

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 7 November 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.

Adrian Skull
CHIEF EXECUTIVE OFFICER

2 November 2017

**CITY OF MARION
INFRASTRUCTURE & STRATEGY COMMITTEE AGENDA
FOR THE MEETING TO BE HELD ON
TUESDAY 7 NOVEMBER 2017
COMMENCING AT 6.30 PM
COUNCIL CHAMBER
245 STURT ROAD, STURT**



1. OPEN MEETING

2. KAURNA ACKNOWLEDGEMENT

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

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

4. CONFIRMATION OF MINUTES

- 4.1 Confirmation of the minutes for the Infrastructure & Strategy Committee meeting held on 3 October 20174

5. BUSINESS ARISING

- 5.1 Review of the Business Arising from previous meetings of the Infrastructure and Strategy Committee Meetings.....9

6. REPORTS

- 6.1 Infrastructure Projects Progress Updates
Report Reference ISC071117R6.116
- 6.2 Quarterly Capital Construction Update
Report Reference: ISC071117R6.2.....33
- 6.3 LED Street Lighting
Report Reference ISC071117R6.339

7. WORKSHOP

- 7.1 Community Facilities Framework
Report Reference: ISC071117R7.141

8. REPORTS

- 8.1 Morphettsville Park Sports & Community Club Redevelopment Options
Report Reference ISC071117R8.150
- 8.2 Customer Experience – Elected Member Survey
Report Reference ISC071117R8.258
- 8.3 Capella and Nannigai Precinct Plan
Report Reference: ISC071117R8.360

9. WORKSHOP

- 9.1 Future Directions for Energy Efficiency and Renewable Energy at Marion
Report Reference: ISC071117R9.197

10. PRESENTATION

Nil

11. CONFIDENTIAL ITEMS

Nil

12. ANY OTHER BUSINESS

Nil

13. 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.

14. NEXT MEETING

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

Time: 6.30pm

Date: 6 February 2018

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 3 OCTOBER 2017**



PRESENT

Elected Members

Councillor Byram (Chair), Councillor Pfeiffer (from 7.01pm), Councillor Kerry, Councillor Hull and Councillor Westwood

His Worship the Mayor Kris Hanna (from 6.43pm)

Independent Member

Mr Christian Reynolds

In Attendance

Councillor Hutchinson
Councillor Telfer
Councillor Gard
Councillor Prior
Councillor Crossland
Mr Adrian Skull
Ms Abby Dickson
Mr Mat Allen
Ms Jaimie Thwaites
Mr Greg Salmon

Chief Executive Officer
General Manager City Development
Acting General Manager City Services
Unit Manager Governance and Records (minute taker)
Manager City Activation

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 Councillor Westwood, Seconded Councillor Hull that the minutes of the Infrastructure and Strategy Committee Meeting held on 5 September 2017 be taken as read and confirmed.

Carried Unanimously

5. WORKSHOPS

**5.1. 6.37pm SA Power Networks (SAPEN) LED Street Lighting
Report Reference: ISC031017R5.1**

Mr Tom Walker, SA Power Networks' Manager Commercial Strategic Development and Acting General Manager City Services showed a sample LED Street Light product.

6.43pm the Mayor entered the meeting

The Chair welcomed the Members of the Urban Planning Committee and Councillors to the meeting.

Mr Tom Walker and Adam Gray (City of Marion LED Street Lighting Project Officer) gave a presentation on LED Street Lighting Upgrades and Smart Lighting. The presentation covered the following aspect of the project; background, tariffs, the Agreement, rollout and smart lighting / smart city technology.

6.47pm Councillor Kerry left the meeting

6.52pm Councillor Kerry re-entered the meeting

7.01pm Councillor Pfeiffer entered the meeting

7.28pm Councillor Kerry left the meeting

7.55pm Councillor Westwood left the meeting

7.56pm Councillor Westwood re-entered the meeting

7.57pm Councillor Kerry re-entered the meeting

8.03pm Councillor Pfeiffer left the meeting

8.05pm Councillor Pfeiffer re-entered the meeting

8.08pm Mayor Hanna left the meeting and did not return

8.11pm Councillor Kerry left the meeting

8.13pm Councillor Kerry re-entered the meeting

The Committee noted the report and the following points were raised / noted:

- The Australian rating for light is lower Kelvin than overseas.
- A consistent communication approach from Council and SAPN is important.
- More variety of decorative lights are being designed.
- During installation of upgraded lights if there are minor repairs required, these repairs will be done or reported (depending on scale) at the same time.

- Acting General Manager City Services advised that a future audit of all traffic control devices will be undertaken to check for street lighting upgrade requirements.
- The scope of the project does not include Department of Planning, Transport and Infrastructure (DPTI) lights on main roads but SAPN is working with DPTI on this.
- The timing of the project will depend on when the contract is signed.
- Dimming would be possible but at this point it time it would not reduce costs.
- Together with City of Charles Sturt and SAPN, Council has submitted a joint grant submission for smart street lighting. The outcome of this submission is still unknown.
- Smart technology will have capital and operation costs. The operational costs in particular will be dependent on how they are used.
- In relation to the Smart cells, SAPN would own the middleware and software but the data would belong to Council
- Smart Technology at the very least would show maintenance of the light (e.g. when cleaned etc.) Other uses may require additional sensors etc dependant on the data to be collected.

ACTION: An update on the project be provided at the November 2017 Committee meeting

ORDER OF AGENDA

The Chair sought and was granted leave of the meeting to discuss the 'BMX' Project Update from the 'Infrastructure Projects Progress Updates' Report (Page 24 of Agenda) next.

8.29pm Infrastructure Projects Progress Updates – BMX Update (Page 24 of Agenda) Report Reference: ISC031017R8.1

The Chair welcomed Mr Geoff Norris from the City of Onkaparinga to the meeting for the item.

The Committee raised / noted the following points:

- A feasibility study is currently being undertaken.
- Movement of soil is still a significant concern.
- The Minister has requested that alternative site options be investigated. Alternatives include near the South Adelaide football club in Onkaparinga and the old drive-in site on Majors Road. No detailed analysis has been conducted at these sites.
- DPTI have raised concern about the traffic management at the intersection. They have advised that the current plans would require traffic lights to be installed.
- All parties have been looking at how costs could be reduced.
- It was questioned whether UCI accreditation was essential and under the current funding agreement it is.
- A Section 48 report is being prepared for the 10 October 2017 Finance and Audit Committee meeting.
- The BMX Project to be presented as a workshop item at a future Committee meeting to look at the original plans, the projects funding position and the requirements of the UCI standards.

9.07pm Councillor Kerry left the meeting

9.12pm Councillor Kerry re-entered the meeting

ACTION: Taken on Notice – Will the community have access to the facility (with the exception of the hills that will be fenced off)?

ACTION: A workshop on the BMX Project be held at a future Committee meeting.

6. 9.16pm BUSINESS ARISING

The business arising statement was noted.

7. PRESENTATIONS

The Introduction of Mr Greg Salmon, Manager City Activation did not occur.

8. REPORTS

**8.1. 9.17pm Infrastructure Projects Progress Updates
Report Reference: ISC031017R8.1**

The Committee noted the Infrastructure Projects Progress update and the following points were raised / noted:

- Edwardstown
 - Most parties are happy.
 - There are some minor issues with Board satisfaction that are being addressed.
- Mitchell Park
 - A report will be going to the Finance and Audit Committee about the funding
 - Would like to see various options presented
 - Expect financial contributions from peak agency (e.g. Basketball SA)
 - Should be documenting expected usage numbers of the facility (and how many are Marion residents)
- The traffic light ratings are a little generous (e.g. looking for funding as opposed to have funding).
- The two Glenthorne Farm projects should be combined into one project.

MEETING EXTENSION

Moved Councillor Westwood, Seconded Mr Reynolds that the meeting be extended by 15 minutes.

Tied

**8.2. 9.27pm Capella and Nannigai Precinct Plan
Report Reference: ISC031017R8.2**

The Committee requested that a more detailed report on the Capella and Nannigai Precinct Plan be prepared and presented to the next meeting.

**8.3 9.28pm Paid Entry Fees at Sporting Games
Report Reference: ISC031017R8.3**

The Committee noted the report.

9. CONFIDENTIAL ITEMS

Nil

10. OTHER BUSINESS

Nil

11. MEETING CLOSURE

The meeting was declared closed at 9.30pm.

12. NEXT MEETING

The next meeting of the Infrastructure and Strategy Committee will be held at 6.30pm on 7 November 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 07 NOVEMBER 2017



	Date of Meeting	Item	Responsible	Due Date	Status	Completed / Revised Due Date
1.	4 July 2017	9 Any other business Mid-year Committee review to be undertaken over breakfast, to be scheduled offline	Chair	September 2017	Survey has been distributed to committee members, Elected Members and relevant staff on 1 November 2017. Responses are due by 10 November 2017.	Revised due date 10 November 2017
2.	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		
3.	5 Sept 2017	7.2 BMX Project – Progress Report <ul style="list-style-type: none"> ➤ The Committee members be added to the distribution list for the BMX Project Advisory Group minutes. ➤ A revised project timeline be prepared and distributed to the Committee 	Greg Salmon	October 2017	Advisory Group minutes distributed. Committee members added to the distribution list. Revised timeline will be emailed to ISC members prior to the 7 November meeting	
4.	3 October 2017	5.1 SA Power Networks (SAPEN) LED Street Lighting An update on the project be provided at the November 2017 Committee meeting	Mat Allen	November 2017	Included in 7 November agenda	
5.	3 October 2017	8.1 Infrastructure Projects Progress Updates – BMX Update Taken on Notice – Will the community have access to the facility (with the exception of the hills that will be fenced off)?	Greg Salmon	November 2017	A verbal update will be provided at the 7 November I&S meeting	
6.	3 October 2017	8.1 Infrastructure Projects Progress Updates – BMX Update A workshop on the BMX Project be held at a future Committee meeting.	Greg Salmon		To be scheduled for early 2018	
7.	3 October 2017	8.2 Capella and Nannigai Precinct Plan A more detailed report on the Capella and Nannigai Precinct Plan be prepared and presented to the next meeting	Carol Hampton	November 2017	Included in 7 November agenda	

* Completed items to be removed are shaded - **Appendix 1 – Draft works program**

7 February	6.30 – 9.30	Infrastructure & Strategy
7 March	6.30 – 9.30	Infrastructure & Strategy
4 April	6.30 – 9.30	Infrastructure & Strategy
2 May	6.30 – 9.30	Infrastructure & Strategy
6 June	6.30 – 9.30	Infrastructure & Strategy
4 July	6.30 – 9.30	Infrastructure & Strategy
1 August	6.30 – 9.30	Infrastructure & Strategy
5 September	6.30 – 9.30	Infrastructure & Strategy
3 October	6.30 – 9.30	Infrastructure & Strategy
7 November	6.30 – 9.30	Infrastructure & Strategy

- 1st 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"> • Presentation on current community data sets • Examples of opportunities to expand community data • Potential tools for data collection 				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

Infrastructure & Strategy Committee Date: Tuesday, 4 April Time: 6.30pm – 9.30pm - MEETING NOT HELD – AGENDA ITEMS SCHEDULED FOR 2 MAY MEETING Venue: Committee Room					
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

Infrastructure & Strategy Committee Date: Tuesday, 2 May Time: 6.30pm – 9.30pm Venue: Committee Room					
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 RESCHEDULED TO JULY MEETING				Fiona Harvey
Community Facilities Strategy	Presentation on review and update of community facilities information and strategy RESCHEDULED TO JUNE MEETING				Carol Hampton
Infrastructure – connecting communities	Overview of key infrastructure projects which will strengthen community connections. Input to be sought from Committee Members RESCHEDULED TO AUGUST MEETING				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 DEFERRED				Tony Lines	
Community Facilities Strategy	Presentation on review and update of community facilities information and strategy RESCHEDULED FROM MAY MEETING				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 – Rescheduled from May meeting				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 Action from 4 July meeting				Abby Dickson	
LED Lighting Grant Submission	Request from 4 July meeting				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 – Deferred from June meeting – Rescheduled to 1 August meeting				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"> Consider the brief for the development of a costed concept plan authorise the calling of a tender to engage a concept design team endorse a total financial target for the staged construction of the plan 				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 - SA Power Networks (SAPN) LED Lighting	Update and Q&A	Workshop			Mat Allen / Tony Lines
Capella & Nannigai Precinct	Follow on from 1 August report – response to targeted questions of Committee				Alicia Clutterham
Infrastructure Project Update					Abby Dickson
Paid Entry Fees at Sporting Games					Kane Harrison
Verbal update on Oaklands Wetlands Education Centre					Tony Lines

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		Workshop			Ann Gibbons / Fiona Harvey
Community Facilities Strategy Review	Discussion and feedback of workshop Request from 6 June 2017 meeting	Workshop			Carol Hampton
Customer Experience	Presentation of survey results				Karen Cocks / Tony Lines
LED Lighting Update	Grant outcomes				Tony Lines / Mat Allen
Morphettville Park Sports Club/Complex Options					James O'Hanlon / Carol Hampton
Capella & Nannigai Precinct Plan	More detailed report requested at 3 October I&S Committee meeting				Sean O'Brien / Carol Hampton

**CITY OF MARION
INFRASTRUCTURE & STRATEGY COMMITTEE MEETING
7 NOVEMBER 2017**

General Manager: Fiona Harvey, General Manager City Development
Subject: Infrastructure Projects Progress Updates
Report Reference: ISC071117R6.1

REPORT OBJECTIVE

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

RECOMMENDATION

DUE DATES

That the Infrastructure Committee:

- | | |
|---|------------------------|
| 1. Notes the progress report on key infrastructure projects. | 7 November 2017 |
|---|------------------------|

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.

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: ISC071117R7.1



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
CONCEPT STAGE - Complete				
COMMITMENT STAGE				
Secure land	COMPLETE	COMPLETE	COMPLETE	The DAP meeting occurred on the 06/09/17. Development plan consent was obtained.
Finalise design and cost	GREEN	GREEN	AMBER	The tender period has closed and submissions are currently being evaluated. The cost of the agreed scope is over by 3%.
Prudential Review and Endorsement	COMPLETE	COMPLETE	COMPLETE	Section 48 report approved by Council in 2016.
Facility Management Model	GREEN	GREEN	AMBER	Financial and Management Models have been accepted by all affiliate clubs with the ESMCC Board still asking for additional information pertaining to the strategy document attached to the Business Plan. Council continues to work on this with the Board.
Approval to proceed to call construction tenders	GREEN	GREEN	GREEN	A report will be go to a General Council meeting on the 28 th November for approval to award the tender.
CONSTRUCTION STAGE	GREEN	GREEN	GREEN	Council approved the calling of tenders, acceptable tenders are received and Council endorses contractor. The Federal funding deed requires construction to start by December 2017.

Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
COMMISSIONING STAGE	ON-HOLD	ON-HOLD	ON-HOLD	Commissioning commences when building complete and ready for occupation. Expected March 2019
CLOSE	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	Engage with stakeholders, both internal and external. Engagement includes wider community	OPEN
2	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. Planning consent achieved.	CLOSED
3	Project cost exceed \$8M	Project to be released for tender and alternatives, value add strategies requested from tenderers.	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: ISC031017R7.1



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
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Milestone	Time /Schedule	Quality / Scope	Cost /Budget	Summary / Comments
CONCEPT STAGE - Complete				
COMMITMENT STAGE				
Secure land	AMBER	GREEN	GREEN	DEWNR awaiting legal advice on possibility of them applying under Section 49 of the Development Act to streamline approval process. No progress on lease between DEWNR and Marion, requires more detail on layouts, costs, management and certainty of location before it can be completed.
Finalise design and cost	AMBER	GREEN	RED	Concept design stage completed. Concept cost estimate well above the \$3.5million budget. Lowest practical cost for the BMX facility at current site being determined. Alternative sites investigated, two sites have potential - further investigations underway at these sites. High level assessment of alternative treatments to mitigate the highly expansive clays indicated that clay removal and replacement was the most effective and cost effective. 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	Confidential draft Section 48 report tabled at 10 October 2017 Finance and Audit Committee meeting. Final Report to be developed, aiming for December FAC meeting. No progress on Management Plan being developed with clubs, BMX bodies and funding stakeholders due to cost/budget issues.

Milestone	Time /Schedule	Quality / Scope	Cost /Budget	Summary / Comments
Approval to proceed to call construction tenders	ON-HOLD	ON-HOLD	ON-HOLD	Section 48 report, as well as design and pre-tender cost estimate to be approved before calling construction tenders. Time frames are yet to be determined and will occur after location, scope and costs have been finalised by funding partners.
CONSTRUCTION STAGE	ON-HOLD	ON-HOLD	ON-HOLD	Construction stage can only commence after Council approves calling of tenders, acceptable tenders are received and Council endorses the recommended contractor. The program in the Deed will be renegotiated once the funding issues have been resolved.
COMMISSIONING STAGE	ON-HOLD	ON-HOLD	ON-HOLD	Commissioning commences when building is complete and ready for occupation
CLOSE	ON-HOLD	ON-HOLD	ON-HOLD	Close process occurs after Commissioning Stage (practical completion) and specifically at the end of the defects and liability period (final completion)

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.	Ongoing
4	Risk	Insufficient budget	Deed of Agreement between City of Marion and the Minister for Recreation and Sport states that if costs exceed the \$3.5million budget then parties will use best endeavours to reach a mutually agreeable funding solution.	Ongoing

Timeline: Timeline to be developed once budget and design 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:

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
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Milestone	Time /Schedule	Quality / Scope	Cost /Budget	Summary / Comments
CONCEPT STAGE				
Develop project outcomes	GREEN	AMBER	GREEN	Council resolution to provide funding for the project June 2016. A deed will need to be established with FFSA to confirm the scope of the project and expected outcomes for Council.
Develop partnerships	GREEN	AMBER	GREEN	<p>The City of Marion will provide funding as part of the partnership with the State Government and FFSA to develop a new Southern Regional Football Facility (SRFF) to be located at Majors Rd O'Halloran Hill. Roles and responsibilities for developing the facility will be confirmed in the initial planning stage of the project.</p> <p>A meeting is to be held between FFSA, Cove FC and City of Marion to update the club on the project and confirm directions for football in the region over the longer term.</p>
Approve design concept and cost estimate	GREEN	AMBER	GREEN	A concept design and business case will be developed for the project as the first stage of the planning process.

Milestone	Time /Schedule	Quality / Scope	Cost /Budget	Summary / Comments
Approval to proceed to next stage	ON-HOLD	ON-HOLD	ON-HOLD	Project timeframes will be clarified and agreed in the funding deed. A section 48/prudential report will need to be developed.
COMMITMENT STAGE				
Secure land	GREEN	ON-HOLD	ON-HOLD	The preferred location for the SRFF is on Crown Land identified as Volume 6088 Folio 98 on the southern side of Major's Rd. DEWNR require additional information from the business case to determine the lease structure.
Finalise design and cost	ON-HOLD	ON-HOLD	ON-HOLD	NA
Prudential management approval (Section 48 report	ON-HOLD	ON-HOLD	ON-HOLD	NA
Approval to proceed to call construction tenders	ON-HOLD	ON-HOLD	ON-HOLD	NA
CONSTRUCTION STAGE	ON-HOLD	ON-HOLD	ON-HOLD	NA
COMMISSIONING STAGE	ON-HOLD	ON-HOLD	ON-HOLD	NA
CLOSE	ON-HOLD	ON-HOLD	ON-HOLD	NA

Key Risks

#	Type (Issue, Risk, Change)	Description	Response / Mitigation	Status
1	Risk	Expansive Clay Soil – is likely to impact on cost of development	Football Federation has been provided with a copy of BMX geotechnical report and a site specific geotechnical investigation is taking place.	Ongoing

#	Type (Issue, Risk, Change)	Description	Response / Mitigation	Status
2	Risk	Clarification of what will be delivered at the SRFF and Business model are needed Impacts on football in Marion and capacity of SRFF to cater for football in the region are unknown – access for local clubs has not been confirmed	Work closely with FFSA to ensure Marion's needs are identified and secured in planning process and business model.	Ongoing

Timeline 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: ISC031017R7.1



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
CONCEPT STAGE - Complete				
COMMITMENT STAGE				
Secure land	AMBER	COMPLETE	AMBER	Land owned by City of Marion. Current Development Plan zoning allows third party appeals that could delay the project. Rezoning process (Recreation Community DPA) is in progress. 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.
Finalise design and cost	ON-HOLD	ON-HOLD	ON-HOLD	Further design development is subject to securing balance of funding to develop the project. An EOI for clubs and organisations is an opportunity to gauge potential programming partners and user groups for the facility. The EOI opened 30 th October and will close on the 2 December 2017. A report will then go back to Council in December 2017..
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.

Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
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

#	Type (Issue, Risk, Change)	Description	Response / Mitigation	Status
1	Risk	Partnership funding not secured	Proactively seek partnership funding	Ongoing

Timeline to be developed when project progresses to commitment stage.

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:** ISC031017R7.1**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
CONCEPT STAGE				
Develop project outcomes	COMPLETE	COMPLETE	COMPLETE	Concept developed through masterplan process. City of Marion Business Plan 2016 – 2019 required masterplan to be presented to Council The Infrastructure and Strategy Committee (ISC070317R7.2) provided feedback on the masterplan seeking a scaled down scope of works. A report was prepared for Councils consideration.
Design concept and cost estimate	GREEN	GREEN	GREEN	<p>Council endorsed funding for a slide (GC280317M03) from the Asset Sustainability Reserve to be delivered and operational by October 2017 – completed</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"> – Preparation of detailed design and costing for the reconfiguration of the foyer and upgrade to the façade – Supply and installation of new shade structures. – Preparation of detailed design and costing for a new BBQ and picnic area. – Preparation of designed design and costing for the change room upgrade <p>Funds approved as part of the Annual Business Plan and Budget at the 27 June Council meeting.</p>

Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
				Now proceeded to Commitment Stage with design and budgeting being prepared.
Approval to proceed to next stage	COMPLETE	COMPLETE	COMPLETE	Works funded for 2017-18
COMMITMENT STAGE				
Land	COMPLETE	COMPLETE	COMPLETE	Land owned by City of Marion.
Finalise design and cost	GREEN	GREEN	GREEN	Tender been awarded and project team have been meeting for facility upgrades Scope currently being developed for landscaping/ bbq & picnic areas, contract to be awarded in November. Selected quotes for waterplay / splash pads to be confirmed in November 2017 All designs to be completed by Jan 2018
Approval to proceed to call construction tenders	ON-HOLD	ON-HOLD	ON-HOLD	Design for foyer upgrade incorporating multi function area and external façade improvements, landscaping/bbq/picnic area and splashpad/waterplay subject to Council decision on staging and funding.
CONSTRUCTION STAGE				
Waterslide & shade structure installation	COMPLETE	COMPLETE	COMPLETE	Second slide has been installed. 21 new shade structures have been installed. 2 new shade structures have been installed over toddler and learner pools. Other construction to be determined through design and cost process then subsequent Council review and approval.
COMMISSIONING STAGE	ON-HOLD	ON-HOLD	ON-HOLD	Subject to Council approvals to proceed.
CLOSE	ON-HOLD	ON-HOLD	ON-HOLD	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
New Slide & Shade Structures												
Procurement Construction tender stage												
Detailed Design/Documentation												
Development & Building Approval												
Construction (Slide & shade Structure)												
Commissioning												
Design – future works												
Budget Adopted												
Scope works, tenders and procurement of contractors												
Detailed design and cost phase												
Council considers design and costs												
Hold Point												
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	Cost exceed budget	Detailed brief developed and proactive contract management

Custom: Infrastructure and Strategy Committee													September 2017		Run Date: 23/Oct/17 11:40	
																
ELT	SLT	LT	Project Title	Work Area	Project Objective	Sources	Strategic Alignment	Start Date	Start Date (ini)	End Date	End Date (ini)	Status	Progress in reporting month	Progress in coming month	Risk	Mitigation of risks & issues
	Anthony Lines	Mark Griffin Mathew Allen	C3. 13.3 - Streetscapes	Engineering	To provide consistent design for streets that balances the needs of pedestrians/cyclists and vehicles, provides visual amenity, supports connectivity and safety, and is environmentally sustainable.	3-year Business Plan 2016-19, CEO Priority Project	Connected	01-Jul-16	future use	30-Jun-19	future use	Commenced	Ramrod tender has been awarded, works to commence late October Finniss Street design progressing, discussed aspects of design at Warriparinga Ward Briefing 26/9/17	Commence construction of Ramrod Avenue streetscape upgrade with reconstruction of the right turning lane from Lonsdale Road onto Ramrod Avenue Complete design of Finniss Streetscape upgrade	Low	Integration of Project with existing works program, resources for coordination of program. Significant risk associated with damage to new infrastrucutre on Alawoona Avenue as a result of development.
	Abigail Dickson	Donna Griffiths Greg Salmon	C4 - Oaklands Rail Crossing	City Activation	To lobby to pursue Federal funding for a road/rail separation at Oaklands Crossing and work with the State Government to achieve related design, pedestrian and cycle linkages and development outcomes that benefit to Marion community	3-year Business Plan 2016-19	Connected	01-Oct-16	future use	30-Jun-19	future use	Commenced	September 17 - Meetings with DPTI regarding procurement progress on project. Stakeholder discussions with SAALC management regarding connectivity from Crossing to surrounding areas.	October 17 - Staff to review DPTI stormwater management principles. Stakeholder discussions ongoing with Westfield and GP Plus	High	There may be reluctance by DPTI to see beyond the immediate objective of removing the level rail crossing and thereby compromise the longer term 30 Year Plan and Structure Planning vision for this area. Council support and leadership to progress the proposed broader precinct development opportunities will be required to engage DPTI and other stakeholders in the more ambitious aspirations of this project.
	Abigail Dickson	Donna Griffiths Greg Salmon	C5. P2 - Darlington Tonsley Flinders Rail	City Activation	Support the rail expansion from Tonsley to Flinders Medical and University precinct. Maximise employment and local business benefits from the \$620m Darlington Upgrade project and related \$85m Flinders Link rail project	3-year Business Plan 2016-19	Connected	01-Jul-16	future use	30-Jun-19	future use	Commenced	September 17- ongoing engagement with Gateway South regarding landscaping. Ongoing discussions with DPTI regarding Ownership and Mantainence.	October 17- finalise landscaping design with Gateway South. Finialise with DPTI Ownership and Mantainence arrangements.	Medium	Facilitating an alignment of Council objectives and wishes with the proposed design elements features is both an issue and challenge. Proactive preparation and input through design review meetings and comment is proving to be effective in achieving mutually beneficial outcomes. A lack of communication and partnership between the State Government, Contractor and councils.



<p>14.2 - Expand solar panel network to maximise the use of renewable energy at council facilities</p>	<p>Ann Gibbons</p> <p>Carol Hampton</p> <p>Abigail Dickson</p>	<p>City Property</p>	<p>Install solar panels at Marion Sports Centres. Complete installation of solar panels at Cooinda, LKCC and Glandore (refer GC131216R18) Provide a report to the 10 October 2017 General Council regarding equitable contributions from lessees</p>	<p>3-year Business Plan 2016-19</p>	<p>Innovative</p>	<p>01-Jul-17</p> <p>future use</p>	<p>30-Jun-19</p> <p>future use</p>	<p>Commenced</p>	<p>engaged consultant to supply tender package</p>	<p>review tender package</p>	<p>Low</p>	<p>not enough tenderers</p>
	<p>James O'Hanlon</p> <p>Carol Hampton</p> <p>Abigail Dickson</p>	<p>City Property</p>	<p>Deliver State of the Art Sport and Recreational Facilities across the City: Modern Sustainable Tennis and Netball Facilities across the city to meet the needs of the community now and into the future (Business Plan)</p>	<p>3-year Business Plan 2016-19</p>	<p>Liveable</p>	<p>01-Jul-16</p> <p>future use</p>	<p>30-Jun-19</p> <p>future use</p>	<p>Commenced</p>	<p>Stanley Street Works have been completed Tenders being prepared for Hallett Cove Beach, Trott Park and Woodforde Reserve Works Sandery Avenue works now surplus to project schdule due to Ballara Park club amalgamiting with Stanley Street.</p>	<p>Await tender outcomes for Woodroofe, Trott Park and Hallett Cove Beach Present report to council in November 2017 to fund gap due to unsuccessful funding application (Marion and Warradale)</p>	<p>Low</p>	<p>Council approved directions for clubs are well supported by the clubs. Council to further consideration directions for Nanningai and Capella Reserve.</p>
	<p>Alicia Clutterham</p> <p>Carol Hampton</p> <p>Abigail Dickson</p>	<p>Open Space and Recreation</p>	<p>Deliver Iconic open spaces and playgrounds across the Cirt: Hallett Cove Foreshore precinct redevelopment</p>	<p>CEO Priority Project</p>	<p>Liveable</p>	<p>01-Jul-16</p> <p>future use</p>	<p>01-Nov-18</p> <p>future use</p>	<p>Commenced</p>	<p>Stage 5 Amphitheatre program of construction works on track with practical completion prior to Christmas 2017. Stage 4 playspace and reserve detail design progressed with new engineers engaged to document the bulk earthworks. Council report in October drafted and landscape designs and artworks coordinated.</p>	<p>Complete coordination of civil engineer earthworks design and development approvals package prior to Christmas 2017. Tender works ealry 2018. Civil team to work through stormwater pipe issues for coordianiton wqith stage 4 playspace works</p>	<p>Medium</p>	<p>Stage 5 delivery timeframes critical to deliver Concert in the Cove in March 2018. Council prioritised stage 5 Amphitheatre in staggered delivery of Stage 4 Playground and Reserve and Stage 5 Amphitheatre. Additional works required for Stage 3 GPT and stormwater pipework. Engineering team reviewing consultant engineer designs and conceptulaising options for future reporting. Stage 4 detail design construcion drawings wil be packaged as separable portions to manage coordination of works.</p>
	<p>James O'Hanlon</p> <p>Carol Hampton</p> <p>Abigail Dickson</p>	<p>City Property</p>	<p>Continue implementation of priorities from the review of reserves and facilities (Business Plan) Commencing community land revocation at least 4 parcels of land (13 special projects)</p>	<p>3-year Business Plan 2016-19</p>	<p>Liveable</p>	<p>01-Jul-17</p> <p>future use</p>	<p>30-Jun-19</p> <p>future use</p>	<p>Commenced</p>	<p>Louise Avenue - The CL classification has been revoked. The Reg General has been notified. The sale is on hold pending investigation into the purchase of other open space in Warradale. Luke Court - The CL classification has been revoked. The Reg General has been notified. The property was auctioned on 6 October 2017 but did not reach reserve. Ranger Street - waiting for a response from the Minister. McConnell Avenue - on 26 Sept 2017 Council resolved to retain the western reserve. Oliphant Avenue - the outcome of the community engagement for the revocation of the CL classification will be considered by Council on 24 Oct 2017. Travers Street - options are being considered Investigations - continuining on vacant land by suburb</p>	<p>Luke Court Reserve - The agent will continue negotiations with the only bidder. Ranger Street - fence replacement and revoke the CL classification if approved by the Minister Oliphant Avenue - if revocation is approved by Council, submit to the Minister Travers Street - amend proposed plan of division and resubmit to Planning Investigations - continuining to work through each suburb to identify potential land for disposal</p>	<p>Low</p>	<p>Community are not supportive of potential disposal and/or the Minister does not support revocation of community land status To be mitigated through proactive community consultation and analysis against Councils Open Space policy.</p>

Medium	Further analysis needed on the revenue and cost assumptions prior to reaching final agreement on transfer arrangements for the public infrastructure.	Lack of suitably qualified contractors/suppliers - procurement prcess Lack of engagement by tennants at leased facilities - working on club engagement strategy	TBD	Low	Prepare for discussion on future opportunities with Infrastructure and Strategy Committee (November meeting)	Waiting on information from SAPN regarding ownership and length of the tariff term. Supply and install procument in progress as well as development of the construction agreement and project plan	Report and discussion with the Infrastructure and Strategy Committee on the 3 October 2017 regarding the LED lighting project including tariff arrangements, roll out plan and SAPNs vision for smart technologies	Low	LGA Business Case Funding Kelvins	Innovative	future use	30-Jun-18	01-Jul-17	3-year Business Plan 2016-19	Transition 1/3 of Councils public street lighting from old, inefficient lights to new safe and sustainable LED street lights	Engineering	VN2.2 - Deliver Sustainable Street Lighting program	Mark Griffin Mathew Allen Anthony Lines	P1 - Tonsley Redevelopment	City Activation	To help ensure that the Tonsley Innovation Precinct is successful in attracting business investment and jobs for the benefit of the Marion and wider regional community.	Prosperous	3-year Business Plan 2016-19	Significantly increase energy efficiency across our council facilities	City Property	VN1.1 - Energy Efficiency Program	VN1.2 - Energy Efficiency and Renewables Initiatives	Environmental Sustainability	Research and confirm future energy efficiency and renewable energy initiatives for Marion	Valuing Nature	3-year Business Plan 2016-19	Valuing Nature	gained quotes to supply and install new LED lighting	engage successfull contractor	October 17 - Finalising handover of Stage 1 and 2 Roads with RSA. Finalising comments to DAC on Residential Development. Tonsley Pod space programming continuing from 16 October to 14 December 2017.	September 17 - Finalising handover of Stage 1 and 2 Roads with RSA. Finalising comments to DAC on Residential Development. Tonsley Pod space programming had break from in September to 16 October 2017. Sage Automation now operational onsite bringing 120 employees to District.	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Commenced	future use	30-Jun-19	01-Jul-16	Liveable	3-year Business Plan 2016-19	Engineering	The staged conection of up to 31 Council reserves and ovals to the Oaklands distribution system to enable treated stomrwater to be used instead of drinking water.	VN5 - Expand Oaklands Water	Mark Griffin Mathew Allen Anthony Lines
	future use	31-Dec-17	01-Jul-16	Valuing Nature	3-year Business Plan 2016-19	Engineering	This project moved into the constnruction phase for wetland 1 and associated infratructure (inc GPT, stormwater bypass access track, paths, and landscaping), following extensive planning consultation, approvals and grant funding	VN10 - Glade Crescent Wetlands	Mark Griffin Mathew Allen Anthony Lines
	future use	30-Jun-19	01-Jul-17	Valuing Nature	3-year Business Plan 2016-19	City Activation	Working with key partners, maximise Glenthorne Farm community benefits	VN13.2 Glenthorne Farm	Donna Griffiths Greg Salmon Abigail Dickson
	future use								
Agreement sent to Renewal SA for 50% cost share for infrastructure required to connect to Oaklands network. Estimate received for work		Install pipe, flow meter, headworks and meter to supply water to Tonsley for irrigating reserves		Medium		Contractor capacity, weather, avialability of resources			
Civil works now complete for wetland stage 1, minor erosion repairs undertakien, trails repaired. Project is now in landscape maintenance phase. Continues on the 3rd stage wetland cell and repairs to the embankment. Footbridge now installed and downward slope protected. Essential services now secure from any weather event. Landscaping and wetland construction continues		Complete Stage 3 wetland and embankment repairs. Commence landscaping and weed control, construct footpaths and access road		Medium		Rock , weather, contractor capacity, construction activities, complaints and confined space			
Contact made with University of Adelaide regarding the access agreement for Friends of Glenthorne and opportunities to improve the support given to Friends of Glenthorne. Mayor spoke on ABC Radio Adelaide 891 explaining why City of Marion decided an active public awareness campaign was no longer necessary.		Continue to support Friends of Glenthorne in improving their access agreement with University of Adelaide. (Motion by Cr Hull regarding the public awareness campaign for Glenthorne to be considered at GC101017)		Low		That a high profile for Glenthorne and the push for community access and environmental benefits is not maintained resulting in a lack of politcal pressure to resolve Glenthorne.			

**CITY OF MARION
INFRASTRUCTURE AND STRATEGY COMMITTEE MEETING
7 NOVEMBER 2017**

Originating Officer: Mathew Allen
General manager: Tony Lines, General Manager City Services
Subject: Quarterly Capital Construction Update
Report Reference: ISC071117R6.2

OBJECTIVE

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

RECOMMENDATIONS

DUE DATES

That the Infrastructure and Strategy Committee:

1. Notes this report.

7 November 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).

The progress of capital works to the end of September 2017 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.

Current risks

Currently there are no capital work programs at risk of not being completed.

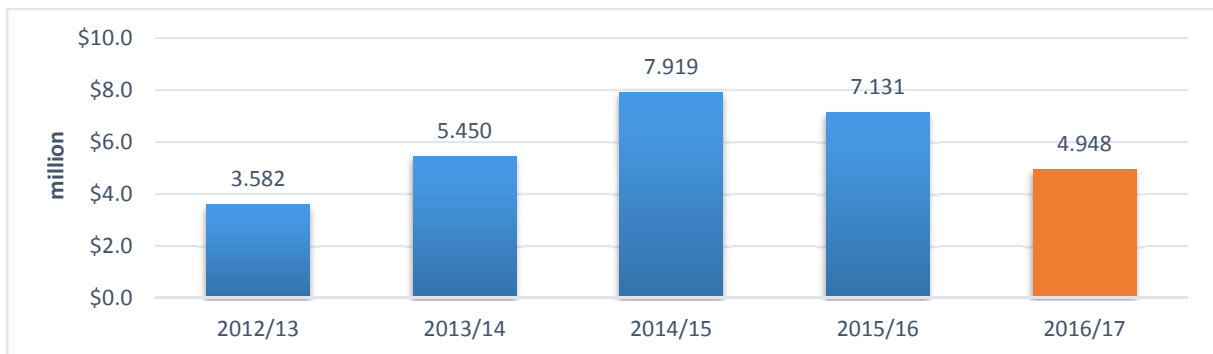
Close monitoring of the progress of the streetscape program is being undertaken. Progress is being made to design Finnis Street and coordinate Heron Way streetscape upgrade. Concept designs have commenced for Railway Terrace. These projects are on tight critical paths and may be subject to timeframes being adjusted.

The kerb and water-table program is to be developed; this body of work is subject to completion and integration of a forward 3 year road reseal works program. The kerb and water-table program is currently on target to be delivered between January and June 2018.

Carry overs

The carry over amount from 2016/17 has been determined, as part of the year end Statutory Accounts process: the value of the capital works carryover has reduced from 2015/16.

Administration will continue to focus on reducing the carry over amount for this financial year. The carry over trend is presented in the graph below:



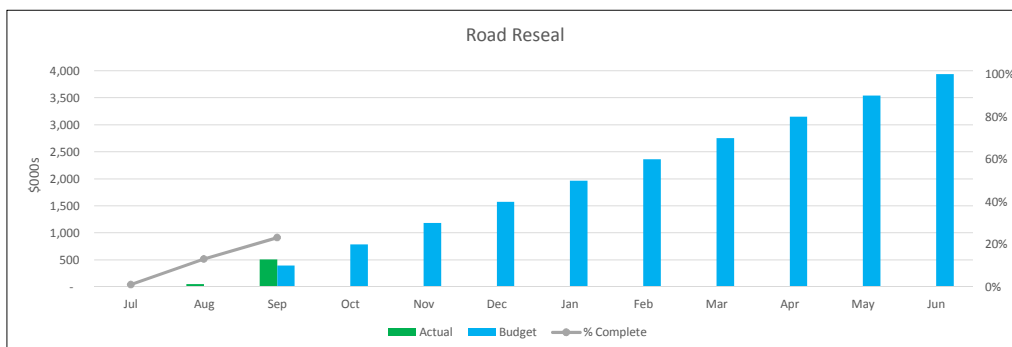
A corporate KPI has been established to deliver Council's capital works program with a core target of greater than or equal to 80% delivery of Council's planned capital works program (adjusted for extraordinary items) and a stretch target of greater than or equal to 90% delivery of Council's planned capital works program (adjusted for extraordinary items).

CONCLUSION

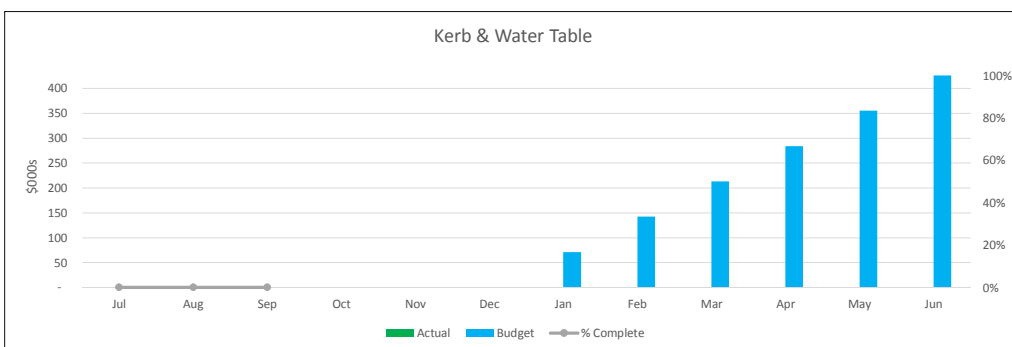
Capital works progress report will be provided to the Infrastructure and Strategy Committee on a quarterly basis including improved commentary along with any strategies to deliver projects should they be off track.

Appendix 1 – Q1 Capital Works Progress Chart 17/18

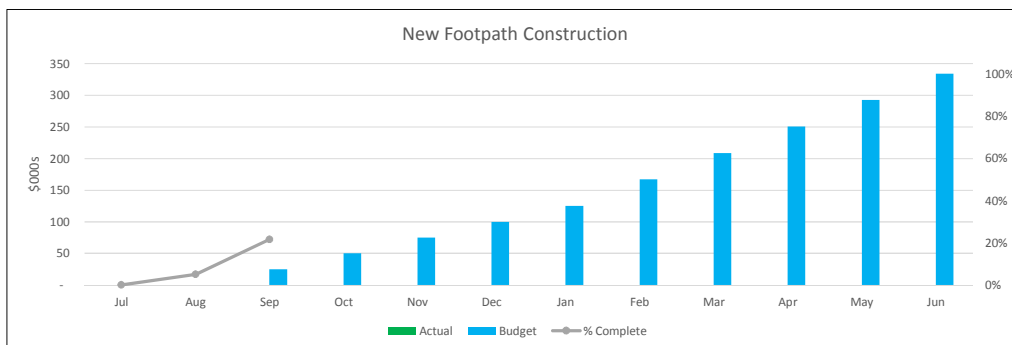
Capital Construction Progress - 2017/18



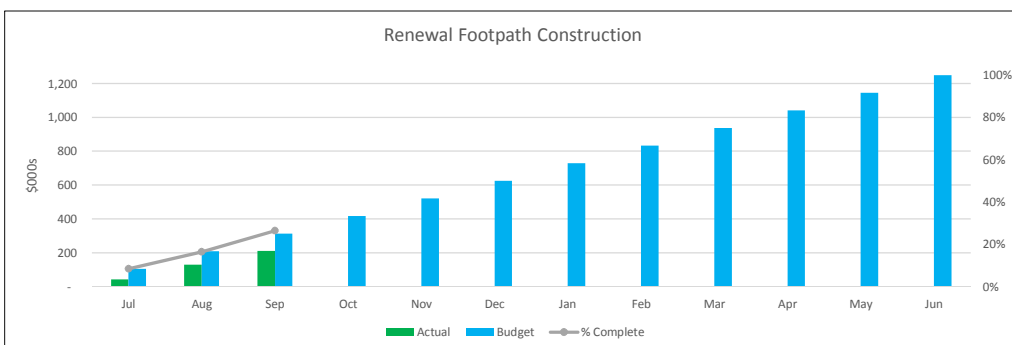
- Program commenced, trialling new treatment over wet months - 23% complete.



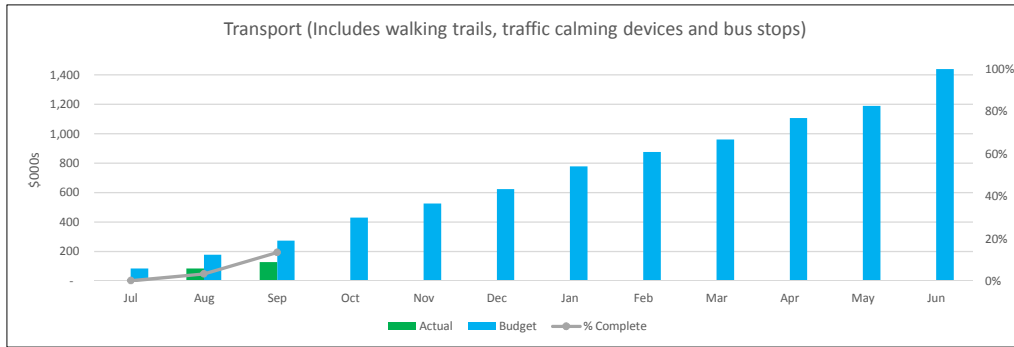
- Program is to be based upon condition assessment results. Works expected to commence in January 2018.



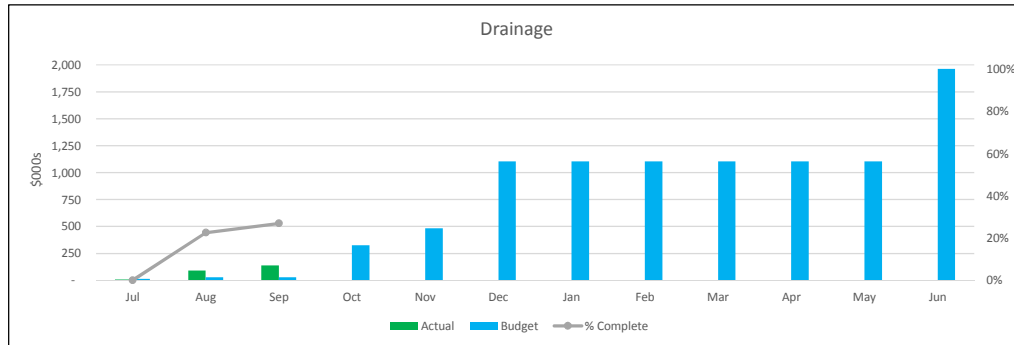
- Program commenced - 22% complete.



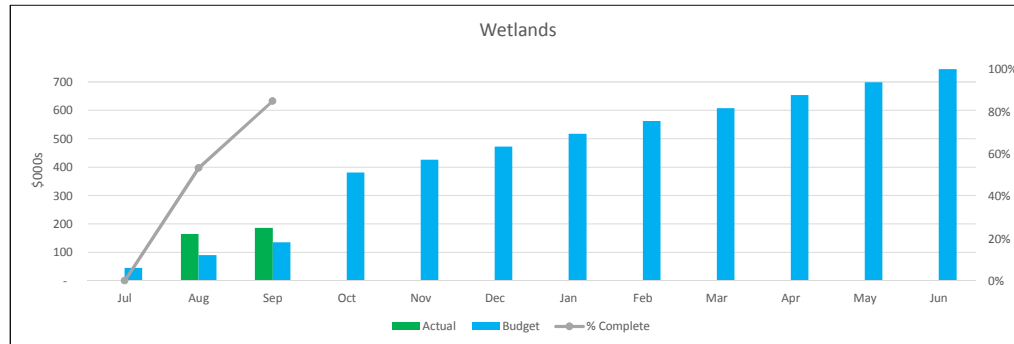
- Program commenced - 26% complete.



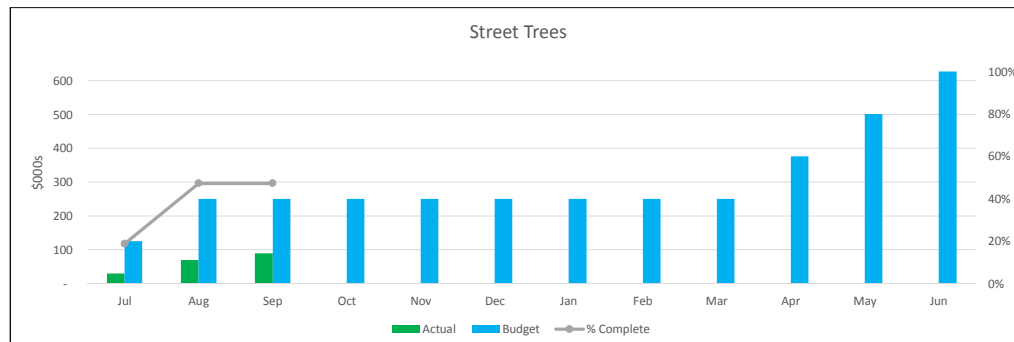
- Sturt Linear Path works are in progress. Ramrod Avenue tender has been awarded.



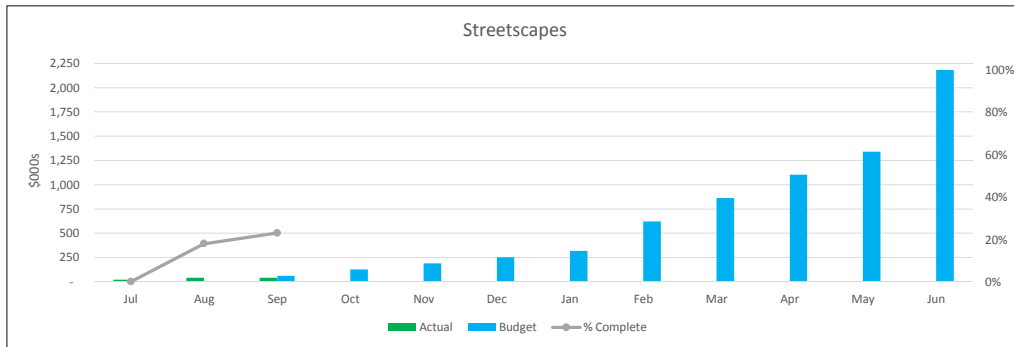
- Melanto Terrace complete
 - Coolah Terrace and Francis Avenue/ Helmsdale Avenue are in progress
 - Works currently budgeted in June will be retimed across April, May & June as part of the first budget review.



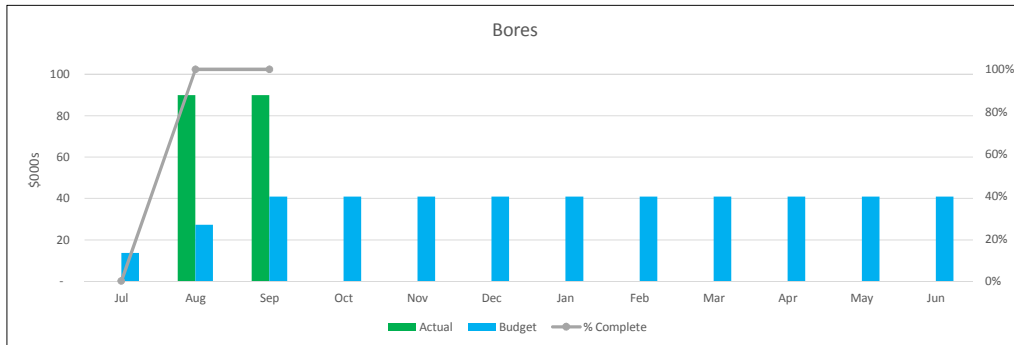
- Works are in progress on stage 3 of the Glade Crescent Wetland.



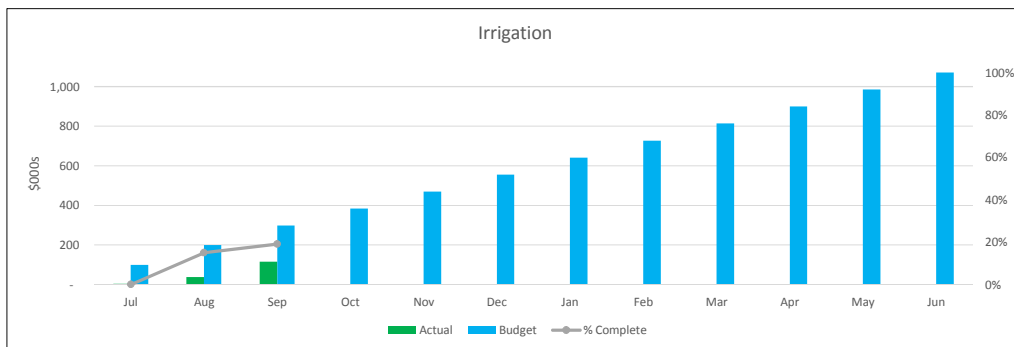
- Program has commenced with 662 street trees planted. Planting to recommence in April.



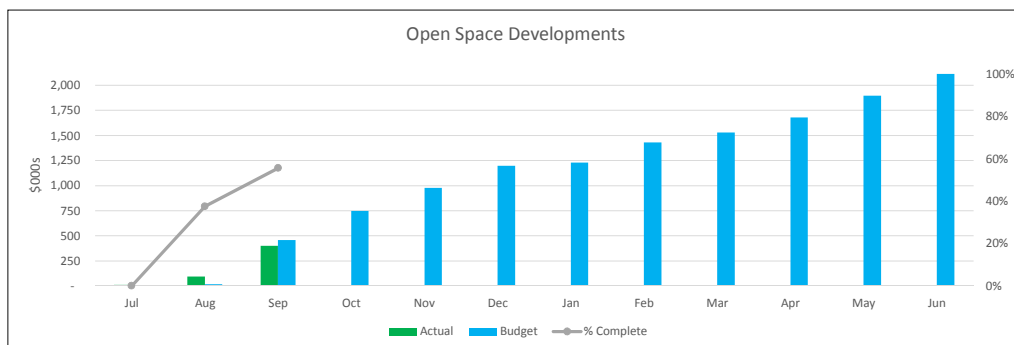
- Charles Street in progress, Ramrod Avenue tender has been awarded. Remainder of program scheduled to commence in February 2018.



- Emergency works were required for Golf Club bores. The additional budget required will be allocated in the first budget review.



- Program commenced - 19% complete.



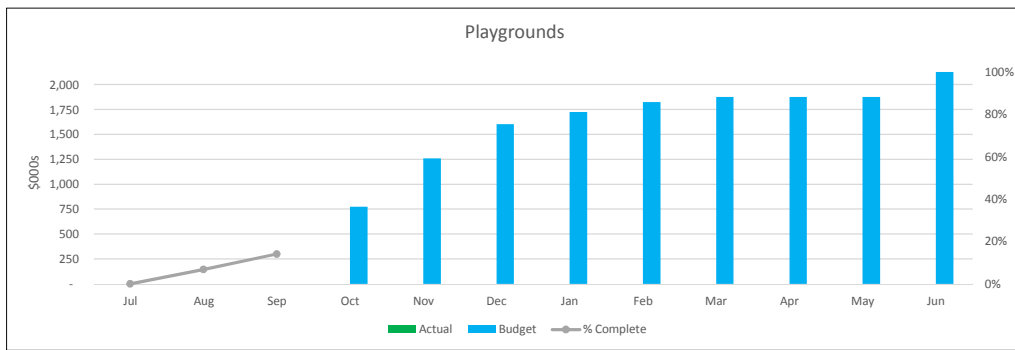
- Program commenced - 56% complete

Completed

- Clovelly Park Reserve Shade Sails
- Edwardstown Oval Open Space Improvements
- Glade Crescent Reserve Shade Sails

In Progress

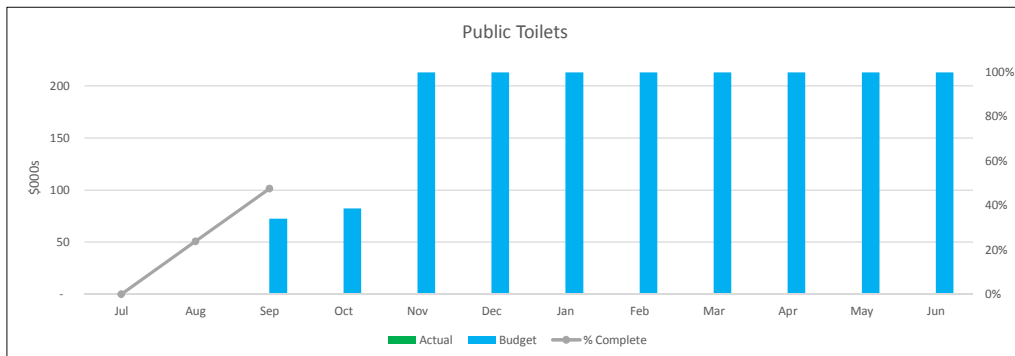
- Youth Plaza Oaklands Wetlands Stage 2
- Heron Way Reserve Stage 5 - Amphitheatre
- Heron Way Reserve Stage 4 - Playground
- Capella Reserve Precinct Plan
- Reserve Street Reserve Shelter
- Jervois Street Reserve Shelter



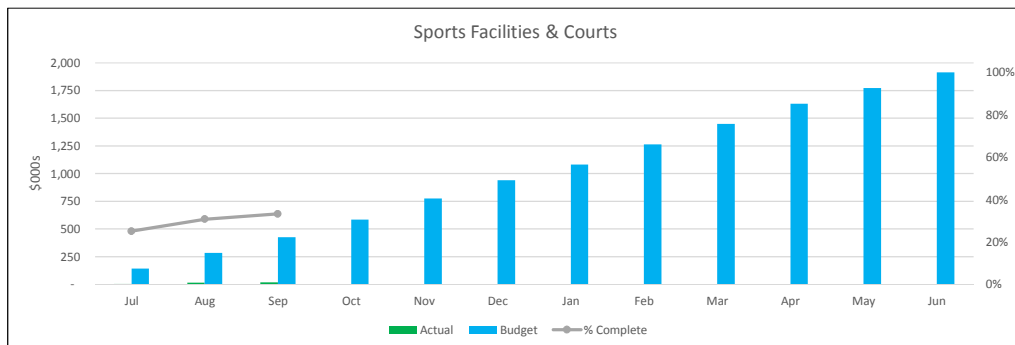
- Program commenced - 14% complete

In Progress

- Appleby Reserve, Gully Road, Clare Avenue, Breakout Creek (YMCA), Sixth Avenue and Bandon Terrace Playgrounds
- Hendrie Reserve Inclusive Playground



- Exelooos for Heron Way and Gully Road have been ordered.
- Reserve Street waiting on SA Water to connect sewer, scheduled for October 2017.



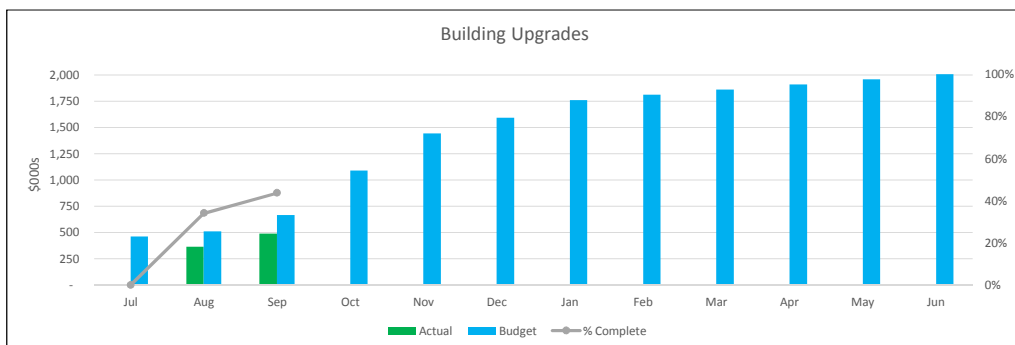
- Program commenced - 33% complete

Completed:

- Ascot Park Bowling Fence
- Stanley Street Tennis Court Renewal
- Cosgrove Hall Winches

In Progress:

- Clovelly Park Tennis Club Line Marking and Kitchen
- Marion Club Carpark
- Warradale Tennis Club Clubroom Works
- Marion Golf Park Car Park
- Marion Leisure and Fitness Carpark



- Program commenced - 44% complete

Completed

- Solar panels for Cooinda, LKCC and Glandore
- Marion Outdoor Swimming Centre Water Slide
- Marion Outdoor Swimming Centre Upgrade - Umbrella

In Progress

- Clovelly Park Community Hall - Female Toilet
- Marion Outdoor Swimming Centre Storeroom Linings

In Progress (cont.)

- Marion Cultural Centre Sign
- Solar panels for Cove Civic Centre
- Marion Outdoor Swimming Centre Shade Sail Replacement
- Energy Efficiency Projects
- Glandore Laneways
- Coastal Walking Trail Renewal

**CITY OF MARION
INFRASTRUCTURE & STRATEGY COMMITTEE
7 NOVEMBER 2017**

Originating Officer: Mathew Allen, Manager Engineering and Field Services
General Manager: Tony Lines, General Manager City Services
Subject: LED Street Lighting
Report Reference: ISC071117R6.3

REPORT OBJECTIVE

The purpose of this report is to provide the Infrastructure and Strategy Committee with an update of the grant bid submitted to the Smart Cities and Suburbs Program.

RECOMMENDATION

DUE DATES

That the Strategy & Infrastructure Committee:

1. Notes the report.

7 November 2017

DISCUSSION

Grant bid

In partnership with the City of Charles Sturt and SA Power Networks our Council has been preparing for the roll out of LED street lighting for several years. The Australian Government grant program has provided a significant opportunity for our project team to not only roll out LED lighting but an entire smart city grid across two large metropolitan Councils in Adelaide.

At the time of writing this report, the City of Marion has not been advised of the outcomes of the grant bid.

A verbal update will be provided at the meeting should further information be available.

LED Lighting

We are awaiting finalisation of the tariff contract agreement from SAPN. It is anticipated that the document will be executed in November in preparation of commencement of the changeover of luminaires in January 2018.

We are exploring opportunities to obtain carbon credits for this project. An opportunity exists to leverage additional funds from this investment through the sale of eligible carbon credits involving the following process:

- Council registers the street lighting project with a suitable licensed carbon market agent prior to entering into a written contract with SAPN.
- On behalf of Council the agent;

- calculates the energy and carbon saved from converting to energy efficient LED street lighting,
 - registers the carbon as part of the Commonwealth Emissions Reduction Fund (ERF) and generates verified/registered Australian Carbon Credit Units (ACCUs),
 - sells the ACCUs on the market for the best possible price.
- Council would earn a defined dividend based on the sale price of the ACCUs for a period of up to 7 years.

**CITY OF MARION
INFRASTRUCTURE AND STRATEGY COMMITTEE MEETING
7 NOVEMBER 2017**

Report Author: Sean O'Brien, Community Facility Planner

Manager: Carol Hampton, Manager City Property

General Manager: Fiona Harvey, General Manager City Development

Subject: Community Facilities Framework

Report Reference: ISC071117R7.1

REPORT OBJECTIVE

To provide an update to the Infrastructure and Strategy Committee on the Community Facilities Framework and provide a draft Community Facilities Policy to seek feedback from the Committee as well as discussing the next steps in the process . We are also seeking feedback on the provision of community facilities across the city (Appendix 2).

RECOMMENDATIONS

That the Infrastructure Committee:	DUE DATES
1. Notes the report.	7 November 2017
2. Notes the draft Community Facilities Policy and that the Community Facilities Framework will be discussed at the Elected Member Planning session on 20 January 2018.	7 November 2017

BACKGROUND

At the Infrastructure and Strategy Committee meeting in June 2017 (ISC060617R7.2) a review of Community Facilities was discussed and the following points were raised / noted:

- *The Community Facilities Strategy Review and the linkages to other Strategic Plans and Policies, specifically the need to ensure alignment to the Open Space Strategy and the Asset Management Plan.*
- *There is a need for consistent terminology across the reports and plans to avoid confusion.*
- *Clarity is required around the meaning of the words 'sustainable' and 'resources' which should be expanded in the next iteration of the principles*
- *Consider reviewing the principle of Placemaking and Community Involvement, consider changing to pride and participation.*
- *Revision is required to clarify regional hierarchy catering to 20,000 people vs catering to a population of 20,000 people.*
- *Further clarity is required around the definitions of Regional, District and Local hierarchy.*
- *The plan requires reference to the 30-year, 10-year and 4 year strategies as well as the six success factor of CoM (wheel).*
- *Need to clarify the interpretation of local facilities of 5km is it intended to reduce facilities or guide decision making?*
- *A higher emphasis is required on 'equitable' allocation of facilities.*

- *The anomalies included on the maps, i.e. Meals on Wheels, need to be recognised due to the strong social justice component.*
- *Questions raised regarding the data source of the distances referred to from the LGA report on walking distances.*
- *Data sources need to be built into the unpinning document i.e. asset management, building audit, patronage numbers and financial viability.*
- *Large facilities like BMX track project need overarching motherhood statements included in the plan.*

A draft Community Facilities Policy (refer Appendix 1) has been developed to guide decisions on community facilities and ensure the facilities in the City of Marion are appropriate for the needs of the community now and in the future.

DISCUSSION

The draft Community Facilities Policy provides a rationale, objectives and principles to guide the development of a framework that will address;

- service levels
- planning for future service delivery.

And will lead to guiding;

- acquisition and sale of properties and land
- reclassification of properties and land
- allocation of funds for maintenance, renewal and replacement

As this policy covers a broad range of facilities e.g. sport grounds, libraries, consideration of a hierarchy or potential matrix is required. With other policies, e.g. Open Space the hierarchy has guided service levels etc., the aim would be to provide a level of consistency with the approach to service level.

A map (Appendix 2) with facilities at proposed levels e.g. Regional, Neighbourhood and Local is provided to assist with this discussion.

This will provide the City of Marion with community facilities that encourage people to participate in sport, recreation and community activities. The overriding issues for Council are providing the right mix of facilities and maintaining facilities to the level required by the community and within Council's financial capacity.

Next Steps

The Community Facilities Policy is in its initial draft form and will require further feedback from Council and internal stakeholders.

The Community Facilities Framework is on the agenda for the Elected Members Planning session to be held on the 20 January 2018.

Appendix 1 - Community Facilities Policy – DRAFT
Appendix 2 - Community Facilities Map

Community Facilities Policy



1. RATIONALE

Council is committed to the equitable provision of quality, accessible and sustainable community facilities for the benefit of the whole community.

This policy will guide decisions relating to the acquisition and sale of properties and land; reclassification of properties and land; service levels; allocation of funds for community facilities for maintenance, renewal and replacement; and planning for future service delivery.

2. POLICY STATEMENT

This policy sets the principles and framework and provides a platform for planning and decision making that will provide the City of Marion with community facilities that encourage people to participate in sport, recreation and community activities. The overriding issues for Council are providing the right mix of facilities and maintaining facilities to the level required by the community and within Council's financial capacity.

This policy provides a platform for the strategic and sustainable provision of community facilities that provides opportunities for people to participate in sport, recreation and community activities.

3. OBJECTIVES

The objectives of this policy are to:

- Have an equitable distribution of community facilities that meet community needs
- Maximise the use of existing facilities where possible
- Have a strategic approach to the provision of new community facilities to meet increased and changing demands
- Consider opportunities for multipurpose, co-located or integrated uses or community hub opportunities when planning for new and/or upgrades or change of use of Council community facilities
- Effective asset management of community facilities
- Promote coordinated planning across Council and externally with neighbouring Councils, State Government, Peak Agencies and other potential project partners.

4. POLICY SCOPE AND IMPLEMENTATION

This policy applies to council owned community facilities.

Implementation of this policy will be guided by Council's Strategic Plan, Asset Management Plan, and the Annual and Long Term Financial Plans.

4.1 PRINCIPLES

The following principles will guide the provision and development of community facilities:

Focus	Characteristics
Accessible	<ul style="list-style-type: none"> ▪ The facility is physically and economically accessible to the public ▪ The facility provides an adequate distribution of mix of programs and services.

Community Facilities Policy



Focus	Characteristics
Multi-function and Adaptable	<ul style="list-style-type: none"> ▪ Ability to cater for a range of sport, recreation and community groups and needs ▪ Diversity of user groups ▪ Integrated collection of facilities and activities ▪ Shared-use and multi-use
Community Benefit	<ul style="list-style-type: none"> ▪ Ensure Council owned facilities are used to meet demonstrated community needs consistent with the Community Vision and Council's policies ▪ Optimise use of Council's community facilities and provides equitable and inclusive access by the City of Marion community ▪ Support and encourage diversity of programs and activities offered from Council facilities ▪ Strong focus on community activity, wellbeing and social connection ▪ Potential to draw from a wide catchment due to 'major facility' characteristics
Sustainable	<ul style="list-style-type: none"> ▪ Facilities should be financially viable into the future and be managed in accordance with the Asset Management Plan ▪ Development of facilities should be based on sound feasibility assessments with whole of life costs considered ▪ Strong focus on environmental sustainability (climate change adaptation, energy efficiency)
Community Involvement, Pride and Participation	<ul style="list-style-type: none"> ▪ A collaborative approach will be used for the planning, delivery and operation of facilities.. ▪ Capitalise on the local community's inspiration, and potential, with the intention of creating community facilities that provide opportunities for people's involvement and wellbeing. ▪ Consult with stakeholders about preferred planning options and ensure the community have ownership of planning outcomes ▪ Emphasis on innovation and unique design and function
Fit for Purpose	<ul style="list-style-type: none"> ▪ Facilities should be fit-for-purpose and designed to meet the standards required for the type of activities being provided.

4.2 HIERARCHY

For discussion other policies eg Open Space provide a hierarchy that guides service levels etc. This policy includes a broad range of facilities eg sport grounds, libraries, so develop a hierarchy that covers all types of facilities needs consideration.

The hierarchy can be used to describe an existing facility or determine the appropriate quality and character of a new facility. A hierarchy approach to provision, development and management is recommended where some facilities will justify being at a higher level and others could be more moderate.

Community Facilities Policy



The hierarchy provides a guide for types of facilities required to meet the needs of the catchments they serve and provides an approach to limit facility duplication. The type of facility will inform the partnerships required to make it a successful and sustainable facility, as well as influencing the design, cost and service mix.

Hierarchy	Characteristics
State/National Primary catchment attracts users and visitors from interstate and overseas	<i>Characteristics to be discussed with mapping</i>
Regional Primary catchment of users with extended catchment across multiple local council areas	
Neighbourhood Primary catchment area of local communities or within the Council area.	
Local Primary catchment area usually within walking distance of most users	

5. DEFINITIONS

Community facilities are public spaces available for community use and include:

- Community Centres (multi-purpose, programmed and staffed)
- Community Buildings – Buildings primarily available to facilitate community services and activities in line with Council's corporate strategies and community land management plans. To provide Community meeting spaces including activity and function rooms either as standalone spaces or incorporated into larger facilities
- Indoor recreation or leisure facilities
- Outdoor court facilities
- Libraries
- Arts and Cultural Facilities
- Sporting and Community Facilities

Community Facilities Policy



It should also be recognised that other facilities can perform as community facilities that are available for community use. Outdoor recreation facilities, such as the provision of parks, playgrounds, walking trails or bike paths are generally not considered as community facilities although the community benefits of public open space should be clearly recognised.

As such this policy does not include open space or schools. Council also has facilities that support the delivery of services including kindergartens, cafes which for the purpose of this policy are classed as commercial premises leased to and operated by independent third parties and as such will be exempt from this.

While there may be some costs involved with room hire or fees to participate in a particular program or activity, community facilities should be publicly accessible and available to all members of the community where possible.

There are a number of other facilities which the community are able to access that are not owned by Council but can be defined as community facilities such as, churches with halls as well as facilities provided in adjoining councils.

6. ROLES AND RESPONSIBILITIES

Councils role and responsibility is the development of a framework and effective management of Community Facilities.

7. REFERENCES

This policy links with the following current documents:

South Australian Government

- Local Government Act 1999
- Planning, Development and Infrastructure Act 2016
- 30-Year Plan for Greater Adelaide
- Development Regulations (e.g. fencing)
- South Australian Public Health Act 2011
- Occupational Health, Safety and Welfare Act 1986 SA
- Development Act 1993 SA
- Heritage Act 1993 SA
- Disability Discrimination Act 1992 Commonwealth
- South Australian Office for Recreation and Sport – South Australian Regional Level Recreation and Sport Facilities Planning Guidelines 2016
- Crime Prevention Through Environmental Design, Attorney-General's Department

City of Marion

- City of Marion Strategic Plan, 2017-2027
- City of Marion Community Plan, towards 2040
- Community Vision – Towards 2040
- Business Plan 2016-2019

Community Facilities Policy



- City of Marion 2017 -2018 Annual Business Plan and Budget
- Long Term Financial Plan 2017- 2027
- Building Asset Management Plan
- Leasing and Licensing of Council Owned Facilities Policy 2017
- Open Space Policy 2017
- Playground Policy 2017 (still to be adopted)
- Walking and Cycling Strategy
- Tennis & Netball Review
- Marion Outdoor Pool Upgrade
- Asset Management Policy & Plans
- Risk Management Framework
- Community Engagement Policy
-

8. REVIEW AND EVALUATION

City of Marion 245 Sturt Road, Sturt SA 5047

Policy Reference:

(PO Box 21, Oaklands Park SA 5046)

Authorised By:

T 08 8375 6600 F 08 8375 6699 www.marion.sa.gov.au

Version:1

Authorisation Date:

Review Date:

Author:

Sean O'Brien and James O'Hanlon

Community Facilities

Legend

Suburbs

Railway/Tram Stations

Railway/Tram

Roads

Coast Ocean

Main Roads

Basketball

Netball

Tennis

Bowls

Soccer

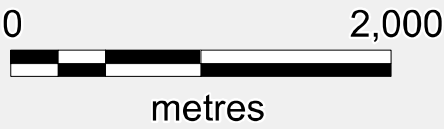
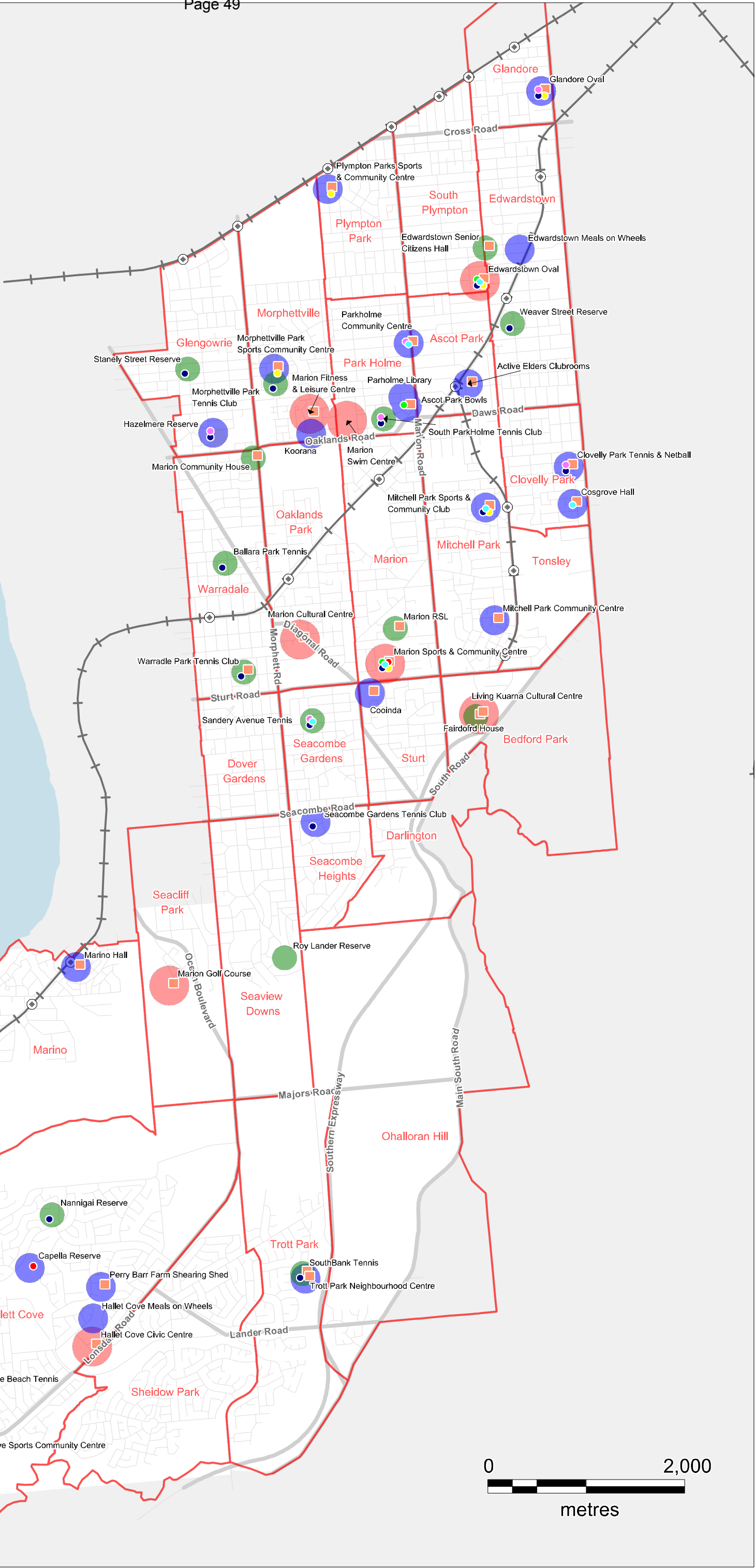
Football_Cricket

Hall Function

Local

Neighbourhood

Regional



**CITY OF MARION
INFRASTRUCTURE & STRATEGY COMMITTEE
7 NOVEMBER 2017**

Originating Officer: James O'Hanlon, Unit Manager Sport & Recreation

Manager: Carol Hampton, Manager City Property

General Manager: Fiona Harvey, Acting General Manager City Development

Subject: Morphettsville Park Sports & Community Club Redevelopment Options

Report Reference: ISC071117R8.1

REPORT OBJECTIVE

The purpose of this report is to provide the Infrastructure and Strategy Committee with an update on the Morphettsville Park Sports and Community Club female change room upgrade options and associated concept plan, as well as the potential partial road closure to facilitate building works.

EXECUTIVE SUMMARY

The Morphettsville Park Sports and Community Club (MPSCC) located on Denham Avenue, Morphettsville Park have experienced exponential growth in recent years. In particular, the AFL football and more specifically the implementation of female football programmes have driven this growth. This has placed extreme pressure on the existing MPSCC facilities where some parts of the facility date back to the original 1950's structure.

With Council support (GC131216R12), the club applied for and was successful in obtaining \$500k in funding from the Office for Recreation and Sport (ORS) through the Female Facilities Funding programme to provide female facilities at the club whilst upgrading associated amenities, which fall within the ORS funding guidelines.

By upgrading just the change room facilities and associated areas such as umpire, first aid and training rooms, it was identified that there would be a major discrepancy in the overall provision of facilities at the MPSCC. It was determined a concept plan should be investigated for the entire facility to ensure a holistic approach was undertaken for the provision of facilities at the site in line with Council's evolving community facilities framework which identifies MPSCC as a key district level facility within the council area.

The issues and risks associated with these options are provided in this report. The MPSCC has also received \$100k funding from the AFL to contribute to the female facilities project. In addition, Council can consider the allocation of available funding from the phone tower lease towards any upgrade to the facilities.

Due to the restricted footprint which the clubrooms currently occupy (Appendix 1) and the larger space required to meet AFL compliant change rooms, the partial closure of

the adjacent Quinn Street has been investigated to accommodate the expanded project (Appendix 2).

A further option is being explored to undertake expansion works on Denham Avenue to allow for an increase of the oval footprint which currently is not to AFL standard and poses risks in regards to safety with the boundary lines being in close proximity to lighting poles, fences and coaches boxes. This is currently being investigated, however does not impact on the proposal contained within this report.

RECOMMENDATION

DUE DATES

That the Infrastructure and Strategy Committee:

- | | |
|---|------------------------|
| 1. Notes the report and options for the redevelopment of the Morphettville Park Sports and Community Club | 7 November 2017 |
| 2. Provides feedback and recommendations on the four options presented for a proposed redevelopment of the Morphettville Park Sports and Community Club as outlined in this report for consideration by Council at its meeting on 28 November. | 7 November 2017 |

BACKGROUND

The MPSCC is currently home to AFL (junior, senior and female teams) constituting over 260 members. It also boasts a significant cricket club with a membership base of 125 and a netball club with over 140 members, which, due to the absence of courts on site operates from an alternate site, however uses the MPSCC for all club related functions as an affiliate of the MPSCC. The MPSCC has an overall member base nearing 600, which includes social (non-playing) members.

The MPSCC was one of the first clubs in South Australia to provide for female football teams with exceptional success. The current change room facilities being in excess of 50 years old are in a poor condition and fail to meet current guidelines as set out by the AFL. In addition, the change room facilities fail to cater for the complexities of mixed use in regards to suitability, amenity, separation of services (having change room and toilet / showers in same space) or functionality for player, coaching or umpiring staff.

The associated clubroom facilities including kitchen, bar, storage, canteen, administration and dining areas are no longer able to meet the needs of the expanding club with most club functions being held at other venues.

At the 6 June 2017 Infrastructure and Strategy Committee meeting (ISC060617R.3), the Manager City Property and Unit Manager Sport and Recreation Facilities provided a verbal update on the Morphettville Park Sports Club.

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

- *Office of Recreation and Sport grant was awarded on 25 April 2017, the funds are to be expended within 24 months*
- *Working with the committee to ensure female changes room will integrate into any future development of the building*
- *Confirmation that an architect has been contracted, through Birgit Stroehrer, to work on concept plans.*

- *Concepts plans include single and 2-storey floorplan options submitted to the Office of Sport and Recreation in response to their \$500,000 grant for provision of female change-rooms.*
- *Concept plans due in approximately three weeks and updates are to be provided to the next Committee meeting.*

DISCUSSION

The City of Marion Business Plan 2016-19 has a goal:

“Communities that are safe and inclusive, embracing active living, and healthy lifestyles”.

This goal is being achieved through the delivery of excellent Sport and Recreation Facilities across the City. The availability of partnership funding of \$600k to contribute to the development of the MPSCC provides an opportunity for Council to consider redeveloping the facility to address the poor condition of the building, meet the current and future needs of the various sporting clubs and opportunities to increase use by the local community.

The 2015 Building Condition Audit indicated that the facility was in average condition with some aspects being in a poor condition. Over the next 10 years it was estimated that \$234k would be required to be spent on renewal, repair and maintenance, the main expenditure would be for electrical, fire services, ceiling and air conditioning. In addition, a rear wall had a major crack, which requires attention and may require underpinning.

In 2016, MPSCC successfully applied for \$500k funding for female change rooms. A deed has been executed between the MPSCC and the ORS, which outlines the requirements, with the funds to be expended by February 2019.

Between February 2016 and September 2016 meetings have occurred with the MPSCC working group to progress various concepts with final plans endorsed by the working group.

The current clubroom and associated facilities occupy a confined area located on the north east corner of Kellett Reserve. The existing clubrooms are currently restricted on all sides from any expansion as detailed below and in Appendix 3:

North - Denham Avenue East - Oval Boundary
South - Telstra Tower West - Quinn Street

The current change room facilities consist of two restricted change rooms. The objective of the Female Facilities Funding is to provide four change rooms to provide adequate multiple facilities to enable back to back games of different genders to be undertaken through the provision of multi-functional change rooms. The proposed change rooms would meet AFL's current change room guidelines for shared facilities as published in 2015.

To achieve this objective the footprint for the change facilities needs to nearly double. This would impact on and severely restrict other services provided by the MPSCC by impeding on its bar, dining and storage facilities.

A number of issues need to be considered when determining the options for future development on this site:

- \$600k available for the provision of female change rooms and umpire, first aid and training rooms
- the footprint of the site limits development opportunities
- the building does not currently meet the needs of clubs

- the building is in an average condition and it is anticipated that \$234k will be required to maintain the building over the next 10 years

As such a number of options have been provided for consideration below:

1. *Build new change rooms and associated amenities on existing clubroom footprint*

This option can be achieved within the \$600k (\$500k ORS and \$100k AFL).

This would result in an ad hoc addition to the building and lack integration with the existing building.

This option would have a significant impact on the remaining components of the building e.g. dining room, bar and storage facilities and would not address the current limited capacity to meet the needs of the current users.

2. *Build new change rooms and associated amenities utilizing additional space through the partial closure of Quinn St.*

This option can be achieved within the \$600k (\$500k ORS and \$100k AFL).

As with option 1 this option would result in an ad hoc addition to the building facing the same integration issues as per option 1, however impact on existing facilities would be minimal although it would not address the unsuitability of current facilities for current or future operations.

There may not be support by the local community to partially close Quinn St.

3. *Build new change rooms and associated amenities and refurbish existing clubrooms with expansion of building footprint undertaken through the partial closure of Quinn St (Appendix 2).*

This option will address all objectives for the MPSCC site for the long term providing quality facilities to accommodate existing and future needs whilst also providing facilities that can be utilised by the greater community, which in turn provides additional incomes streams and assists in the clubs sustainability whilst meeting Council objectives regarding the increased utilisation of council facilities.

Council would be required to contribute funding to the project. Concept drawings have estimated the total cost to be in the order of \$1,890,000 with whole of life costs to be determined. A detailed design will be required in order to determine a more accurate estimate of the upfront construction costs and associated whole of life costs. Council contribution would be the difference between the existing \$600k funding and allocation of available funding from the telephone tower, in the order of \$1.3 million. This could be considered to be funded from the Community Facilities Partnership Program.

4. *Do nothing and MPSCC return funds to the Office for Recreation and Sport due to works unable to be carried out.*

There is a reputation risk with ORS and AFL and would not reflect well on MPSCC or Council.

Based on the analysis of the four options, Option 3 is the preferred option.

RISK MANAGEMENT

If the closure of Quinn St is not supported the previously outlined restrictions on expanding on the existing buildings footprint will require an intrusion into the existing clubroom facilities, which in turn will severely impede on the club's ability to generate

income through bar sales, food delivery and ability to hold club functions in the severely restricted space.

The area which these services currently occupy will have to be relocated at an additional expense to accommodate the new change rooms or omitted completely with the restricted clubroom area having a negative impact on MPSCC operations for the immediate, short and long term, severely compromising its ability to remain financially sustainable.

Other factors in this scenario to take into consideration would include the MPSCC's potential reluctance to sacrifice the required clubroom space to accommodate the new change rooms with the potential of no works being undertaken and funds being returned to the ORS.

This would have long term ramifications for the MPSCC with the unlikelihood of further ORS grants being allocated to the club in the foreseeable future.

FINANCIAL IMPACT

The concept design for Option 3 is estimated at \$1.89m.

Partnership funding of \$600k has been received by the MPSCC for the upgrading of the change room facilities, \$500k from ORS and a further \$100k from the AFL. This will leave a potential funding gap in the order of \$1.3m.

Consideration may be given to providing funding to the project from Council's Community Facilities Partnership Fund (CFPP), which currently has sufficient funding available (\$5.99m), to meet the shortfall.

However, the use and prioritisation of funding from the CFPP needs to be considered in conjunction with Council's other competing unfunded priorities such as, but not limited to BMX, Mitchell Park and Soccer facilities in the South. Accordingly, appropriate holistic financial modelling, including whole of life costing, will be required to facilitate this discussion.

In addition, income derived by Council from the commercial lease in relation to the Telstra telephone tower, (\$18,000 p.a. indexed annually for an initial period of 10 years with two additional rights of renewal of 5 years each), is held in Trust by Council for capital works for the Morphetville Parks Sports club's facility. It should however be noted that for a period of 5 years, \$12,500 p.a. of this income will be used for the upgrade of the lighting towers representing the \$62,500 contribution from the MPSC towards the \$125k light tower upgrades (GC130617R05). As a result there is currently only \$11,540 available in this quarantined trust account available to be used for developments at MPSC.

CONCLUSION

This report seeks consideration by the Infrastructure and Strategy Committee on recommending to Council a preferred option as provided within this report.

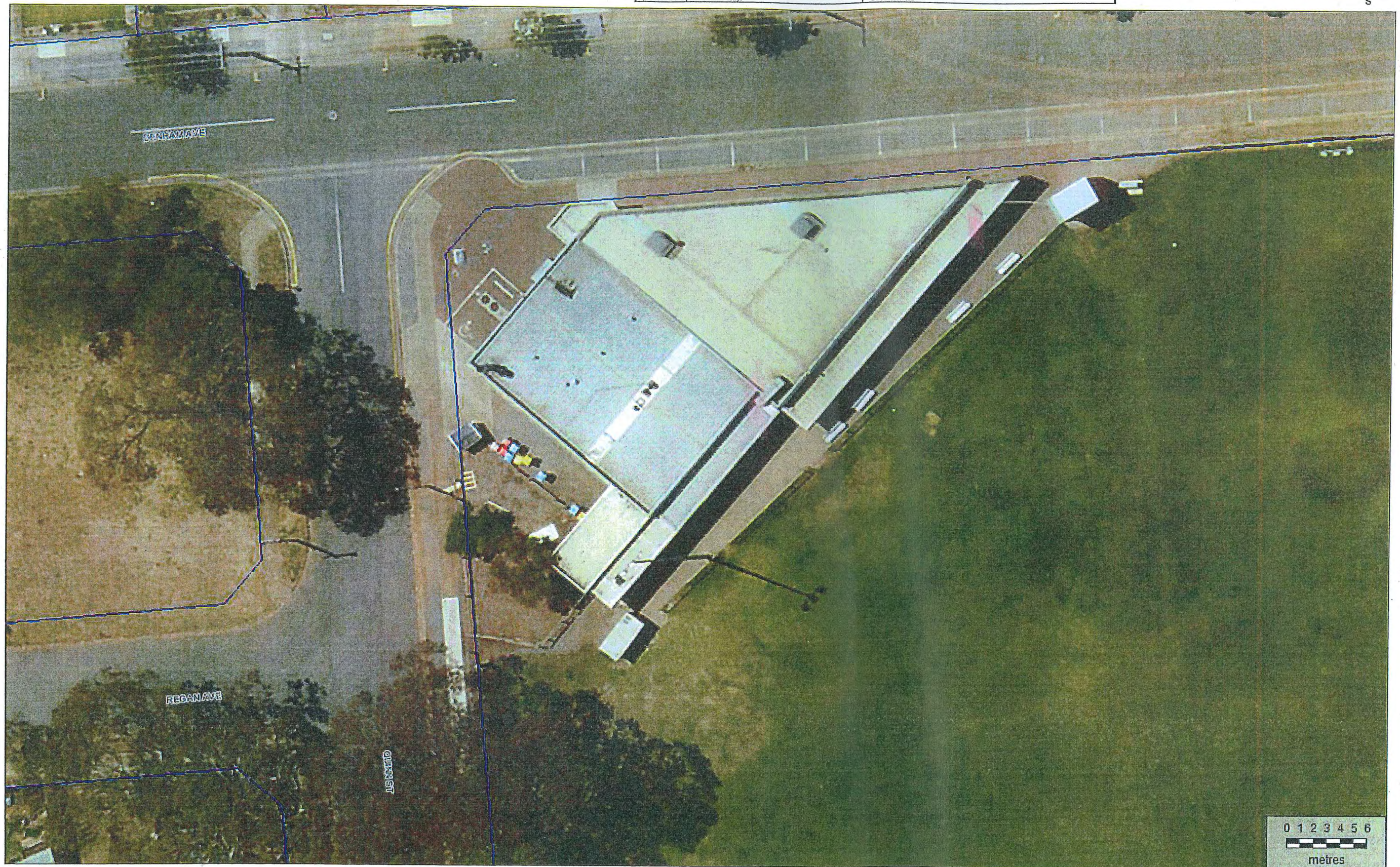
ATTACHMENTS

1. Site Map
2. Concept Plan
3. Quinn St Closure Map



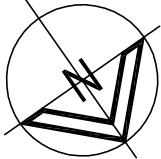
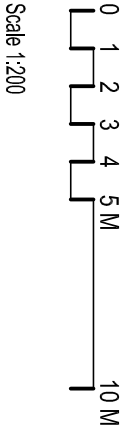
About this Document	Disclaimer
This map has been created for the purpose of showing basic locality information and is a representation of the data currently held by The City of Marion. This information is provided for private use only.	While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Property boundary line network data is supplied by State Government.

Map Width: 102.5 m
Created by rates
Monday, 30 October 2017





INDEX		
ADDITION 335.5 +61.5	397 M²	
LOUNGE	222 M²	
DINING	142 M²	
OFFICE	13.8 M²	
BAR	21.3 M²	
KITCHEN	22.1 M²	
CANTEEN	6.8 M²	
STORE (sport)	8.9 M²	
STORE Kitchen - bar	16.5 M²	
CHANGE ROOMS 4 @29	118 M²	
AMMENTIES 2 @ 18.7 + 33	70.4 M²	
GYM	39.5 M²	
MEDICAL	8.3 M²	
REFEREES	20.7 M²	
PUBLIC TOILETS	34.8 M²	
CHANGE (baby)	7.4 M²	
STRUCTURE + CIRC	90 M²	
EXISTING BUILDING	445.5 M²	
TOTAL AREA	842.5 M²	
WALLS	POWER PANEL EVENING HAZE	
ROOF	ZINCALUME	
SECURITY WINDOWS	COLORBOND COVE	



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PROPOSED SPORTS CLUB

MORPHETVILLE

for

CITY of MARION

SITE PLAN

project no.

1614

drawing no.

SK01

revision

date

18 SEPTEMBER 2011

drawn

PB

scales

1:200

Copyright ©

Vetly dimensions and levels on site before setting out.

Do not scale. Refer to figured dimensions.



Proposed Road Closure Area
Quinn Street Morphettville

Scale 1:665.6
Map Width 162.9 m
Created by rates
Wednesday, 25 October 2017



**CITY OF MARION
INFRASTRUCTURE AND STRATEGY COMMITTEE MEETING
7 NOVEMBER 2017**

Manager: Karen Cocks, Manager Customer Experience
General Manager: Tony Lines General Manager City Service
Subject: Customer Experience – Elected Member Survey
Report Reference: ISC071117R8.2

REPORT OBJECTIVES

The purpose of this report is to provide the Infrastructure and Strategy Committee with the outcomes of the Elected Members Customer Experience Survey held between 15 September and 4 October 2017.

Feedback on the survey result and subsequent next steps is sought from the Infrastructure and Strategy Committee.

EXECUTIVE SUMMARY

At the Infrastructure and Strategy Committee meeting 6 June 2017 Liz Byrne tabled a paper requesting input into the Customer Experience Strategy for Council. It was decided that an Elected Member Survey would be conducted to gather information of the future of service, and this would be developed by the new Customer Experience Manager. This survey has now been completed and results attached within this report.

The survey approach taken was:

- Questions targeting our current Customer Experience
- Questions targeting the Future of Customer Experience

The survey was administered through Survey Monkey and was set as anonymous. The survey had 5 respondents.

RECOMMENDATIONS

DUE DATES

That the Committee:

- | | |
|---|------------------------|
| 1. Notes the report. | 7 November 2017 |
| 2. Provides any feedback on survey results and next steps. | 7 November 2017 |

DISCUSSION – Results

Current Customer Service:

Customer Experience is defined by the thoughts and feelings that customers attribute to a service that they receive from an organisation. This differs from Customer Service, which is the delivery of the service.

Within this section of the survey we identified that we have strength within customer service; we are polite, courteous and have good intentions. The absence of any feedback that we go above and beyond for our clients suggests that we have limitations in the customer experience we are

providing. Whilst we are good at responding to client's requests, we find more complex interactions difficult. What is important to note is that it is most likely that the more complex interactions are the services that really matter to our clients.

There was consistency with respondents confirming an area for improvement being the collection of customer data, and making decisions based on this data and the customer voice.

There was inconsistency in results on defining the transactions that matter the most to our clients. This was inconclusive and will require further investigation. It is important that Council understands the services that are the most important to our clients.

Future of Service:

This section of the survey was designed to form the view of the future of service across Council, focusing on delivery methods and physical space.

Whilst there was agreement that the future of service involves an increased use of technology to access information and services, it was inconclusive in relation to how clients would be accessing physical space. What was clear is that the Customer Experience Strategy needs to focus on digital solution, the focus being on automation, online functionality and straight through processing. Throughout all the questions in this section, there was a repeatable theme that there is a need for an overarching system that records all customer interactions, history and relationship. This is defined as a single view of customer, which is provided with an inclusive CRM (Customer Relationship Management).

Council also needs to define further the future requirements of our physical spaces by engaging deeper within the community.

NEXT STEPS:

1. Complete the service review within the Customer Service team, as agreed within the Finance and Audit Committee 10 October 2017
2. Create the pillars of the Customer Experience Strategy
3. Build and gain endorsement of the Customer Experience strategy

CONCLUSION

The Elected Member Customer Experience Survey has been conducted and analysed. This information will be used to create the pillars and build of the Customer Experience strategy.

**CITY OF MARION
INFRASTRUCTURE AND STRATEGY COMMITTEE MEETING
7 November 2017**

Originating Officer: Sean O'Brien Community Facility Planner

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Subject: Capella and Nannigai Precinct Plan

Report Reference: ISC071117R8.3

REPORT OBJECTIVES

The purpose of this report is to provide the Infrastructure and Strategy Committee with information relating to the development of a Precinct Plan for Capella Drive and Nannigai Reserves, Hallett Cove.

Feedback is sought from the Infrastructure and Strategy Committee to inform a scope for the development of a Precinct Plan for Council's consideration.

EXECUTIVE SUMMARY

Over the past few months, Council has been progressively considered a range of options for the scope of a precinct plan for Capella Drive and Nannigai Precinct. The development of a precinct plan will ensure regional sport and community needs are considered, the desires and needs of local residents and clubs are identified, and potential infrastructure components and costs are identified to enable Council to make a decision on future development of the precinct.

At the Infrastructure and Strategy Committee meeting held 1 August 2017 the Committee requested a detailed needs analysis and report be developed and brought back for review (ISC010817R7.2).

The Capella Drive and Nannigai precinct needs analysis provides a review of facilities, demographics and benchmarks as well as analysis of demand vs supply of facilities. The report forms a recommended approach to the planning of the Capella Drive and Nannigai precinct and the types of facilities that may be considered for inclusion in the scope of the project.

RECOMMENDATIONS

DUE DATES

That the Committee:

- | | |
|--|------------------------|
| 1. Notes the report. | 7 November 2017 |
| 2. Provides input into the scope for the Capella Drive and Nannigai Precinct Plan | 7 November 2017 |

BACKGROUND

At the August 2017 Infrastructure and Strategy Committee meeting the following items were recorded as part of the discussion of the Capella Drive and Nannigai Precinct Plan. (ISC010817R7.2)

“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 e.g. BMX, Hallett Cove school.*
- Analysis needs are 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”*

These points have been incorporated into the analysis as well as the proposed scope of works.

DISCUSSION

Capella Drive and Nannigai Reserves provide a great opportunity to be developed as a precinct for the southern region however a better understanding of what should be included in the planning for the precinct needs clarification. Discussion to date has included potential football and community facilities as well as other key infrastructure items such as skate parks, trails networks, playground, cycle facilities, public toilets and amenities.

Taking a strategic view of all needs in the southern region provides the context and supports a better understanding of the broader community challenges and needs in the region, and guides the development of the precinct.

The Capella Drive and Nannigai Needs Analysis (Appendix 1) examines the sporting and recreational needs of the southern region of the City of Marion, which encompasses the suburbs of Hallett Cove, Sheidow Park and Trott Park. The needs analysis has reviewed the existing supply and demand for facilities as well as a number of key issues relating to the upgrade of larger open space reserves and organised sports facilities in the region to inform the development of a plan for the Capella Drive and Nannigai Precinct.

The Capella Drive and Nannigai Reserves Needs Analysis includes:

- Review of existing facilities
- Demographic review

- Review of participation trends
- Identification of benchmarks for sporting facilities as well as demand versus supply of facilities
- Identified requirements for the provision of sporting and recreation facilities which are appropriate to the needs of the community
- Identified demand for facilities including any gaps in supply as well as unnecessary duplication or over-provision of facilities
- Discussion and analysis of the scope, locations, scale of facilities and the timing for the development of any proposed facilities
- Desktop analysis of data collated
- Discussion of key issues and options
- Review of strategic alignment

A summary of these matters is provided below:

Demographic considerations

Based on the current and predicted demographics the following should be considered when developing a plan for the Capella Drive and Nannigai Precinct:

- There is a higher proportion of young people in the region as compared to the broader City of Marion population (0 to 19 year age groups). This indicates there will continue to be strong demand for junior sport and recreation activity facilities over the next 20 years.
- There is a higher proportion of adult people in the region as compared to the broader City of Marion population (35 to 64 year age groups).
- Whilst there is currently a lower proportion of people over the age of 65 years. It will be important to consider recreation options for the 35 to 64 years age group as they age. There is likely to be strong demand for activities such as walking, fitness, gym, cycling, swimming bush walking, golf and yoga.

Participation Trends

- Sport clubs are not the main choice for participation in sport or physical activity in Australia for adults aged 18 years and over. Unstructured recreation opportunities for activities such as walking, skate parks, playgrounds should be provided.
- Australian football and football (soccer) are both very high participation rates in SA for boys, which indicates high demand for ovals and pitches for sport.
- Netball participation in SA is very high amongst women and girls indicating high demand for courts. Both netball clubs based at Cove Sports and Community Club have strong membership.
- Indoor sports and activities are popular amongst women and girls including, gymnastics, dancing, yoga, gym and fitness activities.
- Walking is the highest participation activity and there are a number of open space areas, road and trail networks that cater for walkers and cycling in southern Marion.

In summary the report highlights a number of considerations that the scope for the precinct will need to consider including;

- An understanding of what facilities the Southern Regional Football Facility (SRFF) will provide and how this will cater for the needs of Cove FC. The long term vision of the Football Federation SA for all Cove FC activities to be based at the new SRFF. However there may be an interim period where football (soccer) facilities are still required at Cove Sports and Community Club as well as Capella Drive reserve.
- Cove BMX club will relocate to the new Sam Willoughby BMX Facility once it has been developed. However, a hierarchy of BMX facilities is needed and it will be important to consider the best location for smaller 'pump' tracks. Capella Drive and Nannigai Precinct

could be considered for a smaller BMX pump track to provide a facility that has closer connection to the residential population.

- Capella Drive Reserve provides a large open space area however there are a number of constraints including areas used for drainage, unknown soil conditions and topography limitations.
 - Glade Crescent master plan identifies a need for public education, interpretation and wayfinding assets. There is potential to link trail networks and facilities with the precinct.
 - Capella Drive and Nannigai precinct could potentially support a range of high demand activities through trail developments such as walking, fitness activities, cycling, and dog walking. Other high demand unstructured recreation opportunities such as a skate park and playground should be provided.
 - The only Council provided netball facilities in the region are located at Cove Sports and Community Club and they are not available for general community use (club access only). An open community court that includes netball will be important to consider in the precinct.
 - Crime Prevention Through Environmental Design (CPTED) principles need to be observed in designs
 - Current and future demographics and recreation trends and gaps. It will be important to consider flexibility in the design of the precinct to cater for future changes in demography, demands and recreation trends.
- Consider Council's Open Space Policy and key principles and ensure it aligns
- Accessibility and Amenity
 - Multifunctional and Adaptable
 - Environment protection and Sustainability
 - Placemaking and Community Involvement
- Car parking requirements on site will be important as well as on street parking options
 - Council intends to create new zones/policy areas and amend other existing zones will generally provide for smaller allotment sizes in the southern suburbs which is likely to increase the need for quality open spaces for the community.

Recommended Planning Approach

Consider the following hierarchy approach to providing facilities

Site	Hierarchy	Rationale and considerations
O'Halloran Hill Recreation Park	Regional Activities	<ul style="list-style-type: none"> • Accessible location • Large open space area with room for future expansion • Low residential impacts • Potential to link with broader needs and partners with State Gov. and City of Onkaparinga
Cove Sports and Community Club	Neighbourhood Sport	<ul style="list-style-type: none"> • The site has existing infrastructure to support club sport as well as room to expand. • When Cove FC and Cove BMX relocate, consider redesigning the complex to provide a functional layout for the tenant groups and meet the additional facility needs of the high participation sport and activities. • Increase use of the facilities by the community who are not participating in organised sports
Capella Drive and Nannigai Precinct	Local Recreation	<ul style="list-style-type: none"> • Residential location • Cater for a range of recreation needs at a local level and support high participation activities such as walking and cycling. • Retain the playing field as a large open space area that can support the informal recreation needs of the local community and if required junior sport. (The site is not able to accommodate full size pitches/oval)

Site	Hierarchy	Rationale and considerations
		<ul style="list-style-type: none"> • Link with the Glade Crescent Reserve trail networks and facilities and consider interpretive board/shelter which serves the precinct. • It will be important to consider recreation options for the aging population and there is likely to be strong demand for activities such as walking, fitness, gym, cycling, swimming bush walking, golf and yoga. • Could potentially support a range of high demand activities through trail developments such as walking, fitness activities, cycling, and dog walking. • Other high demand unstructured recreation opportunities such as a skate park and playground should be considered. • An open community court that includes netball will be important to consider due to the lack of available open courts in the region. • Consider landscape treatments and passive recreation opportunities for Nannigai Reserve

Planning Process

Anticipated timeframes for the project are as follows:

Stage	Progress	Schedule
Tender process		December 2017 to February 2018
Project start up		February 2018
Background Report	10%	Complete by end March 2018 Initial consultation with project stakeholders
Council decision on options	Hold Point	April 2018
Concept design Development and costing	75%	Concept development June 2018 council staff to review concepts and costings Prepare public consultation documentation
Council decision to proceed	Hold Point	July 2018
Complete final design brief	100%	July consultation on concepts Final Reports August 2018

Issues such as Crime Prevention Through Environmental Design (CPTED) principles need to be highlighted in the project brief to ensure it is addressed throughout the planning process. Feedback from stakeholders and local community about the current safety concerns will provide valuable input into the application of the CPTED principles.

The project should be considered in conjunction with the Open Space Policy which will be reviewed in the planning process to ensure it informs the concept designs and what may be proposed for Capella Drive and Nannigai reserves.

Planning for the precinct will review the need for both structured and organised sport and recreation activities to ensure there is accessible free community access to facilities at Capella Drive and Nannigai Reserves.

Consultation

To ensure the community understands the project, an overriding communications and engagement plan will be developed to ensure residents and stakeholder groups understand what is proposed and has clarity of the stages of the project.

It will be important to commence further consultation with stakeholders to confirm directions, identify key issues and needs for sporting clubs as well as ensure that the community's aspirations and concerns are understood and considered in the planning process.

By including stakeholders in the development of options and the identification of solutions, it will ensure they have ownership of preferred directions for developing the precinct.

Cove FC, Football Federation SA and Council staff will meet Thursday 2 November 2017 to discuss the vision and directions for football (soccer) in the short and long term for the southern region of Marion. Discussion will include the facilities proposed for the Southern Football Facility to be developed at Majors Road as well as the future of existing sites used by the Cove FC.

An update on the discussions will be provided to the Infrastructure and Strategy Committee to ensure the short and long-term vision for football in the region is considered in the scope for the Capella Drive and Nannigai Precinct Plan.

The Sheidow Park Cricket Club has indicated they are satisfied with their current arrangements of using school facilities and have no plans or need to investigate use of any council facilities or sites.

Further consultation with stakeholder groups will occur during the initial phase of the project with other key groups such as BMX to inform the requirements for a potential pump track to be developed at Capella Drive Reserve, as well as other key stakeholder such as local schools.

Financial Implications

The current budget for the Capella Drive and Nannigai Precinct is:

- \$235,000 for a playground at Capella Drive Reserve
- \$175,000 for a toilet at Capella Drive Reserve

As part of the development of the precinct plan details of construction and whole of life costs will be provided by an independent Quantity Surveyor including all costs for demolition.

It is anticipated that the construction of this project may include a staged implementation plan across more than one financial year, this will be considered as part of the Precinct Plan Implementation Plan developed as part of this project.

There is potential for many elements to attract grant-funding opportunities and this will need to be explored further once the precinct plan design has been developed and fully costed by a cost planner/quantity surveyor.

Resources (Capacity) Impact

As part of the resolution on Tennis and Netball facilities Council resolved at the General Council Meeting held 28 February 2017 (Report GC280217R06) to allocate an additional \$30,000 in the open space planning draft 2017/18 budget and approved an additional resource of 0.2 FTE to support the project for a period of 12 months (2017/18).

Environmental (Green) Implications

The Capella Drive and Nannigai Reserve Precinct Plan will provide an integrated open space plan, which considers effective functioning of natural systems and water management including a link to the Glade Crescent wetland project.

CONCLUSION

The Precinct Plan will provide an integrated concept design for Capella Drive and Nannigai Reserves that will encourage, promote and facilitate cultural, social, recreational, and sporting activities by providing facilities that will meet the current and future needs of the general community.



Capella Drive & Nannigai Precinct

Needs Analysis

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1. Purpose of the Study

This study has been prepared to assist with responding to the matters raised at the Infrastructure and Strategy Committee and with a focus on what could be considered in the future development of the Capella Drive and Nannigai Precinct as well as the broader needs of the southern region of the City of Marion.

The purpose of this study is to examine the community, sporting and recreational needs of the southern region of the City of Marion, which encompasses the suburbs of Hallett Cove, Sheidow Park and Trott Park. This needs analysis will review the potential future and existing supply and demand for facilities as well as a number of key issues relating to the discussion of upgrading the larger open space reserves and organised sports facilities provided in the region.

This includes:

- Identifying the requirements for provision of sporting and recreation facilities which are appropriate to the needs of the community and could be considered in the plan for the Precinct.
- Identifying the demand for facilities including any gaps in supply as well as unnecessary duplication or over-provision of facilities.
- Identifying the needs of AFL, netball, tennis, cricket, football (soccer) and emerging needs or gaps in for the region.
- Potential options that take into account current and future demographics and needs.
- Impact of the new soccer and BMX facilities on demand and surrounding facilities.
- Linkage with surrounding facilities e.g. Glade Crescent Reserve.
- Being able to provide a plan that assists the community to understand the whole plan for the area.
- Parking options and requirements on and off street.
- Need for any community or amenities buildings.
- Provision of informal recreation opportunities.
- The current situation for all sporting clubs based at Cove Sports and Community Club and their future plans and needs.

2. Introduction

The City of Marion's Community Vision states "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". Council's objectives are to create more opportunities for residents to enjoy recreation and social interaction in our neighbourhood centres, libraries, sports facilities and other Council facilities and make services, facilities and open spaces more accessible. Equally, Council faces a number of challenges to continue to provide and maintain its infrastructure in open space reserves and sports facilities to the level required by the community and sporting organisations.

With the large number of sport and recreation facilities spread across the city there is a need to strategically plan for improvements and develop directions that will ensure facilities can appropriately respond to community needs in the future.

In reviewing its sporting infrastructure, Council has been discussing a range of potential options for the upgrade of a number of facilities across its southern region of Marion including football (soccer) facilities, BMX facilities as well as a concept design for recreational infrastructure that could potentially be located in the Capella Drive and Nannigai Precinct.

The first stage in the planning of a successful sport and recreational facilities is the identification of the needs of the community and stakeholders. Understanding the community's needs and future demographics, will provide a platform for Council to identify the extent of facilities and infrastructure that need to be considered in the precinct plan.

3. Background

At the City of Marion Infrastructure and Strategy Committee meeting held 1 August 2017 the committee was provided with information on a project brief for the development of a Precinct Plan for Capella Drive and Nannigai Reserves, Hallett Cove. Feedback included:

- 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 e.g. BMX, Hallett 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

A further report was provided to for discussion on 3 October 2017 (ISC031017R8.2) where additional information was requested, including consideration of the facilities needs for the southern region.

Within the geographic region south of Majors Road to the boarder of the City of Onkaparinga, the City of Marion provides a broad range of community facilities; these include:

Type	Facility
Sports Grounds	<ul style="list-style-type: none"> ▪ Cove Sports and Community Club (currently football, soccer, netball, BMX and cricket) ▪ Capella Drive Reserve (junior soccer)
Sport Court Facilities	<ul style="list-style-type: none"> ▪ Cove Netball Facility ▪ Hallett Cove Beach Tennis Club ▪ Nannigai Tennis Facility ▪ Trott Park Tennis Facility
Other Sports Facilities	<ul style="list-style-type: none"> ▪ Cove BMX Track ▪ O'Halloran Hill Reserve

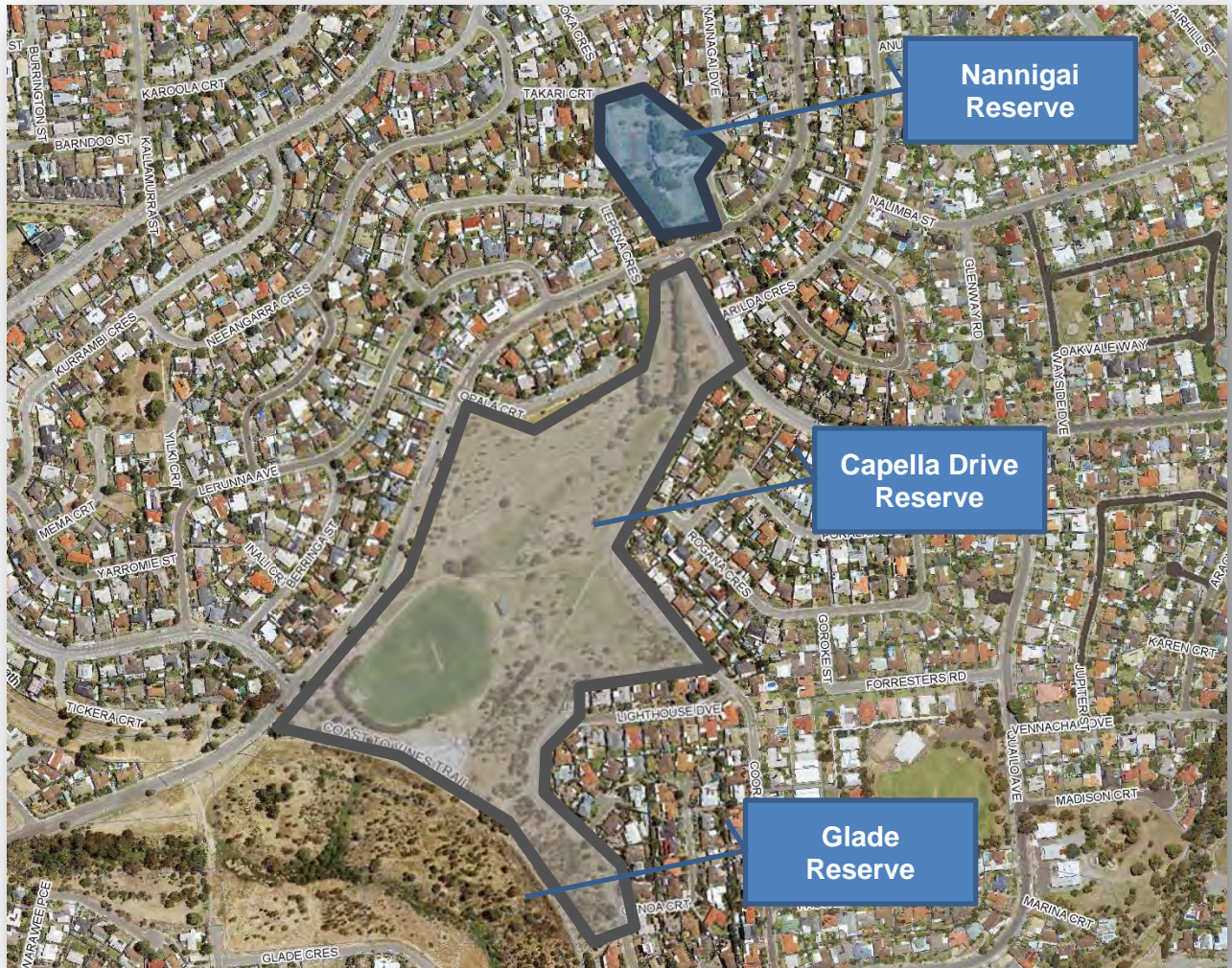
	<ul style="list-style-type: none"> - Riding for the Disabled Association SA - Southern Archers (Archery Club) - Sturt Pistol & Shooting Club - Holdfast Model Aero Club
Community Centres and Halls	<ul style="list-style-type: none"> ▪ Cove Civic Centre ▪ Trott Park Neighbourhood Centre ▪ Perry Barr Farm <ul style="list-style-type: none"> - Shearing Shed - The Barn - Castrol Shed
Recreational facilities	<ul style="list-style-type: none"> ▪ Coastal Walking Trail ▪ Coast to Vines Trail
Community Services Facility	<ul style="list-style-type: none"> ▪ Hallett Cove Meals on Wheels
Open Space	<ul style="list-style-type: none"> ▪ Heron Way ▪ Glade Crescent Reserve ▪ Nannigai ▪ Hugh Johnson Reserve ▪ Glenthorne Farm (Adelaide University)
Playgrounds	<ul style="list-style-type: none"> ▪ 14 Local Playgrounds, ▪ 8 Neighbourhood level Playgrounds and ▪ 3 larger Regional playgrounds
Commercial lease	<ul style="list-style-type: none"> ▪ Hallett Cove Boat Shed cafe

3.1 Review of Existing Facilities

A review of existing sport facilities, Community Centre and other recreational facilities and issues to be considered when planning for the redevelopment of the Capella Drive and Nannigai Precinct.

Capella Drive and Nannigai Reserve Facilities

The image below shows the location of the Capella Drive and Nannigai Reserve precinct



- Capella Drive Reserve

The Capella Drive Reserve is a reserve of approximately 11.2 Ha

Capella Drive Reserve is located east of Capella Drive, Hallett Cove and has approximately 400m frontage to this significant through route. The reserve is also bounded by the Coast to Vines cycling trail, Barramundi Drive, Coorabie Crescent and other minor side roads. Note that part of the reserve is primarily accessed from Coorabie Crescent and is also known as Coorabie Reserve however the total is managed as a single entity.

The land is classified as Community Land and is contained in Community Land Management Plan 10 – General Reserves. It is currently used as public open space. The field/oval is used by Cove FC (Soccer Club).

The topography of the reserve is a natural gully generally below the level of the adjacent residential development. It drains into Waterfall Creek which is a natural watercourse draining the northern part of the suburb of Hallett Cove. Significant parts of the reserve exhibit steep gradients.

Infrastructure in the reserve includes:

- A carpark
- A concrete skate park with elevated viewing area and shelter
- Grassed, irrigated and floodlit playing field currently disposed as soccer pitches with two perimeter cricket practice nets with enclosed storm water drainage below
- Adjacent toilet and change room building
- A earth-mound BMX track area
- Unsealed vehicular access track
- Unsealed footpaths
- Stormwater easements draining the surrounding residential area.

Existing public amenities at Capella Drive Reserve includes lights, a toilet and change room facility adjacent the playing field. This facility is currently locked with access limited to the Cove Football Club when using the playing field. The building is of a transportable type construction which makes its relocation within the reserve or to another site feasible.

Capella Drive Reserve includes a skateboard park (concrete) and a BMX pump track (formed earth). These are not used by any formal group but the skate park is regularly used. They are available for informal use. Both facilities were constructed in the early days of these sports and therefore may not meet with current expectations of skateboarders and BMX riders.

In addition, the location of the skate park away from car parking and perimeter roads reduces opportunities for community surveillance, which increases its attraction as a venue for criminal activity.

The continued existence and form of BMX pump track while being of relatively inexpensive construction may be impacted by the construction of a state level facility on Majors Road, O'Halloran Hill, which is currently being developed as a joint City of Marion, City of Onkaparinga and the State Government project.

Re-assessment of the demand for, and the form and location (having regard to CPTED principles) of both the skate park and BMX track are required.

Capella Drive Reserve is used by walkers and dog owners and off lead access to the oval area is permitted when not in use for soccer or other sports.

- Nannigai Reserve

Nannigai Reserve is a reserve of approximately 0.4 Ha. It is located on the corner of Capella Drive and Nannigai Drive in Hallett Cove immediately north of Capella Drive Reserve. Its gently sloping topography is contiguous with adjacent residential development.

The reserve has a small playground, two (2) tennis courts and a netball ring, a toilet block and storage shed. All existing facilities on the site are reaching the end of their useful lives and are in need of upgrade or replacement.

The southern boundary of the reserve is the Coast to Vines Trail used by cyclists and walkers. The Coast to Vines Rail Trail is a shared path for cyclists and pedestrians that follows the route of the original rail corridor from Marino to Willunga. The Coast to Vines Rail Trail is approximately 37 km in length (8kms within the City of Marion) and travels from the coastal cliffs at Marino, through the suburbs of Hallett Cove, Reynella, Morphett Vale, Hackham, Seaford Rise through McLaren Vale down to Willunga.

This sector of the trail bordering Capella Drive Reserve links Hallett Cove Station on the electrified Seaford line, with the commercial centre of Hallett Cove. It also provides a cycling and walking link for Hallett Cove R-12 School students. The gentle gradients of the trail contrast with the steeper cycling and walking routes in most of the surrounding residential area, making it potentially attractive for use by parents with young children, older people and users of wheelchairs and gophers.

A number of walking tracks exist around the reserve. These are of varying construction standards and conditions and are not linked into a single network.

3.2 Sports Facilities

The southern region of the City of Marion encompasses the suburbs of Hallett Cove, Sheidow Park and Trott Park. Despite this region having a large amount of open space area available there is generally a low provision of sports facilities.

Council's key sports facilities in the region include the Cove Sports and Community Club and Capella Drive Reserve.

The Cove Sports and Community Club has evolved slowly since the early 1980's resulting in a fragmented layout with facilities that are not able to cater adequately for the community. The facility provides a small AFL oval, one soccer pitch, four (4) netball courts, a small competition BMX track and clubrooms.

Capella Drive Reserve provides the only additional venue that can currently provide for sport in the region. The reserve was originally planned as an informal recreation space for the community; however, due to the constant pressure for more facilities, sporting clubs have in recent years, used the site for training and game day activities.

This situation has led to competing interests in what should be provided at Capella Drive Reserve. The sporting community and in particular Cove Football Club (soccer club) are seeking additional facilities to provide for sporting activities, whilst some members of the local community have indicated a preference for the reserve to cater for more informal recreation needs.

In early 2015 as part of a resolution to progress the planning on Council's most needed sport and recreation projects, Council commenced investigations of options for new soccer pitches and a BMX track in the southern area of the City. This was a direct response to the need to address the football (soccer) and BMX facility issues at Cove Sports and Community Club which have reached a critical stage.

Cove FC (soccer) has experienced unprecedented growth in participation numbers across all age groups over the last decade and there is simply not enough playing facilities available in the southern area of Marion for individuals to participate. The club is currently turning large numbers of potential players away as they are unable to accommodate them.

The Cove BMX club existing facilities do not meet the standards required for the sport and the track cannot be redeveloped due to the constraints of site. Compounding the issues is the close proximity of residential housing, a new site is require.

Through discussions with State Government opportunities for new facilities at O'Halloran Hill Recreation Reserve have been identified and planning for the Sam Willoughby BMX Facility (SWBMX) and Southern Regional Football Facility (SRFF) has commenced.

To date the planning for these two key facilities has been driven by opportunities, and a coordinated strategic approach that considers broader needs of the community and the most suitable mix of facilities to provide across the region has not been pursued.

An important consideration for football will be the scope of what facilities will be provided at the SRFF. In initial consultation with the Football Federation SA, the planning for the SRFF will focus on developing a venue that will cater for all the needs of Cove FC in the longer term at both senior and junior levels. It's likely that the development of the SRFF may be a staged process with two pitches and clubroom developed with the available funding and additional funding sourced to expand the facility to a total of four pitches in the longer term.

Catering for Cove FC at the SRFF should also support a more sustainable business model for operation of the facility and the club. It will be important for Council to pursue affordable rates for the community's use of the new facility through its arrangements with the FFSA.

As the planning of the SWBMX and SRFF at O'Halloran Hill Recreation Reserve progresses there is a need to consider the impacts on the other facilities and stakeholders in the region, as well as the gaps in provision that have not been considered to date.

Consideration could be given to redesigning Cove Sports and Community Club and the connected undeveloped land to provide improved facilities that meet standards and unmet needs of the community. In doing so a number of key issues will need further consideration, including;

- The future use of the vacated football (soccer) pitch and BMX track should the Cove FC and Cove BMX club relocate to the new facilities at Major's Rd
- Improving the integration of the netball clubs with the main facility at Cove Sports and Community Club and the potential to share infrastructure and facilities.
- Addressing known facility demands as well as gaps in supply of facilities e.g. Bowls
- Replacing or improving ageing facilities
- The broader regional needs (including northern Onkaparinga) versus local needs of the surrounding population.
- Sustainable business planning for clubs and venues
 - Opportunities for new sports and recreation activities that will create new revenue streams
 - Impacts of the Cove FC and Cove BMX clubs relocating and loss of income for the Cove Sports and Community Club.
- Increasing the use of the facility for community activities e.g. day time

Potential impacts of Cove FC if they chose not to locate all of its activities to the SRFF and the club continues to operate across multiple venues should the option of continue to use Cove Sports Club and Capella Drive Reserve in the long term

- Higher maintenance and operating costs
- Multiple lease agreements, fees and insurance arrangements
- Duplication of facilities and less efficient use of resources
- Financial viability of the club
- More volunteers required
- Complex management structure
- Membership
 - opposition or resistance from members of the club who have family members playing a different venues
 - Disconnection of members not returning to the main clubroom and potential loss of income.
- Reduced opportunities for other activities/sports to be accommodated at Cove Sports and Community Club.

In the short-term the existing football facilities at Cove Sports and Community Club and Capella Drive Reserve will need to be retained until the a plan is developed and outcomes for the SRFF is known which will then provide the future direction for football in the region.

Capella Drive and Nannigai Precinct provides a great opportunity for Council to develop as a key site for the region, a better understanding of what could be included in the planning for the reserve needs consideration. Discussion to date has included potential football and community facilities as well as other key infrastructure items such as skate parks, trails networks, playground, cycle facilities as well as public toilets and amenities. Taking a strategic view of all the needs in the region may create solutions to address a number of challenges including addressing what is required by the community at Capella Drive and Nannigai Precinct.

In addition, there are a range of urban planning issues that need to be considered. . It will be important to identify sites for facilities and consider how they impact on residents and the character of the area where they are located. An appropriate balance needs to be struck between what is provided at local level facilities and what is needed and planned for regionally.

3.3 Community and Other Recreation Facilities

The key Council owned community centres in the region include Cove Civic Centre, Trott Park Neighbourhood Centre and Perry Barr Farm.

The Cove Civic Centre is located at Hallett Cove and is home to a library, enterprise hub and bookable community spaces for meetings and other activities. The Cove Civic Centre is a versatile facility containing a number of spaces for hire to both the business sector and the wider community. These include a main hall that can be divided in to sections or left as an open space, large and small meeting rooms and an IT training room.

The Trott Park Neighbourhood Centre provides a diverse and accessible range of social, recreational and educational activities and programs. The centre has a high occupancy rate so hire opportunities are limited.

Perry Barr farm property is a historic site of old farm buildings located in a residential area of Hallett Cove. The design of the main community hall affects its quality as a function centre as there are several poles in the main function room which would impact on potential uses.

There is high demand in the region for activities such as dance martial arts. Whilst the existing provision of community facilities in the region is good, the design and functionality of the available Council owned buildings and spaces may not meet the requirements for dance martial arts. However the demand for these activities may be met through use of school facilities and halls. In addition, Council is developing a Community Facilities Frameworks, which will guide the future planning, and development of community built facilities.

3.4 Open Space

There are a number of other recreation facilities provided in the southern region. The Southern Region of Marion includes the suburbs of Hallett Cove, Sheidow Park and Trott Park which has a total land area of 2147ha of which 20.77% is open space. 7.75% of the available open space is Council owned land and 13.02% is Crown Land.

Other large areas of open space in the southern region of the City of Marion that could be considered for developing facilities include Nari Reserve, Crown Land at the O'Halloran Hill Recreation Park, Glenthorne Farm owned by Adelaide University and privately owned undeveloped land. Much of these 'other' open space areas are constrained by issues such as watercourses, steep terrain, poor soil conditions, land owner complications or planning restrictions such as Hills Face Zone which makes development difficult.

A large portion of the open space areas are constrained by issues such as watercourses, steep terrain or planning restrictions such as Hills Face Zone and subsequently are not available for development as sport or recreation facilities.

The City of Marion owns, develops and manages a network of open spaces ranging from small parks to large reserves to:

- Ensure their sustainable provision and management for current and future generations
- Enhance people's physical and mental health and wellbeing through open space that is accessible providing opportunities for active living and social interaction
- Improve the amenity of neighbourhoods and business/industrial precincts so they are attractive places to live and work
- Contribute to people's sense of place and connection with the character of a neighbourhood
- Mitigate and adapt to climate change impacts
- Provide sustainable and attractive natural environments

The City of Marion Open Space Policy states the following principles guide the provision, development and management of open space:

- Accessibility and Amenity
- Multi-functional and Adaptable
- Environment Protection and Sustainability
- Placemaking and Community Involvement

Within reserves in the Council owned open space in the region include;

- 14 Local Playgrounds, 8 Neighbourhood level Playgrounds and 3 larger Regional playgrounds at Hugh Johnson Reserve, Heron Way Reserve and Glade Crescent Reserve.
- In southern Marion Reserve Street Reserve Dog Park in Trott Park is Council's first official dog park and was opened in September 2016. The park features a large dedicated dog park with a biodiversity area, a playground, picnic area with BBQ and shelter, 3 on 3 Basketball and a grassed kick about area.

Integration with Glade Reserve will be a key consideration for facilities at Capella Drive Reserve. This includes links with trail networks to improve connectivity to surrounding regional facilities and promotes cycling and walking as an alternative to cars for local journeys including the Coast to Vines trail. The wetlands master plan also identifies the need to erect a robust, fit for purpose interpretive board/shelter that details the role of the wetlands, water capture and re-use and the sites ecology. This could be considered for inclusion in a spectator shelter at Capella Drive Reserve if a shelter is required.

The Southern Adelaide Economic Development Board is currently pursuing the establishment of a National Park & Recreation Precinct which covers Adelaide's southern hills face and consists of land protected by varying government policies.

The following areas will be included in this :

- Happy Valley Reservoir
- Glenthorne Farm
- Field River Valley
- O'Halloran Hill Recreation Park
- Hallett Cove Conservation Park
- Marino Conservation Park

The Southern Adelaide Economic Development Board is pursuing community access to Glenthorne Farm as a unique heritage and environmental resource for the benefit of all South Australians.

An integrated framework that comprehensively contemplates the community's needs as well as opportunities for shared infrastructure to achieve cost efficiencies could provide Council with a program to deliver well-designed flexible and sustainable venues.

Taking into consideration the above information on the Sport Facilities, Community Centre and other recreational facilities, it would suggest that the Capella Drive and Nannigai Precinct considers the following in the development of a plan;

- Impact of any developments on the surroundings residents
- The future of football on Capella Drive Reserve needs to be considered in the short and long term as it is anticipated that Cove FC continue on this site for at least the next 4 years
- The longer term option for sporting activity should be for unstructured sports
- Integrating with Glade Reserve will provide opportunities to extend walking and cycling through trail links

4. Demographic Review

Consideration of the current and predicated demographics enables an understanding of the potential needs for the community.

The Southern part of the City of Marion includes the suburbs of Sheidow Park, Hallett Cove and Trott Park, which had an estimated population of 22,362 in 2016. This population is projected to increase to 23,834 by 2031.

The main characteristics of the Sheidow Park, Hallett Cove and Trott Park population as at 2016 and the potential implications for the region outlined in the following table.

4.1 Current Demographics

Topic	Region	City of Marion	Implications
Median Age	36	39	Higher number of younger people living in the region than greater Adelaide.
Non – English Speaking Background	9.3%	15%	Lower proportion of people from non-English speaking background
Medium or High Density Housing	2.3%	24%	Low level of medium and high density housing
Household Income	\$1188	\$884	Median wage higher than greater Adelaide
Access to Motor Vehicle two or more motor vehicles	68%	49%	Analysis of car ownership in 2016, indicates households in the region have a higher level of car ownership
Disability	4.5%	6.2%	The region has a lower level of people requiring assisted living

The following table shows the age profile of the Southern Region of Marion

Sheidow			Trott Park		Hallett Cove		Region Total		City of Marion %
	Pop	%	Pop	%	Pop	%	Pop	%	
0 to 4	520	7.9	228	6.6	665	5.4	1413	6.6	5.9
5 to 9	561	8.5	227	6.6	745	6	1533	7.0	5.4
10 to 14	440	6.7	180	5.2	735	6	1355	6.0	4.9
15 to 19	432	6.6	206	6	829	6.7	1467	6.4	5.7
20 to 24	375	5.7	210	6.1	741	6	1326	5.9	7.2
25 to 29	451	6.8	262	7.6	603	4.9	1316	6.4	7.3
30 to 34	520	7.9	280	8.1	709	5.8	1509	7.3	7.5
35 to 39	534	8.1	246	7.2	816	6.6	1596	7.3	6.8
40 to 44	542	8.2	193	5.6	858	7	1593	6.9	6.5
45 to 49	469	7.1	230	6.7	889	7.2	1588	7.0	6.3
50 to 54	481	7.3	236	6.9	962	7.8	1679	7.3	6.4
55 to 59	438	6.6	258	7.5	1,091	8.9	1787	7.7	6.6
60 to 64	367	5.6	253	7.4	935	7.6	1555	6.9	6.2
65 to 69	228	3.5	143	4.2	765	6.2	1136	4.6	5.2
70 to 74	120	1.8	66	1.9	413	3.3	599	2.3	3.7
75 to 79	61	0.9	60	1.7	277	2.2	398	1.6	2.9
80 to 84	28	0.4	56	1.6	153	1.2	237	1.1	2.4
85 and over	25	0.4	105	3.1	137	1.1	267	1.5	3.1
Total population	6,592	100	3,439	100	12,331	100	22,362	100.0	100

4.2 Demographic Change by 2031

The City of Marion population and household forecasts has been compiled and presented from forecast.id®. on behalf of the City of Marion and provide the following key points for the region:.

- “Birth rates are especially influential in determining the number of children in an area, with most inner urban areas having relatively low birth rates, compared to outer suburban or rural and regional areas.” Birth-rates in Sheidow Park, Trott Park and Hallett Cove are set to decline by 2036.
- Hallett Cove has... “a maturing suburb profile, indicated by the in-migration of established families, and out-migration of young adults typically leaving the family home. In the south, the housing market is influenced by the recent urban development and opportunities for more residential development. For example Sheidow Park has a diminishing supply of greenfield land but in the short to medium term will still gain young family households responding to home owning opportunities.”
- “Suburbs in the southern part of Marion have been developed more recently. Overall, they have younger age profiles as their growth is driven by in migration of family households, particularly in suburbs such as Sheidow Park where there is still some greenfield land available for development. Exhaustion of the greenfield land supply in coming years will dampen population growth in these suburbs.”

*Note: All data has been extracted from Forecast ID data available on the City of Marion Website.

Based on the current and predicted demographics the following should be considered when developing a plan for the Capella Drive and Nannigai Precinct:

- As there is a higher proportion of young people in the region as compared to the broader City of Marion population (0 to 19 year age groups). This indicates there will continue to be strong demand for junior sport and recreation activities facilities over the next 20 years.
- There is a higher proportion of adult people in the region as compared to the broader City of Marion population (35 to 64 year age groups).
- Whilst there is currently a lower proportion of people over the age of 65 years. It will be important to consider recreation options for the 35 to 64 years age group as they age. There is likely to be strong demand for activities such as walking, fitness, gym, cycling, swimming bush walking, golf and yoga.

5. Participation Trends – AusPlay Survey

AusPlay provides national data on the number of people participating in sport and physical activity and how they participate.

The following table highlights the national participation rates for Club sport in Australia (Adults and Children combined) – as at April 2016

	Per cent of population	Per cent of club sport population
Football (soccer)	4.5%	18.6%
Golf	3.0%	12.2%
Australian Football	2.7%	11.2%
Netball	2.6%	10.8%
Tennis	2.3%	9.6%
Cricket	2.2%	9.2%
Basketball	2.2%	9.1%
Touch football	1.1%	4.7%
Swimming	1.0%	4.3%
Athletics, track and field (includes running/jogging)	1.0%	4.2%
Rugby league	1.0%	4.0%

Participation by activity (top 15 activities) for Adult South Australians is provided in the table below – as at April 2016

Participation rate (%)			
	Total	Male	Female
Walking (Recreational)	47.9%	35.8%	59.7%
Fitness/Gym	32.6%	28.0%	37.0%
Athletics, track and field (includes jogging and running)	12.8%	15.5%	10.2%
Cycling	11.6%	14.2%	9.0%
Swimming	10.5%	9.3%	11.7%
Bush walking	6.9%	7.7%	6.1%
Australian football	5.6%	10.8%	0.6%
Golf	5.5%	8.8%	2.3%
Basketball	4.3%	6.9%	1.9%
Yoga	4.2%	0.5%	7.8%
Tennis	3.8%	4.4%	3.2%
Football/soccer	3.6%	6.7%	0.7%
Netball	3.4%	1.1%	5.7%
Cricket	2.6%	4.7%	0.7%
Pilates	2.3%	0.9%	3.6%

Participation by activity (top 10 organised sporting activities for South Australian Children (0 to 14 years) is provided in the table below – as at April 2016

Participation rate (%)			
	Total	Male	Female
Swimming	18.7%	17.8%	19.6%
Australian football	14.2%	25.1%	3.0%
Football/soccer	11.7%	19.3%	3.7%
Netball	11.5%	0.0%	23.3%
Gymnastics	8.5%	3.1%	14.2%
Tennis	7.0%	8.1%	5.7%
Basketball	6.7%	9.2%	4.2%
Dancing (recreational)	5.6%	1.4%	9.8%
Cricket	5.6%	9.6%	1.4%
Athletics, track and field (includes jogging and running)	3.5%	3.3%	3.7%

All data provided in the tables above is provided by AusPlay (Australian Sports Commission)

Key Aspects of Participation

- Sport clubs are not the main choice for participation in sport or physical activity in Australia for adults aged 18 years and over
- While sport clubs are the main avenue for both girls and boys, throughout childhood boys (50%) are more likely to be active through club sport than girls (33%).
- Football (soccer) takes the biggest slice of overall club participation nationally due to its popularity among both adults and children.
- Swimming and to a lesser extent athletics rank highly in club sports due to club participation of children
- Australian football and football (soccer) are both very high participation rates in SA for boys, which indicates high demand for ovals and pitches for sport.
- National Australian football rate is lower than the South Australian, Victorian, Tasmanian and Western Australian Rates due to lower participation rates in New South Wales and Queensland.
- Netball participation in SA is very high amongst women and girls indicating high demand for court spaces.
- Indoor sports and activities are popular amongst women and girls including, gymnastics, dancing, yoga, gym and fitness activities.
- Golf's high ranking in club sport overall is underpinned by a very high proportion of adult participation.
- Whilst swimming participation rates are high the sport is well catered for in the City of Marion Capella Drive and Nannygai could potentially support a range of high demand activities through trail developments such as walking, fitness activities, cycling, and dog walking. Other high demand unstructured recreation opportunities such as a skate park and playground should be provided.
- The only Council provided netball facilities in the region at Cove Sports and Community Club are club only courts and they are locked from general community use. An open community court that includes netball will be important to consider at Capella Drive Reserve.

Further analysis of the key aspects of participation are provided in the Key Issues and Directions section of this document.

6. Demand vs Supply of Facilities

- Parks and Leisure Australia Benchmarks

The Parks and Leisure Australia (PLA) benchmarks were developed by PLA Western Australia and provide an indication of the extent of community infrastructure (including community buildings, pools, sport and recreation facilities etc.) which will need to be considered and potentially provided within Outer Metropolitan and Regional Centres, irrespective of the population density. It is important to note the benchmarks provide a guide for the extent of infrastructure needed to provide adequate social opportunity to service a community which will be sustainable.

The benchmarks are most applicable to the Perth Metropolitan area however they have been established from research undertaken into the standards and benchmarks applied within Australia and internationally. The benchmarks relate to a population banding associated most commonly with higher density urban population areas.

It is important to note that the following comparison of demand and supply is only indicative. Before responding to the gaps in provision it will be important to consider community engagement and consultation with sport and recreation organisations to ensure actual participation figures confirm any differences between potential demand and actual supply.

The table below reviews the southern area of the City of Marion population of 22,362 estimated by Forecast ID 2016 against the PLA Benchmarks.

Facility	PLA Benchmark	Potential Demand	Existing Facility Supply
District Community Centre	1:15,000 – 25,000	1	1 Cove Civic Centre
Youth Centre/Youth Space	1:20,000-30,000 – District level Co-located within a community centre – Neighbourhood	1	No dedicated youth facilities available
Seniors Centre	1:20,000-30,000 for District level facility (dependent on aging demographic). Co-located within a community centre – Neighbourhood level	1	1 Trott Park neighborhood Centre
Skate Park	1:25,000-50,000 – Regional facility 1:10,000 – 25,000 – District facility 1:5,000-10,000 – Neighbourhood	1	1 Capella Drive Reserve

Facility	PLA Benchmark	Potential Demand	Existing Facility Supply
BMX dirt track facility	1:10,000-30,000 – District level facility	1	1 Cove BMX
BMX facility (formal track)	1:50,000 plus – Regional	1	1 UCI Track under development
Community and Performing Arts	1:150 – 250,000 – Regional level facility 1:50-150,000 – District level facility	1 City of Marion	1 MCC
Amphitheatres	Integrated within a District Park	-	-
Outdoor Meeting Place	Integrated within a District Centre	-	-
Arts and Cultural Centre	50,000 to 150,000 Integrated within a District Centre	1 City of Marion	1 MCC
Indoor Sport and Recreation Centre (generic)	1:50,000 – 100,000	1 / 2 City of Marion	3 Marion Sports and leisure Cosgrove Hall Planned ; Mitchell Park replacement of Marion Basketball Stadium
Regional Sports Facility (including aquatics)	1:250,000	1	0 Regional Sports Facility 1 Regional Aquatic Centre
Aerobics/Fitness/Gym	To be developed as an integral part of a district or regional leisure facility.	-	-
AFL ovals*	3: 15,000 with at least one oval being capable for supporting a senior football game (AFL strategic plan standard)	4	1 Cove Sports

Facility	PLA Benchmark	Potential Demand	Existing Facility Supply
Diamond pitch sports	1:8,000 – 10,000 – youth 1:15,000 – 20,000 – adult	1 / 2	0
Soccer pitches	1:3,000 to 4,000 depending on demographics	6	1 Senior – Cove sports 2 Junior – Capella Drive
Cricket ovals	1:8,000 – 10,000	2	1 Cove Sports 1 Sheidow Park Cricket Club – (Sheidow Park Primary School)
Athletics (grass and synthetic)	1:250,000 plus – Regional Level (synthetic). Grass provision – District level (over-mark existing public	1	0
Hockey pitches (grass* and synthetic – water, sand based and alternatives)	1:75,000 for synthetic surface Grass provision to be area/location specific.	1	0 Regional facility located in Holdfast bay
Netball Courts	1:3,000 – 4,000 (outdoor) for training purposes.	6	4
Basketball courts (indoor and outdoor)	1:3,000 – 4,000 4 plus indoor courts – Regional/Sub-regional	6	0
Volleyball (indoor and outdoor – beach and traditional)	To be integrated with Basketball/ Netball centres.	-	3 Marion Leisure and Fitness Centre Planned ; Mitchell Park

Facility	PLA Benchmark	Potential Demand	Existing Facility Supply
Lawn Bowls	Growth areas be the principal location for the development of new facilities 1:25,000 to 50,000 – District	1	0
Tennis (multi surface hard courts and grass)	8 court club facility minimum for a population of 15,000 1:1,875	12	12 Club courts 2 Community courts
Golf Course	1:30,000	1	Marion Golf Club
Trails (walking, cycling and bridle paths)	No established Australian standard		Road networks, Cost to Vines Trail, Coastal Walking trail, O'Halloran Hill Bike Park Regional – Tom Roberts Horse Trail (Onkaparinga)

Further analysis of the benchmarks Demand and supply of facilities is provided in the 'Key Issues and Directions section of this document.'

- Potential Participation in Key Participation Activities**

Potential facility requirements below are based on population characteristics of the 22,362 people living in the region, AusPlay Survey data and PLA benchmarks.

Activity	Potential Players						Potential Teams		Potential Facility Requirements
	Boys	Juniors Girls	Total	Male	Seniors Female	Total	Junior	Senior	
Swimming	382	421	803	840	1054	1894	NA	NA	Access to 25m and leisure pool
Australian football	540	64	604	974	50	1024	25	42	4 Ovals
Football/Soccer	416	80	496	602	62	664	33	44	6 natural turf Pitches*
Netball	0	502	502	101	514	615	45	55	6 Courts

Activity	Potential Players						Potential Teams		Potential Facility Requirements
	Boys	Juniors Girls	Total	Male	Seniors Female	Total	Junior	Senior	
Gymnastics	66	304	371	NA	NA	NA	NA	NA	Access to indoor sports centre
Tennis	175	124	299	396	285	681	37	85	12 Courts
Basketball	199	90	288	620	170	790	36	98	6 Courts
Dancing (recreational)	31	212	243	NA	NA	NA	NA	NA	Access to community or school halls
Cricket	206	30	236	420	62	482	19	40	2 to 3 Ovals
Athletics, track and field, Jogging	71	79	150	1396	917	2313	NA	NA	Access to athletics facility and trails suitable for joggers
Walking (Recreational)	NA	NA	NA	3228	5385	8613	NA	NA	Access to trail networks and open space areas
Fitness/Gym	NA	NA	NA	2523	3341	5865	NA	NA	Commercial providers
Cycling	NA	NA	NA	1285	812	2097	NA	NA	Access to trail networks
Bush walking	NA	NA	NA	694	550	1245	NA	NA	Access to trail networks
Golf	NA	NA	NA	798	206	1005	NA	NA	Commercial providers
Yoga	NA	NA	NA	47	701	749	NA	NA	Commercial providers
Pilates	NA	NA	NA	82	325	408	NA	NA	Commercial providers

NA – Data not available

The estimations in the table above have been calculated on Forecast ID 2016 Population data of 22,986 for the region.

*pitch numbers could be reduced by providing artificial pitches at Southern Regional Football Facility which can be used 7 days a week.

Further analysis of participation and facility needs are provide in the 'Key Issues and Directions section of this document.'

7. Other Considerations

Planning and Policy Review

Council is currently undertaking a rezoning process over 12 of its larger recreational/community activity facilities to enable a more appropriate zone which better reflects existing uses and facilitates the types of development envisaged to occur at these complexes. These sites include Cove Sports and Community Club and Capella Drive Reserve.

These complexes have historically been located within the Residential Zone. It is proposed to rezone them to Community Zone/Recreation Policy Area. The following forms of development are envisaged in the Zone/Policy Area:

- car parking
- clubroom associated with a sports facility
- community centre
- community hall
- educational establishment
- entertainment, cultural and exhibition facility
- indoor and outdoor recreation facility
- lighting for night use of facilities
- meeting hall
- office associated with community or recreation facility
- playground
- shop or groups of shops ancillary to recreation development
- showground
- sports ground and associated facility
- special event
- spectator and administrative facilities ancillary to recreation development

The Development Plan Amendment (rezoning process) has been on public notification and a final draft is currently being created for Council's consideration and subsequently the Minister's approval.

The Recreation/Community Development Plan zone will provide a framework for authorising the development of a range of community land uses and public facilities including public recreation, community centres, sporting areas and passive landscaped spaces that fulfil a need within the community. Land uses and activities within the zone will be of a scale and function that is appropriate within the locality and will not negatively affect adjacent zones through, for example, excess noise or traffic generation.

Facilities located within the policy area include Cove Sports and Community Club, Capella Drive Reserve and Glade Crescent Reserve.

8. Summary of Major Findings

Facility Needs and Options

The table below identifies options for locating facilities based on identified needs and issues that will require consideration at each site.

Activity	Potential Facility Demand	Southern Marion Actual Supply	Key issues and Development Options
Swimming	Access to 25m and leisure pool	0 Local 4 Regional	Supply exceeds benchmark requirements for the City of Marion 1 x State level facility 1 x Regional Aquatic Centres 2 x commercial 25m learn to swim pools No requirement for additional facilities

Activity	Potential Facility Demand	Southern Marion Actual Supply	Key issues and Development Options
Australian Football	4 Ovals	1 Oval	<p>Low provision does not meet potential demand</p> <p>If football (soccer) and BMX relocate from Cove Sports and Community Club consider an expansion of the existing soccer pitch to cater for Australian Football</p> <p>A second option may be an additional turf area on the undeveloped land on the eastern side of the Cove Sports and Community Club.</p>
Football (Soccer)	6 Pitches	1 Senior 2 junior	<p>Low provision does not meet potential demand</p> <p>Southern Regional Football Facility- aim to provide 3/4 artificial pitches and relocate all Cove FC activities to the new site. The artificial surface can accommodate high use and reduce the overall requirements for the number of pitches. Once a concept and business model has been developed for the SRFF identify the level of demand for an additional overflow pitch consider the following options if required.</p> <p>Option 1; Continue to support Cove FC with overflow facilities at Cove Sports and Community Club where additional facilities such as car parking, floodlights, change rooms and clubrooms are already exist and provide an income stream for cove Sports and Community Club.</p> <p>Option 2; If Cove Sports and Community Club is redesigned for other activities consider facilities to support Capella Drive Reserve as an overflow site for junior games.</p>
Netball	6 Courts	4 Courts	Low provision does not meet potential demand
Gymnastics	Access to indoor sports centre	0 Local 1 Regional	Catered for regionally – state level facilities at Marion Leisure and Fitness Centre.
Tennis	12 Courts	14 Courts	<p>Good supply of courts – 2 Club sites with six courts open for community use</p> <p>2 open community courts in poor condition at Nannigai Reserve – opportunity exists to replace with multipurpose courts to cater for a range of needs, which could be considered at the higher profile location of Capella Drive Reserve.</p>
Dancing (recreational)	Access to community or school halls	3 (council)	School halls or Council owned facilities Perry Barr Farm, Trott Park CC, Cove Civic Centre.

Activity	Potential Facility Demand	Southern Marion Actual Supply	Key issues and Development Options
Basketball	6 Courts	0	Courts available in neighbouring regions No facility available in southern Marion
Regional Indoor Sport and Recreation Centre (generic)	2 City of Marion		Marion Leisure and Fitness Centre Planned ; Mitchell Park replacement of Marion Basketball Stadium
Cricket	2 to 3 Ovals	1 Council 1 School	There is potential demand for additional facilities. Options could include the western side of Cove Sports and Community Club, Capella Drive Reserve, or additional school facilities.
Athletics, track and field	Access to athletics facility and trails suitable for joggers	R-12 Hallett Cove School	No formal track available. The demand for a regional facility/track should be discussed further with Athletics SA. There may be potential to co-locate a regional athletics track at the Southern Regional Football Facility or Cove Sports and Community Club.
Lawn Bowls	1	0	Discuss the justification for a new bowls club and facility further with Bowls SA to confirm there is demand. An option for a lawn bowls green/site could be vacated land or undeveloped land at Cove Sports and Community Club. The inclusion of a bowls club could also provide new revenue streams for the Sports and Community Club.
Diamond Pitch Sports (Baseball and Softball)	1	0	Catered for regionally – facilities available at City of Mitcham, City of Holdfast Bay and Flinders University. Softball club at Marion Sports and Community Club.
Hockey pitches	1	0	Regional facility located in Holdfast Bay
Volleyball (indoor and outdoor – beach and traditional)	Integrated with Indoor regional centres	Indoor – regional facilities No outdoor facility	Marion Leisure and Fitness Centre Cosgrove Hall Planned ; Mitchell Park replacement of Marion Basketball Stadium Opportunities for outdoor courts should be considered
Bush walking	Access to trail networks	Informal trails	Marion Coastal Walking Trail DEWNR O'Halloran Hill project will provide improved trail networks
Walking (Recreational)	Access to trail networks and open space areas	Trail networks and open space areas	Providing quality trail networks to support the high participation rate should be a high priority. Consider improvements to links with the Coast to Vines trail and open space networks in the region.
Cycling	Access to trail and road networks	Road networks provided	DEWNR O'Halloran Hill Mountain Bike Park will provide improved trail networks
Skate Park	1	1	Capella Drive Skate Park is ageing Site has CEPTED concerns due to its isolation.

Activity	Potential Facility Demand	Southern Marion Actual Supply	Key issues and Development Options
			Options for a better quality facility could be considered in the planning process. Options for potential locations would require further investigation and consultation with the community.
BMX dirt/pump track facility	1	1 Cove BMX	Provision for a junior/local track could be considered at Capella Drive Reserve.
BMX facility (formal track)	1	1 undersized track	New UCI elite track to be developed at O'Halloran Hill
Golf	Commercial providers	NA	Marion Golf Club
Yoga	Commercial providers	NA	Indoor Halls for hire - Perry Barr Farm, Trott Park CC and Cove Civic Centre available; school facilities
Pilates	Commercial providers	NA	Indoor Halls for hire - Perry Barr Farm, Trott Park CC and Cove Civic Centre available; school facilities
District Community Centre	1	1	Cove Civic Centre
Youth Centre/Youth Space	1	0	No dedicated youth facilities available Potential to integrate with other facilities - There are a number of community facilities in the region that could be considered
Seniors Centre	1	1	Trott Park Neighbourhood Centre
Community and Performing Arts	1	1x Regional level facility for Marion	MCC
Amphitheatres			Integrated within a District Park at Hallett Cove Beach
Outdoor Meeting Place			Integrate within key open space facilities
Trails (horse)	No Australian Standard		Tom Roberts Trail –Onkaparinga

- There are a number of potential areas for development of organised sport facilities Cove Sports and Community Club, Capella Drive Reserve and Crown Land at O'Halloran Hill Recreation Reserve, Glenthorne Farm and privately owned open space. Potential constraints of potentially developing these sites such as soil conditions would require detailed assessment.
- Nannigai Reserve is too small to be considered for facilities for most organised sports. The site is also close to residential properties. Nannigai is therefore not an ideal location for organised sports facilities.
- The existing facilities at Cove Sports and Community Club has a number of limitations:
 - No dedicated female change rooms available
 - Netball facility is disconnected from main clubroom
 - BMX site is too small for further development of the track.

- Football pitch is constrained to one pitch which suffers from over use.
 - Expansion of natural turf areas is reliant on other sports relocating e.g. BMX.
 - Undeveloped land has unknown soil conditions and topography limitations
 - Football oval not to AFL standard
- A detailed understanding of what facilities the Southern Regional Football Facility will provide and how this will cater for the needs of Cove FC is required before understanding overflow facilities can be assessed for Cove Sports and Community Club or Capella Drive Reserve. Ideally all Cove FC needs should be catered for at the Southern Regional Football Facility providing maximum benefits to the clubs income and its members.
- Cove BMX club is likely to relocate to the new Sam Willoughby BMX Facility once it has been developed. However, a hierarchy of BMX facilities is needed and it will be important to consider the best location for smaller 'pump' tracks. Capella Drive and Nannigai Precinct could be considered for a smaller BMX pump track to provide a facility that has closer connection to the residential population.
- O'Halloran Hill Recreation Reserve is managed by DEWNR and any proposed developments will require state government consideration and approval.
- Capella Drive Reserve provides a large open space area however there are a number of constraints including areas used for drainage, unknown soil conditions and topography limitations.
- Capella Drive Reserve is in a residential setting and a site that is well used for high recreation participation activities such as walking, general fitness activities and children's activities.
- Glade Crescent master plan identifies a need for public education, interpretation and wayfinding assets.
- Athletics is catered for at local schools; however, a regional athletics facility is needed for Southern Adelaide. This would not be able difficult to be accommodated at Capella Drive Reserve due to the size of the oval however it could be a consideration for a larger site such as the O'Halloran Hill Reserve or Cove Sports and Community Club.
- There is no lawn bowls facility in the region

9. Recommendations

It will be important to commence further consultation with stakeholders to confirm directions, identify key issues and needs for sporting clubs as well as ensure that the community's aspirations and concerns are understood and considered in the planning process.

By including stakeholders in the development of options and the identification of solutions, it will ensure they have ownership of preferred directions for developing sites and facilities.

• Regional Framework

Once the consultation process has confirmed the demands and needs for facilities consider adopting an overarching framework for the key regional and district level sport and recreation sites in the southern Marion precinct.

The overarching framework will consider the status of existing projects and provide direction for O'Halloran Hill Recreation Reserve, Cove Sports and Community Club and the Capella Drive and Nannigai Reserves.

The overarching framework should:

- Consider the strategic intent of all stakeholders

- Review the status of existing sites and infrastructure to determine any additional needs or upgrades that may be required to meet standards.
- Identify key locations of facilities
- Provide analysis of key sites
- Provide analysis of infrastructure requirements and potential to share infrastructure across locations/sites
- Identify partnership opportunities, project costs and investment levels required as well as potential funding models for projects
- Meet community needs for facilities
- Consider governance and sustainable business models for club operations
- Consider flexibility of use, quality, management and service levels
- Plan to create fit for purpose facilities that meets the sport or recreation facility standards for the intended levels of use, play or competition.
- Identify stages and accommodates potential expansion
- Consider whole of life costs

The framework should consider the directions of funded projects such as the Sam Willoughby BMX Facility and the Southern Regional Football Facility.

It is likely the overarching framework will highlight the need to improve and provide a number of sport and active recreation facilities across the key regional and district level sites in southern Marion.

It will be important as a final step in this process to identify an implementation strategy and a potentially a prioritised staged approach to progressing planning of O'Halloran Hill Recreation Reserve, Cove Sports and Community Club and Capella Drive Reserve.

• **Site Specific Directions**

It is proposed to consider the following hierarchy approach to providing facilities

Site	Hierarchy	Rationale and considerations
O'Halloran Hill Recreation Park	Regional Activities	<ul style="list-style-type: none"> • Accessible location • Large open space area with room for future expansion • Low residential impacts • Potential to link with broader needs and partners with State Gov. and City of Onkaparinga
Cove Sports and Community Club	Neighbourhood Sport	<ul style="list-style-type: none"> • The site has existing infrastructure to support club sport as well as room to expand. • When Cove FC and Cove BMX relocate, consider redesigning the complex to provide a functional layout for the tenant groups and meet the additional facility needs of the high participation sport and activities. • Increase use of the facilities by the community who are not participating in organised sports
Capella Drive Nannigai Precinct	Local Recreation	<ul style="list-style-type: none"> • Residential location • Cater for a range of recreation needs at a neighbourhood level and support high participation activities such as walking and cycling. • Retain the playing field as a large open space area that can support the informal recreation needs of the local community and if required junior sport. (The site is not able to accommodate full size pitches/oval)

Site	Hierarchy	Rationale and considerations
		<ul style="list-style-type: none"> • Link with the Glade Crescent Reserve trail networks and facilities and consider interpretive board/shelter which serves the precinct. • It will be important to consider recreation options for the aging population and there is likely to be strong demand for activities such as walking, fitness, gym, cycling, swimming bush walking, golf and yoga. • Capella Drive and Nannygai could potentially support a range of high demand activities through trail developments such as walking, fitness activities, cycling, and dog walking. • Other high demand unstructured recreation opportunities such as a skate park and playground should be considered. • An open community court that includes netball will be important to consider at Capella Drive Reserve due to the lack of available open courts in the region. • Consider landscape treatments and passive recreation opportunities for Nannigai Reserve

10. Consultation

To date the only consultation undertaken with the community has been in relation to the tennis facilities which was considered at the General Council meeting on Tuesday 28 February 2017 (GC280217R06).

848 residential premises were notified of the survey and 102 submissions were received. The key themes from the consultation was:

- 48 of respondents indicated support or strong support to move the playground, toilet and courts to Capella Drive Reserve
- 33 of respondents indicated they disagree or strongly disagree to move the playground, toilet and courts to Capella Drive Reserve
- 19 of respondents use the Nannigai Reserve courts on a regular basis
- 30 of respondents use the play equipment at Nannigai
- 25 use Capella Drive Reserve
- 57 used the facility often (daily or weekly)
- 23 used the facility monthly or less than monthly
- 54 use Nannigai and Capella Drive Reserves for walking, general exercise and exercising dogs.
- 41 use the reserves for activities with children
- Multiple activities/answers were allowed in the survey
- Retaining Nannigai as open space and maintaining in good condition
- Providing play equipment
- 11 people stated they would like the courts to stay whilst 10 people indicated they would like all facilities to be moved to Capella Drive Reserve

In addition to the consultation, a petition was received by Council in relation to Nannigai Reserve on 9 January 2017 and tabled at the 24 January General Council meeting

- There were 384 signatories on the petition
- The petition opposed the proposal to remove the tennis court playground from Nannigai Reserve and consolidating it with the facilities at Capella Drive Reserve, Hallett Cove.

Whilst the petition demonstrates there is some community opposition to removing facilities from Nannigai Reserve, the community survey results indicated that 47% of people are in favour of moving facilities to Capella Drive Reserve and 20.7% neither agree nor disagree or did not indicate a preference with the relocation on facilities and 32.3% opposed the relocation.

The Sheidow Park Cricket Club have indicated they are satisfied with their current arrangements of using school facilities and have no plans or need to investigate use of any council facilities or sites.

11. Next Steps

It will be critical for Council to engage sporting clubs, community clubs and residents as a next step in the needs assessment process. Involving stakeholders in the process will compare the desktop analysis with actual participation and exploration of the community and clubs wishes. Often there can be additional functional circumstances that need to be considered in the planning process before any decision is made.

The following community engagement strategy would support the planning process through the delivery of timely, clear and consistent processes and messages aimed at achieving the best possible outcomes for the project.

Engagement objectives

- Identify current and future stakeholders
- Develop a sound communication plan to inform the community of the opportunities to be explored and the need to plan for the future
- Consult with stakeholders to understand the current situation and issues
- Consult with stakeholders about preferred planning options for sports infrastructure in southern Marion
- Discuss and seek feedback on level of support for and/or against options for facilities

Communications objectives

- Inform stakeholders and the broader community about Councils vision and project objectives
- Build support and understanding of the need for more sustainable directions and outcomes
- Maximise open and effective communications with stakeholders
- Minimise misleading, inaccurate media coverage, and reports critical of the project(s)

Engagement Stages

Technique	Stakeholders	Purpose
Meetings with Peak Sporting Organisations	Peak Sporting Organisations <ul style="list-style-type: none"> • Football Federation SA • BMX SA 	<ul style="list-style-type: none"> • To develop a shared understanding of the current situation and potential outcomes for related projects such as the Southern Regional Football Facility and BMX sites • To develop a shared understanding and approach to facilities to ensure they are needed and supported with sustainable business and management models

Technique	Stakeholders	Purpose
		<ul style="list-style-type: none"> Identify sustainable outcomes for clubs and the community
Meetings with individual clubs	<ul style="list-style-type: none"> Local clubs and Communities of interest User groups Cove FC Club Cove BMX 	<p>To provide a central hub of information about</p> <ul style="list-style-type: none"> Identify club strategic directions Identify needs of clubs Identify key issues for clubs that council should consider Identify facility options for council to consider To develop a shared understanding of the current situation and potential outcomes for related projects such as the southern Regional Football Facility and BMX sites To develop a shared understanding and approach to facilities to ensure they are needed and supported with sustainable business and management models
Meetings with Youth and Seniors Organisations	<ul style="list-style-type: none"> Schools Seniors groups Youth groups 	<ul style="list-style-type: none"> Identify needs of youth recreation activities Identify any additional need to cater for seniors groups

12. Conclusion

The initial analysis has identified a diverse range of facilities are needed to meet the needs of the community in the southern region of Marion. Facilities are ageing, there are gaps in supply and many facilities do not meet the requirements of the standards required by sports or the changing needs of the community.

Whilst there is some progress being made with the development of two major regional facilities for BMX and football, there is an emerging need to address the facilities needed at both Cove Sports and Community Club as well as Capella Drive and Nannigai Precinct.

An understanding of the region and directions for the large organised participation sports as well as unstructured recreation activities is needed to provide a balance and hierarchy of facilities for the region. This will assist in guiding the direction of the Capella Drive and Nannigai Precinct Plan.

To develop a network of successful and sustainable recreation and sport facilities in the region it will be essential that decisions made in the planning process are strategic and based on the identified and tested need. Further engagement with stakeholders will be needed to ensure all factors and issues are measured.

**CITY OF MARION
INFRASTRUCTURE & STRATEGY COMMITTEE
7 NOVEMBER 2017**

Originating Officer: Ann Gibbons, Environmental Sustainability Manager

Manager: Carol Hampton, Acting Manager Innovation and Strategy

General Manager: Fiona Harvey, Acting General Manager City Development

Subject: Future Directions for Energy Efficiency and Renewable Energy at Marion

Report Reference: ISC071117R9.1

REPORT OBJECTIVE

The purpose of this report is to provide the Infrastructure and Strategy Committee with an opportunity to:

- Provide feedback on the objectives and attributes for energy saving initiatives established in 2015 to ensure they are still relevant;
- Consider future directions for energy efficiency and renewable energy projects in Marion;
- Identify area(s) of focus and outcomes being sought;
- Confirm next steps.

RECOMMENDATION

DUE DATES

That the Infrastructure and Strategy Committee:

- | | |
|--|------------------------|
| 1. Supports the following recommendations to Council for future action: | 7 November 2017 |
| <ul style="list-style-type: none">• That a watching brief be maintained on the development of battery storage technology and revisit this as an option for strategic installations that support critical functions of Council.• Clarify the City of Marion's role in supporting the increased rollout of electric vehicles and EV charging stations across metropolitan Adelaide.• Clarify the City of Marion's role in supporting the construction of a renewable energy power station in southern Adelaide and/or in regional South Australia.• That Council considers participation in the Building Upgrade Finance (BUF) mechanism to support increased uptake of energy efficiency and renewable energy initiatives by owners of commercial, industrial and agricultural buildings in Marion.• Notes that financing options to support energy efficiency upgrades and renewable energy installations on Council-owned facilities that are | |

leased by not-for-profit organisations will be discussed at a Forum in January 2018.

- **That the Council considers options for implementing a community rebate or incentive scheme to encourage greater uptake of energy efficiency and renewable energy measures.**

DISCUSSION

A facilitated discussion on community energy opportunities for Marion was held at the 17 November 2015 Elected Members' Forum. The discussion elicited a number of options for further investigation, aligned with the prioritised objectives agreed at the 2 June 2015 Strategic Directions Committee meeting.

These objectives were:

1. Increase energy efficiency
2. Make money for Marion
3. Reduce energy consumption
4. Reduce Consumption
5. Save ratepayers money

The following attributes for a successful renewable energy project were identified in the meeting (ranked in order of importance based on Elected Members' scoring in the meeting):

1. Leverages investment from others
2. Minimises Council's exposure to financial and market risks
3. Is cost effective
4. Involves manageable administration effort
5. Engages the community
6. Contributes to Tonsley reaching its full potential
7. Minimises Council's exposure to technology risks
8. Fosters innovation and can be linked to research and development opportunities
9. Contributes to economic development within the City of Marion

Since then a significant amount of activity and investment to improve the energy efficiency of Council's operations has occurred (refer Appendix 2). This activity has seen the City of Marion become one of the leading South Australian Councils in the energy efficiency space.

The City of Marion is involved in progressing energy efficiency and renewables through:

- Installing solar panels on council facilities;
- Implementing energy efficiency measures in council facilities;
- Contributing funding towards a public EV charging station at Tonsley;
- Committing funds to transition all street lights to LED;
- Supporting energy efficiency and renewable energy opportunities being explored by Southern Region Waste Resources Authority (SRWRA) and the Southern Adelaide Economic Development Board (SAEDB).

The attached discussion paper (Appendix 1) provides an update on Council's energy efficiency and renewable energy actions to date, and outlines some potential opportunities for both Council and the wider residential and business community. It provides background information for the discussion to be held at the November Infrastructure and Strategy Committee meeting.

SPEAKER

Ann Gibbons, Environmental Sustainability Manager

ATTACHMENTS

1. Energy Efficiency and Renewables – Opportunities for Marion
2. Summary of Energy Efficiency and Solar Actions

Energy Efficiency and Renewables Opportunities for Marion

Prepared by: Ann Gibbons, Environmental Sustainability Manager, November 2017

Objective

This discussion paper provides an update on Council's energy efficiency and renewable energy actions, and outlines some potential opportunities for both Council and the wider residential and business community. It provides background information for a discussion to be held at the November Infrastructure and Strategy Committee meeting where there will be an opportunity to:

- Provide feedback on the objectives and attributes for energy saving initiatives established in 2015 to ensure they are still relevant;
- Consider future directions for energy efficiency and renewable energy projects in Marion;
- Identify area(s) of focus and outcomes being sought; and
- Confirm next steps.

Introduction

A facilitated discussion on community energy opportunities for Marion was held at the 17 November 2015 Elected Members' Forum. The discussion elicited a number of options for further investigation, aligned with the prioritised objectives agreed at the 2 June 2015 Strategic Directions Committee meeting.

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8. Fosters innovation and can be linked to research and development opportunities
9. Contributes to economic development within the City of Marion

Since then a significant amount of activity and investment to improve the energy efficiency of Council's operations has occurred. This activity has seen the City of Marion become one of the leading South Australian Councils in the energy efficiency space. A summary of this activity is provided below and in more detail in Appendix 2.

Council Activity Update

Council Buildings

The following energy saving actions were implemented across 10 high energy using council operated sites in 2016/17 (Administration Building, City Services, Marion Cultural Centre, Marion Outdoor Pool, Park Holme Library, Trott Park Neighbourhood Centre) and in 2017/18 (Cooinda, Cove Civic Centre, Glandore Community Centre, Living Kaurana Cultural Centre):

- \$225,000 was invested in a range of energy efficiency upgrades;
- \$490,000 invested in installing 374 kW of solar panels

During 2017/18 funding for energy saving initiatives at 5 Council-owned leased sites has been approved (Marion Sports – Club Marion facility, Morphetville Park Sports Club Facility, Plympton Oval Clubhouse, Cove Sports and Community Club facility, Glandore Oval Sports Clubrooms):

- Approximately \$126,000 has been allocated to deliver a range of energy efficiency upgrades;
- An estimated \$129,100 will be invested in 165 kW of solar panels.

This work has not yet commenced.

An energy efficiency and renewable energy review has also been completed for the Marion Leisure and Fitness Centre with financing models to be discussed at an Elected Member's Forum in January 2018 with a report to be brought to Council on 24 February 2018.

Council has also committed funds to install solar panels on the new Edwardstown Facility.

In addition, Council received a small grant of \$5,367 (GST exclusive) from the Australian Government as part of the 2016/17 Solar Communities Program that has enabled installation of 3.6 kW of solar panels on the Marino Community Hall. This grant was a 2016/17 election commitment by the Liberal Party of Australia.

Further details of these projects are included in Appendix 2.

Street Lighting

Council has allocated \$3.1M over the next 3 years (2017/18, 2018/19, 2019/2020) to progressively transition 8,525 street lights (consisting of 42 W compact fluorescent, 80 W mercury vapour, and 18-50 W sodium) to more efficient LED street lights.

The new LED street lights will reduce energy use by over 75% compared to the existing lighting and reduce greenhouse gas emissions by more than 1,600 tonnes per annum. Estimated return on investment is 6 years.

Opportunities to obtain carbon credits for this project are also being explored.

Electric Vehicle Charging Stations

At the 8 August 2017 General Council meeting (GC080817R03), Council approved a partnership funding contribution of \$30,000 towards a Solar Garage @ Tonsley project. A 6-bay public electric vehicle charging station powered by solar energy and supported with battery storage will be constructed on the Tonsley site near to South Road.

Southern Adelaide Economic Development Board

The Southern Adelaide Economic Development Board (SAEDB) launched a new Economic Development Plan for the region in August 2017. The Plan includes five priorities to position Southern Adelaide as the best place to live, work, invest, visit and do business. More than twenty projects to be pursued over the next three years were also identified in the Plan.

Priority 5 Smart Region¹ includes an action to create two Community Energy Hubs across the region, one at Tonsley and the other at Noarlunga with the view to having one community energy hub established within the next 6 – 12 months. The Community Energy Hubs will support the creation of jobs, reduce power costs for businesses and community, and reduce reliance on the national electricity grid by:

- Supporting and promoting local clean tech industry clustering and innovation to identify opportunities for energy transition demonstration projects;
- Providing skills and training to business and community;
- Providing legal, technical and financial advice to support communities wanting to explore community-owned energy opportunities;
- Advocating for communities to ensure equitable access to reliable and clean energy; and
- Providing opportunities for partnerships, networking and peer-to-peer support.

Priority 5 also calls for the development of a Smart Region Strategy and three-year action plan that will include exploration of opportunities for the region to capitalise on the global shift towards electric vehicles, car-sharing schemes and autonomous vehicles.

In supporting the Southern Adelaide Economic Development Plan, the City of Marion is providing leadership in the transition to clean energy.

Southern Region Waste Resources Authority (SRWRA)

Since 1996, SRWRA has been extracting landfill gas (methane) through its gas management plant. In the 2015/16 financial year, SRWRA generated over 18,000MWh of electricity from the landfill facility, equivalent to powering more than 2,500 local homes. As a result, more than 6.8m cubic metres of methane was consumed with CO₂ abatement equivalent to taking 26,000 cars off the road².

In its recently adopted 2017/18 Business Plan, SRWRA's project priorities for the year include exploring potential solar opportunities, including solar farming.

State and National Policy Context

A discussion paper prepared for the November 2015 Elected Member's Forum provided an overview of how the national electricity market operates. Over the past 1-2 years, there have been significant changes, with much of the activity being driven by energy policy of the South Australian and Australian Governments.

Energy Security – Australian Government

The 'Blueprint for the Future: Independent Review into the Future Security of the National Electricity Market' (referred to as the Finkel Review) was prepared by Dr Alan Finkel,

¹ Southern Adelaide Economic Development Board, Southern Adelaide Economic Development Plan, 2017 (www.southernadelaide.com.au)

² SRWRA (<http://www.srwra.com.au/index.php?id=11>)

Australia's Chief Scientist, in June 2017. The document delivers a plan to maintain security and reliability in the National Electricity Market in light of the significant transition underway, including due to rapid technological change.

The COAG Energy Council has endorsed 49 of the 50 recommendations from the Finkel Review, however the Federal Government has said it could not commit to a clean energy target. The Clean Energy Target required electricity companies to provide a set percentage of their power from low emissions technology such as renewables and efficient gas. It was regarded by industry as an important factor in creating an investable environment for renewable energy infrastructure.

On 17 October 2017, the Federal Government announced a National Energy Guarantee (NEG), which requires retailers to use a percentage of electricity from 'dispatchable sources' such as coal and gas, batteries or pumped hydro. Subsidies and incentives for renewable energy sources are expected to be discontinued from 2020.

The NEG will need support from the ALP to legislate a target for the electricity sector of a 26% reduction in emissions on 2005 levels by 2030, and from the states in order to change the electricity rules. South Australia, Victoria and Queensland, which have all invested heavily in a renewable future, stand to be disadvantaged by the NEG.

The policy will be discussed at the next COAG meeting of state energy ministers in November 2017.

Renewable Energy in South Australia

The SA Government has set a target of 50% renewable energy generation by 2025 and aims to achieve net zero emissions by 2050³.

SolarReserve has been awarded the contract to supply all of the SA Government's power needs, through construction of a 150MW solar thermal power plant at Port Augusta ("Aurora").

The SA opposition have also announced an electricity policy that strongly supports renewable energy in the lead up to the next State Election in March 2018.

Rooftop Solar

The price of rooftop solar panels has reduced considerably in recent years, and electricity prices are continuing to rise. Uptake of rooftop photovoltaic systems in Marion continues to be at a similar level to the whole of South Australia.

	City of Marion		South Australia	
	Nov 2015	Nov 2017	Nov 2015	Nov 2017
Installations	9,110 (approx. 27.3% of dwellings)	9,990 (approx. 29.8% of dwellings)	(approx. 28.2% of dwellings)	(approx. 30.5% of dwellings)
Installed PV capacity	26.079 MW	30.744 MW	607.9 MW	738.1 MW

Source: Australian PV Institute (<http://pv-map.apvi.org.au/>)

³ South Australian Government, 2015, South Australia's Climate Change Strategy 2015 – 2050: Towards a low carbon economy (http://www.environment.sa.gov.au/Science/Science_research/climate-change/climate-change-initiatives-in-south-australia/sa-climate-change-strategy)

Uptake varies across the council area from highest in 5158 postcode – suburbs of Hallett Cove, O'Halloran Hill, Sheidow Park, Trott Park (approx. 41.8% of dwellings with installed capacity of 11.108 MW) to lowest in 5043 postcode – suburbs of Ascot Park, Marion, Mitchell Park, Morphettville, Park Holme (approx. 22.6% of dwellings with installed capacity: 5.031 MW)⁴.

Rooftop solar plays an important role in moderating energy prices by narrowing and lowering periods of peak demand.

Electric Vehicles

There is a global shift towards low-emissions fuels and electric vehicles, which has been slow to gain traction in Australia. Of the 1,145,024 new cars sold in Australia last year, only 219 were electric and 12,625 hybrid. Sales of electric vehicles are slow in Australia, primarily because of relatively high prices, limited models and insufficient charging infrastructure.

A number of European nations have put in place special tax rules and introduced legislation to support electric and hybrid vehicles⁵. This is driving higher uptake internationally.

While leadership will need to come at a national level, there may still be a role for Local Government to advocate for and provide support to their communities through this transition.

Perceptions around the availability of public charging infrastructure can be crucial to electric vehicle uptake. While research shows most electric vehicle charging will occur at home or in the workplace, widespread public infrastructure is needed to mitigate range anxiety on the part of prospective purchasers⁶.

The City of Adelaide has four free electric vehicle-charging points (two each at the Grote Street and Central Market UParks) and a recharging point for electric motor bikes in UPark on Light Square.

A number of interstate Councils are actively engaging with the transition to electric vehicles. Blacktown City Council in NSW is pursuing licencing arrangements with electric vehicle charging infrastructure providers to install charging points on local streets as well as in car parks and shopping centres. Electric vehicle drivers will be able to charge their cars for free at the recharge points, which will also provide Wi-Fi and LED street lighting, for three years, but will then be asked to pay.

Opportunities

Over the past 2-3 years Council's energy efficiency and renewable energy effort has focussed on Council owned buildings and areas where Council has some level of operational control. Most of the cost effective options have now been explored, and an approach for future energy efficiency and renewable energy works on leased facilities has also been considered.

To assist identification of future focus areas, it is useful to have a good understanding what opportunities are emerging and to consider Council's role in supporting the delivery of energy efficiency and renewable energy projects that will benefit not only the City of Marion but also local businesses and households.

⁴ Australian PV Institute (<http://pv-map.apvi.org.au/>)

⁵ International Energy Agency Hybrid & Electric Vehicle Technology Collaboration Programme (<http://www.ieahev.org/>)

⁶ ClimateWorks Australia, 2017, The State of Electric Vehicles in Australia, on behalf of the Electric Vehicle Council (<https://climateworks.com.au/publication/report/state-electric-vehicles-australia>)

1. Emerging Opportunities for Council

A number of opportunities have been identified that will support Council's continued efforts to improve energy efficiency and reduce reliance on the national electricity grid.

With any of these options, Council will need to consider the outcomes it is seeking to effect and how these outcomes align with the 10-Year Strategic Plan and 3-Year Business Plan.

The Strategic Plan 2017 – 2027 states that:

- We will operate more efficiently and sustainably in terms of energy and water use, using the best technologies and methods to be as self-sufficient as possible.
- We will encourage our community to be careful in their energy and water consumption.

The 3-Year Business Plan 2016 – 2019 commitments include:

- Significantly increase the energy efficiency across our council facilities.
- Deliver sustainable streetlighting priorities.
- Deliver a solar panel network at key council sites across the City and expand the solar panel network to maximise the use of renewable energy at council facilities.
- Implement the priority actions of the Southern Adelaide Economic Development Board.

1.1. Battery Storage

- As discussed above, Council has installed a significant amount of solar panels on larger buildings over the past couple of years. While the cost of battery storage continues to come down, independent high-level advice suggests that installation of battery storage on council buildings would not yet be financially viable.
- When prices are further reduced, it would be prudent for Council to explore battery storage solutions for strategic locations with critical functions.

1.2. Electric Vehicles and Charging Stations

- To support the increased uptake of electric vehicles in South Australia, the City of Marion could work proactively with other parties to build a network of recharging stations across the city.
- City of Adelaide are installing on-street and off-street (UParks) charging points in a number of locations.
- Flinders University are investing in a large-scale solar carpark project that will include some recharging options at their Bedford Park campus (to be completed early in 2018) and exploring a number of opportunities to increase accessibility of electric car and bicycle charging stations. Flinders University staff have also expressed an interest in collaborating with Council and others to expand the recharging network across southern Adelaide.
- The role of local government in supporting the transition to electric vehicles needs to be clarified.

1.3. Renewable Energy Power Station

- Develop a renewable energy power station consisting of the optimal mix of localised energy resources including Solar, Wind, Batteries, Bio-Gas and/or Bio-Thermal waste (waste to energy) on existing council land or other suitable land in southern Adelaide.
- A feasibility study is proposed by the SAEDB in the Economic Plan for Southern Adelaide (Priority 5).
- A renewable energy power station could also be developed through a community energy project or cooperative approach.
- The role of Local Government in supporting the construction of a renewable energy power station needs to be carefully considered.

1.4. Large-scale Solar in Regional Area

- Explore partnership opportunities with a regional council to build a large-scale solar array.
- Regional councils often have the space but not the financial capacity to invest in large-scale renewable energy projects, so may be open to partnerships with metropolitan Councils that may be interested in investing in renewable energy but do not have access to sufficient space.

1.5. Recognition and Support Programs

- A number of national and international programs have emerged that aim to bring local governments together and recognise local efforts to improve energy efficiency and respond to the impacts of climate change.
- Compact of Mayors / Global Covenant of Mayors for Climate & Energy

The Compact of Mayors was launched at the 2014 United Nations Climate Summit. In 2016 the Compact of Mayors and the Covenant of Mayors (a European program - see http://www.covenantofmayors.eu/index_en.html) merged to create the Global Covenant of Mayors for Climate & Energy, a newly merged initiative to bring these two efforts together.

The Compact establishes a common platform to capture the impact of cities' collective actions through standardised measurement of emissions and climate risk, and consistent, public reporting of their efforts.

Through the Compact, cities are:

- Increasing their visibility as leaders responding to climate change;
- Demonstrating their commitment to an ambitious global climate solution, particularly as nations convene around a new climate agreement in Paris in December 2015;
- Encouraging direct public and private sector investments in cities by meeting transparent standards that are similar to those followed by national governments;
- Building a consistent and robust body of data on the impact of city action; and
- Accelerating more ambitious, collaborative, and sustainable local climate action.

The Compact of Mayors process requires member Councils to:

- Submit a greenhouse gas emission inventory
- Register a greenhouse gas reduction target
- Submit a Climate Action Plan

- Report on current and future climate hazards
- Conduct a climate change risk assessment
- Develop a Climate Adaptation Plan

There are currently around 30 Australian Councils and almost 700 cities internationally that have signed up to the program.

- **Cities Power Partnership (CPP) – The Climate Council**

The Climate Council is an independent non-profit organisation funded by donations by the public. Their mission is to provide authoritative, expert advice to the Australian public on climate change.

The CPP, launched mid-2017, seeks to celebrate and accelerate the emission reduction and clean energy successes on Australian towns and cities. It will engage with towns and cities, via local councils, throughout Australia and incentivise councils to increase renewable energy and energy efficiency, improve transport and engage in advocacy.

There is no cost to join the program; 25 Councils signed up in Round 1 and Round 2 is currently open with the City of Onkaparinga being the first SA Council to join.

The Three Phases to the Cities Power Partnership

- Become a Power Partner
- Power Up – select 5 key actions from the partnership pledge ranging from renewable energy, efficiency, transport and advocacy
- Power On – report on progress against key actions in a 6 monthly survey

1.6. Recommended Opportunities for Council

- That a watching brief be maintained on the development of battery storage technology with a view to revisit this as an option for strategic installations that support critical functions of Council.
- Clarify the City of Marion's role in supporting the construction of a renewable energy power station in southern Adelaide and/or in regional South Australia.
- Clarify the City of Marion's role in supporting the increased rollout of EV charging stations across metropolitan Adelaide.

2. Emerging Programs to Support Business

The Southern Adelaide Economic Development Board (SAEDB)⁷ has developed an Economic Plan for Southern Adelaide that seeks a regionally coordinated approach to increasing the economic and life quality of Adelaide's South. Building on the region's competitive strengths and supporting innovation and diversification in the local economy, Priority 5 of the Plan includes projects focussed on energy and the circular economy and community energy hubs.

In addition to supporting SAEDB outcomes, there are a number of other programs Council could deliver that would assist local businesses to become more energy efficient.

⁷ Southern Adelaide Economic Development Board (<http://southernadelaide.com.au/site/main>)

2.1. Building Upgrade Finance (BUF)⁸

Target sector: owners of commercial, industrial and agricultural buildings

- Mechanism established by the State Government to help unlock investment in building retrofits and realise the associated economic and environmental benefits – environmental upgrades and heritage works to existing non-residential buildings are eligible.
- An amendment to the *South Australian Local Government Act 1999* (Schedule 1B) was passed in December 2015 enabling the mechanism, and the *Local Government (Building Upgrade Agreements) Regulations 2017* has been developed. A Building Upgrade Agreement Template completes the legislative provisions.
- The State Government has committed four years of funds to support Councils in the administration of the mechanism and a central facilitator will be engaged to coordinate the process in South Australia. Discussions are currently underway with the City of Adelaide regarding hosting arrangements for this role.
- The LGA and DEWNR are developing a guide and tool for South Australian Councils to assist them in assessing the merits of entering in to a BUF agreement. These are still in draft form and expected to be available in the next few months.
- Key responsibilities once a building upgrade agreement has been entered:
 - Building owners undertake the upgrade works and make payments towards a building upgrade charge to the local council. They may recover tenant contributions to the building upgrade charges provided the provision of the Act and Regulations are complied with.
 - Financiers provide finance for the upgrade and receive payments from the local council.
 - Councils issue payment notices and collects repayments from the building owner; passes payments to the financier. They can charge service and late payment fees and are not liable for any non-payment by the building owner. They may sell land for non-payment of the building upgrade charge (or any amount of it) in accordance with the Act and Regulations.
- Financial liability is associated with the land rather than an individual owner meaning that the charge will be transferred to a new owner upon sale of the property.
- Council participation in BUF is voluntary and is by a resolution of Council. The City of Adelaide and the City of Salisbury have both agreed to participate in the program and have interested building owners within their Council areas.

2.2. CitySwitch Green Office Program⁹ (Carbon Neutral Adelaide Program)

Target sector: owners of commercial buildings

- CitySwitch is a high-value no-cost service that supports commercial office tenants to improve office energy, waste efficiency and corporate sustainability through the provision of a range of services, with the ultimate aim of achieving a 4-star or higher NABERS energy rating.

⁸ Building Upgrade Finance (http://www.environment.sa.gov.au/Science/Science_research/climate-change/climate-change-initiatives-in-south-australia/reducing-greenhouse-emissions-to-mitigate-climate-change/building-upgrade-finance)

⁹ City Switch Green Office Program (<http://www.cityswitch.net.au/>)

- It provides a network of support, practical resources, knowledge and recognition to assist businesses to successfully implement sustainability initiatives.
- Is a partnership of the Cities of Adelaide, Sydney, Melbourne and Perth and has been provided free of charge to office-based businesses in the City of Adelaide since 2008.
- Continued delivery of CitySwitch in partnership with State Government is a specific commitment of the *Carbon Neutral Adelaide Action Plan 2016 – 2021* launched in November 2016 with the goal to substantially grow the CitySwitch community in both Adelaide City and metropolitan Adelaide.
- Value proposition for metropolitan Councils:
 - Strategically target, undertake marketing, identify and recruit businesses to join the CitySwitch program.
 - Deliver or coordinate support to participating businesses or supervise a contractor providing implementation support, e.g. office energy audits, developing an action plan, participating in campaigns, i.e. waste, water, indoor environment quality, energy, and renewables.
- The City of Adelaide has a grant available to assist other SA councils to join the Program; the Cities of Mitcham and Unley have expressed an interest.
- The City of Marion would need to contribute \$5k to support National Coordination. Internal resources to support businesses and recruit signatories would also be required.

2.3. Not-for-Profit Organisations

- A number of financing options are emerging for a range of energy efficiency and renewable energy upgrades that could be accessed by charity and not-for-profit organisations:
 - Citizens Own Renewable Energy Network Australia Inc. (CORENA)¹⁰ is a not-for-profit group with nation-wide membership that was incorporated in 2013. CORENA provides a practical and effective way for 'the people' to collectively fund new renewable energy installations NOW instead of just waiting on government action.

Contributions are used to provide interest-free loans to community organisations to pay for solar installations and energy efficiency measures. They repay the loan over time out of the savings on their power bills, and their repayments help fund subsequent projects.

This option may be available for energy efficiency and solar panel installations on Council-owned facilities that are leased by not-for-profit organisations (e.g. YMCA at Marion Leisure and Fitness Centre).

2.4. Recommended Options to Support Business

- That Council consider participation in the Building Upgrade Finance (BUF) mechanism to support increased uptake of energy efficiency and renewable energy initiatives by owners of commercial, industrial and agricultural buildings in Marion.

¹⁰ CORENA (<https://corenafund.org.au/>)

- That financing options to support energy efficiency upgrades and renewable energy installations on Council-owned facilities that are leased by not-for-profit organisations are actively pursued.

3. Emerging Programs to Support Households

Electricity prices are continuing to rise placing increasing financial pressure on households. To ease this financial pressure on Marion households, Council could deliver a range of programs aimed at the residential sector to ease this pressure, in particular, programs targeting vulnerable households.

3.1. Community Solar Rebate (e.g. City of Adelaide's Solar Savers Program¹¹)

Target sector: low-income and rental residential households

- There have been several barriers identified to the installation of solar PV systems. These include a lack of access to upfront capital to purchase and install solar PV systems; lack of clarity and trust in the solar market; as well as a split incentive between landlords and tenants. The Solar Savers Adelaide Program was designed in an attempt to overcome some of these barriers and to encourage the increased uptake of solar PV in residential properties within the City of Adelaide.
- Under the scheme, Council would fund the installation of solar panel systems on eligible residential properties, and payments would be made over a long-term payback period through a separate rates charge (Section 154 of the *South Australian Local Government Act 1999*).
- The scheme is designed so that energy savings achieved will be greater than the repayments on the solar panel systems.
- Financial liability is associated with the land rather than an individual owner meaning that the charge will be transferred to a new owner upon sale of the property.
- 58 properties met the eligibility criteria for Stage 1 and of these, 40 properties signed Property Owner Agreements to take part in Stage 1. On 25 July 2017, Council declared the separate rates for the 40 properties that signed Property Owner Agreements to take part in Stage 1 of Solar Savers Adelaide,
- Has been very popular with landlords and effective in increasing access to solar panels for residents on low income or in rental properties thereby reducing financial pressures of energy costs for these households.
- Costs to deliver the program are recoverable; however a relatively high administration effort has been required to establish the program.
- The program currently under review – Stage 2 being assessed to determine what it would look like in 2018/19.

¹¹ Solar Savers Adelaide Program (<http://www.cityofadelaide.com.au/your-council/funding/solar-savers-adelaide/>)

3.2. Environmental Sustainability Incentives Scheme (e.g. City of Adelaide's Sustainability Incentives Scheme¹²)

Target sector: all building owners and tenants including businesses, residents, education institutions, community and sporting organisations

- To reduce carbon emissions from the City community and conserve energy, water and natural resources, reimbursements are provided for the installation of water and energy devices for properties within our Council boundaries.
- This scheme is available for works completed within 12 months of applying.
- Funding is for up to (subject to availability):
 - \$5,000 for installing a solar photovoltaic system
 - \$5,000 for installing an energy storage (battery storage) system
 - \$1,000 for LED lighting upgrades
 - \$1,000 for installing an energy monitoring system
 - \$1,000 for installing a Solar or Heat Pump Boosted Hot Water Systems
 - \$500 for rainwater tanks or \$3,000 for communal use rain water tanks in apartment buildings
 - \$250 per electric bicycle charging point
 - \$1000 per fast, or \$5,000 per super-fast electric vehicle charging point
 - \$5,000 per financial year for energy efficiency upgrades in apartment buildings
 - \$2,500 for office tenants involved in CitySwitch who undertake a NABERS rating
- Incentives of ≥\$20,000 to a single site record in a financial year will be considered a 'Partnership Project' and will require approval at a Council Meeting – for example, this may occur when incentives from multiple categories are sought.
- The program is funded by a budget allocation of \$150k from the City of Adelaide and \$150k from the SA Government (DEWNR) and is part of the Carbon Neutral Adelaide Program.
- A low amount of administration resources are required to manage the program, which has been very populist – may exhaust 17/18 budget by December 2017.
- Additional benefits of the program include the ability to obtain market intelligence of what people are doing in this space, and there are significant opportunities for collaborate with private sector providers.

3.3. Community Bulk Buy Schemes

Target sector: community members

- This involves Council, or another coordinating organisation, undertaking a bulk procurement process to allow those who are not eligible for other rebates or incentives, or those who require larger systems, to purchase solar PV energy systems.
- Property owners will be required to pay for the solar systems upfront, as these bulk-buy schemes will not be administered through a separate rate mechanism.
- A number of bulk buy schemes are emerging for a range of services, for example:
 - One Big Switch is the next generation consumer network, established to build real consumer power.

¹² Adelaide Sustainability Incentives Scheme (<http://www.cityofadelaide.com.au/your-council/funding/sustainable-city-incentives-scheme/>)

One Big Switch launched in Australia in July 2011 with the Choice Big Bank Switch, a campaign to cut the cost of mortgages using the power of group switching. 40,000 Australian consumers took part. Since then members have switched to discounted home loans, electricity, gas, solar panels, health insurance and broadband.

The current campaign. Big Energy Switch 2017 has nearly 230,000 households across Australia signed up for discounted offers on their electricity bills.

3.4. Community-owned Renewable Energy

Target sector: community members

- Across the world communities are coming together to respond to fundamental challenges such as climate change, regional economic development and energy access and affordability. They are doing this through creating community owned and community run renewable energy projects. From wind to solar, bioenergy to hydro-power there are literally thousands of community renewables projects across the world that are providing income, employment and energy for their regions.¹³
- Community energy is a hugely exciting opportunity with growing support. To address some of the significant barriers to community energy in Australia the organisations at the forefront of the emerging community energy sector in Australia have founded the Coalition for Community Energy (C4CE)¹⁴.

C4CE facilitates collaborative strategic initiatives that build on the strengths of its member organisations (community energy projects, groups, support organisations and stakeholders in the wider renewable and mainstream energy system) to create mutually beneficial outcomes.

Strategic initiatives of C4CE include a webinar series¹⁵, development of a small-scale community solar guide¹⁶, and contribution to a national community energy strategy¹⁷.

- A presentation at the July Common Thread event by Heather Smith from Changing Weather created some interest and a 'Community Energy Action South Australia' Facebook page has been set up to support communication between interested community members.
- Learning from Heather Smith's Churchill Fellowship:
 - Every place has its unique solutions, resources, governance and culture
 - Don't take citizens for granted
 - Social change is part of the innovation mix
 - Energy landscape – middle spaces
 - Community energy builds political support
 - Smart grid and demand management tech – not here yet.
- This opportunity aligns with the Community Energy Hubs (Priority 5, Action 5.3) proposed in the Economic Plan for Southern Adelaide developed by the SAEDB.

¹³ Community Power Agency (<http://cpagency.org.au/about-community-energy/>)

¹⁴ Coalition for Community Energy (C4CE) (<http://c4ce.net.au/>)

¹⁵ C4CE Webinar Series (<http://c4ce.net.au/webinars/>)

¹⁶ C4CE Small-Scale Community Solar Guide (<http://c4ce.net.au/wp-content/uploads/2017/09/C4CE-Small-Scale-Community-Solar-Guide-v2.pdf>)

¹⁷ National Community Energy Strategy 2015 (<http://c4ce.net.au/nces/>)

3.5. Recommended Options to Support Households

- That Council consider options for implementing a community rebate or incentive scheme to encourage greater uptake of energy efficiency and renewable energy measures.

Next Steps

The discussion to be held at the November Infrastructure and Strategy Committee meeting will provide an opportunity for Elected Members to:

- Provide feedback on the objectives and attributes for energy saving initiatives established in 2015 to ensure they are still relevant;
- Consider future directions for energy efficiency and renewable energy projects in Marion;
- Identify area(s) of focus and outcomes being sought;
- Confirm next steps.

ISC071117R – Appendix 2: Summary of Energy Efficiency and Solar Projects

Site	Energy Efficiency	Estimated Cost	Estimated Annual Savings	Status	Solar	Estimated Cost	Estimated Annual Savings	Status
<i>Council operated sites</i>								
Administration Building	Lighting upgrades – includes: <ul style="list-style-type: none"> • Interior lighting upgrade to LED • Exterior lighting controls • Undercroft carpark lighting upgrade 	\$44,133	\$22,157	Implementation plan approved (GC240516R14); Procurement completed Installation completed	14kW	\$19,000	\$3,000	Approved (GC140616R07); Procurement completed Installation complete
	HVAC upgrades	\$730,000	\$41,268	Considered (GC230216R04); not approved	18.5kW additional	\$32,000	\$3,200	Considered (GC270916R11); not approved
					55kW solar carport	\$115,000	\$10,750	Considered (GC270916R11); not approved
City Services	New facility Energy review completed – Dec 2016	NA	NA	NA	60kW	\$75,000	\$11,800	Approved (GC140616R07); Procurement completed Installation complete
Cove Civic Centre	New facility Energy review completed – Dec 2016	NA	NA	NA	50kW	\$63,000	\$17,500	Approved (GC140616R07); Procurement completed Installation scheduled (Oct 2017)
					50kW additional	\$62,000		Approved (GC270916R11);

Site	Energy Efficiency	Estimated Cost	Estimated Annual Savings	Status	Solar	Estimated Cost	Estimated Annual Savings	Status
								Procurement completed Installation scheduled (Oct 2017)
Glandore Community Centre	Opportunities include: air conditioning control and compatibility, lighting upgrade, ceiling insulation, equipment improvements	\$22,000	\$3,300	Approved (GC131216R); Procurement underway	25kW	\$44,000	\$7,000	Approved (GC140616R07); procurement complete; Installation complete
Marion Cultural Centre	HVAC upgrades – includes: <ul style="list-style-type: none"> • Upgrade of outdated Building Management System (BMS) • Review and possibly upgrade Gallery M humidity and temperature controls Lighting upgrades – includes: <ul style="list-style-type: none"> • Gallery M stalk lighting upgrade • Gallery M hi-bay lighting upgrade • Replace 25W halogen lighting with LED • Café lighting • Library lighting • Theatre lighting Other – includes: <ul style="list-style-type: none"> • Power Factor Correction (PFC) 	\$78,331	\$27,823	Implementation plan approved (GC240516R14); Procurement completed Installation completed	100kW	\$125,000	\$20,500	Approved (GC140616R07); Procurement completed Installation complete

Site	Energy Efficiency	Estimated Cost	Estimated Annual Savings	Status	Solar	Estimated Cost	Estimated Annual Savings	Status
	<ul style="list-style-type: none"> • Demand reset based on usage patterns 							
Marion Outdoor Pool	<ul style="list-style-type: none"> • Upgrading outdoor flood lighting to LED • Pumping: resetting overnight recirculation rates 	\$14,800	\$1,579	Considered (GC230216R04); not approved	20kW	\$27,000	\$4,100	Approved (GC140616R07); Procurement completed Installation complete
Park Holme Library	HVAC upgrades – includes: <ul style="list-style-type: none"> • Retro-fit economy dampers • Building Management System (BMS) Lighting upgrades – includes: <ul style="list-style-type: none"> • Replacement of fluorescent tubes with LED fittings 	\$38,458	\$9,808	Implementation plan approved (GC240516R14); Procurement completed Installation underway	22kW	\$30,000	\$6,100	Approved (GC140616R07); Procurement completed Installation complete
Trott Park Neighbourhood Centre	Small facility No proposed improvements	NA	NA	NA	15kW	\$21,000	\$3,600	Approved (GC140616R07); Procurement completed Installation complete
Living Kurna Cultural Centre	Opportunities include: building envelope improvements, air conditioning control, lighting upgrade, equipment improvements	\$23,000	\$3,300	Approved (GC131216R); procurement underway	3kW	\$5,300	\$900	Approved (GC131216R) Procurement completed Installation complete
Cooinda	Opportunities include: lighting upgrade, air conditioning upgrade, ceiling	\$20,000	\$2,800	Approved (GC131216R); procurement underway	15kW	\$18,800	\$3,700	Approved (GC131216R) Procurement completed

Site	Energy Efficiency	Estimated Cost	Estimated Annual Savings	Status	Solar	Estimated Cost	Estimated Annual Savings	Status
	insulation, equipment improvements							Installation complete
TOTALS (Approved)		\$225,922	\$69,188	3.3 yr payback	374kW	\$490,100	\$78,200	6.3 yr payback

Site	Energy Efficiency	Estimated Cost	Estimated Annual Savings	Status	Solar	Estimated Cost	Estimated Annual Savings	Status
<i>Council owned leased sites</i>								
Cove Sports	Opportunities include: external awnings, air conditioning control, lighting upgrade, lighting control, ceiling insulation, equipment improvements	\$22,200	\$4,200	Approved (GC131216R)	15kW	\$20,300	\$4,600	Approved (GC131216R)
Glandore Oval	Opportunities include: lighting upgrade, equipment improvements	\$9,500	\$1,800	Approved (GC131216R)	5kW	\$9,000	\$1,000	Approved (GC131216R)
Club Marion	Opportunities include: external awnings, air conditioning control, refrigeration upgrades, ceiling insulation	\$62,000	\$11,000	Approved (GC131216R)	60kW	\$67,000	\$10,500	Approved (GC131216R)
Morphettville Sports	Opportunities include: rationalising and upgrading refrigeration	\$10,000	\$1,400	Approved (GC131216R)	10kW	\$14,000	\$3,100	Approved (GC131216R)
Plympton Oval	Opportunities include: air conditioning control, lighting upgrade, lighting control,	\$22,300	\$3,400	Approved (GC131216R)	15kW	\$18,800	\$3,800	Approved (GC131216R)

Site	Energy Efficiency	Estimated Cost	Estimated Annual Savings	Status	Solar	Estimated Cost	Estimated Annual Savings	Status
	ceiling insulation, equipment improvements							
TOTALS		\$126,000	\$21,800	5.8 yr payback	105kW	\$129,600	\$23,000	5.6 yr payback
Marion Leisure & Fitness Centre	Opportunities include: building & carpark lighting upgrade, refrigeration opportunities, equipment improvements	\$74,000	\$14,550	Proposed	60kW	\$60,000	\$9,300	Proposed
<i>Council-owned leased sites – activities funded by tenants or by other grants</i>								
Parkholme Community Hall	-	-	-	-	Not known	Not known	Not known	Installed; fully funded by tenants
Marion RSL	-	-	-	-	30kW	\$47,074		Installed in 2014; fully funded by the Marion RSL (GC121113R04)
Marion Bowling Club	-	-	-	-	120 panels	\$38,821	Approx. \$10,000	Installed in 2015; funded by Marion Bowling Club (\$20,821 MBC + \$18,000 Rec & Sport grant) (GC140715R02)
Marino Community Hall	-	-	-	-	3.6kW	\$5,367		Grant funding received from Dept. of the Env & Energy; Installation scheduled