
ADL44	Local Gov't and Regional Development		Traffic management			Digital literacy training for workers	
ADL45		We are in early stages of investigation how it can benefit our citizens	Lack of adequate infrastructure to support smart technology.	Digital literacy program,Dynamic up to moment data analytics	Conventional thinking	$$$$,Visionary	Collaboration, Co-funded, Integration, Transferable, Transformative, Beyond business as usual
ADL46		City of Prospect is a board member of the Intelligent Communities Forum Foundation which helps smart cities across the globe connect and learn how to leverage the benefits of the Broadband Econony.					
ADL47					Cost,Fear of not understanding	Good governance,True understanding of the benefits and public value,Fear of failure..... what if it does not work,Elected Members	

CITY OF MARION
INFRASTRUCTURE COMMITTEE MEETING
1 NOVEMBER 2016

Manager:	**John Valentine**
General Manager:	**Abby Dickson, General Manager City Development**
Subject:	**Administration Building**
Report Reference:	**IC060916R7.3**

DISCUSSION

At the 25 October 2016 General Council considered a report regarding the Administration Building and resolved the following:

Refers to the Infrastructure and Strategy Committees the question of optimum long term accommodation of administrative operations and customer service operations (GC251016F01)

The full report is attached as appendix 1.

As part of Council's focus on asset optimisation Council is committed to undertaking a process of developing potential scenarios for both the Administration site and surplus land at City Services, to inform future decision making.

This process will include the development of well-defined objectives in relation to Council service delivery, council office accommodation and then subsequently asset / property options to support the services delivery and accommodation needs.

Such a discussion could broadly consider the following:

- Why is Council undertaking a review of the assets involved?
- What is Council's vision for customer service contact and accommodating the functions currently located at the Administration building?
- How can Council deliver its customer services and accommodate the functions currently located at the Administration building?

When the above matters have been considered then the process could address specific options for Council to consider and could broadly involve the following:

- Develop options to achieve Council's objectives
- Council analyses options and selects a preferred option
- Develop methods to achieve Council's preferred option
- Consider and review whole of life costs
- Implement.

The Committee should also note that this matter will be further discussed at the Strategy Committee as resolved by Council.

RECOMMENDATION

That the Infrastructure Committee:

	DUE DATES
1. Considers the discussion points contained in this report in relation to the administration building and customer service delivery.	**1 November 2016**

Appendix 1: Administration Building Council report

Report Reference: ICR011116R7.3

CITY OF MARION
GENERAL COUNCIL MEETING
11 OCTOBER 2016

CONFIDENTIAL REPORT

Corporate Manager:	**John Valentine, Manager Strategic Projects**
General Manager:	**Abby Dickson, General Manager City Development**
Subject:	**Administration Building and City Services Surplus Land**
Reference No:	**GC111016F01**

If the Council so determines, this matter may be considered in confidence under Section 90(3)(b)(i)(ii) of the *Local Government Act 1999* on the grounds that the report contains information that could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and, on balance, be contrary to the public interest.

Adrian Skull
Chief Executive Officer

RECOMMENDATION

That pursuant to Section 90(2)(i)(ii) of the *Local Government Act 1999,* the Council orders that all persons present, with the exception of the following persons: Adrian Skull, Tony Lines, Abby Dickson, Vincent Mifsud, John Valentine, Jaimie Thwaites and Yvette Zaric, be excluded from the meeting as the Council receives and considers information relating to Council land, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council, (d)(ii) would, on balance, be contrary to the public interest.

REPORT OBJECTIVES

To consider property information and valuation advice received in relation to the Administration building and the surplus land on the northern end of the City Services site. Further, to consider whether to either undertake a process for establishing objectives and potential future scenarios for customer service delivery and office accommodation; or to consider not undertaking a review of customer services or potential development of scenarios for Council office accommodation.

RECOMMENDATIONS (5) OR (4)	**DUE DATES**
That Council:	
1. **Resolves to commence a process of considering objectives for customer service delivery currently located at the Administration Building and development scenarios at the Administration Building and the City Services site inclusive of the surplus land.**	**11 October 2016**
2. **Refers to the Infrastructure Committee the question of optimum long term accommodation of administrative operations and customer service operations.**	**11 October 2016**
3. **Resolves to keep confidential the valuations received in relation to the City Services surplus land and the Administration Building.**	**December 2016**
4. **In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders this report, Appendices 1 and 2 and the minutes arising from this report having been considered in confidence under Section 90(2) and 90(3)(b) of the Act be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2016.**	**December 2016**
5. **Notwithstanding the confidentiality of the Council as resolved in recommendation 1 and 2, the Council authorises the Mayor and/or Chief Executive Officer to provide information and/or make statements in the public realm in reliance upon the content of the confidential documentation where it is considered necessary to implement or respond to any aspects of this matter including those that are made public including by media reporting.**	**11 October 2016**

<u>**OR**</u>

That Council:

1. **Resolves to maintain the existing customer services delivered from the Administration Building and not consider potential development scenarios for the Administration Building site.**	**11 October 2016**
2. **Resolves to keep confidential the valuations received in relation to the City Services surplus land and the Administration Building.**	**December 2016**
3. **In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders this report, Appendices 1 and 2 and the minutes arising from this report having been considered in confidence under Section 90(2) and 90(3)(b) of the Act be kept confidential and not available for public inspection for a period of 12**	**December 2016**

Report Reference: GC111016F01

months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2016.

4. **Notwithstanding the confidentiality of the Council as resolved in recommendation 1 and 2, the Council authorises the Mayor and/or Chief Executive Officer to provide information and/or make statements in the public realm in reliance upon the content of the confidential documentation where it is considered necessary to implement or respond to any aspects of this matter including those that are made public including by media reporting.**   11 October 2016

BACKGROUND

Council has received confidential valuations in relation to the Administration Building and the surplus land at the northern end of the City Services site. The valuation for the Administration Building is ▉▉▉▉▉ for vacant possession and ▉▉▉▉▉▉ if sold with Council taking a long term lease to occupy the building. The annual lease payments in such an arrangement would be in the order of ▉▉▉▉ per annum which is a high amount, in part due to the current high statutory costs associated with the property.

The valuation, received in 2015, for the 7,539m2 land at the northern end of the City Services site was ▉▉▉▉▉ for a sale, or ▉▉▉▉ per annum if offered as a land lease. It is important to note that a land lease would require a lease period of 50 to 80 years so as to attract investor interest and a land lease arrangement of this nature is not common, or well proven, in the Adelaide commercial property market.

Attached as Appendix 1 to this report is information in relation to two potential development scenarios for locating Council office accommodation currently provided at 245 Sturt Road at the City Services site. The two scenarios give indicative footprints for providing office accommodation and car parking.

The Administration Building has recently been assessed by GHD (refer Appendix 2) as part of the overall building audit process for Council owned properties. The GHD report states that the Administration Building has a remaining useful life of 31 years, subject to on-going maintenance and investment in the condition of the building.

As part of the developing focus on asset optimisation Council could undertake a process of developing potential scenarios for both the Administration site and surplus land at City Services, to inform future decision making.

Such a process should include the development of well-defined objectives in relation to Council service delivery, council office accommodation and then subsequently asset / property options to support the services delivery and accommodation needs.

Council could consider commencing this process by referring the matter to the Infrastructure Committee where a discussion could be facilitated by the Committee's independent member.

Such a discussion could broadly consider the following:

- Why is Council undertaking a review of the assets involved?
- What is Council's vision for customer service contact and accommodating the functions currently located at the Administration building?
- How can Council deliver its customer services and accommodate the functions currently located at the Administration building?

When the above matters have been considered then the process could address specific options for Council to consider and could broadly involve the following:

- Develop options to achieve Council's objectives
- Council analyses options and selects a preferred option
- Develop methods to achieve Council's preferred option
- Consider and review whole of life costs
- Implement.

Community information

If Council determines to undertake a process of setting objectives for a review of service delivery and staff accommodation and subsequently develop options, there could be key points at which information is put to the community. Such information, and its timing, would need to be developed to complement the process Council determines to pursue.

Financial Implications

If Council determines to investigate options for service delivery and council office accommodation, then subsequently, options at the Administration site and City Services site, there would be a number of investigations required. Costs incurred would relate to property investigations and potential development scenarios, professional advice, cost estimates and valuation services.

Dependent on the scenarios developed, and the options Council may choose to consider, there will need to be a comprehensive financial assessment of whole of life costs. A Section 48 Prudential Management report may be required for consideration by the Finance and Audit Committee and subsequently Council.

CONCLUSION

Council has received confidential valuation advice in relation to the Administration Building and surplus land at the City Services site.

Should Council determine to investigate potential customer service and office accommodation options and subsequent development scenarios for the two sites, objectives for the reviews should be established. The development of the objectives could begin with a discussion at the Infrastructure Committee with subsequent consideration and directions established by Council.

APPENDICES
Appendix 1 – Potential development scenarios
Appendix 2 – GHD Report

Administration and Surplus Land - Regional facilities

CITY OF
MARION

The current administration building is located in the Regional Centre Zone where administration and civic land uses are expressly anticipated. The site is in close close proximity to public transport (buses), and other complementary land uses such as retail uses, banking, medical and other services. The site has vehicular access points from Sturt Road and Diagonal Road.

The Marion Road site is located within an Industrial zone and is less accessible by public transport.

civic/community

retail

industrial /bulky goods

sports/community facilities

public transport bus interchange

public transport interchange train

council operations building
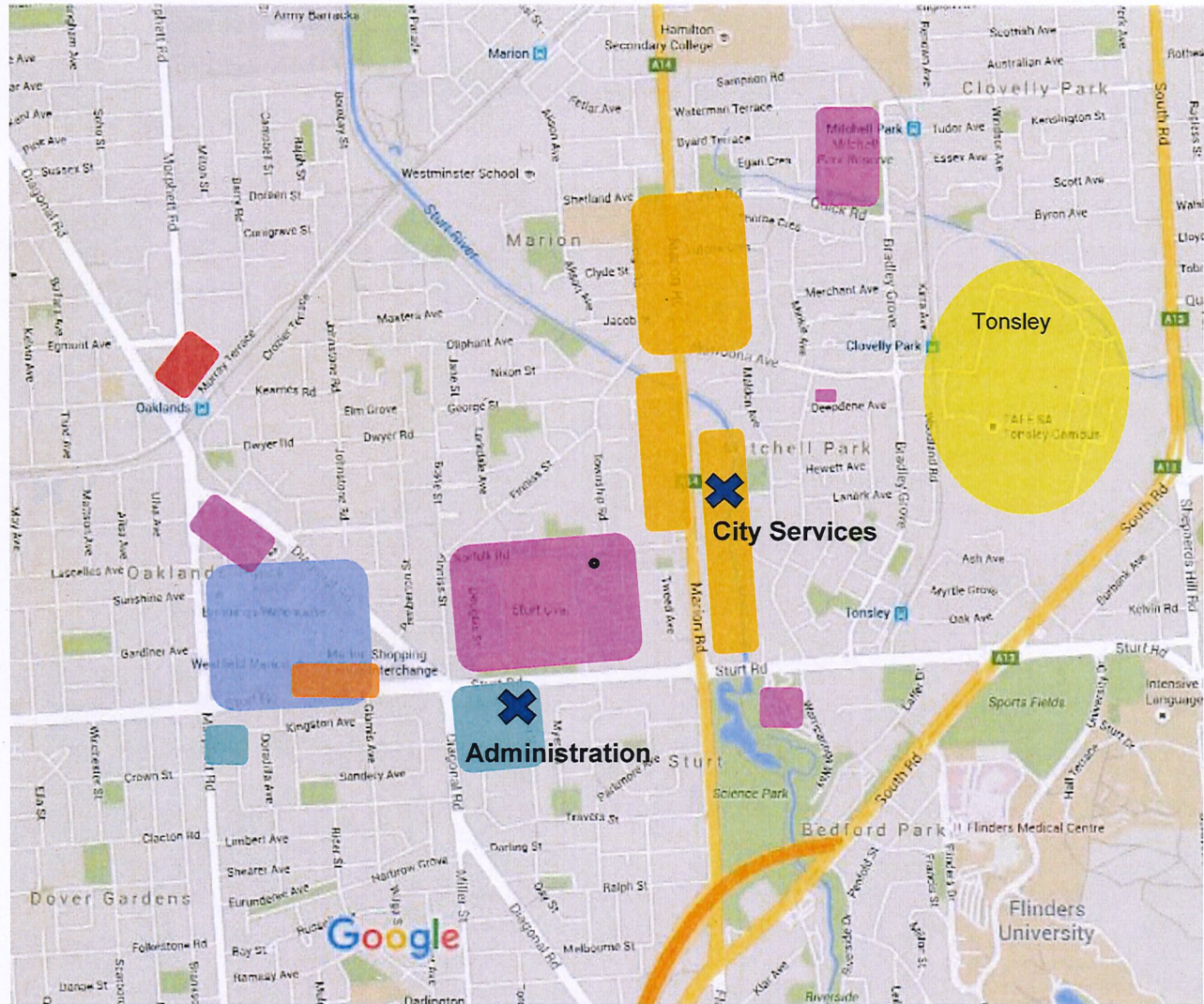
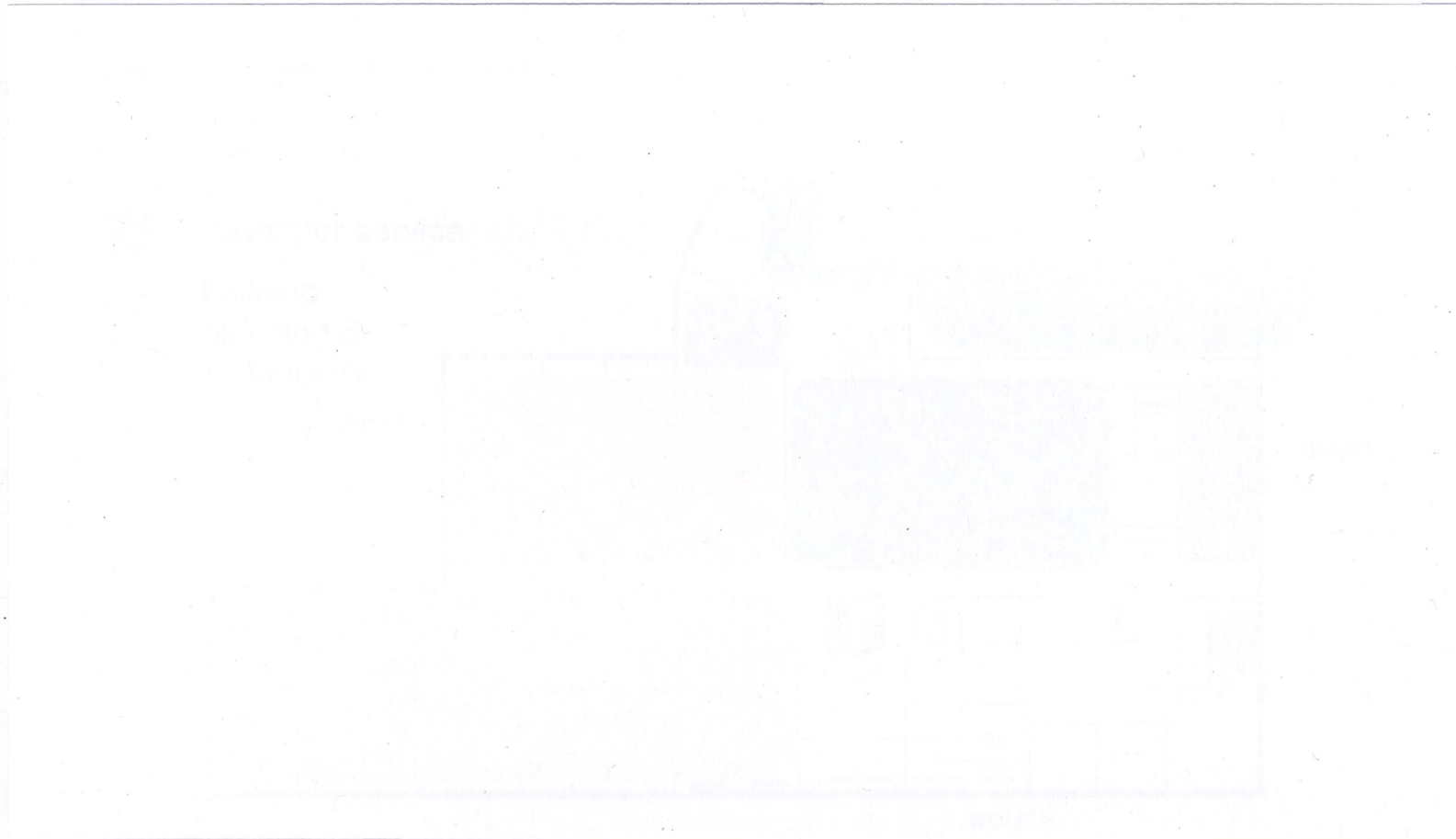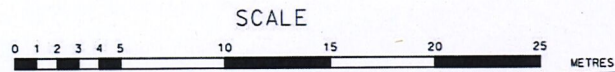# Administration – civic & customer based functions

Marion Administration Centre

GROUND FLOOR

Administration – civic based functions

CITY OF
MARION

Marion Administration Centre
FIRST FLOOR

SCALE

0 1 2 3 4 5   10   15   20   25
METRES

EAST

Administration and Surplus Land Considerations

CITY OF
MARION

- **Civic functions**
  - Possible Separate 200 sqm site-leased for the Chamber functions?, if so where? MCC, Tonsley, public access needs?
  - Need to consider time and effort required to set up / set down for meetings if an off-site location for Civic functions

- **Customer service access**
  - Co-locate civic, customer service, planning, building and community functions?, good public transport access, customer service current floor area occupied 130sqm

- **Planning & Building and community area customer access**
  - Locate with customer service function? Current floor area occupied 800 sqm,
  - Planning approval is not assured with the zoning at Marion Road

- **Parking and access requirements for staff & visitors**
  - Need to have safe access without vehicle crossovers, after hours access, distance to building reception, security of total site, parking numbers all would need to be considered.
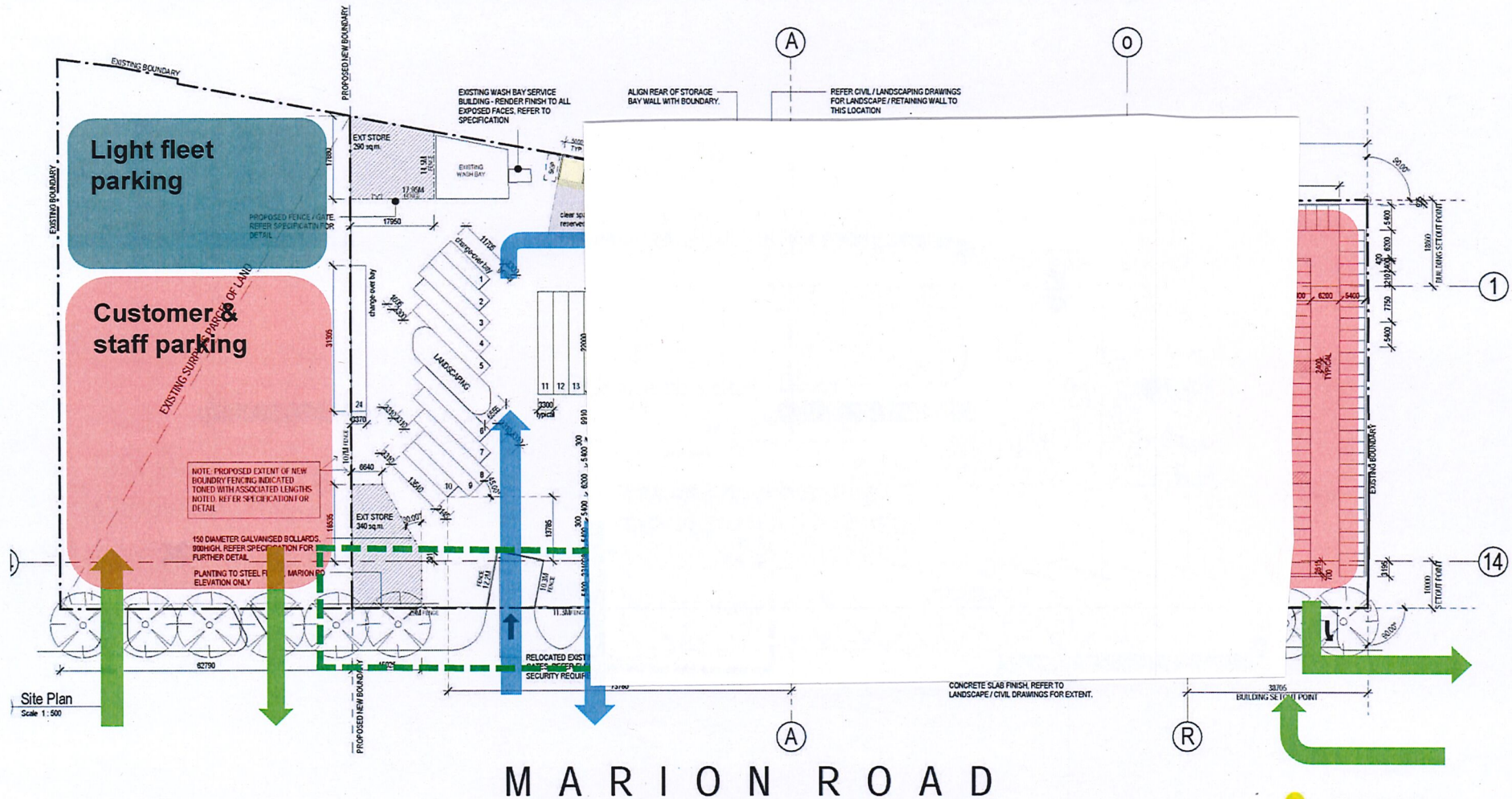
Administration and Surplus Land Considerations

CITY OF
MARION

- ## Building size required
  - All Civic functions 630sqm, governance 220sqm and admin functions total floor area currently occupied 2500sqm - 2 storey building will be necessary if co-located on the City Services site. Potentially two significant trees would need to be removed.   If Chamber function is a separate site, then approx. 2300sqm is required.

- ## Number of staff relocated
  - ██ currently in administration building

- ## Site infrastructure capacity
  - Impact to current city services infrastructure and capacity, lack of services infrastructure to surplus land, no longer 2 back up locations for the server. Fire compartmentation/separation to meet code if attached to existing building? Downtime to city services during construction, due to site services connections?

- ## DPTI Marion road access reconfiguration
  - Access into and out of the site from the existing gates may need alteration and would therefore also impact on the significant trees. Median reconfiguration to enable a right turn in may not be possible.

- ## Cost
  - Costs for the building, fees, contingency, demolition , external works decanting, furniture etc. may be in the order of ████████████████

City Services Site Plan - current

CITY OF
MARION

M A R I O N   R O A D

Site Plan
Scale 1 : 500

Option 1 – extend existing office

CITY OF
MARION

Site Plan
Scale 1 : 500

Light fleet parking

Customer & staff parking

EXISTING BOUNDARY

PROPOSED NEW BOUNDARY

EXISTING WASH BAY SERVICE BUILDING - RENDER FINISH TO ALL EXPOSED FACES, REFER TO SPECIFICATION

ALIGN REAR OF STORAGE BAY WALL WITH BOUNDARY.

REFER CIVIL / LANDSCAPING DRAWINGS FOR LANDSCAPE / RETAINING WALL TO THIS LOCATION

EXT STORE 290 sq.m.

Existing Wash Bay

PROPOSED FENCE / GATE REFER SPECIFICATION FOR DETAIL

LANDSCAPING

NOTE: PROPOSED EXTENT OF NEW BOUNDRY FENCING INDICATED TONED WITH ASSOCIATED LENGTHS NOTED. REFER SPECIFICATION FOR DETAIL

EXT STORE 340 sq.m.

150 DIAMETER GALVANISED BOLLARDS. 900 HIGH. REFER SPECIFICATION FOR FURTHER DETAIL

PLANTING TO STEEL FENCE MARION RD ELEVATION ONLY

RELOCATED EXISTING GATE'S, REFER SECURITY REQUIR...

CONCRETE SLAB FINISH, REFER TO LANDSCAPE / CIVIL DRAWINGS FOR EXTENT.

BUILDING SETOUT POINT

EXISTING BOUNDARY

BUILDING SETOUT POINT

M A R I O N   R O A D

Legend:

- Staff/visitor parking
- Fleet access
- Staff access
- Visitor access
- Pedestrian & vehicle crossover
- Reception
- Light fleet parking

Option 1 - extend existing office

CITY OF
MARION

- ## Customer access
  - Significant increase in public needing to access the current small reception point which also acts as a controlled access point for staff and visitors.
  - Current reception can not accommodate the required number of customer services points in a combined location.
  - Public transport access is limited to one bus route on Marion road.

- ## Staff access
  - Additional car parking required on surplus land to meet demand. The distances between the car park and buildings are significant.
  - There is a pedestrian and fleet vehicle cross over at the fleet entry point with an increased risk of accidents possible. Issues around after hours safe access.
  - Light fleet parking would need to shift to the surplus land to accommodate the new building

- ## Planning and Building consideration
  - The planning status of an office building not associated with industrial use is not clear cut. Buildings are not to be more than 2 storeys/10m high
  - General location has a lack of public transport connections and no adjacent allied services.
  - Attaching to the existing office building would require fire separation and also change the fire compartmentation of the building which should significantly affect the current layout and fire fighting service provisions.
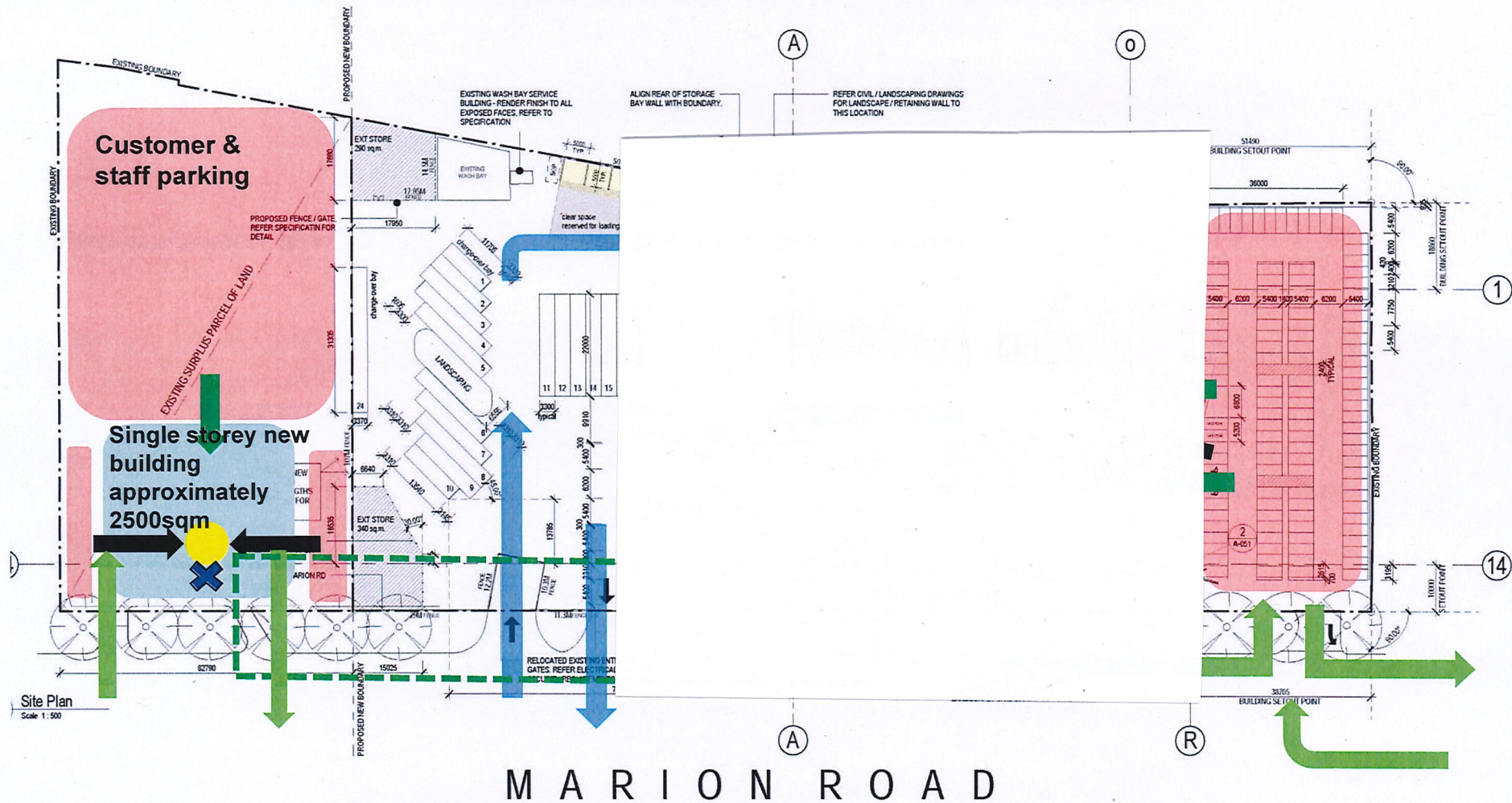
Option 1 - extend existing office

CITY OF
MARION

- ## Site infrastructure capacity
    - Impact to current city services infrastructure and capacity, there would no longer be 2 back up locations for the ICT server. Signicant downtime to city services operations during construction, due to site services re-connections etc.
    - Affected existing services, electrical, communications, hydraulics and stormwater collection and treatment.

- ## DPTI Marion road access reconfiguration
    - Access into and out of the site from the existing gates may need alteration and would therefore also impact on the significant trees. Median reconfiguration to enable a right turn in may not be possible.

Option 2 – use surplus land

CITY OF
MARION

Customer & staff parking

Single storey new building approximately 2500sqm

Site Plan
Scale 1 : 500

M A R I O N   R O A D

| Staff/visitor parking | Fleet access | Staff access | Visitor access | Pedestrian & vehicle movement | Reception |

Option 2 - use surplus land

CITY OF
MARION

- **Customer access**
  - Ability to construct a purpose built customer service area.
  - Parking is directly adjacent the building housing the civic functions enabling safe after hours use.
  - Public transport access is limited to one bus route on Marion road.

- **Staff access**
  - Car parking is adjacent the building.
  - Limited pedestrian and fleet vehicle cross over at the fleet entry point as buildings function predominantly as separate entities

- **Planning and Building consideration**
  - The planning status of an office building not associated with industrial use is not clear cut. Planning approval may not be given or third party appeals may be possible. Further investigations into the planning approval process would be required
  - There is a lack of public transport connections or adjacent health, banking or related community services.

Option 2 - use surplus land

CITY OF
MARION

- ## Site infrastructure capacity
  - – Redevelopment would be stand alone and services installation should not affect the current city services operations

- ## DPTI Marion road access reconfiguration
  - – Access into and out of the site from the existing gates may need alteration and would therefore also impact on the significant trees. Median reconfiguration to enable a right turn would require DPTI approval.

City of Marion

Building Assessment Summary Report
Council Administration Centre

March 2016

Table of contents

Table index

Figure index

1. Introduction

This purpose of this report is to provide a summary overview of the key issues resulting from the assessment.

The detailed results of the audit and photographs have been provided as an Excel spreadsheet and accompanying folder of JPEG photos linked from the spreadsheet.

The spreadsheet provides details including condition, replacement dates and costs, identified defects, recommended defect repairs and costs.

The Council Administration Centre is a large brick, concrete and steel framed building with glass and aluminium windows, and a clip lock roof sheet. The building houses the Council chambers and administration staff.

2.   Asset Condition

Each asset was assigned an overall condition rating ranging from 1 – Excellent to 5 – Failed.

Table 1 Condition Ratings

Condition Rating	Description	Action	Remaining Asset Life
1-Excellent	New condition, no visible signs of wear and tear or defects	No additional maintenance required	100%
1.5	In between Excellent and Good		95%
2-Good	In excellent condition with only very slight condition decline (obviously no longer new)	Scheduled maintenance required, no component replacement required.	80%
2.5	In between Good and Average		75%
3-Average	In a fair condition, minor evidence of deterioration of the element which could potentially shorten life.	Minor maintenance intervention and/or minor component replacement required.	50%
3.5	In between Average and Poor		30%
4-Poor	In poor condition with evidence of minor isolated failure in an element which will reduce future life and increase maintenance cost	Significant ongoing maintenance intervention or major component or asset replacement required.	20%
4.5	In between Poor and Failed		10%
5-Failed	In very poor condition with evidence of multiple failures and the inability of the element to continue to satisfactorily provide the intended purpose, or; Statutory or Occupational Health and Safety elements requiring IMMEDIATE action. Total failure of the element, extreme risk in leaving asset in service, including asbestos	Asset requires decommissioning and/or replacement.	5%

2.1   Building Condition

Figure 1 and Table 2 provide a condition profile by estimated replacement costs totalled for all the inspected elements. The building is in average to above average condition overall.
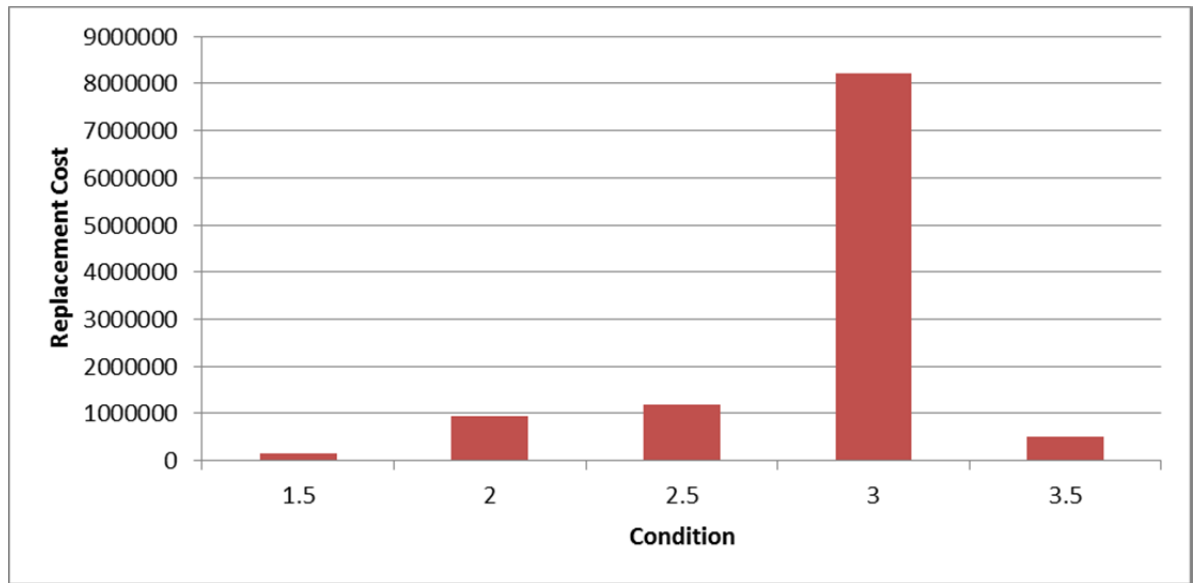
Figure 1 Condition Profile

Table 2 Condition Profile

Condition Rating	Estimated Replacement Costs
1.5	$155,500
2	$942,000
2.5	$1,194,000
3	$8,202,500
3.5	$500,000
Total	**$10,994,000**

The following table highlights the components identified that were assessed as being condition 4 or 5. No elements were assessed as condition 4 or 5.

Table 3 Condition Issues

Component	Equipment / Attribute	Defect Description	Photo
Nil			

2.2   Estimated Remaining Useful Life

Using a condition based approach to determine the estimated remaining useful life (RUL) of each element, a theoretical RUL can be estimated for the building. This RUL assumes that the element undergoes appropriate maintenance. Any renewal or refurbishment would increase the RUL.

For this estimation, only the RUL of core structural elements have been included and averaged i.e. Stumps/bracing, joists/bearers, roof structure and covering, walls, hard stands etc. Items that are easily and regularly renewed or replaced, and generally of lesser overall value, are not included in the average e.g. floor coverings, finishes, switchboards, doors etc.

The **Estimated RUL** for this building is: **31.0 years**

For the individual estimated RUL of each element, refer to the Condition Register spreadsheet provided, in the column labelled "Inspection Residual Life".

2.3   Total and Depreciated Replacement Values

Based on the sum of assessed elements, the total replacement value is **$10,994,000.**

Based on collective RUL for each element as a percentage of value, the depreciated replacement sum of the assessed elements is **$6,048,075.**

3. Forecast Expenditure

3.1 10 year Expenditure Forecast

Figure 2 and Table 4 below shows the forecast expenditure for identified defect repairs, and for the replacement/renewal of elements that are estimated to reach the end of their useful lives within the 10 year forecast window.

The estimated **Average Annual Expenditure** for this building (defect repairs and renewal) over the 10 year forecast window is: **$294,539 per annum.**
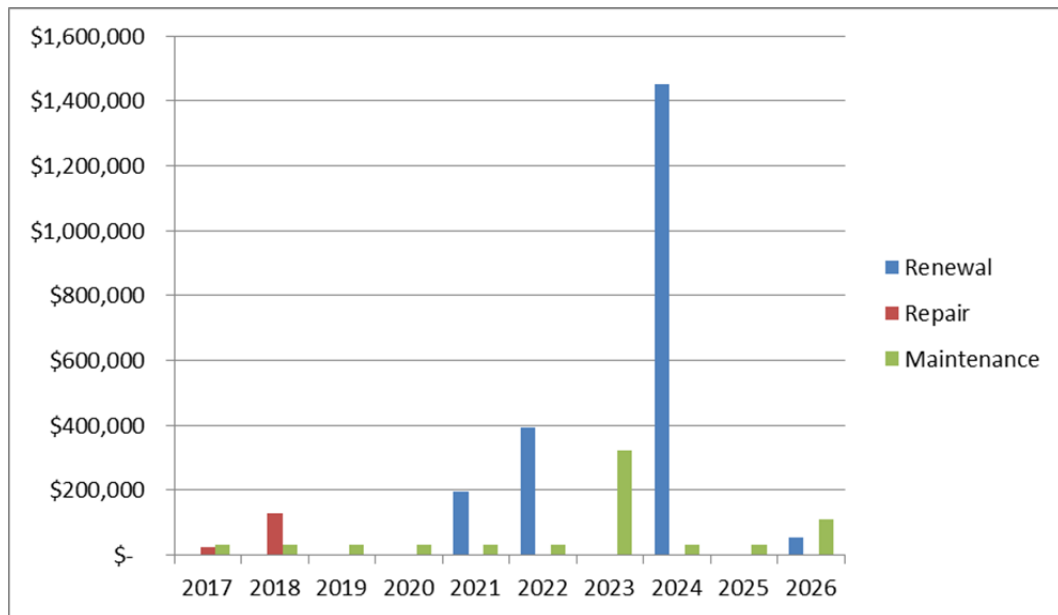
Figure 2 10 year Repair and Renewal Forecast

Table 4 10 year Repair and Renewal Forecast

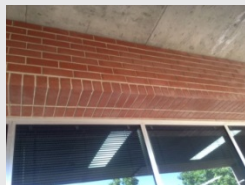| Replacement Year	Renewal	Repair	Maintenance	Total
2017		$25,000	$33,100	$58,100
2018		$129,000	$33,100	$162,100
2019			$33,100	$33,100
2020			$33,100	$33,100
2021	$197,064		$33,400	$230,464
2022	$394,127		$33,100	$427,227
2023			$321,389	$321,389
2024	$1,451,702		$33,100	$1,484,802
2025			$33,100	$33,100
2026	$52,550		$109,458	$162,008
Total	$2,095,444	$154,000	$695,947	$2,945,391
10 Year Average	$209,544	$15,400	$69,595	$294,539

The following table highlights the highest value components identified for replacement in the 10 year forecast window.

Table 5 Highest Value Replacement Items 10 year Forecast

Component	Equipment / Attribute	Replacement Year	Replacement Cost
Access	Motorised	2024	$1,000,000
HVAC	HVAC	2024	$1,000,000
Internal Furniture	Internal Furniture	2022	$500,000
Access	Stairs	2026	$500,000
Flooring	Carpet	2021	$300,000
Lighting	Internal Lights	2024	$100,000
Flooring	Tile	2024	$100,000
Access	Ramp	2024	$100,000
Fire Services	Fire Services	2024	$60,000
Access	Hand rails	2024	$50,000
Wall	Finish	2021	$50,000
Flooring	Carpet	2022	$40,000
External Structures	Fencing	2026	$40,000
Wall	Finish	2024	$35,000
Lighting	External Lights	2021	$30,000
Interior Fittings	Doors	2026	$30,000

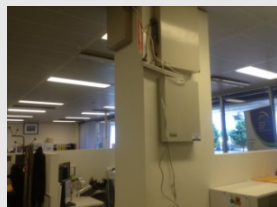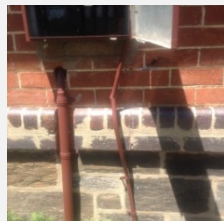The following table highlights the defects identified with the highest repair costs.

Table 6 Highest Cost Repair Items

Component	Equipment Attribute	Defect Description	Photo
Wall Structural	Wall	Brick heads over aluminium Windows have hairline cracking to bottom course.	
External Structures	Hard stand - Paths/Parking	Cracking appearing in asphalt surface. Tree roots affecting ground surface.	
External Structures	Veranda	Evidence of water damage to paintwork and wall fabric.	

3.1   Safety Issues

The following table highlights the safety issues identified during the inspection at a building component level.
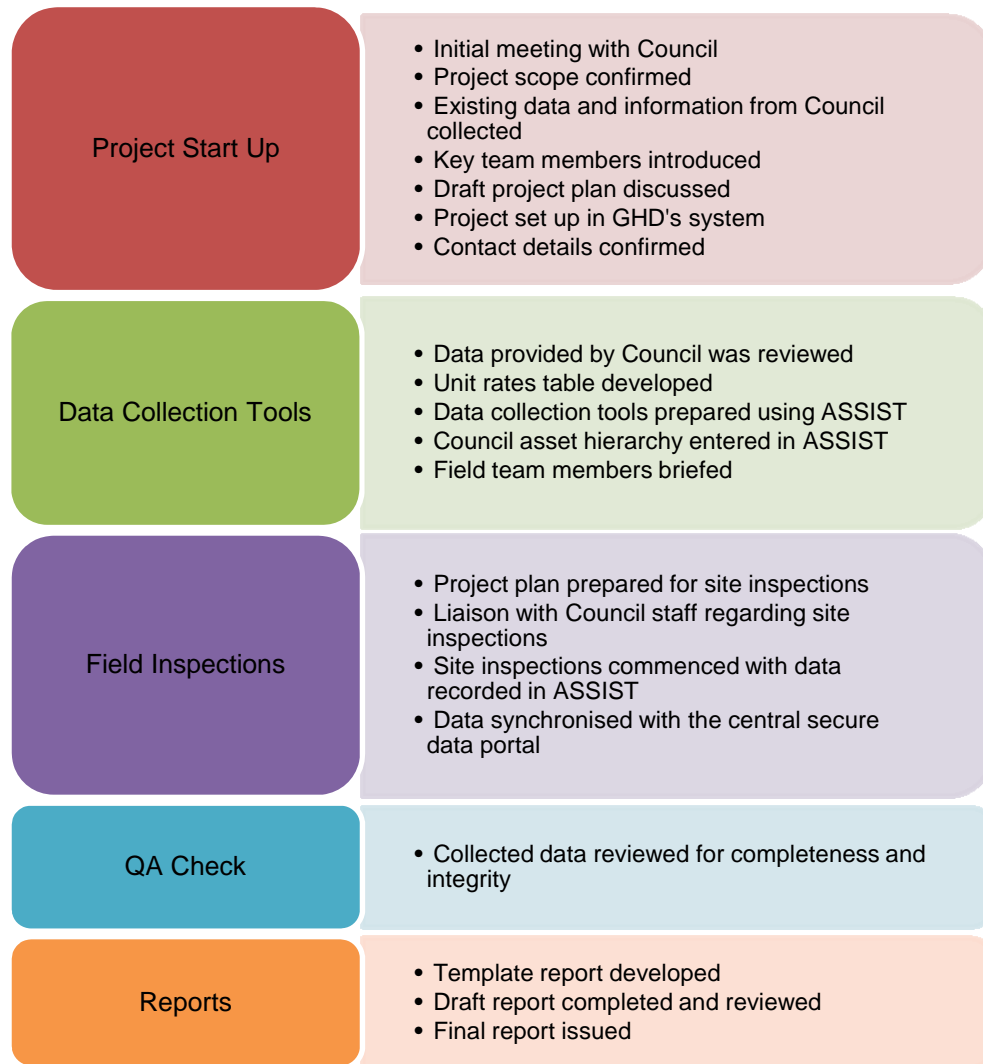
Table 7 Safety Issues

Component	Equipment / Attribute	Defect Description	Photo
General Electrical	Power Points	Power point overload. Power boards plugged into points and hanging loose.	
General Electrical	Exposed conduit	There is a section of PVC conduit that has broken up under the switchboard outside.	
External Structures	Hard stand – Paths/Parking	Uneven areas throughout brick paved areas. Tree roots affecting paved areas.	

4. Methodology

GHD were commissioned by the City of Marion to undertake a condition audit of buildings and structures to identify defects, assess remaining lives, replacement dates and estimated replacement costs.

4.1 Methodology

The methodology adopted by GHD for the development of this report was as follows.

Project Start Up
- Initial meeting with Council
- Project scope confirmed
- Existing data and information from Council collected
- Key team members introduced
- Draft project plan discussed
- Project set up in GHD's system
- Contact details confirmed

Data Collection Tools
- Data provided by Council was reviewed
- Unit rates table developed
- Data collection tools prepared using ASSIST
- Council asset hierarchy entered in ASSIST
- Field team members briefed

Field Inspections
- Project plan prepared for site inspections
- Liaison with Council staff regarding site inspections
- Site inspections commenced with data recorded in ASSIST
- Data synchronised with the central secure data portal

QA Check
- Collected data reviewed for completeness and integrity

Reports
- Template report developed
- Draft report completed and reviewed
- Final report issued

Figure 3 Methodology

GHD

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Document Status

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		Name	Signature	Name	Signature	Date
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Rev 1	F.Hill	H.Lancaster	HL	H. Lancaster		18-03-16
Rev 2	B. Craig	S.Thacker		S. Thacker		24/03/2016

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