

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 6 February 2018**

**Commencing at 6.30pm**

**In the Chamber**

**Council Administration Centre**

**245 Sturt Road, Sturt**

A copy of the Agenda for this meeting is attached in accordance with Section 83 of the Act.

Meetings of the Council are open to the public and interested members of this community are welcome to attend. Access to the Chamber is via the main entrance to the Administration building on Sturt Road, Sturt.

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

Adrian Skull  
**CHIEF EXECUTIVE OFFICER**

1 February 2018

**CITY OF MARION  
INFRASTRUCTURE & STRATEGY COMMITTEE AGENDA  
FOR THE MEETING TO BE HELD ON  
TUESDAY 6 FEBRUARY 2018  
COMMENCING AT 6.30 PM  
COUNCIL CHAMBER  
245 STURT ROAD, STURT**



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**1. OPEN MEETING**

**2. KAURNA ACKNOWLEDGEMENT**

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

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

**4. TERMS OF REFERENCE AND OVERVIEW OF SKILLS**

- 4.1 Infrastructure and Strategy Committee Terms of Reference and Overview of Skills  
Report Reference: ISC060218R4.1 .....4

**5. CONFIRMATION OF MINUTES**

- 5.1 Confirmation of the minutes for the Infrastructure & Strategy Committee meeting held  
on 7 November 2017 .....9

**6. BUSINESS ARISING**

- 6.1 Review of the Business Arising from previous meetings of the Infrastructure and  
Strategy Committee Meetings.....16
- 6.2 Setting of annual works program (discussion)

**7. REPORTS**

- 7.1 Capella and Nannigai Precinct Plan  
Report Reference: ISC060218R7.1 .....23
- 7.2 Energy Efficiency and Renewable Energy Roadmap  
Report Reference: ISC060218R7.2 .....35

**8. WORKSHOP**

Nil

**9. PRESENTATION**

Nil

**10. CONFIDENTIAL ITEMS**

Nil

**11. ANY OTHER BUSINESS**

**12. 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.

**13. NEXT MEETING**

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

**Time: 6.30pm**

**Date: 6 March 2018**

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

**CITY OF MARION  
INFRASTRUCTURE & STRATEGY COMMITTEE MEETING  
6 FEBRUARY 2018**

**Originating Officer:** Colleen Madsen, Executive Assistant to General Manager  
City Development

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

**Subject:** Infrastructure and Strategy Committee Terms of Reference  
and Overview of Skills

**Report Reference:** ISC060218R4.1

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**REPORT OBJECTIVE**

To note the Infrastructure and Strategy Committee's Terms of Reference and provide an opportunity for each of the members to give an overview of their skills.

**EXECUTIVE SUMMARY**

The Infrastructure and Strategy Committee is a formally constituted Committee of Council pursuant to Section 41 of the Local Government Act 1999 and is responsible to Council.

The Committee's role is to report to Council and provide appropriate advice and recommendations on matters contained within the Committee's Terms of Reference (as adopted by Council at its Special Council Meeting on 1 November 2016). A copy of the Terms of Reference is attached at Appendix 1.

The Committee comprises of 5 Elected Members and an expert member who each bring different skills and experience to the Committee.

Each Committee member is invited to give an overview of their own skills and experience relevant to the Committee's objectives (as defined in the Terms of Reference).

**RECOMMENDATIONS**

**DUE DATES**

**That the Infrastructure and Strategy Committee:**

- |   |                   |
|---|-------------------|
| <b>1. Notes the Terms of Reference identified at Appendix 1 to the report.</b>    | <b>6 Feb 2018</b> |
| <b>2. Notes the overview of skills provided by each of the Committee Members.</b> | <b>6 Feb 2018</b> |

**Appendix I: Infrastructure and Strategy Committee Terms of Reference**

Report Reference: ISC060218R4.1

# INFRASTRUCTURE & STRATEGY COMMITTEE TERMS OF REFERENCE



## 1. ESTABLISHMENT

- 1.1 Pursuant to section 41 of the *Local Government Act 1999* (The Act) the Council has established an Infrastructure and Strategy Committee.

## 2. OBJECTIVES

- 2.1 The Committee is established for the purposes of:
- Providing advice to Council regarding matters of strategic importance.
  - The development and monitoring of Council's strategic management plans as defined under section 122 of the Act.
  - Providing advice to Council on the changing and emerging nature of the community, region and area in which it operates, and specifically the public policy objectives of other councils, State and Commonwealth governments.
  - Providing advice to council on the extent or levels of service required to be provided by the Council to achieve its long-term objectives.
  - Providing advice and recommendations to Council regarding the strategic management council assets.
  - Monitoring of major Council Projects that are in excess of \$4 million and / or are of a nature which pose significant risk or high community impact.
  - Aligning Council's management of assets and infrastructure to its long term strategic objectives.

## 3. MEMBERSHIP

- 3.1 The membership of the Committee will comprise of:
- The Mayor
  - Five other elected members
  - One expert member who is independent of Council
- 3.2 The Membership, term of appointment and the presiding member will be determined by resolution of the Council.

### Elected Member Representatives

- 3.3 The Elected Member Representatives will change during the term of Council however Council may resolve to re-appoint an Elected Member representative for consecutive terms if this provides continuity for the Committee.

#### Expert Member

- 3.4 The Elected Member will be the presiding member of the Committee.
- 3.5 The expert member will have experience in strategic management covering areas such as business strategy/planning and integration/alignment of strategic directions, asset/facilities management, project management and/or civil/structural engineering.
- 3.6 The appointment of the expert member will be made by the Council for a term to be determined by the Council. Council may resolve to re-appoint an expert member for consecutive terms.
- 3.7 If Council proposes to remove an expert member from the Committee, it must give written notice to the expert member of its intention to do so and provide the expert member with the opportunity to be heard at a council meeting which is open to the public, if the expert member so requests.
- 3.8 A sitting fee for each scheduled meeting will be paid to the expert member of the Committee and will be set by Council. At a minimum, the remuneration sitting fee paid to expert members will be reviewed within 12 months of a Council (periodic) election.
- 3.9 Any fees for additional workshops and/or meetings outside the meeting schedule must be negotiated separately before the meeting occurs.

#### Process to source Expert Members

- 3.10 The Council will determine the process for appointing an expert member. This will be through resolution if not defined by another Committee's Terms of Reference.

#### **4. BASIS FOR OPERATION.**

- 4.1 The Committee does not have any delegated powers of Council, and all decision of the Committee will constitute recommendations to the Council.
- 4.2 For the purposes of section 41(8) of the Local Government Act 1999, the Council does not impose any reporting and accountability requirements on the basis that all decisions of the Committee constitute recommendations to Council.
- 4.3 The Committee will meet as resolved by Council between February and December each year.
- 4.4 A quorum for a meeting of the Committee shall be four elected members of the Committee plus the expert member.
- 4.5 Each member present at a Committee meeting must, subject to the provision of the Local Government Act 1999, vote on a question arising for decision at that meeting.
- 4.6 Where the Local Government Act 1999, the Local Government (Procedures at meetings) Regulations 2000 and these Terms of Reference do not prescribe procedures to be observed in relation to the conduct of a meeting of the Committee, the Committee may determine its own procedures.
- 4.7 Administrative support will be provided to the Committee as requested.
- 4.8 The Committee will review its Performance on a bi-annual (every two years) basis using performance indicators developed for that purpose.

## **5. TERMS OF REFERENCE**

- 5.1 Within the parameters of the Local Government Act 1999, and having regard to the powers, functions and responsibilities of the Chief Executive Officer, the Committee is charged with providing advice and recommendations to Council regarding:
- 5.1.1 To advise Council regarding the development, implementation and review of its strategic management plans.
  - 5.1.2 To ensure that Council policy and strategies provide and promote Community 'wellbeing' through enhancing and sustaining economic, environmental and community development of the City of Marion.
  - 5.1.3 To review any topic specific strategies or plans (not included within any other Committees Terms of Reference) prior to Council consideration and adoption.
  - 5.1.4 The development and implementation of Council policy relating to the management and utilisation of Council assets and infrastructure.
  - 5.1.5 The monitoring and potential implementation strategies for the sporting facilities priorities of the City of Marion.
  - 5.1.6 The monitoring, development and implementation of Council's Strategic Asset Management Plans in accordance with Council's Asset Management Policy.
  - 5.1.7 Opportunities to either acquire new assets or dispose of assets in accordance with Council's Disposal of Land and Assets Policy.
  - 5.1.8 Monitoring of major projects of the City of Marion or within the City of Marion.
  - 5.1.9 The opportunities to further develop strategic transport and integration of transport needs of the Community.

Adopted by Council:	1 November 2016
Next Review:	November 2019
Previous Version:	Nil
Owner:	Manager Corporate Governance Manager Innovation and Strategy Manager Strategic Projects
Applicable Legislation:	Local Government Act 1999 Local Government (Procedures at Meetings) Regulations 2013 Development Act 1993





**MINUTES OF THE INFRASTRUCTURE AND STRATEGY COMMITTEE  
HELD AT ADMINISTRATION CENTRE  
245 STURT ROAD, STURT  
ON TUESDAY 7 NOVEMBER 2017**



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**PRESENT**

**Elected Members**

Councillor Byram (Chair), Councillor Pfeiffer (from 7.20pm), Councillor Hull and Councillor Westwood  
His Worship the Mayor Kris Hanna (from 9.11pm)

**Independent Member**

Mr Christian Reynolds

**In Attendance**

Councillor Prior  
Councillor Telfer  
Councillor Veliskou (from 9.15pm)  
Mr Vincent Mifsud  
Ms Fiona Harvey  
Mr Tony Lines  
Mr Mat Allen  
Mr Greg Salmon  
Ms Karen Cocks  
Ms Ann Gibbons  
Mr Sean O'Brien  
Mr James O'Hanlon  
Ms Jaimie Thwaites

General Manager Corporate Services  
Acting General Manager City Development  
General Manager City Services  
Manager Engineering and Field Services  
Manager City Activation  
Manager Customer Experience  
Environmental Sustainability Manager  
Community Facilities Planner  
Unit Manager Sport and Recreation  
Unit Manager Governance and Records (minute taker)

**1. OPEN MEETING**

The meeting commenced at 6.31pm.

**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.

No declarations were made

**4. 6.32pm CONFIRMATION OF MINUTES**

**Moved Councillor Westwood, Seconded Mr Reynolds that** the minutes of the Infrastructure and Strategy Committee Meeting held on 3 October 2017 be taken as read and confirmed.

**Carried Unanimously**

**5. BUSINESS ARISING**

The business arising statement was noted.

**6. REPORTS**

**6.1. 6.34pm Infrastructure Projects Progress Updates  
Report Reference: ISC071117R6.1**

The Manager City Activation gave an overview of the report.

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

- Edwardstown
  - A report is due to be presented at the November 2017 General Council meeting regarding the approval to award the construction contract.
  - Armistice Centenary Grants program has been identified as a possible source of funding and relevant staff are looking into this. Applications for this program close in February 2018.
- BMX
  - A draft Section 48 report was presented to the Finance and Audit Committee in October 2017
  - Currently 3 different site options are being considered in order to progress the project
  - Updated project schedule will be developed once the preferred option has been identified
  - The Committee recommends that the project steering group, the Minister for Recreation and Sport and relevant local MPs convene a meeting as a matter of urgency to discuss the viability of the project
- Oaklands Crossing
  - Department of Planning, Transport and Infrastructure will be attending an upcoming Elected Member Forum to discuss this project
- Tonsley
  - Peet Limited (residential developer) are planning to begin sales in December 2017 / January 2018.

**ACTION: The Project Management Leader to attend the February 2018 Infrastructure and Strategy Committee meeting (subject to agreement from the new Chair of the Committee)**

**6.2. 7.08pm Quarterly Capital Construction Update**  
**Report Reference: ISC071117R6.2**

The Manager Engineering and Field Services gave an overview of the report.

The Committee noted the Quarterly Capital Construction Update report and discussed the item with the following points being raised / noted:

- Reserve Street Reserve Exeloo – ensure surrounding area is tidy and follow up connection.
- In relation to street trees, some months expenditure is just minor maintenance, however the majority of costs relate to actual tree planting which occurs during the cooler months of April through to August each year.
- Reports are presented to the internal Project Control Group.
- Increased spending in relation to bores is a result of the repairs at Marion Golf Club.
- The planning schedules for the Streetscaping projects are very tight so the biggest risks are around tender planning, and contractors delivering what they say they will.

7.20pm Councillor Pfeiffer entered the meeting

**6.3. 7.20pm LED Street Lighting**  
**Report Reference: ISC071117R6.3**

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

- The outcome of the grant application is yet to be announced
- The transition of street lighting is due to commence in January 2018 regardless of the outcome of the grant submission
- Lighting in private streets, arterial roads, reserves and sporting grounds is not currently part of the project
- An audit of all our open space assets (including lights) has recently been undertaken
- Lighting on arterial roads would be the next priority as that is where Council would gain the most efficiencies.

**ACTION: A report on the lighting asset audit be presented at a future Committee meeting**

**ORDER OF AGENDA**

The Chair sought and was granted leave of the meeting to vary the order of the agenda to consider the item *Future Directions for Energy Efficiency and Renewable Energy at Marion* (Report Reference: ISC071117R9.1) next.

**7. WORKSHOP**

**7.1. 7.29pm Future Directions for Energy Efficiency and Renewable Energy at Marion**  
**Report Reference: ISC071117R9.1**

The Environmental Sustainability Manager introduced the item.

**Moved Councillor Westwood, Seconded Councillor Hull** that the Infrastructure and Strategy Committee:

1. Supports the following recommendations for further consideration:
  - 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.
  - A rating / weighting scale for energy efficiency be developed
  - Concept designs and tender specification documents to consider energy efficiency and climate change adaptation measures
  - Climate change adaptation implementation for Council infrastructure projects be clarified
  - The 5 Objectives for community energy projects agreed at the 2 June 2015 Strategic Directions Committee be amended as follows:
    - Combine objectives 'Reduce consumption' and 'Reduce energy consumption'
    - Include Council take a leadership / stewardship role
    - Include construction standards for projects (e.g. consideration of renewables & the energy efficiency of the design)
    - Be contemporary with State policy
    - Consider sustainability of green energy resources

**Carried Unanimously**

**ACTION: Advise the Committee whether the solar panels on the Edwardstown Project will be battery ready**

**ACTION: Advise the Committee on the status of Southern Regional Waste Resource Authority's energy efficiency initiatives**

**ACTION: A draft roadmap on the Future Directions for Energy Efficiency and Renewable Energy at Marion be presented to the Committee in February 2018**

## **ORDER OF AGENDA**

The Chair sought and was granted leave of the meeting to vary the order of the agenda to consider the next items in the following order:

- *Customer Experience – Elected Member Survey* (Report Reference: ISC071117R8.2)
- *Capella and Nannigai Precinct Plan* (Report Reference: ISC071117R8.3)
- *Community Facilities Framework* (Report Reference: ISC071117R7.1)
- *Morphettville Park Sports & Community Club Redevelopment Options* (Report Reference: ISC071117R8.1)

## **8. REPORTS**

### **8.1. 8.29pm Customer Experience – Elected Member Survey Report Reference: ISC071117R8.2**

The Manager Customer Experience presented the item.

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

- There is a difference between customer service and customer experience
- The City of Marion is generally pretty good at customer service but not necessarily customer experience
- Currently looking into what products/solutions may be available to consolidate every data point into one view
- The implementation of Smart Technology may provide more opportunities for data collection
- Future customer engagement processes are being investigated and will be presented to Council in 2018.

### **8.2. 8.42pm Capella and Nannigai Precinct Plan Report Reference: ISC071117R8.3**

The Community Facilities Planner introduced the item.

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

- Facilities for the ageing population need to be considered such as a location for lawn bowls.
- Updated project scope to be brought back to the Infrastructure and Strategy Committee
- Include maps (similar to other council facilities)
- Decisions regarding Majors Road sporting facilities are still unknown and will have some impact on the Capella and Nannigai precinct
- The Plan should be a staged approach to accommodate the unknown status of Majors Road sporting facilities

## **9. WORKSHOP**

### **9.1. 9.03pm Community Facilities Framework Report Reference: ISC071117R7.1**

The Community Facilities Planner introduced the item.

9.05pm Councillor Pfeiffer left the meeting

9.08pm Councillor Pfeiffer re-entered the meeting

9.11pm Mayor Hanna entered the meeting

The Committee noted the Community Facilities Framework and the following points were raised / noted:

- Characteristics make more sense when skate parks , pump tracks etc. are included in open space instead of community facilities
- Recommends using the SA Recreation and Sport Planning Guide for hierarchy definitions characteristics as this assists when applying for grant funding
- A matrix for community facilities be developed (noting that a catchment qualification would not necessarily work for community facilities).

**ACTION: A copy of the hierarchy characteristics to be provided to the Committee**

## **10. REPORT**

### **10.1. 9.20pm Morphetville Park Sports & Community Club Redevelopment Options Report Reference: ISC071117R8.1**

The Unit Manager Sport and Recreation introduced the item.

## **MEETING EXTENSION**

**Moved Councillor Hull, Seconded Councillor Westwood** that the meeting be extended until the conclusion of the item.

**Carried Unanimously**

### **9.27pm meeting extended**

The Committee noted the Morphetville Park Sports & Community Club Redevelopment Options report and the following points were raised / noted:

- The closure of Quinn Street is not directly affecting residential properties
- The proposal to close Quinn Street would be subject to community consultation processes
- If the project is worth doing then it should be done properly
- Consider noise proofing walls during the development

**Moved Mayor Hanna, Seconded Councillor Hull** that the Infrastructure and Strategy Committee:

1. Notes the report and options for the redevelopment of the Morphetville Park Sports and Community Club
2. Recommends to Council Option 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*).

3. Recommends that Council consider designs for incursion onto the public road (Denham Ave) with appropriate traffic calming devices) to reduce the speed on the traffic along this road.

**Carried Unanimously**

**11. PRESENTATION**

Nil

**12. CONFIDENTIAL ITEMS**

Nil

**13. ANY OTHER BUSINESS**

Nil

**14. MEETING CLOSURE**

The meeting was declared closed at 9.46pm.

**15. NEXT MEETING**

The next meeting of the Infrastructure and Strategy Committee will be held at 6.30pm on 6 February 2018 in the Council Chamber, 245 Sturt Road, Sturt.

**CONFIRMED**

.....  
**CHAIRPERSON**  
/ /

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

AS AT 06 FEBRUARY 2018



	Date of Meeting	Item	Responsible	Due Date	Status	Completed / Revised Due Date
1.	4 July 2017	9 <b>Any other business</b> Mid-year Committee review to be undertaken over breakfast, to be scheduled offline	Chair	September 2017	Survey has been distributed to committee members, Elected Members and relevant staff on 1 November 2017. Responses were due by 10 November 2017. The due date was extended to allow more responses to be received. Survey results to be collated and provided to the Committee	Revised due date 6 March 2018
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	To be determined when reviewing the works program for 2018	
3.	5 Sept 2017	7.2 <b>BMX Project – Progress Report</b> ➤ 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	COMPLETED 7 Nov 2017
4.	3 October 2017	5.1 <b>SA Power Networks (SAPEN) LED Street Lighting</b> An update on the project be provided at the November 2017 Committee meeting	Mat Allen	November 2017	Included in 7 November agenda	COMPLETED 7 Nov 2017
5.	3 October 2017	8.1 <b>Infrastructure Projects Progress Updates – BMX Update</b> 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	COMPLETED 7 Nov 2017
6.	3 October 2017	8.1 <b>Infrastructure Projects Progress Updates – BMX Update</b> A workshop on the BMX Project be held at a future Committee meeting.	Greg Salmon		To be determined when reviewing the works program for 2018	



	Date of Meeting	Item	Responsible	Due Date	Status	Completed / Revised Due Date
7.	3 October 2017	8.2 <b>Capella and Nannigai Precinct Plan</b> 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 Included in the 6 February 2018 agenda	COMPLETED 6 Feb 2018
8.	7 November 2017	6.1 <b>Infrastructure Projects Progress Updates</b> The Project Management Leader to attend the February 2018 I&S Committee meeting (subject to agreement from the new Chair of the Committee)	F Harvey	February 2018	To be determined when reviewing the works program for 2018	
9.	7 November 2017	6.3 <b>LED Street Lighting</b> A report on the lighting asset audit be presented at a future Committee meeting	M Allen	2018	To be determined when reviewing the works program for 2018	
10.	7 November 2017	9.1 <b>Future Directions for Energy Efficiency and Renewable Energy at Marion</b> <ul style="list-style-type: none"> <li>Advise the Committee whether the solar panels on the Edwardstown Project will be battery ready</li> <li>Advise the Committee on the status of Southern Regional Waste Resource Authority's energy efficiency initiatives</li> <li>A draft roadmap on the Future Directions for Energy Efficiency and Renewable Energy at Marion be presented to the Committee in February 2018</li> </ul>	F Harvey	February 2018	Information included in the report for 6 February 2018 meeting	COMPLETED 6 Feb 2018
11.	7 November 2017	7.1 <b>Community Facilities Framework</b> A copy of the hierarchy characteristics to be provided to the Committee	C Hampton	February 2018	Provided at the EM Planning Day 20 January 2018	COMPLETED 20 Jan 2018

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

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

- 1<sup>st</sup> Tuesday of each month from February – December 2018
- Membership – 5 Elected Members
- Quorum - 4 Committee Members
- Reference Minutes – SGC011116R04

**Presiding Member** – Luke Hutchinson

**Expert Member** – Christian Reynolds

**Members**

- Tim Pfeiffer
- Nathan Prior
- Bruce Hull
- Tim Gard

Draft works program 2018

Infrastructure & Strategy Committee      Date: Tuesday, 6 February 2018    Time: 6.30pm – 9.30pm					
Venue: Committee Room					
Topic	Description	Presentation / Workshop	Duration	External Attendees	Staff Responsible
Capella and Nannigai Precinct Plan	Action from 7 Nov 2017 meeting				C Hampton
Energy Efficiency and Renewable energy Roadmap	Action from 7 Nov 2017 meeting				A Gibbons

Infrastructure & Strategy Committee      Date: Tuesday, 6 March 2018    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
ICT Digital Transformation Plan Update	Six monthly update (refer ISC 1 August 2017)				John Deally

Infrastructure & Strategy Committee      Date: Tuesday, 3 April 2018    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

Infrastructure & Strategy Committee      Date: Tuesday, 1 May 2018    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

Draft works program 2018

Infrastructure & Strategy Committee		Date: Tuesday, 5 June 2018 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	

Infrastructure & Strategy Committee		Date: Tuesday, 3 July 2018 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	

Infrastructure & Strategy Committee		Date: Tuesday, 7 August 2018 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	

Draft works program 2018

Infrastructure & Strategy Committee		Date: Tuesday, 4 September 2018    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		
ICT Digital Transformation Plan Update	Six monthly update (refer ISC 1 August 2017)				John Deally		

Infrastructure & Strategy Committee		Date: Tuesday, 2 October 2018    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	

Infrastructure & Strategy Committee		Date: Tuesday, 6 November 2018 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	

Draft works program 2018

Infrastructure & Strategy Committee		Date: Tuesday, 4 December 2018 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		

**CITY OF MARION  
INFRASTRUCTURE AND STRATEGY COMMITTEE  
6 FEBRUARY 2018**

**Originating Officer:** Sean O'Brien, Community Facility Planner

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

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

**Subject:** Capella and Nannigai Precinct Plan

**Report Reference:** ISC060218R7.1

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**REPORT OBJECTIVES**

The purpose of this report is to provide the Infrastructure and Strategy Committee (ISC) with further information on the development of Capella and Nannigai Reserve Precinct Plan, at Hallett Cove and to consider:

- The design scope for the development of costed concept plan options for the Capella and Nannigai Reserve Precinct Plan.
- An indicative budget and core components that must be included in the concept plans.
- Council to proceed to engage a consultant team to assess the locality and develop the options.

**EXECUTIVE SUMMARY**

Over the past few months, the ISC has been progressively considering a range of options for the design scope of a precinct plan for the Capella and Nannigai Precinct.

The development of concept plans with indicative costs for the future development of the precinct will enable Council to consider options and potential budget implications to enable consultation with key stakeholders and the community.

A draft design scope has been developed for the Capella and Nannigai Reserve Precinct Plan for the ISC consideration to enable the design brief to be recommended to Council.

**RECOMMENDATIONS**

**DUE DATES**

**That the Infrastructure and Strategy Committee:**

- |   |                        |
|---|------------------------|
| <b>1. Notes the report.</b>   | <b>6 February 2018</b> |
| <b>2. Notes Administration will proceed to engage a contractor to develop the Capella and Nannigai Reserve Precinct Plan as set out in the design objectives and scope of works (Appendix 1 and 2) for the development of high level costed concept plan options.</b> | <b>6 February 2018</b> |
| <b>3. Notes that the concept plan options will be presented to Council for consideration once developed.</b>  | <b>6 February 2018</b> |

## BACKGROUND

As part of the Tennis and Netball Review Council at the 28 February 2017 General Council meeting passed the following resolution:

*Endorses the development of a precinct plan for Capella Reserve which will incorporate further consideration to the future directions for the tennis courts, playspace and toilet block at Nannigai Reserve and allocates an additional \$30,000 in the open space planning draft 2017/18 budget and approves an additional resource of 0.2 FTE to support the project for a period of 12 months (2017/18) (GC280117R06).*

The ISC has progressively been considering a range of options for the development of a Precinct Plan for the Capella and Nannigai Precinct to inform the design brief.

At the 1 August 2017 ISC meeting (ISC010817R7.2) a report on the Capella and Nannigai Precinct Plan was provided; this included a draft design brief, options and costs. There were a number of items recorded as part of the discussion on the Capella and Nannigai Precinct Plan. The ISC requested a detailed needs analysis be undertaken.

At the 7 November 2017 ISC (ISC071117R8.3) meeting a detailed needs analysis was provided including information on the following areas:

- 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

The following items were recorded as part of the ISC discussions on the Capella and Nannigai Precinct Plan:

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

- *Facilities for the ageing population will need to be taken into consideration, such as a location for lawn bowls.*
- *Updated project scope to be brought back to the Infrastructure and Strategy Committee*
- *Include maps (similar to other council facilities)*
- *Decisions regarding Majors Road sporting facilities are still unknown and will have some impact on the Capella and Nannigai Precinct*
- *The Plan should be a staged approach to accommodate the unknown status of Majors Road sporting facilities*

A further review of the design brief has been undertaken to reflect feedback from the ISC.

As requested by the ISC a map of the playground distribution and a map of community facilities provided in the southern half of Marion are provided as Appendix 3 and 4.



## **DISCUSSION**

This project initially seeks to undertake landscape architectural, engineering and cost planning options for the development of the Capella and Nannigai Precinct to enable Council to make informed decisions about upgrading the precinct.

Council has previously endorsed funding for a playground (\$235,000), Exceloo (\$175,000) and shade (\$40,000) for this site.

Initially the ISC considered three options, which included various components and indicative budgets that ranged from \$950k to \$4m. At this stage, there is no indicative budget for the design team to work to, or guidance on which components must be included in the design and those that are negotiable. Appendix 2 provides reference to components to help inform the concept development options. It is proposed three options are developed considering low, moderate and high level of service provision. These options would be presented at an Elected Member forum, to consider the level of service and budget provision. Council would then consider the options and endorsement would be sought to consult with the community on option(s).

The concept designs will need to take into account the Playground and Open Space Policies and the Capella and Nannigai Precinct Needs Analysis. The proposed scope of works is provided in Appendix 1 and 2.

### **Planning Process**

The delay in finalising the design brief has resulted in the project not commencing and potentially will not be completed this financial year. Once Council approves the scope it will take approximately 12 weeks to complete.

- Procurement process to engage consultant team 4 weeks
- Background analysis and reports 4 weeks
- Develop high level concept design options and initial costings 4 weeks

Once the high-level concepts are, received Council will be in a position to endorse a preferred concept design and consider the next steps, which would include providing funding for detailed designs and costing which would then inform future funding requirements.

The project will be considered in conjunction with the Open Space and Playground Policies to ensure it informs the concept designs.

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 and Nannigai Reserves.

### **Consultation**

Some preliminary consultation has been undertaken as part of the needs analysis. Further consultation with stakeholder groups will occur during the project with key groups such as Cove BMX and Cove FC to inform the requirements for and design of facilities to be included in the precinct concept plan.

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

It is proposed that concept designs and costs be received and considered by Council prior to any further consultation is undertaken.

Once endorsed by Council for consultation it will be important to ensure the community is informed on the project. An overriding communications and engagement plan will be developed to ensure residents and stakeholder groups understand what is proposed and have clarity on the stages of the project.

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 continue to discuss the directions for football (soccer) to ensure the short and long-term vision for football in the region is considered in the scope for the Capella and Nannigai Precinct Plan.

### **Financial Implications**

Council has already endorsed funding for the development of a precinct plan in 2017/18 budget.

In addition, there is a budget allocation for the renewal of the following amenities within the Capella and Nannigai Precinct:

- \$235,500 for a playground at Capella Reserve (this includes shade sails for the play equipment)
- \$175,000 for a toilet at Capella Reserve
- \$40,000 for shade (new)

Three (3) high level concept design options and cost estimates will be provided, to enable Council to make informed decisions to upgrade the precinct with reference to level of service and financial budgeting constraints

Once Council has considered the concept plans, consideration will be required to resourcing and funding the detailed design of the plans. This will take into account existing works plans for the Open Space and Recreation team and the potential to manage this within existing capacity.

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

There is potential for some elements of the project to attract grant-funding opportunities and this will need to be explored further once the precinct plan design has been fully developed.

### **Environmental (Green) Implications**

The Capella and Nannigai 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 and Nannigai Reserves that will provide facilities that will meet the current and future needs of the community.

## **APPENDICES**

**Appendix 1** Capella and Nannigai Precinct Plan Design Brief Scope

**Appendix 2** Capella and Nannigai Precinct Plan Options to Inform Concept Designs

**Appendix 3** Playground distribution and catchment map

**Appendix 4** Community Facilities map for southern Marion

## APPENDIX 1

### CAPELLA AND NANNIGAI PRECINCT- DESIGN BRIEF SCOPE

The following professional services are required to develop three (3) high level concept design options and cost estimates, to enable Council to make informed decisions to upgrade the precinct with reference to level of service and financial budgeting constraints.

- Landscape Architectural design
- Engineering, traffic, civil storm water, preliminary geotech (for assessment of soil condition for structural works, informing cost estimates)
- Cost planners

The Precinct Plan (this project) will provide an integrated concept design for the Capella and Nannigai Reserves that will create more opportunities for residents to enjoy recreation and social interaction and improve accessibility and connectivity with surrounding facilities.

An important consideration in the concept design(s) will be alignment with Council's Open Space and Playground Frameworks, the location, mix and scale of infrastructure items as well as their relationship to the connected reserves, trails and surrounding population.

Consideration of a practical approach to stage capital works implementation will be required which can be resolved in the detailed design phase.

An integrated open space that incorporates:

- A site assessment to determine any limitations that need to be considered in development of designs
- Develop concept designs, and costs to enable Council to make informed decisions on the future development of the precinct
- Optimises recreation opportunities to meet community needs and promote healthy lifestyles and social connectivity.
- Develops an integrated open space, which considers effective ESD principles.
- Improves connectivity to surrounding regional facilities and promotes cycling and walking as an alternative to cars for local journeys.
- Incorporates Crime Prevention Through Environmental Design (CPTED) principles into the designs
- Considers Council's Playground and Open Space Frameworks and the Capella and Nannigai Precinct Needs Analysis
- Considers stakeholder and community feedback obtained over the last 12 months

The concept design will appraise the reserves in the region including the existing infrastructure located at Capella and Nannigai Reserves as well as the planning and community consultation information that Council has recently completed.

The site concepts plans will consider:

- The removal of the playground at Nannigai Reserve and the potential location of a new neighbourhood level playground including options for nature play (\$235k funding already approved) within the precinct
- Shade and shelter to the playground area (\$45k funding already approved for playground shade) and within the greater reserve
- Location of an Exeloo public toilet (\$175k funding already approved) and options for the existing toilets located on Capella Reserve

- Retaining the existing playing field on Capella Reserve, which is currently used for junior soccer and informal recreation. Consider options for improving viewing areas and if additional formal activities could also be provided on the playing field e.g. cricket, athletics.
- Retention of light towers which have recently been installed
- Future options for the existing tennis court on the Nannigai Reserve including removal and the development of a multi-purpose/netball court within the precinct
- Areas for passive and unstructured recreation including dog walking and fitness
- Pathways and cycling track that connect to existing facilities and walking and cycling tracks e.g. Glade Crescent Reserve
- Retention, removal or relocation of the existing cricket nets
- Unstructured recreation for youth, which may include the removal of the existing skate park, a new skate park (Planning Australia Neighbourhood facility) or alternative activities
- Recreation activities for older people
- Consider a dedicated fitness equipment hub with modern functional fitness equipment that encourages physical activity in the community
- Stormwater management and drainage
- Lighting to areas intended for night use.
- Car parking requirements on site as well as on street parking options
- Consideration of the proximity of residential properties and any potential impact activities on the site may have.
- Landscaping treatments and passive recreation opportunities that reflect environmental sensitive design and include native vegetation and trees.
- Review the existing amenities building on Capella to develop options, identify costs for removal, upgrading or replacement, and consider relocation to a more suitable position within the reserve to connect with the main oval and Glade Crescent reserve.
- Identify all potential costs for development of the 3 options
- Identify any areas and associated costs that will require remediation, retaining and demolition and costed options for reinstatement.

The Consultant team is required to engage with internal staff, review background literature and assess existing site conditions. Council will provide a CAD site survey and aerial photography.

The consultancy team will be required to attend an Elected Member Forum to present the concept options, which will support Council in determining the level of service and budget parameters. Staging of works will need to be considered in this approach. The consultant team will need to factor in design review and amendments subject to Elected Member feedback.

Community engagement will be programmed and administered by Council staff post Council endorsement of concept option(s).

Subject to Council resolution, detailed design will then be considered. An opinion of cost for detailed design is to be factored into the budgeting for the concept options presented to Council. Detailed design does not form part of this tendered scope of works.

## CAPELLA & NANNIGAI PRECINCT – OPTIONS TO INFORM CONCEPT DESIGNS

The table below provides reference to components of open space asset provision to be considered in concept development. The intent is to guide three options for the precinct development based on asset provision and financial levels of investment.

*\*Note Council has already allocated funding for these components*

Component	Indicative Budgets- to be considered and assessed by consultant team and cost planners			
	Option 1 Low level of service provision	Option 2 Moderate level of service provision	Option 3 High level of service provision	Comments
New Playground Neighbourhood Level	\$235,000*	\$235,000*	\$235,000*	<p>A local level playground is currently located at Nannigai Reserve. This was built in 1994 and has reached the end of its useful life.</p> <p>With the removal of this playground, there will be an undersupply of playgrounds and a Neighborhood level playground would be in line with the Playground Policy.</p> <p>The Playground Works Plan is still to be developed, funding is available in the LTFP</p>
Shade sails over play equipment	\$40,000*	\$40,000*	\$40,000*	As per endorsed budget shade for playgrounds (GC270617) Neighbourhood and Regional playgrounds to accommodate for either or both artificial and natural shade
Public Toilet	\$175,000*	\$175,000*	\$175,000*	<p>At the General Council meeting on 14 June 2016 (GC140616R12) Council agreed to fund the following;</p> <ul style="list-style-type: none"> <li>- Demolish the toilet block at Nannigai Reserve.</li> <li>- Provide a new automated Exeloo toilet at Capella Reserve (2018/19)</li> </ul>
Open Space Infrastructure Elements <ul style="list-style-type: none"> <li>- Park furniture</li> <li>- Lighting</li> <li>- Fitness equipment</li> </ul>	TBC	TBC	TBC	Open Space amenities in addition to the playground service levels i.e. shelters, picnic tables, bench seats, drinking fountains and lighting within the greater reserve.
Playing field			\$245,000	<p>Lights were installed at this site in 2016/17.</p> <p>This site is not able to accommodate full size pitches/ovals. With additional soccer facilities in the area and the limitation of the site, only junior level would be catered for at this site.</p>

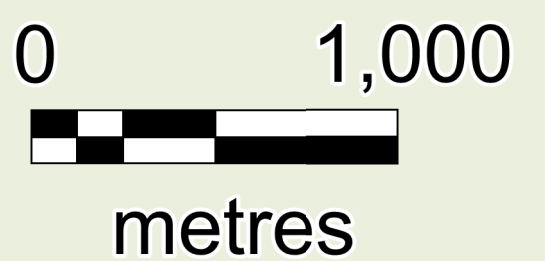
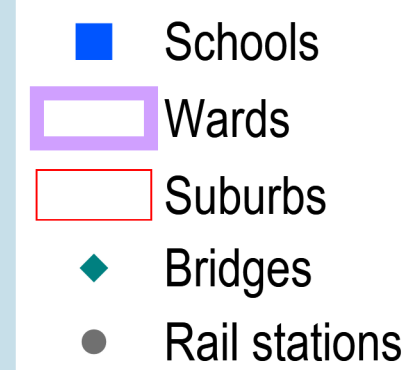
				<p>This option would consider the need and costs to upgrade the playing surface.</p> <p>Retain the playing field as a large open space area that can support information recreation needs of the local community.</p> <p>Irrigation has already been installed on the playing field in the 2017/2018 financial year – this includes pump and tank.</p>
Provision of 1 x Multipurpose Court	\$100,000	\$100,000	\$100,000	<p>The Tennis &amp; Netball Review consultation indicated the communities concern with removing the courts from Nannigai. The courts are in poor condition.</p> <p>There is a good supply of tennis courts in the region with two club sites with six courts open for community use Shamrock Rd</p> <p>The Needs Analysis identified an undersupply of netball courts that the community can access.</p>
Cricket			\$30,000 Cricket pitch with Gecko matting	<p>There is a potential future demand for additional facilities.</p> <p>The Sheidow Park cricket club has relocated to a local school and is not considering moving back to the reserve.</p> <p>Potential to integrate a cricket pitch into the design/ future proof for potential growth in demand.</p> <p>Assess demand to retain the cricket nets</p>
Walking and cycling pathways	TBC	TBC	TBC	<p>There are number of existing walking tracks around the reserve of varying construction standards and conditions and are not linked into a single network.</p> <p>In addition, linkages to Glade Crescent need to be considered.</p>
Skate Park	Renovate existing \$150,000	New neighbourhood level facility \$500,000	New regional level facility precedent Oaklands Park \$1,000,000	<p>The current location of the skate park and configuration is not optimal.</p> <p>Demographic analysis indicated 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 group).</p> <p>Parks and Leisure Australia (PLA) Benchmarks for skate parks are;</p>

				<p>1:25,000-50,000 – Regional facility  1:10,000 – 25,000 – District facility  1:5,000-10,000 – Neighbourhood facility</p> <p>The skate park at Oaklands is classified as a regional facility and the existing skate park at Capella would be classified at a neighbourhood level.</p> <p>Based on demographics for the region and the PLA benchmarks a neighbourhood facility would meet the needs.</p>
Pump Track	\$30,000	\$50,000	\$50,000	<p>There is an existing track at the reserve, which is in poor condition. While Cove BMX will locate to an alternative site, there is still a need to consider a smaller pump track.</p> <p>PLA Benchmark for a BMX dirt track facility is 1:10,000 – 30,000 for a district level.</p>
Car parking	TBC	TBC	TBC	<p>Existing car park and on street parking need to be reviewed.</p> <p>Condition of car park and any upgrade or renewal to be considered.</p>
Landscaping <ul style="list-style-type: none"> <li>• Site Works</li> <li>• Earthworks</li> <li>• Retaining</li> <li>• Demolition</li> <li>• Reinstatement landscaping to Nannigai</li> </ul>	TBC	TBC	TBC	<p>This will depend on the engineering assessments and design concepts.</p>
<b>Out of Scope</b>				
Building Facilities				<p>Currently there is a change room facility adjacent the playing field. The facility is locked with access limited to the Cove Football Club when using the playing field.</p> <p>The need for a facility on site will be dependent on formal recreation e.g. junior soccer.</p> <p>There may be opportunity to open toilet facilities to the public.</p>

Lawn Bowls				<p>There are no lawn bowls facilities in the area. Investigations are required to determine if there is a need and it would be viable and if greens could be provided on the site.</p> <p>Retaining open space and improving pathways provide passive recreation options for all ages.</p>
Athletics (grass and synthetic)				<p>PLA benchmark 1:250,000 plus for Regional Level synthetic Grass provision – District Level</p>



## Upgraded and remaining upgrades





# Community Facilities - South

Legend

Suburbs

Railway/Tram Stations

Railway/Tram

Roads

Neighbouring Reserves/Open Space

Coast Ocean

Main Roads

Basketball

Netball

Tennis

Bowls

Soccer

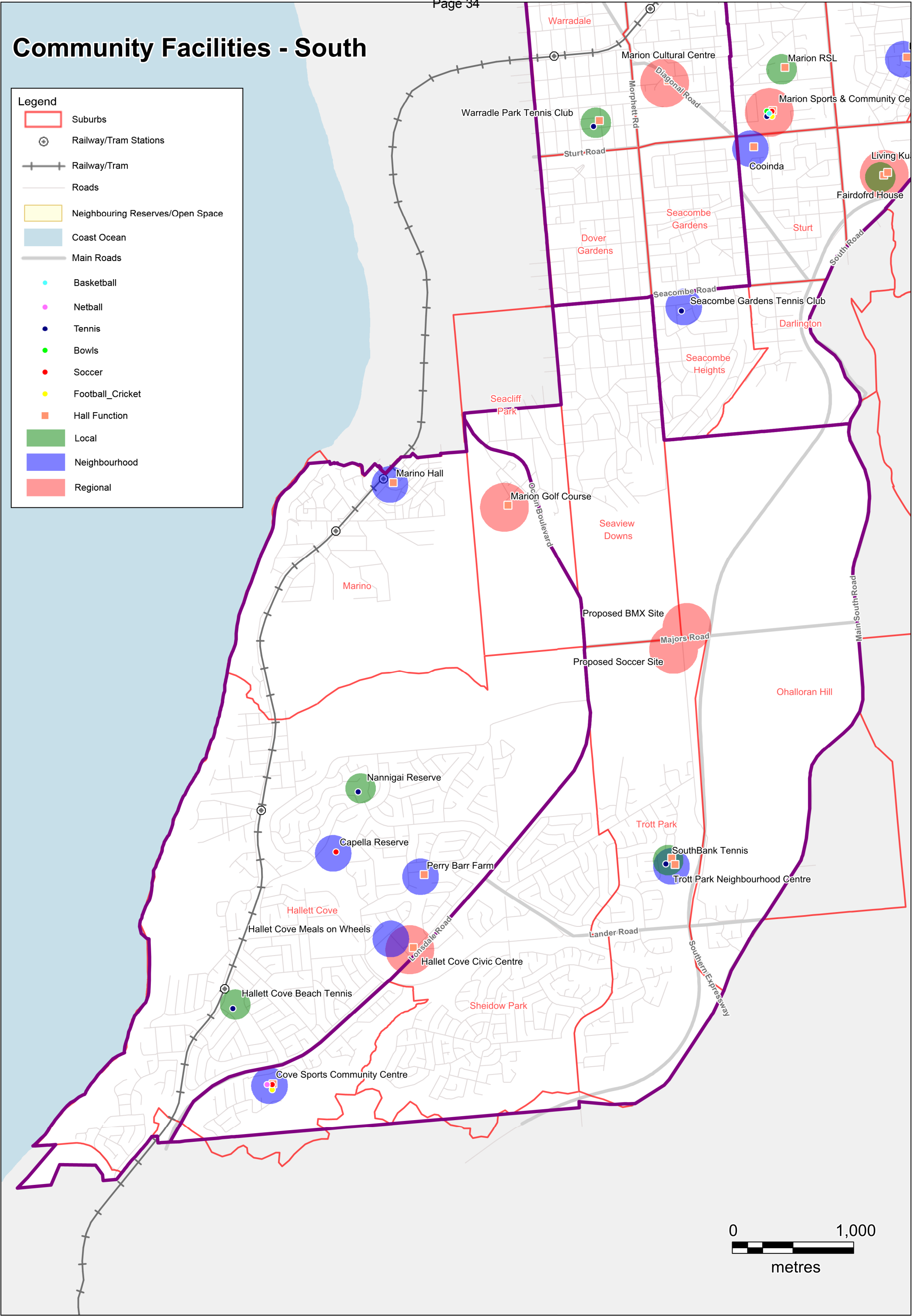
Football\_Cricket

Hall Function

Local

Neighbourhood

Regional



**CITY OF MARION  
INFRASTRUCTURE & STRATEGY COMMITTEE  
6 FEBRUARY 2018**

**Originating Officer:** Ann Gibbons, Environmental Sustainability Manager  
**Manager:** Fiona Harvey, Manager Innovation and Strategy  
**General Manager:** Abby Dickson, General Manager City Development  
**Subject:** Energy Efficiency and Renewable Energy Roadmap  
**Report Reference:** ISC060218R7.2

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**REPORT OBJECTIVE**

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

- Review an early draft of an Energy Efficiency and Renewable Energy Roadmap for Marion;
- Provide input into key elements of the Roadmap;
- Confirm next steps.

**RECOMMENDATION**

**DUE DATES**

**That the Infrastructure and Strategy Committee:**

- 1. Provides feedback on the draft Energy Efficiency and Renewable Energy Roadmap (Appendix 2) and the key questions posed for discussion.**
- 2. Receives an updated draft Energy Efficiency and Renewable Energy Roadmap at the xxx Infrastructure and Strategy Committee meeting.**

**6 February 2018**

**BACKGROUND**

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.

The objectives for energy efficiency and renewable energy projects were amended at the 7 November 2017 Infrastructure and Strategy Committee (ISC071117R9.1) meeting as follows:

1. Increase energy efficiency and reduce energy consumption
2. Make money for Marion
3. Save ratepayers money
4. Enable Council to take a leadership / stewardship role
5. Consider energy efficiency standards for construction projects
6. Are contemporary with State policy
7. Consider sustainability of green energy resources

The following actions were also noted at the meeting:

<b>Actions from 7 November 2017 meeting</b>	<b>Response</b>
Advise the Committee whether the solar panels on the Edwardstown Project will be battery ready	Council has committed up to \$40,000 to install solar panels on the new Edwardstown facility. After a period of 12 months operation, analysis can be undertaken to determine an appropriately sized battery storage system.
Advise the Committee on the status of Southern Regional Waste Resource Authority's energy efficiency initiatives	<p>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 CO<sub>2</sub> abatement equivalent to taking 26,000 cars off the road.</p> <p>In addition, the Southern Recycling Centre, opened at SRWRA on 1 December 2016, included the installation of a roof based 100KW solar system, which produces an overstock of solar power required for the site, with the excess going back to the grid as green power.</p> <p>In its 2017/18 Business Plan, SRWRA's project priorities for the year include exploring potential solar opportunities, including solar farming.</p>
A draft roadmap on the Future Directions for Energy Efficiency and Renewable Energy at Marion be presented to the Committee in February 2018	The subject of this report.

## DISCUSSION

The attached background paper (Appendix 1) sets the scene for energy efficiency and renewable energy in Marion. It provides an update on Council's energy efficiency and renewable energy actions to date, summarises policy directions of the South Australian and Australian Governments, and provides information on energy efficiency and renewable energy trends for 2018 and beyond. It is intended that this background document provides context for the Energy Efficiency and Renewable Energy Roadmap.

An Energy Efficiency and Renewable Energy Roadmap for the City of Marion (Appendix 2) has been drafted in response to the background paper and the objectives agreed at the 7 November 2017 Infrastructure and Strategy Committee meeting.

The Roadmap outlines a set of initiatives, grouped within 5 key themes, aimed at accelerating the uptake of energy efficiency and renewable energy projects in the City of Marion.

Input is sought from the Infrastructure and Strategy Committee and the following questions will be used to guide this input:

1. Beyond the Strategic directions outlined in the 2017-2027 Strategic Plan, are members interested in setting a specific target or vision for City of Marion (e.g. Marion to become carbon neutral by a certain date, zero emissions, accreditation)?
2. Do the 5 themes in the Roadmap provide the best focus areas for City of Marion? Are there themes missing?
3. A number of jurisdictions have established incentive / rebate schemes to accelerate the uptake of energy efficiency and renewable energy technologies in target communities; Is this an option to pursue for Marion householders and/or businesses?
4. Which initiatives are considered the most critical, compared with initiatives that could be implemented over a longer time period i.e. short term (next financial year), medium (2-5 years), long term (5+ years)?
5. Do members wish to establish measures and targets that build on the high level community indicators, to monitor the success of the Roadmap's implementation?

### **Collaboration and Partnerships**

The energy efficiency and renewable sector is changing very rapidly, with a diverse range of individuals, public and private organisations all leading initiatives. This provides a good opportunity for City of Marion to collaborate with partners to pursue our priority initiatives. Partnerships have already been formalised to progress some initiatives, most notably the Southern Adelaide Economic Development Board (SAEDB), and with City of Charles Sturt to progress the transition to LED lighting.

The 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.

The SAEDB Plan Priority 5 'Smart Region' includes an action to create two Community Energy Hubs across the region, with the view to having one community energy hub established within the next 6 – 12 months.

Priority 5 also calls for the exploration of opportunities for the region to capitalise on the global shift towards electric vehicles, car-sharing schemes and autonomous vehicles through the development of a Smart Region Strategy.

These partnerships are excellent examples of the value in collaboration to pursue energy efficiency and renewable initiatives, rather than attempting to progress actions alone. A key priority of the Road Map will be to explore the potential to establish further partnerships where Marion can play a range of leading, supporting, and advocating roles.

### **NEXT STEPS**

Further development of the Roadmap will occur once the Infrastructure & Strategy Committee has provided input into the draft. Consideration of scoping, costing and budgeting priority actions is a key piece of work that will be required once the Roadmap is further progressed.

### **SPEAKER**

Ann Gibbons, Environmental Sustainability Manager

### **ATTACHMENTS**

1. Energy Efficiency and Renewable Energy Roadmap for the City of Marion – Background Paper
2. DRAFT Energy Efficiency and Renewable Energy Roadmap

**Energy Efficiency and Renewable Energy**  
**A Roadmap for the City of Marion**  
**Background Paper**  
**February 2018**

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## **1. Objective**

This paper provides an update on Council's energy efficiency and renewable energy actions, and provides context for consideration of potential future priorities and opportunities for both Council and the wider residential and business community.

## **2. 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. The objectives for energy efficiency and renewable energy projects were amended at the 7 November 2017 Infrastructure and Strategy Committee (ISC071117R9.1) meeting as follows:

1. Increase energy efficiency and reduce energy consumption
2. Make money for Marion
3. Save ratepayers money
4. Enable Council to take a leadership / stewardship role
5. Consider energy efficiency standards for construction projects
6. Are contemporary with State policy
7. Consider sustainability of green energy resources

The following attributes for a successful renewable energy project were identified in the 17 November 2015 Elected Members' Forum 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. This activity has seen the City of Marion become one of the leading South Australian Councils in the energy efficiency space.

### 3. Council Policy and Strategic Context

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. (Valuing Nature)
- We will encourage our community to be careful in their energy and water consumption. (Valuing Nature)

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

- Significantly increase the energy efficiency across our council facilities. (Valuing Nature)
- Deliver sustainable street lighting priorities. (Valuing Nature)
- 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. (Innovative)
- Implement the priority actions of the Southern Adelaide Economic Development Board. (Prosperous)

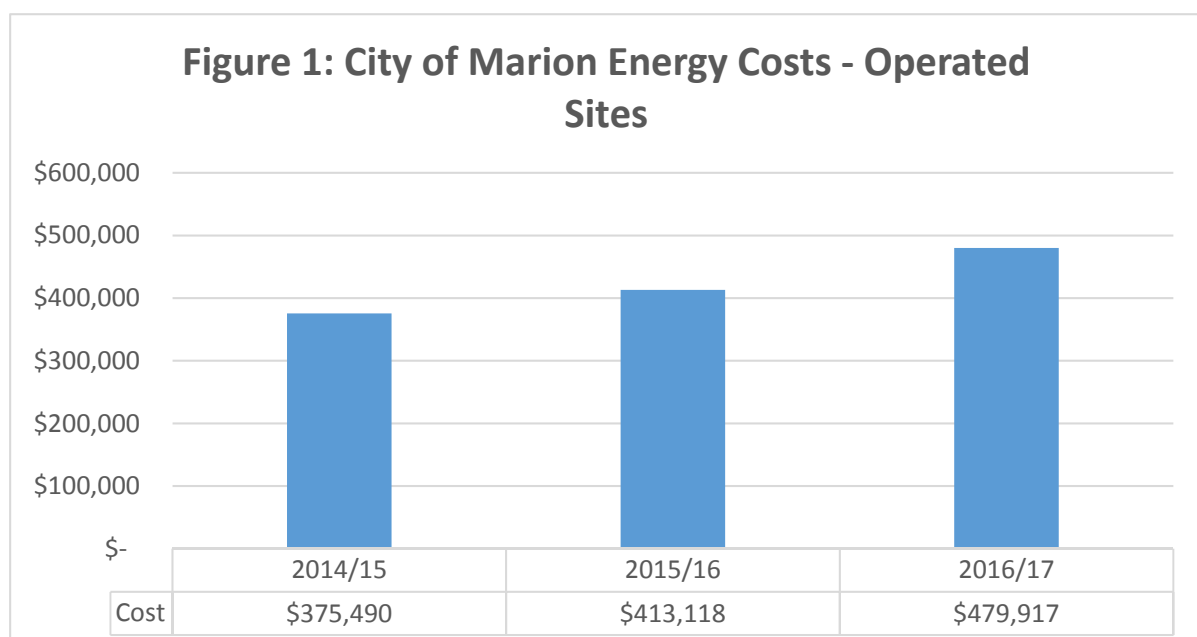
The City of Marion Climate Change Policy provides guidance on how Council will respond to the impacts of climate change.

### 4. Council Activity Update

#### 4.1. Council-operated Buildings

There are fourteen (14) buildings of varying sizes that Council owns and operates plus Cooinda Neighbourhood Centre that is leased from the SA Government.

Over the three years, 2014/15 to 2016/17, energy costs across these 15 sites increased by 21.8% from \$375,490 to \$479,917 (Figure 1).





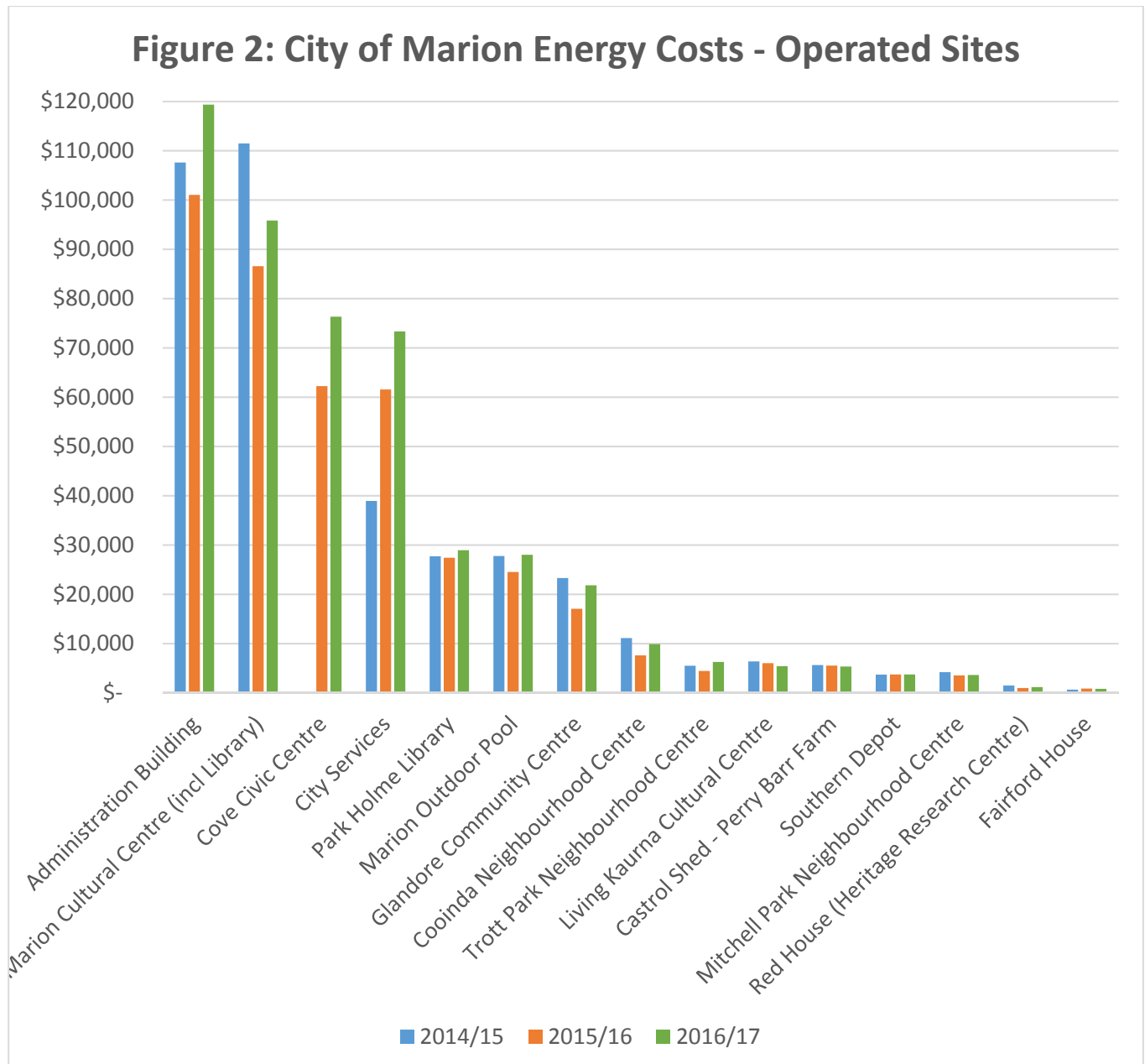


Figure 2 provides a breakdown of energy costs for each of the 15 sites across the 3 years from 2014/15 to 2016/17.

The new Cove Civic Centre and City Services facilities were completed in the second half of 2015 and a number of staff moved from the Administration Building to City Services at that time.

Costs reduced for most sites between 2014/15 and 2015/16, possibly due to a Council decision made in the second half of 2015 to cease purchasing green power.

2014/15 data for City Services show the old facility which, while being multiple buildings, provided accommodation for fewer staff. As such, costs were significantly higher from 2015/16 when the new facility came online.

All of the sites with annual energy spend of more than \$5,000, with the exception of the Castrol Shed at Perry Barr Farm, have been audited for energy efficiency opportunities including solar panels.

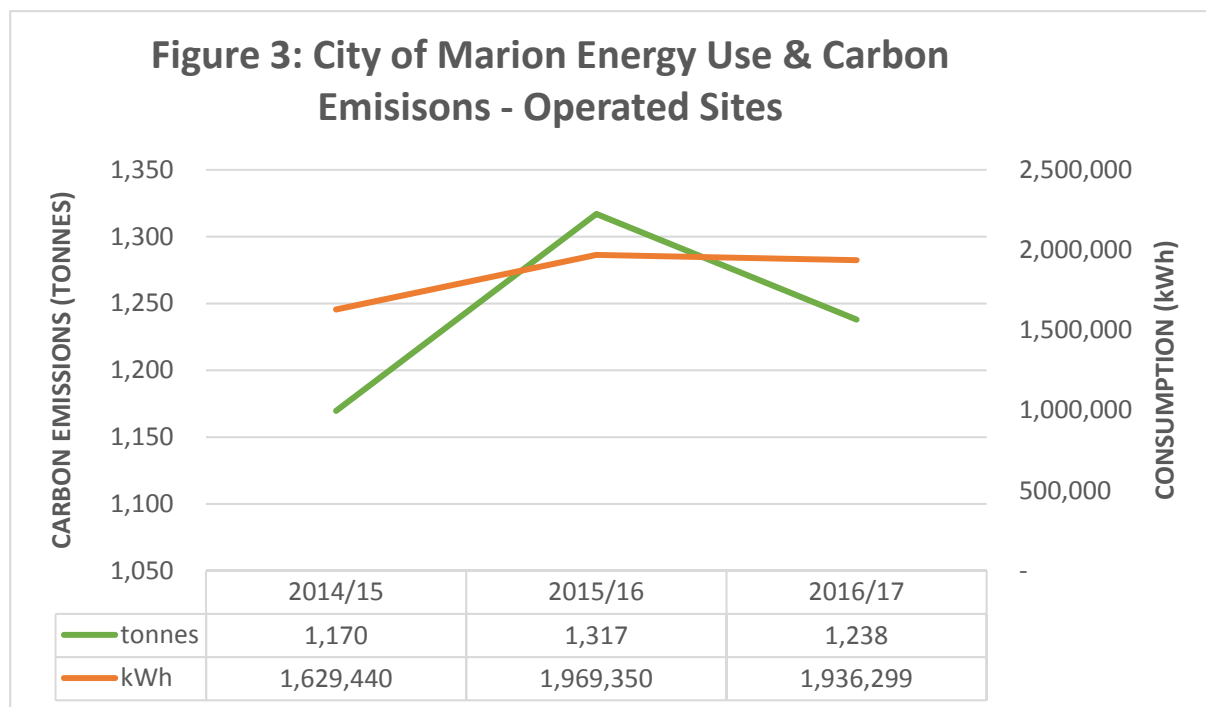
Energy saving actions were implemented across 10 highest energy using council operated sites in 2016/17 (Administration Building, City Services, Marion Cultural Centre, Marion Outdoor Pool, Park Holme Library, Trott Park Neighbourhood Centre) and in 2017/18 (Cooinda, Cove Civic Centre, Glandore Community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

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

It is estimated that, once the solar panels are operational, electricity use from the grid will be reduced by around 20% across these 10 sites with only around 11% of the total solar output being exported to the grid across the year.

As shown in Figure 3, energy consumption (kWh) initially increased by 17.3% (339,910 kWh) between 2014/15 and 2015/16, but reduced slightly (1.7%; 33,051 kWh) between 2015/16 and 2016/17. Some of the initial increase will be due to the addition of the Cove Civic Centre in 2015/16.

The 11.2% (147 tonnes) increase in carbon emissions between 2014/15 and 2015/16 is likely because Council ceased purchasing green power in all of its electricity supply contracts in late 2015. The 6.4% (79 tonnes) reduction in carbon emissions between 2015/16 and 2016/17 is possibly due to the change in composition of the electricity generated with more renewables coming on line in the National Electricity Market.



#### 4.2. Council-owned Leased Buildings

There are a number of buildings that, while owned by Council, are leased by community groups and sporting clubs (refer to Table 1).

The lessee is responsible for utility costs, so pays the energy charges. As such, any benefits resulting from energy saving actions and installation of solar panels would be for lessees. This saving would assist them to reduce operating costs and potentially be more financially viable and enabling greater community impact.

**Table 1: Council-owned Leased Facilities**

<b>Lessee Type</b>	<b>Number</b>	<b>Facility</b>
Sports Clubs	9	<ul style="list-style-type: none"> <li>• Ascot Park Bowling Club</li> <li>• Cove Sports &amp; Community Club*</li> <li>• Edwardstown Soldiers Memorial Recreation Ground**</li> <li>• Glandore Oval Clubrooms*</li> <li>• Marion Leisure &amp; Fitness Centre*</li> <li>• Marion Sports &amp; Community Club*</li> <li>• Mitchell Park Sports Club</li> <li>• Morphetville Park Sports Club*</li> <li>• Plympton Oval Clubrooms*</li> </ul>
Tennis & Netball Clubs	11	<ul style="list-style-type: none"> <li>• Ascot Park-Vermont Tennis Club</li> <li>• Ballara Park Social Tennis Club</li> <li>• Dover Square Tennis Club</li> <li>• Hallett Cove Beach Tennis Club</li> <li>• Morphetville Park Netball Club</li> <li>• Morphetville Park Tennis Club</li> <li>• South Park Holme Tennis Club</li> <li>• Southbank Tennis Club</li> <li>• Stanley Street Tennis Club</li> <li>• Warradale Park Tennis Club</li> <li>• Wesley Netball Club</li> </ul>
Community Organisations	15	<ul style="list-style-type: none"> <li>• Abbeyfield House (St Lawrence Ave, Edwardstown)</li> <li>• Active Elders Clubrooms &amp; Sheds (Charles St, Ascot Park) #</li> <li>• Clovelly Park Community Centre</li> <li>• Cosgrove Hall (York Ave, Clovelly Park)</li> <li>• Edwardstown Senior Citizens Hall</li> <li>• Glengowrie YMCA Hall</li> <li>• Hallett Cove Meals on Wheels</li> <li>• Harcourt Gardens Building (formerly a Kindergarten)</li> <li>• Marino Community Hall*</li> <li>• Marion Community House</li> <li>• Marion RSL (Norfolk Ave, Marion) #</li> <li>• Meals On Wheels (Aberfeldy Ave, Edwardstown)</li> <li>• Park Holme Community Hall#</li> <li>• Perry Barr Farm Implement Shed &amp; Barn</li> <li>• Perry Barr Implement Shed</li> </ul>
DECS	6	<ul style="list-style-type: none"> <li>• Ascot Park Kindergarten</li> <li>• Ballara Park Kindergarten</li> <li>• Oaklands Estate Kindergarten</li> <li>• Plympton South Kindergarten (previously known as Vermont Kindergarten)</li> <li>• Seaview Downs Kindergarten</li> <li>• Warradale Kindergarten</li> </ul>
Commercial Leases	3	<ul style="list-style-type: none"> <li>• Boatshed Café (previously Hallett Cove Community Centre)</li> <li>• Marion Caravan Park</li> <li>• Marion Golf Club</li> </ul>
<b>TOTALS</b>	<b>44</b>	
<p>* leased facilities that have had an energy efficiency review and solar capability assessment funded by Council</p> <p>** leased facilities that have a Council commitment to install solar panels as part of redevelopment</p> <p># leased facilities that have self-funded solar panels</p> <p>× leased facilities that have had solar panels funded by an external grant</p>		

During 2017/18 funding for energy saving initiatives at five of the larger Council-owned leased sites was approved (Marion Sports – Club Marion facility, Morphettville 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 has been approved for 165 kW of solar panels.

This work has not yet commenced pending the outcome of the discussion on financing options at the Elected Member Forum on 20 January 2018 and a report on the 13 February 2018 General Council agenda.

In addition to the five sites assessed above, an energy efficiency and renewable energy review has been completed for the Marion Leisure and Fitness Centre.

Recently Council has committed up to \$40,000 to install solar panels on the new Edwardstown facility.

Over recent years a number of Council leased facilities have had solar panels installed by the lessee, this includes Marion RSL, Marion Bowling Club and Park Holme Community Hall (refer GC241017R02) and Active Elders at Ascot Park.

The Marino Community Hall was successful in obtaining 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 hall. This grant was a 2016/17 election commitment by the Liberal Party of Australia.

#### 4.3. Street Lighting

Council has a total of 9,429 street lights, of which 8,525 are residential (P-category) lights. Around three-quarters of these are 80 W Mercury Vapour lights. The remaining 637 lights are major road lights, and are not included in the LED project. All lights are managed by SA Power Networks (SAPN).

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.

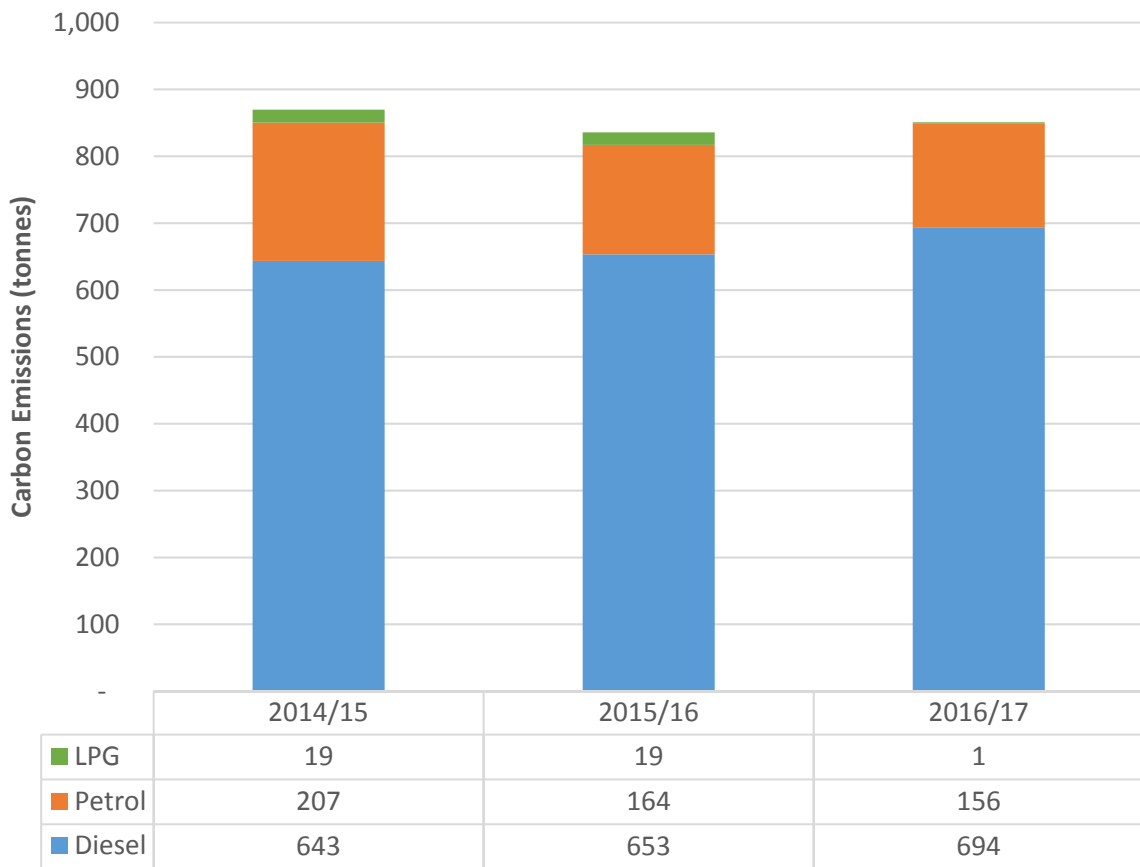
Carbon credits that are generated from this project will bring in a small amount of income over the next seven years to offset the capital outlay.

#### 4.4. Travel and Transport

As at January 2018 there were 69 sedans, wagons and utes and 158 other vehicles in Council's vehicle fleet. Each year fuel costs are around \$350,000 across the three fuel types; diesel, petrol and LPG. There has been a reduction in the use of LPG fuel and from early 2017 there have been no vehicles in the fleet that use LPG.

The amount and type of fuel used by Council's fleet varies depending on the mix of vehicles at any given time and the distance travelled throughout the year. As shown in Figure 4, total carbon emissions from vehicles fuels was 870 tonnes in 2014/15, reducing by 4.1% to 836 tonnes in 2015/16 and rising slightly by 1.8% to 851 tonnes in 2016/17.

**Figure 4: City of Marion Fuel Consumption - Carbon Emissions**



A Fleet Optimisation Review is currently underway to enable better informed Council decision-making in relation to fleet. The development of a new Policy and Procedure will include consideration of environmental outcomes.

There are a number of initiatives that Council is supporting and/or leading that will contribute to a reduction in emissions from the transport sector. These include:

- **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.

- **Walking and Cycling Guidelines**

The City of Marion's walking and cycling guidelines are currently being reviewed. This document provides advice on the development of and investment in infrastructure to support more active transport choices.

## 5. State and National Policy Context

### 5.1. National Energy Policy Context

Electricity generation contributes around one third of Australia's total emissions, so has a critical role in meeting emissions reductions targets.

A decade-long failure to effectively integrate energy and climate policy has created uncertainty in the market, affecting investment decisions and therefore prices and reliability.

Household electricity prices as at June 2017 have more than doubled over the past decade. This has been driven by network costs and, most recently, generation costs due to high gas prices.

South Australia's state-wide blackout in 2016 and the February 2017 load-shedding events in New South Wales and South Australia were wake-up calls. They threw the spotlight on the energy challenges facing Australia with a greater reliance on intermittent sources of generation and a more decentralised grid. They indicated that the National Electricity Market (NEM), designed in 1998, was no longer fit for purpose<sup>1</sup>.

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, Australia's Chief Scientist, in June 2017. The document delivers a plan to maintain security and reliability in the NEM 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 was discussed at the COAG meeting of state energy ministers on 24 November 2017 where they agreed to commission more design work on the proposed National Energy Guarantee. The Energy Security Board will do this work, returning to the COAG meeting of state energy ministers in April with information on how a new emissions obligation and a reliability obligation might work; how it can avoid reinforcing the power of the incumbent generators, and if it is scalable

South Australia and the ACT in the minority in their opposition to the NEG.

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<sup>1</sup> Department of the Environment and Energy (<https://www.energy.gov.au/government-priorities/better-energy-future-australia>)

## 5.2. Renewable Energy in South Australia

In 2007, South Australia was the first Australian state to legislate a specific target to reduce greenhouse gas emissions with the *Climate Change and Greenhouse Emissions Reduction Act 2007*.

The State Government has prepared a plan that aims to deliver reliable, affordable and clean power for South Australian. 'South Australian Power for South Australians' will ensure more of the State's power is sourced, generated and controlled 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 2050<sup>2</sup>.

Electricity makes up 16% of South Australia's greenhouse gas emissions. South Australia has a commitment to of 33% of electricity generated by renewable energy by 2020, well above the national target of 20% by 2020. South Australia currently hosts 36.5% of the nation's installed wind capacity. There is 1,473 MW in installed capacity of wind across 18 projects<sup>4</sup>.

For 2016/17, South Australia's renewable energy production amounted to 48.9% of the State's total generation.

At least \$7.3 billion has been invested in renewable energy in South Australia<sup>3</sup>, with an estimated 46% of this investment going to projects in regional areas<sup>4</sup>.

Large-scale renewable energy generation capacity and grid-connected battery storage projects in South Australia include:

- A 100 MW battery, the world's largest lithium-ion battery, in Jamestown marks a shift to the next generation of renewable energy storage technology. Tesla powerpacks, connected to Neoen's Hornsdale windfarm, are now operational and delivering power to the National Electricity Market
- 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").
- SIMEC Zen Energy's plans to build 1 gigawatt of solar, storage and demand management to power the Whyalla Steelworks. The initial development will see a proposed 80MW solar farm at Whyalla expanded to 200MW and completed by the first quarter of 2019. This will be accompanied by a 100MW / 100 MWh battery storage facility and 100MW of demand response at the Whyalla Steelworks and other sites to be delivered during 2019. By 2020 there will also be a 120MW / 600MWh pumped hydro storage facility at one disused iron ore mine pit in the Middleback Ranges that used to serve the steelworks.

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.

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<sup>2</sup> 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](http://www.environment.sa.gov.au/Science/Science_research/climate-change/climate-change-initiatives-in-south-australia/sa-climate-change-strategy))

<sup>3</sup> South Australian Government, 2015, A Low Carbon Investment Plan for South Australia (<http://www.renewablessa.sa.gov.au/files/93815-dsd-low-carbon-investment-plan-for-sa-final-web-copy.pdf>)

<sup>4</sup> Renewables SA (<http://www.renewablessa.sa.gov.au/>)

## 6. 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 Region<sup>5</sup> includes an action to create two Community Energy Hubs across the region, 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; and
- a move from a linear to a circular economy through minimising waste and pollution by avoiding, reducing, reusing and recycling.

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

## 7. 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 CO<sub>2</sub> abatement equivalent to taking 26,000 cars off the road<sup>6</sup>.

In addition, the Southern Recycling Centre, opened at SRWRA on 1 December 2016, included the installation of a roof based 100KW solar system, which produces an overstock of solar power required for the site, with the excess going back to the grid as green power.

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

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<sup>5</sup> Southern Adelaide Economic Development Board, Southern Adelaide Economic Development Plan, 2017 ([www.southernadelaide.com.au](http://www.southernadelaide.com.au))

<sup>6</sup> SRWRA (<http://www.srwra.com.au/index.php?id=11>)



## 8. Trends for 2018 and beyond

The energy and renewables sector is in a period of rapid transition. Three mega-trends that will change everything include:

- Solar PV is rapidly becoming the cheapest energy source;
- Energy storage costs are plummeting – this is enabling a ramping up of electric vehicles globally;
- IT and energy collide – supporting innovation in smart grids.

The following sections explore these trends in more detail.

### 8.1. Rooftop Solar

The price of rooftop solar panels has reduced considerably in recent years, and electricity prices are continuing to rise. According to an article in RenewEconomy on 15 January 2018<sup>7</sup>, 2017 was a record breaking year for Australian PV. Almost 1.1 GW of rooftop PV was installed in the STC<sup>8</sup> market and at least another 0.1 GW of PV above 100kW was commissioned. This means at least 1.2GW of PV was installed in 2017; possibly 1.3GW. Over 30% of the volume of PV installed is now made up of Australian businesses putting solar panels on their roof.

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

#### • Status of Rooftop Solar in Marion and South Australia

As shown in Table 2, uptake of rooftop photovoltaic systems in Marion continues to be at a similar level to the whole of South Australia. Installations in Marion increased by 11.8% between November 2015 and January 2018, while installed capacity increased by 20.3% (6.7 MW). Installed capacity increased by 23.8% (196.1 MW) across South Australia during the same period.

**Table 2: Roof top solar panel installations, City of Marion and South Australia**

	City of Marion		South Australia	
	Nov 2015	Jan 2018	Nov 2015	Jan 2018
Installations	9,110 (approx. 27.3% of dwellings)	10,328 (approx. 28.6% of dwellings)	(approx. 28.2% of dwellings)	(approx. 30.1% of dwellings)
Installed PV capacity	26.079 MW	32.735 MW	607.9 MW	804.4 MW

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

<sup>7</sup> RenewEconomy (<http://reneweconomy.com.au/2018-can-australian-pv-keep-record-breaking-pace-set-2017/>)

<sup>8</sup> STC = small-scale technology certificates; also known as RECs or renewable energy certificates. The number of STCs assigned to a solar PV system is based on its size, installation location and the amount of electricity generated over what's called the 'deeming period' – currently 13 years to the end of the Renewable Energy Target in 2030. The value of STCs fluctuates according to market conditions and the number allocated is reduced each year as we near 2030.

Uptake varies across the council area from highest in 5158 postcode – suburbs of Hallett Cove, O'Halloran Hill, Sheidow Park, Trott Park (approx. 40.8% of dwellings with installed capacity of 11.612 MW) to lowest in 5043 postcode – suburbs of Ascot Park, Marion, Mitchell Park, Morphettville, Park Holme (approx. 22.3% of dwellings with installed capacity of 5.292 MW)<sup>9</sup>.

Home ownership can have some influence on the ability of householders to install solar panels and to off-set their reliance on electricity from the grid. In the City of Marion, 64% of households were purchasing or fully owned their home, 20.3% were renting privately, and 9.0% were in social housing in 2016<sup>10</sup>.

- **Rebates to Increase Uptake of Solar and Battery Storage**

To ease financial pressure on households from rising electricity prices, some jurisdictions are delivering rebate programs aimed at the residential sector, in particular, programs targeting vulnerable households.

Examples of rebate programs specifically targeting vulnerable members of the community include the Solar for Low Income Households Program in the ACT<sup>11</sup> and the City of Adelaide's Solar Savers Program<sup>12</sup>. The Solar Savers Adelaide Program was modelled on a similar program delivered in the City of Darebin<sup>13</sup> in Victoria where round 3 is currently open and nearly 500 households have benefitted from the program so far.

The City of Adelaide also has a Sustainability Incentive Scheme<sup>14</sup> that provides capped funding for items such as solar PV and battery storage systems (refer to Table 3 below). The Scheme is co-funded by DEWNR and was expanded from a residents-only initiative in 2016 to be available to all building owners and tenants.

**Table 3: City of Adelaide Sustainability Incentive Scheme**

Incentive Amount (subject to availability)	Purpose
\$5,000	installing a solar photovoltaic system
\$5,000	installing an energy storage (battery storage) system
\$1,000	LED lighting upgrades
\$1,000	installing an energy monitoring system
\$1,000	installing a Solar or Heat Pump Boosted Hot Water Systems
\$500 / \$3,000	household rainwater tanks / communal use rain water tanks in apartment buildings

<sup>9</sup> Australian PV Institute (<http://pv-map.apvi.org.au/>)

<sup>10</sup> City of Marion Community Profile (<http://profile.id.com.au/marion/tenure> accessed 12/12/2017)

<sup>11</sup> ACT Government, Solar for Low Income Households Program (<https://www.actsmart.act.gov.au/what-can-i-do/homes/Actsmart-household-solar-for-low-income>)

<sup>12</sup> Solar Savers Adelaide Program (<http://www.cityofadelaide.com.au/your-council/funding/solar-savers-adelaide/>)

<sup>13</sup> City of Darebin Solar Savers Program (<http://www.darebin.vic.gov.au/Darebin-Living/Caring-for-the-environment/EnergyClimate>)

<sup>14</sup> Adelaide Sustainability Incentives Scheme (<http://www.cityofadelaide.com.au/your-council/funding/sustainable-city-incentives-scheme/>)

Incentive Amount (subject to availability)	Purpose
\$250	per electric bicycle charging point
\$1,000 / \$5,000	per fast / super-fast electric vehicle charging point
\$5,000	per financial year for energy efficiency upgrades in apartment buildings or multi-unit dwellings

## 8.2. Battery Storage Technology

As well as offering more flexible, reliable and efficient energy use for consumers, battery storage is an effective way to smooth out the supply of variable forms of renewable energy such as solar and wind power. It gives consumers greater control of their power use and enables them to take full advantage of the solar energy that they generate themselves.

The significant reduction in the cost of battery storage systems in recent years means that installing a battery is fast becoming a viable option for many Australian households and businesses. However, while battery storage is an exciting new technology, there are many things to consider before you invest in a system for your home.

The Clean Energy Council have produced a 'Guide to Installing a Household Battery Storage System'<sup>15</sup> that provides independent advice for people wanting to explore battery storage systems on their homes.

## 8.3. Smart Energy Grids

The technology behind bitcoin could unlock the full potential of Australia's distributed energy resources. Blockchain is already creating new energy markets by giving customers the ability to buy and sell energy from each another.

In the short term, the major opportunities are centred around the relationship between distributed energy resources and peer to peer trading. In September 2017 Origin Energy launched a trial with Perth-based blockchain energy market provider, Power Ledger, to explore the benefits and challenges of peer-to-peer energy trading across the regulated network.

Consumers opting out of the central power grid don't go completely "off the grid", but to join smaller microgrids with their neighbours making distributed, local, renewable a reality thanks to blockchain. Initiatives, like SolarCoin<sup>16</sup>, which is part of the ElectricChain<sup>17</sup> initiative, a non-profit that brings together partners like Ethereum (a blockchain app platform) and RWE (a European business focussed on conventional energy generation and energy trading).

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<sup>15</sup> Clean Energy Council 'Guide to Installing a Household Battery Storage System'  
(<http://www.solaraccreditation.com.au/consumers/purchasing-battery-storage.html>)

<sup>16</sup> SolarCoin is a global rewards program for solar electricity generation. It is an alternative digital currency that works like air-miles for Solar electricity generation. SolarCoin is claimed by individuals living in homes with solar panels on their roof or commercial solar electricity producers. (<https://solarcoin.org/>)

<sup>17</sup> ElectricChain is a global platform accelerating growth of solar energy & blockchain for the solar industry that acts as affiliate to the SolarCoin Foundation ElectricChain and related affiliates act in the field of blockchain tech and digital assets aiming to initiate the Energy Transition. (<http://www.electricchain.org/about/>)

SolarCoin is a digital currency like bitcoin. The difference with bitcoin is that SolarCoin is not 'mined' by letting a computer work out some computations, instead it's mined by producing renewable energy. If your solar panel creates 1 MWH of energy, you receive 1 SolarCoin. This SolarCoin is kept in an online 'wallet' that you can update manually or let it update and earn automatically by an energy monitor (e.g. Smappee<sup>18</sup>).

Consumers won't even need to install energy production at their home as it will become possible to buy a solar panel, install it anywhere and collect SolarCoins.

In the decentralised future of energy, the digital currency in a sense becomes the energy meter: it keeps track of consumption/production and settles the bill at the same time. Thanks to blockchain, the promising and important perspective of a distributed, local, renewable energy grid may become a reality.

While all potential applications for blockchain are yet to be revealed, the promise of blockchain is that it will be a feature of modernising legacy energy systems with a distributed hybrid system. Traditional networks and microgrids will be supported by distributed energy resources such as solar power.

#### 8.4. Community Bulk Buy Schemes

Bulk buy schemes often involve a local 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.

A number of bulk buy schemes are emerging for a range of services, for example:

- One Big Switch<sup>19</sup>

A next generation consumer network, established to build real consumer power. The current campaign. Big Energy Switch 2017 has nearly 230,000 households across Australia signed up for discounted offers on their electricity bills.

- Community Bulk Buy<sup>20</sup>

A social enterprise committed to reducing carbon emissions at scale across a number of local communities. There are currently eight community bulk buy communities in South Australia; none are in the Marion area.

- Shinehub<sup>21</sup>

A solar panel and battery brokerage, launched the 'free access, fixed rate' Community Solar Program in South Australia in November 2017. Interested householders initially had until 16 December 2017 to sign up, with a portion of every sale going to fund initiatives by groups like the Conservation Council, National Trust of South Australia, and Trees For Life.

Approximately 175 households signed up in December 2017, with 75% also getting battery storage systems. Three finance options are available including: fixed rate, free access; up-front investment; or personal loan. The program remains open until 16 February 2018.

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<sup>18</sup> Smappee develops innovative solutions that foster sustainable energy consumption. Its smart monitors analyze the use of solar energy, gas, water and electricity (<https://www.smappee.com/au/home>)

<sup>19</sup> One Big Switch (<https://www.onebigswitch.com.au/>)

<sup>20</sup> Community Bulk Buy (<http://www.communitybulkbuy.com.au/south-australia/>)

<sup>21</sup> Shinehub (<https://www.shinehub.com.au/sa-landing.php>)

### 8.5. Community-owned Renewable Energy

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.<sup>22</sup>

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)<sup>23</sup>.

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 series<sup>24</sup>, development of a small-scale community solar guide<sup>25</sup>, and contribution to a national community energy strategy<sup>26</sup>.

A presentation at the July 2017 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.

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.

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)*<sup>27</sup>

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).

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<sup>22</sup> Community Power Agency (<http://cpagency.org.au/about-community-energy/>)

<sup>23</sup> Coalition for Community Energy (C4CE) (<http://c4ce.net.au/>)

<sup>24</sup> C4CE Webinar Series (<http://c4ce.net.au/webinars/>)

<sup>25</sup> C4CE Small-Scale Community Solar Guide (<http://c4ce.net.au/wp-content/uploads/2017/09/C4CE-Small-Scale-Community-Solar-Guide-v2.pdf>)

<sup>26</sup> National Community Energy Strategy 2015 (<http://c4ce.net.au/nces/>)

<sup>27</sup> CORENA (<https://corenafund.org.au/>)

## 8.6. 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 in 2016/17, only 219 (0.02%) were electric and 12,625 (1.1%) were 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 vehicles<sup>28</sup>. 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 purchasers<sup>29</sup>.

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<sup>30</sup>.

- *Building the EV recharging network in South Australia*

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.

Flinders University is 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 expressed an interest in collaborating with Council and others to expand the recharging network across southern Adelaide.

In December 2017 it was announced that Tesla Motors Australia Pty Ltd had agreed to establish up to 50 new electric vehicle charging stations in South Australia under the Industry Participation Plan for the 100MW grid-connected battery.

To deliver this, up to 50 businesses from across the state are being sought to host a new Tesla Destination Charging service on their premises. Preferred sites include but are not limited to: shopping centres, hotels/motels, restaurants, wineries, iconic tourism locations, and local council offices located near appropriate amenities. Suitable sites may be found in the city, metropolitan area and particularly in country locations.

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<sup>28</sup> International Energy Agency Hybrid & Electric Vehicle Technology Collaboration Program (<http://www.ieahev.org/>)

<sup>29</sup> 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>)

<sup>30</sup> Australian Financial Review, 17 August 2017 'Sydney's Blacktown leads with smart poles to charge electric cars' (<http://www.afr.com/business/infrastructure/roads/sydneys-blacktown-leads-with-smart-poles-to-charge-electric-cars-20170817-gxyi8l>)

## 9. Monitoring and Reporting

### 9.1. Setting Targets

Setting targets is always an interesting proposition. Targets are a tangible and quantifiable vision of desired performance. Hence, they need to be set after a thorough analysis of required performance and internal capabilities. The way in which organisations choose strategic targets has a great bearing on their performance management results.

A target should be what the organisation believes to be its best performance outcome over a specified period – if all goes as well as it can. It is crucial to recognise that target setting is not about forecasting.

The City of Marion has adopted a suite of high-level community indicators, aligned to its 2017-2027 Strategic Plan. These indicators track progress on the key goals within the plan, over a long-term timeframe. Two indicators directly relate to renewables and energy efficiency:

- % of council owned/leased facilities utilizing energy efficiency/renewables measures;
- Technology improvements in council infrastructure.

### 9.2. Benchmarking

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 and to enable comparison of effort.

- *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](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



## **Energy Efficiency and Renewables**

### **DRAFT Roadmap for the City of Marion**

Prepared by: Ann Gibbons, Environmental Sustainability Manager, February 2018

#### **CITY OF MARION STRATEGIC DIRECTIONS**

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. (Valuing Nature)
- We will encourage our community to be careful in their energy and water consumption. (Valuing Nature)

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

- Significantly increase the energy efficiency across our council facilities. (Valuing Nature)
- Deliver sustainable street lighting priorities. (Valuing Nature)
- 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. (Innovative)
- Implement the priority actions of the Southern Adelaide Economic Development Board. (Prosperous)

#### **OUTCOMES**

The following outcomes support a achievement of energy efficiency and renewable energy objectives set by Council:

1. The City of Marion is demonstrating leading practice in energy efficiency and renewable energy in its own operations;
2. There is active community participation and investment in energy efficiency and renewable energy initiatives;
3. Local businesses and householders feel well informed and supported to take action;
4. There is strong collaboration with regional partners and others to deliver strategic energy efficiency and renewable energy initiatives across southern Adelaide.

#### **ACTION THEMES**

1. Improve energy efficiency and use of renewable energy by Council
2. Embed best practice energy efficiency standards for building construction and major upgrade projects
3. Support uptake of energy efficiency and renewable energy by businesses in Marion
4. Encourage household and community energy efficiency and renewable generation
5. Support uptake of sustainable transport options in Marion

## **ACTION THEME 1**

### ***Improve energy efficiency and use of renewable energy by Council***

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.

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.

- **Initiative 1.1 – Battery storage on council buildings**

Explore battery storage solutions for Council operated buildings that are in strategic locations and have critical functions.

- **Initiative 1.2 – Efficient Council-owned leased buildings**

Lessees are responsible for utility costs, so pay the energy charges. As such, any benefits resulting from energy saving actions and installation of solar panels would be for lessees. This saving would assist them to reduce operating costs and potentially be more financially viable and enabling greater community impact.

- **Initiative 1.3 – Energy purchasing to support renewables**

Use collective local government electricity purchasing power to promote local investment and jobs growth in the renewable energy industry.

If a number of metropolitan Adelaide Councils joined together for electricity procurement and required new renewable generation as part of their supply mix, this could enable the construction of a new solar and/or wind generator in southern Adelaide to meet this demand.

- **Initiative 1.4 – Sustainable street lighting**

Work with SA Power Networks to change 8,525 are residential (P-category) streetlights to more efficient LED technology over the next 3 years.

- **Initiative 1.5 – Efficient fleet**

Consideration of environmental outcomes for Council fleet vehicles as part of a Fleet Optimisation Review. This could include exploration of opportunities for electric vehicles, car-sharing schemes and autonomous vehicles.

- **Initiative 1.6 – Benchmarking and recognition program**

Publicly disclose of Council's efforts to reduce carbon emissions and become more energy efficient using established reporting frameworks to raise the profile of this activity within the community.

## **ACTION THEME 2**

### ***Embed best practice energy efficiency standards for building construction and major upgrade projects***

Existing building retrofits and energy-efficient new construction present an opportunity to reduce energy consumption and carbon emissions and reduce operating costs. At the same time, energy-efficient and renewable energy technologies are becoming more affordable and more readily available.

Building and appliance codes and standards are the primary mechanism for improving efficiency in new construction and major renovations. There are a number of recognised rating systems available for use in Australia.

- **Initiative 2.1 – Research building efficiency rating tools**

Determine the most appropriate standards scheme for use in the City of Marion.

- **Initiative 2.2 – Complete benchmark energy ratings for all Council-owned buildings**

Complete benchmark energy ratings for all Council owned buildings using the agreed rating tool.

- **Initiative 2.3 – Promote the benefits of efficient buildings**

### ACTION THEME 3

#### **Support uptake of energy efficiency and renewable energy by businesses in Marion**

The Southern Adelaide Economic Development Board (SAEDB)<sup>1</sup> 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.

The following initiatives will complement the SAEDB priorities with a specific focus on energy efficiency and renewable energy.

- **Initiative 3.1 – Implement the Building Upgrade Finance (BUF)<sup>2</sup> mechanism in Marion**

A 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.

Council participation in BUF is voluntary and is by a resolution of Council. A report on Building Upgrade Finance was considered at the 30 January 2018 General Council meeting.

- **Initiative 3.2 – Community Energy Hubs**

Establishing two Community Energy Hubs across the southern Adelaide region has been identified in the Southern Adelaide Economic Development Plan as a priority that will support the creation of jobs, reduce power costs for businesses and community, and reduce reliance on the national electricity grid.

- **Initiative 3.3 – Environmental Incentive Program (Business)**

Investigate options to provide incentives to non-residential building owners and tenants including businesses, education institutions, community and sporting organisations to increase the uptake of renewable energy and improve building energy efficiency.

These initiatives could complement projects aimed at activating business precincts, with Incentives distributed via the City Activation Project.

- **Initiative 3.4 – 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).

<sup>1</sup> Southern Adelaide Economic Development Board (<http://southernadelaide.com.au/site/main>)

<sup>2</sup> 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](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))

A renewable energy power station could also be developed through a community energy project or cooperative approach (Initiative 4.2).

The role of Local Government in supporting the construction of a renewable energy power station needs to be carefully considered.

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## **ACTION THEME 4**

### ***Encourage household and community energy efficiency and renewable generation***

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.

- **Initiative 4.1 – Environmental Incentive Program (Residential)**

Investigate options to provide incentives to all residential building owners and tenants to increase uptake of energy efficiency and renewable energy technologies.

Explore options to either include the incentives as part of the existing Community Grants Program or establish a stand-alone process for distributing the incentives.

- **Initiative 4.2 – Community-owned Renewable Energy**

Actively support the development of community-owned renewable energy projects.

Communities are working together to drive down the up-front cost of clean energy technologies through bulk purchase campaigns for solar PV and solar hot water, run by local councils or community groups.

- **Initiative 4.3 – Third-party Community Programs**

Foster relationships and collaborative partnerships with organisations to encourage increased access to energy efficiency and renewable energy programs for Marion residents.

- **Initiative 4.4 – Education and Awareness**

Work in partnership with organisations such as the Smart Energy Council to deliver community information sessions on household energy efficiency and renewable energy and battery storage options.

## **ACTION THEME 5**

### ***Support uptake of sustainable transport options in Marion***

The challenge to reduce emissions from the transport sector is significant due to its complexity. There are a number of actions that Council can take to support uptake of more efficient and active transport options.

- **Initiative 5.1 – Mobility and transport**

Establishing a Smart Energy Strategy for southern Adelaide has been identified in the Southern Adelaide Economic Development Plan as a priority (Priority 5.1). This strategy will explore opportunities to capitalise on the global shift towards electric vehicles, car-sharing schemes and autonomous vehicles.

Priority 3 of the SAEDP calls for the development and delivery of an integrated regional approach to transport infrastructure and public transport services. This approach aims to capitalise on innovative and disruptive emerging new transport technologies such as autonomous and electric vehicles, car share schemes and public electric car charge points to provide opportunities to improve connectivity.

- **Initiative 5.2 – Investigate incentives for installing public electric vehicle recharging infrastructure**

Work proactively with electric vehicle charging infrastructure providers and regional partners to build a network of recharging stations across southern Adelaide to support the increased uptake of electric vehicles in South Australia.

An Environmental Incentive Program for businesses (Initiative 3.3) that provides funding for electric vehicle and electric bicycle charging points at key destinations throughout the city could be used to support the development of this network.

- **Initiative 5.3 – Walking and Cycling Guidelines review**

Providing safe and convenient streets that support a network of walking and cycling paths to key destinations across the city is one way to encourage people to walk and cycle more.

The City of Marion's Walking and Cycling Guidelines are currently being reviewed and updated. An opportunity exists to ensure that this review includes considerations that will reduce carbon emissions associated with travel and transport through increased uptake of active transport options including walking and cycling.

## MEASURING SUCCESS

The City of Marion has adopted a suite of high level community indicators, aligned to its 2017-2027 Strategic Plan. These indicators track progress on the key goals within the plan, over a long term timeframe. Two indicators directly relate to renewables and energy efficiency:

- % of council owned/leased facilities utilizing energy efficiency/renewables measures
- Technology improvements in council infrastructure

Aligned to the high-level community indicators, a suite of measures and targets will also be progressively introduced and monitored to assess performance and outcomes focused on the key themes and actions within this roadmap.

### 1. Improve energy efficiency and use of renewable energy by Council

#### Measures

- Emissions reduction resulting from energy efficiency and renewable energy actions

#### Targets

- 

### 2. Embed best practice energy efficiency standards for building construction and major upgrade projects

#### Measures

- 

#### Targets

- Best practice energy efficiency standards for building construction and major upgrade projects embedded in City of Marion processes by **June 2020**.

### 3. Support uptake of energy efficiency and renewable energy by businesses in Marion

#### Measures

- Number of businesses in Marion accessing Building Upgrade Finance (BUF)
- Emissions reduction resulting from energy efficiency and renewable energy actions implemented by businesses in Marion using BUF

#### Targets

- **Xx** businesses in Marion accessing Building Upgrade Finance by **xxxx**
- **Xx** tonnes of carbon emissions reduced by businesses in Marion each year

### 4. Encourage household and community energy efficiency and renewable generation

#### Measures

- Number of households in Marion accessing the Environmental Incentive Program
- Emissions reductions resulting from energy efficiency and renewable energy actions implemented by householders accessing the Environmental Incentive Program

#### Targets

- **Xx** households in Marion accessing the Environmental Incentive Program each year



- Xx tonnes of carbon emissions reduced by participating households each year

## **5. Support uptake of sustainable transport options in Marion**

### **Measures**

- Number of public electric vehicle recharging stations across the city

### **Targets**

- Xx public electric vehicle recharging stations in Marion by xxxx

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## Energy Efficiency and Renewable Energy Roadmap

Initiative	Short-term (2018/19)	Medium-term (2– 5 years)	Long-term (5+ years)
<b>1. Improve energy efficiency and use of renewable energy by Council</b>			
1.1 – Battery storage on council buildings			
1.2 – Efficient Council-owned leased buildings			
1.3 – Energy purchasing to support renewables			
1.4 – Sustainable streetlighting	GC221116R05		
1.5 – Efficient fleet			
1.6 – Benchmarking and recognition programs			
<b>2. Embed best practice energy efficiency standards for building construction and major upgrade projects</b>			
2.1 – Research building efficiency rating programs			
2.2 – Complete benchmark energy ratings for all Council-owned buildings			
2.3 – Promote the benefits of efficient buildings			
<b>3. Support uptake of energy efficiency and renewable energy by businesses in Marion</b>			
3.1 – Implement the building upgrade finance (BUF) mechanism in Marion	GC300118R		
3.2 – Community energy hubs	SAEDB Priority 5.3		
3.3 – Environmental incentive program (business)			
3.4 – Renewable Energy Power Station			
<b>4. Encourage household and community energy efficiency and renewable generation</b>			
4.1 – Environmental incentive program (residential)			
4.2 – Community-owned renewable energy			
4.3 – Third-party community programs			

Initiative	Short-term (2018/19)	Medium-term (2– 5 years)	Long-term (5+ years)
4.4 – Education and awareness			
<b>5. Support uptake of sustainable transport options in Marion</b>			
5.1 – Mobility and transport	SAEDB Priority 3.3 & 5.1		
5.2 – Investigate incentives for installing public electric vehicle recharging infrastructure			
5.3 – Walking and Cycling Guidelines review			