

His Worship the Mayor  
Councillors  
CITY OF MARION

## NOTICE OF INFRASTRUCTURE AND STRATEGY COMMITTEE MEETING

Council Chamber, Council Administration Centre  
245 Sturt Road, Sturt

Tuesday, 03 July 2018 06:30 PM

The CEO hereby gives Notice pursuant to the provisions under Section 83 of the Local Government Act 1999 that a Infrastructure and Strategy Committee meeting will be held.

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



Adrian Skull  
Chief Executive Officer



## TABLE OF CONTENTS

<b>OPEN MEETING .....</b>	<b>3</b>
<b>KAURNA ACKNOWLEDGEMENT .....</b>	<b>3</b>
<b>ELECTED MEMBER'S DECLARATAION (if any) .....</b>	<b>3</b>
<b>CONFIRMATION OF MINUTES .....</b>	<b>3</b>
Confirmation of the minutes for the Infrastructure and Strategy Committee .....	3
Meeting held on 5 June 2018 .....	
APPENDIX 1 .....	4
<b>BUSINESS ARISING .....</b>	<b>9</b>
Business Arising Statement - Action Items .....	9
APPENDIX 1 .....	10
<b>CONFIDENTIAL ITEMS .....</b>	<b>12</b>
BMX Project Progress Report - Cover Report .....	12
BMX - Progress Report on Darlington Site Option .....	13
<b>REPORTS FOR DISCUSSION .....</b>	<b>14</b>
Infrastructure Projects Progress Update .....	14
APPENDIX 1 .....	15
Stormwater Management .....	26
APPENDIX 1 .....	31
APPENDIX 2 .....	32
Tonsley Water Agreement .....	34
APPENDIX 1 .....	39
APPENDIX 2 .....	40
APPENDIX 3 .....	41
APPENDIX 4 .....	42
APPENDIX 5 .....	43
Funding Strategy for Spade Ready Projects .....	45
<b>WORKSHOP / PRESENTATION ITEMS .....</b>	<b>48</b>
<b>OTHER BUSINESS .....</b>	<b>48</b>
<b>REPORTS FOR NOTING .....</b>	<b>48</b>
Asset Optimisation .....	48
<b>MEETING CLOSURE .....</b>	<b>53</b>

**OPEN MEETING****KAURNA ACKNOWLEDGEMENT**

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

**ELECTED MEMBER'S DECLARATAION (if any)****CONFIRMATION OF MINUTES****Confirmation of the minutes for the Infrastructure and Strategy Committee Meeting held on 5 June 2018**

**Originating Officer** Elaine Delgado - Strategy Leader

**Corporate Manager** Fiona Harvey - Manager Innovation and Strategy

**Report Reference:** ISC180703R4.1

**RECOMMENDATION:**

That the minutes of the Infrastructure and Strategy Committee Meeting held on 5 June 2018 be taken as read and confirmed.

**ATTACHMENTS:**

#	Attachment	Type
1	Appendix 1 - Minutes from Infrastructure and Strategy Committee meeting held on 5 June 2018	PDF File

**MINUTES OF THE INFRASTRUCTURE AND STRATEGY COMMITTEE  
HELD AT ADMINISTRATION CENTRE  
245 STURT ROAD, STURT  
ON TUESDAY 5 JUNE 2018**




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**PRESENT**

**Elected Members**

Councillor Luke Hutchinson (*Presiding Member*), Councillor Tim Pfeiffer, Councillor Nathan Prior, Councillor Tim Gard, and Councillor Bruce Hull

His Worship the Mayor Kris Hanna

**Independent Member**

Mr Christian Reynolds

**In Attendance**

Councillor	Janet Byram
Councillor	Ian Crossland
Councillor	Raelene Telfer
Councillor	Jason Veliskou
Councillor	Nick Westwood
Mr Adrian Skull	Chief Executive Officer
Ms Abby Dickson	General Manager City Development
Mr Tony Lines	General Manager City Services
Mr Vincent Mifsud	General Manager Corporate Services
Ms Fiona Harvey	Manager Innovation and Strategy
Mr Mathew Allen	Manager Engineering and Field Services
Ms Elaine Delgado	Strategy Leader
Ms Ann Gibbons	Environmental Sustainability Leader
Mr Glynn Ricketts	Water Resources Officer
Ms Georgie Johnson	Smart Cities Project Officer

**1. OPEN MEETING**

The meeting commenced at 6.30pm.

**2. KAURNA ACKNOWLEDGEMENT**

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

**3. MEMBERS DECLARATION OF INTEREST**

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

- No declarations were made.



#### 4. CONFIRMATION OF MINUTES

**Moved Mayor Hanna, Seconded Councillor Gard** the minutes of the Infrastructure and Strategy Committee Meeting held on 5 June 2018 be taken as a true and correct record of proceedings.

**Carried unanimously**

#### 5. BUSINESS ARISING

##### 5.1 Review of the Business Arising from previous meetings of the Infrastructure and Strategy Committee Meetings

- The Business Arising statement was noted.

##### 5.2 Review Meeting Schedule and Upcoming Items

Members reviewed the Committee's 2018 meeting schedule and agreed to the following:

- 3 July meeting
  - Agenda items to be removed:
    - Remove Capital Construction – Quarterly Update
    - Remove Sport and Recreation – Progress of Soccer in Southern Marion and include in Elected Member Forum agenda
  - Agenda items to remain:
    - Infrastructure Projects Update
    - Stormwater
    - Tonsley Water Agreement
    - Funding strategy for 'spade ready' projects
    - Asset optimisation
  - The BMX project will be included in project updates
- 7 August meeting
  - Add Capital Construction – Quarterly Update
- 6 November meeting
  - The meeting to remain in the schedule and the need for it to be reviewed closer to the meeting date

#### 6. REPORTS FOR NOTING

Nil

#### 7. CONFIDENTIAL REPORTS

Nil

#### 8. REPORTS FOR DISCUSSION

**6.50pm Energy Efficiency and Renewable Energy Roadmap**  
**Report Reference: ISC050618R01**

Ms Gibbons provided a project update with the following points made:

- A draft Energy Efficiency and Renewable Energy Roadmap will position Council so it has a strong reputation in this field and embeds energy efficiency in the work of Council
- The draft Roadmap comprises 5 outcomes and 4 action themes with associated initiatives, 2018/19 projects and a high level timeframe

Members made the following points for inclusion/consideration in the development of the Roadmap:

- Identify energy reduction levels as targets to be achieved
- Identify measures for success for 2018/19 that Council will strive to attain based on best practice and consideration of what is in the control of Council, such as funds earned to date from solar installation
- Identify a tangible output for the first year of the Roadmap
- Identify who is responsible for the delivery of actions
- Identify what can be achieved through Council and external funding based on anticipated return on investment business cases and measures over 12 months
- Potential partnerships
- Additional opportunities for installation and use of solar energy/batteries to charge cars in sites such as Council car parks
- Add promotion of the benefits of renewables to the community
- Add transition to conversion of Council fleet to electric vehicles over time
- Consider use of terminology including 'plan' instead of 'roadmap'; 'encourage' instead of 'support' or 'assist'
- Consider whether large scale renewable energy projects should be considered when Council has not committed funding – such projects could be added at a later date
- In Action Theme 2: Sustainable Business note that assisting local businesses to save energy may have long-term economic and environmental benefits
- Consider what policy and target levels are required to activate the Roadmap, such as with fleet transition

**Action: Ms Gibbons to amend the draft Roadmap to be presented to General Council with consideration given to the feedback provided by Committee Members**

**Moved Councillor Prior, Seconded Councillor Gard** that the Infrastructure and Strategy Committee:

1. Considers and provides feedback on the draft Energy Efficiency and Renewable Energy Roadmap (Appendix 1).
2. Notes that the draft Roadmap with suggested changes included will be brought to General Council for consideration and endorsement in July 2018.

**Carried unanimously**

### **7.35pm Solar Offset Opportunities for Oaklands Wetlands Report Reference: ISC050618R02**

Mr Ricketts provided an overview of the report that included a business case and sought feedback for inclusion in a report to be presented to Council to offset use of black power at Oaklands Wetlands.

Members provided the following feedback:

- Consider other Council-owned sites as potential locations for a solar system, such as the Marion Leisure and Fitness Centre

- This project needs to achieve a strategic goal and be considered within the context of the Energy Efficiency and Renewable Energy Roadmap
- Financial records should provide clarity on Council's income and expenditure from use of solar energy
- Consideration needs to be given to gaining a financial return across Council's asset base
- Consideration could be given to a power buy-back arrangement from commercial facilities as an option

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

1. Notes the report and supporting documentation.
2. Endorses that a report be presented to Council seeking funding for installation of an additional 36 kW of solar panels, with the feed-in tariff (FiT) that determines the payback period to be confirmed.

**Carried unanimously**

### **8.05pm Innovative Smart Initiatives update** **Report Reference: ISC050618R03**

Ms Harvey introduced the report noting the following:

- The second round of the Smart Cities and Suburbs funding is open
- Feedback to inform the identification of priority areas for further analysis has been sourced from a review of 50,000 customer events; a leadership team survey; opportunities from the previous Smart Cities funding round; and from technology providers such as Uniti Wireless
- Initiatives have not yet been scoped to assess against the Priority Scoring System criteria

Members provided the following feedback:

- The Priority Scoring System as a decision-making matrix needs to be adopted by Council and then applied to problems that could be approached through innovative smart initiatives
- Feedback in the Staff Technology and Data Survey is general and not problem-focused making the link with potential solutions difficult at this stage
- Any unsolicited proposals presented to Council need to be assessed in the open market
- It is important that Council applies innovative smart solutions to address problems for which it has responsibility and not in areas which are the responsibility of other government sectors, such as public transport
- A sub-set of information/data obtained in the Staff Technology and Data Survey could be identified to address known concerns
- There is potential to prioritise the addressing of identified problems through application of technology in the fields of engineering, open space and planning services
- Consideration be given to Dwyer Road Reserve as a test case 'to be a 'smart park' that enables data collection through installation of technology to measure park use, heat barbeques, lighting, etc.
- Partnership opportunities can be identified through testing of the market

**Moved Cr Hull, Seconded Cr Prior** that the Infrastructure and Strategy Committee:

1. Supports a high speed wireless internet service across the city as a Wi-Fi Pilot Project subject to an Expression of Interest open to the internet service provision market.
2. Notes a report on the proposed Smart Cities and Suburbs Funding bid(s) and assessed specific projects will be brought to Council on 26 June 2018.
3. Requests a further report to the Committee providing greater detail of potential solutions to the problems presented in Appendices 2 and 3.

**Carried unanimously**

## **9. WORKSHOP**

Nil

## **10. PRESENTATION**

Nil

## **11. ANY OTHER BUSINESS**

Cr Hull referred to agenda item ISC050618R02 requesting a report be provided to Council advising of renewable power opportunities.

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

1. Provides a report to Council advising of opportunities, including renewables, to minimise the use of grid electricity that includes analysis of battery storage options to support the optimal energy capture and reuse at the most appropriate Council facilities.

**Carried unanimously**

## **12. MEETING CLOSURE**

The meeting was declared closed at 8.30pm.

## **13. NEXT MEETING**

The next meeting of the Infrastructure and Strategy Committee will be held at 6.30pm on Tuesday 3 July 2018 in the Council Chamber, 245 Sturt Road, Sturt.

**CONFIRMED**

.....  
**CHAIRPERSON**

/ /

## BUSINESS ARISING

Review of the Business Arising from previous meetings of the Infrastructure and Strategy Committee Meetings

### Business Arising Statement - Action Items

<b>Originating Officer</b>	Deborah Horton - Quality Governance Coordinator
<b>Corporate Manager</b>	Fiona Harvey - Manager Innovation and Strategy
<b>General Manager</b>	Abby Dickson, General Manager City Development
<b>Report Reference</b>	ISC180703R5.1

## REPORT OBJECTIVE

The purpose of this report is to Review the Business Arising from previous meetings of the Infrastructure and Strategy Committee Meetings.

## RECOMMENDATION

That the Infrastructure and Strategy Committee:

1. Note the Business Arising Statement.

## Attachment

#	Attachment	Type
1	Appendix 1 - Business arising statement - Action Items	PDF File

	Date of Meeting	Item	Responsible	Due Date	Status	Completed / Revised Due Date
1.	6 March 2018	8.1 <b>ICT Digital Transformation Plan Update</b> <ul style="list-style-type: none"> <li>ICT update scheduled for 4 September 2018 to support a discussion on a sequential roadmap that includes a critical path for 3 project classes addressing their purposes and benefits 1) Productivity/Enablers; 2) Regulatory/Legislative/Compliance; 3) IT Asset Renewal</li> </ul>	John Deally	4 September 2018		
2.	3 April 2018	8.1 <b>Oaklands Wetland Water Project</b> <ul style="list-style-type: none"> <li>An analysis of the potential for the installation of solar power in council-owned co-located sites to be presented to Council.</li> </ul>	Glynn Ricketts	05 June 2018	Report to 3 July 2018 I&S Committee. 'Potential installation of solar facilities near Oaklands Wetlands' – further report to General Council in June. An energy consultant has been engaged to investigate the most cost effective solution for installing additional solar power to offset the "black power" used at Oaklands Wetlands, analysis to assess both current and future power demand at the wetlands. Once we have received and reviewed the report it will be presented to Council.	In progress 3 July 2018 (revised date)
3.	3 April 2018	10.1 <b>Coastal Management Plan</b> <ul style="list-style-type: none"> <li>Outcomes of the Stage 2 data collection and modelling to be presented to the Infrastructure and Strategy Committee in June along with the draft Marion Coastal Management plan.</li> </ul>	Fiona Harvey/ Rebecca Neumann	05 June 2018	Further information on geomorphology and a final review of risk ratings will be completed by 30 June – anticipate report to be provided to the August ISC.	Revised date August 2018
4.	5 June 2018	8.1 <b>Energy Efficiency and Renewable Energy Roadmap</b> <ul style="list-style-type: none"> <li>Ms Gibbons to amend the draft Roadmap to be presented to General</li> </ul>	Ann Gibbons	30 July 2018	Feedback noted.	

	Date of Meeting	Item	Responsible	Due Date	Status	Completed / Revised Due Date
		<p>Council with consideration given to the feedback provided my Committee Members.</p> <ul style="list-style-type: none"> <li>Draft Roadmap with suggested changed included will be brought to General Council for consideration and endorsement in July 2018</li> </ul>			Report scheduled for GC180710.	
5.	5 June 2018	8.2 <b>Solar Offset Opportunities for Oaklands Wetlands</b> <ul style="list-style-type: none"> <li>Endorses a report be presented to Council seeking funding for installation of an additional 36kw of solar panels, with the feed-in tariff that determines the payback period to be confirmed</li> <li>Report to Council advising of opportunities, including renewables, to minimise the use of grid electricity that includes analysis of battery storage options to support the optimal energy capture and reuse at the most appropriate Council facilities</li> </ul>	Glynn Ricketts		A report was presented to Council on 12 June 2018 (GC120618R05).	COMPLETED 12 JUNE 2018
6.	5 June 2018	8.3 <b>Innovative Smart Initiatives Update</b> <ul style="list-style-type: none"> <li>Further report to the Committee to provide greater detail of potential solutions to the problems presented in Appendices 2 and 3</li> </ul>	Fiona Harvey		A report is being presented to General Council (GC260618R06).	COMPLETED 26 JUNE 2018

\* Completed items to be removed are shaded

**CONFIDENTIAL ITEMS****BMX Project Progress Report - Cover Report**

<b>Originating Officer</b>	Carla Zub - Project Manager Strategic Projects
<b>Corporate Manager</b>	Greg Salmon - Manager City Activation
<b>General Manager</b>	Abby Dickson, General Manager City Development
<b>Report Reference</b>	ISC180703F01

**RECOMMENDATION**

That pursuant to Section 90(2) and (3)(b) and (d) of the *Local Government Act 1999*, the Infrastructure and Strategy Committee orders that all persons present, with the exception of the following persons: Adrian Skull, Vincent Mifsud, Abby Dickson, Tony Lines, Kate McKenzie, Elaine Delgado, Greg Salmon and Carla Zub, be excluded from the meeting as the Committee receives and considers information relating to the BMX Project, upon the basis that it is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential on the grounds that the report contains information of a commercial nature and would on balance, be contrary to the public interest.



## BMX - Progress Report on Darlington Site Option

### CONFIDENTIAL

#### Reason For Passing This Resolution:

**Local Government Act (SA) 1999 S 90 (2) 3(d) (i) and (ii)** : commercial information of a confidential nature (not being a trade secret) the disclosure of which (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and (ii) would, on balance, be contrary to the public interest.

**Local Government Act (SA) 1999 S 90 (2) 3(b) (i) and (ii)**: information the disclosure of which (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and (ii) would, on balance, be contrary to the public interest.

## REPORTS FOR DISCUSSION

### Infrastructure Projects Progress Update

<b>Originating Officer</b>	Deborah Horton - Quality Governance Coordinator
<b>Corporate Manager</b>	Kate McKenzie - Manager Corporate Governance
<b>General Manager</b>	Abby Dickson, General Manager City Development
<b>Report Reference</b>	ISC180703R01

### REPORT OBJECTIVE

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

### RECOMMENDATION

That the Infrastructure and Strategy Committee:

1. Notes the progress report on key infrastructure projects.

### DISCUSSION

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

### Attachment

#	Attachment	Type
1	Infrastructure Projects progress update Appendix 1	PDF File

## Infrastructure and Strategy Committee

**Project Name:** Edwardstown Oval redevelopment

**Council Role:** Council as project partner (Fed \$4m, Marion \$4.8m) and project deliverer

**Report Ref No:** ISC071117R7.1

### Project Status

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

Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
<b>INITIATE PHASE - Complete</b>				
<b>PLAN PHASE</b>				
Secure land	COMPLETE	COMPLETE	COMPLETE	The DAP meeting occurred on the 06/09/17. Development plan consent was obtained.
Finalise design and cost	COMPLETE	COMPLETE	COMPLETE	The tender was awarded in December 2017. Additional funds required for the velodrome works were endorsed at this meeting.
Prudential Review and Endorsement	COMPLETE	COMPLETE	COMPLETE	Section 48 report approved by Council in 2016.
Facility Management Model	COMPLETE	COMPLETE	COMPLETE	Financial and Management Models have been accepted by all affiliate clubs. The Board dissolved in December 2017.
Approval to proceed to call construction tenders	COMPLETE	COMPLETE	COMPLETE	A report went to a General Council meeting on the 28 <sup>th</sup> November for approval to award the tender.
<b>DELIVER PHASE</b>	<b>GREEN</b>	<b>GREEN</b>	<b>GREEN</b>	Construction began on site in January 2018. Stage 1 and stage 2 are completed. Stage 3 – the 2 storey building has begun and is approximately 10% complete. Works are tracking to programme, with time extensions submitted due to weather and latent conditions Council is in the process of setting up leases with the clubs to continue operations, until a new board is formed. The facility manager has been hired and has begun familiarising themselves

Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
<b>CLOSE PHASE</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	Close process occurs after Commissioning Stage and specifically at the end of the 12 month defects and liability period.

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

## Key Risks

#	Description	Response / Mitigation	Status
1	Stakeholders do not reach agreement on the design and management model for the integrated facility	Engage with stakeholders, both internal and external. Engagement includes wider community.	CLOSED
2	Project cost exceed \$8M	Tracking of construction budget expenditure is monitored monthly by Cost Planners.	OPEN
3	A new Board does not form	Expressions of Interest for a new board will be released in November 2018.	OPEN

## Infrastructure and Strategy Committee

**Project Name:** Soccer Facilities

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

**Report Ref No:** ISC031017R7.1



### Project Status

<b>STATUS:</b>	<b>GREEN</b> On-Track	<b>AMBER</b> Warning (heading off track/ potential to head off track)	<b>RED</b> Off Track / Problem	<b>COMPLETE/ON-HOLD</b> Complete/On-Hold
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Milestone	Time /Schedule	Quality / Scope	Cost /Budget	Summary / Comments
<b>INITATE PHASE</b>				
Develop project outcomes	<b>GREEN</b>	<b>AMBER</b>	<b>GREEN</b>	Council resolution to provide funding for the project June 2016. A deed will need to be established with FFSA to confirm the scope of the project and expected outcomes for Council. FFSA has undertaken preliminary site investigations.
Develop partnerships	<b>GREEN</b>	<b>AMBER</b>	<b>GREEN</b>	<p>The City of Marion will provide funding as part of the partnership with the State Government and FFSA to develop a new Southern Regional Football Facility (SRFF) to be located at Majors Rd O'Halloran Hill. Roles and responsibilities for developing the facility will be confirmed in the initial planning stage of the project.</p> <p>A meeting is to be held between FFSA, Cove FC and City of Marion to update the club on the project and confirm directions for football in the region over the longer term.</p>
Approve design concept and cost estimate	<b>GREEN</b>	<b>AMBER</b>	<b>GREEN</b>	A concept design and business case will be developed for the project as the first stage of the planning process.
Approval to proceed to next stage	<b>ON-HOLD</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	Project timeframes will be clarified and agreed in the funding deed

Milestone	Time /Schedule	Quality / Scope	Cost /Budget	Summary / Comments
<b>PLAN PHASE</b>				
Secure land	<b>GREEN</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	The preferred location for the SRFF is on Crown Land identified as Volume 6088 Folio 98 on the southern side of Majors Rd. DEWNR require additional information from the business case to determine the lease structure.
Finalise design and cost	<b>ON-HOLD</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	NA
Approval to proceed to call construction tenders	<b>ON-HOLD</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	NA
<b>DELIVER PHASE</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	NA
<b>CLOSE PHASE</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	NA

## Key Risks

#	Type (Issue, Risk, Change)	Description	Response / Mitigation	Status
1	Risk	Expansive Clay Soil – is likely to impact on cost of development	Football Federation has been provided with a copy of BMX geotechnical report and a site specific geotechnical investigation is taking place.	Ongoing
2	Risk	Clarification of what will be delivered at the SRFF and Business model are needed Impacts on football in Marion and capacity of SRFF to cater for football in the region are unknown – access for local clubs has not been confirmed	Work closely with FFSA to ensure Marion's needs are identified and secured in planning process and business model.	Ongoing

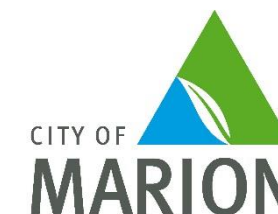
Timeline to be developed when project progresses to commitment stage.

## Infrastructure and Strategy Committee

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

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

**Report Ref No:** ISC031017R7.1



### Project Status

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

Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
<b>INITIATE PHASE - Complete</b>				
<b>PLAN PHASE</b>				
Secure funding	<b>ON-HOLD</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	Partnership funding is still being pursued. Decision on scope and budget will be deferred to the new Council. A proposal from West Torrens Council for 7 indoor courts is under consideration and may influence the final courts requirements at Mitchell Park.
Finalise design and cost	<b>ON-HOLD</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	Further design development is subject to securing balance of funding to develop the project. An EOI for clubs and organisations is an opportunity to gauge potential programming partners and user groups for the facility. A report went back to Council in December 2017. The report noted 11 additional interested parties that could fill the capacity of 4 indoor courts.
Approval to proceed to call construction tenders	<b>ON-HOLD</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	ON HOLD
<b>DELIVER STAGE</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	Construction stage to commence when Council approves calling of tenders, acceptable tenders are received and Council endorses contractor.
<b>CLOSE PHASE</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	Close process occurs after Commissioning Stage and specifically at the end of the defects and liability period

**Key Risks**

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

Timeline to be developed when project progresses to commitment stage.

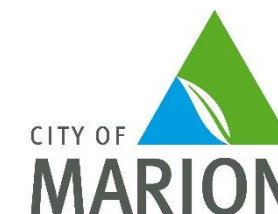


# Infrastructure & Strategy Committee Project Report

**Project Name:** Marion Outdoor Pool (MOP) Upgrade – Stage 1 &2 works July 2017- June 19

**Council Role:** Funder and deliverer

**Report Ref No:** ISC031017R7.1



## Project Status

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

Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
<b>INITIATE PHASE</b>				
Develop project outcomes	COMPLETE	COMPLETE	COMPLETE	Concept developed through masterplan process. City of Marion Business Plan 2016 – 2019 required masterplan to be presented to Council The Infrastructure and Strategy Committee (ISC070317R7.2) provided feedback on the masterplan seeking a scaled down scope of works. A report was prepared for Councils consideration.
Design concept and cost estimate	ON-TRACK	ON-TRACK	ON-TRACK	Council endorsed funding for a slide (GC280317M03) from the Asset Sustainability Reserve to be delivered and operational by October 2017 – <b>completed</b>  9 May 2017 (GC090517R02) - Council endorsed an allocation of up to \$268,000 in the 2017/18 Annual Business Plan and Budgeting process for: – Preparation of detailed design and costing for the reconfiguration of the foyer and upgrade to the façade – Supply and installation of new shade structures. – Preparation of detailed design and costing for a new BBQ and picnic area. – Preparation of designed design and costing for the change room upgrade <b>Complete</b>  Funds approved as part of the Annual Business Plan and Budget at the 26 June 2018 Council meeting. <b>Complete</b>

Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
				<p>Now proceeded to Commitment Stage with design and budgeting being prepared.</p> <p>Detailed design and cost phase for Stage 2 to be conducted from October to November 2018.</p>
Approval to proceed to next stage	ON-TRACK	ON-TRACK	ON-TRACK	<p>Stage 1 Works funded for 2017-18 &amp; funds included in draft 2018-19 budget for stage 2 works.</p> <p>Funds for stage 3 works allocated in LTFP 2019/20</p>
<b>PLAN PHASE</b>				
Land	COMPLETE	COMPLETE	COMPLETE	Land owned by City of Marion.
Finalise design and cost	ON-TRACK	ON-TRACK	ON-TRACK	<p>All designs for stage 1 completed by Jan 2018 <b>Complete</b></p> <p>Designs for stage 2 works to be completed by November 2018</p>
Approval to proceed to call construction tenders	ON-TRACK	ON-TRACK	ON-TRACK	Council approval for stage 1 works provided at 27 February 2018 General Council meeting. Tender assessment in June and awarded July 2018.
<b>DELIVER PHASE</b>				
Waterslide & shade structure installation	COMPLETE	COMPLETE	COMPLETE	<p>Second slide has been installed.</p> <p>21 new shade structures have been installed.</p> <p>2 new shade structures have been installed over toddler and learner pools.</p>
<b>Stage 1 Works:</b> <ul style="list-style-type: none"> <li>Kiosk reconfiguration</li> <li>Change room upgrade</li> <li>Upgrade to equipment store room and cleaners store</li> </ul>	ON-TRACK	ON-TRACK	ON-TRACK	<p>Council approval and funds allocated in February 2018</p> <p><b>Stage 1 Works</b> Stage Construction occurs May – Sept 2018</p> <p><b>Stage 2 Works</b> Detailed design Oct 2018-November 2018, tender and procurement mid November 2018 to mid February 2019 Construction occurs May – September 2019</p>

Milestone	Time /Schedule	Quality / Scope	Cost \Budget	Summary / Comments
<b>Stage 2 Works</b> <ul style="list-style-type: none"> <li>• Foyer/Entry</li> <li>• Façade</li> <li>• Multifunction room</li> <li>• Staff accommodation</li> </ul>				
<b>CLOSE INITATE</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	<b>ON-HOLD</b>	Subject to Council approval to proceed.

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

<b>Scope – Marion Outdoor Pool Stage 1a works</b>	Feb 2018	March 2018	April 2018	May 2018	June 2018	July 2018	Aug 2018	Sept 2018	Oct 2018	Jan 2019	April 2019	Oct 2019
Budget approved												
<b>Kiosk, change rooms, equipment store and cleaners room upgrades</b>												
Procurement Construction tender stage												
Detailed Design/Documentation												
Development & Building Approval												
Construction												
Commissioning												

<b>Stage 2 Design – future works, façade, multi function room, entrance and staff accommodation</b>												
Budget Adopted												
Procurement of contractor for detailed design and cost												
Detailed design documentation and cost phase												
Procurement of contractor for construction												
Development & Building approval												
Construction												
Commissioning												

### Key Risks:

#	Type (Issue, Risk, Change)	Description	Response / Mitigation
1	Risk	Future works are not fully integrated into stage 1 works	Require design work to consider future works
2	Risk	Cost exceed budget	Detailed brief developed and proactive contract management

## Stormwater Management

<b>Originating Officer</b>	Mathew Allen - Manager Engineering and Field Services
<b>Corporate Manager</b>	Mathew Allen - Manager Engineering and Field Services
<b>General Manager</b>	Tony Lines, General Manager Operations
<b>Report Reference</b>	ISC180703R02

### REPORT OBJECTIVE

The purpose of this report is to provide the Committee with an outline of the planning, design and construction of stormwater assets including the impact of urban infill, partnerships with adjoining Council's, climate change and water sensitive urban design (WSUD).

### EXECUTIVE SUMMARY

Stormwater Management is a key function of Council's services. The service provision reduces the risk of flooding and the potential of property damage resulting from a storm event. Over recent years, stormwater management has not only concentrated on managing the volume of stormwater but also the quality of water that is generated and surcharged into water courses and Gulf St Vincent.

The organisation uses a number of tools to help support the management of stormwater including the Drainage Stormwater Asset Management Plan (2015), Stormwater Management Plans and Council's Drainage Matrix along with codes of technical requirements and design standards.

A service review was undertaken in 2017.

### RECOMMENDATION

That the Infrastructure and Strategy Committee:

1. Notes the report.

### DISCUSSION

#### Planning and Prioritisation

As a result of increasing demands on Council to install more drainage infrastructure to improve the amenity and environment across the entire City, it became essential to rationalise the expenditure and therefore prioritise the provision of drainage works. To achieve this prioritisation, a Drainage Matrix was developed and approved by Council in June 2011.

The Drainage Matrix a high level planning tool that allows Council to effectively plan and manage its Capital Drainage Infrastructure Program.

The current drainage matrix is attached as Appendix 1. The matrix applies a multi-level process (involving factors within categories such as social/political, economic, environmental and technical issues/conditions) that enables Council to install drainage systems that meet community requirements and expectations, while prioritising and reducing the flood risk to private property.

## **2018/2019 Capital Works**

With the development of the various tools, namely the Drainage Matrix and the Infrastructure Project Management Guide, the Engineering Unit has been able to establish a program that generally achieves the project design in year 1 and construction in year 2 of the process.

The only exception to this practice occurs when previously unknown or new issues emerge, requiring unplanned changes to be made to our programs and priorities.

Council has 3 drainage projects identified in the 2018/19 capital works program, namely:

### **Forrest Avenue, Marino**

The private property of 21B Forrest Avenue has been subject to flooding from street stormwater. An investigation into the existing stormwater drainage system involving CCTV found that the existing pipe has failed structurally, resulting in significantly restricted capacity. The new stormwater infrastructure includes 191m of 375mm diameter pipe, 5 junction boxes and 2 side entry pits, the pipe reaches depths of 6 metres. A new dwelling is currently being built at 21B Forrest Avenue, increasing the priority for this project to be undertaken. Works will also involve the construction of barrier kerb to assist in the protection of lower lying properties.

### **John Street, Ascot Park**

John Street was originally identified as a major lateral drain required under the South West Suburbs Drainage Scheme (SWSDS) strategy, but was not built. The construction of this drain would effectively split the catchment in Ascot Park and alleviate the wide and deep kerb-side channel flows within numerous streets heading towards Marion Road. The project will extend from Raglan Avenue to Seymour Terrace and includes 660m of new stormwater pipe, 6 junction boxes and 12 side entry pits.

### **Heron Way, Hallett Cove**

The original trunk drain running through Heron Way has proven to be inadequate to cater for its catchment and requires the size of the stormwater pipe to be significantly upgraded. The project will extend from the coastal outfall to Heron Way. The new stormwater infrastructure includes 115m of 750mm-1500mm diameter pipe, 5 junction boxes and 1 new head wall at the outlet to the sea.

## **Stormwater Maintenance**

It is important to proactively manage the stormwater system to reduce the risk of infrastructure failure and improve water quality, these activities include:

- Street sweeping at 6 weekly intervals
- Side entry pit (SEP) cleaning every 18 months
- Minor pipe replacement (due to failed or dislodged pipes)
- Junction box repairs
- Open swales/open culvert maintenance
- Water sensitive urban design (WSUD) rubbish and silt removal
- Hydro jetting of blocked pipes and CCTV camera condition recording
- Cleaning of gross pollutant traps
- Wetland maintenance

## Urban Infill

There is no doubt that urban infill is having an impact on the volume of stormwater generated across the Council's catchments. It is estimated that the impervious area for properties that have not been developed is 50% whilst a re-developed property has an estimated impervious area of greater than 70%.

Although many of the provisions are yet to be enacted by Regulation; the Planning, Development and Infrastructure Act 2015 makes the broad legislative changes which affect stormwater drainage planning.

It renames 'Metropolitan Adelaide' as the 'Greater Adelaide Region', which along with the other defined regions in the State require a Regional Plan to be adopted. The current review of the 30 Year Plan will become the new Greater Adelaide Regional Plan which sets out the future spatial provisions for integrated land-use planning, development, infrastructure and the public realm that is consistent with the governments State Planning Policies that set out its overarching goals and requirements for the planning system.

The centrepiece of the new system is the Planning and Design Code which will outline the planning rules in a similar way to the current Development Plan but with a greater emphasis on design-oriented style of zoning which will include performance requirements and design techniques.

The Planning and Design Code will be supported by more detail deemed to satisfy 'design standards'. A key initiative of the new system is the ability to develop 'off-set schemes' governed by the terms of the Planning and Design Code and relevant design standards, which allow for financial (levy or special rate) or in-kind contribution towards projects, such as priority drainage schemes identified by SMPs; as well as other streetscape, public realm or infrastructure works outside the subject development site.

Recent case studies have concluded that off-site WSUD treatments often provide better economies of scale and more sustainable solutions from improved maintenance outcomes.

## Partnerships with other Council's

Recent modelling undertaken as part of the Holdfast Bay – Marion Stormwater Management Plan indicated that the performance standards of the SWSDS network has declined, in no small part due to continued development and infill occurring throughout the plains areas. Consequently, the gap flows taken by the road become more frequent. Nevertheless, the overall performance of the system in Marion continues to be good. Occasionally, the Council receives complaints/reports of private property flooding, but these are generally isolated to single dwellings in various unrelated locations.

The City of Marion has completed and endorsed two Stormwater Management Plans (SMP) in accordance with the requirements of the Stormwater Management Planning Guidelines (Stormwater Management Authority (SMA) 2007). The Holdfast Marion SMP (2014) and the Hallett Cove Creeks SMP (2015) spans almost the entire Marion Council west of the Sturt River and west of Lonsdale Road. The urban area east of the Sturt River is currently the subject of a recently commissioned Sturt SMP in partnership with Mitcham Council.

The suburbs of Trott Park and Sheidow Park and the largely open spaces of O'Halloran Hill will be the only remaining Council areas that will not be covered by an equivalent SMP. These areas comply with Council's current drainage standards and are considered a lower priority for this detailed planning. Notwithstanding, in 2007 the Natural Resources Management (NRM) commissioned the preparation of both an Upper and Lower Field River Catchment Management Plan (CMP) which considered stormwater issues in these suburbs, albeit in lesser detail than the requirements of the SMA Guidelines. The preparation of SMP's is considered best practice.

Priority major and minor drainage infrastructure works have been identified within the catchments that allow for the joint funding between Marion and Holdfast Bay Council's along with priority drainage subsidy application administered by the SMA.



The SMPs outline a number of future strategies including:

- Undertake condition assessments of deep drains
- Continue Waterfall Creek restoration
- Transform Lucretia Dam into a wetland
- Install GPTs at key locations
- Continue to upgrade major drainage outfall in collaboration with the City of Holdfast Bay
- Continue program of lateral drainage upgrades
- Influence changes to reduce stormwater discharge as a result of development

Flood Maps allow for the setting of Finished Floor Levels to protect new development from flooding and recommendations for plumbed-in rainwater retention tanks provide an innovative flood mitigation measure. Both these initiatives require amendments to Council's Development Plan to gain legal compliance. Development Plan amendments to facilitate these recommendations are currently being considered by the State Government.

## **Climate Change**

The resilient South Regional Climate Change Adaptation Plan identifies an overall drying trend with an increased frequency of intense rainfall. The impacts of climate change are yet to be fully seen, however the prediction of extreme events will have implications on stormwater infrastructure and the need to collect and re-use stormwater. Further details and information regarding the Climate Change Adaptation Plan can be found by visiting:

[http://www.onkaparingacity.com/onka/living\\_here/sustainable\\_onkaparinga/climate\\_change/resilient\\_south/project\\_outputs.jsp](http://www.onkaparingacity.com/onka/living_here/sustainable_onkaparinga/climate_change/resilient_south/project_outputs.jsp)

## **WSUDs**

WSUD is recognised as a fundamental approach to the sustainable management and improvement of water quality. Through the careful integration of site planning and design, the management, protection and conservation of the water cycle can be achieved. WSUD incorporates all water resources, including surface water, groundwater, urban and roof run-off and mains water.

WSUD is a collaborative multidisciplinary approach to urban planning and design that integrates the management of the total water cycle into the urban development process.

WSUD treatments include gross pollutant traps, bio retention systems, sedimentation basins, constructed wetlands, swales, buffer strips, infiltration basins, permeable paving, rain gardens, tree pits or a combination of all the above.

The benefits of WSUD include:

- Improved water quality discharge to the marine environment
- Substitution of mains water with alternative sources of water
- Benefits associated with flood control through reducing volumes and peak flows
- Improved local amenity

A list of the current WSUD (excluding GPTs) sites within the City of Marion is attached (see Appendix 2).

WSUD treatment options are considered during the project planning phase for every drainage and streetscape project. Some project sites are unsuitable for WSUD treatments due to site constraints e.g. steep grades, available space.

**CONCLUSION:**

The City of Marion proactively manages its stormwater infrastructure including a planned and prioritised approach to capital works and maintenance activities.

By far the biggest challenge to managing the impact of stormwater is the impact of urban infill and climate change.

**Attachment**

#	Attachment	Type
1	Appendix 1 - Stormwater Management Drainage Matrix	PDF File
2	Appendix 2 - Stormwater Management WSUD Locations	PDF File

EXTENDED DRAINAGE MATRIX (Possibility only)



KEY																	
SOCIAL / POLITICAL								ECONOMIC				ENVIRO		TECHNICAL			
0 - Low	0 - Low	0 - Not at all	0 - Low	0 - No	0 - Yes/High	0 - No	0 - Yes	0 - No	0 - Yes/High	0 - No effect	0 - No effect	0 - Low/None	0 - No	0 - No	0 - No	0 - No	0 - No
1 - Moderate	1 - Moderate	1 - Minor	1 - In part	1 - Possible	1 - Moderate	1 - In part	1 - In part	1 - Unlikely	1 - Regular	1 - Unlikely	1 - Unlikely	2 - Moderate	2 - Slightly	1 - In part	2 - Slightly	2 - Slightly	2 - Slightly
2 - High	2 - High	2 - In part	2 - High	2 - Moderate	2 - Possible	2 - Yes	2 - No	2 - Likely	2 - By yearly	2 - Possible	2 - Possible	4 - High	4 - Moderate	2 - Yes	4 - Moderately	4 - Moderately	4 - Moderately
3	3	3 - Yes	3 - Yes	3 - Yes	3 - No	3 - No	3 - No	2 - Likely	3 - Not for 10 yrs	3 - Likely	3 - Likely	6 - Very High	6 - High	6 - High	6 - High	6 - High	6 - High
4	4							4 - Full	4 - Not at all	4 - Moderately	4 - Moderately	8 - Very high	8 - Very high	8 - Very high	8 - very High	8 - very High	8 - very High
5 - High	5 - High									5 - Highly effective	5 - Highly effective						

Number	PROJECT	SOCIAL / POLITICAL							ECONOMIC			ENVIRO		TECHNICAL					PRIORITY SCORE	
		No. of Stakeholders	Stakeholder Activity	Alignment with other initiatives	Requirements (legal / standards)	Publicity if not installed	Publicity if installed	Align with Council Objectives	Internal Business Impact	External Funding	Maintenance Cost	Retains / Detains	WSUD/ Clean Water	Performance	Prevent the Flooding	Replace an Ageing System	Crucial for the Area			
1	Selgar Avenue, Clovelly Park	3	2	3	1	3	2	1	1	0	4	0	6	8	2	8	44			
2	Ramrod Avenue, Hallett Cove	4	1	3	2	3	3	2	0	0	1	4	4	4	2	4	40			
3	Newland/Jervios, Marino	1	0	0	2	1	2	1	2	0	4	4	6	6	2	8	39			
4	Bandon Tce, Marino	3	1	3	1	2	3	2	0	0	4	0	4	6	2	8	39			
5	Radstock St, Morphettville (WSUD & drain)	1	0	2	1	2	3	1	1	0	3	2	3	6	6	0	6	37		
6	Crozier/Johnstone, Oaklands Pk	3	1	3	1	2	3	2	0	0	4	0	4	4	1	8	36			
7	Berrima Rd (Pt2)	1	1	1	1	3	2	2	0	0	3	0	0	6	6	2	8	36		
8	Water course restoration Stage 1	1	1	2	1	0	1	1	2	4	2	2	4	2	4	2	4	33		
9	Panton/Whiteleaf, Glengowrie	3	2	2	1	3	3	1	2	0	4	0	0	4	4	0	4	33		
10	Melanto Tce, Marion	2	0	3	1	2	3	1	1	0	4	0	0	4	6	0	6	33		
12	Heron Way, GPT Replacement	1	1	2	2	1	3	2	2	0	1	0	4	6	0	2	6	33		
13	Glade Crescent Reserve	1	1	3	0	1	2	2	0	1	1	4	4	2	0	6	32			
14	Keen Ave, Seaview Downs	1	0	3	1	2	3	1	2	0	4	0	0	4	6	0	4	31		
15	Hammersmith Ave, Edwardstown	2	1	0	1	2	2	1	1	0	4	0	0	4	6	1	6	31		
16	First Street, Hallett Cove	2	1	0	1	1	2	0	2	0	4	0	0	6	6	0	6	31		
17	Maxwell Tce/Francis Ave	2	1	1	1	2	3	1	0	0	0	0	4	6	2	8	31			
18	John St, Ascot Pk(sth of Raglan Ave)	1	1	3	1	2	1	2	1	0	4	0	0	4	4	0	6	30		
19	Warakila Road, Sheidow Park	1	2	0	1	2	1	1	1	0	4	0	0	4	6	2	4	29		
	Forest Avenue, Marino	3	1	0	1	2	0	1	1	0	4	0	0	4	6	2	4	29		
	Water course restoration Stage 2	1	0	1	1	0	1	1	0	2	2	2	4	4	2	4	29			
	Grey Road, Hallett Cove	3	1	2	2	1	1	1	1	0	2	2	2	2	0	2	6	28		
20	Ayre St, Sth Plympton	2	0	3	1	1	3	1	1	0	4	0	0	4	4	0	4	28		
21	Towers Tce, Edwardstown	1	0	3	1	1	3	1	2	0	4	0	0	4	4	0	4	28		
22	Caprice Street, Hallett Cove	1	1	0	1	2	1	1	1	0	4	0	0	4	6	1	4	27		
	Mitchell Street, Glengowrie	2	1	0	0	1	1	1	2	0	3	0	0	6	6	2	2	27		
	Railway Tce, Edwardstown	2	1	0	0	1	3	2	2	0	4	0	0	4	4	0	4	27		
	Woodlands Tce, Edwardstown	1	0	3	0	1	3	1	1	0	4	0	0	4	4	1	4	27		
24	Warripaninga Wetlands	1	0	1	1	1	1	1	0	0	4	4	3	4	0	2	4	27		
25	Shamrock Reserve WSUD	0	0	2	1	1	2	1	1	0	0	4	4	4	2	0	4	26		
26	Dwyer Road, Oaklands Pk	2	0	3	1	1	3	2	1	0	4	3	0	2	4	0	0	26		
27	English Avenue, Clovelly Park	1	1	1	1	2	1	1	1	0	4	0	0	4	6	0	4	25		
	Shaftesbury Terrace, Marino	1	2	1	1	2	0	0	1	0	3	0	0	4	6	0	4	25		
	Elder Tce, Glengowrie (Francis Crescent)	1	0	3	0	1	2	1	1	0	4	0	0	4	4	0	4	25		
	Clark/Naldera, Glandore	2	0	0	1	1	3	2	0	0	4	0	0	4	2	0	6	25		
29	Calauria/Bendigo Pl, Sheidow Park	2	0	0	1	1	3	1	2	0	4	0	0	4	0	2	4	24		
30	Harbrow/Grove/Wilga, Seacombe Gdn	0	0	0	1	1	3	1	2	0	4	0	0	2	6	0	4	24		
31	Bandon Tce, Marino - replacement	1	1	1	1	1	0	0	2	0	3	0	0	4	4	2	4	24		
	Lucretia Wetland, Hallett Cove	1	1	3	0	1	1	2	0	1	1	4	2	2	0	1	4	24		
	Heron Way Reserve	1	1	2	1	2	2	2	1	0	0	1	1	4	2	0	4	24		
	Oval Road / Stake Park Boundary drainage	2	1	1	1	2	0	0	2	0	3	0	0	4	6	1	0	23		
33	Finnis Street, Marion	1	1	1	0	1	1	0	2	0	3	0	0	2	4	2	4	23		
34	Stradebroke Ave WSUD, Plympton Pk	1	1	2	1	1	1	2	1	0	1	4	4	0	2	0	2	23		
	Struan Ave,Warradale	1	0	3	1	1	3	1	1	0	4	0	0	2	2	0	4	23		
	Bowden Grove, Oaklands Park	2	0	0	0	1	1	1	2	0	3	0	0	4	6	0	2	22		
	Calum Gr, Seacombe Heights	0	0	3	1	0	3	0	2	0	4	0	0	4	2	0	4	23		
35	RagamuffinDr, Hallett Cove	1	0	0	0	1	3	1	2	0	4	0	0	4	0	2	4	22		
36	Butler/Helmsdale, Glengowrie	1	0	0	1	1	3	1	1	0	4	0	0	2	4	0	4	22		
37	Sub-Station, Shiedow Park	1	1	2	2	2	3	0	0	0	3	0	0	0	2	2	4	22		
38	Tarranna Ave WSUD, Plympton Pk	1	0	3	1	0	2	2	2	0	1	4	4	0	0	0	2	22		
39	Graham Rd, Darlington	1	0	0	0	1	3	0	2	0	4	0	0	2	4	0	2	20		
40	Linwood Quarry and Golf Course Reuse / Lorenzin drain /Pine Ave Catchment project	2	0	1	0	0	0	1	0	0	0	4	2	4	2	0	2	20		
41	Glade Crescent drain	1	0	2	0	0	1	2	0	0	2	0	0	4	2	2	4	20		
42	Second Street Reserve drain, Hallett Cove	1	0	1	1	1	1	1	0	0	2	0	0	4	4	0	4	20		
43	Harrow Road, Wattle Ave, Pine Ave GPTs	2	1	1	0	1	1	2	0	1	2	0	2	2	0	2	2	19		
44	Mostyn Rd, Darlington	0	0	3	1	1	3	1	2	0	4	0	0	2	0	0	2	19		
45	Yeelanna Ave, Seaview Downs	1	0	3	0	0	3	0	2	0	4	0	0	2	0	0	4	19		
46	Dunluce St, Outfall	0	1	1	1	0	0	0	1	2	1	0	0	4	2	0	6	19		
47	Edward St, Outfall	0	1	1	1	0	0	0	1	2	1	0	0	4	2	0	6	19		
48	MCC Plaza ASR	0	0	1	0	0	1	1	0	0	0	3	4	4	0	2	2	18		
49	Glandore Laneways	4	2	0	0	3	2	1	0	0	2	0	0	2	2	0	0	18		
50	Myer/Meadowvale, Sturt (Grandview Grove)	1	0	0	0	1	3	1	1	0	3	3	3	0	0	0	2	18		
51	Rotorua Ave/Bowaka St, Park Holme	0	0	2	0	1	3	0	2	0	4	0	0	4	0	0	2	18		
52	Fryer street Reserve, Hallett Cove	1	0	1	0	0	1	0	1	0	2	2	0	4	2	0	4	18		
53	Boat Shed Café, Hallett Cove	2	0	0	2	0	0	1	2	0	4	0	0	0	2	2	2	17		
55	Davenport Tce, Seaview Downs	0	0	3	1	0	3	0	1	0	4	0	0	2	0	0	2	16		
56	Kurrajong Pl, Seacombe Gdns	0	0	3	0	0	3	0	2	0	4	0	0	2	0	0	2	16		
57	Truscott Ave, Seacombe Heights	0	0	3	0	0	3	0	2	0	4	0	0	2	0	0	2	16		
58	Quailo Ave detention	1	1	0	0	0	1	0	0	0	0	4	2	2	2	0	2	15		
59	Mulga St, Seacombe Gdns	1	0	0	1	1	3	0	2	0	4	0	0	1	1	0	1	15		
60	Sandison Rd, Hallett Cove	1	0	1	0	0	3	1	2	0	4	0	0	0	0	1	2	15		
61	Morphett Rd, Seacombe Heights	1	0	0	1	0	3	1	2	0	4	0	0	2	0	0	0	14		
62	Gregory St WSUD, Seaview Downs	0	0	1	1	0	0	2	2	0	1	4	3	0	0	0	0	14		
63	Aroona Road detention	0	0	0	0	1	0	1	2	0	0	4	2	2	0	0	2	14		
64	Barramindi Drive detention	0	0	0	0	1	0	1	2	0	0	4	2	2	0	0	2	14		
65	Bombay St, Oaklands Park	0	0	1	0	0	0	1	1	0	4	0	0	2	2	0	2	13		
66	Solo St, Warradale	0	0	1	0	0	0	1	1	0	4	0	0	2	2	0	2	13		
67	Perry Barr Road / Kanowna Street drain, Hallett Cove	0	0	1	0	0	1	1	2	0	0	0	0	4	2	0	2	13		
68	Brigalow Avenue, Seacombe Gardens	0	0	1	0	0	0	1	1	0	4	0	0	2	2	0	2	13		
69	Laurence St, Dover Gardens	0	0	1	0	0	0	1	1	0	4	0	0	2	2	0	2	13		

## Appendix 2

## City of Marion WSUD Treatments

Location	Details
Bradley Grove, Mitchell Park	Detention basins, landscaping and used as public amenity areas
Beadnall Tce, Glengowrie	On the southern corner of Joan Avenue, installed as part of the traffic control (the first installation of WSUD within CoM)
Charles Street, Ascot Park	Tree wells and a swale installed along Charles Street, an example of streetscaing
City Services development	Swales within the car park and adjacent to Marion Road
Glade Cres Wetlands	Various ponds and landscaping as part of the redevelopment
Dawber Drive, Plympton Park	Bio-retention basins along the road – installed by Renewal SA
Duncan Avenue, Park Holme	Renewal SA development, bio-retention basin or rain garden at western lane exit (Western Avenue)
Harbrow Grove, Reserve	Swale and basin
Kensington Street, Clovelly Park	A detention basin
Mike Turtur Bikeway	Adjacent to Pleasant Avenue – a basin area with a deck AND stormwater inlets
Oaklands Wetlands	ASR project, grounds and landscaping
Ragamuffin Drive, Hallett Cove	Various swales along the road adjacent to the Cove Civic Centre
Ramrod Avenue, Hallett Cove	Swale constructed along the road
Railway Terrace, Ascot Park	Swale from Daws Road to Sixth Avenue – this part of the Adelaide to Marino Rocks Greenway
Rosedale Avenue, Morphettville	A large drainage swale adjacent to Rosedale Avenue, north of the sport centre
Sturt Linear Path, Marion	Swale behind the houses fronting Parsons Street, Marion
Tonsley Development	Various streets, containing bio-retention basins and tree wells
Towers Terrace, Edwardstown	A rocky basin Swale within the Dumbarton Avenue Reserve, note this has never been planted
Warriparinga Wetlands	Ponds
Waterfall Creek, Hallett Cove	Various ponds between Aroona Road and Barramundi Drive

**Locations being considered or under construction**

Location	Details
Heron Way Reserve, Hallett Cove	A swale as part of the redevelopment in the vicinity of the roundabout
Finniss Street, Marion	Currently being installed - Various gardens implemented as part of the streetscape
Marion Basketball Stadium Car Park	Currently being constructed - Gardens beds within the car park
Morphettville Development	Renewal SA development – will have WSUD within the road network
The Cove Road, Marino	Designed and out to tender – swale within the car park
	TBD = TO BE DECIDED

## **Tonsley Water Agreement**

<b>Originating Officer</b>	Glynn Ricketts - Water Resources Coordinator
<b>Corporate Manager</b>	Mathew Allen - Manager Engineering and Field Services
<b>General Manager</b>	Tony Lines, General Manager Operations
<b>Report Reference</b>	ISC180703R03

### **REPORT OBJECTIVE**

The purpose of this report is to consider entering into a formal arrangement with Enwave Tonsley Pty Ltd (Enwave) for the bulk supply of treated storm water from Oaklands Wetland Aquifer Storage and Recharge scheme (ASR), prior to seeking endorsement from Council.

### **RECOMMENDATION**

That the Infrastructure and Strategy Committee:

1. Recommends that a report be provided to Council recommending that Council delegates to the CEO approval to enter into an Agreement with Enwave to sell treated storm water into the Tonsley Precinct and Flinders University Development

### **DISCUSSION**

The design intent of Oaklands was always to provide an opportunity to supply water to 3rd parties (GC270411R05). Both the State and Federal Governments provided funding and a land donation with the knowledge that the site was designed and built to be capable of supplying water to the Tonsley Development and the Future Development of the Flinders University Site (Section 48 Report, April 2014).

Council is unable to service this demand without significant investment and taking on supply risks. Therefore, a partnership approach is preferred, previously reported to Council (GC140317R and GC110417R08) and has now been through a detailed assessment to understand risk and opportunities.

A Water Agreement has been drafted based on the standard template provided by the Essential Services Commission of South Australia (ESCOSA). A summary of the Agreement is attached as Appendix 1.

### **The Tonsley Development and State Government Contract**

In 2012, Cabinet approved the Tonsley project as a public sector initiative to transform the 61-hectare former Mitsubishi Motors manufacturing site into a mixed-use employment, education and residential community. The project is supporting the transformation of South Australia's manufacturing industry by providing a high quality, people-focussed and knowledge-driven environment.

To meet the approved project objectives for a climate-smart precinct, in September 2016 Renewal SA released an Expression of Interest (EOI) for a renewable energy solution for Tonsley with the following objectives:

- A self-sustaining solution which requires no or low upfront or ongoing capital or operating outlay from Government;

- Provide market competitive electricity prices and reliability of supply to Tonsley users;
- Provide a minimum 30% of total electricity consumed from on-site renewable sources; and
- A scalable renewable energy solution which is able to be delivered in stages as the precinct develops and the electricity demand profile builds.

From the EOI and a rigorous assessment process, Enwave was selected by Renewal SA as the preferred proponent to deliver a District Energy Scheme (DES) incorporating on-site renewable power generation, battery storage, smart technologies and alternative water supply.

Enwave Tonsley Pty Ltd is a wholly owned subsidiary of Enwave Australia Pty Ltd (formerly known as Brookfield Utilities (Australia) Pty Ltd). Enwave Australia is 100% owned by Brookfield Infrastructure Partners L.P. (listed on the New York and Toronto stock exchanges with a market capitalisation of approximately US \$17.7 billion), and has had a long and successful history of owning and operating utility infrastructure assets across the Asia-Pacific region.

Enwave has proposed to build, own and operate a DES and alternative water supply and will draw upon its demonstrated experience in owning and operating similar energy utility services at Sydney Central Park, Sydney Airport as well as numerous international projects. Enwave will deliver a sustainable and integrated solution with the objective of delivering best practice community energy and recycled water infrastructure as Tonsley grows.

Enwave will invest capital of approximately \$40 million (including a capital payment of \$1 million to Council) over the 50-year period for required battery storage, photovoltaics, smart technologies, future MAB electrical assets, as well as a potential further investment towards future thermal hubs (thermal energy supply network). As a separate proposition, Enwave have also expressed the desire to install a \$60 million gas fired peaking Energy plant at Tonsley.

The Minister for Transport, Infrastructure and Local Government signed the Agreement with Enwave on the 21st May 2018 (Appendix 2). Consequently Enwave is now seeking to sign all required supply agreements, including the Water Supply Agreement with Council. The Council/Enwave agreement confirms both the supply rate and the capital payments from Enwave to Council, to install two additional Aquifer Storage and Extraction wells at Oaklands Wetlands.

### **Project Details**

The supply agreement would be for Enwave to purchase bulk water from Councils' Water Supply Business. Storage and additional treatment is required within the Tonsley precinct to improve water supply and quality. Additional treatment includes chlorine dosing, ultra-filtration and possibly reverse osmosis. Enwave has committed to fund new capital infrastructure for Tonsley as well as Council's infrastructure upgrade at Oaklands Wetland. Council's distribution network is already connected to the recycled water distribution pipes in Tonsley. Enwave now owns the recycled water, gas and electricity networks within Tonsley.

A project schematic is included in Appendix 3.

Cabinet approval was required for this project. Concerns over a single provider and probity were addressed by Renewal SA. Residents and Businesses within the Tonsley Precinct will still have service provider of choice provision for gas and power and can still buy water from SA Water if they so choose. In addition any utility charges needs to be at or lower than competition's consumption rates.



## Supply and Demand Capability

The Agreement clearly states that Council does not guarantee volumes and that water quality will only comply with restricted use irrigation standards. To this end, Enwave will maintain a mains water back up system in the event of drought, power failures or electrical/mechanical failures. Council will use best endeavours to recommence supply as soon as possible in the event of a breakdown. A balancing storage tank will provide at least 8 hours storage to reduce supply risks.

Storm water is pumped from the Sturt River for wetland treatment and aquifer storage. The Sturt River is considered a high security supply. Even in an extreme dry winter, the flows are significant. Less than 5% of the Sturt River's winter flow is required to service the expected water demand profile.

Two new ASR wells are required to provide operational flexibility and all year round supply capacity. The exact timing of the system augmentation is to be determined. Enwave has agreed to fund the cost of the two wells and this commitment is captured within the Agreement.

The water demand profile (Appendix 4), indicates that the wetland treatment capacity will be exceeded by circa 2036. At this time additional treatment capacity is required. The intent is to bolt on to the modular treatment system, sand filtration units (as required). The capital for this is to be funded from the Water Supply business.

Environmental permits and licences are required to operate an ASR scheme. Council currently holds all required permits and consents to inject and extract the volume required to service our own internal demand, plus some minor 3rd party sales (we have a Section 128 approval to extract 172 ML per annum). The current and future operating philosophy, which is detailed in the supply agreement with Enwave, is to service our own internal demand first. Enwave would then be a priority third party customer.

In order to increase our licenced capacity to service the maximum proposed harvesting, injection and extraction volumes (700 ML per annum), licence and permit variations have been applied for. To support the increase, quantitative modelling and environmental risk assessment have been submitted to both the Department of Environment and Water (DEW) and the Environmental Protection Agency (EPA). Both Regulators have technically assessed the applications and have now consulted with the public. It is anticipated that new licences will be issued shortly, as both Regulators support the proposed increase in volumes. The new licences will enable us to extract 700 ML per annum, irrespective of injected volumes, further reducing supply risks.

Council already holds a minor retail water licence, issued by ESCOSA to enable the sale of water to Enwave. This licence does not need any variation.

## Financial Analysis

The tiered pricing model currently proposed was developed by Enwave in conjunction with the City of Marion finance department.

The initial versions resulted in some significant decreases in revenue in years as increased volume supplies were achieved because the incremental pricing was applied to all water supplied. These revenue decreases would have resulted in an unfavourable position for

Council. This model only applies the lower price to the incremental supply volumes and results in a model where overall revenue will not see a decrease if supply volumes increase.

The current model assumes an initial capital contribution up to \$1.0m from Enwave to construct two additional wells at Oaklands Wetland to facilitate the expected demand.

Over the first 15 years the expected average net annual revenue (after CoM costs) is in the order of \$40k per annum. These revenues are required to be quarantined to fund the capital investment required in 2034, 2043 and 2048. After all projected investment has been completed by 2048, this is expected to decrease to \$20k per annum, noting that this is after setting aside an allowance for capital renewal of the installed equipment.



With no initial upfront costs to be met by CoM, the projected net revenue generated exceeds the amount required for Council's capital expenditure required in 2034, 2043 and 2048 to meet the staged increases demand, meaning this is projected to be wholly self-funded and not subsidised by the ratepayer.

This projected revenue is also sufficient to cover the increased operational and renewal costs.

During discussions with Enwave the focus was on ensuring our rate payers are not cross subsidising a third party supply. Hence a detailed, 30 year timeline financial model, capturing costs and revenue has been developed. ESCOSA will audit the pricing model. In addition, a sliding scale tariff was negotiated that allows for long run incremental cost of supply whilst providing a positive annual income from water sales.

## **Benefits of Supply**

Supply of water into the Tonsley and future Flinders University development provides the required economies of scale, as shown in the project financial modelling.

The benefits of supplying treated storm water are well documented. Fit for purpose water quality is always preferred for public irrigation, toilets, heating and cooling compared to very high quality drinking water. The supply of Oaklands Water into the Tonsley site is one of the criteria for the 6 Star Green Star award.

Oaklands Wetland needs volume to gain the benefits of economies of scale. Current water volumes are well below design intent and operational capacity. In order to maximise the Federal, State and Council investment additional supply volumes are required.

Another exciting opportunity emerging from within Tonsley is the proposed Hydrogen Fuel Plant. This provides Council with a possible unique, closed loop water cycle. Storm water is discharged from Tonsley, this drains into the Sturt River, where some of it is pumped into the wetlands for treatment. Treated water is then pumped back to Tonsley where some is used to create Hydrogen fuel, enabling Council to use this energy source to power its possible future fleet of cars and trucks.

## **Project Risks**

A detailed project risk assessment has been produced (Appendix 5). The risk profile to Council is considered low due to three main reasons;

- Water Quality supply risk is low as we are only providing water classified as "restricted use irrigation quality". Further water quality improvements are the responsibility of Enwave.
- Ability to service water demand is considered, after mitigation, a low risk. Volumes are not guaranteed. Back up mains supply is to be installed. Council's obligation is to use "best endeavours" in the event of a drought, power or mechanical failure.
- Capital funding to install the required 2 new ASR wells is to be provided by Enwave. This provides additional supply risk mitigation, not funded from general reserves.

## **Timing and Next Steps**

In order to complete all due diligence, Enwave require all energy and water agreements to be signed before they can commit any capital contributions to the project. . This allows for the investment in the sites infrastructure to commence. Staff from Council, Enwave and Renewal SA are attending regular workshops and meetings with DEW, the EPA, Office of the Technical Regulator, Department of Health and ESCOSA. Multiple Agency meetings are also planned with customers including Flinders University (on campus and within Tonsley), TAFE, Australian Gas Network and PEET (The Residential Developer).

It is anticipated that additional treatment capacity and the required extra distribution network pipes will be in place by mid-2019, although supply of water for irrigation of the public realm is due to start next summer.

## CONCLUSION

The supply of treated water into Tonsley will showcase innovation to our community, promote the benefits of recycled water supply, generate a low risk revenue stream, and help enable beneficial environmental, social and recreational outcomes for a significant state development.

Negotiations on the supply of alternative water to the Tonsley site have been focussed on environmental risks of supply, prioritising internal demand and the long term incremental economic assessment.

## Attachment

#	Attachment	Type
1	Tonsley Water Agreement - Appendix 1 - Contract Summary	PDF File
2	Tonsley Water Agreement - Appendix 2 - City of Marion Letter - Tonsley District Energy Scheme	PDF File
3	Tonsely Water Agreement - Appendix 3 - Schematic	PDF File
4	Tonsley Water Agreement - Appendix 4 - Water Demand Profile	PDF File
5	Tonsley Water Agreement - Appendix 5 - Risk Profile	PDF File

# Infrastructure and Strategy Meeting

## TONSLEY WATER AGREEMENT

### APPENDIX 1 – CONTRACT SUMMARY

#### SUMMARY

The contract outlines the agreement between Council (City of Marion) and the Customer (Enwave Tonsley Pty Ltd) for the bulk supply of treated stormwater from Oaklands Wetland Aquifer Storage and Recharge scheme.

#### KEY POINTS

The key points of the agreement are summarised below.

##### Supply of Treated Stormwater

- Council owns and operates the Oaklands Aquifer Storage and Recharge Scheme and the distribution network to the connection point at Tonsley.
- Council will use all reasonable endeavours to supply the treated stormwater to a connection point and will meet the minimum standard for public restricted use irrigation quality water.
- Subject to restrictions otherwise specified within the agreement, a maximum total volume of 400 ML pa to be drawn by the customer on a commercial basis.

##### Fees and Billing Periods

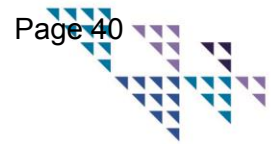
- Fees will be calculated using a tiered pricing structure on the billing period (annual) volumetric usage (supply rate x volumetric usage).
- Council prices will be adjusted annually based on the movement of the Adelaide All Groups Consumer Price Index Annual CPI escalation.
- Fees will be invoiced quarterly during the agreement, with a 30 day payment term.

##### Rights and Obligations of Council

- Council may wholly or partially suspend, interrupt or reduce the supply of treated stormwater to the connection point if any items within the agreement are breached.
- Council will prioritised its treated stormwater supply to the preference of its own internal demand first.
- Council is not under any obligation to provide an alternative source of supply of treated stormwater for any interruption.
- Council is not liable for any losses or costs incurred by interruption to the supply of treated stormwater.

##### Rights and Obligations of the Customer

- The customer, six months prior to each billing period (12 month period), will submit to council a forecast of the total volume for the next 30 billing periods (30 years).
- There is no provision for the banking or rollover of water quantities into the next billing period.
- The customer agrees to fund two separate augmentation works to meet the future demand up to a maximum of \$1,000,000 (in 2018 dollars) at Oaklands Wetland.



**RenewalSA**  
people partnerships progress

Adrian Skull  
Chief Executive Officer  
City of Marion  
PO Box 21 Oaklands Park SA 5046

21 June 2018  
Our Ref. A1198801

By email: [Adrian.Skull@marion.sa.gov.au](mailto:Adrian.Skull@marion.sa.gov.au)

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trading as Renewal SA.  
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North Terrace, Adelaide SA 5000  
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## RE: Tonsley District Energy Scheme

Dear Adrian,

On 21 May 2018, the Minister for Transport, Infrastructure and Local Government gave approval for Renewal SA to enter into a Development Agreement with Enwave Tonsley to establish a District Energy Scheme for the Tonsley Innovation District consisting of an electrical embedded network, rooftop solarvoltaics, smart metering, battery storage, electricity supply and recycled water for a 50 year term.

On 15 June 2018, Renewal SA executed the Development Agreement with Enwave Tonsley.

The attached briefing, provides further detail of the District Energy Scheme.

If you have any queries or wish to discuss further, please contact Tonsley Project Director, Vince Rigter via e-mail, [Vincent.Rigter@sa.gov.au](mailto:Vincent.Rigter@sa.gov.au)

Yours sincerely,

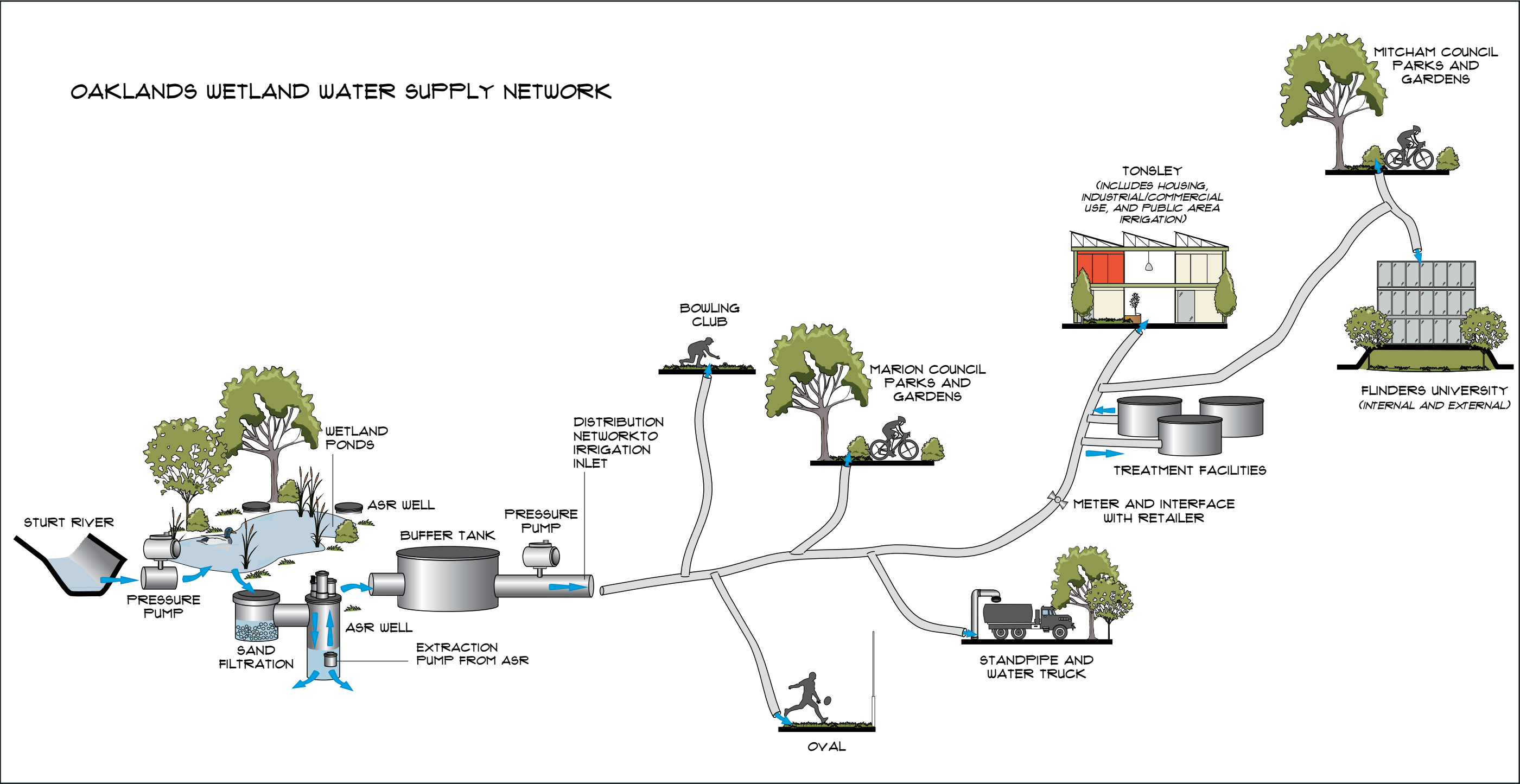
Matthew Waltho  
Sustainability Manager, Tonsley

cc.  
Vince Rigter, Tonsley Project Director, Renewal SA  
Katy Ellens, Tonsley Development Manager, Renewal SA  
Glynn Ricketts, Water Resources Coordinator, City of Marion

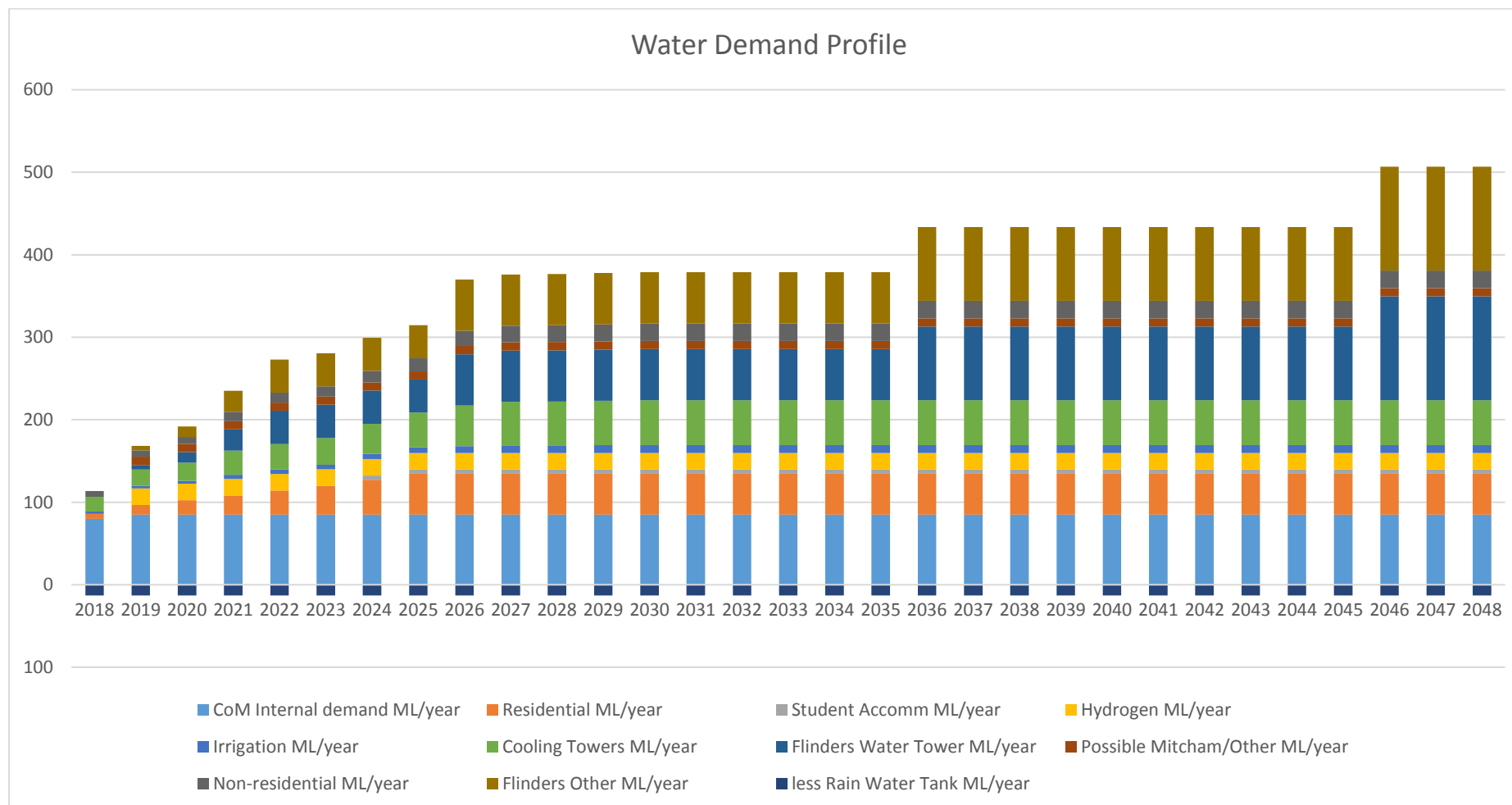
Att. Tonsley District Energy Scheme Briefing Paper



**Government of  
South Australia**



## Appendix 4



## Appendix 5

Hazard/Risk	Consequence rating	Mitigation	Residual Risk Profile
Drought/Low rainfall	Moderate	CoM does not guarantee volumes. Mains Water back-up and Environmental Permits not dependent upon injection volumes	Low
Poor Water Quality	Moderate	CoM only provides restricted use irrigation only water quality. Mains Water back-up and Environmental Permits not dependent upon injection volumes, although salt levels expected to increase if higher volumes are extracted over that injected	Low
Failure to comply with Environmental Permits and licence condition	High	Automatic on line monitoring linked to interlocks and failsafe electronic systems. Data logged by Scada. Auto alarm generated. Qualified and competent staff and contractors. Only use accredited laboratories for testing water quality.	Low
Existing pumps may not be able to meet demand	Moderate	Pump capacity is a modular and system is designed to “bolt on additional pumping capacity” Capex is planned in LTFP	Low
Construction cost of two wells exceeds \$1.0m:	Moderate.	Current costs informed budget with contingency. Water Business expected to have significant funds, from sales of water	Low

Inability to harvest water from flowing River	High	Additional harvest pump in stores for breakdowns. New harvest pit could be constructed when sand filter is required	Low
Power Failure	Moderate	Non critical supply. 8 hours storage capacity in Tonsley. Volumes not guaranteed, mains water back up supply	Low
Actual revenues are not sufficient to cover costs of capital expenditure in 2034, 2043 and 2048:	Moderate	Exposure is reduced here as revenues are linked to supply volumes. If expected supply volume timelines are not met then extra capital expenditure would also be delayed, reducing the likelihood of potential financial exposure.	Low



## Funding Strategy for Spade Ready Projects

<b>Originating Officer</b>	Richard Watson - Communications Adviser
<b>Corporate Manager</b>	Karen Cocks - Manager Customer Experience
<b>General Manager</b>	Vincent Mifsud, General Manager Corporate Services
<b>Report Reference</b>	ISC180703R04

### REPORT OBJECTIVE

The purpose of this report is to provide the Infrastructure and Strategy Committee with an overview of how the City of Marion identifies and pursues external funding for Council projects – its funding approach/strategy for ‘spade ready’ projects.

### EXECUTIVE SUMMARY

At its meeting of 6 February, 2018 (ISC060218) the Infrastructure and Strategy Committee requested a report on:

*“Projects ready for implementation; how funding opportunities to be identified/activated; need for a Council public policy statement on how Council funds its projects.”*

The City of Marion formed the External Funding Attraction Program (EFAP) in October 2017 as a key strategy to attract funding for projects that are aligned to the *Community Vision – Towards 2040*.

The EFAP involves staff from key areas across the organisation proactively coordinating applications for external funding, including grants, State and Federal government budgets and election promises.

The strategy is built on five pillars that incorporate identifying projects for external funding, a steering committee, relationship building, training and tracking funding applications.

A total of 28 projects have been identified as having potential for external funding. All projects are either “spade ready” or are progressing towards being “spade ready”.

### RECOMMENDATION

That the Infrastructure and Strategy Committee:

1. Note the report

### GENERAL ANALYSIS

#### Opportunities

The EFAP has identified 28 projects to target for external funding. These include:

Major capital works:

- Mitchell Park Sports and Community Centre redevelopment (\$19.75m total cost – Council has committed 50 per cent of funds and is seeking the balance from State and Federal governments).

#### Infrastructure initiatives:

- Marion Outdoor Pool upgrades (\$3.122m total cost – funded by Council)
- Morphettville Park Sports Club redevelopment (\$1.85m total cost with \$1.3m from Council, \$500,000 from the Office for Recreation and Sport and \$50,000 from the SANFL)
- Implement remnant vegetation plan (total cost \$300,000 – funded by Council)
- Oaklands Education Centre, Oaklands Wetland (up to \$200,000 total cost with 50 per cent from Council and 50 per cent from Flinders University)

#### Other projects:

- Expanding the solar panel network
- Resilient South program
- Adelaide Living Laboratory project
- Public toilet renewal

The list of projects will be renewed on an ongoing basis in line with Council's strategic priorities.

The program also incorporates promises made by candidates in the 2018 SA State Election.

Targeted projects are in addition to “business as usual” grants such as State Government operating grants for libraries and capital renewals.

### **Organisational Excellence**

Attracting external funding seeks to reduce Council's reliance on rates and enables it to run projects it cannot deliver in isolation.

External funding also supports the six themes of the community vision by developing projects that benefit the broad community.

### **Current Budget Allocation**

Training is provided by an external consultant within existing budgets.

## **DISCUSSION**

The EFAP was introduced in October 2017 to identify and coordinate application for external funding.

The EFAP is the City of Marion's first strategy to formalise the identification and attraction of external funding.

The EFAP is based upon five (5) pillars;

1. Identification of strategic priorities and developing spade ready projects and aligning them to appropriate funding bodies.
2. External Funding Attraction Steering Committee (EFASC) manages the program by identifying projects for external funding, selecting staff for training, providing access to grants information, coordinating applications to ensure they are well-written, meet criteria and are lodged and acquitted correctly.
3. Coordinating relationship building with funding providers to ensure staff liaise with officers at an appropriate level and gain feedback on proposals to support applications.
4. Staff training in relationship building, writing and submitting applications.
5. Tracking funding applications via an online database that shows how submissions are progressing, external contact officers and outcomes.

The EFASC has been working with the Innovation and Strategy Unit to identify projects suitable for external funding and aligning the process with a new organisation wide management system.

The committee is now identifying staff for training and developing communications materials.

While the EFASC focuses on projects valued at \$100,000 and above, it supports all funding applications that are aligned to Council's strategic objectives.

## WORKSHOP / PRESENTATION ITEMS

### OTHER BUSINESS

### REPORTS FOR NOTING

#### Asset Optimisation

<b>Originating Officer</b>	Fiona Harvey - Manager, Innovation & Strategy
<b>Corporate Manager</b>	Fiona Harvey - Manager Innovation and Strategy
<b>General Manager</b>	Abby Dickson, General Manager City Development
<b>Report Reference</b>	ISC030718R05

#### REPORT OBJECTIVE

This report provides an overview of the status of plans, policies and frameworks that guide the City of Marion's medium-long term asset (infrastructure) management including procurement, ownership, service levels and divestment.

#### EXECUTIVE SUMMARY

Council owns and manages a portfolio of assets worth in excess of \$1b. The effective and sustainable management of these assets is key to the delivery of Council's purpose to 'Improve residents' quality of life; continuously, smartly and efficiently'. Significant focus over the past 2-3 years on strategic reviews of infrastructure provision, ownership and management models has resulted in a series of policies, frameworks, programs and projects being adopted and funded. The implementation of these elements is transforming the urban landscape across the City of Marion.

The review and development of the next 4 year Business Plan (2019-2023) will provide the new Council with an opportunity to set its strategic directions for ongoing delivery of asset priorities.

#### RECOMMENDATION

The Infrastructure and Strategy Committee

1 Notes the progress on the medium-long term management plans, policies and frameworks that guide procurement, ownership, service levels and divestment of assets.

#### GENERAL ANALYSIS

##### Background

At the 1 August 2017 Infrastructure and Strategy Committee, a presentation was given on the key infrastructure needs to support City Development over the next 5-10 years (ISC010817R8.2). The Committee raised/noted the following points:

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

Since this time a significant focus has continued on the City of Marion's position and planning for development, management, ownership and service levels of many different infrastructure classes. This report provides a status summary of this progress.

### **Strategic Plans**

The City of Marion's purpose is 'to Improve residents' quality of life; continuously, smartly and efficiently. This is progressed through six themes; Liveable, Valuing Nature, Engaged, Innovative, Prosperous and Connected.

The provision and management of infrastructure (assets) plays a critical role in supporting all of the themes and ultimately improving residents' quality of life.

The Community Vision - Towards 2040 and 2017-2027 Strategic Plan set out a range of infrastructure-related goals and strategies that are focused on well planned and safe neighbourhoods with excellent facilities and open spaces; high quality urban environments that attract business investment and visitors; protection and improvement of our natural assets; provision of infrastructure that supports innovation; and key infrastructure to connect people with each other and places.

The 2016-2019 Business Plan and Annual Business Plan capture the prioritised actions that will be delivered to progress each of the goals and strategies. The actions include developing frameworks and policies, and delivering on-ground works.

From November 2018 on, the new Council will begin the development of its next 4 year Business Plan (2019-2023). In preparation for this process, a comprehensive review of impacts, risks, challenges, opportunities, community changes, emerging trends etc. will be undertaken to support Council's setting of its goals and priority actions.

### **Major Projects**

The City of Marion currently has a number of significant infrastructure related projects and programs underway, or due to start soon. These are detailed in the 2016-2019 Business Plan and in the 2018/19 Annual Business Plan:

- Edwardstown Soldiers Memorial Oval redevelopment
- International BMX facility (funding still to be finalised)
- Soccer pitches in the South
- Marion Outdoor Pool redevelopment
- Morphettville Park Sports redevelopment
- Mitchell Park Sports & Community Centre (seeking partnership funds)
- Open Space and Playground developments
- Partnerships with State and Federal governments on the Darlington upgrade, Tonsley development and Flinders Link Rail expansion
- Partnership with State government on the Oaklands Crossing and broader precinct redevelopment
- Two Expressions of Interest for major developments on the Croquet site Sturt Rd and Marion Cultural Centre
- City wide tennis and netball facilities upgrades
- Expansion of walking and cycling networks

These projects are transforming the City landscape, and will add significant community and economic value at a local, City wide, regional and state level.

### **Infrastructure related frameworks and policies**

Over the past two years significant progress has occurred on the review and implementation of a range of infrastructure related framework and policies. This is establishing transparent, sustainable and medium-long term plans for the procurement, management and divestment of key infrastructure based on adopted service

levels.

- **Community Facilities framework:** Currently being developed, with the Community Facilities Policy due for presentation to Council in July, and a focused Southern area Elected Member forum discussion scheduled in July 2018. A 10 year Plan and works program will be developed based on agreed service levels that guide the location and types of facilities.
- **Playground framework:** This framework has been adopted by Council and includes a Policy, service levels, methodology for community consultation and 3 year works program. The inclusion of shade program was an important addition to this framework in response to evidence that days are warming and playground use can be impacted in summer due to very hot days.
- **Open Space framework:** The Open Space policy has been adopted, and a Plan and works programs is currently being developed. Once this is finalised, alignment with the playground and community facilities frameworks will be reviewed.
- **Streetscape framework:** The adopted Streetscape framework includes a Policy, design guidelines and a prioritised works program.
- **Walking and Cycling Guidelines:** The Walking and Cycling Guidelines 2012 – 2017 considered the walking and cycling network as a whole and provided direction and information to facilitate an integrated strategic approach to the planning, design, construction and maintenance of existing and future walking and cycling paths. These guidelines are currently in review to set the strategy for walking and cycling over the next 5 year period.
- **Public toilet program:** A strategic review of public toilet provision was conducted this financial year which resulted in a 3 year public toilet program being adopted and funded.
- **Tree management framework:** A review of the tree management framework has resulted in an enhanced 5 year (18/19-22/23) program being adopted which will deliver significantly more street and reserve trees.
- **Sports facility management models:** Council adopted sports facility management model, with the inclusion of facility managers at major sporting precincts. This model is being implemented at Cove Sports and Community Centre and Edwardstown Soldiers Memorial Sports development. The model is focused on improving sustainability and effectiveness of sporting precincts.
- **Procurement and divestment of vacant land/facilities:** A strategic review of the potential for

procurement or divestment of vacant land and facilities is integrated with the review and development of the Community Facilities and Open Space frameworks.

### Overarching positioning

To support the progress of Council's strategic goals a range of policies and programs have been adopted that inform and support the implementation of all infrastructure related projects and programs. The commitment to these policies and programs demonstrates that council is committed to ensuring the progress of all of its priorities in balance, considering environmental, social, and economic outcomes are maximised wherever possible. These programs include:

- Climate change policy adopted, with a program for roll out of solar panels across a significant number of council facilities;
- Embedding water sensitive urban design in infrastructure projects;
- Continued review and planning of stormwater management;
- Adoption of a natural landscaping guideline to improve environmental outcomes in management of open space;
- Adoption of a remnant vegetation plan to protect valuable areas of remnant vegetation across the City
- Coastal management plan being finalised to ensure our coastal assets are well managed in response to climate change risks;
- Energy efficiency and renewable energy plan being developed to understand focus for renewables and energy efficiency investment over the next 5-10 years;
- Urban activation project to support activating spaces in conjunction with infrastructure renewal/upgrades;
- Resilient South climate change adaptation program which includes consideration of the potential change needs of built form to respond to climate change impacts;
- Digital Technology Roadmap which sets out the short, medium and long term priority areas for progressing investment in systems and technology to enhance service delivery and outcomes;
- 'Smart City' lens which is being considered by the Infrastructure and Strategy Committee currently, to understand and prioritise the investment in technology and innovation aligned to Council's overarching goals and priorities.
- The revised Leasing & licencing policy and proactive capacity building with clubs and community groups seeks to maximise the use of Council's facilities

### Asset Transformation

The City of Marion has undertaken a comprehensive review of Asset Management focused on 4 key areas - skilled people, accurate data, intelligent systems and improved processes.

At a strategic level, the Asset Management Policy, Strategy and Plans set the focus and priority for delivery, management and divestment of assets in the long term. The Asset Management Policy is being considered for adoption by Council in July, defining a consistent and integrated approach to sustainable asset management throughout the City of Marion. This supports the organisation in making effective and informed decisions through each stage of the asset lifecycle to achieve the Asset Management Vision:

*To maintain the City of Marion's assets to agreed levels of service which maximises community value throughout an asset's life*

Infrastructure needs are outlined in a number of asset management plans relating to transport, stormwater, open space, buildings and the coastal walking trail. The Asset Management Plans provide a 10-year plan to ensure that assets support the delivery of services, to the required service standards, in a financially sustainable manner and include:

- Levels of service – specifies the services and levels of service to be provided,
- Future demand – how this will impact on future service delivery and how this is to be met,
- Life cycle management – how Council will manage its existing and future assets to provide defined

levels of service,

- Financial summary – what funds are required to provide the defined services,
- Monitoring – how the plan will be monitored to ensure it is meeting the organisation's objectives.

A review of the Asset Management Plans will commence in 2018/19 to ensure the plans are based on accurate asset information, and test alignment with strategic plans and service levels. The revised AMP's will inform updates to the Long Term Financial Plan.

### **Service Reviews**

The Service Review program provides a strategic and ongoing opportunity to review service levels. The service review methodology considers elements such as the provision of the service, management models, and key metrics to monitor service performance. The review is based on the analysis of accurate data and information, community feedback and benchmarking information. The outcomes of the infrastructure related service reviews will inform updates to policies, programs and Asset Management Plans.

### **Long Term Financial Planning**

All of the policies, frameworks and plans listed above inform the ongoing review of Long Term Financial Plan (LTFP) and Annual Budgets. The alignment of the strategic plans, AMPs and LTFP continues to be improved through the focus on asset management and the strategic review of infrastructure related services.

### **Risk Management:**

The management of assets is a high risk for the City of Marion due to the diversity of assets and their collective value being in excess of \$1bn. Significant focus on all elements of asset management is critical in ensuring risks are proactively managed.

### **Legal / Legislative / Policy:**

A range of asset related policies have been developed or reviewed over the past 2-3 years. This will be an ongoing process under the new Policy Framework.



## **MEETING CLOSURE**

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