

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



**NOTICE OF  
INFRASTRUCTURE AND STRATEGY 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 5 September 2017**

**Commencing at 6.30pm**

**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.

A handwritten signature in purple ink, appearing to read "Adrian", is positioned above the printed name of the Chief Executive Officer.

Adrian Skull  
**CHIEF EXECUTIVE OFFICER**

1 September 2017

**CITY OF MARION  
INFRASTRUCTURE & STRATEGY COMMITTEE AGENDA  
FOR THE MEETING TO BE HELD ON  
TUESDAY 5 SEPTEMBER 2017  
COMMENCING AT 6.30 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**

- 4.1 Confirmation of the minutes for the Infrastructure & Strategy Committee meeting held on 1 August 2017 .....4

**5. BUSINESS ARISING**

- 5.1 Review of the Business Arising from previous meetings of the Infrastructure and Strategy Committee Meetings .....10

**6. PRESENTATION**

Nil

**7. WORKSHOPS**

- 7.1 Playground Framework  
Report Reference: ISC050917R7.1 .....18
- 7.2 BMX Project  
Report Reference: ISC050917R7.2 .....39

**8. REPORTS**

- 8.1 Infrastructure Projects Update  
Report Reference ISC050917R8.1 .....45
- 8.2 Quarterly Capital Construction Update  
Report Reference: ISC050917R8.2 .....62

8.3	Mitchell Park Report Reference: ISC050917R8.3 .....	71
8.4	Fund My Neighbourhood Program Report Reference: ISC050917R8.4 .....	120

## **8. CONFIDENTIAL ITEMS**

Nil

## **9. ANY OTHER BUSINESS**

- 9.1 Committee Performance Review  
*Discussion*

## **10. MEETING CLOSURE**

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

## **11. NEXT MEETING**

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

**Time: 6.30pm**

**Date: 3 October 2017**

**Venue: The Council Chamber, Administration Office, 245 Sturt Road, Sturt**

**MINUTES OF THE INFRASTRUCTURE AND STRATEGY COMMITTEE  
HELD AT ADMINISTRATION CENTRE  
245 STURT ROAD, STURT  
ON TUESDAY 1 AUGUST 2017**



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**PRESENT**

**Elected Members**

Councillor Byram (Chair), Councillor Pfeiffer and Councillor Hull

**Independent Member**

Mr Christian Reynolds

**In Attendance**

Councillor Crossland

Councillor Prior

Councillor Veliskou

Mr Vincent Mifsud

Ms Abby Dickson

Mr Tony Lines

Ms Jaimie Thwaites

Ms Kate McKenzie

Ms Carol Hampton

Ms Fiona Harvey

Mr John Deally

Mr Mathew Allen

Mr Sean O'Brien

General Manager Corporate Services

General Manager City Development

General Manager City Services

Unit Manager Governance and Records (minute taker)

Manager Corporate Governance

Manager City Property

Manager Innovation and Strategy

Manager ICT

Manager Engineering and Field Services

Community Facilities Planner

**1. OPEN MEETING**

The meeting commenced at 6.35pm.

**2. KAURNA ACKNOWLEDGEMENT**

*We acknowledge the Kurna 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.

Nil declarations were made



#### **4. 6.36pm CONFIRMATION OF MINUTES**

**Moved Mr Reynolds, Seconded Councillor Hull** that the minutes of the Infrastructure and Strategy Committee Meeting held on 4 July 2017 be taken as read and confirmed.

**Carried Unanimously**

#### **5. 6.36pm BUSINESS ARISING**

The business arising statement was noted with further discussion regarding the following items:

- Manager Innovation and Strategy provided an overview of the Project Management Office. It was noted that the new Project Management Office Leader will commence on 23 August 2017.
- An update on the details of state government funding programs relevant to Council's Infrastructure projects to be provided at the next Committee meeting.

**ACTION:** A briefing to be provided to the committee on the Playground Framework at the next meeting (prior to the item going to General Council on 26 September)

**ACTION:** Environmental Initiatives regarding Water and Power should be listed on the regular Infrastructure Projects Update report provided to the Committee

The Chair sought and was granted leave of the meeting to vary the order of the agenda and bring forward the item LED Lighting Grant Submission (Report Reference: ISC010817R8.1).

#### **8.1 6.46pm LED Lighting Grant Submission Report Reference: ISC010817R8.1**

The Manager Engineering and Infrastructure gave an update on the LED Lighting Grant Submission.

The Committee discussed the item and the following points were raised / noted:

- The agreement is being worked through with the Cities of Charles Sturt and Onkaparinga in order to finalise.
- Negotiations are still occurring in relation to who owns the asset.
- The replacement of 6,000 lights is only those in the City of Marion.
- SMART precincts are being investigated as opposed to SMART streets.
- The focus has primarily been on the infrastructure as opposed to the technology applications in the first instance.
- A staging plan for the next three year has been developed.
- Council has opted for the lesser tariff model where Council is responsible for the end of life replacement cost.

**Moved Councillor Hull, Seconded Councillor Pfeiffer** that:

1. The Infrastructure and Strategy Committee notes the report.
2. The outcome of the funding application be advised at the September 2017 Committee meeting.

3. SA Power Networks (SAPN) be requested to provide a briefing to the committee on
  - a. Their Vision and roll out plan
  - b. How has this been interpreted into the business case by the City of Marion
4. Research and study of SMART City applications relevant to the City of Marion be undertaken.

**Carried Unanimously**

## **6. PRESENTATION**

Nil

## **7. WORKSHOPS**

### **7.1 7.18pm ICT Digital Transformation Plan Report Reference: ISC010817R7.1 (ISC040717R7.4)**

The Committee discussed the item and the following points were raised / noted:

- The first year of the plan is focused on current initiatives as opposed to looking for innovation and improvements, however, this is due to the low technology base it is starting from.
- The plan needs high level targets from 2017/18, that should address gaps that have already been identified (e.g. need for better community data).
- More can always be done with more money and resources but consideration also needs to be given what people can cope with.
- The plan has a purpose and is aligned to the organisations Strategic Plan.
- Initiatives in the plan are integrated with other departments via the Work Area Plans (ICT is not always the owner of the initiatives they may be a stakeholder).
- The organisation's Customer Service Focus includes Digital Customer Service.
- Cross departmental data should be include in all future relevant reports.
- It is not a static plan and will be continually reviewed and updated.
- The object is to use great technology to enable our business, not necessarily be leading edge.

**Moved Mr Reynolds, Seconded Councillor Hull** that the Infrastructure and Strategy Committee

1. Notes this report
2. Notes the ICT Digital Transformation Plan and feedback provided on the key strategies and technologies outlined in the report.

**Carried Unanimously**

**ACTION:** an update report on the ICT Digital Transformation Plan be provided to the Committee every six months (including, where possible, how the City of Marion compares to other Councils).

## 7.2 7.43pm Capella and Nannigai Precinct Plan Report Reference: ISC010817R7.2

The Community Facilities Planner gave a presentation on the Capella and Nannigai Precinct Plan.

The Committee noted the Capella and Nannigai Precinct Plan item and the following points were raised / noted:

- Need to ensure the community understands about the whole plan / complete picture.
- Messaging needs to ensure residents understand Council's intent.
- Reports need to detail what funds have already been approved by Council.
- Crime Prevention Through Environmental Design (CPTED) principles need to be observed in designs.
- Ensure all relevant stakeholders have been consulted eg BMX, Hallet Cove school.
- Needs analysis needs to be firmly understood.
- A breakdown of the demolition costs to be provided.
- All the potential options should take into account current and future demographics (e.g. soccer, pump track, athletics, lawn balls, community hall etc.).
- Whole of life costs need to be included in plans.
- The project should be considered in conjunction with the Open Space Asset Management Plan.
- Free community access should be the focus not just the fee and leased arrangements.
- Need information on demographics, potential sub divisions, future needs analysis, as well as potential options for use such as a running track and connections with Glade Cres
- Impact of new soccer facilities on demand and surrounding facilities needs to be understood

**Action:** A more detailed report be brought back to the Committee in September 2017.

## 8. REPORTS

### 8.2 8.42pm Key Infrastructure needs to support City Development over the next 5-10 years Report Reference: ISC010817R8.2

The General Manager City Services gave a presentation on the Key Infrastructure needs to support City Development over the next 5-10 years.

The Committee discussed the item and the following points were raised / noted:

- The importance of trees for example in relation to heat management.
- The difficulty in recording trees as assets.
- The agenda on sustainability (water, energy efficiency, fuel efficiency, core utilities strategy).
- The change in activity and mobility (e.g. driverless cars).
- The impact of changes in significant tree legislation.
- Clarity is needed on formal channels of innovation and what technologies are being invested in.

### 8.3 9.22pm Service Review - Roads

#### Reference No: ISC010817R8.3

The Committee discussed the item and the following points were raised / noted:

- Predictive and preventative action should be pursued.
- Keep the current service standard but look for efficiencies through innovation.
- Savings have been made due to successful Road to Recovery funding grants.
- The City of Salisbury was highlighted as an innovative Council in the area of Roads and the Committee is keen to learn more about this.

### MEETING EXTENSION

**Moved Councillor Pfeiffer, Seconded Councillor Hull** that the meeting be extended by 15 minutes.

**Carried Unanimously**

### 9. CONFIDENTIAL ITEMS

Nil

### 10. ANY OTHER BUSINESS

#### 10.1 9.38pm Customer Service Survey Monkey

General Manager City Services advised that the Survey has been delayed until after the new Customer Experience Manager has commenced. They are due to join the organisation in two weeks and the survey will be done a month after they start.

### MEETING EXTENSION

**Moved Councillor Pfeiffer, Seconded Councillor Hull** that the meeting be extended by an additional 10 minutes.

**Carried Unanimously**

#### 10.2 9.42pm Majors Road BMX Track

General Manager City Development provided the following updates in relation to the item:

- Work is currently being undertaken to understand potential staging options.
- Funding gap challenges are being worked through.
- Engineering solutions are being investigated.
- A prudential management report is being prepared to be considered at a Finance and Audit Committee meeting.

#### 10.3 Committee Performance Review

*This item was not discussed.*

**11. MEETING CLOSURE**

The meeting was declared closed at 9.55pm.

**12. NEXT MEETING**

The next meeting of the Infrastructure and Strategy Committee will be held at 6.30pm on 5 September 2017 in the Council Chamber, 245 Sturt Road, Sturt.

**CONFIRMED**

.....  
**CHAIRPERSON**

/       /

**CITY OF MARION**  
**BUSINESS ARISING FROM THE INFRASTRUCTURE AND STRATEGY COMMITTEE MEETINGS**

AS AT 5 SEPTEMBER 2017



	Date of Meeting	Item	Responsible	Due Date	Status	Completed / Revised Due Date
1.	4 July 2017	5 <b>Business Arising</b> It was requested that the Project Management Office structure be forwarded to the Committee	Fiona Harvey	August 2017	Complete- overview provided to Committee at their August meeting	1 August 2017
2.	4 July 2017	7.1 <b>Infrastructure Projects Update</b> Details of state government funding programs relevant to Council's Infrastructure projects to be provided at the next Committee meeting	Abby Dickson	September 2017	Awaiting further details from State Government Included in 5 September 2017 I&S Committee agenda – Fund my Neighbourhood	5 September 2017
3.	4 July 2017	7.2 <b>Playground Framework</b> The following sections to be revised in the draft policy: <i>Principles section:</i> First dot point: remove unique and varying Second dot point: add taking pedestrian barriers into account at the end of the sentence  <i>Safe and Sustainable section:</i> Alter the words to the following: User safety will be a high priority in the location, design and management of playgrounds, which is undertaken in line with the Australian Standards; but we accept that taking calculated and graduated risks at play is essential for good physical and mental development.	Carol Hampton	September 2017	To be included in the 26 September 2017 General Council meeting	26 September 2017
4.	4 July 2017	9 <b>Any other business</b> Mid-year Committee review to be undertaken over breakfast, to be scheduled offline	Chair	September 2017	For discussion in 'Any other business' 5 September 2017 I&S Committee meeting	
5.	4 July 2017	9 <b>Any other business</b> A report/presentation was requested from staff in relation to the Oaklands Crossing project which would outline the components that make up the \$5m contribution from Council (cash and in-kind)	Abby Dickson	August 2017	Report being prepared for the 8 August 2017 General Council meeting	8 August 2017
6.	1 August 2017	5 A briefing to be provided to the committee on the Playground Framework at the next meeting (prior to the item going to General Council on 26	Carol Hampton	September 2017	Included in 5 September 2017 I&S Committee agenda	5 September 2017

	Date of Meeting	Item		Responsible	Due Date	Status	Completed / Revised Due Date
			September)				
7.	1 August 2017	5	Environmental Initiatives regarding Water and Power should be listed on the regular Infrastructure Projects Update report provided to the Committee	Fiona Harvey		These reports have now been included for regular updating	5 September 2017
8.	1 August 2017	7.1	An update report on the ICT Digital Transformation Plan be provided to the Committee every six months (including, where possible, how the City of Marion compares to other Councils).	John Deally	February 2018		
9.	1 August 2017	7.2	A more detailed report on the Capella and Nannigai Precinct Plan to be brought back to the Committee in September 2017.	Carol Hampton	September 2017	Re-scheduled to October meeting	

\* Completed items to be removed are shaded

## Appendix 1 – Draft works program

<b>7 February</b>	<b>6.30 – 9.30</b>	<b>Infrastructure &amp; Strategy</b>
<b>7 March</b>	<b>6.30 – 9.30</b>	<b>Infrastructure &amp; Strategy</b>
<b>4 April</b>	<b>6.30 – 9.30</b>	<b>Infrastructure &amp; Strategy</b>
<b>2 May</b>	<b>6.30 – 9.30</b>	<b>Infrastructure &amp; Strategy</b>
<b>6 June</b>	<b>6.30 – 9.30</b>	<b>Infrastructure &amp; Strategy</b>
<b>4 July</b>	<b>6.30 – 9.30</b>	<b>Infrastructure &amp; Strategy</b>
<b>1 August</b>	<b>6.30 – 9.30</b>	<b>Infrastructure &amp; Strategy</b>
<b>5 September</b>	<b>6.30 – 9.30</b>	<b>Infrastructure &amp; Strategy</b>
<b>3 October</b>	<b>6.30 – 9.30</b>	<b>Infrastructure &amp; Strategy</b>
<b>7 November</b>	<b>6.30 – 9.30</b>	<b>Infrastructure &amp; Strategy</b>

- 1<sup>st</sup> Tue of each month from February – November 2017
- Membership – 5 Elected Members
- Quorum - 4 Committee Members
- Reference Minutes – SGC011116R04

**Presiding Member** - Janet Byram

**Expert Member** – Christian Reynolds

#### **Members**

- Tim Pfeiffer
- Nick Kerry
- Bruce Hull
- Nick Westwood



## Draft works program

Infrastructure & Strategy Committee      Date: Tuesday, 7 February      Time: 6.30pm – 9.30pm					
Venue: Committee Room					
Topic	Description	Presentation / Workshop	Duration	External Attendees	Staff Responsible
Committee Introduction and Terms of Reference	COMPLETE				
Infrastructure Projects Update	COMPLETE				
Future City Infrastructure Workshop	COMPLETE				

Infrastructure & Strategy Committee      Date: Tuesday, 7 March      Time: 6.30pm – 9.30pm					
Venue: Committee Room					
Topic	Description	Presentation / Workshop	Duration	External Attendees	Staff Responsible
Feature Project – Marion Outdoor Swimming Centre	COMPLETE Presentation of Marion Outdoor Swim Centre Masterplan				Carol Hampton
Community Data	COMPLETE <ul style="list-style-type: none"> <li>• Presentation on current community data sets</li> <li>• Examples of opportunities to expand community data</li> <li>• Potential tools for data collection</li> </ul>				Fiona Harvey
10 year Strategic Plan	COMPLETE Presentation of feedback on draft 20 year Strategic Plan				Fiona Harvey
Overview of Strategic Management Framework	COMPLETE				Fiona Harvey
Oaklands ASR	COMPLETE Verbal update provided by General Manager Operations				Tony Lines

## Draft works program

<b>Infrastructure &amp; Strategy Committee</b> <b>Date: Tuesday, 4 April</b> <b>Time: 6.30pm – 9.30pm - MEETING NOT HELD – AGENDA ITEMS SCHEDULED FOR 2 MAY MEETING</b> <b>Venue: Committee Room</b>					
Topic	Description	Presentation / Workshop	Duration	External Attendees	Staff Responsible
Marion Outdoor Swimming Centre	Discussion following deferral of item on General Council on 28 March				Carol Hampton
Infrastructure Projects Update	Progress updates on key infrastructure projects Update on any emerging risks, significant changes				Abby Dickson
Overview of Project Governance	An overview will be provided to the committee on how the organisation currently achieves oversight of project and program delivery				Abby Dickson/Tony Lines
Community Data	Discuss current community satisfaction survey and opportunity to expand data collected through this process in the future				Fiona Harvey
Asset Systems Service Review	Overview of current service review to seek Committee's input into the progress of the review as a key stakeholder				Fiona Harvey
Drainage Service Review	Seek Committee's input into the drainage service review				Mathew Allen
Morphettville Sports Club	Provide update on Morphettville Sports Club upgrade				Carol Hampton

<b>Infrastructure &amp; Strategy Committee</b> <b>Date: Tuesday, 2 May</b> <b>Time: 6.30pm – 9.30pm</b> <b>Venue: Committee Room</b>					
Topic	Description	Presentation / Workshop	Duration	External Attendees	Staff Responsible
Feature Project – To be determined					TBC
Community Data – tools and progress	Update on progress with community data tools, opportunity for further scoping, consideration of specific focus areas <b>RESCHEDULED TO JULY MEETING</b>				Fiona Harvey
Community Facilities Strategy	Presentation on review and update of community facilities information and strategy <b>RESCHEDULED TO JUNE MEETING</b>				Carol Hampton
Infrastructure – connecting communities	Overview of key infrastructure projects which will strengthen community connections. Input to be sought from Committee Members <b>RESCHEDULED TO AUGUST MEETING</b>				John Valentine

## Draft works program

Infrastructure & Strategy Committee		Date: Tuesday, 6 June Time: 6.30pm – 9.30pm				Venue: Committee Room
Topic	Description	Presentation / Workshop	Duration	External Attendees	Staff Responsible	
Edwardstown Oval Project Update	Progress updates on key infrastructure projects Update on any emerging risks, significant changes				Abby Dickson	
Customer Service provision from Council facilities	Workshop on service provision and how Councils facilities and technology can enhance service provision				Liz Byrne	
Key Infrastructure Future Planning	Discussion on key infrastructure needs to support city development over the next 5-15 years <b>DEFERRED</b>				Tony Lines	
Community Facilities Strategy	Presentation on review and update of community facilities information and strategy <b>RESCHEDULED FROM MAY MEETING</b>				Carol Hampton	

Infrastructure & Strategy Committee		Date: Tuesday, 4 July Time: 6.30pm – 9.30pm				Venue: Committee Room
Topic	Description	Presentation / Workshop	Duration	External Attendees	Staff Responsible	
Infrastructure Projects Update	Progress updates on key infrastructure projects Update on any emerging risks, significant changes					
ICT strategy and future technology	Key priorities for ICT over the next 5-15 years				John Deally	
Community Data – tools and progress	Update on progress with community data tools, opportunity for further scoping, consideration of specific focus areas – <b>Rescheduled from May meeting</b>				Fiona Harvey	
Playground Framework	Overview of the Playground Framework currently being developed and seek feedback from the Committee on user catchment distances				Fiona Harvey	

## Draft works program

Infrastructure & Strategy Committee		Date: Tuesday, 1 August Time: 6.30pm – 9.30pm				Venue: Committee Room
Topic	Description	Presentation / Workshop	Duration	External Attendees	Staff Responsible	
Majors Road BMX Track	Verbal update <b>Action from 4 July meeting</b>				Abby Dickson	
LED Lighting Grant Submission	<b>Request from 4 July meeting</b>				Mat Allen	
5 Year ICT Digital Transformation Plan	Feature Project	Workshop			John Deally	
Mid-Year Committee Performance Review	Under other business					
Key Infrastructure Future Planning	Discussion on key infrastructure needs to support city development over the next 5-15 years – <b>Deferred from June meeting – Rescheduled to 1 August meeting</b>				Tony Lines	
Road Service Review	Prior to Finance and Audit Committee on 15 August				Mat Allen	
Capella and Nannigai Precinct Plan	<ul style="list-style-type: none"> <li>Consider the brief for the development of a costed concept plan</li> <li>authorise the calling of a tender to engage a concept design team</li> <li>endorse a total financial target for the staged construction of the plan</li> </ul>				Sean O'Brien	

Infrastructure & Strategy Committee		Date: Tuesday, 5 September Time: 6.30pm – 9.30pm				Venue: Committee Room
Topic	Description	Presentation / Workshop	Duration	External Attendees	Staff Responsible	
Infrastructure Projects Update	Progress updates on key infrastructure projects Update on any emerging risks, significant changes				Abby Dickson	
Capital Construction – EOY Update	Request from 2 May 2017 meeting				Tony Lines (David Harman)	
Fund My Neighbourhood Program	Overview of funding program					
Playground Framework	Request from 1 August meeting – prior to report to GC 26 September 2017				Alicia Clutterham	
BMX					Malcolm Eagles	
Mitchell Park					Greg Salmon	

## Draft works program

Infrastructure & Strategy Committee					
Date: Tuesday, 3 October Time: 6.30pm – 9.30pm					
Venue: Committee Room					
Topic	Description	Presentation / Workshop	Duration	External Attendees	Staff Responsible
Feature Project – To be determined					TBC
Community Facilities Strategy Review	Discussion and feedback of workshop Request from 6 June 2017 meeting				Carol Hampton
SA Power Networks (SAPN) LED Lighting	Update and Q&A				Mat Allen / Tony Lines
Capella & Nannagai Precinct	Follow on from 1 August report – a more detailed briefing of project				Sean O'Brien

Infrastructure & Strategy Committee					
Date: Tuesday, 7 November Time: 6.30pm – 9.30pm					
Venue: Committee Room					
Topic	Description	Presentation / Workshop	Duration	External Attendees	Staff Responsible
Capital Construction – Quarterly Update	Request from 2 May 2017 meeting				Tony Lines
Infrastructure Projects Update	Progress updates on key infrastructure projects Update on any emerging risks, significant changes				Abby Dickson
Renewables – Energy Efficiency					Fiona Harvey
Customer Experience					Karen Cocks / Tony Lines

**CITY OF MARION  
INFRASTRUCTURE AND STRATEGY COMMITTEE MEETING  
5 September 2017**

**Originating Officer:** Alicia Clutterham, Unit Manager Open Space & Recreation

**Manager:** Carol Hampton, Manager City Property

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

**Subject:** Playground Framework

**Report Reference:** ISC050917R7.1

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### **REPORT OBJECTIVE**

To provide the Infrastructure and Strategy Committee with feedback from Elected Members at July and August ward briefings, focusing on the review of barriers and topographical challenges and seek advice as to the number of new playgrounds to be included for further Council consideration.

### **RECOMMENDATIONS**

#### **That the Infrastructure and Strategy Committee:**

#### **DUE DATES**

- |   |                         |
|---|-------------------------|
| <b>1. Notes the feedback from the ward briefings (Appendix 3)</b>   | <b>5 September 2017</b> |
| <b>2. Notes the changes made in the draft Playground Policy (Appendix 5)</b>  | <b>5 September 2017</b> |
| <b>3. Advises Council on inclusion of proposed new playgrounds following review of user catchment distances and topographical/major barrier considerations</b>        | <b>5 September 2017</b> |
| <b>4. Notes the inclusion of a \$2.25m 5 year shade program for neighbourhood and regional playgrounds</b>  | <b>5 September 2017</b> |
| <b>5. Notes a report is to be considered by Council to endorse the Playground Framework, incorporating the Infrastructure and Strategy Committee recommendations.</b> | <b>5 September 2017</b> |

### **BACKGROUND**

The City of Marion has been developing a Playground Framework which will guide the future provision and management of Councils playgrounds into the future.

The Playground Framework includes:

- a. Policy (including hierarchy)*
- b. Service Levels*
- c. Prioritised Works List*
- d. Project Methodology (including Community Engagement Approach).*

On the 4 July 2017 (ISC040717R7.2), a workshop with the Infrastructure and Strategy Committee enabled further discussion to consider the impacts (including financial considerations) and issues relating to a reduced user catchment distance for playgrounds in parts of the Council that have unique topography considerations.

The Infrastructure & Strategy Committee (ISC040717R7.2) resolved:

1. *Notes the draft report and considers the 'community consultation' outcomes of little value due to low response rates.*
2. *Participates in a workshop to provide input into the Playground Framework user catchment distance review.*
3. *Notes the majority of residents will have a playground within walking distance (approximately 500m) of their home, taking pedestrian barriers into account.*
4. *Staff to consult with Ward Councillors for review of barriers identified on playspace map.*

A timeline with key milestones regarding the development of the Playground Framework is provided in Appendix 1.

## DISCUSSION

### User catchment, topography and accessibility

Playground mapping (Refer Appendix 2) was developed that incorporated barriers to accessibility into radius modelling, such as major highways, railway lines without a crossing or non-traversable escarpments.

Discussions were held with Ward Councillors throughout July and August and feedback was received. A summary of the feedback considers the following:

*Table 1: Playground Changes for Consideration*

Consideration	Site	Cost	Staff Comment
New Playgrounds	McConnell Street Reserve, Marino (Local)	\$95,250 + whole of life costs	Support
	Skipper Close Reserve, Hallett Cove (Local)	\$95,250 + whole of life costs	**Further consideration required
	Miners Court Reserve, Sheidow Park (Local)	\$95,250 + whole of life costs	Support
	Peter Court Reserve, O'Halloran Hill (Local)	\$95,250 + whole of life costs	**Further consideration required
	Ash Court, Tonsley (Local) (in partnership with Renewal SA)	\$95,250 + whole of life costs	Support in partnership with Renewal SA
	Woodend (site to be confirmed with nearby residential development), Sheidow Park	\$95,250 + whole of life costs	Support with further residential development
Possible open space/playground developments as part of future developments	Goodman Court, Glandore	To be negotiated with developer	Support as part of future residential development
	Castle Plaza development, Edwardstown	To be negotiated with developer	Support as part of future residential development
	Marion Cultural Centre	To be determined	Supported for further consideration as part

			of broader MCC Plaza planning and development
Potential Future Other	Glenthorne Farm	To be determined	Further consideration required and dependent on Glenthorne Farm being opened to public
Proposed removals to be reconsidered	Cowra Crescent Reserve, Park Holme (upgrade existing site or new site developed nearby)	\$95,250 + whole of life costs	Support
	Sandy Glass Court, Sheidow Park to be revisited in 10-15 years as the playground reaches the end of its life	Nil	To remain until end of useful life and then reconsidered
Further hierarchy review	Alpine Road Reserve: Existing: Local Proposed: Neighbourhood	\$140,250 + whole of life costs Shade	Support

**\*\* Further consideration required**

**Skipper Close Reserve**

- Within 600m of Cove Sport Playground, predominant overlapping catchment.
- Local population of 874 with a small projected increase in population of 185 by 2036

**Peter Court Reserve**

- Within 380m of Christopher Grove Reserve (with a need to cross Lander Road)
- Local Population of 57 households (north side of Lander Road)
- North and South Lander Road population of 336 with a small projected population increase of 53 by 2036

Full Ward Briefing feedback can be found in Appendix 3.

A full list of proposed playgrounds (including proposed new for consideration) with service levels is attached as Appendix 4.

**Policy**

The following changes to the draft policy were discussed at the 4 July Infrastructure and Strategy meeting (ISC040717R7.2) and have been incorporated into the Draft Playground Policy to be considered by Council as part of the Playground Framework.

***Principles:***

- *First dot point: remove unique and varying*
- *Second dot point: add taking pedestrian barriers into account at the end of the sentence*

***Safe and Sustainable:***

- *Alter the words to the following; "User safety will be a high priority in the location, design and management of playgrounds which is undertaken in line with the Australian Standards; but we accept that taking calculated and graduated risks at play is essential for good physical and mental development".*



Refer to Appendix 5 for the draft Playground Policy incorporating these changes.

### Shade

Council resolved at its 24 January 2017 meeting (GC240117R04) to consider shade over playground equipment for playgrounds that were Neighbourhood level and above.

A shade audit has been undertaken for neighbourhood and regional playgrounds to inform a \$2.25m, 5 year shade works program for neighbourhood and regional playgrounds commencing in 2017/18 with \$550,000.

### **Financial Implications**

The existing program of playgrounds with proposed new service levels is funded within the Long Term Financial Plan.

Additional funds resulting from this most recent review relating to up to 9 additional playgrounds and a hierarchy change at one site are \$807,000 and result in additional playground sites to be added to the future works program.

\$666,750 relates to 7 new local playgrounds. \$140,250 relates to an increase in hierarchy at Alpine Reserve.

Four potential future new playgrounds listed have not been listed for incorporation into the Long Term Financial Plan due to their association and dependency on future residential developments and/or broader project and site considerations which will need to be budgeted for as part of holistic project considerations ie MCC Plaza and Glenthorne Farm.

These most recent new playgrounds are in addition to those already incorporated into the Long Term Financial Plan earlier in the year being Cappella Reserve, Hallett Cove, Brooklyn Drive, Hallett Cove Heights and new open space/playground facilities at Tonsley.

Should Council consider inclusion of any of the most recent proposed “by exception” new playground developments, additional funds will need to be incorporated into the Long Term Financial Plan.

### **CONCLUSION**

The most recent feedback provided at ward briefings in relation to radius modelling and recommendations given by the Infrastructure and Strategy Committee will be incorporated into the Playground Framework and presented to Council at the General Council Meeting on 26 September 2017.

### **APPENDICES**

Appendix 1 – Playground Framework Timeline

Appendix 2 – Playground Mapping

Appendix 3 – Elected Member feedback with Playground exceptions

Appendix 4 – Playground Assets List including proposed new for consideration

Appendix 5 – Draft Playground Policy

# Playground Framework Timeline



29 March 2016	EMF290316R03	Discussion Playground Strategy Review <ul style="list-style-type: none"> <li>• Play Space Distribution / Provision</li> <li>• Budget / Long Term Financial Plan</li> <li>• Delivery Process / Timeframes</li> <li>• Community Engagement Approach</li> </ul>
April/May 2016	Ward Briefings	Discussion at each ward: <ul style="list-style-type: none"> <li>• Review of playground distribution (investigate 1km catchment)</li> <li>• Review of current and potential hierarchy of playgrounds</li> <li>• Consideration of opportunities for further consolidation / improvements</li> </ul>
26 April 2016	GC260416R10	Open Space Works Program <ul style="list-style-type: none"> <li>• Council endorsed 2016-2019 open space works program including playground works</li> </ul>
14 June 2016	GC140616R15	Destination Playground Investigation <ul style="list-style-type: none"> <li>• Council endorsed Destination Playground Investigation commence in 2019/20</li> </ul>
27 September 2016	GC270916R07	Review of Playground Strategy <ul style="list-style-type: none"> <li>• Council report deferred for further discussion at EM Forum to progress the policy, discuss spatial layout of hierarchy and budget implications over the life of the long term financial plan.</li> <li>• Endorsed the removal of the 11 additional playgrounds</li> <li>• Endorsed starting an investigation into a suitable site for a neighbourhood playground in Hallett Cove Heights.</li> </ul>
27 September 2016	GC270916M02	Motion with Notice Destination Playground <ul style="list-style-type: none"> <li>• The item was not considered</li> </ul>
11 October 2016	GC111016M01	Motion with Notice Destination Playground <ul style="list-style-type: none"> <li>• The item was adjourned</li> </ul>
25 October 2016	GC251016M01	Motion with Notice Destination Playground <ul style="list-style-type: none"> <li>• The item was deferred until 13 December 2016 Council meeting and later (March 2017) withdrawn</li> </ul>
15 November 2016	EMF151116R02	Discussion Playground Strategy Review <ul style="list-style-type: none"> <li>• User catchment classifications and distances</li> <li>• Hierarchy review and individual site classification</li> <li>• Destination (City Wide Attraction) Playground/SAALC and timing</li> <li>• Playgrounds and Asset Management considerations</li> <li>• Business plan and prioritised playground works list</li> <li>• Budget and resourcing impacts</li> </ul>
24 January 2017	GC240117R	Playground Framework <ul style="list-style-type: none"> <li>• Endorsed the draft Playground Policy including the proposed standardised palette approach and draft Playground Service Levels for consultation</li> <li>• 'Playground' shall be used instead of 'Playspace'</li> <li>• Neighbourhood level and above include consideration of shade over playground equipment</li> </ul>

## Appendix 1

19 March 2017 – 13 April 2017		<ul style="list-style-type: none"> <li>Community Consultation - Draft Playground Policy &amp; Service Levels</li> </ul>
21 March 2017	EMF210317R	<p>Discussed Playground Items including:</p> <ul style="list-style-type: none"> <li>Destination Playground <ul style="list-style-type: none"> <li>Timing</li> <li>Terminology - City Wide Attraction</li> </ul> </li> <li>Shade for Playgrounds – Cost and Considerations</li> <li>Reclassifications</li> <li>New Playgrounds</li> <li>Inclusive Playground</li> </ul>
28 March 2017	GC280317R14	<ul style="list-style-type: none"> <li>Playground Framework progress report</li> </ul>
11 April 2017	GC110417R14	<ul style="list-style-type: none"> <li>Playground Framework progress report</li> </ul>
April/May 2017	Ward Briefings	<p>Discussion at each ward:</p> <ul style="list-style-type: none"> <li>Shade at Neighbourhood and Regional Playgrounds</li> <li>Potential Site Reclassifications</li> </ul> <p>Investigations new playground at Hallett Cove Heights</p>
23 May 2017	GC230517R03	<ul style="list-style-type: none"> <li>Playground Framework progress report</li> </ul>
4 July 2017	ISC040717R7.2	<p>Playground Framework</p> <ul style="list-style-type: none"> <li>seek feedback from the Committee on user catchment distances with particular consideration to areas with unique topography considerations</li> </ul>
July/August 2017		<p>Discussion at each ward</p> <ul style="list-style-type: none"> <li>user catchment distances and topographical issues/barriers</li> <li>Review/confirm sites for removal</li> </ul>
5 September	ISC050917R	Infrastructure and Strategy Committee
26 September		Council







### Local Area Populations around proposed playground sites and future projected population.

#### Southern Sites

Skipper Close Reserve		Miners Court Reserve		Woodend Reserve		Peter Court Reserve		McConnell East Reserve	
0-4 Years	70	0-4 Years	151	0-4 Years	18	0-4 Years	18	0-4 Years	55
5-11 Years	119	5-11 Years	203	5-11 Years	50	5-11 Years	43	5-11 Years	68
12-17 Years	55	12-17 Years	114	12-17 Years	51	12-17 Years	25	12-17 Years	66
18-24 Years	50	18-24 Years	111	18-24 Years	39	18-24 Years	33	18-24 Years	77
25-34 Years	153	25-34 Years	206	25-34 Years	33	25-34 Years	47	25-34 Years	103
35-49 Years	245	35-49 Years	429	35-49 Years	114	35-49 Years	76	35-49 Years	204
50-59 Years	88	50-59 Years	188	50-59 Years	64	50-59 Years	51	50-59 Years	171
60-69 Years	68	60-69 Years	104	60-69 Years	9	60-69 Years	32	60-69 Years	144
70-84 Years	23	70-84 Years	48	70-84 Years	10	70-84 Years	11	70-84 Years	119
85+	3	85+	0	85+	4	85+	0	85+	11
<b>Total local area population (2016)</b>	<b>874</b>	<b>Total local area population (2016)</b>	<b>1554</b>	<b>Total local area population (2016)</b>	<b>392</b>	<b>Total local area population (2016)</b>	<b>336</b>	<b>Total local area population (2016)</b>	<b>1018</b>
<b>Total projected population increase in Hallett Cove (2036)</b>	<b>+185</b>	<b>Total projected population increase in Sheidow Park (2036)</b>	<b>+1145</b>	<b>Total projected population increase in Sheidow Park (2036)</b>	<b>+1145</b>	<b>Total projected population increase in Trott Park/O'Halloran Hill (2036)</b>	<b>+53</b>	<b>Total projected population increase in Marino (2036)</b>	<b>+485</b>

## Northern Sites

Ash Avenue		Cowra Crescent		Castle Plaza		Goodman Court Development	
0-4 Years	66	0-4 Years	147	There appears to be potential for anywhere between 3 to 5 ha to be used/shared for residential purposes. This would equate to between around 200 to 335 dwellings @ 67 dwell/ha. These numbers are highly indicative as it will be dependent on the market.		0-4 Years	36
5-11 Years	60	5-11 Years	121			5-11 Years	48
12-17 Years	65	12-17 Years	106			12-17 Years	34
18-24 Years	153	18-24 Years	286			18-24 Years	57
25-34 Years	199	25-34 Years	429			25-34 Years	137
35-49 Years	179	35-49 Years	393			35-49 Years	165
50-59 Years	129	50-59 Years	275			50-59 Years	111
60-69 Years	122	60-69 Years	249			60-69 Years	80
70-84 Years	127	70-84 Years	233			70-84 Years	58
85+	37	85+	85			85+	19
Total local area population (2016)	1137	Total local area population (2016)	2324			Total local area population (2016)	745
Total projected population increase in Clovelly Park/Tonsley (2036)	+1979	Total projected population increase in Park Holme (2036)	+468	Total projected population increase in Edwardstown (2036)	+1570	Total projected population increase in South Plympton (2036)	+470

## Playground Framework Ward Briefing Summary



## Appendix 3

Reserve	Consideration	Ward Comments	Open Space Planning Comments	Additional LTFP Impact (Playgrounds)
<b>Mullawirra (20 July)</b>				
Cowra Crescent Reserve	Cowra is on list of proposed removals as has reached the end of its useful life – built 1994. Current location is not suitable for a playground, although its removal does leave a gap in provision in that area. A new local playground will cost \$95,250	Redevelop a playground in that area. Two options exist 1. Purchase open space with provision to place a playground 2. Reconfigure Cowra Crescent Reserve to join both halves and detour traffic.	Consideration to purchase land or reconfigure Cowra Crescent Reserve can be investigated. To be added to the playground works program and the LTFP. Upgrade to be prioritised within the works program.	\$95,250 and explore location options +Whole of Life Costs
Parsons Grove Reserve	Confirm proposal for removal as has reached the end of its useful life – built 1990. Parsons Grove playground is within 200m of the redeveloped Hendrie Street Reserve.	No opposition with removal. Ensure surrounding residents are informed throughout the process.	Remove Parsons Grove after the inclusive playground at Hendrie Street reserve is developed.	Nil impact
<b>Woodlands (1 August)</b>				
Goodman Court – Renewal SA	Renewal SA are redeveloping Goodman Court, Glandore. There is consideration for open space that may contain a playground. This may provide an opportunity to provide a playground in that area.	Are we able to work with Renewal SA to provide a playground or do we need to take the money? We will need to negotiate with Renewal SA. Brett Grimm will work with Renewal SA.	Continue to work with Renewal SA to build open space and Playground facilities (local level) within the Goodman Court redevelopment.	Contribution for play to be negotiated with Renewal SA as part of their development if and when this proceeds
Castle Plaza development	Seek open space commitment within the Castle Plaza development.	Potential to provide open space on the South Road corridor. Work with developers and planning department.	Continue to work with planning to provide open space facilities as part of this development. Consideration for a playground (local level) to be explored.	Contribution for play to be negotiated with developer as part of the development if and when this proceeds
The Crescent Reserve	Due for renewal as a high priority (2-4 years)	This is a high priority in this ward and would like to see its renewal escalated.	The upgrade to The Crescent Reserve will be prioritised as part of the playground works list.	Nil impact
Glandore Community Centre	Confirm proposal to collocate existing 2 playgrounds to one	Yes. Need to be clear in communication with community	Will include communication within consultation when works occur	Nil impact

<b>Southern Hills (7 August)</b>				
Skipper Close Reserve	Addition of a local level playground	Program Skipper Close as a priority as the residents have waited so long	To be added to the playground works program and the LTFP. Upgrade to be prioritised within the works program.	\$95,250 +Whole of Life Costs
Woodend Development	Opportunity to acquire open space through future residential development	Ensure future provision for open space is planned with any residential development in this area.	Future provision for open space that considers a playground be planned for future development. Due to adhoc nature of development will need to set aside funding.	\$95,250 +Whole of Life Costs
Miners Court Reserve	Addition of a local playground	Addition of a playground at Miners Court Reserve to meet a gap in provision.	To be added to the playground works program and the LTFP. Upgrade to be prioritised within the works program.	\$95,250 +Whole of Life Costs
Peter Court Reserve	Addition of a local playground	Addition of a playground at Peter Court Reserve to meet a gap in provision.	To be added to the playground works program and the LTFP. Upgrade to be prioritised within the works program. The reserve has some Grey Box Gums that will need to be preserved.	\$95,250 +Whole of Life Costs
Cove Sport Playground	To be upgraded	No access to playground for the public – at the moment it only services cove sport. Playground to be moved at upgrade to ensure access by the public.	Site consideration to be discussed at upgrade and funding already within LTFP into the future	Nil impact
Glenthorne Farm	Consideration of a playground should Glenthorne Farm be opened to the public.	Future option for a playground site if Glenthorne Farm becomes public space.	Consider Glenthorne Farm as a future playground location if the space is opened to the public.	Unknown ?Local ?Neighbourhood ?Regional
Sandy Glass Court	Due for removal. As the playground was built in 2013, there is another 15 years of life remaining	Discuss the removal or relocation of this playground closer to its end of life.	End of useful life forecast 2033	Nil impact
Westall Way Reserve	Confirm proposal for removal	Support		Nil impact
Mitchell Street Reserve	Confirm proposal for removal	Support		Nil impact
Strutt Court Reserve	Confirm proposal for removal	Support		Nil impact
<b>Coastal (7 August)</b>				
Les Macdonald Scott Reserve (Holdfast Bay) and Lorenzin Site	Lack of open space in that area for Seacliff Park residents – addition of another playground to be sought in that area.	Continue to monitor progress of Lorenzin development and the inclusion of open space provision within that site for consideration of a playground. If no progress in 12 months continue to work with Holdfast Bay on development of Les Macdonald Scott Reserve as a location for a playground.	Monitor development plans within the Lorenzin site to consider open space provision.	Unknown



McConnell Avenue Reserve	Addition of a local level playground	Addition of a local level playground at the site of the tennis courts to meet a gap in provision.	To be added to the playground works program and the LTFP. Upgrade to be prioritised within the works program.	\$95,250 +Whole of Life Costs
Jervois Terrace (Boral Land)	Work with Boral to consider open space development of their land	Open Space provision on Boral Land to provide space for active and non active recreation.	Consider the proposal as part of the open space plan.	Unknown
Nannigai Drive Reserve	Confirm proposal for removal.	Wait for removal until Capella Precinct Plan is finalised, however, there should be sufficient provision without Nannigai	Consider removal with the development of Capella.	Nil impact
Central Avenue Reserve	Currently a local level playground. Due to a lack of other suitable open space to fill gaps, consideration could be given to increase the hierarchy to Neighbourhood to provide greater play value at the reserve.	Local assessment required (demographics etc) prior to a decision to upgrade	Further assessment and details provided to ward members. Feedback provided indicates 'Local' level playground. Funding already within LTFP into the future	Nil impact
Cormorant Drive Reserve	Confirm proposed removal	Support at end of useful life	Playground currently has 5 years useful life remaining. Will be programmed for removal at end of useful life	Nil impact
Open Space		Seats to be provided in open spaces to ensure they can be used and people can sit and enjoy.	To be considered within the open space plan.	Nil impact
Changes to mapping (Southern Hills and Coastal)	<ul style="list-style-type: none"><li>• Cove Sport has an escarpment within the 500m</li><li>• Berrima Road is a barrier to accessing Spinnaker Circuit Reserve</li><li>• Barton Drive has an escarpment within the 500m</li><li>• Southbank Boulevard has an escarpment within the 500m</li><li>• Spinnaker Circuit carry on over Lander Road but barrier at Patpa Road</li><li>• Brooklyn Drive Reserve stops at Patpa Road</li><li>• Can we add contour lines to map?</li></ul>			
Warracowie (8 August)				
Crown Street Reserve	Open Space classified Recreation – non active	Are we able to utilise this space better so that it is used by residents – put a seat and shelter on it?	To be discussed, scoped and costed within the open space plan	Nil impact
Ben Pethick reserve	Confirm proposal for removal	Be sensitive to residents when removing this playground.	Removal proposed once the Oaklands Road Estate playground is complete.	Nil impact
MCC Plaza		Are there plans for the MCC plaza in the future? To include a playground.	To be investigated as a future development proposal with public / private partnerships and consider Oaklands Crossing plans/opportunities	Unknown

Warraparinga (22 August)				
Nicholas Road Reserve	Mapping highlights potential for additional local level playground	Not supported – enough surrounding provision	Will not be included in revised Playground Framework	Nil impact
Sampson Road Reserve	Mapping highlights potential for additional local level playground	Not supported – enough surrounding provision	Will not be included in revised Playground Framework	Nil impact
Ash Avenue Reserve (Renewal SA land)	Additional local level playground on Renewal SA land in place of Chestnut Court Reserve	Yes. Amenity of area needs to be considered with consideration to surrounding development	Playground provision to be included in this area but also acknowledge 'interim' nature of Renewal SA proposal	\$95,250 (contribution to be negotiated with Renewal SA)
Alpine Avenue Reserve	Increase hierarchy from Local to Neighbourhood	Yes. Not many amenities in the area	Heirarchy increase to be added to the playground works program and the LTFP. Upgrade to be prioritised within the works program.	\$140,250 (increase in service level provision)
Cohen Court Reserve	Confirm proposal for removal	Yes. Ensure linkages are addressed with Cohen, Byron and Tonsley open spaces	Will work with Renewal SA with new playground for Tonsley that has connections with Cohen Court Reserve	Nil impact
Penrith Road Reserve	Confirm proposal for removal	Support but remove only when the neighbourhood centre is relocated to Mitchell Park	Will include for removal and have noted timing however playground condition will need close monitoring due to its age to ensure safety.	Nil impact
Other open space	Maldon Reserve needs more wow factor Tarnham Road Reserve (currently with tennis courts Seaview Downs) could be an open space with youth facilities next to high school		Will follow up outside of Playground Framework possibly as part of Open Space plan	Nil impact
Changes to mapping	<ul style="list-style-type: none"> <li>Alpine Road Reserve, Seacombe Heights – Change from local to neighbourhood</li> <li>Add Local Level Playground for Ash Avenue, Tonsley/Clovelly Park</li> </ul>			

Reserve	Ward	Hierarchy	Hierarchy to be removed	Playground Installation year	Upgrade Priority - 10 year works program	Playgrounds already upgraded	Playgrounds yet to be upgraded	New playgrounds for consideration for inclusion in	Total Assets	Shade Priority
Chatsworth Court Reserve	Coastal	Local		2010		\$95,250				
Columbia Crescent Reserve	Coastal	Local		2010		\$95,250				
Central Avenue Reserve 1	Coastal	Local		1990	High		\$95,250			
Koomooloo Cresent Reserve	Coastal	Local		2010		\$95,250				
Oakvale Way Reserve	Coastal	Local		1994	High		\$95,250			
Olivier Terrace Reserve	Coastal	Local		2010		\$95,250				
Lapwing Street Reserve	Coastal	Local		1994	Low		\$95,250			
Nimboya Road Reserve	Coastal	Local		2011		\$95,250				
Manoora Drive Reserve	Coastal	Local		2006	Low		\$95,250			
Mema Court Reserve	Coastal	Local		2010		\$95,250				
Pavana Reserve	Coastal	Neighbourhood		2010		\$235,500				High
Linear Park Reserve 3	Coastal	Neighbourhood		2014		\$235,500				High
Bandon Terrace Reserve	Coastal	Neighbourhood		1994	18/19		\$235,500			High
Shamrock Road Reserve	Coastal	Neighbourhood		1995	18/19		\$235,500			High
Glade Crescent Reserve	Coastal	Regional		2012		\$869,250				High
Heron Way Reserve	Coastal	Regional		1999	18/19		\$985,000			High
Cormorant Drive Reserve 2	Coastal		Local	2001						
Nannigai Drive Reserve	Coastal		Local	1994						
Cappella Reserve (NEW)	Coastal	Neighbourhood					\$ 235,500			
McConnell Reserve East (NEW)	Coastal	Local						\$ 95,250		
						\$1,911,750	\$2,072,500	\$95,250	\$4,079,500	
Breakout Creek Reserve	Mullawirra	Local		1995	17/18		\$95,250			
Elizabeth Ryan Playground	Mullawirra	Local		2007		\$95,250				
Family)	Mullawirra	Local		1990	17/18		\$235,500			
Appleby Road Reserve	Mullawirra	Neighbourhood		1991	17/18		\$235,500			Medium
Stanley Street Reserve	Mullawirra	Neighbourhood		1995	Low		\$235,500			Low
Mulcra Avenue Reserve	Mullawirra	Neighbourhood		2012		\$235,500				Medium
Aldridge Avenue Reserve	Mullawirra	Neighbourhood		2013		\$235,500				High
Plympton Oval	Mullawirra	Neighbourhood		2015		\$235,500				*
Kendall Reserve	Mullawirra	Neighbourhood		2013		\$235,500				*
Willoughby Avenue Reserve	Mullawirra	Neighbourhood		2010		\$235,500				*
Hendrie Street	Mullawirra	Regional		1995	17/18		\$869,250			High
Hazelmere Road Reserve	Mullawirra	Regional		2011		\$869,250				*
Parsons Grove Traffic Island 2	Mullawirra		Local	1990						
Cowra Cresent Reserve	Mullawirra		Local	1994						
Park Holme (NEW) replacing Cowra Crescent	Mullawirra							\$ 95,250.00		
						\$2,142,000	\$1,671,000	\$95,250	\$3,908,250	

Reserve	Ward	Hierarchy	Hierarchy to be removed	Playground Installation year	Upgrade Priority - 10 year works program	Playgrounds already upgraded	Playgrounds yet to be upgraded	New playgrounds for consideration for inclusion in	Total Assets	Shade Priority
Eurelia Road Reserve/Elgata Reserve	Southern Hills	Local		2010		\$95,250				
Clare Avenue Reserve	Southern Hills	Local		1994	17/18		\$95,250			
Christopher Grove Reserve	Southern Hills	Local		1996	High		\$95,250			
Wistow Crescent Reserve	Southern Hills	Local		1996	Medium		\$95,250			
Spinnaker Circuit Reserve - West	Southern Hills	Local		2013		\$95,250				
The Cove Oval and Sports Club 2	Southern Hills	Neighbourhood		2006	Medium		\$235,500			Low
Reserve Street Reserve	Southern Hills	Neighbourhood		2012		\$235,500				High
Southbank Boulevard Reserve	Southern Hills	Neighbourhood		2005	Low		\$235,500			Medium
Roy Lander Reserve	Southern Hills	Neighbourhood		2010		\$235,500				High
Cadell Street Reserve	Southern Hills	Neighbourhood		2011		\$235,500				Medium
Barton Drive Reserve	Southern Hills	Neighbourhood		2012		\$235,500				High
Hessing Crescent Reserve	Southern Hills	Neighbourhood		1995	Medium		\$235,500			*
Gully Road Reserve South	Southern Hills	Neighbourhood		1990	17/18		\$235,500			High
Hugh Johnson Boulevard Reserve	Southern Hills	Regional		1998	Medium		\$869,500			Medium
Skipper Close Reserve (NEW)	Southern Hills	Local						\$95,250		
Brooklyn Drive Hallett Cove Heights (NEW)	Southern Hills	Local			High		\$95,250			
Woodend Rd Residential Dvpt area (NEW)	Southern Hills	Local						\$95,250		
Miners Court Reserve (NEW)	Southern Hills	Local						\$95,250		
Peter Court Reserve (NEW)	Southern Hills	Local						\$95,250		
Westall Way Reserve	Southern Hills		Local	1995						
Strutt Court Reserve	Southern Hills		Local	2001						
Mitchell Street Reserve	Southern Hills		Local	1994						
Sandy Glass Court Reserve	Southern Hills		Local	2013						
Gully Road Reserve North	Southern Hills		Neighbourhood	1994						
						\$1,132,500	\$2,192,500	\$381,000	\$3,706,000	
McKay Street Reserve	Warracowie	Local		2010		\$95,250				
Ballara Park Reserve	Warracowie	Local		1995	Medium		\$95,250			
Ramsay Avenue Reserve 2	Warracowie	Local		2011		\$95,250				
Scarborough Terrace Reserve	Warracowie	Neighbourhood		2001	Medium		\$235,500			Low
Sandery Avenue Reserve	Warracowie	Neighbourhood		2010		\$235,500				*
Rajah Street Reserve	Warracowie	Neighbourhood		2014		\$235,500				*
Kenton Avenue Reserve	Warracowie	Neighbourhood		2013		\$235,500				Medium
Dwyer Road Reserve	Warracowie	Neighbourhood		1999	High		\$235,500			Medium
Harbrow Grove Reserve	Warracowie	Regional		2011		\$869,500				High
Hamilton Park Reserve	Warracowie	Neighbourhood		1996	Medium		\$235,500			Low
Warradale Park Reserve	Warracowie	Neighbourhood		2014		\$235,500				High
Oaklands Road Estate	Warracowie	Neighbourhood		1994	18/19		\$235,500			High
Ben Pethick Reserve	Warracowie		Local	1994						
						\$2,002,000	\$1,037,250	\$0	\$3,039,250	

Reserve	Ward	Hierarchy	Hierarchy to be removed	Playground Installation year	Upgrade Priority - 10 year works program	Playgrounds already upgraded	Playgrounds yet to be upgraded	New playgrounds for consideration for inclusion in	Total Assets	Shade Priority
Alpine Road Reserve 1	Warriparinga	Neighbourhood		1994	Medium		\$235,500			Low
Alison Avenue Reserve	Warriparinga	Local		2010		\$95,250				
Tilley Court Reserve	Warriparinga	Local		2011		\$95,250				
Peterson Avenue Reserve	Warriparinga	Local		1998	Medium		\$95,250			
Cosgrove Hall	Warriparinga	Local		2005	Low		\$95,250			
Hawkesbury Avenue Reserve	Warriparinga	Local		1994	Medium		\$95,250			
Tartonendi	Warriparinga	Local		1994	Low		\$95,250			
Marion Oval	Warriparinga	Neighbourhood		2005	Low		\$235,500			High
Brolga Place Reserve	Warriparinga	Neighbourhood		2010		\$235,500				*
Maldon Avenue Reserve	Warriparinga	Neighbourhood		2012		\$235,500				High
Mitchell Park Oval/Reserve	Warriparinga	Neighbourhood		1994	18/19		\$235,500			Medium
George Street Reserve	Warriparinga	Neighbourhood		1994	Medium		\$235,500			Low
Tonsley (NEW)	Warriparinga	Regional					\$869,500			
Ash Court (NEW)	Warriparinga	Local						\$ 95,250.00		
Penrith Court Reserve	Warriparinga		Local	1995						
Cohen Court Reserve	Warriparinga		Local	1994						
						\$661,500	\$2,192,500	\$95,250	\$2,949,250	
First Ave Reserve	Woodlands	Local		1994	18/19		\$95,250			
Yapinga Street Reserve	Woodlands	Local		2012		\$95,250				
Dumbarton Ave Reserve	Woodlands	Local		2010		\$95,250				
The Crescent Reserve	Woodlands	Local		1994	High		\$95,250			
York Avenue Reserve	Woodlands	Local		2013		\$95,250				
Audrey Street Reserve	Woodlands	Local		2012		\$95,250				
Yanyarrie Avenue Reserve	Woodlands	Neighbourhood		1994	High		\$235,500			Low
Rosslyn Street Reserve	Woodlands	Neighbourhood		2010		\$235,500				Medium
Glandore Community Centre	Woodlands	Neighbourhood		1994	High		\$235,500			Low
Glandore Oval	Woodlands	Neighbourhood		2011		\$235,500				*
Edwardstown Memorial Oval	Woodlands	Neighbourhood		2015		\$235,500				Low
Weaver Street Reserve	Woodlands	Neighbourhood		1995	Medium		\$235,500			Low
Sixth Ave Reserve	Woodlands	Neighbourhood		1995	17/18		\$235,500			High
Jervois Street Reserve	Woodlands	Regional		2016		\$869,500				High
Glandore Community Centre (childcare)	Woodlands		Neighbourhood	1993						
**Goodman Court (NEW)	Woodlands	Local								
**Castle Plaza (NEW)	Woodlands	Local								
						\$1,957,000	\$1,132,500	\$0	\$3,089,500	

\* Already shaded or sufficient shade already exists

\*\*Subject to future developments

Already upgraded

Yet to be upgraded

New

## Appendix 5

# Draft Playground Policy



## 1. POLICY STATEMENT

This policy sets out how the City of Marion provides for accessible and safe play environments that contribute to physical, mental, emotional and social development.

## 2. CONTEXT

Play is a fundamental and vital part of physical, mental, emotional and social development and a primary element through which life skills are learned. As a provider of public places dedicated to play, the City of Marion has an integral role in ensuring accessible and safe environments are provided to support developmental needs and community wellbeing.

In this context the City of Marion owns and maintains approximately 100 playgrounds that include elements for a range of play experiences (including play equipment, nature play, informal sporting facilities, fitness equipment) and associated amenities (including seating, shelters, barbecues, fencing, toilets, pathways).

This policy will be supported by operational systems and processes to ensure efficient delivery and long term sustainability of playground provision and management across the City.

## 3. VISION

The City of Marion will be recognised for its equitable and sustainable provision and management of accessible, diverse, creative, innovative, safe, high quality and fun playgrounds that contribute to developmental needs and are places that encourage community interaction, understanding and wellbeing.

## 4. PRINCIPLES

The following principles will guide the City of Marion's planning, development and management of playgrounds:

### Accessible & Diverse

- Playgrounds and associated facilities and amenities will cater for a range of abilities and needs
- Playground designs will be ~~unique,~~ stimulating and fun to enable ~~varying~~ play environments within each community
- Playgrounds will be provided within walking distance (approximately 500m), where possible, of every residence, taking pedestrian barriers into account.
- The location and design complexity of playgrounds that are located in the open space network will be guided by the Open Space Hierarchy for the City of Marion

Page 1 of 5

## Appendix 5

### Creative, Innovative & Fun

- Playgrounds will be designed to provide a high play value, incorporating:
  - Challenging and fun physical play
  - Stimulating cognitive play
  - Free and creative play
  - Opportunities for social and interactive play
  - Integrated associated facilities (such as seating, pathways, shelters)
- Playgrounds will be designed to encourage child development through the four types of play, which are:
  - Individual or quiet play
  - Social play
  - Active play
  - Cognitive and creative play

### Safe & Sustainable

• User safety will be a high priority in the location, design and management of playgrounds which is undertaken in line with the Australian Standards: but we accept that

• ~~Playgrounds will be designed with a focus on eliminating hazards, rather than risks, through design and management that is based on the knowledge that~~ taking calculated and graduated risks at play is essential for good physical and mental development\*

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### Community Engagement

- The community will have opportunities to comment on proposed playgrounds and their views will be considered.

## 5. POLICY SCOPE

The scope of this policy pertains to all publicly accessible playgrounds on land owned and under the care, control and management of the City of Marion.

## 6. IMPLEMENTATION

This Policy is a component of a Playground Framework comprising:

1. Policy (including hierarchy)
2. Service Levels
3. Prioritised Works List
4. Project Methodology (including Community Engagement Approach)

The Playground Framework program will be supported by operational systems and processes to ensure the efficient delivery for capital, renewal and maintenance works.

A Standardised Palette approach will be utilised to guide the design of local and neighbourhood ~~and regional~~ hierarchy playgrounds ~~design~~. Regional and City Wide

## Appendix 5

Destination playgrounds will be designed as high quality destinations responsive to Council and resident needs and can utilise equipment outside of the palette as required.

### 7. HIERARCHY

The Playground hierarchy describes the level of playgrounds and types of facilities that may be exist within the playground-and includes definitions and user catchment distances for hierarchies. These are to be used as a guide in the provision of playground planning and may be subject to other considerations as they arise such as topography, major barriers including major roads, drains and rail lines.

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#### Local Level

Categories	Description
Purpose	Local Level playgrounds primarily cater for people living and working within walking distance. These spaces are less developed with limited play equipment. They provide environmental value through urban heat mitigation, contributing to biodiversity, and improving air quality.
User Catchment	Distributed within approximately 500m walking distance to dwellings and work places.
Types of facilities	May include: Minimal park furniture and amenities, Pathways for accessibility, Minimal formal play equipment and/or nature play design with limited irrigated grass, natural shade, water sensitive urban design landscaping.

#### Neighbourhood Level

Categories	Description
Purpose	Neighbourhood Level playgrounds will be of a higher quality with a diversity of character in good locations that cater for one or more suburbs. Due to the broader scale of facilities people can use these playgrounds for extended periods of time. They provide similar environmental value as Local Level playgrounds.
User Catchment	Distributed within approximately 750m distance to dwellings and work places. Serves surrounding suburbs and is generally within walking or cycling distance, but some may drive.
Types of facilities	Sporting and recreation facilities for unstructured sport, park furniture and amenities, pathways for accessibility, diverse opportunities for play for a range of ages, shelter and natural shade with consideration of shade over playground equipment, water sensitive urban design landscaping, limited irrigated grass.

#### Regional Level

Categories	Description
Purpose	Regional Level playgrounds are large, high quality destinations that have broad appeal and attract visitors and local community members alike. They offer unique play and recreation opportunities and offer environmental benefits through the enhancement of natural landscapes.
User catchment	Distributed within approximately 1.5km distance to dwellings and work places. Large catchment serving residents citywide and regionally. These open spaces can be used for long periods of time.
Types of facilities	Sporting and recreation facilities for unstructured sport, diverse opportunities for play for a range of ages, playgrounds that are unique and complex for a range of ages and abilities, park furniture and amenities including public toilets, Shade and shelter with consideration of shade over playground equipment, pathways for



## Appendix 5

	accessibility, water sensitive urban design landscaping, irrigated grass, public art, off-road car parking
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### ~~Destination Level~~ **City Wide Attraction**

Categories	Description
Purpose	A space that attracts city wide visitors and tourists. The space will offer a unique play and recreation opportunity that celebrates the City of Marion sense of place in addition to offering environmental benefits through the enhancement of natural landscapes. A <del>Destination Playground</del> <b>City Wide Attraction</b> will be aligned to a placemaking opportunity facilitating economic development, community capacity building and stewardship.
User catchment	Large catchment serving residents city wide and state wide tourists. A <del>Destination playground</del> <b>City Wide Attraction</b> will cater for a diversity of users from passive recreation, family picnics, community group gatherings to larger events.
Types of facilities	A <del>Destination Playground</del> <b>City Wide Attraction</b> is likely to include play equipment of various forms inclusive of custom iconic play pieces, nature play, experiential features, toilets, car parking, lighting and amenities such as picnic tables and shelters, shade structures with consideration of shade over playground equipment, BBQ's and public art. A <del>destination play space</del> <b>City Wide Attraction</b> would cater for all ages and abilities, providing amenities to enable long stays.

## 8. DEFINITIONS

### Playground

'Playground' refers to a space that can be utilised for the purposes of formal, informal, active and passive play as well as the provision of any associated facilities and amenities.

### Play Value

'Play Value' is the extent to which a child's physical, mental, emotional and social developmental needs are met through the provision of a 'playground'.

### Nature Play

'Nature Play' provides opportunities for unstructured, open ended and self-directed play, allowing for freedom to roam seeking adventure and exploration which inspires creativity and imagination inspired by nature.

### Open Space Hierarchy

The hierarchy categorises open spaces from local to state levels to indicate user catchments, guide equitable distribution, and standards for the provision of facilities such as playgrounds, picnic amenities, pathways, public toilets.

## 9. RELATED DOCUMENTS

This policy links with the following current documents:

South Australian Government

- Local Government Act 1999

## Appendix 5

- Development Act 1993
- South Australian Planning Strategy
- Development Regulations (e.g. fencing)
- South Australian Public Health Act 2011
- Crime Prevention Through Environmental Design, Attorney-General's Department

### City of Marion

- Community Vision – Towards 2040
- Strategic Plan 2017-2027
- Business Plan 2016-2019
- Open Space and Recreation Strategy Policy
- Walking and Cycling Strategy
- Tree Management Policy & Framework
- Irrigation Management Plan
- Sports Facility Framework
- Asset Management Policy & Plans
- Risk Framework
- Community Engagement Policy

### Other

- Australian Standard for Playground Equipment 4685:2014 Parts 1 - 6
- Australian Standard for Playground Surfacing 4422:2016
- Play Australia's "Getting the Balance Right: Risk Management for Play" 2016

Policy Name and version no.	City of Marion Playground Policy - V1.1
Last update	
Last Council review (report reference)	
Next review due	
Responsibility	Team Leader, Open Space and Recreation

**CITY OF MARION  
INFRASTRUCTURE AND STRATEGY COMMITTEE MEETING  
5 September 2017**

**Originating Officer:** Malcolm Eagles, Projects Officer

**Manager:** Greg Salmon, Manager City Activation

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

**Subject:** BMX Project – Progress Report

**Report Reference:** ISC050917R7.2

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### **REPORT OBJECTIVES**

The purpose of this report is to provide the Infrastructure and Strategy Committee with a detailed update on the BMX Project. Staff will provide an overview of the project at the Committee, describe the steps being taken to review costs and will be available to answer any questions

### **RECOMMENDATIONS**

### **DUE DATES**

**That the Committee:**

- |  |                  |
|--|------------------|
| 1. Note the report.  | 5 September 2017 |
| 2. Notes that a Prudential Management Report is being developed for presentation to the Finance and Audit Committee in October 2017. | 22 August 2017   |

### **BACKGROUND**

Council resolved at the General Council Meeting held 23 August 2016 (Report GC230816R03) to enter into a Funding Deed between the Minister for Recreation and Sport and the City of Marion for the BMX facility to be located in the portion of the O'Halloran Hill Recreation Park that lies north of Majors Road and bounded on the east and west by the Southern Expressway and high voltage overhead power lines respectively. The O'Halloran Hill Recreation Park is managed by the Department of Environment Water and Natural Resources (DEWNR).

The BMX track is to be to UCI standard to attract and host national and international events; to form a regional track; to develop the sport in South Australia; to become the training facility for elite riders; to be the new home for The Cove BMX Club (currently located within City of Marion) and for Happy Valley BMX Club (currently located within City of Onkaparinga).

The facility has been named the Sam Willoughby International BMX Track by the Minister for Recreation and Sport.

The project budget is \$3.5million; comprising \$2,000,000 from the Minister for Recreation and Sport, \$750,000 from City of Onkaparinga and \$750,000 from City of Marion.

The State funding is to be used for the construction of the BMX UCI standard track in the first instance, with any unspent funds contributing towards the other infrastructure required for the facility.

The Funding Deed states that if the costs of the project exceed the \$3.5 million budget, City of Marion, City of Onkaparinga, Office for Recreation and Sport (ORS) and DEWNR are to use best endeavours to secure and develop a mutually agreeable funding solution necessary for the completion of the facility.

The City of Marion is responsible for the delivery of the project, with close cooperation from ORS, City of Onkaparinga and DEWNR.

A Project Steering Group (PSG) consisting of representatives from City of Marion, City of Onkaparinga, ORS and DEWNR was established to liaise and co-operate in the delivery of the project.

A Project Advisory Group (PAG) was established to provide stakeholder input, review designs and provide stakeholder approvals. The PAG is chaired by Cr Janet Byram – City of Marion Elected Member representative and Ward Councillor, representatives from The Cove BMX Club, Happy Valley BMX Club, BMX South Australia and BMX Australia, as well as ORS, DEWNR, City of Onkaparinga and City of Marion.

A geotechnical investigation and site survey were carried out prior to calling and awarding the Design Consultancy contract. There are separate contracts with a Cost Consultant and a Specialist BMX Track Designer.

## **DISCUSSION**

The Project Steering Group in consultation with the Project Advisory Group have investigated the facility design and layout, and developed a track design to UCI standard with the appropriate complexity and suitability for attracting BMX events.

The components of the UCI track include:

- Earthworks to mitigate the deleterious effects of the highly expansive clays
- 5m and 8m high starting ramp structures
- Starting gates to both ramps
- UCI track itself - comprising straights, turns, and jumps
- Electronic timing system
- Lighting
- Stormwater drainage
- Fencing to the UCI track and starting ramps

Closely associated infrastructure includes:

- Hut for race registration and timing equipment
- Toilets – for club and public use
- Car parking
- Staging area – where cyclists queue up during racing events
- Supply of electricity and water, disposal of waste water
- Access off Majors Road
- Incorporate storage area/shed under starting ramp

Desirable infrastructure includes:

- A building for above-mentioned toilets, race registration and timing equipment, first aid room, kitchen/canteen, multi-purpose rooms for club use and event management
- Storage sheds
- Pump track – public use and entry level into the sport
- Site amenities to create a public venue

It was recognized from the outset that temporary infrastructure will need to be brought to the site when large events are hosted, but that the site layout allows space for such infrastructure.

The current Concept Site Plan and a drawing of the UCI track are included as Appendices.

The site is underlain by highly reactive clays that undergo large volume changes with changes in moisture content. The clays extend from surface to bedrock, between 3.5 to 4.5 metres deep. There are significant costs associated with constructing the track on these highly reactive clay soils. The cost estimate for the Concept Design, after various value management exercises, is significantly over the project budget, which would be exacerbated should the excess clay soil that cannot be disposed of on site has to be removed for disposal elsewhere. Access to the site is off the DPTI owned Majors Road; preliminary talks have indicated that substantial works may be required – these are not included in the cost estimate.

In accordance with the Funding Deed, the funding partners have met on a number of occasions to consider the scope and additional funding sources. Current initiatives are underway to seek ways to lower the costs which include:

- track alignments to reduce the volume of excavated material;
- identification of areas and sites to dispose of excess soils;
- alternative sites;
- staged construction against future funding;
- third party independent review of layout, design and costing.

The timeframes within the Funding Deed have been impacted and will need amendment once a fundable solution has been agreed.

Administration is in the process of developing a Prudential Management Report on the BMX Project for Council's consideration. This report will first be tabled at the 10 October 2017 Finance and Audit Committee meeting and will consider:

- Design and capital costs
- On-going management model, roles and responsibilities
- Whole of life costs
- Funding capacity
- Risk management
- Project management plan
- Community needs analysis
- Strategic Alignment
- Planning requirements
- Economic benefits

## **CONCLUSION**

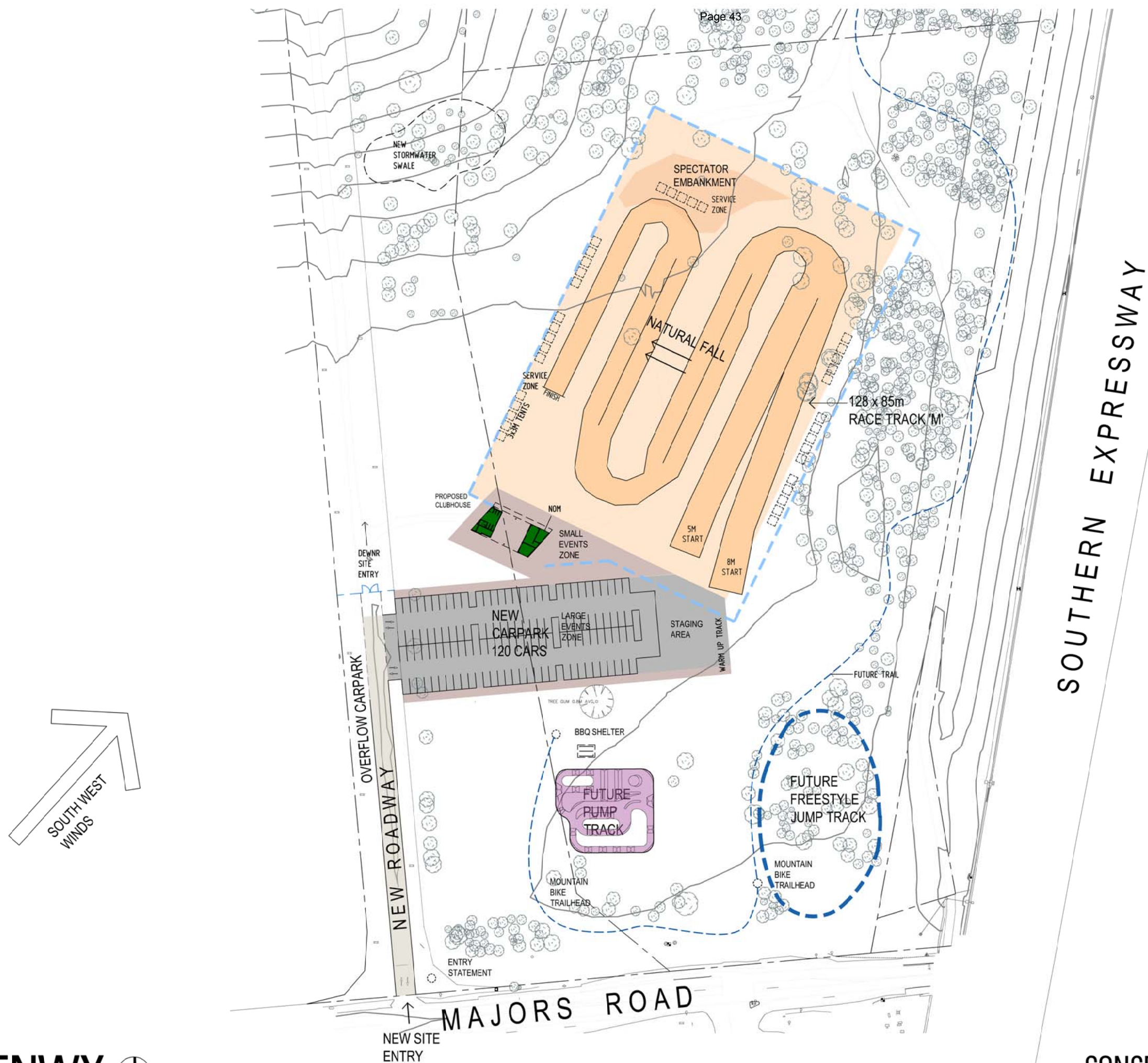
In order to close the gap between the Concept Design stage cost estimate and the project budget, the City of Marion in conjunction with the funding partners and the landowner is investigating cost effective and environmentally appropriate means of disposing of any excess clay soils that cannot be used within the design or on the site. To further reduce the funding gap, City of Marion intends to arrange a third party review of the layouts, infrastructure components and the costing to assist in identifying efficiencies, alternatives and staging opportunities.

## **APPENDICES**

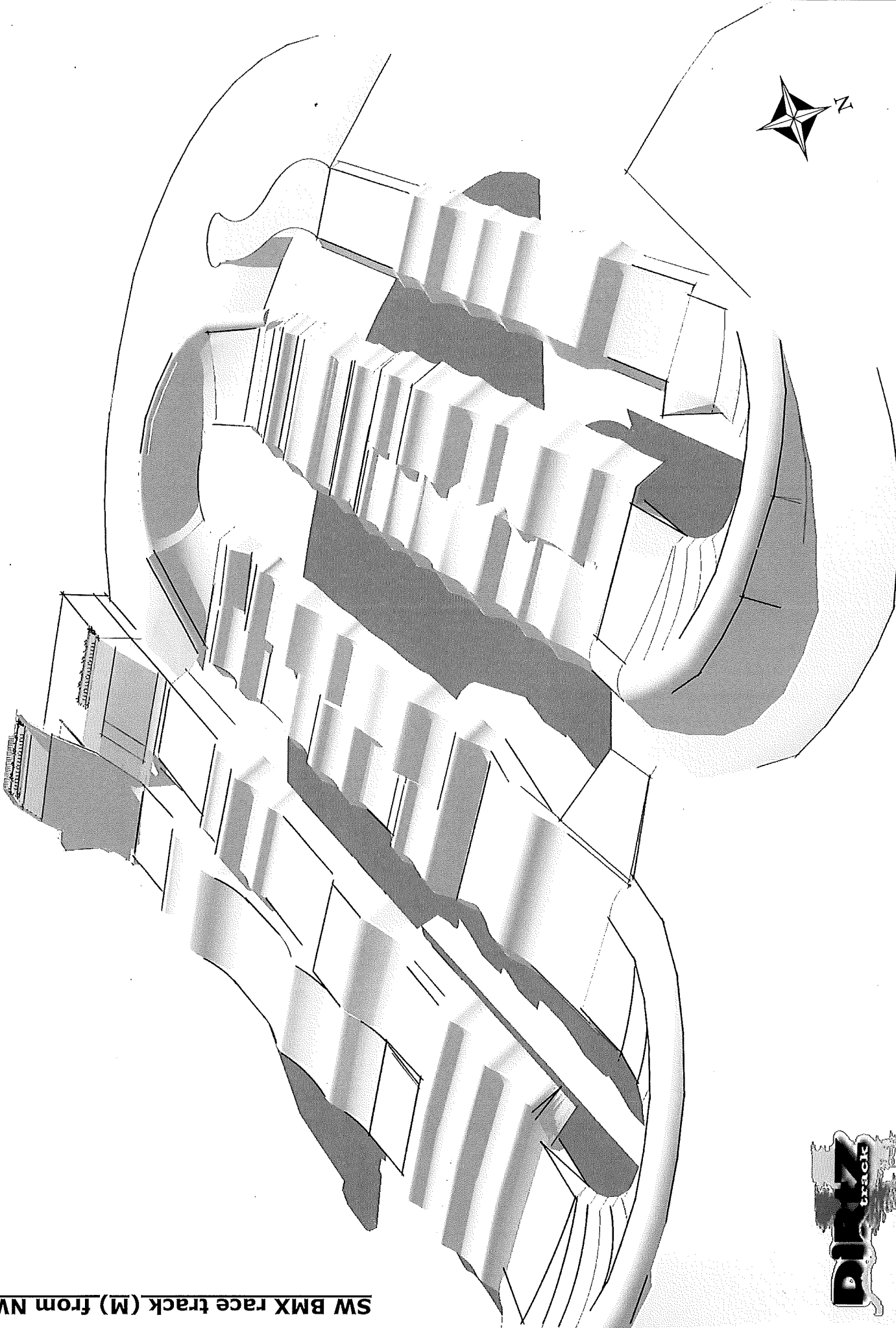
Appendix 1 - Concept Site Plan SD.19

Appendix 2 – BMX Race Track





SW BMX race track (M) from NW





**CITY OF MARION  
INFRASTRUCTURE & STRATEGY COMMITTEE MEETING  
5 September 2017**

**General Manager:** Abby Dickson, General Manager City Development  
**Subject:** Infrastructure Projects Progress Updates  
**Report Reference:** ISC050917R8.1

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**REPORT OBJECTIVE**

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

**RECOMMENDATION**

**DUE DATES**

**That the Infrastructure Committee:**

- |   |                     |
|---|---------------------|
| <b>1. Notes the progress report on key infrastructure projects.</b> | <b>05 Sept 2017</b> |
|---|---------------------|

**DISCUSSION**

A number of key infrastructure projects are progressing in line with priorities adopted by Council. The reports attached in appendix 1 and 2 provides a progress update on the projects against the key project performance measures of schedule, budget, milestones, and problems/risks identified.

The project list in Appendix 2 has been expanded to include environmental initiatives relating to energy and power, as per the request of the Committee in August. The projects included are:

**Energy**

- Solar Infrastructure (current stage roll out)
- Expansion of the solar network
- Sustainable Lighting project
- Energy Efficiency in Council Buildings

**Water**

- Expand Oaklands Water Supply network

**Appendix 1 & 2– Infrastructure Projects progress Update Table**

## Infrastructure and Strategy Committee

**Project Name:** Edwardstown Oval redevelopment

**Council Role:** Council as project partner (Fed \$4m, Marion \$4m) and project deliverer

**Report Ref No:** ISC050917R7.1



### Project Status

**STATUS:** **GREEN** On-Track **AMBER** Warning (heading off track/ potential to head off track) **RED** Off Track / Problem **COMPLETE/ON-HOLD** Complete/On-Hold

Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
<b>CONCEPT STAGE</b>				
Develop project outcomes	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	Council resolution to redevelop Edwardstown Soldiers Memorial Ground (14 April 2015) City of Marion Business Plan 2016 - 2019
Develop partnerships	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	<ul style="list-style-type: none"> <li>Community Consultation first undertaken 2012-2013</li> <li>Worked with Oval Committee and clubs through concept stage</li> <li>New Constitution and Board established</li> </ul>
Approve design concept and cost estimate	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	Concept design and cost estimate approved by Council
Approval to proceed to next stage	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	Federal funding agreement approved and approval to progress to Commitment Stage and further design and cost development
<b>COMMITMENT STAGE</b>				
Secure land	<b>GREEN</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	Land owned by City of Marion. Current Development Plan zoning allows third party appeals that could delay the project. Planning is a 12-week approval process, if there are no public representations.

Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
				Planning report to be submitted in July and a DAP meeting to occur on the 6 Sept 2017. Five representations lodged, responses to these have been submitted to the Planning team for inclusion in their report for DAP.
Finalise design and cost	GREEN	GREEN	AMBER	Current cost estimate is slightly higher with a strategy to align the scope with the approved budget. Pre-tender estimate to be completed for the 12 Sep 2017 special GC meeting.
Prudential Review and Endorsement	COMPLETE	COMPLETE	COMPLETE	Section 48 report approved by Council in 2016.
Facility Management Model	GREEN	GREEN	AMBER	A report on the business plan model including operating costs ,financial modelling and management modelling was presented and endorsed by council on August 8th.This will be presented to clubs via council and the ESMCC during September. Feedback from the Football and Bowls club was very positive. Staff are working with the Board to strengthen the facility's strategies regarding revenue generation.
Approval to proceed to call construction tenders	GREEN	GREEN	AMBER	A report will be submitted to Council on 12 <sup>th</sup> September 2017 for approval to proceed to calling of tenders for the construction stage.
<b>CONSTRUCTION STAGE</b>	GREEN	GREEN	GREEN	Construction stage to commence when Council approves calling of tenders, acceptable tenders are received and Council endorses contractor. The Federal funding deed requires construction to start by December 2017.
<b>COMMISSIONING STAGE</b>	ON-HOLD	ON-HOLD	ON-HOLD	Commissioning commences when building complete and ready for occupation. Expected March 2019
<b>CLOSE</b>	ON-HOLD	ON-HOLD	ON-HOLD	Close process occurs after Commissioning Stage and specifically at the end of the 12 month defects and liability period.

Scope	June 2017	July 2017	Aug. 2017	Sep. 2017	Oct. 2017	Nov. 2017	Dec. 2017	Jan. 2018	Feb. 2018	March 2018	April 2018	May 2018 +	Feb. 2019	March 2019
Detailed Design/Documentation														
Development Approval														
Procurement EOI stage														
Pre tender estimate														
Procurement Construction tender stage														
Construction														
Commissioning														

## Key Risks

#	Description	Response / Mitigation	Status
1	Stakeholders do not reach agreement on the design and management model for the integrated facility	Proactively Engage with stakeholders, both internal and external. Engagement includes wider community	OPEN
2	Facility does not generate projected revenue streams and requires an ongoing Council subsidy for operations above payment of the Facility Manager	Financial model with projections have been developed and endorsed by Council. This includes financial KPIs for the Facility Manager Facility Manager to be employed in October with a focus on attracting tenants. Continuing to work with the Board regarding strategies to drive revenue streams to support the financial sustainability of the facility.	OPEN
3	Re-zoning of the land is not achieved to meet programme, resulting in a Cat 3 development with notification and appeal rights	Planning submission to be completed based on a Cat 3 timeframe.	OPEN
4	Project cost exceed \$8M	Potential delayed works identified for Council consideration. Further report to be developed for September Council meeting.	OPEN

## Infrastructure and Strategy Committee

**Project Name:** BMX

**Council Role:** Project Partner (ORS \$2m, Onkaparinga \$750,000, Marion \$750,000) and project deliverer

**Report Ref No:** ISC040717R7.1



### Project Status

<b>STATUS:</b>	<b>GREEN</b> On-Track	<b>AMBER</b> Warning (heading off track/ potential to head off track)	<b>RED</b> Off Track / Problem	<b>COMPLETE/ON-HOLD</b> Complete/On-Hold
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Milestone	Time /Schedule	Quality / Scope	Cost /Budget	Summary / Comments
<b>CONCEPT STAGE</b>				
Develop project outcomes	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	Council resolution to develop BMX track (14 April 2015) City of Marion Business Plan 2016 - 2019
Develop partnerships	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	Feasibility Study included BMX Australia, BMX SA, The Cove BMX club, Happy Valley BMX club, Office of Recreation and Sport, City of Onkaparinga and City of Marion
Approve design concept and cost estimate	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	Feasibility Study considered by funding partners and \$3.5 million funding pool established
Approval to proceed to next stage	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	State funding agreement approved by Council on 23 August 2016 and funds received (\$2 million) and approval to progress to Commitment Stage and further design and cost development.
<b>COMMITMENT STAGE</b>				
Secure land	<b>AMBER</b>	<b>GREEN</b>	<b>GREEN</b>	Land owned by Department of Water and Natural Resources. Current Development Plan zoning allows third party appeals that could delay the project. DEWNR investigating their applying under Section 49 of the Development Act to streamline approval process.

Milestone	Time /Schedule	Quality / Scope	Cost /Budget	Summary / Comments
				Lease being prepared between DEWNR and Marion to enable the development.
Finalise design and cost	AMBER	GREEN	RED	Concept design stage completed but not able to have design approved. Concept cost estimate completed and has been reviewed by funding partners against the \$3.5 million funding pool. Estimated cost is currently well above \$3.5 million. Options to secure further funding and to stage the works are being considered by the funding partners. Concept design is followed by two further design stages before construction tenders can be called. All design stages require stakeholder and Council approval.
Prudential management approval (Section 48 report)	AMBER	GREEN	RED	A Section 48 Prudential Management report is being developed to inform Council of the project's capital and whole of life costs, project risks and delivery methodology. This report will be considered by the Finance and Audit Committee on the 10 October 2017.
Approval to proceed to call construction tenders	ON-HOLD	ON-HOLD	ON-HOLD	Program delayed due to funding shortfall. Once scope, costs and funding have been finalised and agreed by funding partners, the program will be revised and will include a hold point for approval to call tenders. The Minister had received and acknowledged Marion's earlier letter regarding construction earthworks in the highly expansive clays in the wet season is not recommended and that this would affect construction period in the Deed shown as 1 July to 31 December 2017. The Minister has also been informed of the estimated costs being above the project budget and that this will require delivery timeframes to be renegotiatedS.
CONSTRUCTION STAGE	ON-HOLD	ON-HOLD	ON-HOLD	Construction stage to commence when Council approves calling of tenders, acceptable tenders are received, assessed and a recommended tenderer is endorsed by Council. Marion will write to the Minister for Recreation and Sport regarding funding shortfall and effects on the program.
COMMISSIONING STAGE	ON-HOLD	ON-HOLD	ON-HOLD	Commissioning commences when the facility is complete and ready for occupation
CLOSE	ON-HOLD	ON-HOLD	ON-HOLD	Close process occurs after Commissioning Stage and specifically at the end of the defects liability period

## Key Risks

#	Type (Issue, Risk, Change)	Description	Response / Mitigation	Status
1	Risk	Highly expansive clay soils making site unsuitable, or cost to remove and replace	Geotechnical treatment options being explored and costed; layout and alignment of UCI track has an impact.	Ongoing
2	Risk	Effect of highly expansive clay soils and flat site on stormwater drainage	Design options being explored and costed. Timing of construction - earthworks.	Ongoing
3	Risk	Operational and maintenance costs after construction completed	Develop an equitable management model with Councils, State Government and BMX clubs and bodies. To be presented to Council in the Prudential Management report.	Ongoing
4	Risk	Insufficient budget	Value manage the design. UCI track is the known priority. Discuss further funding and staging opportunities with ORS.  Deed of Agreement between the CoM and the Minister for Recreation and Sport, which anticipated the costs being more than \$3.5M requires parties to reach a mutually agreeable funding solution.	Ongoing

**Timeline:** Timeline to be developed once budget and scope issues are resolved.

## Infrastructure and Strategy Committee

**Project Name:** Soccer Facilities

**Council Role:** Funding Partner – An in principle capped financial commitment of \$2.5 million towards the project.



**Report Ref No:** ISC040417R7.1

### Project Status

**STATUS:** GREEN On-Track AMBER Warning (heading off track) RED Off Track / Problem Complete Complete

Milestone	Schedule/Time	Scope / Quality	Budget	Resource	Summary / Comments
<b>Concept Phase</b>					
Concept Project Documentation	On-Hold	On-Hold	On-Hold	On-Hold	<p>Timelines yet to be established</p> <p>Timeframes and approach for concept development/documentation need to be discussed and agreed with Football Federation SA now State Government funding has been announced.</p> <p>.</p>
Design Tenders Called and Assessed	On-Hold	On-Hold	On-Hold	On-Hold	<p>Timelines yet to be established</p>
Stakeholder Agreement	GREEN	GREEN	GREEN	GREEN	<ul style="list-style-type: none"> <li>A start-up meeting was held with FFSA on 15 August 2017</li> <li>A draft deed of agreement with Football Federation has been developed stating conditions of Marion's contribution to the project. This will require further review and will be presented to Council.</li> </ul>



Milestone	Schedule/Time	Scope / Quality	Budget	Resource	Summary / Comments
					<ul style="list-style-type: none"> <li>A future meeting to be scheduled with FFSA to establish roles and responsibilities for the project</li> <li>Directions will need to be discussed and agreed to for Cove FC</li> </ul>
Concept Approval	On-Hold	On-Hold	On-Hold	On-Hold	<ul style="list-style-type: none"> <li>Timeframes yet to be determined</li> </ul>
<b>Commitment Phase</b>					
Commitment Project Documentation	On-Hold	On-Hold	On-Hold	On-Hold	<ul style="list-style-type: none"> <li>To be developed once project plan and timelines are developed</li> </ul>
Secure Land	GREEN	GREEN	GREEN	GREEN	<ul style="list-style-type: none"> <li>A revised unsolicited bid submission has been signed by FFSA and submitted to DEWNR on 12 April 2017.</li> <li>DEWNR lease               <ul style="list-style-type: none"> <li>Recommendation for approval has been sent to Minister</li> <li>DEWNR will be seeking advice of Crown Solicitors office on approach to lease</li> <li>DEWNR will progress once the funding has been confirmed in writing by State Gov.</li> <li>Potential for community lease depending on FFSA Business model – potential for commercial activity will be considered</li> <li>FFSA Business model will need to be provided to DEWNR</li> <li>Land area will need to be identified and valued to assist with determining the annual cost of the lease</li> </ul> </li> </ul>
Funding	AMBER	AMBER	AMBER	AMBER	<ul style="list-style-type: none"> <li>Council has endorsed principle commitment of \$2.5 Million for the project.</li> <li>State Government have announced funding of up to \$2.5 M through a media release. No confirmation has been received in writing.</li> <li>Further analysis is required to assess what can be delivered within the \$5 Million project budget</li> </ul>
Prudential Review and Endorsement	On-Hold	On-Hold	On-Hold	On-Hold	<ul style="list-style-type: none"> <li>A Prudential Management report will be required and dates will be determined as further details of the project are determined.</li> </ul>

Timeline and risk register to be developed when project progresses to commitment stage.

## Infrastructure and Strategy Committee

**Project Name:** Mitchell Park Sports and Community Centre

**Council Role:** Project Partner (Council \$9.875m, balance to be achieved) and project deliverer

**Report Ref No:** ISC050917R7.1



### Project Status

<b>STATUS:</b>	<b>GREEN</b>	On-Track	<b>AMBER</b>	Warning (heading off track/ potential to head off track)	<b>RED</b>	Off Track / Problem	<b>COMPLETE/ON-HOLD</b>	Complete/On-Hold
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Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
<b>CONCEPT STAGE</b>				
Develop project outcomes	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	Council resolution (14 April 2015) City of Marion Business Plan 2016 - 2019
Develop partnerships	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	Worked with MPCSS Committee and clubs through concept stage Working with Basketball SA.
Approve design concept and cost estimate	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	Design and Cost approved through Section 48 report reviewed by Finance and Audit Committee and approval by Council. Council allocated 50% funding (\$9.875 m) and is seeking 50% from other levels of government.
Approval to proceed to next stage	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	Section 48 report approved by Council in June 2016. The project requires partnership funding.
<b>COMMITMENT STAGE</b>				
Secure land	<b>AMBER</b>	<b>COMPLETE</b>	<b>AMBER</b>	Land owned by City of Marion. Current Development Plan zoning allows third party appeals that could delay the project. Rezoning process (Recreation Community DPA) on community consultation completed 12 April 2017 and will then progress to the Minister for authorisation anticipated for Sept/Oct 2017. The DPA should be brought back

Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
				to Council by the end of the year. The DPA would allow this type of development contemplated with no appeal rights.
Secure funding	GREEN	GREEN	GREEN	Partnership funding to be pursued, opportunities include 2018 State election, 2019 Federal election. Grant programs have been monitored for potential funding opportunities. A funding strategy to be developed for Council's consideration as a lead up to the State Election. Advocacy materials developed. Refer to separate report in the 5 September I&S Committee Agenda.
Finalise design and cost	ON-HOLD	ON-HOLD	ON-HOLD	Further design development is subject to securing balance of funding to develop the project.
Approval to proceed to call construction tenders	ON-HOLD	ON-HOLD	ON-HOLD	As above
CONSTRUCTION STAGE	ON-HOLD	ON-HOLD	ON-HOLD	Construction stage to commence when Council approves calling of tenders, acceptable tenders are received and Council endorses contractor.
COMMISSIONING STAGE	ON-HOLD	ON-HOLD	ON-HOLD	Commissioning commences when building complete and ready for occupation
CLOSE	ON-HOLD	ON-HOLD	ON-HOLD	Close process occurs after Commissioning Stage and specifically at the end of the defects and liability period

## Key Risks

Risk	Partnership funding not secured	Proactively seek partnership funding	Ongoing
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# Infrastructure & Strategy Committee Project Report

**Project Name:** Marion Outdoor Pool (MOP) Upgrade – Stage 1 works 2017-18

**Council Role:** Funder and deliverer

**Report Ref No:** ISC040717R7.1



## Project Status

**STATUS:** **GREEN** On-Track **AMBER** Warning (heading off track/ potential to head off track) **RED** Off Track / Problem **COMPLETE/ON-HOLD** Complete/On-Hold

Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
<b>CONCEPT STAGE</b>				
Develop project outcomes	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	<p>Concept developed through masterplan process.</p> <p>City of Marion Business Plan 2016 – 2019 required masterplan to be presented to Council</p> <p>The Infrastructure and Strategy Committee (ISC070317R7.2) provided feedback on the masterplan seeking a scaled down scope of works.</p> <p>A report was prepared for Councils consideration in May 2017.</p>
Design concept and cost estimate	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	<p>Council endorsed funding for a slide (GC280317M03) from the Asset Sustainability Reserve to be delivered and operational by October 2017</p> <p>9 May 2017 (GC090517R02) - Council endorsed an allocation of up to \$268,000 in the 2017/18 Annual Business Plan and Budgeting process for:</p> <ul style="list-style-type: none"> <li>– Preparation of detailed design and costing for the reconfiguration of the foyer and upgrade to the façade</li> <li>– Supply and installation of new shade structures.</li> <li>– Preparation of detailed design and costing for a new BBQ and picnic area.</li> <li>– Preparation of detailed design and costing for the change room upgrade.</li> </ul> <p>Funds for the above works were approved as part of the Annual Business Plan and Budget at the 27 June 2017 Council meeting.</p>

Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
Approval to proceed to next stage	<b>COMPLETE</b>	<b>COMPLETE</b>	<b>COMPLETE</b>	Works funded for 2017-18
<b>COMMITMENT STAGE</b>				
Land	<b>GREEN</b>	<b>GREEN</b>	<b>GREEN</b>	Land owned by City of Marion.
Finalise design and cost	<b>GREEN</b>	<b>GREEN</b>	<b>GREEN</b>	Currently seeking tenders for building works design and costings. Attained 1 x design and cost for Waterpark and Splash Pad with 1 to follow (only 2 providers). Developing tender documentation for BBQ, picnic/family areas and landscaping. All designs to be completed by December 2017
Approval to proceed to call construction tenders	<b>GREEN</b>	<b>GREEN</b>	<b>GREEN</b>	Approval to install second water slide and shade structures was provided at 9 May 2017 meeting.  Upon receipt of all designs and costs information will be brought back to Council.
<b>CONSTRUCTION STAGE</b>				
Waterslide & shade structure installation	<b>GREEN</b>	<b>GREEN</b>	<b>GREEN</b>	Second slide currently being installed and will be completed prior to the 2017/18 swimming season.  Old shade structures have been removed, 21 new shade umbrellas currently being installed.  2x shade structures over toddler and learners pools that were taken down due to wind damage have been removed and preparation has commenced to ensure install prior to season opening.  Other construction to be determined through design and cost process then subsequent Council review and approval.
<b>COMMISSIONING STAGE</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	Subject to Council approvals to proceed.
<b>CLOSE</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	Subject to Council approval to proceed.

Scope – Marion Outdoor Pool Stage 1 works	May 2017	June 2017	July 2017	Aug 2017	Sep. 2017	Oct. 2017	Nov. 2017	Dec. 2017	Jan 2018	Feb 2018	May 2018	June 2018
<b>New Slide &amp; Shade Structures</b>												
Procurement Construction tender stage												
Detailed Design/Documentation												
Development & Building Approval												
Construction (Slide & shade Structure)												
Commissioning												
<b>Design – future works</b>												
Budget Adopted												
Scope works, tender and procurement of contractor												
Detailed design and cost phase												
Council considers design and costs												
<b>Hold Point</b>												
Budget approved												

### Key Risks:

#	Type (Issue, Risk, Change)	Description	Response / Mitigation
1	Risk	Future works are not fully integrated into stage 1 works	Require design work to consider future works
2	Risk	Water slide is not installed in time for 2017-18 season due to weather or delays in delivery	Contingency plan developed for delayed installation
3	Risk	Cost exceed budget	Detailed brief developed and proactive contract management



I&S Committee														
Home														
Project Objective	Status	Source	Original		Revised		Status should be	Project start	Project end date	Progress in the quarter (by month)	Next steps	Risk status		
			Start date	End date	Start date	End date						Mitigation of risks & issues		
L9.1-PropertyAsset Optimisation	Complete	Business Plan	01-Jan-16	30-Jun-17	01-Jan-16	30-Jun-19	Complete	on track	delayed	Project completed	Details within project L9.2, 13.1-Land Revocation	Medium	0	
L9.2, 13.1-Land Revocation	Commenced	13 Special Projects & Business Plan	01-Jul-17	30-Jun-18	01-Jul-17	30-Jun-18	Commenced	on track	on track	July Luke Crt & Louise Ave - The community land classification has been revoked. Ranger Street - Council has authorised the submission of the request for approval to revoke the community land classification to the Minister for Planning Oliphant Ave - Further investigations have been undertaken and preparing to commence community consultation. McConnell Ave - Community consultation concluded on 20 July 2017. A report is being prepared for the 26 September 2017 General Council Meeting Travers St - The DA for the removal of the regulated tree has been declined. Further options are being explored. Investigations - continuing on vacant properties by suburb	August Luke Crt & Louise Ave - The Registrar General will be notified of the revocation of the community land classification. Valuations will be procured and a land agent will be appointed to market and sell the properties Ranger St - waiting for a determination from the Minister for Planning, fence to be replaced Oliphant Ave - Community consultation will be undertaken McConnell Ave - A report is being prepared for the 26 September General Council Meeting Traver St - Further options are being explored Continuing to work through each suburb to identify potential land for disposal	Medium		Community are not supportive of potentail disposal and/orthe Minister does not support revocation of community land status. To be mitigated through proactive community consultation and analysis against Council's open space policy.
P1-Tonsley Redevelopment	Commenced	Business Plan	01-Sep-12	30-Jun-19	01-Sep-12	30-Jun-19	Commenced	on track	on track	July 17 - ‘Tonsley Pod’ Space is being activated one day per week via a vibrant and diverse program of activities which support the spirit of the site – as a beacon for innovation, STEAM, digital economy, small business and sustainability. The ‘pod’ space is a safe and soft entry point for small business to experience Tonsley and gain the benefits that can be achieved from being at the site. Access to the pod begins on 24 August 2017	Ongoing involvement with Renewal SA regarding Development and Precinct opportunities.	Medium		Further analysis needed on the revenue and cost assumptions prior to reaching final agreement on transfer arrangements for the public infrastructure.
VN10-Glade Crescent Wetlands	Commenced	Business Plan	01-Jul-16	30-Jun-17	01-Jul-16	30-Dec-17	Complete	on track	delayed	Civil Works now complete. Work continues on planting, weed control and revegetation	Revegetation works, 10,000 plants in ground, site now operational so ingoing GPT cleaning etc	Medium		Rock (costs), weather (delays), contractor capacity, construction activities, complaints, confined space
VN13.1, 13.7-Glenthorne Farm	Complete	13 Special Projects & Business Plan	01-Jul-16	30-Jun-19	01-Jul-16	30-Jun-19	Commenced	on track	on track	0	0	Medium	0	



		I&S Committee				Reporting at end		Jul-17												Risk status	
		Home																			
Project Objective		Status	Source	Original Start date	Revised Start date	Original End date	Revised End date	Status should be	Project start	Project end date	Progress in the quarter (by month)		Next steps		Mitigation of risks & issues						
VN13.2 Maximise Glenthorne		Commenced	Business Plan	01-Jul-17	01-Nov-16	30-Jun-19	30-Jun-19	Commenced	ahead	on track	JULY Met with Friends of Glenthorne to identify opportunities and priorities particularly around site access and volunteer support		Continue to communicate Council's priorities for Glenthorne with key partners and political stakeholders		Medium	That a high profile for Glenthorne and the push for community access and environmental benefits is not maintained resulting in a lack of political pressure to resolve Glenthorne.					
VN1-Energy Efficiency Program		Commenced	Business Plan	01-Jul-16	01-Jul-16	30-Jun-18	30-Jun-18	Commenced	on track	on track	July Admin and MCC retrofitted with new LED fittings and tubes ecton unit at MCC underway; lighting has been ordered for upgrades at initial 3 sites		August - Park Holme Building Management System to be installed, MCC Library power correction unit to be installed - this will complete the program		Low	Lack of suitably qualified contractors/suppliers - procurement prcess Lack of engagement by tennants at leased facilities - working on club engagement strategy					
VN2.1-Sustainable Lighting		Complete	Business Plan	01-Jul-16	01-Jul-16	30-Jun-17	30-Jun-17	Complete	on track	on track	2016/17 Business Plan milestone completed.		0		Medium	0					
VN2.2-Deliver Lighting		Commenced	Business Plan	01-Jul-17	01-Jul-17	30-Jun-19	30-Jun-20	Commenced	on track	delayed	Legal advice obtained, continue to meet with SAPN to discuss tariff agreement and porject plan, meetings are collaborative. Continue to meet and liaise with other Councils. Lodged smart lighting grant bid, waiting for notification of successful bid or otherwsie.		Continue to meet with SAPN to discuss project plan and tarrif. Finalise supply and install costs. Report to 1/8/17 Infrastrucutrue and Strategy Committe on LED lighting grant bid.		Medium	LGA Business Case - monitor updates from the LGA Kelvins - concerns that bright white light may have adverse impact on residents, working with Gerard Lighting to try and reduce light colour					
VN5-Expand Oaklands Water		Commenced	Business Plan	01-Jul-16	01-Jul-16	30-Jun-17	30-Jun-19	Complete	on track	delayed	Electrical and plumbing works commenced on site, all parts and equipment delivered, OTR approval issued, construction 50% complete		Complete works		Medium	Contractor capacity, weather, avialability of parts,					

**CITY OF MARION  
INFRASTRUCTURE AND STRATEGY COMMITTEE MEETING  
5 September 2017**

**Originating Officer:** Tony Lines, General Manager City Services

**Subject:** Quarterly Capital Construction Update

**Report Reference:** ISC050917R8.2

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**OBJECTIVE**

This report provides an overview of City of Marion's quarterly capital construction progress.

**RECOMMENDATIONS**

**DUE DATES**

**That the Infrastructure and Strategy Committee:**

**1. Notes this report.**

**5 September 2017**

**BACKGROUND**

The Infrastructure and Strategy Committee at its meeting on 2 May 2017 requested that quarterly updates on capital construction be provided to the Committee including more detailed comments relating to planned versus actual works (including recovery plans with incremental data points to track progress).

It is important that Council delivers on the commitments identified in the capital works programs to ensure assets are renewed and upgraded for the benefit of the community. The capital works program includes asset classes relating to the following categories:

- Roads
- Kerbing
- Footpath
- Transport
- Bridges
- Drainage
- Wetlands
- Street trees
- Streetscapes
- Irrigation
- Open Space Development
- Public Toilets
- Sport Facilities
- Buildings

The capital works progress is reported monthly and includes a review meeting involving members of Senior Leadership Team (SLT) and Executive Leadership Team (ELT). In addition, a monthly progress report is provided to the Project Control Group (PCG) and a General Council meeting.

The progress of capital works to the end of 2016/17 is provided in **Appendix 1** and identifies the planned versus actual works completed.

Whilst there have been some recent improvements, it is acknowledged that additional work is required to provide more detailed comments in the capital works progress report.

### **Recovery Planning**

Programs and specific projects are regularly reviewed to monitor and track progress. An example of the tracking progress was the delivery of the roads program.

Concerns were raised regarding the delivery of our road resealing program. Our data indicated that the contractor had completed 62% of the programmed works at the end of the third quarter, however the planned program identified 80% of works should have been completed by the end of March. Meetings were held with the contractor to ensure appropriate resources were allocated to complete the program. As a result of the program being off track, another contractor was engaged to support delivery. This program was closely monitored until the end of the financial year with weekly reports to ELT.

Careful consideration is required to ensure resources are appropriately allocated to guarantee project delivery. Generally our capital works Project Managers are coordinating multiple projects and a variety of business needs including business as usual activities. At times, projects do go off track and decisions need to be made to ensure a project is delivered with a quality outcome, in a timely manner and within budget. This may mean projects are deferred or works in progress are carried over into the next financial year.

It is well known that appropriately planned projects have a higher chance at delivering a successful result. Every effort is made to ensure projects are well planned and sound project management principles are followed. In most instances, concepts and designs are undertaken in one year followed by construction in the second year.

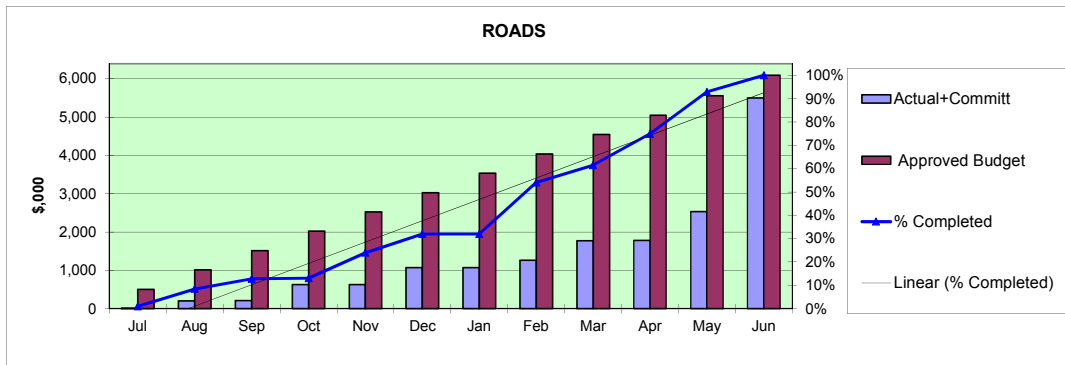
### **Carry overs**

The carry over amount from 2016/17 is in the process of being determined, as part of the year end Statutory Accounts process: it is anticipated that the value of the carry over has reduced from 2015/16. The verified carry over amount will be included in the 1<sup>st</sup> Budget Review report scheduled to be presented to the General Council meeting on 24 October 2017. Administration will continue to focus on reducing the carry over amount for this financial year.

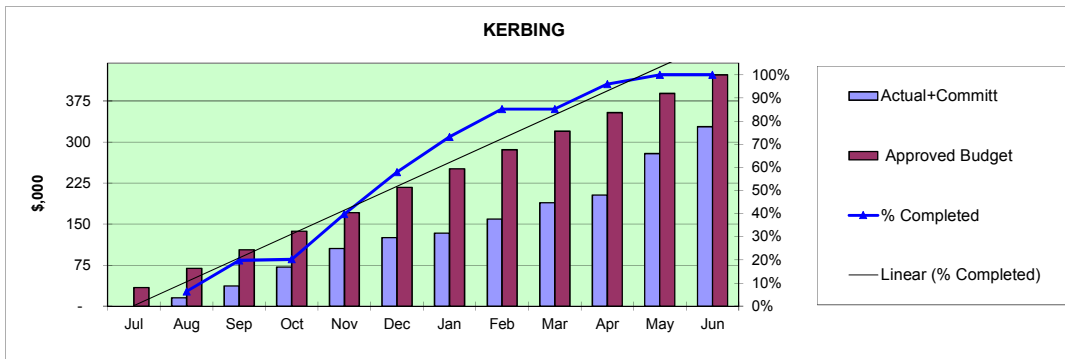
### **CONCLUSION**

Capital works progress report will be provided to the Infrastructure and Strategy Committee on a quarterly basis including improved commentary along with any strategies to deliver projects should they be off track.

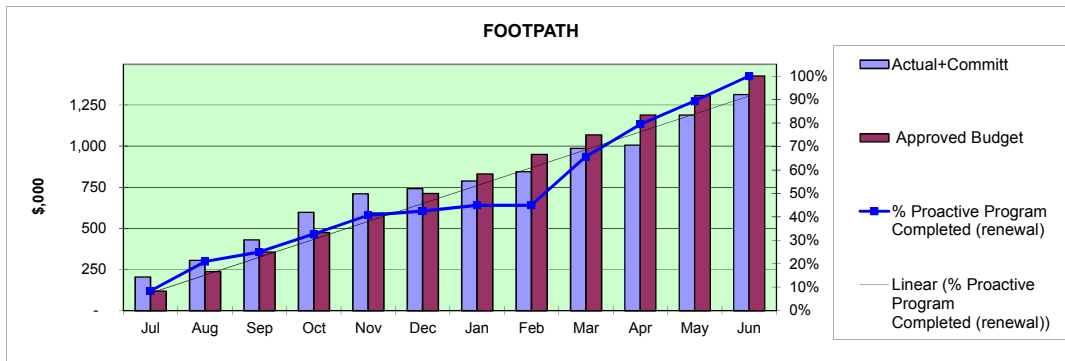
### **Appendix 1 – Capital Works Progress Chart 16/17**



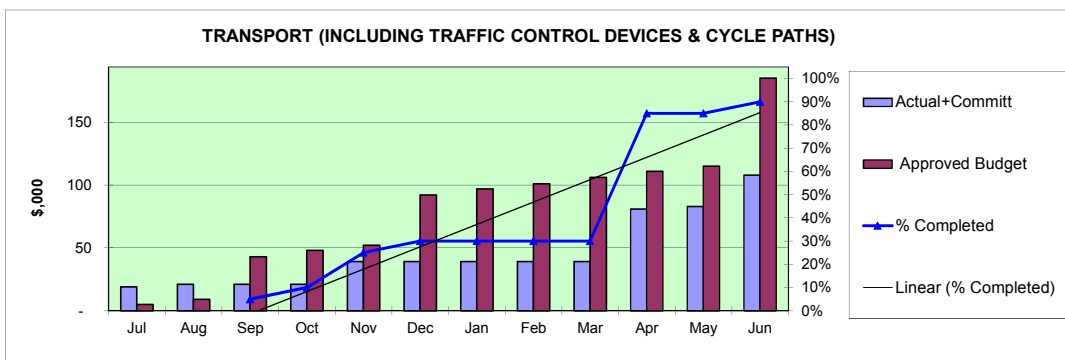
Programmed works are now complete.



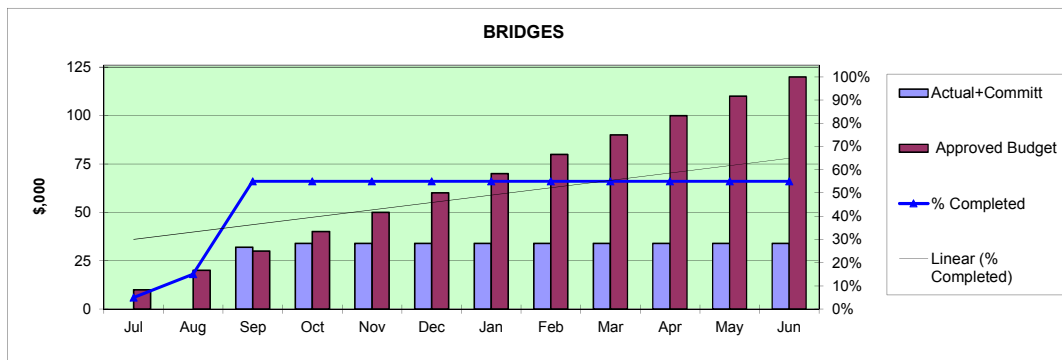
Program completed, 100% of works carried out.  
- Works have been completed ahead of time and under budget.



Program completed, 100% of works carried out.

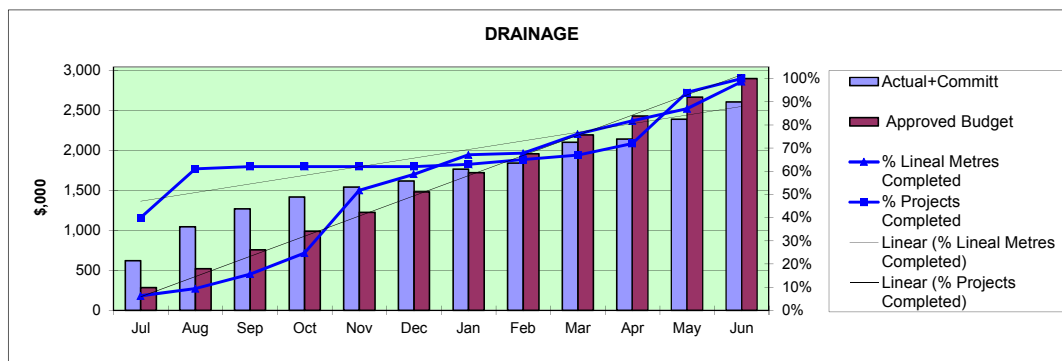


Programmed works are now 90% complete and expected to be fully complete by the end of year.  
- Sturt Linear Path (Oaklands - Carlisle and Sturt - Marion) contract has been awarded, and works commenced - anticipate completion by July 2017 and within budget.



Programmed works are now 55% complete, no more works expected for the year due to Barramundi Drive works as per "below".

- Warriparinga Footbridge completed.
- Barramundi Drive investigations commenced, to be retimed to 2017/18 to coincide with related works for stormwater and drainage for a more efficient program.

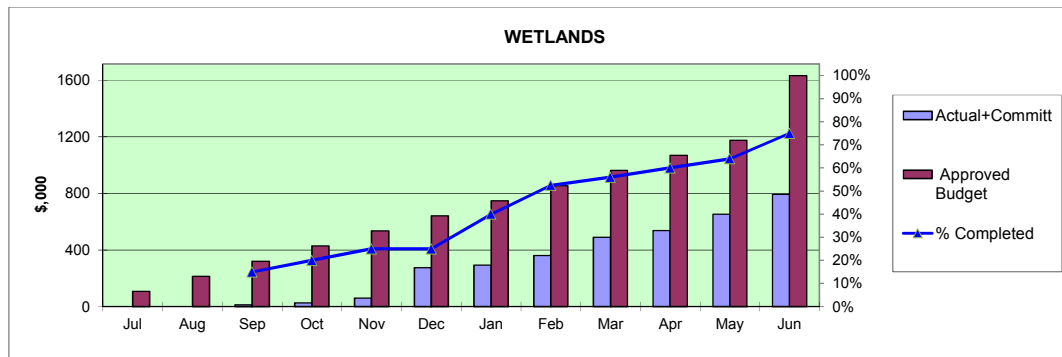


Linear metre program: 99% of works carried out and on track to be completed by the end of the year.

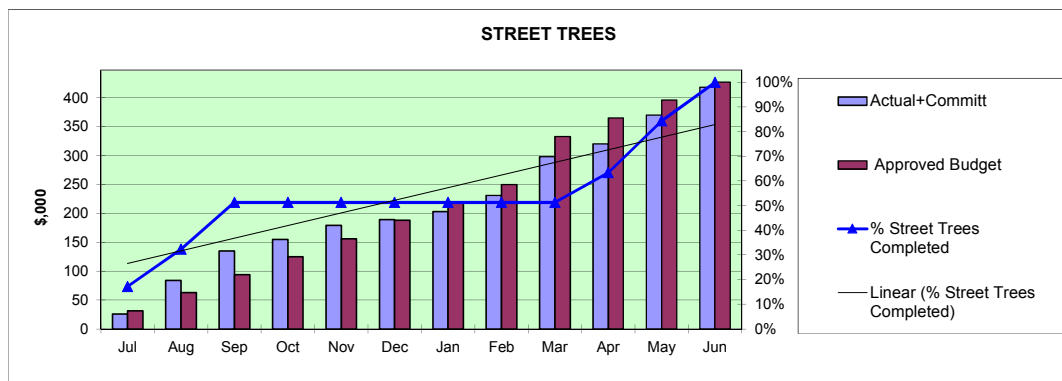
- All projects except for Melanto completed. This was 98% complete.

Drainage projects: 100% of works carried out, and on track for completion by end of the year.

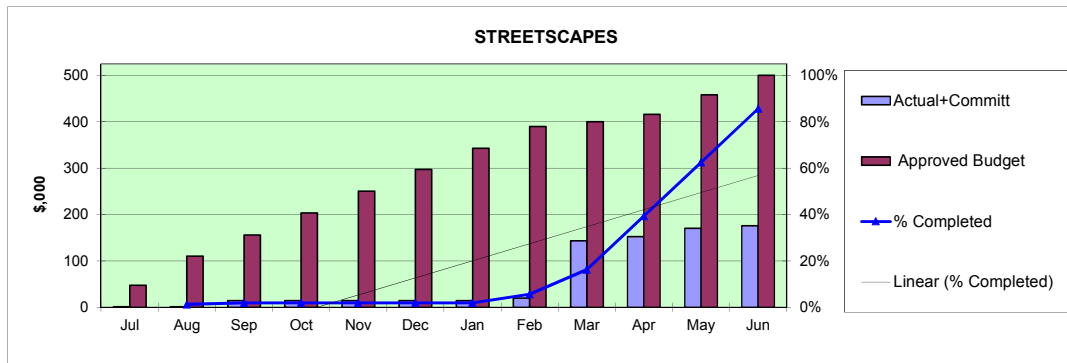
- All scheduled works completed.



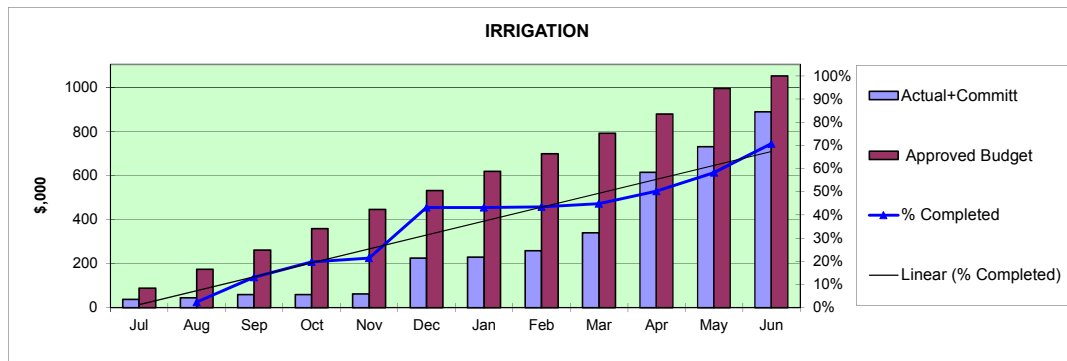
Inclement weather has increased the scope of the current year program. Glade Crescent works are in progress but may be delayed due to possible bad weather. Programmed works for 2016/17 for Cell 1 are complete, with stage 3 due for anticipated completion in August 2017.



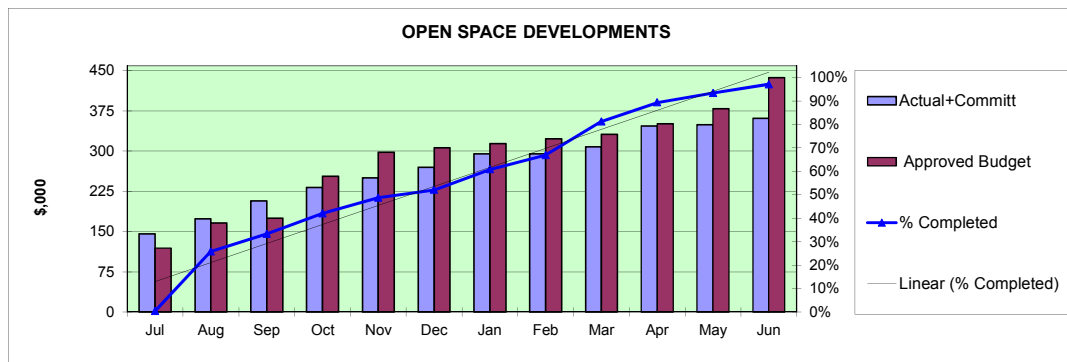
Programmed works are now 100% complete.



Program commenced - roundabout program completed, Charles Street demonstration project commenced in April and was 85% complete. Ramrod Avenue was delayed due to DPTI works, and preferred contractor could not meet deadlines - project is to be re-tendered. Alawoona Avenue has been deferred pending outcomes of new DPA.



Programmed works are now 71% complete, with a 14 sites in progress.



Programmed works are now 97% complete - majority expected to be completed.

#### Completed

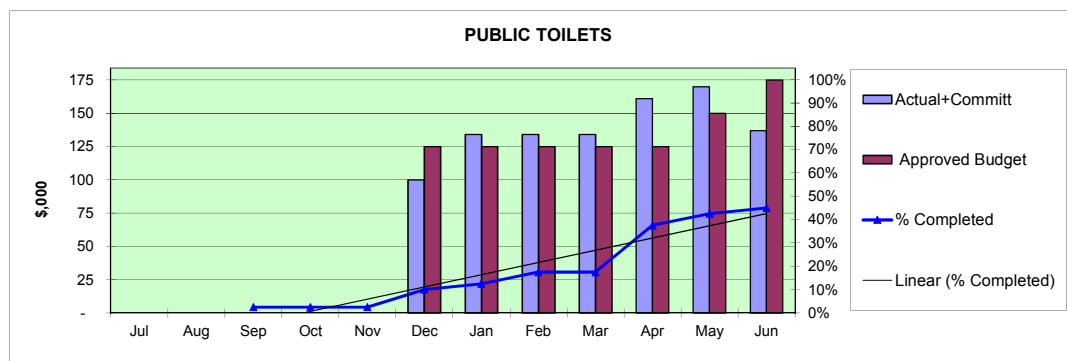
- Reserve Street Reserve Dog Park
- Reserve Signage (15)
- Removal of Luke Court and Oliphant Ave, Chestnut Grove and Marion Community House Playgrounds
- Hazelmere Reserve Shade sails
- Hallett Cove Foreshore Stage 5 detailed design
- Inclusive Playground Concept detailed design
- Edwardstown Oval Southern Landscaping
- Youth Plaza Oaklands Wetlands CCTV
- Stage 2 Oaklands Recreation Plaza Concept

#### Completed

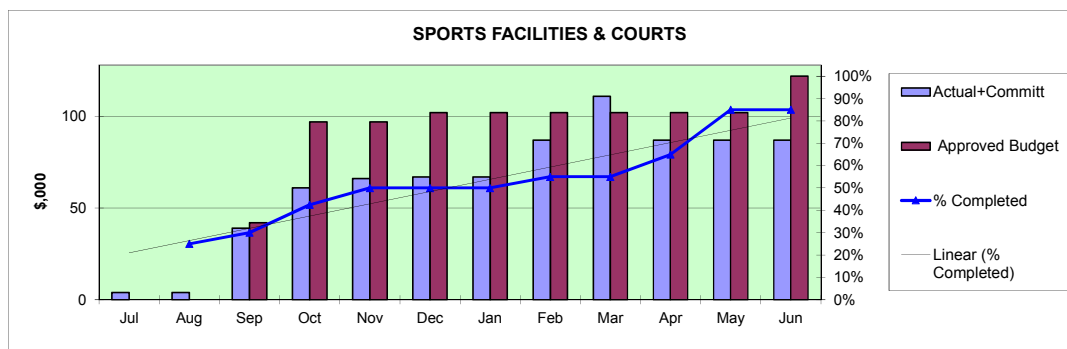
- Gully Road, Clare Avenue, Sixth Avenue and YMCA Breakout Creek playground concept developments

#### In progress

- Appleby Reserve design in progress with Renewal SA
- Oaklands Estate Reserve in progress
- Glade Crescent and York Street Clovelly Hall Playground
- Resolute playground removal



Reserve Street Reserve Toilet has been delivered on site and awaiting connection to sewerage - currently working through with SA Water. Hendrie Street and Oaklands Reserve relocation is linked to timing of Inclusive Playground and will not occur in 2016/17.

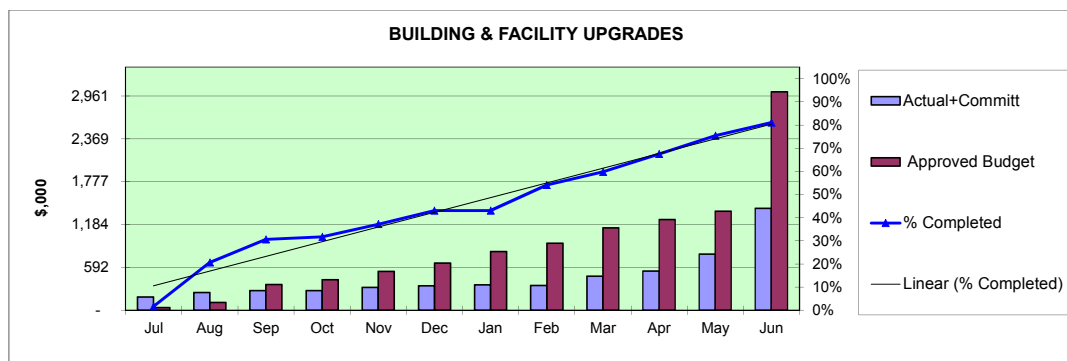


Programmed works are now 85% complete.

- Edwardstown Sporting Club and Clovelly light works completed.

- Works commenced for Woodforde Family Reserve, Stanley Street, Hazelmere Reserve, Nannigai Reserve, Yanyarri and Roy Lander Reserve.

Stanley St resurfacing and line marking at Clovelly Park Netball will be retimed to 2017/18 due to bad weather.



Programmed works are now 75% complete. Majority of program expected to be complete and savings may result. A Significant spend will occur in Jan-Jun with the progression of Glandore Laneways works and the installation of the Solar Panels.

#### Completed

- Coastal Walkway Asset renewal
- Admin/ Coovinda Signs
- Swim Centre Refurbish storeroom
- Edwardstown Senior Citizens asbestos removal
- Outdoor Swim Centre Sign
- Marion Community House asbestos removal
- Marion Cultural Centre Upgrade plaza amenity
- Administration CR1&2 doors and painting
- Marion City Band asbestos removal and new air conditioners
- Rotary Book Kitchen
- Solar Panels for Administration Building and City Services Depot,
- Marion Outdoor Swimming Centre, Park Holme Library and
- Trott Park Neighbourhood centre
- Sign for Park Holme Library

#### Completed

- Trott Park Neighbourhood Centre Windows & Doors
- Trott Park Neighbourhood Centre Accessible toilet
- Coastal Walkway Handrail upgrade
- LED lighting for Admin and Park Holme Library

#### In progress

- LED for Marion Cultural Centre.

#### Anticipated Carryovers

- Signs for Marion Cultural Centre and Cove Civic Centre
- Solar Panels for Cove Civic Centre, Glandore Community Centre, Coovinda & LKCC
- The 26 week Glandore Laneways residential Civil works program is well progressed and expected to be completed in 1st Qtr. 2017/18
- Administration customer service upgrade

## CITY DEVELOPMENT CAPITAL WORKS REPORT 2016 - 2017

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PERIOD		June-2017								
Date Printed		28/08/2017 14:23								
Responsible Manager	Asset Class	Monthly Carry Over Completed	Achievements this Month		No. of Seg. / Proj.		REVISED Annual Target	ORIGINAL Annual Target	Equivalent Completed	
Mark Griffin	Road Seal		18590	m2			263,128 m2	177,547 m2	263128.0	100%
Colin Natt	Kerb & Water Table		0	lm.			929 lm.	929 lm.	929.0	100%
Mark Griffin	Footpath Construction		0	m2			1,470 m2	1,470 m2	1470.0	100%
Mark Griffin	Proactive Footpath Construction		372	no.			3,500 lm.	3,500 lm.	3500.0	100%
Mark Griffin	Transport		0	no.			2 no.	5 no.	1.8	90%
Mark Griffin	Bridges		0	no.			2 no.	2 no.	1.1	55%
Colin Natt	Drainage length		167	lm.			1,433 lm.	1,611 lm.	1413.8	99%
Colin Natt	Drainage Projects		0	no.			5 no.	5 no.	5.0	100%
Glynn Ricketts	Wetlands		0	no.			2 no.	1 no.	1.5	75%
Brett Jaggard	Street Trees		218	no.			1,400 no.	1,400 no.	1400.0	100%
Brett Jaggard	Streetscape (landscaping)		2	no.			8 no.	0 no.	6.9	86%
Glynn Ricketts	Irrigation		5	m2			42 no.	27 no.	29.7	71%
Alicia Clutterham	Open Space Developments		0	no.			12 no.	9 no.	11.7	97%
Alicia Clutterham	Public Toilets		0	no.			2 no.	0 no.	0.9	45%
Alicia Clutterham	Playgrounds		1	no.			10 no.	12 no.	9.6	96%
Carol Hampton	Sports Facilities / Courts		0	no.			2 no.	0 no.	1.7	85%
Carol Hampton	Building Upgrades		3	no.			30 no.	22 no.	24.3	81%
Carol Hampton	CFPP		0	no.			3 no.	1 no.	2.95	98%
Carol Hampton	Bores		0	no.			0 no.	0 no.	0.0	0%

1,433.00

28.00

LEGEND	
Completed	
Work being scheduled	
In Progress	
Not Commenced	
Will Not Be Completed	
Decision pending	
Removed from Program	
Rollover project from 2015/16 FY	
Added after Original Target	

Graph	Project Name	Progress	% Complete	Comments	Asset Class	Carry	Added d
Road Seal	Program as per Annual Business Plan	Completed	100%	Weekly updates being provided to ELT, (roads not completed Bundarra, Warilda, Konando, Shaftsbury)	Road Seal		
Kerb & Water Table	Program as per Annual Business Plan	Completed	100%	Completed program, looking at some additional proactive works	Kerb & Water Table		
Footpaths	Construction	Completed	100%	Completed Young and Edward Beck. Newland, The Cove Road and Esplanade being planned and coordinated	Footpath Construction		
	Proactive	Completed	106%	Commenced, will be using additional contractor	Proactive Footpath Construction		
Transport	Sturt Linear Path (Oaklands - Carlisle)	Will Not Be Completed	95%	Contract awarded. Works commenced, anticipate completion by July 2017	Transport		
	Sturt Linear Path (Sturt - Marion)	Will Not Be Completed	85%	Contract awarded. Works commenced, anticipate completion by July 2017	Transport		
Bridges	Warriparringa Footbridge	Completed	100%		Bridges		
	Barramundi Drive		10%	Commenced investigations, issues with water main and stormwater defects*project to be retime. Design Commenced, Construction proposed 17/18	Bridges		
Drainage	Farne Terrace (80)	Completed	100%	Contractor went into liquidation, new contractor appointed, recommence mid Sept, pipes complete	Drainage length	Y	
	Pindee Street (134)	Completed	100%	Tender awarded, commence 16 Nov CH134	Drainage length	Y	
	First Street	Completed	100%	Contractor went into liquidation, Defects to be repaired, works awarded to Camco, scheduled to be completed by 30/6	Drainage Projects	Y	
	Maxwell Terrace	Completed	100%		Drainage Projects	Y	
	Towers Terrace	Completed	100%		Drainage Projects	Y	
	Keen Avenue (135)	Completed	100%		Drainage length	Y	
	Hammersmith	Completed	100%		Drainage Projects	Y	
	Melanto (958)	Will Not Be Completed	98%	Pits and Pipes completed	Drainage length		
	Hallett Cove Foreshore Stage 3 (126)	Completed	100%	Works complete, design defects.....	Drainage length		
	Coolah Terrace	Completed	100%	Tender exemption not approved, specs being developed, tender awarded, works to be completed by 30/6/17	Drainage Projects		
Wetlands	Glade Crescent- Stage 3 wetland and embankment	Will Not Be Completed	50%	Tender let, works on site started mid April - anticipate completion in August	Wetlands		#####
	Glade Crescent- Cell 1	Completed	100%	Civil contract nearly complete (due end of April) Landscaping and revegetation commenced	Wetlands	Y	
Street trees (project planting)	Project Planting	Completed	100%	Completed	Street Trees		
Streetscape (landscaping)	Southbank / Worthing	Completed	100%	Completed	Streetscape (landscaping)		
	Southbank / Enginehouse	Completed	100%	Completed	Streetscape (landscaping)		
	Shamrock / Grand Central	Completed	100%	Completed	Streetscape (landscaping)		
	Landers / Adams	Completed	100%	Completed	Streetscape (landscaping)		
	Landers / Patpa	Completed	100%	Completed	Streetscape (landscaping)		
	Charles Street Streetscape	Will Not Be Completed	85%	WIP	Streetscape (landscaping)		
	Alawoona Avenue Streetscape Design	Will Not Be Completed	80%	Consultant engaged, detailed survey in progress. Scope being reviewed, Council report 25/7	Streetscape (landscaping)		
	Ramrod Avenue Streetscape	Will Not Be Completed	20%	Prefer tender di not demonstate commitment to project. To be re-tendered, project to be carried over.	Streetscape (landscaping)		
Irrigation	Non-Functional						
	Hessing Reserve ( Trott Park CC )	Will Not Be Completed	35%	Functional assessment, design, construction and commissioning (on hold, subject to budget)	Irrigation		
	Kendall Reserve ( McKellar Res)	Will Not Be Completed	35%	Functional assessment, design, construction and commissioning (on hold, subject to budget)	Irrigation		
	Marion Swim Centre Outside fence Nth & St	Completed	100%	Completed	Irrigation		
	Olivier Terrace Reserve	Will Not Be Completed	35%	Functional assessment, design, construction and commissioning (on hold, subject to budget)	Irrigation		
	Sixth Ave Reserve	Will Not Be Completed	35%	Functional assessment, design, construction and commissioning (on hold, new playground being planned)	Irrigation		
	Christopher Grove Reserve	Will Not Be Completed	60%	Tender let, works on site started (now on hold due to power issues)	Irrigation		
	Harkin Avenue (MPNC) Penrith Reserve	Will Not Be Completed	75%	Tender let, works on site started	Irrigation		
	Oakvale Way	Will Not Be Completed	75%	Tender let, works on site started	Irrigation		
	Slade Cres Linear Park Res.	Will Not Be Completed	20%	On hold due to further analysis	Irrigation		
	Stanley St Reserve	Will Not Be Completed	35%	Functional assessment, design, construction and commissioning (on hold)	Irrigation		
	Tilley Crt Reserve	Will Not Be Completed	35%	Functional assessment, design, construction and commissioning (on hold)	Irrigation		
	Yanyarrie Street Reserve	Will Not Be Completed	75%	Tender let, works on site started	Irrigation		
	Cormorant Drive	Completed	100%	Completed	Irrigation		
	Parson Gr Reserve	Completed	100%	Completed	Irrigation		



	Breakout Creek	Will Not Be Completed	35%	Functional assessment, design now completed	Irrigation		
	Gully Road north	Will Not Be Completed	35%	Functional assessment, design now completed	Irrigation		
	Hugh Johnson Reserve	Completed	100%	complete	Irrigation		
	Oaklands Distribution System	Will Not Be Completed		Functional assessment, design, construction and commissioning			
	Kenton Reserve	Will Not Be Completed	75%	Tender let, works on site started	Irrigation		
	Allawoona North and South	Will Not Be Completed	30%	On hold pending further discussions with Renewal SA	Irrigation		
	Willouby	Will Not Be Completed	20%	Functional assessment, design, construction and commissioning (on hold, subject to budget)	Irrigation		
	Hamilton House	Completed	100%	Completed	Irrigation		
	Quick Road	Will Not Be Completed	75%	Tender let, works on site started	Irrigation		
	Alison Avenue	Will Not Be Completed	75%	Tender let, works on site started	Irrigation		
	Kendell	Will Not Be Completed	30%	Functional assessment and design (on hold)	Irrigation		
	Marion Com Centre ( Hamilton House)	Will Not Be Completed	75%	Tender let, works on site started	Irrigation		
	Denham Av Reserve	Completed	100%	Completed	Irrigation		
	Oliphant Avenue Reserve	Will Not Be Completed	60%	Tender let, works on site started	Irrigation		
	Appleby Avenue Reserve	Will Not Be Completed	40%	On hold, subject to discussion with Renewal SA	Irrigation		
	Everest Av Reserve	Will Not Be Completed	75%	Tender let, works about to start	Irrigation		
	Tartenindi Reserve	Completed	100%	completed	Irrigation		
	Trowbridge	Completed	100%	Completed	Irrigation		
	Rosedale Reserve	Will Not Be Completed	60%	Tender let, works on site started	Irrigation		
	Maldon Av Reserve	Completed	100%	Tender let, works on site started	Irrigation		
	Oakley Reserve	Completed	100%	Tender let, works on site started	Irrigation		
	Hazelmere	Will Not Be Completed	75%	Tender let, works on site started (oaklands connection only)	Irrigation		
	Renewal						
	Marion Sports (possibly 1st?)	Completed	100%	Design for both ovals complete, estimate \$460k. Completed the re-use of pumps from Cove sports and fitted new valves and solenoids.	Irrigation		
	Hallett Cove	Completed	100%	Completed	Irrigation		
	Kellett Oval	Completed	100%	Completed	Irrigation		
	Nimboya	Completed	100%	Completed	Irrigation		#####
	Alpine	Completed	100%	Completed	Irrigation		#####
	Glandore	Completed	100%	Completed	Irrigation		
	Irrigation efficiency audits (5 sites)	Completed	100%	Completed	Irrigation		
Open Space Developments							
	Hallett Cove Foreshore Stage 5 Detail Design	Completed	100%	Complete	Open Space Developments		
	Oaklands Estate Reserve Concept	Will Not Be Completed	85%	Community consultation complete 1-22 May. Council report being prepared for 25 July for endorsement of final design.	Open Space Developments		
	Inclusive Playground Concept	Completed	100%	Council endorsed design at 23 May Council meeting	Open Space Developments	Y	
	Jervois Street Reserve Maintenance Period	Completed	100%	Complete	Open Space Developments		
	Trott Park Dog Park Construction	Completed	100%	Complete	Open Space Developments	Y	
	Edwardstown Oval Southern Landscaping	Completed	100%	Landscaping works now complete	Open Space Developments	Y	
	Stage 2 Oaklands Recreation Plaza Concept	Completed	100%	Council report being prepared for 27 June for endorsement of final design following community consultation 1 - 22 May.	Open Space Developments		
	York St Clovelly Hall Playground Shade Sails	Will Not Be Completed	85%	Posts are in the ground. Shade sails being manufactured.	Open Space Developments		#####
	Glade Crescent Shade Sails	Will Not Be Completed	95%	Posts are in the ground. Shade sails ready for installation following school holidays	Open Space Developments		#####
	Reserve Signage (15)	Completed	100%	Complete	Open Space Developments		
	Youth Plaza Oaklands Wetlands CCTV	Completed	100%	Complete	Open Space Developments		
	Hazelmere Reserve Shade sails	Completed	100%	Complete	Open Space Developments		
Public Toilets							
	Hendrie/Oaklands - Relocation	Will Not Be Completed	0%	Carry over has been requested. Linked to timing of Inclusive playground report and timing of project.	Public Toilets		
	Reserve St Reserve - New	Will Not Be Completed	90%	Exeloo in place on site. Issues with sewer connection being worked through with SA Water	Public Toilets		
Playgrounds							
	Gully Road Concept and Detail Design	Completed	100%	Complete	Playgrounds		
	Clare Avenue Concept and Detail Design	Completed	100%	Complete	Playgrounds		
	Sixth Avenue Concept and Detail Design	Completed	100%	Complete	Playgrounds		
	YMCA Breakout Creek Concept and Detail Design	Completed	100%	Complete	Playgrounds		
	Appleby Avenue Concept and Detail Design	Will Not Be Completed	65%	Working with Renewal SA. Consultation on concept design currently underway closing 17 July. Detail design to follow concept.	Playgrounds	Y	
	Luke Court Playground Removal	Completed	100%	Complete	Playgrounds		
	Oliphant Avenue Playground Removal	Completed	100%	Complete	Playgrounds		
	Resolute Avenue Playground Removal	Will Not Be Completed	95%	Playground has been removed. Landscaping and picnic bench installation to be finalised in July	Playgrounds		
	Chestnut Grove Playground Removal	Completed	100%	Complete	Playgrounds		
	Marion Community House Removal	Completed	100%	Complete	Playgrounds		
Sports Facilities / Courts							
	Tennis & Netball facilities	In Progress	70%	Report provided to Council on 28 February (GM 280217R06) including a works program. Clovelly Park - netball poles installed, linemarking to be completed in September due	Sports Facilities / Courts		
	Edwardstown Sporting Masterplan Lights	Completed	100%		Sports Facilities / Courts	Y	
Building Upgrades							
	Trott Park Neighbour. Centre Windows & Doors	Completed	100%		Building Upgrades		
	Trott Park Neighbour. Centre Accessible toilet	Completed	100%		Building Upgrades		
	Edwardstown Senior Citizens Asbestos removal	Completed	100%		Building Upgrades		
	Swim Centre Refurbish storeroom	Completed	100%		Building Upgrades		
	Rotary Book Club Kitchen Replacement	Completed	100%	COMPLETED	Building Upgrades		
	Marion Community House Asbestos removal	Completed	100%		Building Upgrades		
	Marion Cultural Centre Upgrade plaza amenity	Completed	100%		Building Upgrades		
	Coastal Walkway Handrail upgrades	Completed	100%		Building Upgrades		
	Marion City Band Asbestos removal and aircon	Completed	100%		Building Upgrades		
	Coastal Walkway Handrail upgrade	Completed	100%		Building Upgrades	Y	
	Coastal Walkway Asset renewal	Completed	100%		Building Upgrades	Y	
	Administration Customer service upgrade	In Progress	5%	On Hold	Building Upgrades	Y	
	Administration CR1&2 doors and painting	Completed	100%		Building Upgrades	Y	
	Admin/ Cooinda Signs	Completed	100%		Building Upgrades	Y	
	Outdoor Swim Centre Sign	Completed	100%		Building Upgrades	Y	
	Glandore Laneways Site Works	In Progress	40%	Last two properties have had garages erected,minor landscapign works required at one site will be completed early July. Frederick Lane well progressed. Civil works have	Building Upgrades	Y	
	Energy Efficiency Project						
	Administration Building Solar Panels	Completed	100%		Building Upgrades		
	City Services Depot Solar Panels	Completed	100%		Building Upgrades		
	Cooinda Solar Panels	In Progress	20%	purchase order sent works to commence in July	Building Upgrades		
	Cove Civic Centre Solar Panels	In Progress	40%	works deferred due to roof work required	Building Upgrades		
	Glandore Community Centre Solar Panels	In Progress	40%	received approval from Heritage works to commence in July	Building Upgrades		
	LKCC Solar Panels	In Progress	20%	purchase order sent works to commence in July	Building Upgrades		

	Marion Cultural Centre Solar Panels	Completed	100%	Page 70	Building Upgrades		
	Marion Outdoor Swimming Centre Solar Panels	Completed	100%		Building Upgrades		
	Park Holme Library Solar Panels	Completed	100%		Building Upgrades		
	Trott Park Neighbourhood Centre Solar Panels	Completed	100%		Building Upgrades		
	LED lighting at MCC, Admin & Park Holme Libr	In Progress	90%		Building Upgrades		
	Signs						
	MCC Signs	In Progress	45%		Building Upgrades		
	Parkholme Library Signs	Completed	100%		Building Upgrades		
	Cove Civic centre Signs	In Progress	30%		Building Upgrades		
CFPP	Clovelly Pk Tennis lights	Completed	100%	Light towers complete	CFPP		
	Cove Sports & Community Club Balcony	In Progress	95%	work nearly completed well progressed waiting on building application submission to verify	CFPP	Y	
	Capella Lights	Completed	100%		CFPP		

**CITY OF MARION  
INFRASTRUCTURE AND STRATEGY COMMITTEE MEETING  
5 September 2017**

**Originating Officers:** Sean O'Brien Community Facility Planner  
Andrew Gehling, Project Advisor

**Manager:** Greg Salmon, Manager City Activation

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

**Subject:** Mitchell Park Sports and Community Centre –  
Progress Report

**Report Reference:** ISC050917R8.3

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### **REPORT OBJECTIVES**

The proposed redeveloped Mitchell Park Sports and Community Centre has been designed to provide the community with a multipurpose venue that will support a wide variety of community activities and needs.

This report provides an update on the project and outlines the activities to be undertaken to strengthen the facility's business case and attract partnership funding.

### **RECOMMENDATIONS:**

### **DUE DATES**

#### **That Infrastructure and Strategy Committee:**

- |   |                    |
|---|--------------------|
| <b>1. Notes the report.</b>   | <b>5 Sept 2017</b> |
| <b>2. Provides feedback on the proposed 'Expression of Interest' process to identify potential users of the proposed Mitchell Park Sports and Community Centre.</b> | <b>5 Sept 2017</b> |
| <b>3. Provides feedback on the proposed community engagement activities outlined in this report.</b>  | <b>5 Sept 2017</b> |

### **BACKGROUND**

The Mitchell Park Sports and Community Centre concept has been designed as a regional sports and community hub that offers high quality facilities, multipurpose spaces as well as a broad range of programs, services and activities providing benefits to the region's economy and community.

The scope of the Mitchell Park Sports and Community Centre comprises the development of a new two-storey community building to cater for the needs of the existing clubs and the Mitchell Park Neighborhood Centre, as well as 4 indoor courts that will replace the Marion Basketball Stadium which no longer meets the needs of the community.

Analysis shows that there is a major shortage of indoor recreation facilities in the Southern region of Adelaide and there is currently no indoor sport and recreation centre that meets the definition for a regional complex.

The existing building and sports infrastructure located at Mitchell Park Sports Club requires upgrading in the relatively near future and the facility is important to a large number of organisations who would benefit from its upgrade. Enhancing the quality of the sports club building is justified due to the high level of use, forecast in population change and links to the Tonsley site and Flinders University.

The Mitchell Park Neighbourhood Centre is highly valued by its users and is an important community resource. However, the existing building is in need of upgrading and is not adequately meeting community needs. As such, an alternative building and site is required.

An opportunity exists for Council to establish the Mitchell Park Sports Ground with an integrated sports and community centre to provide a high quality regional level facility in partnership with multiple user groups.

The current concept for the facility comprises:

- A shared multipurpose function area to cater for the needs of the community and the clubs
- A community neighbourhood centre with child care facilities (Existing Mitchell Park Neighbourhood centre relocated)
- An indoor four court multipurpose sports facility that has the potential to attract state or regional level activities with a show court and seating for major events.
- Indoor/outdoor dog training facility with office and storage. Includes eight (15x30m) dog rinks at the southern end of the complex
- Commercial grade kitchen linked to the main function/dining areas
- Gym and function areas that have the capacity to support a high performance/health/fitness professionals clinic
- Café/Kiosk
- A redesign of car park and traffic management
- 2 x Outdoor multipurpose courts for netball and tennis to the western side of the main indoor sports complex.
- Retain the main oval, scoreboard and oval lighting
- New remote control model car track
- New playground
- Community recreational spaces

The new facility will be used by a variety of sporting and community groups, including the existing clubs that form part of the Mitchell Park Sports Club and the Dover Gardens Dog Club as well as the Mitchell Park Neighborhood Centre. The new indoor courts will have a key focus on basketball, however their use should include other sports, events and activities reflecting the needs of the broader community. The facility also provides other function spaces and meeting rooms that may be made available for community programs and recreational activities such as, dance, karate, personal trainers, meetings, events and social activities.

The estimated Project Cost including project contingencies & fees is \$19,753,000. Council after considering a Section 48 prudential management report for the project endorsed a capital funding commitment of up to \$9.875 million for the project. (Report Ref; GC2806161R07)

Since the June 2016 (GC280616R07) resolution Council has been seeking to attract an additional \$9,875,000 from external funding sources.

To date, grant applications have been prepared for:

- The National Stronger Regions Fund (Federal Government program, which ceased after the 2016 Federal Election).
- The 2017/18 State Budget through the Office of Recreation and Sport.

To date Council has not secured partnership funding.

A detailed project summary is provided as Appendix 1. This document is serving as advocacy material to seek partnership funding.

## **DISCUSSION**

To ensure the Mitchell Park Sports and Community Centre is supported by a sustainable and sound business model it will be important the facility has a variety of income streams to safeguard against any fluctuations in participation of a particular sport or activity. The achievement of diversified income streams will support the long term financial viability of the facility.

To date Basketball SA has been heavily engaged in the planning process due to the urgent need to replace the Marion Basketball Stadium with better quality facilities. Whilst analysis shows basketball will be a key user of the indoor courts, other potential user groups have not had an opportunity to identify their needs and aspirations for using the indoor courts and open space areas of the proposed facility. As an example, the recently opened Campbelltown ARC facility hosts regular competitions for eight other court sports in addition to basketball. This resulted from Campbelltown Council canvassing the wider sports community through an expression of interest prior to construction of the project.

To identify and consider all potential users and further develop the business model, further research to determine how the facility could potentially be utilised is needed.

Identifying new user groups will:

- Ensure the aspirations of all interested community groups is considered
- Provide new opportunities for developing partnerships including funding partnerships
- Potentially broaden the range of services and programs on offer
- Provide new opportunities for exploring funding commitments towards the project
- Obtain a more accurate understanding of the market for indoor recreation facilities as well as potential use of the outdoor spaces
- Access a diversity of income streams to support a sustainable business model
- Ensure there is optimal use of the facility and open space areas
- Ensure the facility considers broader community needs
- Build support for the project and strengthen Council's case to attract funding partners including State and Federal Governments
- Further demonstrate how the project represents outstanding public value
- Identify any special needs that may need to be catered for

## **EXPRESSION OF INTEREST**

To identify potential users and partnerships it is recommended that Council commences a non-binding 'Expression of Interest' process to seek informal offers for the possible use of the spaces planned for the facility.

The Expression of Interest would run for a period of 6 weeks with the results reported back to Council for consideration and the determination of the next steps.

It is proposed that in addition to canvassing organisations already known to have an interest in the facility, broader canvassing will occur through Sports SA and the Making Marion Website.

The Expression of Interest documentation will include relevant disclaimers to ensure the City of Marion reserves the right to accept or reject any Expression of Interest at its discretion. The process is not an undertaking or contractual offer by Council.

A draft EOI form is provided as Appendix 2. This document requires further amendments to seek interest in use of the open spaces as well as indoor facilities. The form also highlights indicative court hire rates that will require further analysis. Feedback is sought from the committee on the proposed EOI.

## **COMMUNITY ENGAGEMENT**

The development of the Mitchell Park Sports and Community Centre seeks to address a diverse range of community needs and it is therefore important Council continues to maintain positive relationships and build support for the project across the community and project stakeholders.

To keep the community informed and gain further public support from residents, clubs, community groups and associations it is recommended a range of engagement activities advocating for the project be undertaken to strengthen community partnerships and ensure the next steps in the planning of the facility is collectively understood.

The proposed engagement activities include the development of a project brochure to be distributed via a letter box drop to residents living in the Mitchell Park area. The brochure will inform the community of the project and its objectives, the current status of the project and the level of partnership funding being sought.

A meeting will also be scheduled with the organisations based at the Mitchell Park Sports and Community Club and other project partners and stakeholders to:

- inform them of the current status of the project
- identify and discuss opportunities for developing the project further
- identify options for stakeholders to advocate for the project
- discuss options and plan the next steps in the process.

Feedback is sought from the Committee on the above proposed community engagement activities.

## **CONCLUSION**

While Council continues to pursue funding partners for this project, the information gained from an Expression of Interest process for the use of the facilities will strengthen the case for the value of the project to the broader community. The EOI will also further inform the management and operating structure and assist in diversifying income streams. The proposed community engagement activities will ensure all stakeholders are kept informed of the status of the project.

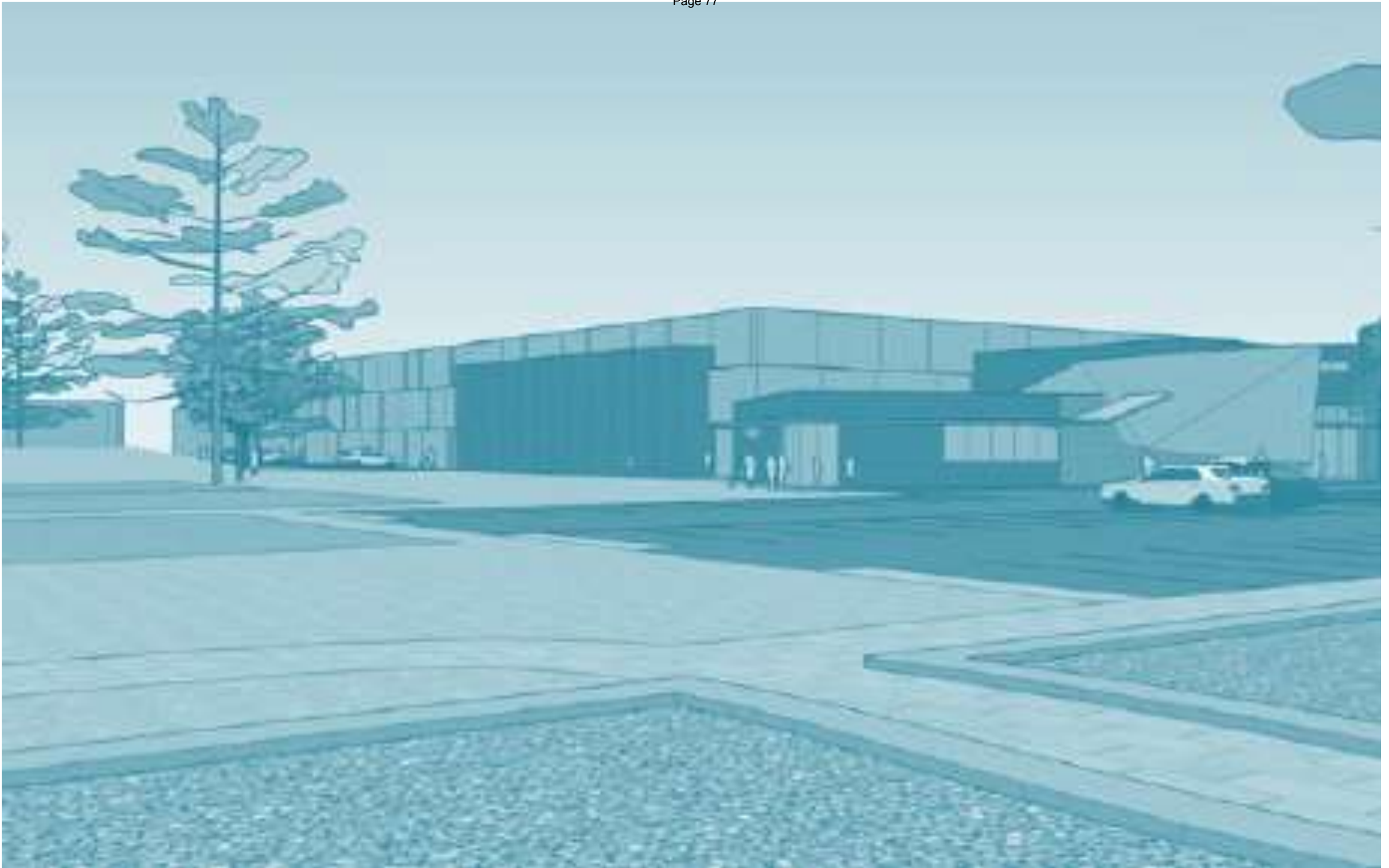






# Mitchell Park Sports and Community Centre





## Mitchell Park Sports and Community Centre

# Project at a glance



**The Mitchell Park Sports and Community Centre will be a regional sports and community hub that offers high quality facilities, multipurpose spaces as well as a broad range of programs, services and activities providing benefits to the region's economy and community.**

Marion Council is seeking to reinvigorate local health, social, education and business services by building a new regional sports and community facility. The Mitchell Park Sports and Community Centre will address shortages of indoor recreation facilities in southern Adelaide, link to the nearby innovation centre Tonsley Park and Flinders University, and be a hub for new community events.

To deliver this project, Council will require an additional \$10 million. The modern centre would be built on the site of an ageing existing facility that can no longer meet the needs of the community. This project will create jobs during the construction phase, bring residents, students and businesses together, support people who are socially disadvantaged, and become a drawcard for the region.

## Potential Project Benefits;

Jobs During Construction

Centre management, hospitality jobs post construction

Training programs linked to regional sports activities

Shape Research Centre - High performance sport and community health programs

SIEFA - Provide for services and programs to address social disadvantage

Partnerships - The project links to a broad range of service providers.

Open Space - The project will address the low 5% open space provided in the region. 12.5% is required in SA.

Over 1,200 site visits per day creating a sustainable community facility

5 Star Green - New modern compliant facilities

New Multipurpose  
Building

Community Centre Sports  
Club Function Spaces

Flinders University

Facilities to support Exercise  
Science and Physiology

Regional Sports Venue

Large membership base and  
capacity to attract national  
championship events

# Project Summary

This document has prepared to support the shared vision of the City of Marion and Basketball SA to develop a new regional level high quality indoor multipurpose sports and community centre.

Analysis shows that there is a major shortage of indoor recreation facilities in the Southern region of Adelaide and there is currently no indoor sport and recreation centre that meets the definition for a regional complex.

The existing Marion Basketball Stadium is inadequate in size and design to meet the basic needs of basketball and it is not feasible to consider upgrading the facility due to its age and condition. Facility reports have indicated the facility has a limited operational lifespan of between 3-5 years and that it should be a critical priority for Basketball SA, Council and other key stakeholders to plan for an alternative or new facility within the Marion (southern) region.

The existing building and sports infrastructure located at Mitchell Park Sports Club requires upgrading in the relatively near future and is important to a number a large number of organisations who would benefit from its upgrade. Enhancing the quality of the sports club building is justified due to the high level of use, forecast in population change and potential links to the Tonsley site and Flinders University.

The Mitchell Park Neighbourhood Centre is highly valued by its users and an important community resource. However, the existing building itself is in a major need of upgrading and is not adequate for the community needs and as such an alternative building and site is required.

There is potential to establish the Mitchell Park Sports Ground with an integrated sports and community centre to provide a high quality regional level facility in partnership with user groups.

A new indoor sports and community complex will not only address the high need for sport and recreation

facilities in the Southern region of metropolitan Adelaide including regional SA but also assist all levels of government to meet their set strategic objectives;

- Increasing economic growth through employment opportunities
- Increasing levels of participation in active sport and recreation
- Linking to other major infrastructure and maximising investment and outreach by Federal and State Governments
- Lessening social disadvantage by building more stable and viable communities
- Increasing investment by building new partnerships
- Providing a viable and sustainable facility that provides for a broad range of community needs.
- Address the low SEIFA index rating for the region with program initiatives.

The preferred facility development option is for an integrated regional indoor multipurpose sports and community centre to be developed at Mitchell Park Sports and Community Club. The Mitchell Park location provides the greatest number of potential partners, economic and social benefits.

Potential stakeholders includes;

- Basketball SA
- City of Marion
- South Adelaide Basketball Club
- Existing clubs and sports that use the Mitchell Park Sports and Community Club including;
- Mitchell Park Football Club
- Mitchell Park Netball Club
- Mitchell Park Rugby Club
- Mitchell Park Cricket Club
- The Dover Gardens Dog and Kennel Club
- The Mitchell Park Neighbourhood Centre
- There is also potential to link with a number of schools, Flinders University, TAFE and the Tonsley Park Development which neighbour the Mitchell Park Sports and Community Club complex.

The following facility preferences are based on

opportunities to maximise the potential use of facilities.

The current concept for the facility comprises of:

- A shared multipurpose function area to cater for the needs of the community and the clubs that overlooks the oval
- A community neighbourhood centre with child care facilities (Existing Mitchell Park Neighbourhood centre relocated)
- An indoor four court multipurpose sports facility that has the potential to attract state or regional level activities with a show court and seating for major events.
- Two new externally accessed change rooms and 4 internally access change rooms
- Indoor/outdoor dog training facility with office and storage. Includes eight (15x30m) dog rinks at the southern end of the complex.
- Commercial grade kitchen linked to the main function/dining areas
- Shared office area
- Umpires room including toilet and showers
- Utility/cleaners' room
- Gym and function areas that have the capacity to support a high performance/health/fitness professionals clinic
- Massage/first aid/doctors' room
- Cold store
- Equipment and General storage
- Café/Kiosk
- A redesign of car park and traffic management
- 2 x Outdoor multipurpose courts for netball and tennis to the western side of the main indoor sports complex.
- Retain the main oval, scoreboard and oval lighting
- New remote control model car track
- New Play space
- Community Recreation spaces
- New Cricket nets – north south orientation
- Establish pedestrian links through the site
- Upgrade of landscaping and links to surrounding area





# Mitchell Park Sports and Community Centre

Concept Site Plan





View from Bradley Grove



View from Quick Road



View from Waterman Terrace



View from Moreland Avenue

# About the City of Marion

The City of Marion is a local government area located in the southern suburbs of Adelaide, South Australia. It is one of the state's larger metropolitan councils covering an area of about 55 km sq., and is located 10 km south of Adelaide stretching from the Glenelg tramline in Glandore to the coastal suburb of Hallett Cove. Its major industry is now retail, transforming from a post war fifty year manufacturing history (particularly car manufacturing) which saw the exit of Mitsubishi from their Tonsley site in 2008 which formed a significant component of the City of Marion's workforce and economy.

Our population of about 89,000 residents is showing healthy growth, due in part to overseas migration which welcomes newcomers from countries such as the United Kingdom, India, China, the Philippines, the eastern countries of Africa and many others.

The area features a diversity of housing, topography and cultures and has a significant industrial sector. Marion is home to the Living Kurna Cultural Centre, the Marion Cultural Centre and Westfield Marion Shopping Centre.

The City of Marion is a place characterised by diversity and change. Seven kilometres of rugged and beautiful coastline, hundreds of hectares of open space and bushland lie side by side with modern suburban development. Marion is looking at a future full of opportunity based on an economy which ranges from retail and advanced manufacturing to clean tech industries, and a focus on learning, community participation and sustainability.

Some of the country's most modern transit oriented development and the international standard State Aquatic Centre together with a state-of-the-art GP Plus Health Care Centre have forged ahead here, as we also look forward to redevelopment opportunities at the former Hills Industry and Mitsubishi sites, together with the upgrade of South Road.

The Oaklands Park station and the electrification of rail lines are other major opportunities to contribute to a more sustainable future for Marion.

The southern communities of Hallett Cove and Sheidow Park continue to experience significant growth, including a new shopping centre redevelopment and connector road supported by council as part of its South Plan. The Housing Trust redevelopment at Mitchell Park and future affordable housing initiatives will also support increased community wellbeing.

Our two vibrant cultural centres, and community festivals such as Marion Celebrates and the Marion Learning festival, are evidence of the active and growing community cultures in the area.

Council is also committed to establishing a Great Southern Urban Forest, which will provide corridors of open space for recreation and biodiversity linking Adelaide's southern hills to the sea. Water is seen as a critical issue, and we are building on the success of pioneering projects such as the Warriparinga Wetlands. New wetlands are planned at Oaklands Park, Glade Crescent and Hallett Cove, and water sensitive urban design will be used in all future projects.

Modern Marion looks forward to a future of change, growth and resilience based on understanding and learning from its diverse histories and a capacity to build on its many community strengths.

Population	Land Area	Population Density
88,983	5,564 Hectares	15.87 Persons per hectare

City of Marion major projects - links with Mitchell Park









# The Mitchell Park Sports and Community Site

The Mitchell Park Recreation Reserve is located in the Central North Area of the City of Marion (between Oaklands Road / Daws Road and Sturt Road) in Warriparinga Ward.

The site is 5.95 hectares in size and includes sport and recreation components.

The facility currently includes:

- An oval with a concrete cricket pitch

- A field area currently used for dog training and some sports use (110m x 70m)

- A building that is divided into the Sports and Community Clubrooms and a hall to support dog training club use and senior citizen activities.

- Two sets of two tennis courts (one set on the western side of the facility and one on the eastern side)

- Cricket nets (3)

- A model car club track with a small viewing stand

- A fenced playground for small children near the eastern car park

- A playground on the south western side of the site linked to a large grassed and treed area

- A half court basketball court

- Off street car parking (east and west of the club facility)





# Strategic Alignment

Project Objective	City of Marion Strategic Plan Objectives	State Government Objective	Federal Government National Stronger Regions Fund
<b>Social</b> Repurpose an existing public resource to create new economic and healthy living opportunities for a diverse community transitioning from its post war manufacturing origins to an inner metropolitan identity. <b>Cultural</b> Recognise and retain historical attributes of the site including its memorial function and the history of Clubs and other activities at the site since its dedication in 1920.	<b>Liveable</b> By 2040 our city will be well planned, safe and welcoming, with high quality and environmentally sensitive housing, and where cultural diversity, arts, heritage and healthy lifestyles are celebrated. <b>Engaged</b> By 2040 our city will be a community where people are engaged, empowered to make decisions, and work together to build strong neighbourhoods. <b>Connected</b> By 2040 our city will be linked by a quality road, footpath and public transport network that brings people together socially, and harnesses technology to enable them to access services and facilities.	<b>Target 1: Urban spaces</b> Increase the use of public spaces by the community ( <i>baseline: 2011</i> ) <b>Target 83: Sport and recreation</b> Increase the proportion of South Australians participating in sport or physical recreation at least once per week to 50% by 2020 ( <i>baseline: 2011-12</i> ) <b>Target 23: Social participation</b> Increase the proportion of South Australians participating in social, community and economic activities by 2020 ( <i>baseline: 2011</i> )	The objective of the NSRF is to fund investment ready projects which support economic growth and sustainability of regions across Australia, particularly disadvantaged regions, by supporting investment in priority infrastructure. The project addresses disadvantage in the region. More stable and viable communities, where people choose to live.
<b>Greatly increase activation and use of the site due to create business and employment opportunities for citizens •</b> <b>Increased Visitation</b> <ul style="list-style-type: none"> <li>• Creation of ongoing jobs and opportunities for small business to service the site</li> <li>• Facilities for corporate events and functions</li> <li>• Training facilities to host programs in hospitality and community services</li> <li>• Onsite public access to digital network</li> </ul>	<b>Prosperous</b> By 2040 our city will be a diverse and clean economy that attracts investment and jobs, and creates exports sustainable business precincts while providing access to education and skills development. <b>Innovative</b> By 2040 our city will be a leader in embracing and developing new ideas and technology to create a vibrant community with opportunities for all.	<b>Target 47: Jobs</b> Increase employment by 2% each year from 2010 to 2016 ( <i>baseline: 2010</i> ) <b>Target 49: Unemployment</b> Maintain equal or lower than the Australian average through to 2020 ( <i>baseline: 2004</i> ) <b>Economic Priority 5 – SA: a growing destination choice for international and domestic travellers</b> SATC's Destination Action Plans <b>Target 57: Broadband access</b> The proportion of South Australian premises with access to broadband services delivered by fibre technology meets the national average by 2020 ( <i>baseline: 2011</i> )	Improved level of economic activity in the region Increased productivity in the region Increased employment and a more skilled workforce in region           Increased capacity and improved capability of region to deliver major projects Increases investment and builds partnerships in the region Secure and manage investment funding Improved partnerships between local, state and the private sector
<b>Environmental</b> Improving quality, usage and sustainability of scarce open space and associated built facilities for a wide range of activities, programs and services	<b>Biophilic</b> By 2040 our city will be deeply connected with nature to enhance people's lives while minimising the impact on the climate, and protecting the natural environment.	<b>Target 62: Climate change adaptation</b> Develop regional climate change adaptation plans in all State Government regions by 2016	More stable and viable communities, where people choose to live.



# Mitchell Park Sports and Community Centre

Internal Perspective of Indoor Courts



# Regional Infrastructure Needs

## Tonsley Park

The Government of South Australia approved the Master Plan in March 2012, enabling work to begin immediately on the former industrial 61 hectare site. The Master Plan for Tonsley's evolution establishes the site as a platform for economic growth.

The Master Plan illustrates how Tonsley will become a centre for innovation and productivity. An attractive Town Square will become the heart of Tonsley's social activity, drawing residents, workers and students to the centre of the site.

Design features will honour the site's rural and industrial history and point to its future.

Proposed land uses include:

Commercial and high-value industrial businesses (70%),

Residential accommodation (18%),

Education (10%),

Retail (2%).

A Social and Community Planning Analysis study was undertaken in order to estimate the social infrastructure needs of the future community who will have a direct or indirect interest in the Tonsley Park redevelopment site. It aims to inform future thinking about the location, scale, design, function, timing and management of future spaces and places in Tonsley Park. The catchment for the purpose of social infrastructure analysis is defined as those people living and working in the four suburbs of Mitchell Park, Clovelly Park, Bedford Park and St Marys.

It is anticipated that the Tonsley Park Development will cater for an additional 1500-2000 residents.

Key community facilities and services within the study area have been mapped with Mitchell Park

being identified as a major sportsground.

The Mitchell Park Sports and Community Club is well located at the intersection of two distributor roads with good access to public transport. It caters to a range of sports and groups including the dog club, and the number of existing and potential users is high. It is a well-loved and used facility by local residents and whilst it has some capacity, finding times is becoming difficult. A good number of people would benefit from an upgrade to the facility. Developments would also compliment the large scale investment that has already occurred in the Tonsley sites redevelopment.

## Flinders University

Flinders University currently provides a range of sport and recreation facilities that link to the older southern areas of the university campus.

2 indoor sports courts (basketball, netball, volleyball, badminton)

Playing fields (cricket, soccer, touch, baseball, softball, football)

4 hardcourt tennis

25 sporting clubs

Gym, cardio, group fitness, personal training

Social sports (basketball, netball, futsal, squash)

## Opportunities

Developing new facilities at the Mitchell park site will potentially provide a range of tangible benefits to the university and Tonsley developments.

- The Mitchell Park Sports and Community Centre will ensure there is the provision of first class sport and recreational facilities for students and potential new residents to utilise.

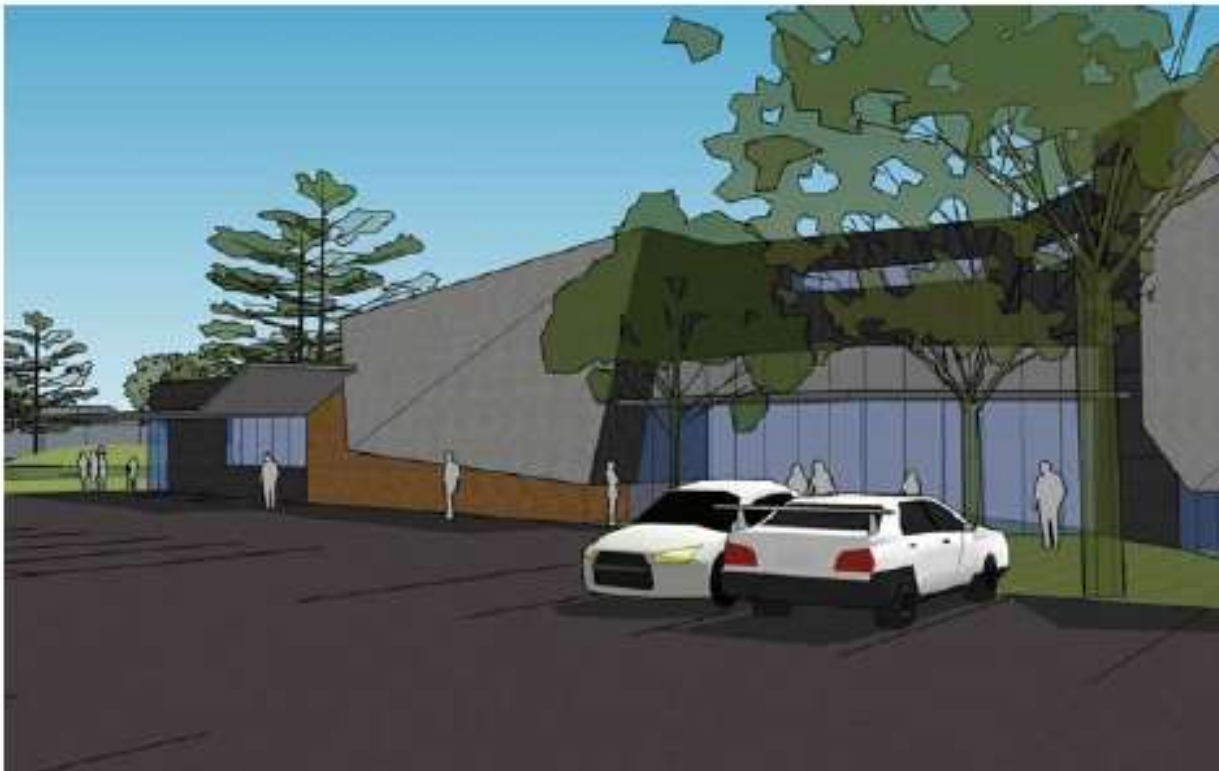
- Increase participation in sport and recreation activities and catering for the expanding number of students.
- Provide health and fitness opportunities to students.
- Provide a range of lifestyle benefits that may attract international students to the University.
- Link university sports science courses and research.
- Continue the expansion of the universities programs and services.
- Support the Shape Research Centre – High performance sport and community health programs
- Mitchell Park community space and Tonsley Park community space could be designed relative to each other's offerings.
- There are good opportunities for Mitchell Park to focus on flexible spaces and offerings based around sports, recreation, small events and meeting spaces (building on its existing offerings).
- There is also potential to establish Mitchell Park Sports and Community Club and facilities as a quality regional level facility given the size of the site.



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



# Economic and Social Benefits of the Project

The Mitchell Park Sports and Community Centre will be a key infrastructure project for the region. The project will deliver a range of economic benefits including the creation of employment and training opportunities through its construction and ongoing management, programs and services.

## Employment Indicators

The suburbs of Mitchell Park and Clovelly Park border the preferred location for a new indoor complex and the employment statistics are an important indicator of socio-economic status of the surrounding community. The levels of full or part-time employment, unemployment and labour force participation indicate the strength of the local economy and social characteristics of the population.

### Employment Status

	Mitchell Park	Clovelly Park	Greater Adelaide
<b>Employed</b>	92.7%	90.9%	94.2%
<b>Unemployed</b>	7.3%	9.1%	5.8%

Analysis of the employment status (as a percentage of the labour force) in Mitchell Park and Clovelly Park area in 2011 compared to Greater Adelaide shows that there was a lower proportion in employment, and a higher proportion unemployed. Both Mitchell Park and Clovelly Park unemployment rates are much higher than the national and state unemployment rates.

## Employment Opportunities

Employment category	Service
<b>Design</b>	A range of services will be required through the planning stage including Architects, Services engineers, traffic planners, structural engineers, surveyors, QS
<b>Construction</b>	A broad range of contracted services will be required for the construction of the facility
<b>Management</b>	Employment opportunities will be created and retained for centre management staff
<b>Hospitality</b>	The Facility will include a clubroom, with a bar and kitchen requiring a range of hospitality services
<b>Council</b>	Council staff managing neighbourhood centres that provide a range of community programs  Management of leasing arrangements
<b>Training</b>	Training programs for umpires and officials  Employment for training staff

## Social Benefits and Indicators

### SEIFA - DISADVANTAGE

The City of Marion SEIFA Index of Disadvantage measures the relative level of socio-economic disadvantage based on a range of Census characteristics.

### Index of Relative Socio-economic Disadvantage

Area	2011 index	Percentile
<b>Greater Adelaide</b>	993.2	42
<b>South Australia</b>	983.3	37
<b>Clovelly Park - Bedford Park</b>	967.5	31
<b>Mitchell Park</b>	898.0	11

The City of Marion is in the process of developing a partnership with Junction Australia targeting services to disadvantaged communities,

The proposed development will also include the Mitchell Park Neighbourhood Centre which provides a broad range of community services and support programs. The existing Neighbourhood Centre is not able to cater for the regions demand and all programs currently have waiting lists.



# Mitchell Park Sports and Community Centre

Internal Perspective of foyer and kiosk area





PERSPECTIVE VIEW  
088



PERSPECTIVE VIEW  
108



# Potential Project Partnerships

Project Partner	Strategies
<b>Basketball SA</b>	<p>Provide a venue with the capacity to host national and state level championship events on a regular basis.</p> <p>This will create tourism opportunities for the southern metropolitan region of Adelaide.</p> <p>Basketball holds a number of state and national tournaments. There is an opportunity for the stadium to apply to host some of these championships which attracts hundreds of players and supporters.</p> <p>South Australia doesn't have a state basketball centre (such as the Knox Centre in Victoria). We think an opportunity exists to create a home for basketball – to include such things as the Hall of Fame and memorabilia collections.</p>
<b>South Adelaide Basketball Club</b>	<p>Minimum of four courts is required to support the basic needs of the club. The club will be the primary user of the court space in the evening and weekends.</p> <p>Use will include; All levels of men's, women's and underage district level basketball competition, Social basketball, Mini Ball, Primary school basketball and training.</p>
<b>Lightning Women's basketball</b>	A suitable home for the Lightning is a priority for basketball.
<b>School Use</b>	Offer use to both primary and secondary schools in the region to ensure court space is filled on off peak times.
<b>Community &amp; Neighbourhood Centre</b>	<p>Current facilities at Mitchell park are not adequate to meet the demand in the region</p> <p>Community programs include;</p> <ul style="list-style-type: none"> <li>▪ Support programs or new arrivals</li> <li>▪ New arrivals refugee immunization</li> <li>▪ Asperger's group</li> <li>▪ Literacy</li> <li>▪ Babies Playgroup</li> <li>▪ Computer training courses</li> <li>▪ Flexi Fitness</li> <li>▪ Sewing and Crafts</li> <li>▪ Walking Group</li> </ul>



# Potential Project Partnerships

Project Partner	Strategies
<b>Junction Australia</b>	The partnership will provide a collaborative hub to work with other community and government agencies, groups and individuals to develop and deliver a diverse range of support and intervention services
<b>Youth Programs</b>	<p>The evolving demographic in the suburbs of Mitchell Park and Clovelly Park and the growth of the university's and TAFE in the Tonsely site will create an increasing demand for activities for youth and younger adults.</p> <p>A new venue would host youth based programs such as midnight basketball - social inclusion programme to protect 'at risk' youth</p>
<b>Private Hire</b>	There are limited opportunities for available spaces in the region. Many of the venues available are small ageing buildings, providing low quality spaces. Higher quality venues are required to meet the community's expectations and demand.
<b>Council Use</b>	Provide spaces for functions/meetings and events
<b>Community groups and activity meeting space</b>	Provide spaces for functions/meetings and events
<b>Mitchell Park Football Club</b>	Provide Clubroom/bar/change rooms/Toilets/office spaces connected to open space areas
<b>Mitchell Park Cricket Club</b>	Provide Clubroom/bar/change rooms/Toilets/office spaces connected to open space areas
<b>Mitchell Park Rugby Club</b>	Provide Clubroom/bar/change rooms/Toilets/office spaces connected to open space areas
<b>Adelaide Wildcats Netball Club</b>	Provide Clubrooms and courts space to support netball
<b>Dover Gardens Dog and Kennel Club</b>	Provide Clubroom/bar/storage/Toilets/office spaces connected to open space areas
<b>Flinders University</b>	<p>Facilities to support Exercise Science courses</p> <p>Support the SHAPE Research Centre – High performance sport and community health programs</p> <p>General facility use by students</p>
<b>Step Into Life</b>	Personal Trainer utilising open space areas and fitness trail and fitness equipment available at the Mitchell park site.





**The City of Marion has a recent successful track record for delivering major projects**



**Cove Civic Centre  
\$13.4 Million**



**City Services  
\$14 Million Depot,  
Offices and store**



# Project Cost

Quantity Surveyor Order of Cost as at June 2016

Facility Component	Estimated Cost
Site preparation	\$351,269
Community Centre Ground Level	\$3,958,845
Community Centre Level 1	\$3,937,919
Indoor Multi-purpose Courts	\$8,862,875
Change rooms and Storage	\$905,502
External Works including utilities infrastructure	\$1,736,600
<b>Approximate Project Cost</b> including project contingencies & fees	<b>\$19,753,000</b>



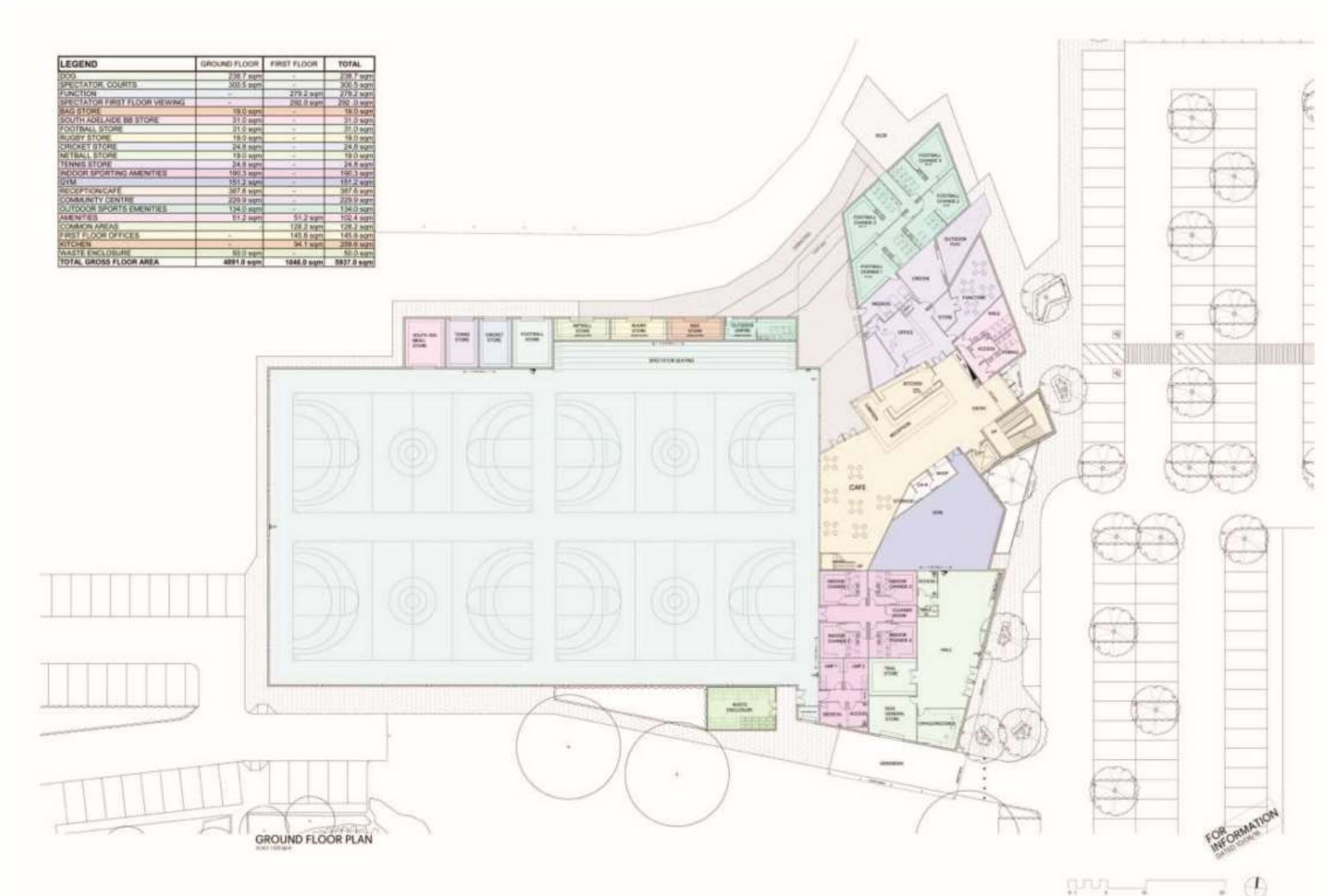




# Mitchell Park Sports and Community Centre

External Perspective of Spectator viewing area

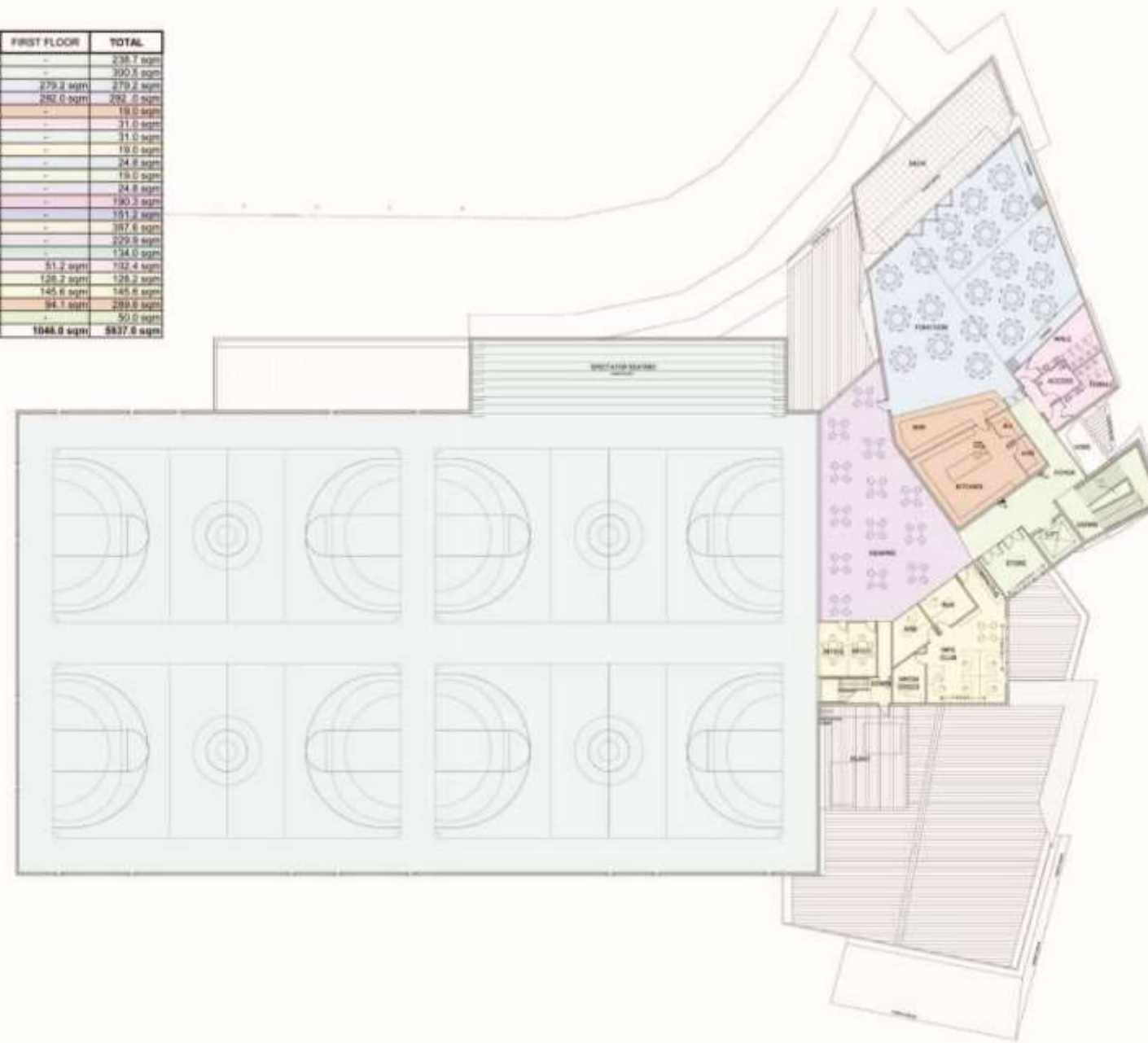




# Mitchell Park Sports and Community Centre

Concept ground floor plan

LEGEND	GROUND FLOOR	FIRST FLOOR	TOTAL
DOG	236.7 sqm	-	236.7 sqm
SPECTATOR COURTS	300.5 sqm	-	300.5 sqm
FUNCTION	-	279.2 sqm	279.2 sqm
SPECTATOR FIRST FLOOR VIEWING	-	282.0 sqm	282.0 sqm
BAG STORE	19.0 sqm	-	19.0 sqm
SOUTH ADELAIDE BBQ STORE	31.0 sqm	-	31.0 sqm
FOOTBALL STORE	31.0 sqm	-	31.0 sqm
RUGBY STORE	19.0 sqm	-	19.0 sqm
CRICKET STORE	24.8 sqm	-	24.8 sqm
HETBALL STORE	19.0 sqm	-	19.0 sqm
TENNIS STORE	24.8 sqm	-	24.8 sqm
INDOOR SPORTING AMENITIES	190.3 sqm	-	190.3 sqm
GYM	151.2 sqm	-	151.2 sqm
RECEPTION/CAFE	387.6 sqm	-	387.6 sqm
COMMUNITY CENTRE	229.9 sqm	-	229.9 sqm
OUTDOOR SPORTS AMENITIES	134.0 sqm	-	134.0 sqm
AMENITIES	51.2 sqm	51.2 sqm	102.4 sqm
COMMON AREAS	-	128.2 sqm	128.2 sqm
FIRST FLOOR OFFICES	-	145.6 sqm	145.6 sqm
KITCHEN	-	84.1 sqm	84.1 sqm
WASTE ENCLOSURE	50.0 sqm	-	50.0 sqm
<b>TOTAL GROSS FLOOR AREA</b>	<b>4891.8 sqm</b>	<b>1048.0 sqm</b>	<b>5939.8 sqm</b>



FIRST FLOOR PLAN  
DATE: 10/09/2019

FOR  
INFORMATION  
DATE: 10/09/2019

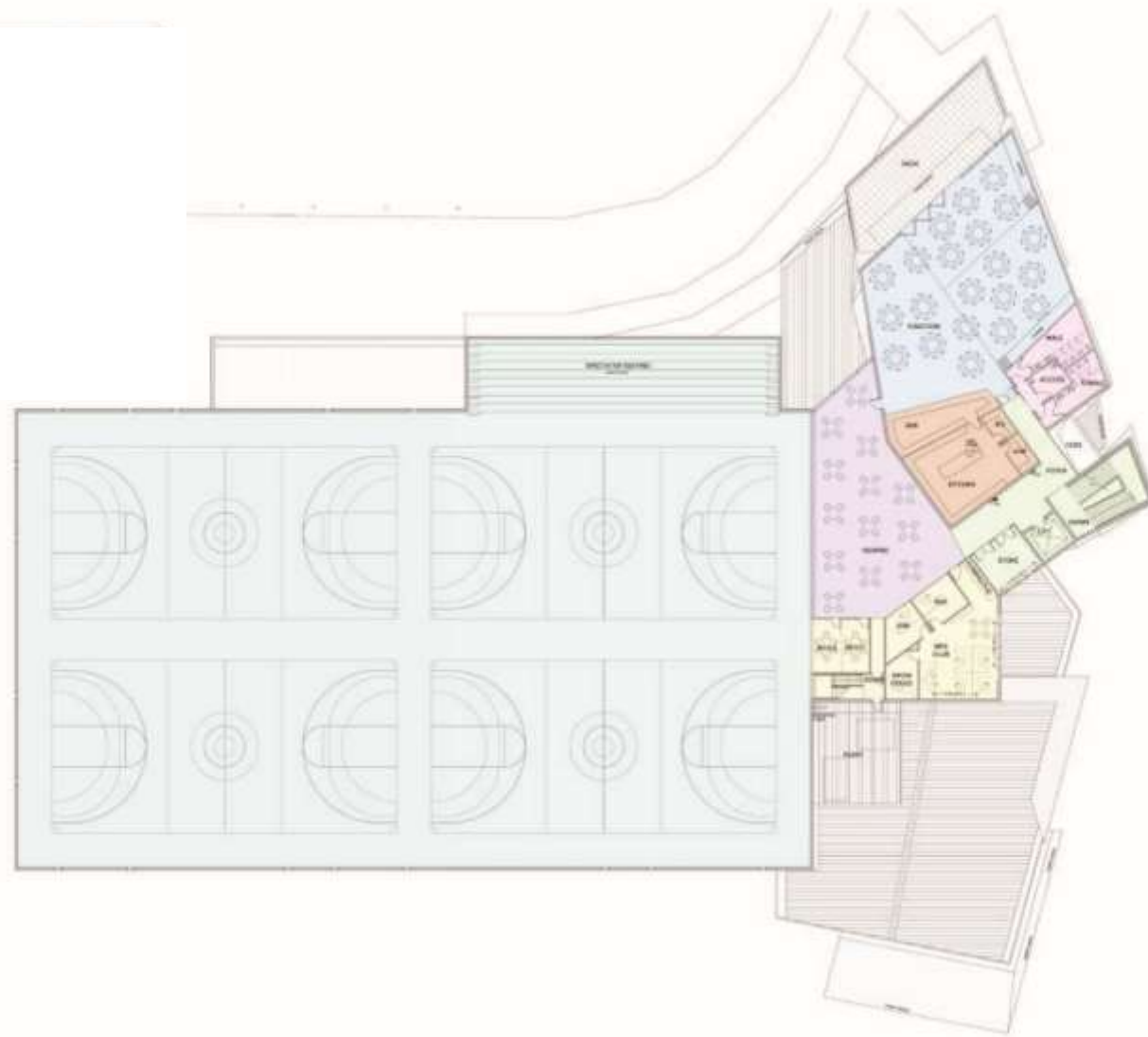
# Mitchell Park Sports and Community Centre

Concept first floor plan

Function	Floor Area sqm	Level
Change rooms	280	G
Equipment Store	125	G
Reception	67	G
Kitchen/Cafe	200	G
Dog Club	230	G
Neighborhood Centre & Crèche	164	G
Indoor Courts & seating	2972	G
Gym	150	G
Indoor sports officials/medical & umpire	114	G



Function	Floor Area sqm	Level
Multi-purpose & viewing areas	476	1
Deck	109	1
Kitchen & Bar	90	1
Administration and meeting rooms	110	1







AERIAL PERSPECTIVE  
VIEW LOOKING SOUTH



AERIAL PERSPECTIVE  
VIEW LOOKING NORTH

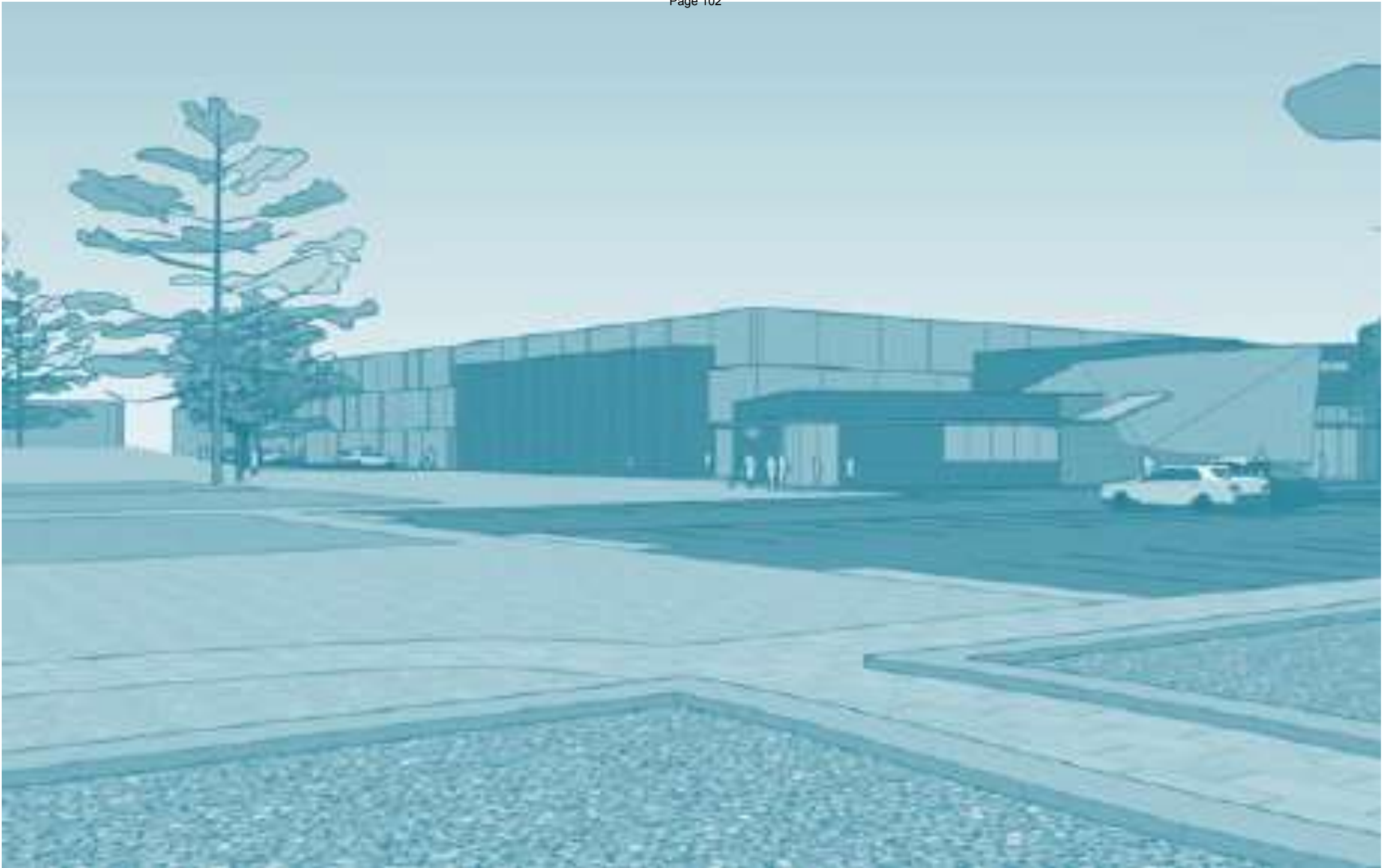


AERIAL PERSPECTIVE  
VIEW LOOKING WEST



AERIAL PERSPECTIVE  
VIEW LOOKING EAST





## Mitchell Park Sports and Community Centre - Sporting clubs letters of support



c/- John Gumley President

ph : 0419 822 006

[gumley@internode.on.net](mailto:gumley@internode.on.net)

14. 4. 2016

CEO Adrian Skull

City of Marion

P O Box 21

Oaklands Park S A 5046

Re : Submission for proposed redevelopment of  
Mitchell Park Sports & Community Club

The executive, committee, members and affiliates of the Mitchell Park Sports & Community Club fully support the proposal as presented by Studio 9 Architects and the Marion Council for either firstly ( a ) 4 courts Full Build, or secondly ( b ) New Clubrooms only.

With over 700 registered members of all affiliated clubs, and many more ex players and supporters, community groups, and local residents, we feel this redevelopment with higher quality amenities will be greatly enhance this facility for all participants.

The existing hall and clubrooms were built over 40 years ago, they are tired, inadequate in terms of change space, plus community neighbourhood spaces, but still function, and these current clubrooms will have increasing maintenance costs.

As a " no pokies, no TAB " club, we provide a safe, family and environmentally friendly facility, with affordable attractive activities for juniors and seniors from very diverse backgrounds, and our Mitchell Park Sports & Community Club encourages members of the community to participate in our various activities, and volunteers many hours of coaching and mentoring to many ages to foster new skills and fitness

The MPSCC and affiliates are all non-profit clubs that endeavor to keep participation costs at a minimum, to encourage membership both new and continued.

We are more than happy to discuss any ways we can provide assistance to help keep the overall costs down and offer in kind assistance for the achievement of this project. However, we are currently not in a position to provide any financial assistance for this project, as our income is fully utilized for the improvement of sporting opportunities and ongoing maintenance at this site

Having a playing oval of a high standard that is prized by our community and our competitors, we enthusiastically support this redevelopment of the Mitchell Park Sports & Community Club which will add amenity for many years to a community that is so needing it

Yours

A handwritten signature in black ink, appearing to be "John Gumley", written over a horizontal line.

John Gumley

President

Mitchell Park Sports & Community Club



# South Adelaide Basketball Club

PO Box 47, Park Holme SA 5043 [www.southadelaide.basketball.net.au](http://www.southadelaide.basketball.net.au)

Mr Adrian Skull  
Chief Executive Officer  
City of Marion  
PO Box 21  
OAKLANDS PARK SA 5046

15<sup>th</sup> April 2016

Dear Adrian,

South Adelaide Basketball Club is delighted to partner with the City of Marion in its plans for the Mitchell Park Sporting Complex. With our proud 60 year heritage and 800 strong membership we are looking forward to partnering not only with the City of Marion but with the other sporting associations that are a part of this exciting initiative.

As you know despite being the largest district basketball club in the state our current facility on Norfolk Road is more than ten years past its use by date. The club does its best to maintain our aging facility but one of the problems is we have outgrown the current two court configuration and this simply does not give us the options for our growing member base. We have every confidence that should the Mitchell Park Sporting Complex become a reality that we would see significant further growth in our membership with all of its associated positive community benefits.

Should the facility be constructed by 2018 our strategic plan suggests with a four court facility that our membership would be expected to exceed 1000. A four court stadium would allow us to host national competitions bringing elite level athletes and further community economic benefits to the region. We have the strong support of Basketball SA and enjoy an excellent working relationship with the other sporting associations who would be sharing in the complex.

We look forward to working with the City of Marion on this project. I would be pleased to provide further information and have members of my Executive Committee and our Basketball Operations Manager meet with you as required.

Yours Sincerely,

David Frick  
President  
South Adelaide Basketball Club



## Dover Gardens Kennel and Obedience Club Inc.

PO. BOX 91, PARKHOLME 5043 PH: 08 8277 0803  
ABN 43 171 343 401

15/4/16

To: Birgit Stroeher  
Registered Architect, Strategic Projects | City of Marion  
Reference: Mitchell Park Community Sports Centre Upgrade

Birgit

Thank you for updating the community groups on 7<sup>th</sup> April in relation to the progress of the Mitchell Park Community Sports Centre Upgrade.

This information was presented to our committee and we offer the following feedback.

The preferred option was the 4 indoor court proposal.

This was followed by the community clubrooms proposal and then the do nothing proposal. The 6 court proposal appears far too big for the sports ground area.

The basic layout for the DGK&OC area within the administration building, its location and independent access met with approval and if the project was to proceed we would request some small changes to better suit our needs.

The committee members also discussed the possibility of contributing some funds towards the project. We would look at this favourably provided all groups involved would also contribute.

Trust this will assist in the council reaching a decision.

On behalf of the DGK&OC committee

Eric Hopkins

Secretary DGK&ODC



19<sup>th</sup> April 2016

Sean O'Brien  
City of Marion  
Community Facilities Planner

Dear Sean

**RE: LETTER OF SUPPORT – MITCHELL PARK SPORTS & COMMUNITY CLUB REDEVELOPMENT**

Basketball SA is fully supportive of a proposed redevelopment of the Mitchell Park Sports Club to incorporate a new **four court indoor stadium** and new community sports centre.

Basketball SA has been advocating for a solution to replace the existing 2-court indoor stadium on Norfolk Road, Marion for more than 10 years given the significant concerns for the existing ageing stadium (48 years old) and due to the increase in demand for basketball in the region. The combination of the condition, risk and age of the facility with the demand and restrictions on growth have clearly demonstrated for a long time that a new facility is required.

**The Marion Stadium has been identified in Basketball SA's infrastructure strategy as one of the state's highest risk facilities (see attached extract from Basketball SA's 2016 Facilities Report), but also one of the best opportunities to generate growth in participation.**

Currently there are almost 2,000 participants (excluding parents, coaches, officials and volunteers) that utilise the Marion Stadium making this one of the largest sports associations in the Marion Council, if not the largest, with increasing demand. The size of our sport is often not understood, but make no mistake, basketball is one of the largest sports in the City of Marion.

Basketball SA and South Adelaide Basketball Club have worked with Council now for a number of years to find a suitable site and plan for a new facility. We were the first sport back in 2010-11 to apply for a community facility grant through the Council to develop a master plan for the Marion Sports and Community Club (MSCC) to develop a new indoor facility. This resulted in Council determining that they should lead a master planning process for all Council sports hubs and subsequently develop a "solution" for a new four court venue on Sturt Road. This option was not supported by the members of the MSCC and as such did not progress; therefore the issues and risks associated with the existing stadium and lack of resolution for the growth demands continue.

Fortunately, through ongoing collaboration with Council, alternate options were developed to address the urgent need for a new facility and it was determined that building a new four court facility at the Mitchell Park site would provide positive outcomes for not only basketball, but a range of other sports and community groups. Basketball SA supports the development of sports and community hubs and believe that Council should not only support the Mitchell Park project, but prioritize the project given that it will provide the greatest benefits to the largest number of sports, community user groups and participants in the City of Marion.

We urge Council to support a four court development, as this would be the minimum number of courts required to accommodate demand and it is also the minimum number of courts to generate the revenues required for sustainable operations.

We appreciate the ongoing positive relationship we have with Council and the work that has gone in to developing the Mitchell Park project. We certainly hope that Council will support the four court facility model and will recognise the value in investing the necessary capital expenditure into the project which will be vital to secure matched state and federal funding to complete the project. Unfortunately, should this not occur, our 2,000 participants face an uncertain future within a facility that is recognised as having a life expectancy of only 3-5 years.

I can be contacted at any time by the Councillors or staff to discuss this further.

Regards



Mark Hubbard  
Chief Executive Officer

Direct: 08 8345 8607  
Mobile: 0400 253 484  
Email: [mhubbard@basketballsa.com.au](mailto:mhubbard@basketballsa.com.au)

# MITCHELL PARK

## Expression of Interest for Indoor Stadium Use

### Introduction

The City of Marion has committed to the development of an indoor sports stadium at Mitchell Park as part of its upgrading of facilities at the Mitchell Park Oval in Bradley Grove Mitchell Park.

Already Council has committed \$9.875 m to funding the facility and is currently seeking an equivalent amount from other sources to fully fund the project.

Subject to funding in 2017/18 it is anticipated the facility will be opened in 2020.

Once opened, the centre will provide spaces which can be hired by groups and the general public. Prior to finalising the design and management arrangements the City is seeking expressions of interest from groups who may wish to book available space in the facility as long term users on a regular basis.

### About the Mitchell Park Sports and Community Club redevelopment

The Mitchell Park Sports and Community Centre is located adjacent Bradley Grove, Mitchell Park. Location plan below



The project comprises development of a new integrated, community, research and sporting facility that includes an indoor 4 court multipurpose sports facility and open space areas including out door multipurpose courts and ovals that has the potential to attract state or regional level activities with a show court and seating for major events. It will replace the existing clubroom building on the site.

The FIBA standard, air-conditioned four court indoor facility will have annual court capacity of 25800 court hours. These are broken down as follows:

Use categories	MP Capacity ( court hours)
Weekday Peak Hours (after 4pm)	7800
Weekend Peak Hours	6000
School day (9am to 4pm)	7000
Week day early morning hours (6am to 9am)	3000
Other non-peak hours	2000

It will be serviced by shared facilities including

- 2 new externally accessed change rooms and 4 internally access change rooms for males and females,
- An upper level viewing area
- Shared office area,
- Umpires' room including toilet and showers
- Equipment and General storage
- Massage/first aid/doctors' room,

Facilities within the complex will also include

- A shared multipurpose function area to cater for the needs of the community and the clubs that overlooks the oval
- A community neighbourhood centre with child care facilities (Existing Mitchell Park Neighbourhood Centre relocated) including training and meeting rooms,
- Indoor/outdoor dog training facility with office and storage. Includes eight (15x30m) dog rinks at the southern end of the complex. Puppy wet room space able to double as a community art space,
- Commercial grade kitchen linked to the main function/dining areas,
- Gym and function areas that have the capacity to support a high performance/health/fitness professional's clinic
- Cold Store,
- Café/Kiosk,
- Retention and enhancement of existing oval and external recreation facilities,
- Redesign of car park and traffic management,
- Upgrade of landscaping and links to surrounding area.

The new facility will include the following spaces and areas.

Function/ Space	Area m <sup>2</sup>	Level
Multipurpose Function including Bar	276	1
Community Meeting spaces	22	1
Reception and merchandise area	67	G
Change Rooms indoor courts	100	G
Change Rooms outdoor courts	180	G
Viewing area	292	1
Change Rooms external sports	100	G
WC 1	50	G
WC 2	50	1
Kitchen/ Satellite kitchen /cafe	223	G/1
Shared office/central management	98	1
Umpires and officials rooms	86	G



Cleaner's Room	5	G
Gymnasium	150	G
Massage/ Recovery/ 1st Aid	28	G
Cold Store /Dry Store	10	1
Sporting Equipment storage	125	G
Dog Club	230	G
Neighbourhood Centre & outdoor play	164	G
Outdoor space (deck)	109	1
Indoor courts and fixed seating	2972	G
Total Gross ground floor area	4890	G
Total Gross first floor area	1050	1
<b>Total Area</b>	<b>5940m<sup>2</sup></b>	

## Bookable areas within the Centre

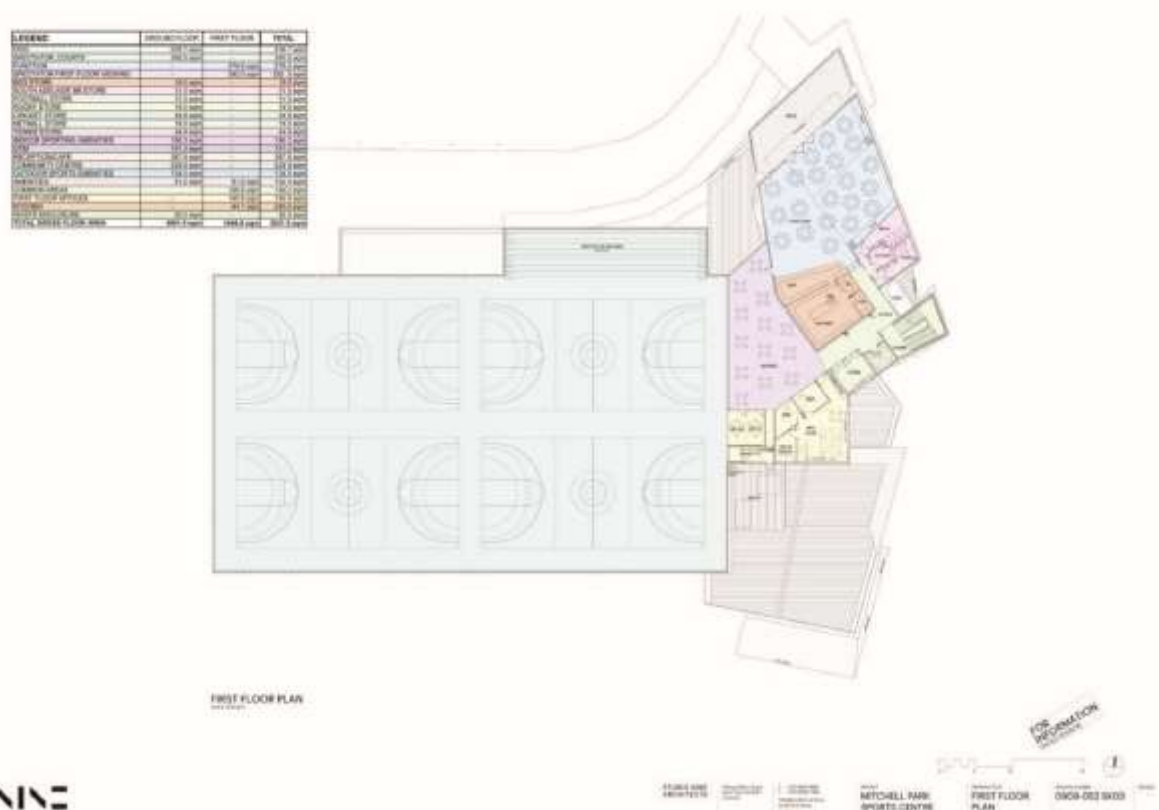
The following spaces will be available for hire on a regular or casual hire basis:

- Indoor Sports Stadium
- Function Centre
- Outdoor open space areas and oval

The plans below show the proposed layout of the Centre .







## Design capability

The current design is suitable for a number of sports including but not limited

- Basketball (to replace an existing substandard facility in Marion)
- Indoor netball
- Indoor Tennis
- Futsal
- Judo
- Karate
- Taekwondo
- Wrestling
- Fencing
- Trampoline
- Gymnastics
- Handball
- Table Tennis
- Roller derby
- Wheel chair sports
- Football
- Soccer
- School activities
- Fitness/personal trainers

Note that competition level for some sports may be limited by the 8.3m clearance level to the underside of structural elements in the proposed design.

## Fees and charges

An hourly hire fee will apply to each bookable area within the Centre as part of the City's schedule of fees and charges. These fees are still to be determined and may be informed by the results of this expression of interest.

As a guide only, fees in line with the following schedule for basketball are envisaged

<b>Casual Hire (per hour per court)</b>	<b>Price</b>
Off peak (6am to 4pm Monday to Friday)	\$50.00
Peak	\$57.00
<b>Permanent Bookings (per hour per court)</b>	<b>Price</b>
Off peak (6am to 4pm Monday to Friday)	\$25.00
Peak	\$33.00

## Booking considerations

The City will consider all types of bookings for the indoor stadium or open space areas for clubs, schools and tertiary institutions, and sporting associations to provide competition, training and coaching programs.

## Expression of Interest (EOI)

The City anticipates that there will be significant demand from the community to use the upgraded Mitchell Park Sports and Community Club facility.

An EOI process ensures that all groups have the same opportunity to submit an application to book space at the redeveloped Mitchell Park Sports and Community Club on a regular long term basis.

When the EOI process closes, the City will consider all applications and initially

- prepare a draft preferred operation schedule based on assessing the needs of the groups, the suitability of their activities for the Centre and the return generated to sustain the operations of the centre
- adjust the design as necessary to meet the needs of the preferred users
- prepare Memoranda of Understanding for consideration by preferred users to provide certainty for future planning by all parties

Following confirmation of full project funding and management arrangements Council or its managing agent, will prepare

- an initial annual schedule and
- negotiate individual access agreements with user groups.

The City will endeavour to consider all requests however it is possible that some requests will not be fully accommodated or maybe considered a conflict of interest with existing internal programs and services operated by the City of Marion.

The EOI process will only determine the allocation of regular, ongoing bookings. The City considers regular, ongoing bookings as bookings that occur at regular intervals, such that there are at least 12 separate booking occasions within a 12-month period for the same group.

Requests for use of the community playing fields and casual, one off bookings of indoor and other spaces within the Mitchell Park complex will be considered separately.



**Process**

A link to the EOI application process is available on the City's website.

A group should complete the EOI booking application forms through the Making Marion Website

**More information**

For more information about the Mitchell Park Sports and Community Centre, please contact

**Sean O'Brien**

**Community Facilities Planner | City of Marion**

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## Thank you for your submission

To avoid any uncertainty or misunderstandings, please note the following:

- The City Of Marion reserves the right to accept or reject any Expression of Interest at its discretion.
- This document is not an undertaking or contractual offer by council.
- Unless and until a written contract is properly executed by council and an applicant: (a) council has no legal obligations in relation to any projects or partnership opportunities; and (b) an applicant should not make any commitments to third parties on the assumption that council support for a project will be provided.
- Notification by council of acceptance of an Expression of Interest does not create a binding agreement and in particular, acceptance by council of an Application is not approval under the *Development Act*.
- The City of Marion reserves the right to respond to EOI's in accordance with project schedules and not within any specified timeframe. If council does not respond to an EOI that does not signify approval by council.
- Subject to law, council has no liability whatsoever as a result of any matter or anything in connection with a party's EOI.

Sean O'Brien  
Community Facilities Planner



## MITCHELL PARK

### Expression of Interest for Indoor Stadium Use

#### Form

I,

Name

have been authorised as my club/organisation's representative and hereby express my interest as a member of the

Organisation

to utilise the Mitchell Park Sports & Community Club complex,

- ☐ Indoor Courts
- ☐ Oval/Open Space Areas
- ☐ Outdoor Courts
- ☐ Meeting Rooms
- ☐ Function Centre

#### Contact Details

Organisation Title

Phone

Email

Address

Briefly describe the major activities your organisation provides.



Is your organization/club affiliated with a peak sporting body or other association? If so identify

What current facilities does your organisation/ club use?

Why would your organisation club like to use the proposed indoor stadium or open space areas at Mitchell Park?

What times will your organisation want to use the facility?

Month	Times (indicate number of Courts i.e. 1/2/3/all and MTuWThF)						
	Early Morning M to F 6am to 9 am	School hours M to F 9am to 3pm	After school hours 3pm to 11pm	Saturday Day	Saturday Evening	Sunday	Other time (stipulate)
January							
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							

#### Total annual hours

Please estimate the total annual court hours you would use the facility ?  
(NB 1 hour of exclusive use equals 4 court hours)

.....

#### Payment

Please indicate the rates per court hour your organisation would be willing to pay for its use of the facility?

.....

If these vary from the guide rates provided please

On the table below, please provide further details of activities and potential times you would be seeking facility use.

Activity 1  eg Football, Soccer, Bingo

Type of facility required for activity 1  e.g. marked up court and nets

Special facility requirements ..... e.g. Additional height, lighting

Capability of occurring concurrently with other sports/ users in the same space..... e.g no issues, requires visual separation, requires acoustic and visual separation

Activity 2

Type of facility required for activity 2  e.g. marked up court and nets

Special facility requirements ..... e.g. Additional height,

Capability of occurring concurrently with other sports/ users in the same space..... e.g no issues, requires visual separation , requires acoustic and visual separation

Activity 3

Type of facility required for activity 3  e.g. marked up court and nets

Special facility requirements ..... e.g. Additional height,

Capability of occurring concurrently with other sports/ users in the same space..... e.g no issues, requires visual separation , requires acoustic and visual separation

What are the key future directions for your organisation?

Is that likely involve expansion of use levels indicated above and if so to what extent.

Please provide any other comments you would like the City of Marion to consider in your expression of interest?

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## Thank you for your submission

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**CITY OF MARION  
INFRASTRUCTURE AND STRATEGY COMMITTEE MEETING  
5 September 2017**

**Originating Officer:** Richard Watson, Communications Adviser  
**Manager:** Craig Clarke, Unit Manager Communications  
**General Manager:** Tony Lines, General Manager City Services  
**Subject:** Fund My Neighbourhood  
**Report Reference:** ISC050917R8.4

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**REPORT OBJECTIVE**

To provide the Infrastructure and Strategy Committee with an overview of the Fund My Neighbourhood program.

**EXECUTIVE SUMMARY**

The State Government has announced a \$40 million grants program that invites the community to submit ideas for projects to improve their neighbourhood. Funding is divided into two \$20 million tranches with submissions for the first round due to close on 8 September 2017.

If a project is on land owned or managed by Council, Council will be asked whether or not it wishes to support the project. The decision on which projects are funded will be made by a public vote managed by the Department of Premier and Cabinet (DPC).

Council will be responsible for delivering and managing projects it supports. Administration is currently assessing a number of projects that have been nominated by the community.

It is anticipated a report will be prepared for the 26 September General Council Meeting making recommendations on which projects Council should support.

**RECOMMENDATIONS**

**That the Infrastructure and Strategy Committee:**

**DUE DATES**

**1. Notes the report**

**5 September 2017**

**BACKGROUND**

The DPC is refining timelines and processes for the Fund My Neighbourhood program.

Fund My Neighbourhood was included in the 2017-2018 state budget in June 2017 and launched on 6 August 2017. The program invites the community to submit ideas to improve their neighbourhood.

The total value of the program is \$40 million, with funding divided into two \$20 million tranches over two years. One-off grants of between \$10,000 and \$150,000 are available.

The process involves the community submitting ideas via the Fund My Neighbourhood website. Project proposals are assessed by the DPC against its criteria in six categories, and could include:

- Playground upgrades
- Smart lighting (e.g. for footpaths, public transport stops)
- Urban landscaping
- Walking/cycling trails
- Repair or swap cafes/sheds
- Skill share programs
- Neighbourhood/community market
- Community garden
- Community/public art

Ideas that will not be funded include:

- Operational or maintenance costs
- Projects that are not accessible to the broader community
- Projects from which the proposer or their immediate family will profit
- Projects that have commenced or have been completed prior to the application being submitted
- Illegal, malicious or discriminatory activities
- Feasibility studies, research/study placements, business cases

Funding for initiatives can only be provided to eligible organisations with which the State Government can enter a legally binding grant agreement and that have an ABN. These include local councils, incorporated community groups, schools, childcare centres, kindergartens and sporting clubs.

Individuals, businesses, and organisations with a gaming-machine licence cannot receive funding.

If the DPC approves a proposal that is on land owned or managed by a council, that project will be forwarded to the relevant council with a request for support. The DPC anticipates proposals will need to be scoped and costed. It advises detailed plans are not required at this stage.

Should Council support a project, it will be considered by the DPC for inclusion in a public vote to decide which projects are funded.

In supporting a project, Council is agreeing to receive funding, deliver the project, and being responsible for whole of life costs.

## **DISCUSSION**

Administration has been liaising with the DPC and LGA and has developed an internal process to assess submissions.

This involves providing a report to the 26 September General Council Meeting to assist Elected Members to decide which projects to support.

The process is governed by the following timelines which could change as the DPC refines its procedures:

- 8 September 2017 – community submissions close
- 12 September 2017 – final batch of applications provided to councils

- 6 October 2017 - DPC to be advised of council's support for projects
- Mid-October 2017 – online public voting opens
- November/December 2017 – successful projects announced/grants offered
- November/December 2018 – projects to be completed

### **Assessment process**

Projects will be assessed by staff from key areas, including strategy, finance and communications. Staff from areas that relate directly to the project, including open space, environment and property, will also be involved.

Assessment criteria includes:

- Alignment to Council's strategic plans
- Capacity to deliver project within 12 month timeframe
- Whole of life costs
- Suitability of proposed site

This chart outlines the process:

Projects received



Assessed by Project Assessment Group against criteria > rejected



Supported go to scoping, costing



Approval (Elected Members) > rejected



Notify DPC

### **Voting**

DPC will review projects supported by councils before approving them for the voting stage. There is no guarantee that all projects will be put to the vote.

The department advises that people will vote once, for each of the three project site categories – small, medium, large. Projects will be categorised based on a financial value which will be determined closer to voting.

People will be able to vote for projects within a radius around their home. The size of the radius will be determined by a number of factors, including population density and the number of projects proposed in that area.

This could be significant for clubs and organisations who have members who don't live close enough to the site of a proposed project to vote for it.

**Funding announcement**

It is expected that successful grants will be announced in November/December 2017.

While there is a 12-month acquittal period, DPC has indicated there is some flexibility to allow for Development Applications and other processes.

**CONCLUSION**

This report provides an overview of the Fund My Neighbourhood program for Members' information.