

His Worship the Mayor  
Councillors  
City of Marion

## **Notice of General Council Meeting**

Council Chamber, Council Administration Centre  
245 Sturt Road, Sturt

**Tuesday, 26 May 2026 at 6.30 pm**

The CEO hereby gives Notice pursuant to the provisions under Section 83 of the *Local Government Act 1999* that a General Council 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.



Tony Harrison  
Chief Executive Officer

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## 1 Open Meeting

## 2 Kurna Acknowledgement

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

## 3 Disclosure

All persons in attendance are advised that the audio of this General Council meeting will be recorded and will be made available on the City of Marion website.

## 4 Council Member Declaration of Interest (if any)

## 5 Confirmation of Minutes

### 5.1 Confirmation of Minutes of the General Council Meeting held on 12 May 2026

<b>Report Reference</b>	GC260526R5.1
<b>Originating Officer</b>	Business Support Officer - Governance and Council Support – Cassidy Mitchell
<b>Corporate Manager</b>	Manager Office of the Chief Executive – Sarah Vinall
<b>General Manager</b>	Chief Executive Officer – Tony Harrison

## RECOMMENDATION

1. That the minutes of the General Council Meeting held on 12 May 2026 be taken as read and confirmed.
2. That the minutes of the Confidential General Council Meeting held on 12 May 2026 and sent to Members on 22 May 2026 be taken and read as confirmed.

## ATTACHMENTS

1. G C 260512 - Final Public Minutes [5.1.1 - 9 pages]



**Minutes of the General Council Meeting  
held on Tuesday, 12 May 2026 at 6.30 pm  
Council Chamber, Council Administration Centre  
245 Sturt Road, Sturt**

**PRESENT**

His Worship the Mayor Kris Hanna  
Councillor Joseph Masika  
Councillor Nathan Prior  
Councillor Raelene Telfer  
Councillor Luke Naismith  
Councillor Jason Veliskou  
Councillor Sarah Luscombe

Councillor Jayne Hoffmann  
Councillor Renuka Lama (from 6.34pm)  
Councillor Amar Singh  
Councillor Ian Crossland

**In Attendance**

Chief Executive Officer - Tony Harrison  
General Manager City Services - Angela Allison  
General Manager Corporate Services - Tony Lines  
General Manager City Development - Ben Keen  
Chief Financial Officer - Ray Barnwell  
Unit Manager Governance and Council Support - Victoria Moritz  
Governance Officer - Amey Johnson

**1 Open Meeting**

The Mayor opened the meeting at 6.31pm.

**2 Kurna Acknowledgement**

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

**3 Disclosure**

All persons in attendance are advised that the audio of this General Council meeting will be recorded and will be made available on the City of Marion website.

**4 Council Member Declaration of Interest (if any)**

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

Nil interests were disclosed.



## 5 Confirmation of Minutes

### 5.1 Confirmation of Minutes of the General Council Meeting held on 28 April 2026

Report Reference GC260512R5.1

#### Moved Councillor Veliskou

#### Seconded Councillor Luscombe

1. That the minutes of the General Council Meeting held on 28 April 2026 be taken as read and confirmed.
2. That the minutes of the Confidential General Council Meeting held on 28 April 2026 and provided to Members on 6 May 2026 be taken and read as confirmed.

**Carried Unanimously**

## 6 Adjourned Items - Nil

## 7 Deputations

### 7.1 Transport for aged people in the City of Marion

Report Reference GC260512D7.1

The request to give a deputation was withdrawn by Ms West.

## 8 Petitions - Nil

## 9 Committee Recommendations - Nil

## 10 Confidential Items

### 10.1 Cover Report - Marion Tennis Club Relocation Options

Report Reference GC260512F10.1

#### Moved Councillor Hoffmann

#### Seconded Councillor Telfer

Pursuant to Section 90(2) and (3)(b) of the *Local Government Act 1999*, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item GC260512F10.1 Marion Tennis Club Relocation Options except the following persons: Chief Executive Officer, Executive Manager Office of CEO, General Manager City Development, General Manager City Services, General Manager Corporate Services, Chief Financial Officer, Manager City Property, Manager City Activation, Unit Manager Property Strategy and Delivery, Unit Manager Property and Facilities, Team Leader Property, Unit Manager Engagement, Media and Events, Media and Engagement Advisor, Unit Manager Governance and Council Support and Governance Officer, to enable the Council to consider the Item in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above in order to receive, discuss or consider in confidence the following information or matter relating to the item, information the disclosure of which could reasonably be expected to provide an advantage to anyone that may seek to tender for the project disclosed in the report that contains financial projections.

Notes the disclosure of this information would, on balance, be contrary to the public interest as it could negatively impact the outcomes for Council of a future tender process and could infer a financial advantage to another entity when the project is opened to tender.



Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep consideration of the information or matter confidential.

**Carried Unanimously**

6.33pm the meeting went into confidence

6.34pm Councillor Lama entered the meeting

6.47pm Councillor Singh left the meeting

6.48pm Councillor Singh re-entered the meeting

**Moved Councillor Telfer**

**Seconded Councillor Lama**

That Council:

1. Endorse the following be constructed for the Marion Tennis Club:
  - a. Four tennis courts to be built on the southern side of the former croquet club site with a new pavilion, sports lighting and fencing, noting the pavilion to be designed in between two courts to the east and two courts to the west.
  - b. Two tennis courts to be built at the Marion RSL on the site of the current RSL bowling greens.
2. Endorse a new turf area be constructed on the northern parcel of the former croquet site, including new irrigation, turf, netting and goals.
3. Notes the total project cost of ██████ consisting of ██████ from the City of Marion; and \$1.5M from the state government.
4. Endorse administration to work with the Marion RSL and Marion Tennis Club on an appropriate leasing arrangement for the re-purposed use of the former Marion RSL Bowling Green site and amenities.
5. Notes the Marion Tennis Club has declined the offer for the use of Tarnham Road Reserve and Mitchell Park Sports and Community Centre tennis courts on the basis that additional two courts are built at the RSL for the Club.
6. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda Item GC26051210.1 Marion Tennis Club Relocation Options shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(b) of the Act, :
  - Financial Figures contained within the Report - GC26051210.1 Marion Tennis Club Relocation Options
  - Financial figures contained within the Minutes - GC26051210.1 Marion Tennis Club Relocation Options
 on the grounds that the document(s) relates to information the disclosure of which could reasonably be expected to provide an advantage to anyone that may seek to tender for one of the project options disclosed in the report that contains financial projections.
7. Section 90(2) and (3)(b) of the Act notes the disclosure of this information would, on balance, be contrary to the public interest because it could confer a commercial advantage on a person that Council is conducting or proposed to conduct business with.
8. Determines this order shall operate for a period of 12 months and will be reviewed every 12 months if the confidentiality period is longer than 12 months in duration.



9. Pursuant to section 91(9)(c) of the Local Government Act 1999, delegates to the Chief Executive Officer the power to revoke this order in whole or part.

**Carried Unanimously**

7.05pm Councillor Singh left the meeting

7.07pm Councillor Singh re-entered the meeting

7.08pm the meeting came out of confidence

## 11 Corporate Reports for Decision

### Order of Agenda

The Mayor sought and was granted leave of the meeting to vary the order of the Agenda to consider item 11.1 Public Submissions on the Draft Annual Business Plan 2026-2027 at the end of the Agenda

#### 11.1 Public submissions on the Draft Annual Business Plan 2026-2027

Report Reference GC260512R11.1

The Mayor opened the item and invited any member of the public to comment on the Annual Business Plan and Budget and make a submission during the meeting.

#### 11.2 Entry level positions - GAP and Traineeships

Report Reference GC260512R11.2

**Moved Councillor Crossland**

**Seconded Councillor Masika**

That Council:

1. Notes the success of the GAP Program and inclusive traineeships
2. Notes that future funding of this program will be at the discretion of the CEO using the existing budget currently available for ordinary salaries and will not be considered separately at a General Council Meeting.

**Carried Unanimously**

#### 11.3 The Public Consultation Policy

Report Reference GC260428R 11.3

**Moved Councillor Telfer**

**Seconded Councillor Lama**

That Council:

1. Endorses the draft Community Engagement Policy for release to community consultation.
2. Notes that the community feedback on the draft policy will be presented to Council on 23 June 2026 for consideration and adoption.



Carried Unanimously

#### 11.4 Library of Things - rescission of resolution in relation to future models

Report Reference GC260512R11.4

**Moved Councillor Luscombe**

**Seconded Councillor Veliskou**

That Council:

1. Rescinds the resolution from its meeting of 23 September 2025 in relation to the item 'Library of Things' Investigation and Viability (GC250823R12.3) that states:

1. *Endorse City of Marion to commence implementation of a larger and more traditional Library of Things at Cove Civic Centre with collection and return opportunities at the Marion Cultural Centre and Park Holme Library by:
 
  - a. Pursuing external funding for this initiative in the first instance, and
  - b. If external funding is not successful within 12 months, Council is presented this initiative through the 2027/28 Annual Business Planning process for consideration*

Carried

**Moved Councillor Luscombe**

**Seconded Councillor Masika**

That Council:

1. Endorse City of Marion Library Services continue to deliver current service model, by:
  - a. delivering a non-traditional Library of Things across three sites linked to skills development and learning.
  - b. continuing to expand a range of items based on feedback, trends and community need with a focus on accessibility, digital inclusion and reuse principles.
2. Endorse City of Marion Library Services to commence implementation of a larger and more traditional Library of Things at Cove Civic Centre only, with no courier option by:
  - a. pursuing external funding for this initiative in the first instance, and
  - b. if the external funding is successful, from 2026/27 Council commits ongoing cost of \$2,000 per annum for ongoing operations
  - c. Noting a Library of Things items should be sustainable and durable
3. Requests a report be brought back to Council to review the program two years after commencement

Carried

#### 11.5 Partial Road Closure Robert Street, Edwardstown

Report Reference GC260512R11.5

**Moved Councillor Hoffmann**

**Seconded Councillor Masika**

That Council:

1. Authorises the commencement of the road closure process in accordance with the *Roads (Opening and Closing) Act 1991* to close a portion of the road reserve adjoining 6/25 HMS Buffalo Avenue, Edwardstown which requires:
  - a. preparation of preliminary plan
  - b. preparation of a statement of affected parties
  - c. undertaking a statutory notification process



2. Notes that a report will be brought to Council for consideration of the outcome of the notification period under the *Roads (Opening and Closing) Act 1991*.
3. Authorise staff to negotiate an agreement to determine the terms of the Road Closure and transfer, with all associated costs with the closure to be met by SA Housing Trust.
4. That Council approves a sale value to be negotiated by staff utilising market sales evidence rather than engaging an independent valuer, noting that this is an exception to Council's Disposal of Land and Assets Policy.
5. Pursuant to Section 37(b) of the Local Government Act 1999 authorises the Chief Executive Officer or delegate to enter into and execute all documentation necessary to undertake the road closure process.
6. Resolves that the net proceeds from the sale are to be assigned to the Open Space Reserve fund.

**Carried Unanimously**

### 11.6 Proposed renaming of Scarborough Terrace Reserve

**Report Reference** GC260512R11.6

**Moved Councillor Prior**

**Seconded Councillor Singh**

That Council:

1. Endorse the renaming of Scarborough Terrace Reserve in Dover Gardens to Patriitti Reserve.

**Carried Unanimously**

### 11.7 Telecommunication Tower Lease Renewal – Seacliff Park - Community consultation

**Report Reference** GC260512R11.7

**Moved Councillor Crossland**

**Seconded Councillor Luscombe**

That Council:

1. Notes the Community Feedback Report.
2. Authorises the grant of a new lease for a term of 5 years with a 5 year right of renewal from 1 March 2028 with Indara for the existing telecommunication tower infrastructure situated at 34 Clubhouse Road, Seacliff Park (Certificate of Title Volume 6123 Folio 337), being the Seacliff Park Golf Course land.
3. Authorises rent terms of \$26,000 per annum (gross) with a 3% fixed annual increase on each lease anniversary.
4. Note the feedback surrounding graffiti removal and implement periodic reviews of the site for graffiti removal purposes.

**Carried Unanimously**

### 11.8 Future Options for Ageing Service Models

**Report Reference** GC260512R11.8

**Moved Councillor Masika**

**Seconded Councillor Naismith**

That Council:

1. Operate the Coinda Cafe as an ongoing, low-cost Council run cafe service;



2. Provide an Ageing Well Information service for a 12-month period;
3. Receives a report on the Ageing Well Information service no later than April 2027 to review this service and consider the continuation / cessation post 30 June 2027.
4. Note that given the pressure on rates an increase in the salary budget is not being sought. Vacancies will be proactively managed to fund these services.
5. Notes that Council receives a report in March 2027 to determine the future model of the bus service.
6. Note City of Marion has received notification of new providers and is negotiating with the Commonwealth to seek a more satisfactory outcome for clients in relation to Social Support Group and meals service area.

**Carried**

## 12 Corporate Reports for Information/Noting

8.23pm Councillor Naismith left the meeting

8.23pm Councillor Singh left the meeting

8.24pm Councillor Singh re-entered the meeting

8.25pm Councillor Naismith re-entered the meeting

**Moved Councillor Prior**

**Seconded Councillor Hoffmann**

That the following items be moved en bloc

- 12.1 CHSP Performance Update
- 12.2 Council and CEO KPI Report FY25/26 – Q3

**Carried Unanimously**

### 12.1 CHSP Performance Update

**Report Reference** GC260512R12.1

**Moved Councillor Prior**

**Seconded Councillor Hoffmann**

That Council:

1. Notes the report for Quarter 3 (1 January 2026 – 31 March 2026)

**Carried Unanimously**

### 12.2 Council and CEO KPI Report FY25/26-Q3

**Report Reference** GC260512R12.2

**Moved Councillor Prior**

**Seconded Councillor Hoffmann**

That Council:

1. Notes the FY25/26-Q3 results contained within the attachments.

**Carried Unanimously**

## 13 Workshop / Presentation Items – Nil

## 14 Motions With Notice



#### 14.1 Leave of Absence - Cr Jana Mates

Report Reference GC260512M14.1

##### **Moved Councillor Veliskou**

##### **Seconded Councillor Singh**

That Councillor Mates be granted a leave of absence for the General Council Meetings to be held on 12 May and 26 May 2026.

**Carried Unanimously**

#### 11.1 Public submissions on the Draft Annual Business Plan 2026-2027

Report Reference GC260512R11.1

The item resumed. It is noted that no formal verbal submissions were received during the meeting.

##### **Moved Councillor Telfer**

##### **Seconded Councillor Masika**

That Council:

1. Notes no verbal feedback was received through public submissions on the Draft Annual Business Plan 2026-2027 at the General Council Meeting of 12<sup>th</sup> May, and that a further community engagement report- incorporating any written public submissions will be presented to Council at the meeting to be held on 26 May 2026.

**Carried Unanimously**

**15 Questions With Notice – Nil**

**16 Motions Without Notice – Nil**

**17 Questions Without Notice – Nil**

**18 Other Business – Nil**

##### **19 Meeting Closure**

The meeting was declared closed at 8.44pm.

CONFIRMED THIS 26 DAY OF MAY 2026

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CHAIRPERSON

## 6 Communications

### 6.1 Elected Member Verbal Communications

In accordance with the *Code of Practice - Procedures at Council Meeting 2025* A Council Member has the right to speak for up to two minutes at one General Council meeting per month (with the exception of Caretaker). If there are two General Council meetings scheduled to be held in one month, the Verbal Communication reports will be heard at the second meeting of the month.

### 6.2 Mayoral Communication Report

**Report Reference** GC260526R6.2  
**Name of Council Member** Mayor - Kris Hanna

Date	Event	Comments
23.04.2026	COAST FM Segment	Interviewed
24.04.2026	Anzac Day Eve Youth Vigil Ceremony	Gave speech laid tribute
25.04.2026	Anzac Day Dawn Service - RSL Marion Sub Branch	Gave speech and laid wreath
29.04.2026	Met Marion RSL President and Secretary re- future of Bowling Greens	
01.05.2026	Reconciliation Exhibition	Opened exhibition
06.05.2026	Mullawirra Ward Briefing	
08.05.2026	Vietnam Veterans' Federation SA - Coral and Balmoral Commemoration Service	Laid tribute
08.05.2026	Lions Club of Hallett Cove - 40th Anniversary	Gave speech
10.05.2026	Galleon Theatre Play at MCC	
18.05.2026	Southern Business Connections – Professional Networking	
21.05.2026	Volunteer week Celebration and Milestone Recognition Event	
21.05.2026	National Volunteer Week - Celebration Afternoon Tea Event	
21.05.2026	Italian Stories History Event at MCC	
In addition, the Mayor has met with residents, MPs and with the CEO and Council staff regarding various issues		

### 6.3 CEO and Executive Communication Report

**Report Reference** GC260526R6.3

Date	Activity	Attended By
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22 April 2026	Event   66th Australian Police Bowling Championships   Provided Welcome Speech on behalf of the Mayor	Tony Harrison
22 April 2026	Meeting   Volunteering SA&NT and City of Marion re: VSA&NT membership & services	Tony Harrison
27 April 2026	SRWRA Board meeting	Angela Allison
28 April 2026	Meeting   LG Talent	Tony Harrison
28 April 2026	Monthly GM & SPM cross council meeting   CoM, CCS & PAE	Tony Lines
29 April 2026	KMPG Insights meeting	Tony Lines
5 May 2026	Meeting   Tony Harrison, Maddie Frew, Alex Wright (City of Marion), Michael Visintin (Design IQ), Andrew Brazzale (Brazzale Group) and Frank Gasparin (Gasparin)	Tony Harrison
5 May 2026	South Australia Major Projects Conference	Ben Keen
6 May 2026	South Australia Major Projects Conference	Ben Keen
6 May 2026	SMRF Draft Budget Review meeting	Angela Allison
6 May 2026	Tonsley PCG   bi-monthly meeting – CoM	Tony Lines
8 May 2026	SALGFMG Conference   Driven by Data	Tony Lines
13 May 2026	Flinders Uni & CoM re AI Partnership	Tony Lines
14 May 2026	Meeting   Toby Priest MP	Tony Harrison
14 May 2026	Quarterly Cross Council CS GM meeting with CoM, CCS & PAE	Tony Lines
15 May 2026	KPMG & CoM re IS meeting	Tony Lines
18 May 2026	Meeting   City of West Torrens, Angela Catinari, Chief Executive Officer and Shanti Ditter, General Manager Communities re Waste	Tony Harrison Tony Lines
22 May 2026	LG Professionals SA Leadership Excellence Awards Gala Dinner	Tony Harrison Ben Keen

**7 Adjourned Items - Nil****8 Deputations - Nil****9 Petitions - Nil****10 Committee Recommendations****10.1 Confirmation of Minutes of the Review and Selection Committee meeting held on 5 May 2026**

<b>Report Reference</b>	GC260526R10.1
<b>Originating Officer</b>	Business Support Officer - Governance and Council Support – Cassidy Mitchell
<b>Corporate Manager</b>	Executive Manager People and Culture - Kate McKenzie
<b>General Manager</b>	Chief Executive Officer - Tony Harrison

**REPORT OBJECTIVE**

The purpose of this report is to facilitate the receiving and noting of the minutes of the Review and Selection Committee meeting held on 5 May 2026.

**EXECUTIVE SUMMARY**

A summary of items considered by the Committee Members is noted below.

**Reports for Noting**

- Council and CEO KPI Report Fy 25/26 Q3
- Staff Movements & Exits – Q3

**RECOMMENDATION****That Council:**

- 1. Receives and notes the minutes of the Review and Selection Committee meeting held on 5 May 2026.**
- 2. Receives and notes the minutes of the Confidential Review and Selection Committee meeting held on 5 May 2026, and provided to Members on 22 May 2026.**
- 3. Notes that separate reports will be brought to Council for consideration of any recommendations from the Review and Selection Committee.**

**ATTACHMENTS**

1. RS C 260505 - Final Public Minutes [**10.1.1** - 4 pages]



**Minutes of the Review and Selection Committee  
held on Tuesday, 5 May 2026 at 5.30 pm  
Chamber - Admin, Council Administration Centre  
245 Sturt Road, Sturt**



## PRESENT

His Worship the Mayor Kris Hanna  
 Councillor Ian Crossland  
 Councillor Sarah Luscombe

### In Attendance

Chief Executive Officer - Tony Harrison  
 Executive Manager People and Culture - Kate McKenzie  
 General Manager, City Development Ben Keen  
 Executive Manager Office of the Chief Executive – Sarah Vinall  
 Manager Development and Regulatory Services - Maddie Frew  
 Unit Manager Planning & Development – Alex Wright

### 1 Open Meeting

The Mayor opened the meeting at 5.30 pm.

### 2 Kurna Acknowledgement

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

### 3 Elected Member Declaration of Interest (if any)

The Chair asked if any member wished to disclose an interest in relation to any item being considered at the meeting. No interests were disclosed.

### 4 Confirmation of Minutes

#### 4.1 Confirmation of Minutes of the Special Review and Selection Committee Meeting held on 31 March 2026

**Report Reference** RSC260505R4.1

#### Moved Councillor Luscombe

#### Seconded Mayor Hanna

1. That the minutes of the Special Review and Selection Committee Meeting held on 31 March 2026 be taken as read and confirmed.
2. That the minutes of the Confidential Special Review and Selection Committee meeting held on 31 March 2026 and provided to Members on 29 April 2026 be taken as read and confirmed.

**Carried Unanimously**



## 5 Confidential Items

### 5.1 Cover Report - CAP Memberships Changes and Remuneration

Report Reference RSC260505F5.1

#### Moved Councillor Luscombe

#### Seconded Mayor Hanna

Pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the Committee orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item RSC260505F5.1 except the following persons: Chief Executive Officer, Executive Manager People and Culture, Chief Financial Officer, Manager Development and Regulatory Services, Unit Manager Planning and Development, to enable the Committee to consider the item in confidence on the basis the Committee considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence information concerning the personal affairs of candidates for the Council Assessment Panel.

Determines on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep consideration of the information or matter confidential.

**Carried Unanimously**

5.32 pm meeting went into confidence

#### Moved Councillor Crossland

#### Seconded Councillor Luscombe

That the Review and Selection Committee:

1. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda item RSC260505F5.1 shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(a) of the Act, :
  - Report RSC260505F5.1
  - Minutes RSC260505F5.1
 on the grounds that the document(s) contain information relating to the personal affairs of candidates for the Council Assessment Panel.
2. Determines this order shall operate until all candidates have been notified, and the appointment process is complete and will be reviewed every 12 months
3. Pursuant to section 91(9)(c) of the Local Government Act 1999, delegates to the Chief Executive Officer the power to revoke this order in whole or part.

**Carried Unanimously**

5.45pm meeting came out of confidence

## 6 Reports for Discussion - Nil



**7 Reports for Noting**

**7.1 Council and CEO KPI Report FY25/26-Q3**  
**Report Reference** RSC260505R7.1

The Committee noted

- That the full time equivalent (FTE) number is tracking well. Staff advised that a conscious effort had been made to try and hold FTE numbers. The organisation continues to look for ways to gain efficiency.
- The Capital Works Program and suggested it may be challenging to meet 80-85%. Overall, the program is behind, and final results will be impacted by carryovers. Members requested that a breakdown of anticipated carryovers be provided.

**Action: That a breakdown of carryovers be provided to Council Members.**

- That the Carbon emissions results were tracking lower than expected. The Committee requested that further information be provided (via email) regarding why, any information relating to how other Councils are tracking, are there any learnings that can be applied.

**Action: that further information is provided to Council Members regarding the performance of the Carbon emissions KPI.**

**Moved Councillor Luscombe**

**Seconded Councillor Crossland**

That the Review and Selection Committee:

1. Notes the FY25/26-Q3 results contained within the attachments.

**Carried Unanimously**

**7.2 Staff Movements & Exits - Q3**  
**Report Reference** RSC260505R7.2

The Committee noted the report and discussed some of the diversity initiatives that are progressing across the organisation. The Committee also requested that the retention rate be included in upcoming reports.

**Moved Councillor Crossland**

**Seconded Councillor Luscombe**

That the Review and Selection Committee:

1. Notes the report

**Carried Unanimously**

**8 Workshop / Presentation Items**

**9 Other Business**

**10 Meeting Closure**

The meeting was declared closed at 6.08 pm.

CONFIRMED THIS 18 DAY OF AUGUST 2026

---

CHAIRPERSON

**11 Confidential Items****11.1 Cover Report - Council Assessment Panel Membership Changes and Remuneration**

Report Reference	GC260526F11.1
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager Development and Regulatory Services - Maddie Frew
General Manager	General Manager City Development - Ben Keen

**REASON FOR CONFIDENTIALITY*****Local Government Act (SA) 1999 S 90 (2) 3***

(a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead)

**RECOMMENDATION**

Pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item Council Assessment Panel Membership Changes and Remuneration except the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Executive Manager People and Culture, Executive Manager Office of the Chief Executive, Chief Financial Officer, Manager Development and Regulatory Services, Senior Urban Planner, Unit Manager Planning and Development, Manager Customer Experience and Engagement, Media and Engagement Advisor, Unit Manager Governance and Council Support and Governance Officer, to enable the Council to consider the item in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence information concerning the personal affairs of candidates for the Council Assessment Panel.

Determines on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep consideration of the information or matter confidential.

## 11.2 Cover Report - Seacliff Village Update

Report Reference	GC260526F11.2
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager Development and Regulatory Services - Maddie Frew
General Manager	Chief Executive Officer - Tony Harrison

### REASON FOR CONFIDENTIALITY

#### ***Local Government Act (SA) 1999 S 90 (2) 3***

(d) 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

### RECOMMENDATION

Pursuant to Section 90(2) and (3)(d) of the *Local Government Act 1999*, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item GC260526F11.2 Seacliff Village Update, except the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Executive Manager People and Culture, Executive Manager Office of the Chief Executive, Chief Financial Officer, Manager Development and Regulatory Services, Unit Manager Urban Development, Senior Urban Planner, Unit Manager Planning and Development, Manager Customer Experience and Engagement, Media and Engagement Advisor, Unit Manager Governance and Council Support and Governance Officer, to enable the Council to consider the Item in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to the Item:- information the disclosure of which could reasonably be expected to prejudice the commercial position of a third party who supplied the information.

Notes the disclosure of this information would, on balance, be contrary to the public interest because it could reasonably be expected to deter businesses from providing frank information to Council in the future.

Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep consideration of the information or matter confidential.

## 12 Corporate Reports for Decision

### 12.1 Flinders Greenway Project Update

<b>Report Reference</b>	GC260526R12.1
<b>Originating Officer</b>	Transport Engineer – Sara Hurditch
<b>Corporate Manager</b>	Manager - Engineering, Environment and Assets - Sue Hutchings
<b>General Manager</b>	General Manager City Services - Angela Allison

#### REPORT OBJECTIVE

To provide an update on the Flinders Greenway Project following confirmation of funding allocation from the Supporting Active Travel initiative being progressed by the Department for Infrastructure and Transport as part of the North-South Corridor, River Torrens to Darlington (T2D) Project's City Shaping Fund.

#### REPORT HISTORY

GC211026R11.1	Flinders Greenway Alignment
GC230725R7.1	Flinders Greenway Report
GC230725R7.1	Flinders Greenway Report
GC260428R13.4	Flinders Greenway Project – Interim Update

#### EXECUTIVE SUMMARY

At the General Council meeting dated 26 October 2021 (GC211026R11.1), Council endorsed an allocation towards the Flinders Greenway Project in the 2024-25 Annual Business Plan, subject to 50:50 funding (funding source to be determined). Funding was not successful at that time and available budget was put into reserves as a co-contribution for when a funding application was successful.

On 12 May 2026, the City of Marion received notification from the Department for Infrastructure and Transport that up to \$600,000 has been allocated to the Project from the River Torrens to Darlington (T2D) Project's City Shaping Fund (Attachment 1) based on a 50:50 funding arrangement.

The original cost estimate for the project was based on construction being undertaken during the 2024-25 Christmas period. Given the time period since the original cost estimate was undertaken, the expected cost to deliver has now increased to \$1.390 million for delivery during the 2026-27 Christmas period, noting that global events may result in further cost escalation. This increases the required Council contribution to \$790,000. \$591,000 is currently being held in reserves for this project.

#### RECOMMENDATION

##### That Council:

1. Notes that the City of Marion previously endorsed funding of the Flinders Greenway Project subject to securing matching grant funding.
2. Notes that the City of Marion has received confirmation of up to \$600,000 funding

from the Department for Infrastructure and Transport's North-South Corridor, River Torrens to Darlington (T2D) Project's City Shaping Fund, to deliver the Flinders Greenway Project in the 2026/27 Financial Year, based on a 50:50 funding arrangement.

3. Notes that the estimated cost of the project has increased to \$1.390 million for delivery in 2026/27.
4. Approves a City of Marion co-contribution of \$790,000 (57%) for 2026/27.
5. Notes that \$591,000 is currently held in reserves for this project with additional funding required to be sourced within the proposed 2026/27 Pathways budget.
6. Approves the Chief Executive Officer to write to the Department for Infrastructure and Transport to accept funds of up to \$600,000 and commence development of the funding deed.
7. Authorises the Mayor and the Chief Executive Officer to execute any relevant documentation in relation to the funding for and on behalf of Council, and affix Council's common seal.

## DISCUSSION

At the General Council Meeting held on 27 February 2024 (GC240227R11.3), Council endorsed an allocation towards the Flinders Greenway Project in the 2024-25 Annual Business Plan, subject to 50:50 grant funding (funding source to be determined). This cost estimate assumed the project would be delivered during the 2024-25 Christmas period.

Over the last few years, general construction costs have increased due to a number of factors including, but not limited to, competition in the market and material availability. A more recent cost estimate has since been developed based on delivery over the 2026-27 Christmas period due to some of the works being located close to a school. As of 28 April 2026, the cost estimate has further increased to \$1.390 million for construction completion in February 2027.

The Council received notification from the Department for Infrastructure and Transport on 11 May 2026 that a City of Marion funding application to the T2D City Shaping Fund had been successful, confirming that up to \$600,000 has been allocated to the Project for delivery in 2026/27 (Attachment 1) based on a 50:50 funding arrangement.

At the escalated project cost of \$1.390 million, the allocated funding falls short of a 50:50 funding arrangement as previously endorsed by Council at General Council meeting dated 26 October 2021 (GC211026R11.1). The Council contribution required to deliver the project is now \$790,000 (57%).

With \$591,000 currently being held in reserves for this project, \$199,000 additional Council funding is required to meet the full project cost. It is proposed to meet this shortfall from the 2026/27 Pathways budget. To accommodate this increase within the existing budget, some pathways projects will be deferred to a later year.

Should Council wish to accept this State Government contribution, the grant will be executed by the Mayor and the Chief Executive Officer, for and on behalf of Council, and affix Council's common seal.

## ATTACHMENTS

{attachment-list}

OFFICIAL

In reply please quote #24550515  
Enquiries to [scott.cooper@sa.gov.au](mailto:scott.cooper@sa.gov.au)

Mr Tony Harrison  
Chief Executive Officer  
City of Marion  
245 Sturt Road  
Sturt SA 5043



Level 11, 83 Pirie Street  
Adelaide SA 5000  
Karna Country  
GPO Box 1533  
Adelaide SA 5001  
DX 171  
T 1300 872 677  
W [dit.sa.gov.au](http://dit.sa.gov.au)  
ABN 92 366 288 135

**Build. Move.  
Connect.**

Dear Mr Harrison

**RE: River Torrens to Darlington (T2D) Project - Supporting Active Travel**

I am writing to inform you of the Supporting Active Travel initiative being progressed by the Department for Infrastructure and Transport as part of the North-South Corridor, River Torrens to Darlington (T2D) Project's City Shaping Program.

This initiative will improve mobility and connectivity, supporting safer active travel options that encourage more people to walk and cycle.

We have been engaging with Council officers to identify priority Council-led projects aligned with these objectives. The following project has been identified as a priority project for funding under a proposed 50:50 funding arrangement, with the Department's funding contribution capped at \$600,000.

- Flinders Greenway -Cohen Court, Tonsley to Adelaide Terrace, Ascot Park

Subject to your agreement and support for this initiative, we will continue to work closely with Council officers to further refine the project scope, confirm delivery timeframes, and establish an appropriate funding deed agreement for the project.

We see this as a valuable opportunity to partner with the City of Marion to deliver meaningful improvements that enhance local connectivity and community outcomes in alignment with the T2D Project.

If you have any questions in relation to the above, please do not hesitate to contact Mr Scott Cooper, Director Project Planning, Land and Environment at [scott.cooper@sa.gov.au](mailto:scott.cooper@sa.gov.au).

Yours sincerely



Paula Norman  
Executive Director  
North-South Corridor Program Delivery Office

11 May 2026

## 12.2 Draft Annual Business Plan 2026-2027 and Long Term Financial Plan

<b>Report Reference</b>	GC260526R12.2
<b>Originating Officer</b>	Unit Manager Statutory Finance – Melissa Virgin
<b>Corporate Manager</b>	Chief Financial Officer - Ray Barnwell
<b>General Manager</b>	General Manager Corporate Services - Tony Lines

### REPORT OBJECTIVE

The purpose of this report is to:

- Provide the feedback received from the community consultation period held from the 1 May to 21 May 2026.
- Following receipt of the consultation feedback on the Draft Annual Business Plan 2026-2027 and Draft Long Term Financial Plan 2026-2036, confirm Council's position in preparation for the final adoption of these documents at the General Council Meeting to be held on 23 June 2026.

### REPORT HISTORY

<b>Report Reference</b>	<b>Report Title</b>
FRAC260407R7.3	Draft Annual Business Plan 2026-2027 and Long-Term Financial
GC260428R13.3	Draft Annual Business Plan 2026-2027 and Long-Term Financial Plan for Public Consultation

### EXECUTIVE SUMMARY

The Draft Annual Business Plan and Budget 2026-2027 (Draft Plans) have been developed following careful consideration of numerous factors including the current economic climate, forecast expenditure requirements with significant work undertaken to balance delivering essential services and infrastructure with keeping finances sustainable and rates affordable for the community.

The Draft ABP 2026-2027 (ABP) and Long-Term Financial Plan (LTFP) (Attachment 1) have been developed based on a proposed increase in average rates of **4.8%** for the coming 2026-2027 year gradually reducing to and steadily maintained at 3.25% for the last 5 years of Council's LTFP. The proposed increase also considers ongoing investment in community infrastructure important for ensuring the long-term financial sustainability of the City of Marion.

The City of Marion continues to operate in a constrained economic environment, with inflationary pressures expected to persist into 2026–2027. While Adelaide CPI (year-on-year to March 2026) is 4.9%, Council is also impacted by sector-specific cost increases, particularly within the construction industry, where escalation is forecast to remain in the order of 5–6% over the medium term.

In addition, global economic conditions continue to remain uncertain and are being actively monitored. Ongoing conflict in the Middle East has the potential to further impact oil prices, freight costs, and supply chains. This may continue to affect the cost and availability of key materials such as diesel, bitumen, steel, and cement.

As part of this work undertaken to develop the Draft 2026-2027 ABP and LTFP Council identified significant cost savings and efficiencies. A detailed review of budget submissions reduced

operational costs by \$1.89 million for 2026–2027 through refining funding requests and reprioritising spending. Council also approved a further \$552,000 in savings for 2026–2027 (\$425,000 ongoing) with only minor impacts on service levels. These actions reflect Council’s commitment to controlling costs while maintaining core services

The Draft LTFP currently forecasts a small cash surplus of \$55,000 in 2026-2027 with a net surplus position over the 10 years of the LTFP of \$625,000. This forecast financial position demonstrates Council is set to meet its core ‘Financial Sustainability’ target maintaining, on average, a break-even or better funding (cash) position over the LTFP.

Community consultation occurred from the 1 May to 21 May 2026. The consultation included numerous opportunities for the community to participate. Approximately 78 comments were received across all feedback methods and 43 responses to a short survey. All comments received have been arranged in alignment with the City of Marion Strategic Plan 2024-2034 with the following common topics emerging:

- **Liveable:** Street parking and road access; sport and recreation facilities; road maintenance; and transport solutions.
- **Sustainable:** Tree planting and maintenance; open space; and environmental initiatives.
- **Community:** Programs and services; customer satisfaction; health and wellbeing initiatives; and cost of living pressures.
- **Our Organisation:** Balance of spending; economic and industry pressures; long-term financial sustainability.

All feedback and results of the engagement period can be found in **Attachment 4** of this report.

The Finance, Risk and Audit Committee (FRAC) will also consider the Draft ABP 2026-2027 and community feedback at the 16 June 2026 meeting prior to final consideration by the Council.

## RECOMMENDATION

**That Council:**

1. **Endorses the Draft Annual Business Plan 2026-2027 and Draft Long Term Financial Plan, being prepared for final consideration at the 23 June 2026 General Council meeting with variations as approved by Council on the basis of:**
  - **Average Rate increase of 4.8%**
  - **Minimum Rate of \$1,322**
  - **Residential Rate Rebate set at 10% with a \$20 minimum and \$200 maximum**
  - **Differential Rate by Land use:**
    - **Commercial 165%**
    - **Industrial 165%**
    - **Vacant Land 120%**
2. **Endorses the Draft Fees and Charges Schedule for 2026-2027 (Attachment 2).**
3. **Endorses the forecast Grants Program for 2026-2027 (Attachment 3).**
4. **Notes the Public Consultation feedback provided at (Attachment 4) and that any amendments to the Draft Annual Business Plan 2026-2027 will be brought back as part of the final endorsed version on 23 June 2026.**

## DISCUSSION

Following the conclusion of the public consultation process, the remaining stages will be undertaken to finalise the ABP 2026-2027 and LTFP process:

KEY STAGES	DATE	MEETING
Consider consultation outcomes and final draft ABP and LTFP	26 May 2026	General Council
Review and provide feedback on draft ABP and LTFP	16 June 2026	Finance Risk and Audit Committee
Adopt ABP and LTFP	23 June 2026	General Council

### Public Consultation - feedback and results

Public consultation on the Draft Plans took place from 1 May to 21 May 2026. All feedback and results of the engagement period can be found in **Attachment 4** of this report.

This year, there were 43 responses to a short survey and 78 comments across all feedback methods received. This included 2 emails and 2 letters received.

At the drop-in sessions 36 insights were shared, over 50 people were informed of the consultation and more than 50 bookmarks, and 35 flyers were handed out.

Community members were invited to register and attend the 12 May 2026 General Council meeting to make submissions regarding the Draft ABP and Budget. One person made an enquiry about the opportunity and no registrations were received. No verbal or written submissions were made at the public meeting.

Overall, 36% of surveyed respondents indicated support or partial support for the draft Plan, 25% were neutral, and 39% indicated non-support or partial non-support for the draft Plan.

**Attachment 4** provides an overview of the feedback received, along with the City of Marion's prepared responses to the community's feedback.

### Feedback topics

All comments received have been arranged in alignment with the City of Marion Strategic Plan 2024-2034 with the following common topics emerging:

Strategic Direction	Feedback topics
<p><b>Liveable</b></p> <p><i>Creating and maintaining safe, attractive and accessible public places and facilities.</i></p>	<p><b>Common topics included:</b> Street parking and road access; sport and recreation facilities; road maintenance; and transport solutions.</p> <p>Comments at a glance:</p> <ul style="list-style-type: none"> <li>• <i>"We need to do something to get cars off the street."</i></li> <li>• <i>"The streets and footpaths in Edwardstown need cleaning. Trees need to be trimmed as trees lose their leaves in autumn makes streets look untidy."</i></li> <li>• <i>"Security in Mitchell Park and Clovelly Park. There is a lot of stealing in both suburbs, but by the same people. CCTV and lighting needs to be introduced to park, as well as regular patrols. Lighting and cctv is needed in parks, to determine local drug dealers and users in Clovelly Park. Its becoming very unsafe in what is a nice suburb. We need patrols arrest and removal of those stealing from us"</i></li> </ul>

<p><b>Sustainable</b></p> <p><i>Protecting, restoring and connecting to the natural environment, while building resilience to climate change.</i></p>	<p><b>Common topics included:</b> Tree planting and maintenance; open space; and environmental initiatives.</p> <p>Comments at a glance:</p> <ul style="list-style-type: none"> <li>• <i>“It’s great to read that tree planting will continue”</i></li> <li>• <i>“Energy efficiency programs to help residential households. Similar to city of Charles Sturt supporting the community to have assessments completed on their home. We could do with assisting the most vulnerable by providing them with energy efficiency audits providing long term savings to our local residents”</i></li> <li>• <i>“I’m wondering if provisions to increase spending on tree planting, tree canopy health and protection, streetscaping, and environmental sustainability schemes (which I note has modestly increased year on year over the last decade), is going to be considered in the business plan? A 5% expenditure provision could be increased, even slightly, or for future ABP.”</i></li> </ul>
<p><b>Community</b></p> <p><i>A friendly, inclusive and connected community, where everyone belongs.</i></p>	<p><b>Common topics included:</b> Programs and services; customer satisfaction; health and wellbeing initiatives; and cost of living pressures.</p> <p>Comments at a glance:</p> <ul style="list-style-type: none"> <li>• <i>“I love the matinee performances at the Theatre – it is really important to me they continue to run during the day, as I can’t drive at night.”</i></li> <li>• <i>“Continue social bus trips for the elderly”</i></li> <li>• <i>“The funding allocation to health and community care seems low (1%) - suggest council consider additional initiatives addressing the needs of older rate payers / residents.”</i></li> <li>• <i>“I really love the library, I couldn’t live without it”</i></li> </ul>
<p><b>Our Organisation</b></p> <p><i>Listening to the community, partnering for community benefit, and delivering high-quality, cost-effective services reliably and innovatively.</i></p>	<p><b>Common topics included:</b> Balance of spending; economic and industry pressures; long-term financial sustainability.</p> <p>Comments at a glance:</p> <ul style="list-style-type: none"> <li>• <i>“It’s been really positive to see the City of Marion has kept rate rises as low as possible, particularly in comparison to other SA Councils”</i></li> <li>• <i>“Please decrease prices and maintain rates”</i></li> <li>• <i>“Why are council rates dependent on the proposed ‘value’ of your home? Why are they standard across the council region?”</i></li> <li>• <i>“City of Marion is a great council”</i></li> <li>• <i>“Keep doing what you’re doing!”</i></li> </ul>

### Changes to Draft ABP 2026-2027 and Draft LTFP

Any changes endorsed by council prior to the adoption of the ABP and LTFP will be updated in the final version brought to Council on 23 June 2026.

### Fees & Charges Schedule

A draft Fees and Charges Schedule is attached (**Attachment 2**) for Council’s consideration. Council’s Fees and Charges Policy directs that Council will levy fees and charges for goods and services on a user pays basis and where possible, recover the cost of operating or providing the service or goods. Where it can be demonstrated that members of the community are unable to meet the full cost, concessions may apply.

In terms of applying increases, Council can only apply increases in terms of User Charges. Statutory Charges are set by the Government and will be updated as soon as the increased charges are released.

### **Forecast Grants Program**

The Grants Program (**Attachment 3**) details the **\$14.130M** in grants forecast to support operations and capital projects for the 2026-2027 year. The report outlines the on-going (recurrent) grants and proposed new grants of a capital and operating nature.

In addition, an assumption that the City of Marion will attract future grant funding for eligible CoMBAS projects beyond 2026-2027 has also been factored into the LTFFP. These projects and associated grant funding will be reviewed on an ongoing basis and revised within the annual review of the LTFFP.

### **CONCLUSION**

This report highlights the community feedback received during the consultation period along with the further development of the Draft 2026-2027 ABP and LTFFP which includes a significant program of works for 2026-2027 and beyond, improving service levels while setting a rate that balances the impact on the community.

The final ABP 2026-2027 and LTFFP will be updated with information not available or finalised at the time of preparing this report including:

- Rating schedule comparisons not available until the final Valuer General update is received and processed in the last week of June. Final rate in the dollar figures will be updated at this time.

### **ATTACHMENTS**

1. Attachment 1 - Draft Annual Business Plan and Budget 2026-2027 released for community consultation [**12.2.1** - 76 pages]
2. Attachment 2 - Fees and Charges 2026-2027 [**12.2.2** - 26 pages]
3. Attachment 3 - GC260526 - 2026-2027 Grants and Contributions Listing [**12.2.3** - 1 page]
4. Attachment 4 - Public consultation on the Draft Annual Business Plan and Budget 2026-2027 Community Feedback report [**12.2.4** - 75 pages]

# City of Marion Draft Annual Business Plan 2026-2027

*A great place to live*





**Kurna Acknowledgement**

Ngadiu tampendi Kurna meyunna yaitya mattanya yaintya yerta

This Kurna acknowledgement was prepared in consultation with traditional custodians.

**Acknowledgement of Country**

The City of Marion acknowledges we are situated on the traditional lands of the Kurna people and recognises the Kurna people as the traditional custodians of the land.



*Gavin Malone, Sherry Rankin, and Margaret Worth. 'Tjilbruke Gateway'*

## Welcome

We are preparing the budget for the year ahead. Over the last 11 years, Marion Council has aimed at keeping rate rises to no more than the general rate of inflation. We are aware that times are tough for many residents as prices rise, and Council also faces rising costs. The Israel/US attack on Iran is already having an impact on the cost of fuel and construction costs, which are integral to council operations. Offsetting this, we are negotiating joint procurement with the Charles Sturt and Port Adelaide Enfield councils, to get a better deal when we replace ageing sports facilities.

Even while we are proposing capital investment of nearly \$100 million over the next two years, to meet community expectations for a high standard of service and facilities, we are proposing an average residential rate rise of 4.8 per cent this year; which will probably be one of the lowest average residential rate rises in metropolitan Adelaide.

Cost pressures faced by your council include:

- Wage increases: Staff costs make up about 40 per cent of our budget. Our hard-working staff will receive pay rises of between 3 and 4 per cent this year.
- Irrigation: There was a proposal to add 41 irrigation projects and 8 natural landscaping projects to our Open Space Plan, which would add .3 per cent to the rates next financial year, and ultimately an extra 1 per cent in extra rates every year ongoing, once the whole project is rolled out.
- A new 4-court Marion Basketball Stadium has been approved to meet the needs of the huge South Adelaide Basketball Club; after bringing down debt to almost nothing in recent years, we can afford to borrow to build it.

It's time to consult you about the proposed budget for the year ahead – we welcome your comments.

Yours faithfully,

*KRIS HANNA*

Mayor Kris Hanna



## Your city, your say

The City of Marion is seeking your feedback on the Draft Annual Business Plan 2026-2027.

The Draft Plan outlines council's major projects, priorities and proposed spending for the upcoming financial year. It helps deliver the long-term goals outlined in Council's Strategic Plan 2024-2034 and achieves the community's vision for 'A liveable, sustainable, community'. It ensures that resources are allocated effectively to provide essential services to the residents and ratepayers in the City of Marion. Your say counts.

This process provides you with the opportunity to have your say on the level of service and activities undertaken by the Council before the final budget is adopted.

Community consultation commences on Friday 1 May 2026 and closes on Thursday 21 May 2026 at 11:59pm.

### **Online submissions**

Forms are available on Council's community engagement website [makingmarion.com.au](http://makingmarion.com.au)

### **Written submissions**

Written submissions are welcome and should be addressed to:

City of Marion  
PO Box 21  
Park Holme SA 5043  
or [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

### **Verbal submissions**

Community is invited to register and attend the 12 May 2026 General Council meeting, which begins at 6:30pm.

At this meeting, members of the public can make verbal or written submissions in relation to the Draft Annual Business Plan 2026-2027. Each speaker will be allocated a maximum of five minutes to make their submission.

If you wish to make a submission to General Council, please contact 8375 6600.

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# Your rates at a glance

Operational costs per one hundred dollars (\$100)



**\$31.20** 

### Infrastructure Management

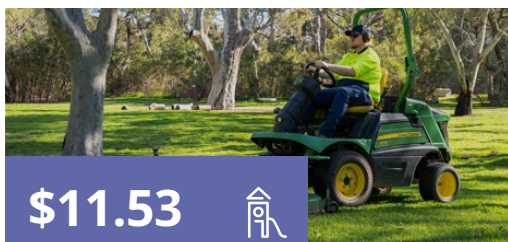
- Civil infrastructure maintenance
- Asset management
- Stormwater drainage network
- Traffic management




**\$14.59** 

### Community Facilities

- Marion Outdoor Pool
- Sporting facilities
- Property management
- Facilities hire (casual and long term)



**\$11.53** 

### Open Space, Parks and Gardens

- Reserve maintenance
- Playgrounds
- Public toilets
- Playground maintenance



**\$11.01**

### Waste collection and Management Services

- Kerbside waste collection and management
- Household waste, recyclables, green organics
- Hard rubbish collection and illegal dumping
- Recycling facility for waste management

*Your rates at a glance*



**\$8.19** 

**Library Services**

- Marion Cultural Centre Library
- Parkholme Library
- Cove Civic Centre Library
- Library programs/events



**\$8.11** 

**Urban Development, Inspection, Regulation and Control**

- Parking control
- Development services
- Dog and cat control
- Food safety



**\$4.55** 

**Community Development and Capacity Building**

- Youth services
- Neighbourhood centre operations and programs
- Community grant programs



**\$5.19** 

**Environmental Sustainability**

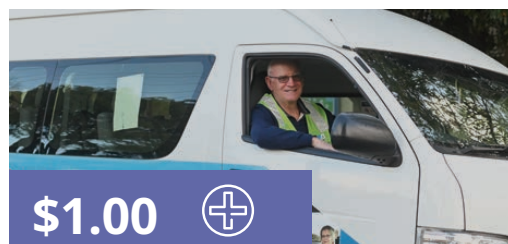
- Street tree management
- Environmental regulation
- Native vegetation



**\$4.63** 

**Culture and Recreation**

- Cultural heritage
- Community events



**\$1.00** 

**Health and Community Care**

- Aged care services
- Community buses
- Emergency response



# Major projects overview

**The Draft Annual Business Plan for 2026-2027 outlines proposed key projects, services, and programs aligned with Council’s Strategic Plan 2024-2034 and its Four Year Business Plan 2023-2027.**

Our focus is on responsible decision-making, financial management, and securing external funding through partnerships with State and Federal Governments. Council is proposing a 4.8% rate increase in 2026-2027. Council will continue enhancing the City of Marion as a great place to live, work, and play through ongoing capital works, core services, and targeted initiatives that add value to the community.

Major projects overview



Image courtesy of Studio Nine Architects

### Marion Basketball Stadium

Council is set to construct a new four court indoor basketball facility at the current Norfolk Road site at Marion.

The new facility will provide a much-needed boost to local indoor sports infrastructure and meet growing community demand. The \$25m plus project has been made possible thanks to the Federal Government committing \$6m of funding under the Priority Community Infrastructure Program.



### Glandore Oval | Upgrade

Council is set to complete major upgrades at Glandore Oval.

The project will transform the site into a modern, multi-functional community and sporting hub. The project has been co-funded with the State Government contributing \$5m for this \$9m plus project through a 2022 State Election commitment.



### Events

The City of Marion events program for 2026-2027 includes a vibrant calendar of community events and civic ceremonies across the City.

The program will focus on shared experiences that bring people together to celebrate community pride and culture.

Major events will include Touch a Truck, Concert at the Cove, Many Cultures One Earth, A Winter's Night in Tonsley, and Woofstock (dog- friendly festival), each offering unique opportunities for residents and visitors to come together and enjoy local entertainment, diverse food and activities.

Council will also continue to support the ANZAC Youth Vigil and host Citizenship Ceremonies, recognising important moments of community reflection and welcoming new citizens.

Major projects overview



### Marion Outdoor Pool | Upgrade

**Council will explore options to address ageing infrastructure at Marion Outdoor Pool.**

Improvements to this highly valued community facility will be considered, including a new plant room, replacement of the main plant infrastructure, upgrades to the main and junior pools through the removal of pool lips, re-tiling and installation of new water flow inlets, and construction of an inclusive accessible ramp into the main pool.



### Hazelmere Reserve | Upgrades

**Council is set to invest over \$1m to redevelop Hazelmere Reserve Netball facilities.**

The project will deliver three compliant netball courts that meet modern safety, performance, and accessibility standards. The redevelopment aims to enhance player experience, support increased participation, and align with the City of Marion’s commitment to sustainable and community focused sports facilities. The State Government also pledged \$770k toward upgrades at Hazelmere Reserve in the 2026 State Government election.



### Cove Sports | Upgrade Stage 2\*

**Council has committed to a significant upgrade of the Cove Sports ground and its ageing clubrooms.**

The proposed redevelopment includes a new function space, compliant football and cricket changerooms, upgraded amenities and improvements to parking and oval access. The project is set to receive government funding from the State and Federal Governments. Planning and concept design work will be undertaken in 2026-2027 with construction scheduled to commence in 2027-2028.

*\*Subject to grant funding being received*

*Major projects overview*



**Fleet vehicle Replacement program**

Council proposes to invest \$1.6m in its vehicle replacement program to support the continued delivery of important services to the community.

This includes replacing key vehicles that help keep streets clean, green and well maintained. Council will also continue the transition of its passenger vehicle fleet to battery electric vehicles, with most of this transition expected to be complete by 2028.



**Morphettville Park | Tennis Club**

The ageing Morphettville Park Tennis Clubroom is set to be replaced in 2026-2027.

The rebuild will deliver a modern facility with a slightly larger footprint than the existing building, incorporating accessible and compliant toilets and shower areas, along with increased storage. The State Government also pledged \$150k for an electronic scoreboard at Morphettville Park Sports club.

**Reserves and playground redevelopments across Council**

Council proposes to invest over \$2.3m to improve reserves and playgrounds across the council area.

Upgrades include new playgrounds, greener landscaping, pathways, shelters, community facilities and more. To encourage more outdoor play and connection, the Activating our Reserve initiative will bring many opportunities to enjoy our local parks and reserves. Program highlights include fitness and wellbeing activities, Treasure Trail, Parks Week activities and school holiday events such as Cardboard Castles, where families can build creative structures using recycled materials in partnership with neighbourhood centres.

**Footpath upgrades**

The City of Marion proposes to spend over \$1m on footpath improvements across the city in 2026-2027.

The works include 600m of upgrades and will support the continued enhancement of the city's footpath network following the 2025-2026 budget boost of \$1.165m.





The strategic directions of Liveable, Sustainable, and Community reflect the aspirations of the community for the City of Marion’s future.

A fourth strategic direction, Our Organisation, sets the focus for council and its staff toward fulfilling the 10 Year Community Vision and Strategic Directions. These interconnected directions emphasise a commitment to achieving holistic outcomes for the council area.

## Our Vision

**Community Vision: A liveable, sustainable community.**

### Liveable

We will create and maintain safe, attractive and accessible public places and facilities.

### Sustainable

We protect, restore and connect to the natural environment, building resilience to climate change.

### Community

We are a friendly, inclusive and connected community, where everyone belongs.

### Our Organisation

We listen to our community and partner for the benefit of our community. We deliver high quality, cost-effective services, reliably and innovatively.





## Strategic Management Framework

This Annual Business Plan 2026-2027 is an integral part of Council's Strategic Management Framework that will enable strategic and operational plans, management systems and processes to work together to effectively deliver the Community Vision.

## Our Values



### Embrace excellence | We are:

- Adaptable, driven and continuously improve
- Accountable for our decisions and actions
- Proactive in sustainability and support the environment



### Focus on the customer | We are:

- Engaged with our diverse community
- Responsive and proactive
- Dedicated to a great customer experience



### Engage with respect | We are:

- Committed to a safe and inclusive workplace
- Connected, caring and professional
- Honest, transparent and act with integrity

# Significant influences

The following external issues and opportunities have influenced the development of Council's budget for 2026-2027:



## Local Government Elections

**Local residents have the opportunity to vote for their Council Members every four years. The next scheduled Council Elections will take place in November 2026.**

These elections allow the community to choose representatives who will help shape local government by making decisions on behalf of residents.

To participate, you must be enrolled to vote. Voting is conducted by post. Eligible voters will receive a voting pack in the mail and must return their completed ballot using the reply-paid envelope provided. For details on eligibility and how to enrol, please visit our Enrol to vote page. Council elections are conducted in accordance with the *Local Government (Elections) Act 1999 (SA)*.



## Climate Resilience

**Council is committed to building climate resilience through a range of initiatives. These include enhancing the energy efficiency of Council buildings, increasing the use of renewable energy, planting thousands of trees each year, and implementing sustainable waste and water management practices across the council area.**

These actions are designed to strengthen the city's resilience to climate-related challenges, with ongoing monitoring through a climate risk register to ensure proactive management of potential threats. The impact of the Algal Bloom on council resources was unforeseen last year and may require continued support by Council should the Algal Bloom impacts continue.





## Domestic and global economic conditions - service delivery impacts

**Recent changes in domestic inflation and broader global conditions have increased cost pressures across many sectors, including local government.**

Ongoing inflation and volatility in energy, insurance, fuel and construction costs may place additional pressure on Council's operating budgets in the year and affect the delivery of capital projects and services.

If these conditions continue, Council may need to remain responsive and adapt throughout the year.



## Financial sustainability and budget pressure

**Council continues to manage increasing financial pressures while maintaining essential services and infrastructure for the community. The 2026–2027 budget includes a significant capital works program to upgrade and renew community infrastructure, alongside ongoing commitments to maintain Council assets throughout their lifecycle.**

Limited and uncertain grant funding requires careful prioritisation of projects and continued advocacy for partnership funding. At the same time, recent changes in domestic inflation and broader global conditions have increased cost pressures across many sectors, including local government.

These challenges occur alongside growing community expectations and limited appetite for rate increases due to cost-of-living pressures, requiring Council to carefully balance financial sustainability with continued investment in community services and infrastructure.



# Climate response

## How council is preparing for climate impacts

The City of Marion is embedding climate resilience in long-term planning and financial decision-making. The City uses state and national climate projections to plan for physical and transition risks and to guide delivery of the Environmental Sustainability Plan 2026–2030. The City is reducing emissions, preparing for climate impacts and working with Resilient South partners. This work supports the Community Vision for a liveable, sustainable community.

 <p><b>Drought conditions</b></p> <ul style="list-style-type: none"> <li>Less rainfall overall</li> <li>Longer and more frequent droughts</li> <li>Declining spring rainfall</li> </ul>	 <p><b>Heat</b></p> <ul style="list-style-type: none"> <li>Warmer temperatures overall</li> <li>Longer, hotter and more frequent heatwaves</li> </ul>	 <p><b>Rainfall and storms</b></p> <ul style="list-style-type: none"> <li>More intense heavy rainfall</li> <li>Increased frequency and severity of storms</li> <li>Increased risk of flooding and storm damage</li> </ul>
 <p><b>Fire weather</b></p> <ul style="list-style-type: none"> <li>Longer fire danger seasons</li> <li>More days of extreme and catastrophic fire danger</li> </ul>	 <p><b>Emissions reduction</b></p> <ul style="list-style-type: none"> <li>Increased requirements to reduce emissions to mitigate climate change</li> </ul>	 <p><b>Coastal</b></p> <ul style="list-style-type: none"> <li>Sea level rise</li> <li>More frequent and higher storm surges</li> <li>Increased coastal erosion</li> </ul>

## Key climate action initiatives for 2026-2027

### Governance and coordination

- Deliver the Environmental Sustainability Plan 2026–2030 and embed climate resilience in long-term planning, infrastructure and services.
- Improve climate resilience through stormwater planning, updated flood mapping and the Coastal Hazard Adaptation Plan.
- Partner with Resilient South to coordinate regional climate action and pursue external funding. Sustainable resource management and emissions reduction.

### Sustainable resources and emissions reduction

Strengthen emissions reporting and set a clear path to reduce corporate greenhouse gas emissions by 50 per cent by 2035 (from a 2022-2023 baseline).

Cut emissions from council buildings and sites through updated sustainable design guidelines, more solar and batteries, and a phased move away from gas.

Deliver Council's new community initiatives that support households and neighbourhoods to reduce emissions and increase greening and cooling:

- Sustainable Living Rebates for households
- Leaf It Better residential tree planting program
- Wildlife Friendly Gardening program
- Community Waste Hubs for hard-to-recycle materials

### Algal bloom

A harmful algal bloom has affected South Australian waters since March 2025. The City of Marion is working with the State Government to respond to local impacts and support the community. Measures include:

- Support for beach clean-up operations
- Share timely and accurate information to keep the community informed
- Deliver initiatives that support community understanding, resilience and wellbeing in response and recovery to impacts of the bloom.



# Framework of the Annual Business Plan

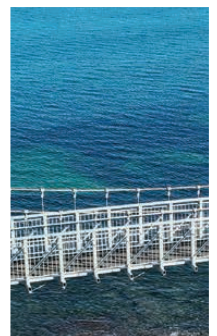
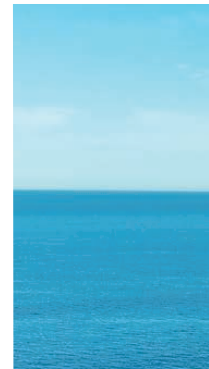
The Annual Business Plan 2026-2027 has been prepared on the basis of a framework that aims to inform the community and hold the City of Marion accountable to its stakeholders. The key items in this framework are as follows:

## Support the achievement of the City of Marion’s strategic directions.

This Annual Business Plan has been reviewed against the Strategic Plan 2024-2034 to ensure that Council’s activities over the next 12 months make the best possible progress towards achieving the Community Vision for the future City of Marion.

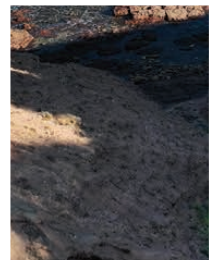
## Address issues arising and opportunities identified from internal audit reviews, and business excellence assessments.

Every year the council undertakes a number of internal audits. These reviews and assessments have identified a number of key opportunities or requirements for the council to improve its operations. This document includes the necessary resources to continue council’s independent review process and implement recommendations accordingly.



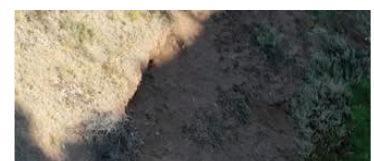
## Maintain, on average, a break-even or positive funding (cash) position over the long term financial plan.

With a primary focus on cash flow and ensuring the council’s asset renewal and upgrades are fully funded, this target is currently being met. To ensure ongoing financial sustainability, the council monitors and reviews all its financial indicators together.



## Continue to improve the maintenance of assets in accordance with Council’s Asset Management Plans, with a priority on maintenance before renewal, and renewal before new, when it is cost effective to do so.

The Annual Business Plan has been prepared taking into consideration individual Asset Management Plan requirements and outcomes of recent infrastructure audits. The City of Marion has a target of 90-110 per cent for the Annual Asset Renewal Funding Ratio.

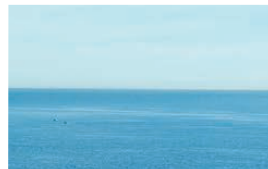
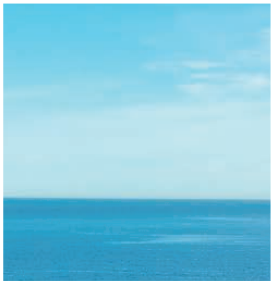




**Council only approves new major projects where it has the identified funding capacity to do so.**

With consideration given to key financial indicators, Council has continued to retain the funding capacity to consider additional strategic Major Projects and is currently investigating partnerships to aid the development of several initiatives. Council debt is forecast to increase to \$38.040m by 30 June 2027, and peak at \$43.761m in 2027-2028.

These additional forecast borrowings after 2026-2027 relate to Council's contribution towards new initiatives in the Capital Works Program. Any changes to the timing and scope of the capital projects may impact the funding required, and in turn the total requirement for borrowings currently factored into the Annual Business Plan 2026-2027.



**Review existing services and assets to ensure they meet prioritised community needs.**

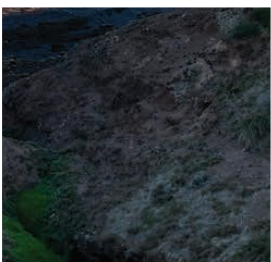
The council continues its rolling process of service reviews, aimed at maximising community value through continuously improving its operating efficiency and service performance to the community. This Annual Business Plan has been prepared based on continuing existing services, noting that a rolling program of review is being implemented.

Collaboration with other councils will continue to assist capacity building for shared strategic opportunities, innovation and cost efficiencies and enables the ability to align processes and reduce duplication.



**Maintain council's position for an average residential rate which remains among the lower rating metropolitan councils.**

Comparative 2025-2026 data shows that council's average residential rate continues to remain among the lower rating metropolitan councils, with its current position ranking being the 5th lowest of 18 metropolitan councils.



## Continuing and improving service delivery

All councils have responsibilities under the *Local Government Act 1999* and other relevant legislation to deliver services for the community. Council is committed to maintaining all services including, but not limited to:



### Enabling services

- Financial management
- Governance support
- Strategic planning
- Operational support
- Continuous Improvement
- Risk management
- Strategic partnerships
- Innovation
- Strategic Asset Management
- Communication, marketing, and engagement
- People Management
- ICT and knowledge management
- Strategic procurement and contracts management
- Disability Access and Inclusion Planning



### Ongoing services

- Reserves, parks and gardens management
- Community facilities management
- Infrastructure management
- Waste and recycling services
- Library services
- Environmental sustainability
- Business support services
- Development and building assessments
- Land use and development planning
- Emergency planning and response
- Community grants and partnerships
- Sport and recreation promotion and support
- Community health and safety
- Tree planting
- Public health planning
- Community transport
- Dog and cat registration
- Arts and cultural promotion and support
- Citizenship ceremonies
- Supporting community gardens
- Community Leadership Program
- Graffiti removal
- Justice of the Peace (JP)
- Community centres
- Parking and traffic management

## Project priorities

In 2026-2027 the council plans to commence or continue working on the following strategic initiatives, as outlined in our 4 Year 2023-2027 Business Plan, or through council resolutions:

Continuing initiatives from prior years	Key strategic theme
Continue to deliver footpath upgrades and improvements across the city.	Liveable L2.2
Progress construction of Marion Basketball Stadium	Liveable L2.2
Complete Glandore Oval Upgrades	Liveable L3.3
Continue annual tree planting across council	Sustainable S1.2
Implement the Biodiversity Plan	Sustainable S1.3
Complete the co-funded Sturt River Biodiversity Corridor Project	Sustainable S1.3
Continue to partner with neighboring councils to develop Stormwater Management Plans for East of the Sturt and Coastal catchments	Sustainable S1.4
Deliver Council's Open Space Plan (reserve upgrades and playgrounds) and implement Activating our Reserves initiatives to provide more opportunities for community to connect in our local parks and reserves	Sustainable S2.2
Deliver community events including Australia Day events, Touch a Truck, Concert at the Cove, citizenship ceremonies, opening events, Reconciliation Week event and civic events	Community C1.1
Deliver Council's Reconciliation Action Plan	Community C2.3
Support the National Reconciliation week event at the Living Kurna Cultural Centre (delivered by Southern Cultural Immersion)	Community C2.3
Deliver an annual program of business events and engagement	Community C2.4
Support the Youth Collective Committee and initiatives	Community C3.2
Provide the community bus to support residents to remain connected	Community C3.3
Continue focus groups with Marion 100	Community C4.1
Continue to deliver Volunteer Programs	Community C4.4
Continue to support the Gap Year and Inclusive Traineeships Programs	Our Organisation O3.1
Implement the Information Services Strategy	Our Organisation O5.1










*Project priorities*

New projects commencing in 2026-2027	Key strategic theme
Expand irrigation across council reserves to maintain vibrant and green open spaces	Liveable L2.2
Commence planning and concept design work for Cove Sports - Stage 2	Liveable L2.2
Consider options to upgrade Marion Outdoor Pool infrastructure	Liveable L2.2
Design and consult with community to develop a Liveable Growth Plan	Liveable L3.2
Upgrade Hazelmere Reserve netball facilities*	Liveable L3.3
Support the State Government and local communities to respond and recover from the harmful Algal Bloom impacting South Australia's coastline*	Sustainable S3.1
Implement the Environmental Sustainability Plan	Sustainable S3.2
Implement Social Plan programs and actions (including the Regional Public Health Plan, Disability Access and Inclusion Plan, Multicultural Inclusion Plan)	Community C1.1
Explore and implement future options to support older community members to live well in the City of Marion	Community C3.3

*\*Subject to grant funding*

# Asset Management

The City of Marion owns and manages a large and diverse asset portfolio valued at over one billion dollars:

-   
 Artworks Culture and Heritage
-   
 Buildings and Structures
-   
 Coastal Walkway
-   
 Fleet, Plant and Equipment
-   
 Open Space
-   
 Stormwater
-   
 Trees
-   
 Transport
-   
 Water Treatment and Resources

The City of Marion’s Asset Management vision is to maintain community assets at agreed service levels, maximising value throughout their lifespan. These assets, including roads, buildings, playgrounds, and stormwater infrastructure support current and future generations. Council prioritises best practice in asset management, considering performance, risks, funding, and compliance with legislative and policy requirements.

Assets must be resilient and adaptable to future needs and climate impacts, such as increased bushfires, heatwaves, and flooding. Asset management plans focus on climate resilience, transitioning to a low-carbon future, and addressing risks cost-effectively. The council aims to optimise spending on asset maintenance, renewal, and creation, balancing affordability and technological advancements to enhance community quality of life.



# Measuring our success

Monitoring performance is a critical element of strategic management. It is the mechanism for critically ensuring that the Council is contributing to the achievement of its objectives in both the Strategic Plan and the 4-Year Business Plan. Our Key Performance Indicator (KPI) dashboard (provided in the table below\*) takes account of these objectives. The 2026-2027 KPI's will be considered by the Review and Selection Committee at its 5 May 2026 meeting before the final budget is adopted. Updates to the dashboard will be reflected after the period of community consultation.

## Financial



Key Performance Indicator	Core target	Stretch target
1 <b>Financial Sustainability</b>	Council maintains, on average, a break-even or positive funding (cash) position over the Long Term Financial Plan	Council maintains a break-even or positive funding (cash) position in delivering its annual budget
2 <b>Asset Renewal Funding ratio</b> (A measure to assess that we are renewing or replacing non-financial assets in accordance with our future Asset Management renewal requirements)	Asset Renewal Funding Ratio between 90 and 110%	
3 <b>Total employee costs</b> (including agency staff)	Less than or equal to 4.5% increase in actual employee costs (including agency staff) against prior year's actual costs-adjusted for Council endorsed changes to meet resourcing requirements	Less than or equal to 4% increase in actual employee costs (including agency staff) against prior year's actual costs - adjusted for Council endorsed changes to meet resourcing requirements



Measuring our success

## Organisational



Key Performance Indicator	Core target	Stretch target
4 Staff engagement	Achievement of an overall employee pulse survey result of 70%, with at least 50% employee participation per SLT department	Achievement of an overall employee pulse survey result of 75%, with at least 50% employee participation per SLT department
5 Delivery of agreed projects identified in the Annual Business Plan and the final year targets in the 4-Year Business Plan	Greater than or equal to 95%	No stretch target
6 Delivery of council's capital works program	Greater than or equal to 85% delivery of council's planned capital works program (adjusted for extraordinary items)	Greater than or equal to 90% delivery of council's planned capital works program (adjusted for extraordinary items)

## Environment



Key Performance Indicator	Core target	Stretch target
7 Corporate emissions reduction target as set out in the endorsed Environmental Sustainability Plan.	Reduce corporate greenhouse gas emissions by 50%, by 2035 (from FY 2022/23 baseline)	No stretch target

## Customer



Key Performance Indicator	Core target	Stretch target
8 Overall satisfaction with Council's performance - measured annually	Greater than or equal to 75% rated as satisfied or above	Greater than or equal to 85% rated as satisfied or above
9 Customer experience		
9a Ease of lodging requests	75% satisfied or more	80% satisfied or more
9b Time taken to address and action requests	65% satisfied or more	70% satisfied or more
9c Satisfaction with requests handling	55% satisfied or more	60% satisfied or more

# Funding the Annual Business Plan

## Your rates in 2026-2027

The Annual Business Plan is based on a 4.8 per cent increase in the average rate for the coming year. In setting rates for 2026-2027, council has forecast the revenue required to meet the costs of delivering the services and projects that will be provided to the community in 2026-2027.

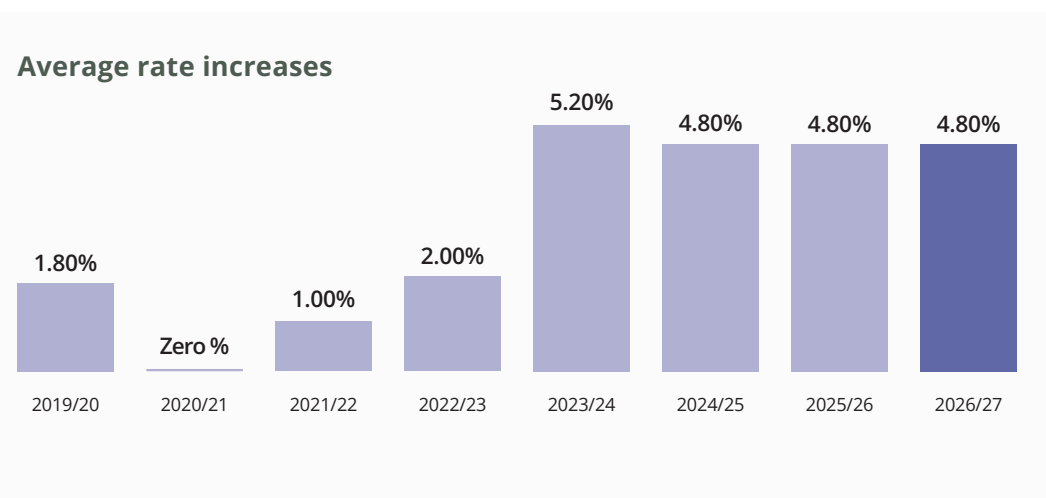
Rates account for 85 per cent of council's operating revenue with other sources including fees, charges and grants. These revenues contribute to the necessary funding for planned operating and capital renewal programs in 2026-2027.

While the average rate increase is 4.8 per cent, it is to be noted that actual rates payable by a rate payer will vary according to individual property valuations, the attributed land use, and whether there has been any new development or capital improvement on the land.

Council is aware of the impact rate increases have on the community. We are continually looking for opportunities that allow this cost to be minimised, support our community during uncertain times, and maintain the fiscal responsibility required of council.

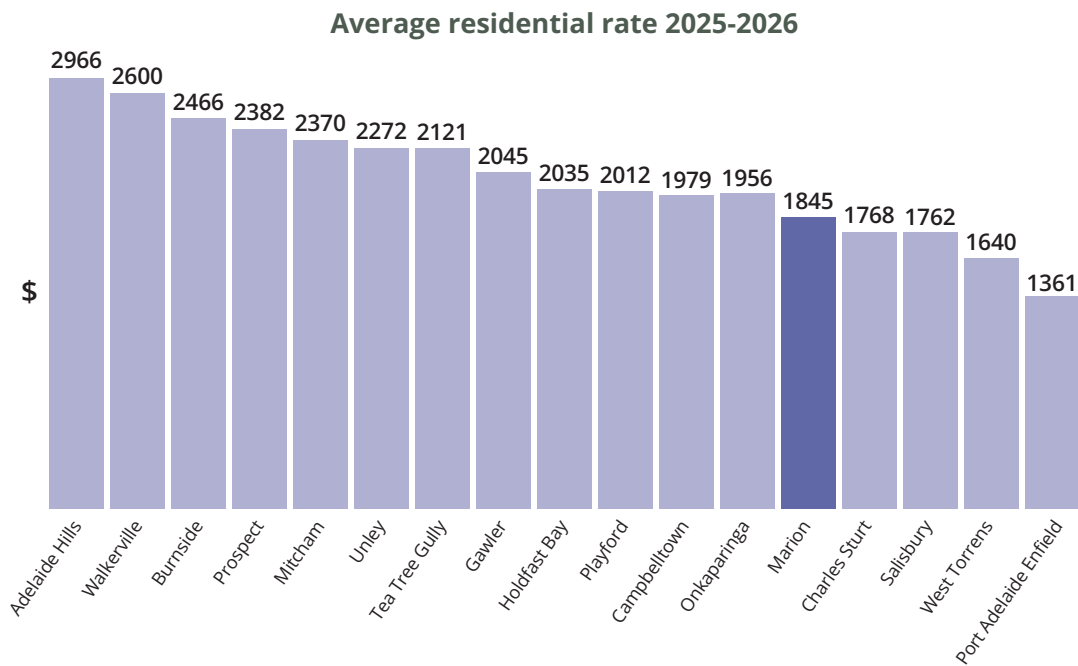
With changing community needs and other external influences impacting on the community, there is a need for council to consider how to plan more effectively, both for the longer term and for an immediate community benefit. The rate increase is set at a level that provides confidence that services will be maintained and that a sufficient capital expenditure program is planned to maintain council's assets.

The outcomes of the community consultation, as well as a balance between achieving the strategic directions, maintaining services and assets, ensuring financial and environmental sustainability, supporting intergenerational equity and making provision for those in the community who are experiencing hardship, have been considered in setting the rate increase for the Annual Business Plan 2026-2027.



# Comparative rating data

With a 4.8% increase, the City of Marion's average residential rate is in line with Council's Annual Business Plan framework and set to remain among the lower rating metropolitan councils. In 2025-2026 the City of Marion had the 5th lowest average metropolitan residential rate.



## Differential rating

Council currently derives 17.3 per cent of its rate revenue from the Commercial and Industrial sectors – Commercial (15.6 per cent) and Industrial (1.7 per cent).

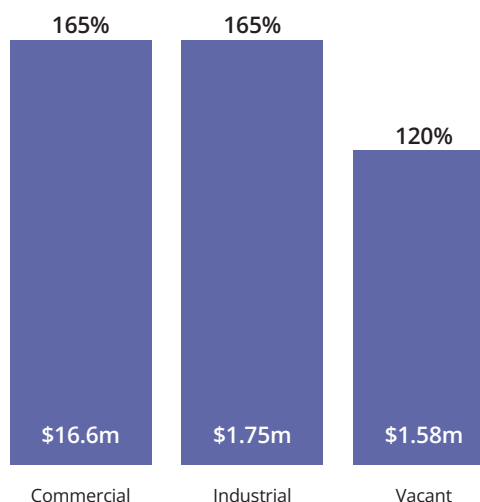
Commercial and Industrial users consume a greater proportion of council resources than residential properties, particularly in regard to the use of roads, footpaths, traffic, parking, storm water drainage, public health and environment.

Council uses a differential rating system to raise revenue based on its Land Use to ensure a fair and equitable distribution of rates within the City of Marion.

The differential rate is charged in addition to the normal rate. In applying this approach, council will take into consideration all prevailing economic conditions and changes and adjust its differential rates accordingly, to ensure an appropriate and fair equalisation of rates across all land use categories.

Council has changed the way we charge rates for homes used for commercial benefit as short term, non-hosted accommodation (not lived in by the owner or a long-term renter). Properties that meet certain criteria are considered as having a commercial predominant land use.

Differential rates to apply to land use are as follows:



Land use category	Expected revenue 2026-2027	Average increase 2026-2027
Residential	\$85,277,926	\$99
Commercial - Shop	\$7,628,372	\$555
Commercial - Office	\$1,101,388	\$241
Commercial - Other	\$ 7,869,424	\$1,017
Industrial - Light	\$620,805	\$506
Industrial - Other	\$1,128,363	\$719
Primary production	\$55,847	\$1,384
Vacant land	\$1,577,247	\$1,029
Other	\$989,410	\$180

The average increase in rates for 2026-2027 by land use category is outlined on the right:

## Budgeted income statement

An operating deficit of \$0.841m before capital revenues is forecast for 2026-2027. While a minor operating deficit is forecast in 2026-2027 all future years of council's long term financial plan forecast an operating surplus. Operating surpluses are required to support the renewal of existing infrastructure in accordance with council's Asset Management Plans and to support construction of new assets to deliver services.

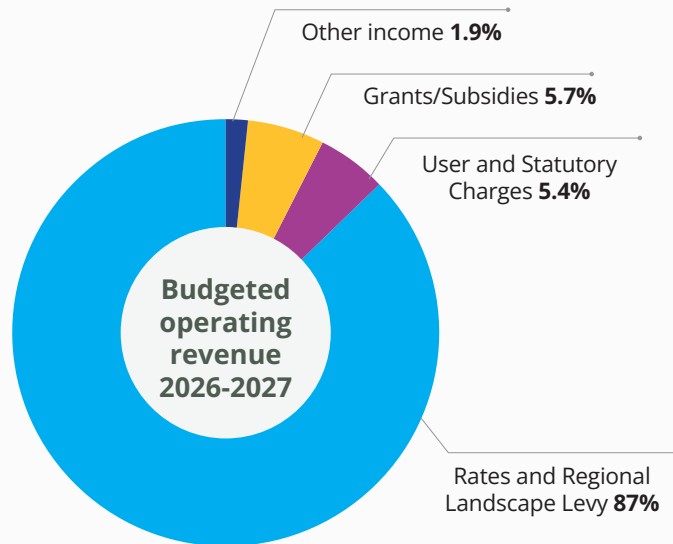
All figures shown in \$'000.

Budgeted Income Statement	2nd Review 2025/26	Budget 2026/27	Variance
<b>Operating Revenue</b>			
Rates - General	97,937	103,728	5,791
Rates - Regional Landscape Levy *	2,493	2,576	83
Statutory Charges	2,669	3,016	347
User Charges	5,266	3,541	(1,725)
Grants/Subsidies	9,827	7,002	(2,825)
Investment Income	439	250	(189)
Reimbursements	515	764	249
Other Revenue	774	493	(281)
Share of Profit/(Loss) Regional Subsidiaries	793	817	24
<b>Total Operating Revenue</b>	<b>120,713</b>	<b>122,187</b>	<b>1,474</b>
<b>Operating Expenditure</b>			
Employee Costs	51,223	50,313	(910)
Contractor Services	35,446	31,022	(4,424)
Materials	7,258	6,416	(842)
Finance Charges	792	1,114	322
Depreciation	25,112	26,116	1,004
Other Expenses	8,759	8,046	(713)
<b>Total Operating Expenditure</b>	<b>128,590</b>	<b>123,028</b>	<b>(5,563)</b>
<b>Operating Surplus/(Deficit) before Capital Revenues</b>	<b>(7,877)</b>	<b>(841)</b>	<b>7,037</b>
Capital Grants and Contributions	6,678	7,128	450
<b>Net Surplus/(Deficit)</b>	<b>(1,199)</b>	<b>6,287</b>	<b>7,487</b>
Other comprehensive income	-	15,231	15,231
<b>Total comprehensive income</b>	<b>(1,199)</b>	<b>21,518</b>	<b>22,717</b>

\* Note: The Regional Landscape Levy is collected by council on behalf of the Green Adelaide Board.

# Operating revenue

The main source of income for council is rate revenue; making up just under 85 per cent (87 per cent including Regional Landscape Levy) of total revenue in 2026-2027, with other sources being government regulated fees for statutory services, untied federal grant monies, as well as other grants from the State and Federal government.



## General rates

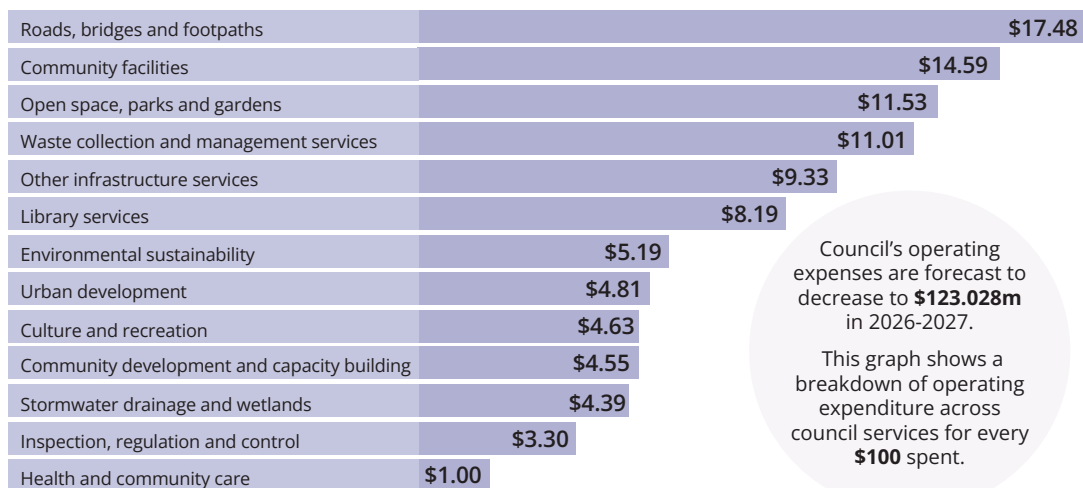
Council's revenue in 2026-2027 includes \$103.728m (\$97.937m in 2025-2026) to be raised in general rates. The budget has been developed on the basis of a 4.8% average rate increase (excluding new developments and capital improvements). In setting rates for 2026-2027, council has forecast the revenue required to meet the costs of delivering the services and projects to be provided to the community in 2026-2027.

Growth from new property development is forecast at 1 per cent for 2026-2027. This predominantly is the result of new housing in Marion, as reported by the Valuer General. The revenue created by this growth will cover the increased costs of servicing a growing community, which includes the requirement to maintain and provide for the replacement of infrastructure such as stormwater drainage and transport networks.

**User charges set by Council** - these relate mainly to the recovery of service delivery costs through the charging of fees to users of council's services. These include charges for the use of council's community facilities. Statutory Charges set by State Government relate mainly to fees and fines levied in accordance with legislation and include development application fees, health act registrations and parking fines.

**Grants and subsidies** - these include all monies received from State and Federal sources for the purpose of funding the delivery of council's services to ratepayers and for the funding of the capital works program. Operating grants are forecast at \$7.002m for 2026-2027, a decrease of \$2.825m on grants received in 2025-2026. The reduction in grant funding primarily reflects changes to Council's service delivery model and associated funding arrangements for the Commonwealth Home Support Program.

## Operating expenditure



### Employee costs

Employees are responsible for the provision of council's key services, including the ongoing maintenance of open space areas, libraries, neighbourhood centres, the Marion Outdoor Pool, urban development, health and community care. Employees are either directly employed by council, or indirectly through an employment agency (i.e. agency staff) where temporary workforce requirements have arisen through seasonal demand or short-term vacancies of existing positions.

Employee costs are forecast to decrease by \$0.910m, primarily reflecting changes to Council's service delivery model and associated funding arrangements for the Commonwealth Home Support Program. This reduction is partially offset by increases arising from Enterprise Agreement provisions.

### Contractor services

Contractor services relate mainly to the provision of council services by external providers. Council uses contractors to assist in the provision of major services such as waste collection and management, and also where specialist services or advice is required, where it is not warranted for council to have permanent in-house resources. A decrease of \$4.424m is forecast in the 2026-2027 budget, reflecting the progression of Information Services

(IS) Strategy initiatives in 2025-2026 and the conclusion of several one-off investment programs, including targeted Footpath Maintenance works. The reduction also incorporates efficiencies from revised service delivery arrangements and previously endorsed savings, with contractor costs returning to reduced levels following the delivery of these projects.

### Materials

Council's Materials budget includes utilities, products utilised in the delivery of community services and maintenance of council's infrastructure, open space, and other assets, as well as fuel for the fleet of vehicles used to deliver services. A decrease of \$0.842m in materials is forecast in the 2026-2027 budget primarily relating to one-off equipment purchases and project expenditure made in 2025-2026 which are not required in 2026-2027.

### Other expenses

Other expenses have also been tightly managed and forecast to decrease by \$0.713m in 2026-2027.

## Capital revenue

### Capital grants and contributions

Council has incorporated \$7.128m in capital grants and contributions towards new capital works planned in 2026-2027. Funding includes Federal and State Government grant funding contributions towards council's prioritised new initiatives/projects.

# Budgeted capital expenditure

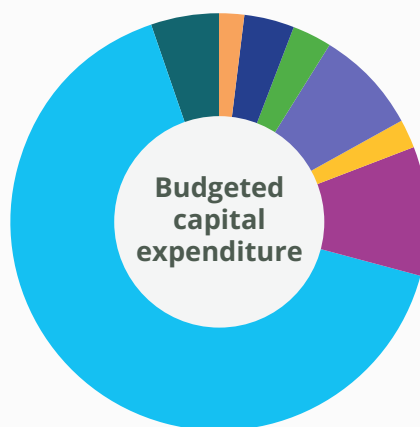
The 2026-2027 Budgeted Statement of Capital Expenditure forecasts a total capital funding requirement of \$47.232m including \$17.922m renewal and \$29.310m new and upgrade.

Funding for key capital projects in the 2026-2027 budget includes forecast funding towards:

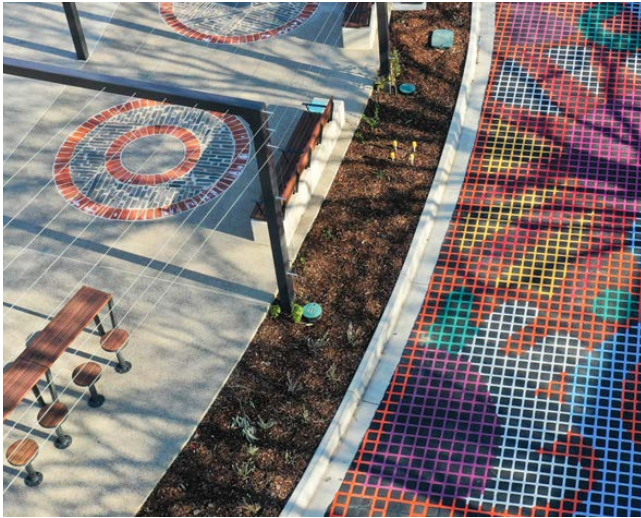
- Completion of Glandore Sports Club redevelopment
- Marion Basketball Stadium Redevelopment
- Hazelmere Reserve Court Upgrades
- Marion Outdoor Pool renewal works

All figures shown in \$'000.

Capital Expenditure	2nd Review 2025-26	Budget 2026-27
Land, Buildings and Major Projects	29,210	32,434
Infrastructure:		
Roads & Kerbs	4,164	4,936
Stormwater	5,827	3,820
Footpaths	1,573	1,119
Traffic Control Devices	382	890
Other Infrastructure	1,190	514
Plant and Equipment	1,720	1,778
Furniture and Fittings	193	100
Streetscapes	1,280	-
Other	2,678	1,641
<b>Total Capital Expenditure</b>	<b>48,217</b>	<b>47,232</b>
Represented By:		
Capital Expenditure		
Assets - Renewal	23,203	17,922
Assets - New	25,014	29,310
	<b>48,217</b>	<b>47,232</b>



- Major projects 65%**
  - Marion Basketball Stadium Redevelopment 38%
  - Glandore Sports Club Redevelopment 5%
  - Cove Sports Stage 2 design 1%
  - Marion Outdoor Renewal Works 18%
  - Hazelmere Reserve Courts Upgrade 3%
- Open Space development 5%**
- Buildings 2%**
- Plant/equipment/furniture and fittings 4%**
- Traffic devices/other infrastructure 3%**
- Drains 8%**
- Footpaths 2%**
- Roads and kerbs 11%**



## Financing the budget

Financing the budget refers to the use of borrowings or available cash balances to meet any shortfall between expenditure (both operating and capital) and revenue.

The table on the following page identifies the council's net funding result. Council's budget for 2026-2027 is expected to result in a net decrease in funding of \$15.225m.



Financing transactions associated with accommodating the expected net lending result in 2026-2027 are found in the second table on the following page. Council's Long Term Financial Plan includes an allowance for borrowings of up to \$16.950m in 2026-2027 to support the funding requirements of council's Capital Works Program.

Council's borrowings are forecast to reach \$38.040m by June 2027. Over the Long Term Financial Plan, they are projected to peak at \$43.761m in 2027-2028 with its Debt Servicing Ratio peaking at 4.35% in 2028-2029 against a maximum target of 10.0% and its Net Financial Liabilities ratio peaking at 39.98% in 2027-2028 and staying well within the targeted range of 0 - 65% over the next 5 years.



## Financing the budget

All figures shown in \$'000.

<b>Net Lending/(Borrowing)</b>	<b>2nd Review 2025-26</b>	<b>Budget 2026-27</b>
Operating Surplus/Deficit before Capital Amounts	(7,877)	(841)
<i>less: Net Outlay on Existing Assets</i>		
Capital expenditure on asset renewal/replacement	23,203	17,922
less Depreciation/Ammortisation	(25,112)	(26,116)
	<b>(1,909)</b>	<b>(8,194)</b>
<i>less: Net Outlay on New/Upgrade Assets</i>		
Capital expenditure on New & Upgrade Assets	25,014	29,310
less Capital Grants	(6,678)	(7,128)
	<b>18,336</b>	<b>22,182</b>
Adjustments		
Proceeds from asset disposal	3,725	421
Share of Equity - Regional Subsidiaries	(793)	(817)
	<b>2,932</b>	<b>(396)</b>
<b>Net funding increase/(decrease)</b>	<b>(21,372)</b>	<b>(15,225)</b>

All figures shown in \$'000.

<b>Financing Transactions</b>	<b>2nd Review 2025-26</b>	<b>Budget 2026-27</b>
New Borrowings	14,000	16,950
less: Repayment of Principal on Borrowings	(3,331)	(1,558)
less: Increase/(Decrease) in Cash & Investments		
- Transfers from/(to) Reserves	18,446	(112)
- Cash Deficit/(Surplus)	(178)	(55)
Funds used to defer borrowings in prior years	(9,882)	-
Savings used to offset borrowings	2,317	-
<b>Equals: Financing Transactions</b>	<b>21,372</b>	<b>15,225</b>

## Financial ratios

To assist council in meeting its objective of financial sustainability, a series of financial indicators endorsed by the Local Government Association (LGA) are provided. Where a council target has not been adopted, the recommended LGA target has been used.

The table below details these financial indicators and whether or not the prescribed target will be achieved over the next five year period. All key financial ratios are forecast to remain within Council's target ranges over the coming 5 year period and across the longer term horizon of the Long Term Financial Plan.

### Operating Surplus

This ratio expresses the operating surplus as a percentage of total operating revenue. While a minor deficit is forecast in 2026-2027, this is temporary, with the ratio expected to meet Council's target range across the five years.

### Asset Renewal Funding Ratio

This ratio indicates whether council is renewing or replacing assets at the rate of consumption. Council's long term target of 100 per cent ensures that council aims to invest adequately in maintaining its asset base.

### Net Financial Liabilities Ratio

The Net Financial Liabilities Ratio measures the extent to which Council's net financial liabilities can be supported by its operating revenue. With the planned use of available cash reserves for significant capital works and major projects, along with the utilisation of loan funding of up to \$16.95m in 2026-2027, the ratio is expected to remain well within Council's target range.

### Debt Servicing Ratio

Reflects annual loan principal and interest repayments as a proportion of total revenue, indicates Council's capacity to meet its debt obligations from operating income. While the ratio is projected to increase slightly with the commencement of new loan repayments in 2026-2027, it is expected to remain at the lower end of Council's target range.

Ratio	Council target	2026-27 budget	5 year average
<b>Operating Surplus</b>	0% - 10%	-0.69%	0.55%
<b>Asset Renewal Funding Ratio</b>	90% - 110%	100.00%	100.00%
<b>Net Financial Liabilities</b>	0% - 65%	36.94%	35.35%
<b>Debt Servicing</b>	0% - 10%	2.19%	3.60%

## Appendix 01

### Capital works program

01

#### Open space and recreation works

Location	Suburb	Ward	Description
Bandon Terrace Reserve	Marino	Coastal	Minor open Space Upgrade
Manoora Drive Reserve	Hallett Cove	Coastal	Local Playground
Stanley Street Reserve Toilet	Glengowrie	Mullawirra	New Public Toilet
Teesdale Crescent Reserve	Plympton Park	Mullawirra	Irrigation and natural landscaping upgrade
Matthew Street Reserve	O'Halloran Hill	Southern Hills	Irrigation and natural landscaping upgrade
Mitchell Street Reserve	Seaview Downs	Southern Hills	Open Space Upgrade
Cove Oval	Hallett Cove	Southern Hills	Neighbourhood Playground
Branksome Terrace Reserve	Dover Gardens	Warracowie	Irrigation and natural landscaping upgrade
Marion Oval	Marion	Warriparinga	Neighbourhood Playground
Daws Road Reserve	Ascot Park	Woodlands	Irrigation and natural landscaping upgrade
Ascot Park Bowling Club	Ascot Park	Woodlands	Irrigation Upgrade

#### Property building works program

Location	Suburb	Ward	Description
Capella Oval	Hallett Cove	Coastal	Cricket nets
Seacliff Golf Club	Seacliff	Coastal	Hit up cages
Hazelmere Reserve	Morphettville	Mullawirra	Courts upgrade, lighting and pavillion
Marion Outdoor Pool	Park Holme	Mullawirra	Renewal works
Plympton Sports Club	Plympton Park	Mullawirra	Cricket nets
Cove Sports Club	Hallett Cove	Southern Hills	Clubroom upgrade
Trott Park Neighbourhood Centre	Trott Park	Southern Hills	Reception upgrade
Marion Cultural Centre	Oaklands Park	Warracowie	Internal building upgrade
Marion Basketball Stadium	Marion	Warriparinga	Stadium redevelopment
Marion Bowling Club	Marion	Warriparinga	Shelter renewal
Marion Sports Club	Marion	Warriparinga	Lift renewal
City Services	Marion	Warriparinga	Washdown shed
Glandore Oval	Glandore	Woodlands	New clubhouse and carparking
Various	Various	Various	Building and heritage signage upgrades

*\*Please note Capital Works Programs are subject to change.*

# 01

## Appendix 01

### Capital works list

#### Roads program

Road Name	Suburb	Ward	From	To
Constellation Street	Hallett Cove	Coastal	Sovereign Street	Valkyrie Street
Gledsdale Road	Hallett Cove	Coastal	Freya Avenue	Sandison Road
Larnoo Street	Hallett Cove	Coastal	Kooraweera Street	End
Ranger Street	Hallett Cove	Coastal	Grand Central Avenue	Intrepid Crescent
Shakes Crescent	Hallett Cove	Coastal	Eloise Avenue	End
Bundarra Road	Marino	Coastal	Caralue Road	Cul-De-Sac
Paringa Avenue	Marino	Coastal	Jervois Terrace	Trumara Road
Copley Street	Park Holme	Mullawirra	Parsons Grove	Western Avenue
Mulcra Avenue	Park Holme	Mullawirra	Tarranna Avenue	Weroona Avenue
Parsons Grove	Park Holme	Mullawirra	Burton Avenue	Duncan Avenue
Rotorua Avenue	Park Holme	Mullawirra	Weroona Avenue	Nilpena Avenue
Jackson Street	Plympton Park	Mullawirra	Bray Street	Tarranna Avenue
Park Terrace	Plympton Park	Mullawirra	Bray Street	South Terrace
Shakespeare Avenue	Plympton Park	Mullawirra	Blackler Avenue	Byron Avenue
Wattle Terrace	Plympton Park	Mullawirra	Wattle Terrace	Cross Road
Christopher Grove	O'Halloran Hill	Southern Hills	Ella Crescent	End
Lincoln Avenue	Seacombe Gardens	Warracowie	Torquay Road	Miller Street
Laurence Street	South Plympton	Warracowie	Kathleen Street	Clacton Road
Keynes Avenue	Warradale	Warracowie	Diagonal Road	Soho Street
Maple Avenue	Tonsley	Warriraringa	Sturt Road	Oak Avenue
Kenilworth Avenue	Edwardstown	Woodlands	Weaver Street	Woodlands Terrace
Stanton Street	Edwardstown	Woodlands	Dumbarton Avenue	Johnson Street
Talisman Avenue	Edwardstown	Woodlands	Weaver Street	Woodlands Terrace
Skinner Street	South Plympton	Woodlands	Wood Street	Beaconsfield Terrace

*Council is reviewing its road reseal program in response to recent changes to bitumen standards and supply pressures affecting the Australian road construction sector, as such, the proposed schedule of works may be revised.*

#### Kerb program

Road Name	Suburb	Ward
Kerb and Channel Program	Various	Various
Kerb Ramp DDA Upgrade Program	Various	Various
Kerb Ramp Creation Program	Various	Various

#### Stormwater program

Road Name	Suburb	Ward
Browning Avenue	Plympton Park	Mullawirra
Kildonan Road and Sunshine Avenue	Warradale	Warracowie Ward

*\*Please note Capital Works Programs are subject to change.*

## Appendix 01

### Capital works list

#### Pathways program

Road Name	Suburb	Ward
Manoora Drive Reserve Footpath	Hallett Cove	Coastal
Finniss Street to Osmond Road Footpath	Marion	Warriparinga
Hallett Close Footpath	Sheidow Park	Southern Hills
Mitchell Street Reserve Footpath	Seaview Downs	Southern Hills
Darlington Primary School Footpath	Seacombe Gardens	Warracowie
Warradale Primary School Footpath	Warradale	Warracowie

#### Transport program

Road Name	Suburb	Ward	Description
Gretel Crescent	Hallett Cove	Coastal	Speed Cushions
Westcliff Court	Marino	Coastal	Retaining wall
Park Terrace	Plympton Park	Mullawirra	Speed Cushions
Plympton Park Reserves	Plympton Park	Mullawirra	Intersection Improvements
Herbert Street	Plympton Park	Mullawirra	Concrete Island
South Terrace - Stop 15 (North Side)	Plympton Park	Mullawirra	Bus Stop renewal program
Hendrie Street - Stop 22 (East Side)	Morphettville	Mullawirra	Bus Stop renewal program
Maxwell Terrace	Glengowrie	Mullawirra	Bridge upgrade
Lonsdale Road - Stop 53A (South East Side)	Hallett Cove	Southern Hills	Bus Stop renewal program
Warradale Primary School	Warradale	Warracowie	Koala Crossing
Darlington Primary School	Seacombe Gardens	Warracowie	Emu Crossing Alteration
Emmaus Christian College	South Plympton	Woodlands	Koala Crossing
Raglan Avenue - Stop 15B (South Side)	South Plympton	Woodlands	Bus Stop renewal program
South Road - Stop 10 (West Side)	Glandore	Woodlands	Bus Stop renewal program
Various	Various	Various	LED public lighting upgrade

#### Water treatment and resources

Road Name	Suburb	Ward
Waterfall Creek Catchment Improvement	Hallett Cove	Coastal
Upper Field River Catchment Improvement	Shiedow Park	Southern Hills

*\*Please note Capital Works Programs are subject to change.*

## Appendix 02

### Budgeted Income Statement

02

All figures shown in \$'000.

Budget 2025-26	2nd Review 2025-26		Budget 2026-27
		<b>Operating Revenue</b>	
97,937	97,937	Rates - General	103,728
2,458	2,493	Rates - Regional Landsacape Levy	2,576
2,820	2,669	Statutory Charges	3,016
4,732	5,266	User Charges	3,541
11,661	9,827	Grants/Subsidies	7,002
350	439	Investment Income	250
751	515	Reimbursements	764
393	774	Other Revenue	493
793	793	Share of Profit/(Loss) SRWRA	817
<b>121,895</b>	<b>120,713</b>	<b>Total Operating Revenue</b>	<b>122,187</b>
		<b>Operating Expenditure</b>	
50,243	51,223	Employee Costs	50,313
31,480	35,446	Contractor Services	31,022
6,543	7,258	Materials	6,416
850	792	Finance Charges	1,114
24,921	25,112	Depreciation	26,116
8,480	8,759	Other Expenses	8,046
<b>122,516</b>	<b>128,590</b>	<b>Total Operating Expenditure</b>	<b>123,028</b>
(621)	(7,877)	<b>Operating Surplus/(Deficit) before Capital Revenues</b>	<b>(841)</b>
5,105	6,678	Capital Grants and Contributions	7,128
<b>4,484</b>	<b>(1,199)</b>	<b>Net Surplus/(Deficit) resulting from Operations</b>	<b>6,287</b>
-	-	Other comprehensive income	15,231
<b>4,484</b>	<b>(1,199)</b>	<b>Total comprehensive income</b>	<b>21,518</b>

## Appendix 03

### Budgeted Statement of Financial Position

03

All figures shown in \$'000.

Budget 2025-26	2nd Review 2025-26		Budget 2026-27
		<b>Current Assets</b>	
11,302	6,547	Cash	4,629
5,482	7,346	Receivables	5,332
540	466	Inventory	555
<b>17,325</b>	<b>14,359</b>	<b>Total Current Assets</b>	<b>10,516</b>
		<b>Current Liabilities</b>	
15,803	13,850	Creditors	8,808
7,123	7,266	Provisions	7,457
1,653	3,331	Loans	2,400
<b>24,579</b>	<b>24,447</b>	<b>Total Current Liabilities</b>	<b>18,665</b>
(7,254)	(10,088)	Net Current Assets/(Liabilities)	(8,149)
		<b>Non-Current Assets</b>	
10,709	11,709	Investment in Regional Subsidiaries	12,526
1,354,619	1,373,189	Infrastructure, Property, Plant & Equipment	1,409,115
23,080	14,859	Other Non-Current Assets	14,859
<b>1,388,408</b>	<b>1,399,757</b>	<b>Total Non-Current Assets</b>	<b>1,436,500</b>
		<b>Non-Current Liabilities</b>	
22,350	18,286	Loans	35,640
711	982	Provisions	791
<b>23,061</b>	<b>19,268</b>	<b>Total Non-Current Liabilities</b>	<b>36,431</b>
<b>1,358,092</b>	<b>1,370,401</b>	<b>Net Assets</b>	<b>1,391,919</b>
		<b>Equity</b>	
457,298	454,574	Accumulated Surplus	460,748
900,794	915,827	Reserves	931,171
<b>1,358,092</b>	<b>1,370,401</b>	<b>Total Equity</b>	<b>1,391,919</b>

# Appendix 04

## Budgeted Statement of Changes in Equity

04

All figures shown in \$'000.

Budget 2025-26	2nd Review 2025-26		Budget 2026-27
		<b>Accumulated Surplus</b>	
447,974	437,327	Balance at beginning of period	454,574
4,484	(1,199)	Net Surplus/(Deficit)	6,287
4,939	22,541	Transfers from Reserves	-
(99)	(4,095)	Transfers to Reserves	(112)
<b>457,298</b>	<b>454,574</b>	<b>Balance at end of period</b>	<b>460,749</b>
		<b>Asset Revaluation Reserve</b>	
893,903	909,264	Balance at beginning of period	909,264
-	-	Net change	15,231
<b>893,903</b>	<b>909,264</b>	<b>Balance at end of period</b>	<b>924,495</b>
		<b>Other Reserves</b>	
11,731	25,009	Balance at beginning of period	6,563
(4,840)	(18,446)	Net change	112
<b>6,891</b>	<b>6,563</b>	<b>Balance at end of period</b>	<b>6,675</b>
<b>900,794</b>	<b>915,827</b>	<b>Total Reserves</b>	<b>931,171</b>
<b>1,358,092</b>	<b>1,370,401</b>	<b>Total Equity</b>	<b>1,391,919</b>

## Appendix 05

### Budgeted Statement of Cash Flow

05

All figures shown in \$'000.

Budget 2025-26	2nd Review 2025-26		Budget 2026-27
		<b>Cash Flows from Operating Activities</b>	
121,117	119,920	<i>Receipts</i>	120,894
(98,011)	(103,478)	<i>Payments</i>	(98,540)
<b>23,107</b>	<b>16,442</b>	<b>Net Cash Provided by Operating Activities</b>	<b>22,353</b>
		<b>Cash Flows from Financing Activities</b>	
		<i>Receipts</i>	
11,900	14,000	Loans Received	16,950
		<i>Payments</i>	
(3,331)	(3,331)	Principal	(1,558)
<b>8,569</b>	<b>10,669</b>	<b>Net Cash (Used In) Financing Activities</b>	<b>15,392</b>
		<b>Cash Flows from Investing Activities</b>	
		<i>Receipts</i>	
5,112	6,678	Capital Grants/Subsidies & Contributions/Investments	7,148
17	396	Sale of replaced assets	421
2,500	3,329	Sale of surplus assets	-
		<i>Payments</i>	
(34,826)	(48,217)	Purchase of IPP&E	(47,232)
<b>(27,197)</b>	<b>(37,814)</b>	<b>Net Cash (Used In) Investing Activities</b>	<b>(39,663)</b>
4,478	(10,703)	Net Increase/(Decrease) in Cash Held	(1,918)
6,824	17,250	Cash at Beginning of Reporting Period	6,547
<b>11,302</b>	<b>6,547</b>	<b>Cash at End of Reporting Period</b>	<b>4,629</b>

## Appendix 06

### Budgeted Funding Statement

06

All figures shown in \$'000.

Budget 2025-26	2nd Review 2025-26		Budget 2026-27
		<b>Operating Revenue</b>	
100,395	100,430	Rates	106,304
2,820	2,669	Statutory Charges	3,016
4,732	5,266	User Charges	3,541
11,661	9,827	Operating Grants & Subsidies	7,002
350	439	Investment Income	250
751	515	Reimbursements	764
393	774	Other	493
793	793	Net gain - SRWRA	817
<b>121,895</b>	<b>120,713</b>		<b>122,187</b>
		<b>Operating Expenses</b>	
50,243	51,223	Employee Costs	50,313
31,480	35,446	Contractual Services	31,022
6,543	7,258	Materials	6,416
850	792	Finance charges	1,114
24,921	25,112	Depreciation	26,116
8,480	8,759	Other	8,046
<b>122,516</b>	<b>128,590</b>		<b>123,028</b>
<b>(621)</b>	<b>(7,877)</b>	<b>Operating Surplus/(Deficit) before Capital Revenues</b>	<b>(841)</b>
		<b>Capital Revenue</b>	
5,105	6,678	Capital Grants & Subsidies	7,128
<b>4,484</b>	<b>(1,199)</b>	<b>Net Surplus/(Deficit)</b>	<b>6,287</b>
24,921	25,112	<b>Depreciation</b>	26,116
(793)	(793)	Share of Profit SRWRA	(817)
<b>28,612</b>	<b>23,120</b>	<b>Funding available for Capital Investment</b>	<b>31,586</b>
		<b>Capital</b>	
16,390	23,203	less Capital Expenditure - Renewal	17,922
18,208	25,014	less Capital Expenditure - New	29,310
17	396	add Proceeds from Sale of Replaced Assets	421
2,500	3,329	add Proceeds from Sale of Surplus Assets	-
<b>(3,469)</b>	<b>(21,372)</b>	<b>Net funding increase/(decrease)</b>	<b>(15,225)</b>
		Funded by;	
		Loans	
11,900	14,000	Loan Principal Receipts (Net)	16,950
(3,331)	(3,331)	less Loan Principal Repayments	(1,558)
<b>8,569</b>	<b>10,669</b>	<b>Loan Funding (Net)</b>	<b>15,392</b>
		<b>Movement in level of cash, investments and accruals</b>	
59	178	Cash Surplus/(Deficit) funding requirements	55
(4,840)	(18,446)	Reserves Net transfer to/(transfer from)	112
9,882	9,882	Funds used to defer borrowings in prior years	-
-	(2,317)	Savings used to offset borrowings	-
<b>5,105</b>	<b>(10,703)</b>	<b>Cash/Investments/Accruals Funding</b>	<b>167</b>
<b>3,469</b>	<b>21,372</b>	<b>Funding Transactions</b>	<b>15,225</b>

# Appendix 07

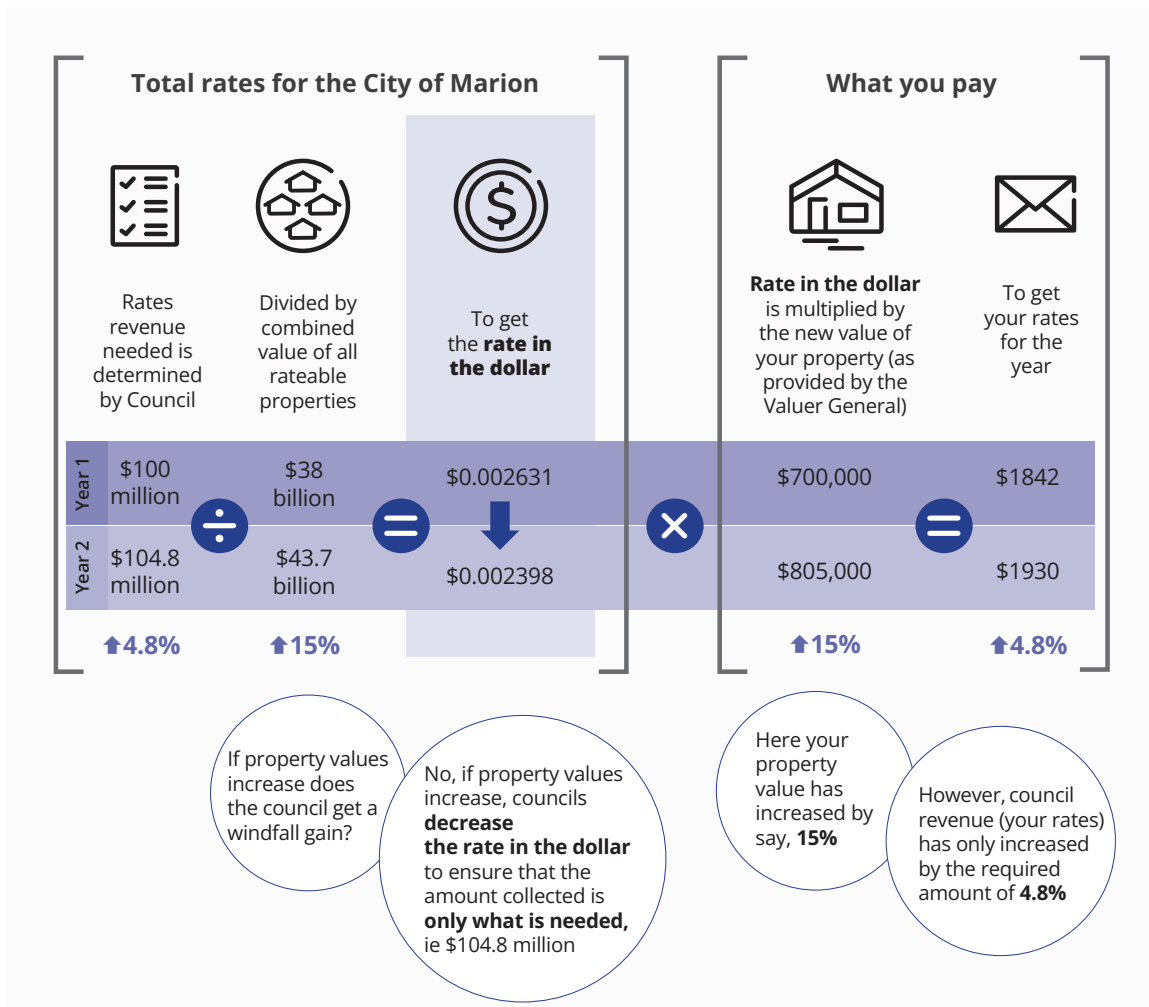
## How your rates are calculated

# 07

Property values do not determine the rates income of a council. Property values are used to determine the share of the total budgeted rates that one property pays relative to other properties in the council area.

Property valuations are used by councils to determine the rate in the dollar to generate the total amount of rate revenue that councils need. Councils review the rate in the dollar annually making sure they only raise the required budgeted rate revenue.

The following example illustrates how your rates are calculated using the rate in the dollar.



# Appendix 08

## Rating policy

# 08

### 1. RATIONALE

The Rating policy exists to outline the methodology for setting and collecting rates from the community.

### 2. POLICY SCOPE AND IMPLEMENTATION

#### 2.1 Valuation Methodology and Adoption

Council uses Capital Value as the basis for valuing land within the council area. Capital Value is the value of the land and all the improvements on the land. The Council also continues to adopt the capital valuations distributed by the Valuer-General. (See Annexure 1)

#### 2.2 Differential General Rates

All land within a council area, except for land specifically exempt under section 147 (2) of the Act is rateable. The Act provides for a council to raise revenue through a general rate, which applies to all rateable land, or through differential general rates, which differentially apply to classes of rateable land. Council uses a differential rating system to raise revenue based upon Land Use to ensure a fair and equitable distribution of rates within the City of Marion. In applying this approach Council will take into consideration all prevailing economic conditions and changes and adjust its differential rates accordingly, to ensure an appropriate and fair equalisation of rates across all land use categories.

The differential general rate Land Use categories are as follows:

- Category 1 Residential
- Category 2 Commercial – Shop
- Category 3 Commercial – Office
- Category 4 Commercial – Other
- Category 5 Industrial – Light
- Category 6 Industrial – Other
- Category 7 Primary Production
- Category 8 Vacant
- Category 9 Other

These differential rates will be used to determine the rates in the dollar for all properties within the City of Marion area for the financial year. These rates will be specified in Council's rate declaration for each financial year. (See Annexure 1)

#### 2.3 Short Term Accommodation

From 1 July 2025, property which is available for short-term rental accommodation is deemed as having predominant land use of 'Commercial – Other' if the following criteria are met:

- The property is available for short-term accommodation for 183 or more nights in the preceding financial year; and
- The property is available for short-term accommodation, defined as being available to rent for a period of 30 days or less; and
- More than 50% of the property is available for short-term accommodation.

A property meeting the criteria will be assigned a property classification of Commercial – Other and will attract the Category 4 Differential Rate in the dollar in accordance with Section 2.2 of this policy.

A property owner may submit an objection to land use to Council within 60 days of receiving their first quarter rate notice. The objection must include supporting evidence that the property does not meet Council's short-term accommodation criteria (see section 2.4 of this policy).

In assessing the objection, Council is required to consider the above-mentioned criteria. Council may, at its discretion, also consider whether the property is offered for short-term accommodation on a consistent basis.

## 2.4 Objection to Land Use Classification

If a ratepayer believes the land use classification assigned to their property is incorrect, they may lodge a written objection using Council's Objection to Land Use form. Objection to Land Use forms are available at: [www.marion.sa.gov.au](http://www.marion.sa.gov.au) or at City of Marion Admin Centre, 245 Sturt Road, Sturt.

The objection to land use must be in writing using Council's 'Objection to Land Use' form and:

- must set out the grounds of the objection; and
- state the land use (see section 2.2 of this policy for the nine acceptable land use categories) that should, in the objector's opinion, have been attributed to the land; and
- must be made within 60 days after the objector receives notice of the particular land use to which the objection relates (unless the council, in its discretion, allows an extension of time for making the objection).

Lodging an objection does not alter rate payment obligations or due dates.

Objections can be submitted to Council by one of the following methods:

- Email: [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)
- Post: PO Box 21 Park Holme SA 5043
- In person: City of Marion Administration Centre - 245 Sturt Road Sturt SA 5047

Council will determine the objection and notify the ratepayer. Application can be made to SACAT (SA Civil and Administration Tribunal) to review your objection to the land use classification under s156 of the Act. This needs to be submitted to SACAT within 21 days of receipt of Council's decision on the objection.

SACAT can be contacted via phone on 1800 723 767 to provide further information on this process.

## 2.5 Minimum Rate

A minimum amount payable by way of general rates is determined to apply to the whole of an allotment (including land under a separate lease or licence) and only one minimum amount is payable in respect of two or more pieces of adjoining land (whether intercepted by a road or not) if they are owned by the same owner and occupied by the same occupier.

The Minimum Rate to apply to properties within the City of Marion will be detailed in Council's rate declaration for each financial year. (See Annexure 1)

## 2.6 Service Charge

The Council has decided not to impose any service charges for this financial year.

## 2.7 Regional Landscape Levy

The council, under the *Landscape South Australia Act 2019*, is required to collect this levy. It does so by imposing a separate rate for all rateable properties within the council area.

For each financial year, the levy for each property will be determined by the total capital valuation within the City of Marion. The calculation is as follows:

- Total Capital Value divided by the Total Amount Required, (set for the financial year by the Green Adelaide Board) determines an appropriate rate in the dollar, this rate in the dollar will then be applied to each property. (See Annexure 1)

## 2.8 Payment of Rates

The Council has determined that payment of rates for the 2026-2027 financial year will be by four instalments, due on 1 September 2026, 1 December 2026, 1 March 2027 and 1 June 2027. However, the total amount of rates may be paid in full at any time.

Council has determined that rates may be paid by the following methods:

- Payrix – Direct via Council's Rating Portal
- Australia Post – Post Office, Telephone or Internet
- Bpay – Telephone or internet payments
- Centrepay – Deductions directly from Centrelink deductions
- Direct Debit – Direct from either a cheque or savings account
- Eservices – Direct through the Council's Internet system
- In person - At council Offices
- By Mail – PO Box 21 Park Holme SA 5043

### 2.9 Late Payment of Rates

Council imposes an initial penalty (a fine) of 2% as prescribed under the Act on any instalment that is received late. A prescribed interest rate (which includes the amount of any previous unpaid fine and interest) will apply on the expiration of each month that a balance remains unpaid.

When the council receives a payment in respect of overdue rates the money received is applied in the order set out below in accordance with Section 183 of the Act:

- First – to satisfy any costs awarded in connection with court proceedings;
- Second – to satisfy any interest costs;
- Third – in payment of any fines imposed;
- Fourth – in payment of rates, in chronological order (starting with the oldest account first).

(See Annexure 1)

## 2.10 Rebates and Postponement of Rates

### 2.10.1 Rate Rebate Policy

Refer to the Rate Rebate Policy attached.

### 2.10.2 Residential Rate Rebate

Section 166 (1) (l) (ii) of the Act provides for the discretionary rebate of rates where, among other things, there has been a rapid change in valuations.

Council will provide relief against a substantial increase in rates payable on residential land due to large increases in capital value by applying a rebate of general rates to eligible ratepayers.

For the current financial year, a rebate will apply where the increase in rates exceeds 10 per cent subject to meeting the qualifying criteria set out below. The rebate will be the difference between the previous year's rates plus 10 per cent, and the current year's rates. This is subject to a minimum variance of \$20 and capped at a maximum of \$200.

- The property is the owner's principal place of residence.
- The property has not had more than \$20,000 of improvements.
- The property value has not increased due to zoning changes.
- The land use for rating purposes has not changed since 1st July of the previous financial year.
- The property has not sold since the 1st January of the previous financial year.

The Residential Rate Rebate will be applied automatically to properties that can be readily identified as being eligible. Where the rebate is not applied automatically, ratepayers who consider they could be eligible for a residential rate rebate may apply in writing to council. Applications will be assessed against the eligible criteria. Only applications for the current financial year will be accepted and must be received in the current financial year.

### 2.10.3 Residential Construction on Vacant Land

Under Section 166 (1) (a) of the Act, and for the purpose of securing the proper development of the area, a discretionary rebate of general rates for the 2026-2027 financial year will be granted in respect of an assessment classed as vacant land by the council, where:

- The principal ratepayer of the assessment applies to the council for the rebate prior to 30 June 2027, and
- The footings have been poured on the property by 30 June 2027.

The amount of the rebate will be the difference between the general rate in the dollar applicable to Vacant land, and the general rate in the dollar applicable to Residential land. This is calculated by the number of days remaining between 1 July 2026 and 30 June 2027 from the date footings are poured for a residence on the land. Minimum Rate is still applicable.

### 2.10.4 Postponement of Rates – Hardship

Section 182 of The Act permits the council, on the application of the ratepayer, to partially or wholly remit rates or to postpone rates, on the basis of hardship. Where a ratepayer is suffering hardship in paying rates, they may submit an application in writing to the Council. The Council treats such inquiries confidentially.

### 2.10.5 Postponement of Rates – Seniors

An Application may be made to council by ratepayers who meet the criteria required for qualification for the postponement under Section 182A of The Act. (see Annexure 1 for criteria).

### 2.11 Sale of Land for Non-Payment of Rates

The Act provides that a council may sell any property where the rates have been in arrears for three years or more. Council is required to notify the owner of the land of its intention to sell the land, provide the owners with details of the outstanding amounts, and advise the owner of its intention to sell the land if payment of the outstanding amount is not received within one month. Except in extraordinary circumstances, the council enforces the sale of land for arrears of rates.

### 2.12 Cost of Living Concession

Pensioners, low-income earners and self-funded retirees holding a Commonwealth Seniors Health Card can receive a Cost-of-Living Concession. Eligibility includes pensioners and low-income earners who are tenants.

For further information contact the Concessions Hotline on 1800 307 758.

## 3. RATE REBATES

### 3.1 Policy Statement

Council has decided to adopt a Rate Rebate Policy for all rateable land within the council's area which is applied in accordance with Sections 159 to 166 of the Act. This Policy will assist the Council as a decision-making function and is intended to provide guidance to the community as to the matters that the Council will take into account in deciding an application for a rebate.

The Policy also sets out the type of land use for which the council must grant a mandatory rebate of rates and the percentage amount applicable, and those types of land use where the Council has the ability to grant a discretionary rebate of rates. Rebates will only be available when the applicant satisfies the requirements under both the Act and, where appropriate, the requirements of this Policy.

### 3.2 Mandatory Rebates

Mandatory rate rebates will be granted by council at the prescribed rate in accordance with Sections 159 to 165 of The Act.

S160 – Health Services 100% Rebate

S161 – Community Services (Including Housing Associations) 75% Rebate

S162 – Religious Purposes 100% Rebate

S163 – Public Cemeteries 100% Rebate

S164 – Royal Zoological Society of SA 100% Rebate

S165 – Educational Purposes 75% Rebate

Where the council is satisfied from its own records, or from other sources, that a person or body meets the necessary criteria for a mandatory rate rebate, the council will grant the rebate accordingly. Where the council is not satisfied based upon the information in its possession or otherwise does not hold relevant information it will require the person or body to lodge an application in accordance with this Policy.

### 3.3 Discretionary Rebates

A discretionary rate rebate may be granted by the Council at its absolute discretion up to and including 100% relief to any cases pursuant to Section 166 of the Act.

Any persons or bodies seeking a discretionary rebate, will be required to submit an application form to the council and provide to the council such information as stipulated on the application form and any other information that the council may reasonably require.

Please note that, following a recent review, the City of Marion has resolved to gradually phase out all discretionary rate rebates over the next three financial years. This decision aligns with Council's broader financial sustainability objectives and ensures consistency across the rating system.

The phasing out will occur as follows:

- 2026-2027 (Year 1) – Organisations receiving a mandatory rebate under the *Local Government Act* will no longer be eligible for any additional discretionary rebate. These discretionary rebates will be removed.
- 2027-2028 (Year 2) – remaining discretionary rebates will be reduced to a maximum of 50%.
- 2028-2029 (Year 3) – all remaining discretionary rebates will be fully removed.

### 3.4 Application

Application forms may be obtained online at [www.marion.com.au](http://www.marion.com.au) or from the council office located at 245 Sturt Road, Sturt.

The council will advise an applicant for a rebate of its determination of that application in due course, after receiving the application and receiving all information requested by the council. The advice will state:

- if the application has been granted, the amount of the rebate; or
- if the application has not been granted, the reasons why.

**3.5 In regards to prescribed discretionary rate rebates the Council will take into account, in accordance with Section 166(1a) of the Act, the following matters:**

- The nature and extent of council services provided in respect of the land for which the rebate is sought, in comparison to similar services provided elsewhere in the council area;
- The community need that is being met by activities carried out on the land for which the rebate is sought; and
- The extent to which activities carried out on the land, for which the rebate is sought, provides assistance or relief to disadvantaged persons; and
- Such other matters as the Council considers relevant.

**3.6 The Council may take into account other matters considered relevant by the Council including, but not limited to, the following:**

- Why there is a need for financial assistance through a rebate;
- The level of rebate (percentage and dollar amount) being sought and why it is appropriate;
- The extent of financial assistance, if any, being provided to the applicant and/or in respect of the land by Commonwealth or State agencies;
- Whether the applicant is entitled to a mandatory rebate of rates in accordance with Sections 159 to 165 of the Act;
- Whether the applicant has made/ intends to make applications to another council;
- Whether, and if so to what extent, the applicant is or will be providing a service within the council area;

- Whether the applicant is a public sector body, a private not for profit body or a private for profit body;
- Whether there are any relevant historical considerations that may be relevant for all or any part of the current Council term;
- The desirability of granting a rebate for more than one year;
- Consideration of the full financial consequences of the rebate for the council;
- The time the application is received;
- The availability of any community grant to the person or body making the application;
- Whether the applicant is in receipt of a community grant; and
- Any other matters and policies of the council, which the Council considers relevant.

All persons or bodies wishing to apply to the Council for a discretionary rebate of rates must do so on or before 1 May in that financial year for the following financial year.

- The Council may grant a rebate of rates on such conditions as the Council thinks fit.
- The Council may, for proper cause, determine that an entitlement to a rebate of rates under the Act no longer applies.
- Where an entitlement to a rebate of rates ceases or no longer applies during the course of a financial year, the council is entitled to recover rates, or rates at the increased level (as the case may be), proportionate to the remaining part of the financial year.

It is an offence for a person or body to make a false or misleading statement or representation in an application, or to provide false or misleading information or evidence in support of an application made (or purporting to be made) under the Act.

The maximum penalty for this offence is \$5,000.

If a person or body has the benefit of a rebate of rates and the grounds on which the rebate has been granted cease to exist, the person or body must immediately inform the council of that fact and (whether or not the council is so informed) the entitlement to a rebate ceases. If a person or body fails to do so that person or body is guilty of an offence.

The maximum penalty for this offence is \$5,000.

### 3.7 Delegation

The Council has delegated its power, pursuant to Section 44 of the Act, to grant applications for mandatory rebates that meet the requirements of the Act, to the Chief Executive Officer.

The Council has delegated its power, pursuant to Section 44 of the Act to determine applications and to grant a discretionary rebate of rates, to the Chief Executive Officer subject to the following condition:

- Where the discretionary rebate is not more than \$5,000.

### 3.8 Review of Rebate

A person or a body aggrieved by a determination of the council in respect of an application for a rebate may, within 14 days of the date of the notice of determination, seek a review of that decision in accordance with the council's Internal Review of Council Decisions Policy.

### 3.9 Community Grants

If an application for a rebate is unsuccessful, the Council has an absolute discretion to then treat the application as one for a community grant and to determine it in accordance with the Council's Community Grants Policy.

### 3.10 Availability of Policy Documents

Policy documents are available for inspection at the council offices and on the website at [www.marion.sa.gov.au](http://www.marion.sa.gov.au). Persons may obtain a copy of any Policy document upon payment of the fee set by the Council.

### DISCLAIMER

A rate cannot be challenged on the basis of non-compliance with this Policy and must be paid in accordance with the required payment provisions.

Where a ratepayer believes that the council has failed to properly apply this Policy, they should raise the matter with the council. In the first instance contact the council's Senior Rating Officer – Rating Services on 8375 6651 to discuss the matter. If, after this initial contact, a ratepayer is still dissatisfied they should write to the Chief Executive Officer, City of Marion, PO Box 21, Park Holme, SA 5043.

## Annexure 1

### 1. Valuation Methodology and Adoption

Under the Act, the Council may adopt one of three valuation methodologies to value the properties in its area. They are:

- Capital Value – the value of the land and all of the improvements on the land.
- Site Value – the value of the land and any improvements which permanently affect the amenity of use of the land, such as drainage works, but excluding the value of buildings and other improvements.
- Annual Value – a valuation of the rental potential of the property

The Council considers that the Capital Value method of valuing land provides the fairest method of distributing the rate burden across all ratepayers on the following basis:

- The equity principle of taxation requires that ratepayers of similar wealth pay similar taxes and ratepayers of greater wealth pay more tax than ratepayers of lesser wealth;
- Property value is a relatively good indicator of wealth and capital value, which closely approximates the market value of a property, provides the best indicator of overall property value;
- The distribution of property values throughout the Council area is such that few residential ratepayers will pay significantly more than the average rate per property.

Any ratepayer dissatisfied with the valuation made by the Valuer General may object in writing to the Valuer General within 60 days of receiving a rate notice, explaining the basis for the objection. This is provided that ratepayer has not(a) previously received a notice of this valuation under the Act, in which case the objection period is 60 days from the receipt of the first notice; or (b) previously raised an objection to that valuation.

The 60 day objection period may be extended by the Valuer-General where it can be shown there is reasonable cause to do so.

It is important to note that the lodgement of an objection does not change the payment of rates or the due date.

### 2. Differential General Rates

All land within a council area, except for land specifically exempt (e.g., crown land, council occupied land and other land prescribed under the Act – refer to Section 147), is rateable. The Act provides for a council to raise revenue for the broad purposes of the council through the imposition of a single general rate or through differential general rates that apply to all rateable properties within the council area.

Following a review of rating options available under the Act during the 2002/2003 financial year, the council consulted extensively with the community on this issue and concluded that a differential rating system would improve the equity in rate distribution across the community. The review included a comparison of rating methods and rates by land use within the Adelaide metropolitan area.

Differential general rates are based on Land Use as determined in the Local Government (General) Regulations 2013 under the Act. If a ratepayer believes that a particular property has been wrongly classified by the council as to its land use, then they may object (to the council) to that land use within 60 days of being notified. A ratepayer may discuss the matter with a Rates Officer, on 8375 6600 in the first instance. The council will

provide, on request, a copy of Section 156 of the Act which sets out the rights and obligations of ratepayers in respect of objections to a land use.

An objection to the land use:

- must be in writing
- must set out
  - the grounds of the objection (taking into consideration the criteria within section 2.3 of this Policy); and
  - the land use (being a land use being used by the council as a differentiating factor) that should, in the objector's opinion, have been attributed to the land; and
- must be made within 60 days after the objector receives notice of the particular land use to which the objection relates.
- this 60 day objection period may be extended where it can be shown there is reasonable cause to do so.

The council may then decide the objection as it sees fit and notify the ratepayer. A ratepayer also has the right to appeal against the council's decision to SACAT (SA Civil and Administration Tribunal). It is important to note that the lodgement of an objection does not change payment of rates or the due date.

### 3. Minimum Rate

The reasons for imposing a minimum amount payable by way of general rates are:

- The Council considers it appropriate that all rateable properties make a contribution to the cost of administering the Council's activities;
- The Council considers it appropriate that all rateable properties make a contribution to the cost of creating and maintaining the physical infrastructure that supports each property.

No more than 35% of properties will be subject to the minimum amount.

### 4. Regional Landscape Levy

It is important to note that council is required to collect this levy under the *Landscape South Australia Act 2019* and operates as a revenue collector for the Green Adelaide Board in this regard. It does not retain this revenue or determine how the revenue is spent.

For further information visit <https://landscape.sa.gov.au/>

### 5. Late Payment of Rates

Under the Act, the council applies penalties (fines and interest) to arrears of rates (i.e. rates which are not paid on or before the due date). The council issues a final notice for payment of rates when rates are overdue i.e., unpaid by the due date. If rates remain unpaid more than 21 days after the issue of the final notice then the council may refer the debt to a debt collection agency for collection. This may result in legal proceedings with costs on-charged to the ratepayer.

The council offers assistance to ratepayers experiencing difficulty in making their rate payment by the due date. The council will consider approving extended payment provisions or, in circumstances where hardship can be demonstrated, deferring the payment of rates.

The council may be prepared to remit penalties (fines and interest) for late payment of rates where ratepayers can demonstrate hardship or sufficient other reason for late payment.

All applications for remissions must be submitted to Rating Services, City of Marion at [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au).

## 6. Discretionary Rebate

The Act requires the council to rebate the rates payable on certain land ('mandatory rebates'). The Act, at section 166, also empowers the Council to grant discretionary rebates of rates of up to 100% of the rates and/or charges payable. The Council, in considering discretionary rebates, must balance the benefits of providing rebates, with the impact that such rebates have on its overall income (and hence upon the general ratepayer base). To promote the transparency of this process the Council has adopted a Rate Rebate Policy. A copy of this Policy is available at the Council offices or on Council's website at marion.sa.gov.au.

## 7. Postponement of Rates – Seniors

The following criteria must be satisfied before the postponement is granted.

- The person is a prescribed ratepayer, or the spouse of a prescribed ratepayer.
- A prescribed ratepayer means the holder of a current State Seniors Card or a person eligible to hold such a card who has applied but is yet to be issued with a card.
- Rates are payable on the principal place of residence.
- The land is owned by the prescribed ratepayer, or the prescribed ratepayer and his or her spouse, and no other person has an interest, as owner, in the land.
- Any current mortgage over the property which was registered prior to 25 January 2007 will be no more than 50% of the Valuer-General's capital value of the property.

An application must be made in the prescribed manner and form and be accompanied by such information as the council may require. Any rates which are postponed will become due and payable when:

- the title to the land is transferred to another person; or
- there is failure to comply with a condition of postponement.

A minimum amount of \$500 of the annual rates must be paid.

An entitlement to a remission will be applied to the proportion of the rates that has not been postponed, unless notice to the contrary is received in writing from the owner.

Interest will accrue on the amount postponed at the prescribed rate per month, under the Act until the amount is paid.

Should the entitlement to a postponement cease to exist, the owner of the land must inform the council in writing, unless the rates and any interest have been paid in full.

## REFERENCES

- *Local Government Act (1999) South Australia*
- Annual Business Plan

## REVIEW AND EVALUATION

This policy will be reviewed annually as part of the Annual Business Planning process.

# Appendix 09 Long Term Financial Plan to 30 June 2036

All figures shown in \$'000.



	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
<b>Long Term Financial Plan to 30 June 2036</b>										
<b>Rates Indexation</b>	<b>4.80%</b>	<b>4.80%</b>	<b>4.30%</b>	<b>3.75%</b>	<b>3.50%</b>	<b>3.25%</b>	<b>3.25%</b>	<b>3.25%</b>	<b>3.25%</b>	<b>3.25%</b>
<b>Income</b>										
Rates	106,304	112,539	118,571	124,270	129,928	135,515	141,338	147,407	153,733	160,326
Statutory Charges	3,016	3,099	3,177	3,256	3,338	3,421	3,507	3,594	3,684	3,776
User Charges	3,541	5,060	5,299	5,470	5,607	5,747	5,891	6,038	6,189	6,344
Grants, Subsidies and Contributions - Operating	5,284	5,430	5,565	5,705	5,847	5,993	6,143	6,297	6,454	6,616
Grants, Subsidies and Contributions - Capital	1,717	1,717	1,717	1,717	1,717	1,717	1,717	1,717	1,717	1,717
Investment Income	250	250	250	250	250	250	250	250	250	250
Reimbursements	764	785	805	825	846	867	888	911	933	957
Other Income	493	506	519	532	545	559	573	587	602	617
Net gain - equity accounted Council businesses	817	842	867	893	920	947	976	1,005	1,035	1,066
<b>Total Income</b>	<b>122,187</b>	<b>130,228</b>	<b>136,770</b>	<b>142,917</b>	<b>148,997</b>	<b>155,016</b>	<b>161,283</b>	<b>167,806</b>	<b>174,598</b>	<b>181,668</b>
<b>Expenses</b>										
Employee Costs	50,313	52,880	55,060	56,986	58,980	61,043	63,178	65,389	67,677	70,044
Materials, Contracts & Other Expenses	45,484	47,150	49,002	51,070	52,658	53,502	56,556	56,869	59,898	60,688
Depreciation, Amortisation & Impairment	26,116	27,292	29,202	30,954	32,812	35,198	37,310	39,548	41,921	44,436
Finance Costs	1,114	2,255	2,701	2,606	2,410	2,353	2,120	1,873	1,609	1,346
<b>Total Expenses</b>	<b>123,028</b>	<b>129,577</b>	<b>135,966</b>	<b>141,617</b>	<b>146,859</b>	<b>152,096</b>	<b>159,164</b>	<b>163,679</b>	<b>171,105</b>	<b>176,515</b>
<b>Operating Surplus</b>	<b>(841)</b>	<b>651</b>	<b>804</b>	<b>1,300</b>	<b>2,137</b>	<b>2,920</b>	<b>2,119</b>	<b>4,127</b>	<b>3,493</b>	<b>5,153</b>
<b>Operating Surplus Ratio</b>	<b>-0.69%</b>	<b>0.50%</b>	<b>0.59%</b>	<b>0.91%</b>	<b>1.43%</b>	<b>1.88%</b>	<b>1.31%</b>	<b>2.46%</b>	<b>2.00%</b>	<b>2.84%</b>
Amounts Received Specifically for New or Upgraded Assets	7,128	5,440	8,192	1,029	9,275	548	5,489	5,589	602	491
<b>Net Surplus / (Deficit) for the Year</b>	<b>6,287</b>	<b>6,091</b>	<b>8,996</b>	<b>2,330</b>	<b>11,412</b>	<b>3,468</b>	<b>7,608</b>	<b>9,717</b>	<b>4,095</b>	<b>5,645</b>
<b>Capital (Balance Sheet) and Reserve Movements</b>										
Capital Expenditure	(47,232)	(39,846)	(35,903)	(28,747)	(43,473)	(29,609)	(40,976)	(41,166)	(33,218)	(33,457)
Loan Repayments (External)	(1,558)	(2,400)	(3,241)	(3,136)	(3,332)	(3,713)	(3,946)	(4,193)	(4,457)	(3,479)
Funds from Replaced Asset Disposal	421	409	437	309	710	464	768	900	1,217	653
New Loan Borrowings (External)	16,950	9,450	1,550	-	2,350	-	-	-	-	-
Net Transfers (to)/from Reserves	(112)	(112)	(112)	(742)	518	(4,792)	288	(3,732)	(8,462)	(12,692)
<b>Total Capital (Balance Sheet) and Reserve Movements</b>	<b>(31,532)</b>	<b>(32,499)</b>	<b>(37,269)</b>	<b>(32,315)</b>	<b>(43,227)</b>	<b>(37,651)</b>	<b>(43,866)</b>	<b>(48,192)</b>	<b>(44,921)</b>	<b>(48,975)</b>
<b>Net Result (including Depreciation &amp; Other non-cash items)</b>	<b>(25,244)</b>	<b>(26,408)</b>	<b>(28,273)</b>	<b>(29,986)</b>	<b>(31,815)</b>	<b>(34,182)</b>	<b>(36,258)</b>	<b>(38,475)</b>	<b>(40,826)</b>	<b>(43,330)</b>
Add back Depreciation Expense (non-cash)	26,116	27,292	29,202	30,954	32,812	35,198	37,310	39,548	41,921	44,436
Add back Other Income (non-cash)	(817)	(842)	(867)	(893)	(920)	(947)	(976)	(1,005)	(1,035)	(1,066)
<b>Cash Budget Surplus</b>	<b>55</b>	<b>42</b>	<b>63</b>	<b>76</b>	<b>77</b>	<b>68</b>	<b>76</b>	<b>68</b>	<b>60</b>	<b>40</b>

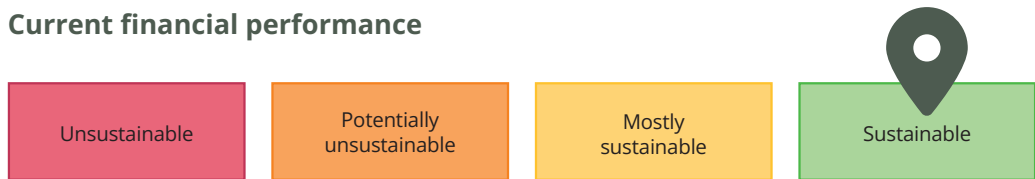
# Response to ESCOSA advice report

On 30 April 2022, amendments to the *Local Government Act 1999* came into operation resulting in the implementation of the Local Government Advisory Scheme. The purpose of this advisory scheme is to provide ratepayers confidence that the rates they pay are set at the level necessary for their council to provide the services they value. The Essential Services Commission (Commission) of South Australia is the advisory body. The State's 68 councils are subject to the scheme.

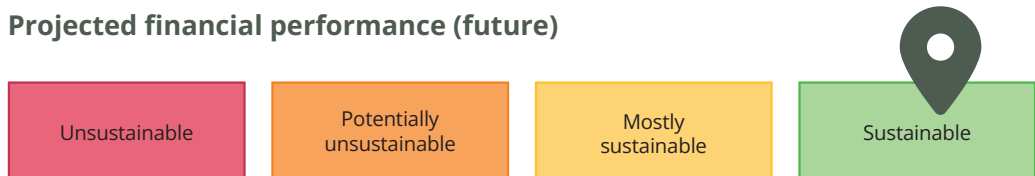
The Commission reviewed the City of Marion's financial performance during the 2023-24 financial year. The review has been in addition to the existing program of review of financial sustainability by City of Marion's internal auditor, external auditor and independent scrutiny from our Finance, Audit and Risk Committee.

The City of Marion has been assessed by the Commission at the higher end of sustainable for past, current and future projections.

## Current financial performance



## Projected financial performance (future)



## Previous financial performance (past 10 years)



*Response to ESCOSA advice report*

With a key focus on maintaining rates at or under inflation, even in the face of high and unprecedented construction costs well above inflation, incurring borrowings only when prudent to do so for new capital works, the City of Marion is in an enviable position in relation to financial performance.

Notwithstanding the work by the Commission as an advisory scheme, rather than a compulsory one in that the Commission cannot require councils to follow that advice, the City of Marion has provided a response to the recommendations below.

ESCOSA recommendation	City of Marion response
<p>Continue to review its inflation forecasts in its budget and forward projections from 2024-25, given the potential for higher short-term inflation outcomes, followed by a return to long-term averages.</p>	<p>Continually reviewing and assessing inflationary forecasts are already a key element of analysis undertaken by the City of Marion included in the annual and long-term budget setting process.</p> <p>The City of Marion will continue to review economic indicators, inflation results and forecasts including those published by the Reserve Bank.</p> <p>The City of Marion appreciate a dynamic and data driven approach to inflation forecasting enhances the accuracy and robustness of our forecasts and fosters greater confidence in our budgetary decision-making processes.</p>
ESCOSA recommendation	City of Marion response
<p>Consider better clarity in its forward estimates in its long-term financial plan concerning the assumptions for its cost and revenue estimates</p>	<p>The City of Marion will continue to use robust analysis in developing the cost and revenue assumptions.</p> <p>Key assumptions used in the development of Council's Annual Business Plan and Long-Term Financial Plan are already published as part of the budget development process contained within council agendas.</p>

*Response to ESCOSA advice report*

ESCOSA recommendation	City of Marion response
<p>Report any actual and projected cost savings in its annual budget (and long-term financial plan, as appropriate), to provide evidence of constraining cost growth and achieving efficiency across its operations and service delivery.</p>	<p>The City of Marion uses a conservative approach to expenditure budgeting and forecasts with minimal discretionary funding factored into the annual business plan.</p> <p>However, the City of Marion does explore opportunities for efficiencies which look to free up capacity to meet demand for the 1,000 new residents per year rather than continually seek new resources. Where these efficiencies result in direct savings these will be published in Council's Annual Report.</p>
<p>Consider undertaking a comprehensive revaluation of its depreciable assets by an external valuer at least every four years to ensure the forecast rate of asset consumption (and depreciation expense) in the long-term financial plan reflects recent macro-economic conditions.</p>	<p>The City of Marion appreciates that the COVID-19 period did result in unusually high asset valuation fluctuations.</p> <p>With the post COVID economy returning to more moderate inflationary measures it is not considered necessary to increase the frequency of asset valuations to 4 years.</p>
<p>Report in its annual business plan the estimated average annual change for all of its nine categories of general rates, together with the quantum of annual revenue it expects to collect from these distinct categories of rates (with minimum rate revenue reported separately), providing greater clarity and transparency to its ratepayers.</p>	<p>The City of Marion will review the publication of this information in future Annual Business Plans to provide clarity and meaningful information to our ratepayers.</p>

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Advice

## Local Government Advice

City of Marion

February 2024

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**Enquiries concerning this advice should be addressed to:**

Essential Services Commission  
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# City of Marion

## AT A GLANCE

### OVERVIEW

The Essential Services Commission finds the City of Marion’s current and projected financial performance **sustainable** taking into account the council’s forecast moderate expense growth increase over the next 10 years and the planned average rate increases of 3.3% p.a. per property over this period

### RISKS IMPACTING SUSTAINABILITY

- ⚠️ If moderate growth in forecasted expenses is not realised and the Council maintains the current cost trajectory, ratepayers risk shouldering the burden through unexpected higher rate increases
- ⚠️ Asset renewal expenditure in line with the LGA target range of between 90% and 110% is not met

### CONTINUE

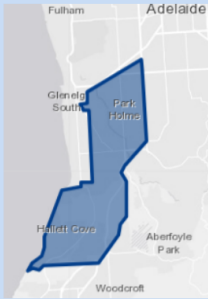
- ✅ Reviewing inflation forecasts in the budget and forward projections from 2024-25
- ✅ Adhering to a robust strategic planning process

### COMMISSION’S RECOMMENDATIONS

- Consider better clarity concerning assumptions for the cost and revenue estimates
- Report any actual and projected cost savings in the annual budget and long-term financial plan
- Report in the annual business plan the estimated average annual change for all of the nine categories of general rates
- Consider a comprehensive revaluation of the depreciable assets by an external valuer at least every four years.

### KEY FACTS

- Population in 2021 was **94,721**
- Council covers **55 square kilometres**
- **44,902** rateable properties in 2022-23
- **\$84.3 million of rate income** in 2022-23
- Value of assets held in 2022-23 equals **\$1.20 billion**



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## Glossary of terms

ABS	Australian Bureau of Statistics
AMP	Asset management plan (also called an IAMP)
Commission	Essential Services Commission, established under the <i>Essential Services Commission Act 2002</i>
CPI	Consumer Price Index (Adelaide, All Groups)
Council	City of Marion
CWMS	Community Wastewater Management System
ESC Act	<i>Essential Services Commission Act 2002</i>
F&A	<a href="#">Local Government Advice: Framework and Approach – Final Report</a>
FTE	Full Time Equivalent
IAMP	Infrastructure and asset management plan (also called an AMP)
LG Act	<i>Local Government Act 1999</i>
LGA SA Financial Indicators Paper	Local Government Association of South Australia, Financial Sustainability Information Paper 9 - Financial Indicators Revised May 2019
LGGC	Local Government Grants Commission
LGPI	Local Government Price Index
LTFP	Long-term financial plan
Regulations	<i>Local Government (Financial Management) Regulations 2011</i>
RBA	Reserve Bank of Australia
SACES	The South Australian Centre for Economic Studies
SEIFA	Socio-Economic Indexes for Areas
SMP	Strategic management plan
SG	Superannuation Guarantee
The scheme or advice	Local Government Advice Scheme


Legend:  Low-risk  Moderate-risk  High-risk

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## 1 The Commission’s key advice findings for the City of Marion

The Essential Services Commission (**Commission**) considers the City of Marion (**Council**) to be in a **sustainable** financial position with historical and projected operating surpluses. The projected strong ongoing financial performance should enable it to accommodate asset renewal as required to maintain service levels without the need for further significant rate increases.


### Current financial performance:

Unsustainable	Potentially Unsustainable	Mostly Sustainable	Sustainable 
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### Projected financial performance (future):

Unsustainable	Potentially Unsustainable	Mostly Sustainable	Sustainable 
---------------	---------------------------	--------------------	---

### Previous financial performance (past ten years):

Unsustainable	Potentially Unsustainable	Mostly Sustainable	Sustainable 
---------------	---------------------------	--------------------	---

Looking ahead, the Commission suggests the following steps to help ensure the Council budgets transparently, reports its cost savings and efficiencies, ensures the assumptions underpinning its financial and asset management planning are clear and sets rate levels more transparently.

#### Budgeting considerations

1. **Continue** to review its inflation forecasts in its budget and forward projections from 2024-25, given the potential for higher short-term inflation outcomes, followed by a return to long-term averages.
2. **Consider** better clarity in its forward estimates in its long-term financial plan concerning the assumptions for its cost and revenue estimates.

#### Continuing to provide evidence of ongoing cost efficiencies

3. **Report** any actual and projected cost savings in its annual budget (and long-term financial plan, as appropriate), to provide evidence of constraining cost growth and achieving efficiency across its operations and service delivery.

#### Refinements to asset management planning

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4. **Consider** undertaking a comprehensive revaluation of its depreciable assets by an external valuer at least every four years to ensure the forecast rate of asset consumption (and depreciation expense) in the long-term financial plan reflects recent macro-economic conditions.

**Reporting and containing rate levels**

5. **Report** in its annual business plan the estimated average annual change for all of its nine categories of general rates, together with the quantum of annual revenue it expects to collect from these distinct categories of rates (with minimum rate revenue reported separately), providing greater clarity and transparency to its ratepayers.

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## 2 About the advice

The Essential Services Commission (**Commission**), South Australia's independent economic regulator and advisory body, has been given a role by State Parliament to provide advice on material changes proposed by local councils in relation to elements of their strategic management plans (**SMPs**) and on the proposed revenue sources, including rates, which underpin those plans.<sup>1</sup>

One of the main purposes of the Local Government Advice Scheme (**advice or the scheme**) is to support councils to make 'financially sustainable' decisions relating to their annual business plans and budgets in the context of their long-term financial plans (**LTFPs**) and infrastructure and asset management plans (**IAMPs**)<sup>2</sup> – both required as part of a council's SMP.<sup>3</sup> Financial sustainability is considered to encompass intergenerational equity,<sup>4</sup> as well as program (service level) and rates stability in this context.<sup>5</sup> The other main purpose is for the Commission to consider ratepayer contributions in the context of revenue sources, outlined in the LTFP.<sup>6</sup> In addition, the Commission has discretion to provide advice on any other aspect of a council's LTFP or IAMP it considers appropriate, having regard to the circumstances of that council.<sup>7</sup>

The first cycle of the scheme extends over four years from 2022-23 to 2025-26, and the Commission has selected 17 councils for advice in the second scheme year (2023-24), including the Council (**Council**).

This report provides the Local Government Advice for the Council in 2023-24.

The Council is obliged under the *Local Government Act 1999* (**LG Act**) to publish this advice and its response, if applicable, in its 2024-25 annual business plan (including any draft annual business plan) and subsequent plans until the next cycle of the scheme.<sup>8</sup> It does not need to publish the attachment to the advice (these will be available with the advice on the Commission's website<sup>9</sup>), nor is it compelled under the LG Act to follow the advice.

The Commission thanks the Council for meeting with the Commission and for providing relevant information to assist the Commission in preparing this advice.

### 2.1 Summary of advice

In general, the Commission finds the Council's current and projected financial position and outlook strong and sustainable with operating surpluses achieved historically, and continued surpluses forecast in the medium to longer term.

The Council will continue to rely on rate contributions, as well as grants income growth, to achieve this performance, but the Commission notes that historically the Council's rate levels were relatively low.<sup>10</sup>

<sup>1</sup> Amendments to the *Local Government Act 1999* (**LG Act**) (s122(1c) to (1k) and (9)) specify the responsibilities for the Commission and local councils for the Local Government Scheme Advice. The Commission must provide advice to each council in accordance with the matters outlined in s122(1e), (1f) and (1g).

<sup>2</sup> Commonly referred to as asset management plans.

<sup>3</sup> The objectives of the advice with reference to a council's LTFP and IAMPs are presented under LG Act, s122(1g). LG Act s122(1) specifies the requirements of a council's SMP, including the LTFP and IAMPs.

<sup>4</sup> 'Intergenerational equity' relates to fairly sharing services and the revenue generated to fund the services between current and future ratepayers.

<sup>5</sup> Commission, *Framework and Approach – Final Report*, August 2022, pp. 2-3, available at [www.escosa.sa.gov.au/advice/advice-to-local-government](http://www.escosa.sa.gov.au/advice/advice-to-local-government).

<sup>6</sup> LG Act s122(1f)(a) and (1g)(a)(ii).

<sup>7</sup> LG Act s122(1f)(b) and (1g)(b).

<sup>8</sup> LG Act s122(1h).

<sup>9</sup> The Commission must publish its advice under LG Act s122(1i)(a).

<sup>10</sup> Refer to council rates data for 2021-22 available at <https://councilsinfocus.sa.gov.au/home>. The Commission is not relying on these rate comparisons for its advice: the data source provides just one indicator, among many, which has informed its advice on the appropriateness of the rate levels.

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Looking ahead, the Council has forecast an increase in its borrowings to finance infrastructure projects drawn from its City of Marion Building Asset Strategy (**CoMBAS**). As a result, its level of net financial liabilities is forecast to increase from \$18.7 million in 2023-24 to \$41.0 million in 2032-33 (within acceptable limits for a council of its size). This reduces the pressure on its rates base to fund the annual capital spending as it occurs, which in turn supports intergenerational equity.

Although the Council has forecast higher expenditure on new assets and asset renewals than what it has achieved historically, its forward projections indicate a slight decrease in the value of assets per property (to \$27,829 in 2032-33 from \$27,843 in 2023-24). These projections (in asset values per property), as they stand, would contribute to the Council's sustainability into the future and reflect a period of asset and service consolidation. By implication, this also indicates the Council's asset stock will decline in real terms. At the same time, the Council's LTFP also shows its continued commitment to maintaining community service levels by spending adequately on the renewal of its existing asset base.

In recent years, the Council has run small operating surpluses, indicating that the operating income it collects is generally exceeding its operating expenses by a small margin. The Commission notes that the Council is continuing to forecast small operating surpluses in the short term. If its total operating expenses (including depreciation) do not reflect current macro-economic conditions, the Council risks understating its total operating expenses and overstating its operating surplus ratio.

The Commission also considers that there may be opportunities to achieve greater savings and efficiencies in the Council's recurrent budget and encourages it to review and report on this. In general, a focus on managing its growth-related assumptions and consulting with its community about rate contributions and service levels should help the Council to identify and act upon opportunities to reduce affordability risk to the community.

## 2.2 Detailed advice findings

The next sections summarise the Commission's more detailed observations and advice findings regarding the Council's material changes to its 2023-24 plans (compared with the previous year's plans), its financial sustainability (in the context of its long-term operating performance, net financial liabilities, and asset renewals expenditure), and its current and projected rate levels.

In providing this advice, the Commission has followed the approach it previously explained in the Framework and Approach – Final Report (**F&A**). The attachment explores these matters further.<sup>11</sup>

### 2.2.1 Advice on material plan amendments in 2023-24

#### Key Points:

- ✓ An additional improvement of \$104.4 million or 10.3 percent in total operating income on the 2022-23 estimates (for the period 2023-24 to 2031-32) mostly driven by higher rates, grants and subsidies and user charges.
- ⚠ An additional \$102.8 million or 10.6 percent in total operating expenses on the 2022-23 estimates (for the period 2023-24 to 2031-32) mostly driven by 'materials, contracts and other' expenses, finance costs and depreciation expenses.
- ✓ The long-term financial plan is based on forecast expenditure levels indexed to reflect current cost pressures and future anticipated costs, factoring indexation at the higher end of the RBA target over the coming two years before reverting to a longer-term forecast of 2.5 percent from 2025-26 onwards.

<sup>11</sup> The attachment will be available on the Commission's website with the Advice.

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The Council's 2023-24 LTFP includes an improvement to its projected operating performance and increases to its projected capital expenditure estimates, compared with the 2022-23 forecasts,<sup>12</sup> as follows:

- ▶ An additional improvement of \$104.4 million or 10.3 percent in total operating income. Most of this increase is due to higher rates, which increased by \$87 million or 9.9 percent on the 2022-23 estimates (for the period 2023-24 to 2031-32). Grants, subsidies and contributions have also increased by \$7.6 million or 12.5 percent, and user charges have increased by \$7.9 million or 31.8 percent.
- ▶ An additional \$102.8 million or 10.6 percent in total operating expenses. This includes an additional \$71.9 million or 20.5 percent for 'materials, contracts and other' expenses, and an additional \$13 million or 309 percent in 'finance costs'. Depreciation has also increased by \$8.2 million or 4.5 percent.

The Council's LTFP is based on forecast expenditure levels indexed to reflect current cost pressures and future anticipated costs.<sup>13</sup> The Council's LTFP has factored indexation at the higher end of the RBA target over the coming two years before reverting to a longer-term forecast of 2.5 percent from 2025-26 onwards. Given the current high inflationary environment and the degree of uncertainty in future events that may impact inflation, the Commission considers that it would be appropriate for the Council to:

1. **Continue** to review its inflation forecasts in its budget and forward projections from 2023-24, given the potential for higher short-term inflation outcomes, followed by a return to long-term averages.

Based on updated inflation assumptions in its 2023-24 LTFP, an increase in its cost and revenue estimates (excluding employee costs) by up to 10 percent over the 2023-24 to 2031-32 forecast period,<sup>14</sup> compared with the same estimates in its 2022-23 LTFP, could be accounted for by higher inflation forecasts. The Council has not adjusted its operating income and expense forecasts by higher amounts than its adjusted inflation forecasts (both with increases of 10.3 percent and 10.6 percent on 2022-23 estimates<sup>15</sup>). This suggests that there are not higher forecasts in real terms.

The Commission notes that the Council's stated assumptions for indexation in its 2023-24 LTFP are based on its annual review of these forecasts. Notwithstanding the need for the Council to find savings and reduce any inflationary impact on its community, the Commission has found that it would be appropriate for it to:

2. **Consider** better clarity in its forward estimates in its long-term financial plan concerning the assumptions for its cost and revenue estimates.

## 2.2.2 Advice on financial sustainability

### Operating performance

#### Key Points:

- ✓ Operating surpluses consistently achieved between 2012-13 and 2021-22, with the operating surplus ratio averaging 8.1 percent in that time.
- ✓ The operating surplus ratio is forecast to average 4 percent per annum between 2023-24 and 2032-33.




<sup>12</sup> The overlapping forecast period in both LTFPs (2022-23 to 2031-32 and 2023-24 to 2032-33).

<sup>13</sup> City of Marion, *2023-2033 long-term financial plan*, June 2023, p. 6.

<sup>14</sup> The set of nine years forecast in both the 2022-23 and 2023-24 LTFP projections.

<sup>15</sup> Based on the overlapping forecast period in both LTFPs (2022-23 to 2031-32 and 2023-24 to 2032-33).

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-  Over the past 10 years, operating expenses increased annually on average by 4.5 percent (compared with CPI of 2 percent) primarily driven by increases in 'Materials, contracts and other' expenses (6.3 percent), and employee costs (3.2 percent).
-  'Materials, contracts and other' projected expenses and costs for depreciation are forecast to increase by an average of 2.6 percent and 4.0 percent per annum respectively, from 2022-23 to 2031-32.
-  Forecast modest expenses growth over the next 10 years, combined with higher rate increases, will likely assist the Council's operating performance to remain in surplus. Nonetheless, should the Council not achieve the moderate expense projections it could result in further rate increases.

For the past 10 years, the Council's operating surplus ratio<sup>16</sup> generally displayed an underlying decreasing trend from 7.1 percent in 2012-13, to 0.5 percent in 2021-22 (8.1 percent on average). Looking ahead, it is forecast to meet the lower end of the suggested target range in each year to 2032-33 (4 percent on average).

The Commission notes that the Council's operating surplus ratio decreased sharply in the three years to 2021-22. The decrease largely coincided with the average rate revenue per property growing at only 0.8% over the same period as the Council sought to minimise rate increases on its community. At the same time the Council's operating expenses grew at 6.8 percent in the three years to 2021-22 which is mostly attributable to materials, contracts and other expenses increasing at 10.8 percent for the same period. The operating surplus ratio is forecast to gradually improve as operating income grows at a faster rate than operating expenses in the ten years to 2032-33.

The Council's operating expense growth (from 2012-13 to 2021-22) was primarily due to an average annual increase in 'Materials, contracts and other' expenses of 6.3 percent and a 3.2 percent increase in employee costs.<sup>17</sup>

The depreciation expense measured as a percentage of the Council's total expense was around 17 percent in 2012-13 and in 2022-23. The Commission notes that typically the depreciation expense when measured as a percentage of total expenses is around 20 percent for Councils in South Australia suggesting the Council's depreciation expense could be lower than what is required to reflect the current cost of the Council's assets. This could also cause an overstatement of the Council's operating surplus ratio. The depreciation expense is discussed in further in the asset renewal expenditure section.

Looking forward, the Council is projecting average annual rates revenue growth of 3.3 percent to 2032-33, which is above the forecast long-term inflation<sup>18</sup> and represents a real term increase in rates. This average growth in annual rates revenue is also higher than expected expense growth (rates are discussed in more detail in section D).

Higher forecast average expense growth of 3.1 percent per annum is slightly above the RBA-based forecast inflation growth and is also lower than the Council's past performance (with average annual growth of 4.5 percent in the 10 years to 2021-22).

<sup>16</sup> The operating surplus ratio is defined as: Operating Surplus (Deficit) ÷ Total Operating Income. The general target is to achieve, on average over time, an operating surplus ratio of between zero and 10 percent (Local Government Association of South Australia, *Financial Sustainability Information Paper 9 - Financial Indicators Revised*, May 2019 (**LGA SA Financial Indicators Paper**), p. 6).

<sup>17</sup> Based on the compound average annual growth rate formula (which is the adopted approach to calculating average annual growth rates throughout the Commission's advice).

<sup>18</sup> The forecast average annual growth in the CPI from 2023-24 to 2032-33 is estimated to be 2.6 percent based on the RBA forecasts for the CPI (Australia-wide) to December 2025 (and the Commission's calculations of average annual percentage growth) and the midpoint of the RBA's target range (2.5 percent) from 2025-26.

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The Council's data (provided to the Commission) shows that employee numbers increase negligibly (to 363 FTEs in 2032-33 from 362 in 2023-24), and its employee expenses are forecast to increase by an average of 2.7 percent per annum from 2023-24 to 2032-33. In addition, 'Materials, contracts and other' expenses and costs for depreciation are forecast to increase by an average of 2.6 percent and 4.0 percent per annum respectively, from 2022-23 to 2031-32. The estimated rate of growth in these expenses over the next 10 years, combined with higher rate increases, will likely assist the Council's operating performance to remain in surplus. Nonetheless, the Commission notes that, should the Council not be able to achieve these moderate expense projections (i.e., these assumptions are understated), it could result in further rate increases as a result of operating expenses growth outgrowing operating income growth.

To assist the Council in achieving its forecast operating surpluses, the Council may need to find more savings and efficiencies in its budgets. To this end, the Commission has found that it would be appropriate for the Council to:

3. **Report** any actual and projected cost savings in its annual budget (and long-term financial plan, as appropriate), to provide evidence of constraining cost growth and achieving efficiency across its operations and service delivery.

**Net financial liabilities**

**Key Points:**

- ▲ The net financial liabilities ratio has been negative each year from 2012-13 to 2021-22 averaging negative 20 percent, which is below the suggested LGA target range, however noting that borrowing levels were relatively low over this time.
- ✔ The annual average forecast for the net financial liabilities ratio from 2022-23 to 2031-32 is 30 percent.
- ▲ Total borrowings are forecast to increase from \$21.1 million in 2023-24 to a peak in 2031-32 of \$57.6 million. These additional forecast borrowings after 2023-24 relate to the Council's capital forecast expenditure to 2032-33 and its strategy to finance infrastructure projects.

The Council's net financial liabilities ratio<sup>19</sup> result was negative each year from 2012-13 to 2021-22, which is below the suggested LGA target range. Looking ahead, the Council has forecast that its net financial liabilities ratio will be positive throughout the forecast period to 2031-32 and remain within the suggested LGA target range. The annual average forecast for the net financial liabilities ratio from 2022-23 to 2031-32 is 30 percent.

The Council's borrowing levels were relatively low from 2012-13 to 2021-22 and its net financial liabilities ratio was negative (averaging negative 20 percent over these years). The Council's net financial liability is forecast to increase from \$18.7 million in 2023-24 to \$41.0 million in 2032-33. Accordingly, the net financial liabilities ratio is also forecast to increase from 18 percent in 2023-24 to 27 percent in 2032-33. The level of net financial liabilities and the ratio are driven by the total borrowings, which are forecast to increase from \$21.1 million in 2023-24 to a peak in 2031-32 of \$57.6 million. These additional forecast borrowings after 2023-24 relate to the Council's capital forecast expenditure to 2032-33<sup>20</sup> and its strategy to finance infrastructure projects articulated in its City of Marion Building asset Strategy report (CoMBAS).

<sup>19</sup> The net financial liabilities ratio is defined as: Net financial liabilities ÷ Total operating income. This ratio measures the extent to which a council's total operating income covers, or otherwise, its net financial liabilities. The suggested LGA target range is between zero and 100 percent of total operating income, but possibly higher in some circumstances (LGA SA Financial Indicators Paper, pp. 7-8).

<sup>20</sup> City of Marion, 2023-24 annual business plan, June 2023, p. 15.

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The Council stated in its 2023-33 LTFP that it has a desirable target range is between zero and 50 percent for its net financial liabilities ratio.<sup>21</sup> Community concerns about the Council's level of debt also appear small, with the Commission noting that only one out of the 78 submissions received expressed concern about the forecast level of debt in 2032-33.<sup>22</sup>

**Asset renewals expenditure****Key Points:**

- ✔ Between 2012-13 and 2021-22 total capital expenditure averaged \$25.3 million per annum including \$14.7 million per annum on new or upgraded assets.
- ✔ From 2023-24 to 2032-33, the Council's asset renewal funding ratio (under the 'IAMP-based' approach) is forecast to be within the suggested LGA target range, with an average of 100 percent.
- ⚠ Asset stock per property rose by 0.6 percent for each year over the 10 years to 2021-22, implying that the value of Council's asset stock, has declined in real terms (the increase is lower than historical inflation).
- The depreciation-based asset renewal ratio from 2012-13 to 2021-22 averaged 66 percent which is below the suggested LGA target range.
- ⚠ The depreciation-based asset renewal ratio is forecast from 2023-24 to 2032-33 to be 85 percent which is slightly below the LGA target range lower band.
- ✔ Comprehensive asset management plans for all asset classes and condition assessments have been carried out on all assets within the last four years.

The Commission notes that prior to 2020-21, the Council reported the asset renewal funding ratio in its annual report using the depreciation based method.<sup>23</sup> While the Council had renewal expenditure targets in place prior to this, the depreciation-based method was considered the more reliable and suitable measure and retained comparability to previous years. Looking ahead, from 2023-24 to 2032-33, the Council's asset renewal funding ratio<sup>24</sup> (under the 'IAMP-based' approach) is forecast to be within the suggested LGA target range, with an average of 100 percent.

In the 10 years to 2021-22, the Council marginally grew its asset base with total capital expenditure averaging \$25.3 million per annum (including \$14.7 million per annum on new or upgraded assets). This has led to a small average increase in the value of the asset stock per property of \$133 or 0.6 percent for each year over the 10 years to 2021-22. This implies that the value of Council's asset stock has declined in real terms (the increase is lower than historical inflation).

The Council's forward projections indicate that the value of assets per property will decrease slightly to \$27,829 per property in 2032-33 (from \$27,843 in 2023-24) – this represents a fall in real terms of 2.7 percent (the RBA-based forecast rate of inflation is 2.6 percent per annum). These projections, as they stand, would contribute to the Council's sustainability into the future and reflect a period of asset and service consolidation.

<sup>21</sup> City of Marion, *2023-33 long-term financial plan*, June 2023, p. 11.

<sup>22</sup> City of Marion, *General Council Meeting Agenda -13 June 2023, Attachment 11.5.4 Draft 2023/2024 annual business plan, Making Marion – Public Consultation*, available at [https://cdn.marion.sa.gov.au/meetings/agendas/GC230613-Final-AgendaV2\\_2023-06-08-050047\\_lpcj.pdf](https://cdn.marion.sa.gov.au/meetings/agendas/GC230613-Final-AgendaV2_2023-06-08-050047_lpcj.pdf)

<sup>23</sup> City of Marion, *2020 annual report*, October 2021, p. 82.

<sup>24</sup> The IAMP-based method is the current industry standard whereby asset renewal/replacement expenditure is divided by the recommended expenditure in the IAMP (or AMP). Ideally, this will show the extent to which a council's renewal or replacement expenditure matches the need for this expenditure, as recommended by the plan. The suggested LGA target range for the ratio is 90 to 110 percent (LGA SA Financial Indicators Paper, p. 9).

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The Commission notes that the small growth in asset stock per property could also be a result of the frequency of asset valuations undertaken by the Council. For all infrastructure assets the council has a program to undertake an independent desktop revaluation process annually and a full comprehensive revaluation for infrastructure (81 percent of its depreciable assets) every 5 years.<sup>25</sup>

For land, buildings, site improvements and other assets (19 percent of depreciable assets) a comprehensive external valuation is undertaken every 5 years. For interim years additions and adjustments are recorded at cost and not indexed.<sup>26</sup>

Notwithstanding the Council's annual desktop revaluation and the indexing of depreciation,<sup>27</sup> the Commission notes that undertaking a comprehensive revaluation every five years could present a risk in the current macroeconomic environment. Inflation and the upward impact to asset prices could result in depreciation charges not reflecting recent asset valuations. As previously mentioned in the operating performance section this could cause the Council's depreciation expense to be lower than what is required to reflect the current cost of the Council's assets. In addition, it could also cause an overstatement of the Council's operating surplus ratio. For these reasons the Commission considers it appropriate for the Council to:

4. **Consider** undertaking a comprehensive revaluation of its depreciable assets by an external valuer at least every four years to ensure the forecast rate of asset consumption (and depreciation expense) in the long-term financial plan reflects recent macro-economic conditions.

When the asset renewal funding ratio is instead calculated by the depreciation-based method,<sup>28</sup> it is forecast to average 85 percent over the forecast period (2023-24 to 2032-33). This is slightly below the suggested LGA target range and follows an average performance of 66 percent for the ratio from 2012-13 to 2021-22. Nevertheless, this could indicate the total depreciation expenses is higher than the required expenditure on capital renewals under its various AMPs. Alternatively, it could also indicate that the Council's capital renewal expenditure is below the appropriate level.

According to the Council's 2022-23 annual report a comprehensive revaluation was carried out by independent valuation for the period ending 30 June 2023 for the Council's infrastructure assets (roads, footpaths, kerbs, drains, bridges, traffic devices and traffic signs) and its buildings and other structures.<sup>29</sup>

Other infrastructure assets such as car parks, lighting, walking trails and reserve pathways as well as land and land improvements and all other assets (excluding plant, equipment that are recognised at cost) had a comprehensive revaluation carried out by independent valuation for the reporting period, 30 June 2018.<sup>30</sup>

The Council currently has individual AMPs for transport, buildings, water resources, open space, coastal walkway, fleet and technology. It also undertakes an annual review of its forecast asset management expenditure. The revised forecast annual funding requirements are updated in Appendix A of each asset management plan and incorporated into the Council's adopted ABP and LTFP.<sup>31</sup> The Council's 'Refresh of Budgeted Expenditures Accommodated in the LTFP' document outlines the revised forecast expenditure for each AMP.

In addition the Commission also notes that the Council's annual 'state of the assets' report that covers

<sup>25</sup> Submissions to the Essential Services Commission of South Australia – Response to follow up questions – City of Marion. November 2023, p. 3.

<sup>26</sup> Submissions to the Essential Services Commission of South Australia – Response to follow up questions – City of Marion. November 2023, p. 3.

<sup>27</sup> Based on the Council's Excel template (with material amendment reasons) it provided to the Commission.

<sup>28</sup> Where asset renewal/replacement expenditure is divided by depreciation expenses.

<sup>29</sup> City of Marion, 2022-23 annual report, June 2023, p. 24.

<sup>30</sup> City of Marion, 2022-23 annual report, June 2023, p. 24.

<sup>31</sup> City of Marion, refresh of budgeted expenditures accommodated in the LTFP, August 2023, p. 1

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asset valuation, condition, asset performance, risk, intervention levels, level of service monitoring and future financial sustainability options and consequences.<sup>32</sup>

These matters (among others) have informed the Council's planned operating and maintenance budgets, and asset renewal needs. The Commission's review of the AMPs has found that, on balance, the Council's strategic planning processes aligns with good practice for a council of its size and complexity.

### 2.2.3 Advice on current and projected rate levels

#### Key Points:

- ▲ Rate revenue per property growth has averaged 2.4 percent or \$39 per annum for each property in the period between 2012-13 and 2021-22 which is 0.4 percent above CPI for the same period.
- ✔ Budgeted for an average rate increase of 5.2 percent or \$100 per property for its existing ratepayers in 2023-24 and represents a fall in real terms as the increase is below CPI for the same period.
- ▲ Between 2023-24 and 2032-33 the average rate increase across all categories is forecast to be 3.3 percent, from \$1,980 to \$2,645 per property, and is 0.8 percent above the RBA-based forecast average inflation of 2.6 percent per annum in the same period.

The Council's rate revenue per property growth has averaged 2.4 percent or \$39 per annum for each property over the past 10 years,<sup>33</sup> to reach an estimated \$1,834 per property in 2021-22. This has slightly exceeded CPI growth of an average of 2.0 percent per annum over this period, but also encompasses 1.0 percent average annual growth in rateable property numbers.<sup>34</sup> Current rate levels partially reflect its recent history of constrained spending growth, predominantly on capital expenditure (on renewals, and new and upgraded assets), material costs, and employee related costs.

The Council has budgeted for an average rate increase of 5.2 percent or \$100 per property for its existing ratepayers in 2023-24,<sup>35</sup> representing a reduction in real terms as the increase is below the level of inflation.<sup>36</sup> This was higher than it had anticipated charging for this year in its 2022-23 long-term financial plan projections (2.4 percent for existing rateable properties). The rate increase reflects higher short-term inflation (anticipated by the Council through its indexation of rates in its long-term financial plan). In 2022-23, the Council had 44,902 rateable properties and expects this to increase to 49,401 in 2032-33, representing modest growth of 1 percent per annum in rateable properties.<sup>37</sup>

Looking forward, between 2023-24 and 2032-33 the average rate across all categories is forecast to increase from \$1,980 to \$2,645<sup>38</sup>, a cumulative increase of \$665 per property. This equates to a 3.3 percent average annual increase (between 2023-24 and 2032-33), above the RBA-based forecast

<sup>32</sup> City of Marion, *2019-28 asset management strategy*, March 2019, p. 6.

<sup>33</sup> From 2012-13 to 2021-22.

<sup>34</sup> CPI Adelaide (All groups). Average annual growth in the LGPI published by the South Australian Centre for Economic Studies was similar (at 2.0 percent). Available at <https://www.adelaide.edu.au/saces/economic-and-social-indicators/local-government-price-index>.

<sup>35</sup> Based on the Council's 2023-24 annual business plan and its Excel template (with the 2023-24 forecasts) provided to the Commission. The Commission has used \$89.438 million (in 2023-24 budgeted rates revenue) compared to unaudited 2022-23 estimates. Individual rate level changes may be higher or lower depending on the rates category and property value.

<sup>36</sup> CPI Adelaide (all groups) increased by 7.9 percent in the year to March 2023 quarter and has reduced in the year to June 2023 and September 2023 quarters to 6.9 percent and 5.9 percent, respectively. Available at <https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/consumer-price-index-australia/sep-quarter-2023>.

<sup>37</sup> Based on the Council's 2023-24 annual business plan and its Excel template (with the 2023-24 forecasts) provided to the Commission

<sup>38</sup> This includes rates growth of 4.3 percent expected each year of which 1 percent is for property growth.

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average inflation of 2.6 percent per annum and representing a real increase in rates over that period.<sup>39</sup>

The Council uses a differential rating system to raise revenue based upon land use. This option was adopted following a review of the rating options in 2002-03, which involved the Council consulting extensively with the community and concluding that the differential rating system would ensure a fair and equitable distribution of rates within the Council.<sup>40</sup> As a result, different rate categories are subject to varying changes, with residential ratepayers to pay an average increase of \$80 per property on 2022-23 levels. Vacant land, commercial and industrial are subject to average increases of \$262, \$755 and \$862 per property, respectively.<sup>41</sup>

The *Local Government (Financial Management) Regulations 2011* (Regulations) require, at a minimum, that the annual business plan provides a statement on the average change in the expected rates for each land use category.<sup>42</sup> While the Council has complied with this obligation,<sup>43</sup> the Commission considers that it would be appropriate for the Council to also:

5. **Report** in its annual business plan the estimated average annual change for all of its nine categories of general rates, together with the quantum of annual revenue it expects to collect from these distinct categories of rates, providing greater clarity and transparency to its ratepayers.

### 2.3 The Commission's next advice and focus areas

In the next cycle of the scheme, the Commission will review and report upon the Council's:

- ▶ ongoing performance against its LTFP estimates (including depreciation), and
- ▶ achievement of cost savings and efficiencies and its continued reporting of these in its plans.

<sup>39</sup> The forecast average annual growth in the CPI from 2023-24 to 2032-33 is estimated to be 2.6 percent based on Reserve Bank of Australia (RBA) forecasts for the CPI (Australia wide) to June 2025 (and the Commission's calculations of average annual percentage growth) and the midpoint of the RBA's target range (2.5 percent) from 2025-26.

<sup>40</sup> City of Marion, *2023-24 annual business plan*, June 2023, p. 44

<sup>41</sup> City of Marion, *2023-24 annual business plan*, June 2023, p. 23

<sup>42</sup> Under Regulations s6(ec) *Local Government (Financial Management) Regulations 2011*.

<sup>43</sup> City of Marion, *2023-24 annual business plan*, June 2023, p. 23



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# CITY OF MARION

Fees & Charges Schedule 2026-2027

Pricing Policy Document



### **FEES AND CHARGES SUMMARY 2026-2027**

The 2026-2027 fees and charges are to be set in accordance with Council Policy in relation to user pays principles. The policy directs that Council will levy fees and charges for goods and services on a user pays basis and, where possible to recover the full cost of operating or providing the service or goods. Where it can be demonstrated that members of the community are unable to meet the full cost, concessions may apply.

User charges and statutory fees play a vital role in enabling Council to provide a range of specific services and community facilities.

The statutory fees and charges listed may be amended at any time during the financial year. The Fees and Charges Schedule will be updated as statutory charges are amended.

The relevant Divisions have been consulted in relation to the proposed fees and charges and the following factors have been examined when determining the proposed fees:

- the cost of providing the service, inclusive of overhead costs
- the importance of the service to the community
- market comparison of fees and pricing structures with other enterprises who offer a similar service
- the level of service/facility provided by the City of Marion
- increase in statutory charges set by regulation



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### 01. By-Laws, Local Nuisance & Litter Control 2026 -2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>*Statutory fees and fines will be announced in late June by State Government</b>				
<b>By-laws</b>				
*All By-Laws apart from littering (Statutory fee)	N	\$312.50	As per legislation	
*Expiation late fee (Statutory fee)	Y	\$75.00	As per legislation	
Temporary sale of produce	N	\$49.00	\$51.00	4.1%
Permit to deposit materials, mini skip & shipping container	N	\$49.00	\$51.00	4.1%
Local Nuisance and Litter Control Act Section 18 permit	N	\$77.00	\$80.00	3.9%
*Local Nuisance and Litter Control Act Expiation fees (various)	N	As per legislation	As per legislation	
<b>New Fees &amp; Charges</b>				
Temporary Signs and Banner Application Fee	Y	N/A	\$50.00	



## 02. Community Transport 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>Community Bus</b>				
Regular weekly (one way )	Y	\$2.50	\$2.50	0%
Regular weekly ( two way)	Y	\$5.00	\$5.00	0%
Monthly shopping trip (two way )	Y	\$5.00	\$5.00	0%
<b>New Fees &amp; Charges</b>				
Speciality Trips	Y	N/A	From \$2.50	



### 03. Development Assessment 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>*Statutory fees and fines will be announced in late June by State Government</b>				
<b>Assessment Fees</b>				
**Extension of Approval Fee	N	\$129.00	\$129.00	0%
**Minor variation fee	N	\$129.00	\$129.00	0%
<b>Other Planning Fees</b>				
Certificate of Title	Y	\$57.00	\$57.00	0%
Sign on land fee - Planning Development and Infrastructure Act (under Regulation 47 of the PDI Regulations 2017)	Y	\$273.00	\$290.00	6%
*DA - Urban Tree Fund (Regulated)	N	\$500.00	\$500.00	0%
*DA - Urban Tree Fund (Significant)	N	\$500.00	\$500.00	0%
*Approval of Building Envelope Plan	N	\$203.00	\$203.00	0%
*Consideration and Publication of Building Envelope Plan	N	\$232.00	\$232.00	0%
<b>Copying &amp; Viewing of plans</b>				
File Search Fee	N	\$100.00	\$100.00	0%
<b>Copying of plans - per page</b>				
A4	Y	\$2.00	\$2.00	0%
A3	Y	\$4.00	\$4.00	0%
*Sec 49(2) - Copies of plans on public notice	Y	\$25.00	\$25.00	0%
*Monthly Building Schedules (Previous)	Y	\$47.00	\$47.00	0%

*\*\*These Statutory fees were set under the Development Act which has now ceased, these fees will only apply to existing applications, and will never change in value.*



#### 04. Dog Registration Fees and Fines 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>Animal Registration Fees</b>				
Non-Standard dog - not both microchipped & desexed	N	\$87.00	\$90.00	3.4%
Standard dog - both desexed & microchipped (50% off the 'Non-Standard dog fee)	N	\$43.00	\$45.00	4.7%
Puppy registration (dogs under 6 months registered for 1st time)	N	\$43.00	\$45.00	4.7%
<b>Discounted Fee</b>				
Standard Dog Pensioner Concession	N	\$21.00	\$22.00	4.8%
Standard Dog Pensioner Concession with Trained Certificate	N	\$18.00	\$19.00	5.6%
Standard Dog with Trained Certificate	N	\$34.00	\$35.00	2.9%
Non-standard Dog Pensioner Concession	N	\$43.00	\$44.00	2.3%
Non-standard Dog Concession with Trained Certificate	N	\$37.00	\$38.00	2.7%
Non-standard Dog with Trained Certificate	N	\$78.00	\$81.00	3.8%
Assistance Dog	N	No Fee	No Fee	No Fee
Transfer of Registration	N	No Fee	No Fee	No Fee
<b>*Statutory fees and fines will be announced in late June by State Government</b>				
<b>Dog and Cat Management Act Infringements - Statutory Charges (non-exhaustive list)</b>				
*Unregistered Dog	N	\$170.00	\$170.00	0.0%
*Unregistered Dangerous/Prescribed Breed Dog	N	\$750.00	\$750.00	0.0%
*Further offence Unregistered Dog	N	\$170.00	\$170.00	0.0%
*Further offence Unregistered Dangerous/Prescribed Breed Dog	N	\$750.00	\$750.00	0.0%
*Wandering at Large	N	\$210.00	\$210.00	0.0%
*Wandering at Large Dangerous/Prescribed Breed	N	\$750.00	\$750.00	0.0%
*Failure to notify Council of Registration change	N	\$210.00	\$210.00	0.0%
*Failure to remove dog faeces	N	\$210.00	\$210.00	0.0%
*A Dog in School Premises	N	\$315.00	\$315.00	0.0%
*Dog in School Premises Dangerous/Prescribed Breed Dog	N	\$750.00	\$750.00	0.0%
*Dog in Shop without Consent	N	\$315.00	\$315.00	0.0%
*Dog in Shop without Consent Dangerous/Prescribed Breed dog	N	\$750.00	\$750.00	0.0%
*Creates noise by barking or otherwise	N	\$315.00	\$315.00	0.0%
*Prescribed Breed - Not wearing a muzzle or not under effective control	N	\$750.00	\$750.00	0.0%
*Greyhounds not wearing collar and lead	N	\$315.00	\$315.00	0.0%
*Fail to notify the place at which dog is subject to order changes	N	\$210.00	\$210.00	0.0%
*Fail to notify new owner of Order	N	\$210.00	\$210.00	0.0%
*Fail to notify Council of Guard Dog Reg	N	\$170.00	\$170.00	0.0%
*Transporting unrestrained dog in vehicle	N	\$210.00	\$210.00	0.0%
*Dog rushes or chases a vehicle	N	\$315.00	\$315.00	0.0%
*Attacks, rushes or chases person etc.	N	\$315.00	\$315.00	0.0%
*Dog attack - Dangerous/Prescribed Breed dog	N	\$750.00	\$750.00	0.0%
*Dog rushes or chases a vehicle - Dangerous/Prescribed Breed dog	N	\$750.00	\$750.00	0.0%



#### 04. Dog Registration Fees and Fines 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>Business Registration Fees</b>				
1st 4 Business Dogs (per dog)	N	\$81.00	\$84.00	3.7%
5-10 Business Dogs (flat fee)	N	\$447.00	\$464.00	3.8%
11-20 Business Dogs (flat fee)	N	\$896.00	\$930.00	3.8%
21-30 Business Dogs (flat fee)	N	\$1,344.00	\$1,393.00	3.6%
31 or more Business Dogs (flat fee)	N	\$1,792.00	\$1,858.00	3.7%
RSPCA	N	\$0.00	\$0.00	
<b>Other Charges</b>				
Cat Traps not returned at 4 weeks	N	\$230.00	\$230.00	0.0%
Animal Tag Replacement	N	\$10.00	\$10.00	0.0%
Late Fee on Unpaid Dog registrations	N	\$18.00	\$19.00	5.6%
Dog Impounding Fee (Mon-Fri 10am-5pm)		Impound Fees as charged by RSPCA		
Dog Impounding Fee (A/H & weekend)		Impound Fees as charged by RSPCA		
Cat Impounding Fees		Impound Fees as charged by RSPCA		
All other RSPCA Fees		Fees as charged by RSPCA		
<b>New Fees &amp; Charges</b>				
Additional Animal Permit Application	Y	N/A	\$50.00	
Additional Animal Annual Permit	Y	N/A	\$30.00	
Additional Animal Permit Variation	Y	N/A	\$15.00	
Non-Standard Dog (Not Microchipped &/or Not Desexed) - Part Year	N	N/A	\$45.00	
Standard Dog (Microchipped & Desexed) - Part Year	N	N/A	\$22.00	
Puppy (less than six months) - Part Year	N	N/A	\$22.00	
Standard Dog (Microchipped & Desexed) - Concession - Part Year	N	N/A	\$11.00	
Standard Dog (Microchipped & Desexed) Trained & Concession - Part Year	N	N/A	\$9.00	
Standard Dog (Microchipped & Desexed) - Trained - Part Year	N	N/A	\$17.00	
Non-Standard Dog (Not Microchipped &/or Not Desexed) - Concession - Part Year	N	N/A	\$22.00	
Non-Standard Dog (Not Microchipped &/or Not Desexed) - Trained & Concession -	N	N/A	\$19.00	
Non-Standard Dog (Not Microchipped &/or Not Desexed) - Trained - Part Year	N	N/A	\$40.00	



## 05. Facilities for Hire 2026-2027

Description	GST Inc Y/N	2025-2026			2026-2027		
		Flat rate	Standard Rate (peak)	Standard Rate (off-peak)	Flat rate	Standard Rate (peak)	Standard Rate (off-peak)
<b>SeaCliff Golf Course</b>							
9 holes			\$22.50	\$25.00		\$23.00	\$26.00
18 holes			\$28.00	\$31.00		\$29.00	\$32.00
1-month pass		\$95.00			\$95.00		
3-month pass		\$250.00			\$250.00		
12-month pass		\$900.00			\$900.00		
12-month junior		\$250.00			\$250.00		
<b>Mitchell Park Sports &amp; Community Centre</b>							
Indoor Court Hire (Fees per hour)	Y		\$55.00	\$35.00		\$58.00	\$38.00
Indoor Court Hire Half court (Fees per hour)	Y					\$30.00	\$20.00
Outdoor Court Hire (Fees per hour)	Y	\$30.00			\$33.00		
Casual court hire use (individual) Indoor court only	Y	\$4.50			\$5.00		
Oval Hire (Fees per hour)	Y	\$30.00			\$33.00		
Oval hire lighting (Fees per hour)	Y	\$20.00			\$20.00		
Oval changerooms (Fees per hour per change room)	Y	\$10.00			\$10.00		
South area greens (Fees per hour)	Y	\$25.00			\$28.00		
<i>Peak Times - After 3:30pm midweek and after 8am weekends</i>							
<i>Off-Peak - Between 6am to 3:30pm midweek</i>							



**05. Facilities for Hire 2026-2027**

**Corporate** = businesses, state/fed government departments, non-gov educational organisations, tertiary institutions etc.

**Community** = not-for-profits, free community events run by Govt Dept (eg NBN sessions), religious organisations, community members etc.

Description	GST Inc Y/N	2025-2026				2026-2027			
		Corporate Rate		Community Rate		Corporate Rate		Community Rate	
		Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents	Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents
<b>Mitchell Park Sports &amp; Community Centre</b>									
Activity Room A	Y	\$30.00	\$15.00	\$15.00	\$7.50	\$35.00	\$17.50	\$17.50	\$8.75
Activity Room B	Y	\$30.00	\$15.00	\$15.00	\$7.50	\$35.00	\$17.50	\$17.50	\$8.75
Activity A & B	Y	\$50.00	\$25.00	\$25.00	\$12.50	\$55.00	\$27.50	\$27.50	\$13.75
Activity C	Y	\$30.00	\$15.00	\$15.00	\$7.50	\$35.00	\$17.50	\$17.50	\$8.75
Activity D	Y	\$30.00	\$15.00	\$15.00	\$7.50	\$35.00	\$17.50	\$17.50	\$8.75
Activity E	Y	\$50.00	\$25.00	\$25.00	\$12.50	\$55.00	\$27.50	\$27.50	\$13.75
Meeting room	Y	\$10.00	\$5.00	\$5.00	\$0.00	\$10.00	\$5.00	\$5.00	FREE*
**Function Room 1 (large) per hour	Y	\$160.00	\$80.00	\$80.00	\$40.00	\$160.00	\$80.00	\$80.00	\$40.00
**Function Room 2 (small) per hour	Y	\$120.00	\$60.00	\$60.00	\$30.00	\$120.00	\$60.00	\$60.00	\$30.00
**Function Rooms (combined) per hour	Y	\$200.00	\$100.00	\$100.00	\$50.00	\$200.00	\$100.00	\$100.00	\$100.00
<i>**Excluding staff</i>									
<b>Staff</b>									
Staff per hour Monday to Saturday (min 3 hours)	Y	\$79.00	\$79.00	\$79.00	\$79.00	\$82.00	\$82.00	\$82.00	\$82.00
Staff per hour Sunday & Public Holidays (min 4	Y	\$100.00	\$100.00	\$100.00	\$100.00	\$104.00	\$104.00	\$104.00	\$104.00
<b>Edwardstown Soldiers' Memorial Recreation Ground</b>									
Function Room 1 (South - small) per hour	Y	\$120.00	\$60.00	\$60.00	\$30.00	\$120.00	\$60.00	\$60.00	\$30.00
Function Room 2 (North - large) per hour	Y	\$160.00	\$80.00	\$80.00	\$40.00	\$160.00	\$80.00	\$80.00	\$40.00
Function Rooms (Combined) per hour	Y	\$200.00	\$100.00	\$100.00	\$50.00	\$200.00	\$100.00	\$100.00	\$50.00
<b>Cove Civic Centre</b>									
Hall (200 people) p/hour	Y	\$90.00	\$45.00	\$45.00	\$22.50	\$100.00	\$50.00	\$50.00	\$25.00
Hall - Half (100 people) p/hour	Y	\$70.00	\$35.00	\$35.00	\$17.50	\$75.00	\$37.50	\$37.50	\$18.75
Hall - Quarter (50 people) p/hour	Y	\$50.00	\$25.00	\$25.00	\$12.50	\$55.00	\$27.50	\$27.50	\$13.75
Meeting Rooms (6 people) p/hour*	Y	\$10.00	\$5.00	\$5.00	Free	\$10.00	\$5.00	\$5.00	FREE*
Meeting Rooms (10 people) p/hour*	Y	\$20.00	\$10.00	\$10.00	\$5.00	\$20.00	\$10.00	\$10.00	\$5.00
<b>Park Holme Library</b>									
Meeting Room - full room (10 people) p/hour**	Y	\$20.00	\$10.00	\$10.00	\$5.00	\$20.00	\$10.00	\$10.00	\$5.00
Meeting Room - half room (6 people) p/hour**	Y	\$10.00	\$5.00	\$5.00	Free	\$10.00	\$5.00	\$5.00	FREE*
<b>Perry Barr Farm - Castrol Shed</b>									
Hall Hire - Casual (per hour)	Y	\$40.00	\$20.00	\$20.00	\$10.00	\$40.00	\$20.00	\$20.00	\$10.00

\*FREE - max 2 hour bookings to enable shared and equitable use of community spaces; longer periods at discretion of Unit Manager



**05. Facilities for Hire 2026-2027**

**Corporate** = businesses, state/fed government departments, non-gov educational organisations, tertiary institutions etc.

**Community** = not-for-profits, free community events run by Govt Dept (eg NBN sessions), religious organisations, community members etc.

Description	GST Inc Y/N	2025-2026				2026-2027			
		Corporate Rate		Community Rate		Corporate Rate		Community Rate	
		Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents	Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents
<b>Hall Hire - Cooinda Community Centre</b>									
Cooinda Function Space (Hall, Cafe & Kitchen)	Y	\$65.00	\$32.50	\$32.50	\$16.25	\$75.00	\$37.50	\$37.50	\$18.75
Main Hall	Y	\$50.00	\$25.00	\$25.00	\$12.50	\$55.00	\$27.50	\$27.50	\$13.75
Café space	Y	\$30.00	\$15.00	\$15.00	\$7.50	\$35.00	\$17.50	\$17.50	\$8.75
Kitchen	Y	\$30.00	\$15.00	\$15.00	\$7.50	\$35.00	\$17.50	\$17.50	\$8.75
Craft Room	Y	\$30.00	\$15.00	\$15.00	\$7.50	\$35.00	\$17.50	\$17.50	\$8.75
Garden Room	Y	\$30.00	\$15.00	\$15.00	\$7.50	\$35.00	\$17.50	\$17.50	\$8.75
Multipurpose Room	Y	\$30.00	\$15.00	\$15.00	\$7.50	\$35.00	\$17.50	\$17.50	\$8.75
Small Office 1	Y	\$10.00	\$5.00	\$5.00	\$0.00	\$10.00	\$5.00	\$5.00	FREE*
Small Office 2	Y	\$10.00	\$5.00	\$5.00	\$0.00	\$10.00	\$5.00	\$5.00	FREE*
<b>Hall Hire - Glandore Community Centre</b>									
Clark Function (Hall, Kitchen and stage)	Y	\$65.00	\$32.50	\$32.50	\$16.25	\$75.00	\$37.50	\$37.50	\$18.75
Clark Hall - Main hall area only	Y	\$50.00	\$25.00	\$25.00	\$12.50	\$55.00	\$27.50	\$27.50	\$13.75
Clark Hall - Stage only	Y	\$50.00	\$25.00	\$25.00	\$12.50	\$55.00	\$27.50	\$27.50	\$13.75
Clark Hall - Kitchen only	Y	\$30.00	\$15.00	\$15.00	\$7.50	\$35.00	\$17.50	\$17.50	\$8.75
Rugby	Y	\$50.00	\$25.00	\$25.00	\$12.50	\$55.00	\$27.50	\$27.50	\$13.75
Glandore building	Y	New fee for 2026/27				\$55.00	\$27.50	\$27.50	\$13.75
Slade Training Room	Y	\$30.00	\$15.00	\$15.00	\$7.50	\$35.00	\$17.50	\$17.50	\$8.75
Slade Meeting Room	Y	\$10.00	\$5.00	\$5.00	\$0.00	\$10.00	\$5.00	\$5.00	FREE*
Slade Verandah Room	Y	\$10.00	\$5.00	\$5.00	\$0.00	\$10.00	\$5.00	\$5.00	FREE*
Slade Garden Room	Y					\$10.00	\$5.00	\$5.00	FREE*
Naldera Opal	Y	\$50.00	\$25.00	\$25.00	\$12.50	\$55.00	\$27.50	\$27.50	\$13.75
<b>Hall Hire - Trott Park Community Centre</b>									
Whole site (Hall, kitchenette, and community room)	Y	\$140.00	\$70.00	\$70.00	\$35.00	\$140.00	\$70.00	\$70.00	\$35.00
Main Hall	Y	\$50.00	\$25.00	\$25.00	\$12.50	\$55.00	\$27.50	\$27.50	\$13.75
Multipurpose Room	Y	\$30.00	\$15.00	\$15.00	\$7.50	\$35.00	\$17.50	\$17.50	\$8.75
Trott Park Community Room	Y	\$30.00	\$15.00	\$15.00	\$7.50	\$35.00	\$17.50	\$17.50	\$8.75

\*FREE - max 2 hour bookings to enable shared and equitable use of community spaces; longer periods at discretion of Unit Manager



**05. Facilities for Hire 2026-2027**

*Corporate* = businesses, state/fed government departments, non-gov educational organisations, tertiary institutions etc.

*Community* = not-for-profits, free community events run by Govt Dept (eg NBN sessions), religious organisations, community members etc.

Description	GST Inc Y/N	2025-2026				2026-2027			
		Corporate Rate		Community Rate		Corporate Rate		Community Rate	
		Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents	Non CoM Business	CoM Business	Non CoM Community Groups Non CoM Individuals/Residents	CoM Community Groups CoM Individuals/Residents
<b>Marion Business Hub - Cove and Glandore</b>									
Co-working Space Casual	Y	\$24.00	\$12.00			\$24.00	\$12.00		
Co-working Space Part-Time	Y	\$60.00	\$30.00			\$60.00	\$30.00		
Co-working Space Unlimited	Y	\$100.00	\$50.00			\$100.00	\$50.00		
<b>Marion Business Hub - Tonsley</b>									
Business Hub permanent desk	Y	\$396.00	\$319.00			\$396.00	\$319.00		
Business Hub casual (daily rate)	Y	\$25.00	\$20.00			\$25.00	\$20.00		
Casual visits 8 pack (daily visits)	Y	\$165.00	\$128.00			\$165.00	\$128.00		
<b>Community Centre events / programs - cover charge</b>									
Programs	Y	Various				Various			



## 06. Health Services 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>*Statutory fees and fines will be announced in late June by State Government</b>				
<b>Food Safety</b>				
*Statutory Fines		<b>As per legislation</b>		
*Food Premises Inspection Fees (Statutory) small business *A business of up to 20 fulltime equivalent people engaged in handling food) - P1 and P2 Risk Classification	N	\$148.00	\$148.00	0.0%
*Food Premises Inspection Fees (Statutory) large business more than 20 fulltime equivalent people engaged in handling food) - P1 and P2 Risk Classification	N	\$372.00	\$372.00	0.0%
*Low Risk Food Premises Inspection Fees small business *A business of up to 20 fulltime equivalent people engaged in handling food) - P3 and P4 Risk Classification	N	\$74.00	\$74.00	0.0%
*Low Risk Food Premises Inspection Fees large business *more than 20 fulltime equivalent people engaged in handling food) - P3 and P4 Risk Classification	N	\$186.00	\$186.00	0.0%
Routine inspection fees will not be imposed upon "Community or Charitable Organisations" *** or "School and Educational Institutions" ****				
<b>Rates capped as per below</b>				
Food Audit: Onsite per hour	N	\$180.00	\$186.00	3.3%
Food audit: Desk Top Audit and Report Writing per hour	N	\$90.00	\$93.00	3.3%
<b>Public Health</b>				
*Statutory Fines		<b>As per legislation</b>		
*Sale of sharps containers	Y	\$10.00	\$10.00	0.0%
*Expiation late fee (statutory fee set by State Government)	N	\$71.00	\$71.00	0.0%
<b>SRFs (Supported Residential Facilities)</b>				
*Statutory Fines		<b>As per legislation</b>		
*Renewal of SRF Licence (Statutory)		<b>As per legislation</b>		
*Application for a SRF Licence (Statutory)		<b>As per legislation</b>		
*Application for the transfer of a SRF Licence (Statutory)		<b>As per legislation</b>		
*Late application for renewal of SRF Licence (additional fee) (Stat)		<b>As per legislation</b>		
*Application in relation to a dispute (Statutory)		<b>As per legislation</b>		
*SRF Licence - if Licence exceeds 12 mths, annual fee payable upon anniversary of granting of the licence		<b>As per legislation</b>		
*SRF Licence- on a decision to grant a licence (to be read in conjunction with annual licence fee)		<b>As per legislation</b>		
*SRF Licence Renewal (to be read in conjunction with annual licence fee)		<b>As per legislation</b>		
*SRF Inspection Fee		<b>As per legislation</b>		

\*\*\* "Community or Charitable Organisations" defined as any group, club or organisation that provides a community benefit and not for the personal financial gain of an individual person or group of people. Examples include Rotary, Lions, church groups, community sporting clubs and scouting groups. To determine if an organisation fits this category, an Australian Taxation Office certificate of 'Endorsement as a Tax Concession Charity' may be requested.

\*\*\*\* "School and Educational Institutions" defined as a canteen or out of school hours care service (OSHC) in schools and educational institutions, not including facilities providing catering services of commercial concern or for profit.



## 06. Health Services 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>*Statutory fees and fines will be announced in late June by State Government</b>				
<b>*All fees relating to South Australian Public Health (Legionella) Regulations 2013 ( statutory charges), including:</b>				
*Registration of 1 system			<b>As per legislation</b>	
*Registration of each additional system installed on the same premises			<b>As per legislation</b>	
*Renewal of registration of each high risk manufactured water system			<b>As per legislation</b>	
*Inspection of first system			<b>As per legislation</b>	
*Inspection of each additional system installed on the same premises			<b>As per legislation</b>	
<b>*All fees relating to South Australian Public Health (Wastewater) Regulations 2013 ( statutory charges), including:</b>				
*Application for a wastewater works approval			<b>As per legislation</b>	
<b>New Fees &amp; Charges</b>				
<b>Public Health</b>				
Water Samples (per sample)	Y	N/A	\$63.80	
<b>Food Safety</b>				
*Second or Subsequent Follow up inspection fees (Statutory) small business *A business of up to 20 fulltime equivalent people engaged in handling food) - P1 and P2 Risk Classification			<b>As per legislation</b>	
*Second or Subsequent Follow up inspection Fees (Statutory) large business more than 20 fulltime equivalent people engaged in handling food)s - P1 and P2 Risk Classification			<b>As per legislation</b>	
*Improvement Notice/Prohibition Order Inspections Fees (Statutory) small business *A business of up to 20 fulltime equivalent people engaged in handling food) - P1 and P2 Risk Classification			<b>As per legislation</b>	
*Improvement Notice/Prohibition Order Inspections Fees (Statutory) large business more than 20 fulltime equivalent people engaged in handling food)s - P1 and P2 Risk Classification			<b>As per legislation</b>	
*Event/Temporary Food Premises Inspection Fees (Statutory) small business *A business of up to 20 fulltime equivalent people engaged in handling food) - P1 and P2 Risk Classification			<b>As per legislation</b>	
*Event/Temporary Food Premises Inspection Fees (Statutory) large business more than 20 fulltime equivalent people engaged in handling food)s - P1 and P2 Risk Classification			<b>As per legislation</b>	
*Low Risk Event/Temporary Food Premises Inspection Fees small business *A business of up to 20 fulltime equivalent people engaged in handling food) - P3 and P4 Risk Classification			<b>As per legislation</b>	
*Low Risk Event/Temporary Food Premises Inspection Fees large business *more than 20 fulltime equivalent people engaged in handling food) - P3 and P4 Risk Classification			<b>As per legislation</b>	



### 07. Land Clearing 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>*Statutory fees and fines will be announced in late June by State Government</b>				
<b>Land Clearing</b>				
Land Clearing	Y	As quoted by contractor	As quoted by contractor	
*Expiation fee - non compliance with 105 (f) (1)	N	\$473.00	\$473.00	0.0%
*Expiation fee - non compliance with 105 (f) (8)	N	\$473.00	\$473.00	0.0%
*Expiation late fee	N	\$75.00	\$75.00	0.0%



### 08. Library Services 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>Photocopying</b>				
- Per page A4	Y	\$0.20	\$0.20	0.0%
- Per page A3	Y	\$0.30	\$0.30	0.0%
Colour A4	Y	\$1.00	\$1.00	0.0%
Colour A3	Y	\$1.50	\$1.50	0.0%
<b>Other Library Income</b>				
Toy Library Annual Membership	Y	\$20.00	\$20.00	0.0%
Toy Library Annual Membership - Concession	Y	\$10.00	\$10.00	0.0%
<b>Events/programs - cover charge</b>				
Programs Adults		Various		
Programs Children		Various		
Sale of goods (eg Library bags, ear buds, etc)		Various		
<b>Non Statutory Fines</b>				
Lost or Damaged items		Replacement Cost		



## 09. Marion Outdoor Pool 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>Admissions</b>				
General Public	Y	\$8.60	\$8.90	3.5%
Children under 1 years	Y	FREE	FREE	0.0%
Children 1-4 years	Y	\$4.00	\$4.20	5.0%
Supervising Adult or Spectator	Y	\$4.40	\$4.50	2.3%
Children 5-14 years	Y	\$7.00	\$7.30	4.3%
Aged or Disabled Concession	Y	\$7.00	\$7.30	4.3%
Student & Concession	Y	\$7.00	\$7.30	4.3%
Family Entry	Y	\$26.70	\$27.70	3.7%
Family Entry - City of Marion Resident	Y	\$18.70	\$19.40	3.7%
Water safety - Program Entry and Facility Hire individual entry	Y	\$4.30	\$4.50	4.7%
Adult Multi Visit Pass 10	Y	\$81.30	\$84.20	3.6%
Adult Multi Visit Pass 10 - City of Marion Resident	Y	\$56.60	\$58.60	3.5%
Adult Multi Visit Pass 30	Y	\$220.00	\$227.70	3.5%
Adult Multi Visit Pass 30 - City of Marion Resident	Y	\$151.00	\$156.30	3.5%
Concession Multi Visit Pass 10	Y	\$66.00	\$68.30	3.5%
Concession Multi Visit Pass 10 - City of Marion Resident	Y	\$49.00	\$50.70	3.5%
Concession Multi Visit Pass 30	Y	\$183.00	\$189.40	3.5%
Concession Multi Visit Pass 30 - City of Marion Resident	Y	\$128.00	\$132.50	3.5%
Season Pass (Adult)	Y	\$513.00	\$531.00	3.5%
Season Pass (Adult) - City of Marion Resident	Y	\$359.50	\$372.00	3.5%
Season Pass (Family)	Y	\$1,079.00	\$1,116.80	3.5%
Season Pass (Family) - City of Marion Resident	Y	\$756.00	\$782.50	3.5%
Season Pass (Child)	Y	\$421.00	\$435.70	3.5%
Season Pass (Child) - City of Marion Resident	Y	\$294.00	\$304.30	3.5%
Activity Pass - Waterside or Inflatable - 10 uses	Y	\$10.80	\$11.20	3.7%
Swim Club Entry	Y	\$6.50	\$6.70	3.1%
Aqua-Fitness Class	Y	\$14.00	\$14.50	3.6%
Aqua - Fitness Class Multi Visit Pass 10	Y	\$129.00	\$133.50	3.5%
Aqua - Fitness Class Multi Visit Pass 10 - City of Marion Resident	Y	\$90.00	\$93.10	3.4%
Aqua - Fitness Class Concession	Y	\$12.40	\$12.80	3.2%
Aqua - Fitness Class Multi Visit Pass 10 Concession	Y	\$113.30	\$117.30	3.5%
Aqua - Fitness Class Multi Visit Pass 10 Concession - City of Marion Resident	Y	\$79.30	\$82.10	3.5%
Hosted Birthday Parties (All inclusive)	Y	\$37.60	\$38.90	3.5%
Group 20+ Swim Only per person - Not for Profit/Vacation Care Only	Y	\$6.50	\$6.70	3.1%
Group 20+ Swim & Slide per person - Not for Profit/Vacation Care Only	Y	\$11.80	\$12.20	3.4%
Picnic Week - Swim & Icy Pole per person	Y	\$8.00	\$8.30	3.8%
Picnic Week - Swim & Activity Pass per person	Y	\$13.40	\$13.90	3.7%
Picnic Week - Swim, Activity Pass & Icy Pole per person	Y	\$15.00	\$15.50	3.3%
Locker Hire	Y	\$5.60	\$5.80	3.6%



## 09. Marion Outdoor Pool 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>Hire Charges</b>				
Lane Hire - regular user lane hire p/hr + entry fee	Y	\$19.00	\$19.70	3.7%
Lane Hire - casual user lane hire p/hr + full price entry per swimmer	Y	\$24.70	\$25.60	3.6%
Main Pool - Normal Operating Hours (3 Hour min)	Y	\$259.00	\$268.00	3.5%
Learner's Pool - Normal Operating Hours (3 Hour min)	Y	\$119.00	\$123.10	3.4%
Toddler's Pool - Normal Operating Hours (3 Hour min)	Y	\$86.50	\$89.50	3.5%
Inflatable Normal Operating Hours (3Hours min)	Y	\$216.00	\$223.50	3.5%
Waterslides - Normal Operating Hours (3 Hour min)	Y	\$108.00	\$111.80	3.5%
Splash Park - Normal Operating Hours (3 Hour min)	Y	\$108.00	\$111.80	3.5%
Swim Lessons - Paid up front per lesson	N	\$22.00	\$22.80	3.6%
Private Swim Lessons	Y	\$48.40	\$50.10	3.5%
Birthday party room hire per hour	Y	\$54.00	\$55.90	3.5%
Birthday party room hire per hour - City of Marion Resident	Y	\$26.70	\$27.60	3.4%
Trestle Table Hire (x1) / Chair Hire (x 10) per day	Y	\$17.30	\$17.90	3.5%
Meeting room Non COM Commercial, Government (per hour)	Y	\$50.00	\$50.00	0.0%
Meeting room Commercial (COM), Non COM Community, Not for Profit (per hour)	Y	\$25.00	\$25.00	0.0%
Meeting room community rate - City of Marion Resident (per hour)	Y	\$12.50	\$12.50	0.0%
Bali Hut corporate rate Non COM Commercial, Government (per hour)	Y	\$61.80	\$64.00	3.6%
Bali Hut Commercial (COM), Non COM Community, Not for Profit (per hour)	Y	\$31.00	\$32.00	3.2%
Bali Hut community rate - City of Marion Resident (per hour)	Y	\$15.40	\$16.00	3.9%
State Government Funded Programs Lane Hire (DFE, Multicultural, Vacswim, Holiday Swim)	N	\$0.00	\$0.00	0.0%
Social Event - Adult Entry (Movie Night/Splash Night)	Y	\$15.00	\$15.50	3.3%
Social Event - Child Entry (Movie Night/Splash Night)	Y	\$10.00	\$10.30	3.0%
Birthday Party (unhosted)	Y	\$21.60	\$22.30	3.2%
Waterslides (unlimited) Group Hire 20+ / Birthday Parties (unhosted)	Y	\$5.10	\$5.30	3.9%
Group Fitness Class (dry)	Y	\$18.50	\$19.10	3.2%
Group Fitness Class (dry) Multi Visit Pass 10	Y	\$173.00	\$179.00	3.5%
Group Fitness Class (dry) Multi Visit 10 - City of Marion Resident	Y	\$121.00	\$125.20	3.5%
Group Fitness Class (dry) Concession	Y	\$17.00	\$17.60	3.5%
Group Fitness Class (dry) Multi Visit Pass 10 Concession	Y	\$156.50	\$162.00	3.5%
Group Fitness Class (dry) Multi Visit Pass 10 Concession - City of Marion Resident	Y	\$109.70	\$113.50	3.5%
Peaceful Play	Y	\$10.80	\$11.20	3.7%
Pool Play Dates	Y	\$12.80	\$13.20	3.1%
Fitness Passport and SAALC member entry (1 full priced adult 10 visit pass).	Y	\$8.13	\$8.42	3.6%
Equipment Hire (pool equipment)	Y	\$1.00	\$1.00	0.0%
Facility hire (Three pools) (per Hour)	Y	\$430.00	\$445.00	3.5%
Locker Hire deposit (Refundable if the key is returned)		\$10.00	\$10.30	3.0%
Food Truck for Marion Outdoor Pool (external hirers)	Y	\$25.00	\$25.90	3.6%
Promotional activity	Y	Fee dependant on specific promotion		
Labour Hire	Y	Fee dependant on specific promotion		

\*30% reduction in entry fees for City of Marion residents and businesses on selected entry passes (GC210511R14)



### 10. Marion Cultural Centre 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>Domain Theatre (Room Only)*</b>				
Non COM Commercial, Government (Corporate) Monday to Sunday- Minimum 3 hours - Per hour	Y	\$149.00	\$150.00	0.7%
Commercial (COM), Non COM Community, Not for Profit, Hourly Rate Monday to Sunday - Minimum 3 hours - Per hour	Y	\$74.50	\$75.00	0.7%
Community (COM) Rate Monday to Sunday - Minimum 3 hours - Per hr	Y	\$37.25	\$37.50	0.7%
Public Holiday Rates - P.O.A	Y			
<i>*Must have technical staff in room at all times</i>				
<b>Staff</b>				
Technical and duty staff - per hour Mon -Sat (min 3hrs)	Y	\$79.00	\$79.00	0.0%
Front of House staff - per hour Mon - Sat (min 3 hrs)	Y	\$79.00	\$79.00	0.0%
Technical and duty staff - per hour Sun & PH (min 4hrs)	Y	\$100.00	\$100.00	0.0%
Front of House staff - per hr Sun & PH (min 4hrs)	Y	\$100.00	\$100.00	0.0%
<b>Other</b>				
Staging - load in, load out	Y	\$260.00	\$260.00	0.0%
Ticket sales via box office - per ticket	Y	\$3.00	\$3.00	0.0%
<b>Sturt Room</b>				
Non COM Commercial, Government (Corporate) Monday to Friday- Per hour	Y	\$50.00	\$50.00	0.0%
Commercial (COM), Non COM Community, Not for Profit, Hourly Rate Monday to Friday - Per hour	Y	\$25.00	\$25.00	0.0%
Community (COM) Rate Monday to Sunday - Per hour	Y	\$12.50	\$12.50	0.0%
Public Holiday or After Hour Rates - P.O.A. Staff charges may apply	Y			
<b>Foyer Space *After 6pm or Saturday/Sunday only hired with additional room min rates apply OR Sturt Room rates apply</b>				
Non COM Commercial, Government (Corporate) Monday to Friday- Per hour	Y	\$40.00	\$40.00	0.0%
Commercial (COM), Non COM Community, Not for Profit, Hourly Rate Monday to Friday - Per hour	y	\$20.00	\$20.00	0.0%
Community (COM) Rate Monday to Friday- Per hour	Y	\$10.00	\$10.00	0.0%
Public Holiday or After Hour Rates - P.O.A. Staff charges may apply	Y			
<b>Plaza Space</b>				
Non COM Commercial, Government (Corporate) Monday to Sunday- Per hour	Y	\$130.00	\$130.00	0.0%
Commercial (COM), Non COM Community, Not for Profit, Hourly Rate Monday to Sunday - Per hour	y	\$65.00	\$65.00	0.0%
Community (COM) Rate Monday to Sunday - Per hour	Y	\$32.50	\$32.50	0.0%
Public Holiday Rates - P.O.A. Staff charges may apply	Y			



### 11. Memorials 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
Timber seat no armrest	Y	\$3,600.00	\$3,800.00	5.6%
Timber seat with armrest	Y	\$3,900.00	\$4,100.00	5.1%
Concrete Slab Installation	Y	\$1,000.00	\$1,050.00	5.0%
Bronze Plaque - Small	Y	\$620.00	\$650.00	4.8%
Bronze Plaque - Medium	Y	\$670.00	\$700.00	4.5%
Bronze Plaque - Large	Y	\$720.00	\$750.00	4.2%



## 12. Parking Control 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>*Statutory fees and fines will be announced in late June by State Government</b>				
<b>TRAFFIC INFORMATION</b>				
<b>Private Parking</b>				
		As per legislation		
<b>Road Traffic (Miscellaneous) Regulations</b>				
		As per legislation		
<b>Road Traffic Act</b>				
Impounded vehicles up to 4 tonnes and/or 6 metres (within business hours Mon-Fri 8am - 5pm)	N	\$165.00	\$170.00	3.0%
Impounded vehicles up to 4 tonnes and/or 6 metres (outside business hours and on public holidays)	N	\$220.00	\$227.00	3.2%
Impounded vehicles above 4 tonnes and/or 6 metres	Y	As quoted by contractor	As quoted by contractor	0%
Impounded vehicles storage fees per day (first 14 days free)	N	\$1.00	\$1.00	0%
<b>New Fees &amp; Charges</b>				
Residential Parking Permit Application Fee	Y	N/A	\$50.00	
Residential Parking Permit Annual Fee	Y	N/A	\$30.00	



### 13. Private Works & Trees 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>Trees</b>				
Administration fee for tree removal	Y	\$103.00	\$110.00	6.8%
Tree replacement (Includes purchase and replanting costs)	Y	\$381.00	\$400.00	5.0%
<b>**Tree Removal Costs</b>				
Small Tree 1.5 to 3m height	Y	\$420.00	\$440.00	4.8%
Medium Tree 3 to 9m height	Y	\$1,030.00	\$1,075.00	4.4%
Large Tree 9 to 20m height	Y	\$2,060.00	\$2,150.00	4.4%
Extra Large Tree 20+m height	Y	\$4,120.00	\$4,300.00	4.4%

*\*\*Additional amenity valuation will be calculated from Forestree and applied in addition to the above costs.*



#### 14. Property Fees 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>Sale of Council Land or Road Reserve (Permanent Road Closure)</b>				
Processing Fee - Sale of Council Land or Road Reserve	N	\$1,500.00	\$1,575.00	5%
Value of Land		Price set by valuer as negotiated		
<b>Easements</b>				
Application Fee per easement - Applicants wishing to apply for the creation, variation, or extinguishment of easements	N	\$160.00	\$170.00	6%
Processing Fee per easement - For the creation, variation, or extinguishment of easements	N	\$545.00	\$575.00	6%
Minimum Compensation per easement - For the value of the rights/liberties granted on Council Land (minimum fee or market valuation)	Y	\$1,650.00	\$1,735.00	5%
<b>Use of Road Reserve</b>				
S221, S222, or Combined S221/222 Authorisation or Permit (Alteration of or Business Use of Public Road)	Y	\$160.00	\$170.00	6%
Long Term Usage of Road Reserve over 12 months - scaffolding or lay down area for construction	Y	\$1,300.00	\$1,365.00	5%
<b>Use of Council land</b>				
Use of council land per annum - long term licence or permit for Community Usage (Minimum fee, subject to negotiation with Council)	Y	\$325.00	\$345.00	6%
Use of council land per annum - long term licence or permit for Commercial Usage (Minimum fee, subject to negotiation with Council)	Y	\$1,300.00	\$1,365.00	5%
<b>Casual hire of Sporting Ovals, Pitches and Courts (Excluding Mitchell Park SCC)</b>				
Casual hire of Sporting ovals and Reserves per season up to 6 months. Minimum fee, subject to negotiation with Council^	Y	\$1,300.00	\$1,365.00	5%
Casual hire of Sporting ovals and Reserves per hour <u>excluding</u> lighting and access to Council building/facilities	Y	\$35.00	\$40.00	14%
Casual hire of Sporting ovals and Reserves per hour <u>including</u> lighting and access to Council building/facilities	Y	\$70.00	\$75.00	7%
Casual hire of Community Tennis/Netball Courts per season up to 6 months	N	\$325.00	\$345.00	6%
<b>Consent for Property Transactions</b>				
Application Fee - Applicants seeking consent of Council as an interested party pursuant to property transactions: encumbrance, Land Management Agreements, licences, leases or caveats)	N	\$160.00	\$170.00	6%
<b>Outdoor Dining Permit</b>				
Outdoor Dining Permit - Application fee	N	\$110.00	\$120.00	9%
Outdoor Dining Permit - Cost per 1 table and 4 chairs	N	\$90.00	\$95.00	6%
<b>Mobile Food Vending Permit</b>				
Mobile Food Vending Permit Annual fee	N	\$2,100.00	\$2,205.00	5%
Mobile Food Vending Permit Monthly fee	N	\$220.00	\$235.00	7%
Mobile Food Vending Permit daily rate for special and community events	N	\$55.00	\$60.00	9%



#### 14. Property Fees 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>New Fees &amp; Charges</b>				
Application Fee - Applicants wishing to apply for the purchase of Council Land or Road Reserve	N	N/A	\$170.00	
Casual hire of Community Tennis/Netball Courts per hour	Y	N/A	\$30.00	
Outdoor Dining Permit - Fixed Structure on Road Reserve or Council Land (Minimum fee, subject to negotiation with Council)	N	N/A	\$1,365.00	
Outdoor Dining Permit - Parklet (Minimum fee, subject to negotiation with Council)	N	N/A	\$300.00	



### 15. Searches 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>*Statutory fees and fines will be announced in late June by State Government</b>				
*Rates only	N	41.50	41.50	0%
*Zoning Portion Only	N	29.50	29.50	0%
* Full Search	N	71.00	71.00	0%
* Urgent Fee	N	14.50	14.50	0%
Extract from Assessment Book	N	\$10.50	\$10.50	0%
Copy of prior years rates notice	Y	\$11.00	\$11.00	0%
Copy Rate Accounts		<b>No Charge</b>		



## 16. Freedom of Information 2026-2027

Description	GST Inc Y/N	2025-2026	2026-2027	Increase
<b>*Statutory fees and fines will be announced in late June by State Government</b>				
<b>Freedom of Information</b>				
*Application for access to document (includes first two hours spent dealing with application)	N	\$43.30	\$44.70	3%
*Each subsequent 15 mins spent on application	N	\$16.40	\$16.90	3%
*Where access is to be given in the form of a written transcript of words contained in document (per page)	N	\$9.70	\$10.00	3%
*Photocopy of documents (per page)	N	\$0.30	\$0.30	0%
*Application for review of a determination made by the Council	N	\$43.30	\$44.70	3%
1. Fees are set by Freedom of Information (Fees and Charges) Regulations 2003 and are subject to change.				
2. A member of the South Australian Parliament who applies for access to documents under freedom of information is entitled to access documents without paying any fees or charges unless the work involved in processing the application totals more than \$1,000.				
3. Holders of a current concession card such as a health care card or pension card, do not have to pay any fees or charges under freedom of information. Proof of the concession card will be required when application is lodged.				
4. Where persons can satisfy Council that payment of the fee or charge would cause financial hardship to the applicant, Council may waive, reduce or remit a fee or charge.				
<b>Other Charges</b>				
History of Marion book	Y	\$10.00	\$10.00	0%
History of Marion book - Volume 2, Hard Cover	Y	\$39.95	\$39.95	0%
<b>Public Information</b>				
Minutes, Policies, Registers, Codes and Procedures (per page)	Y	\$0.55	\$0.55	0%
<b>*These documents are available for inspection at the Council Administration Office, 245 Sturt Road, Sturt, at no charge.</b>				
*Annual Report			No Charge	
*Community Consultation Policy			No Charge	
*Notification of Council Meetings - Notice & Agenda			No Charge	
*Notification of Committee Meetings			No Charge	
*Annual Financial Plan (Budget)			No Charge	
*Rating Policy			No Charge	
*Code of Practice - Meetings and Documents			No Charge	
*Strategic Management Plan			No Charge	
*Register of By Laws			No Charge	
*Order Making Policy			No Charge	
*Grievance Procedure			No Charge	
*Register of Delegations and Sub-delegations			No Charge	
*Tenders & Contracts Policy			No Charge	
*Code of Conduct for Members			No Charge	
*Code of Conduct for Staff			No Charge	
*Reimbursement of Members Expenses Policy			No Charge	
*Freedom of Information - Information Statement			No Charge	
*Council Electoral Roll (a full copy may be purchased - P.O.A)			No Charge	

## Grants & Contributions forecast for 2026-2027



**NOTE:** This report includes a forecast of all grants & contributions in which the City of Marion will receive a financial contribution for in 2026-2027

Description	2026-2027 External Contribution	Contribution Classification	
	Budgeted (forecast)	Capital	Operating
Community Hubs Programs	107,000	-	107,000
Cove Sports Club Redevelopment	231,442	231,442	-
Food Waste Recycling Program	25,000	-	25,000
Grants Commission	2,635,000	-	2,635,000
Grants Commission Roads Funding	1,900,000	-	1,900,000
Green Adelaide Education Program	79,450	-	79,450
Hazelmere Reserve Upgrade	770,000	770,000	-
Irrigation Program	300,000	300,000	-
Library Operations Grant	312,885	-	312,885
Marion Basketball Stadium	5,097,591	5,097,591	-
Open Space Reserve Development	409,389	409,389	-
Pest Plant Eradication & Control	10,000	-	10,000
Resilient South Coordinator	84,872	-	84,872
Roads to Recovery	1,717,167	-	1,717,167
School-based Immunisation Program	85,000	-	85,000
Sports Club Scoreboards	320,000	320,000	-
Sturt River Biodiversity Corridor	45,225	-	45,225
<b>TOTAL GRANTS &amp; CONTRIBUTIONS FUNDING</b>	<b>14,130,021</b>	<b>7,128,422</b>	<b>7,001,599</b>

# Draft Annual Business Plan and Budget 2026-2027

Community feedback on the  
proposed budget (*1 May – 21 May  
2026*)

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## Executive Summary

Every year Council develops an Annual Business Plan and Budget. These plans are developed considering Marion's strategic directions, Four Year Business Plan and feedback from community throughout the year. The Draft Annual Business Plan and Budget 2026-2027 shows how Council proposes to manage its annual \$122 million budget to deliver quality services while maintaining a large and diverse asset portfolio valued at over one billion dollars across the council area.

Council endorsed the Draft Plan and Budget at its 28 April 2026 meeting and supported a period of community consultation to be held between 1 May and 21 May 2026 (inclusive).

Approximately 78 comments were received across all feedback methods. All comments received have been arranged in alignment with the City of Marion Strategic Plan 2024-2034 with the following common topics emerging:

- **Liveable:** Street parking and road access; sport and recreation facilities; road maintenance; and transport solutions.
- **Sustainable:** Tree planting and maintenance; open space; and environmental initiatives.
- **Community:** Programs and services; customer satisfaction; health and wellbeing initiatives; and cost of living pressures.
- **Our Organisation:** Balance of spending; economic and industry pressures; long-term financial sustainability.

43 people responded to a short survey and 41 were residents or ratepayers for City of Marion. Overall, 36% people strongly supported or somewhat supported the Draft Plans, 25% were neutral, and 39% strongly did not support or somewhat did not support Draft Plans.

All feedback received during the consultation period will be presented to the 26 May 2026 General Council meeting for consideration ahead of the final budget preparations. The final Plan and any changes will then be presented to the 23 June 2026 General Council meeting.

## 1. Overview

Each year council creates a Draft Annual Business Plan and Budget and invites all community members to review the Draft Plans and share their insights. All feedback is presented to General Council to consider before the final budget is adopted. The consultation process provides an important opportunity for members of the City of Marion community to shape the proposed activities for the year ahead and satisfies requirements under the *Local Government Act 1999* and revised Community Engagement Charter for South Australian Councils (proclaimed on 11 December 2025).

In developing the Draft Annual Business Plan 2026-2027 and Council's Long term Financial Plan (Draft Plans) for community consultation, council sought to achieve a delicate balance between responsible spending, long term sustainability and delivering projects and services for our community's current and future needs. Council was mindful of challenging geopolitical conditions and economic pressures felt by all members of the City of Marion community.

The Draft Plans outlined council's major projects, priorities and proposed spending for the upcoming financial year. It showed how Council proposes to manage its annual \$122 million budget to deliver quality services while maintaining a large and diverse asset portfolio valued at over one billion dollars across the council area.

It proposed a 4.8% average rate increase to support ongoing services and capital project delivery. For the average residential property, this equates to an estimated \$99 per year, or about \$1.90 per week.

It included proposed investments of \$47.2 million in capital works including community and sporting facilities, playgrounds, and capital work programs including stormwater upgrades, footpaths, and road upgrades. This total proposed spend is made up of \$17.9 million for the renewal of assets and \$29.3 million for new and upgraded assets.

Council has been determined to keep rates as low as possible whilst delivering necessary projects that will deliver much-needed upgrades to community facilities and improve the environmental sustainability of our community.

### 1.1 Purpose of the engagement

The engagement sought to ensure Council is informed about local community views ahead of the finalisation of the Annual Business Plan and Budget. It also ensured mandatory requirements of the *Local Government Act 1999* and Community Engagement Charter were met. The objectives throughout the engagement period included:

- Keep City of Marion community members informed about the proposed plan and budget and how they can shape the year ahead
- Ensure flexible opportunities for the community to read and share their views on the proposed plan and budget
- Seek to understand what's important to the City of Marion community and the levels of support for the proposed plan and budget
- Share insights and all feedback for Council Members to consider before setting the Final Annual Business Plan and Budget for 2026-2027

**Draft Annual Business Plan and Budget 2026-2027 Consultation**  
**Community feedback report (1 May 2026 – 21 May 2026)**



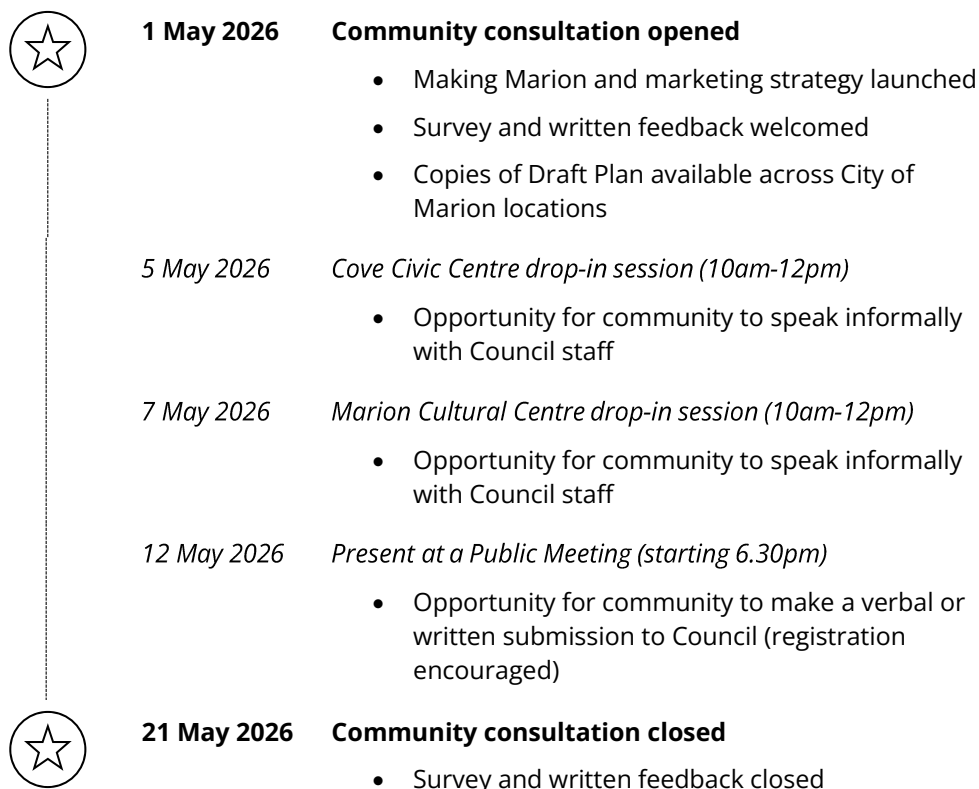
**1.2 Audience**

All City of Marion community members, including:

- rate payers
- all residents
- business owners
- visitors

**1.3 Timeline**

Council endorsed the Draft Plans for community consultation at the Council meeting on 28 April 2026. The 21-day consultation period opened Friday 1 May 2026 and closed on Thursday 21 May 2026 at 11.59pm. Community were invited to view the Draft Plans and provide feedback in person, in writing or online during this period. Key dates and opportunities for community to have their say are outlined in the Figure 1.



**Figure 1: Draft Annual Business Plan and Budget 2026-2027 community consultation timeline**

All feedback received during the consultation period will be presented to the 26 May 2026 General Council meeting for consideration ahead of the final budget preparations. The final Plan and any changes will then be presented to the 23 June 2026 General Council meeting.

### 1.4 Approach

The engagement approach was carefully considered and strategically targeted to reach the diverse City of Marion community. It consisted of multiple ways for community to hear about the consultation, view the Draft Plan and share their thoughts as outlined in Figure 2 and detailed further in this feedback report.



**Figure 2: Planned approach to promote and provide ways for community to view the Draft Plan and their share thoughts**

## Draft Annual Business Plan and Budget 2026-2027 Consultation Community feedback report (1 May 2026 – 21 May 2026)



### (a) Promotion across City of Marion

The communication and marketing strategy included consistent messaging across channels, such as:

- We're planning the year ahead - Tell us what you think!

It was complemented with promotion in the newspaper (mandatory notice requirements) and across multiple City of Marion channels, such as:

- Dedicated page on Making Marion, Council's community consultation website
- Outdoor and indoor amplification across digital kiosks and screens
- Spotlight and push notification on My Local Services app
- Electronic Direct Mail, such as e-talk, Green Thymes, business and volunteer databases
- City of Marion social media sites
- Printed assets, such as banners, copies of the Draft Plan, QR codes and more in key City of Marion facilities

## Draft Annual Business Plan and Budget 2026-2027

The City of Marion is seeking community feedback on its Draft Annual Business Plan and Budget 2026-2027. The consultation period opens on **Friday 1 May 2026** and closes on **Thursday 21 May 2026 at 11:59 pm**. You can have your say in person, in writing or online.

- To view the Draft Plans and make a submission online visit: **makingmarion.com.au**.
- You can make a submission at the Council Meeting on **Tuesday 12 May 2026**.
- Hard copies of the Draft Plans will be available at the City of Marion Administration Centre, Cove Civic Centre, Park Holme Library and the Marion Culture Centre.

If you would like to make a submission to Council, you can contact **8375 6600** or email **council@marion.sa.gov.au** to register.

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**Figure 3: Paid advertisement for newspaper article (Statutory requirement)**

# Draft Annual Business Plan and Budget 2026-2027 Consultation Community feedback report (1 May 2026 – 21 May 2026)

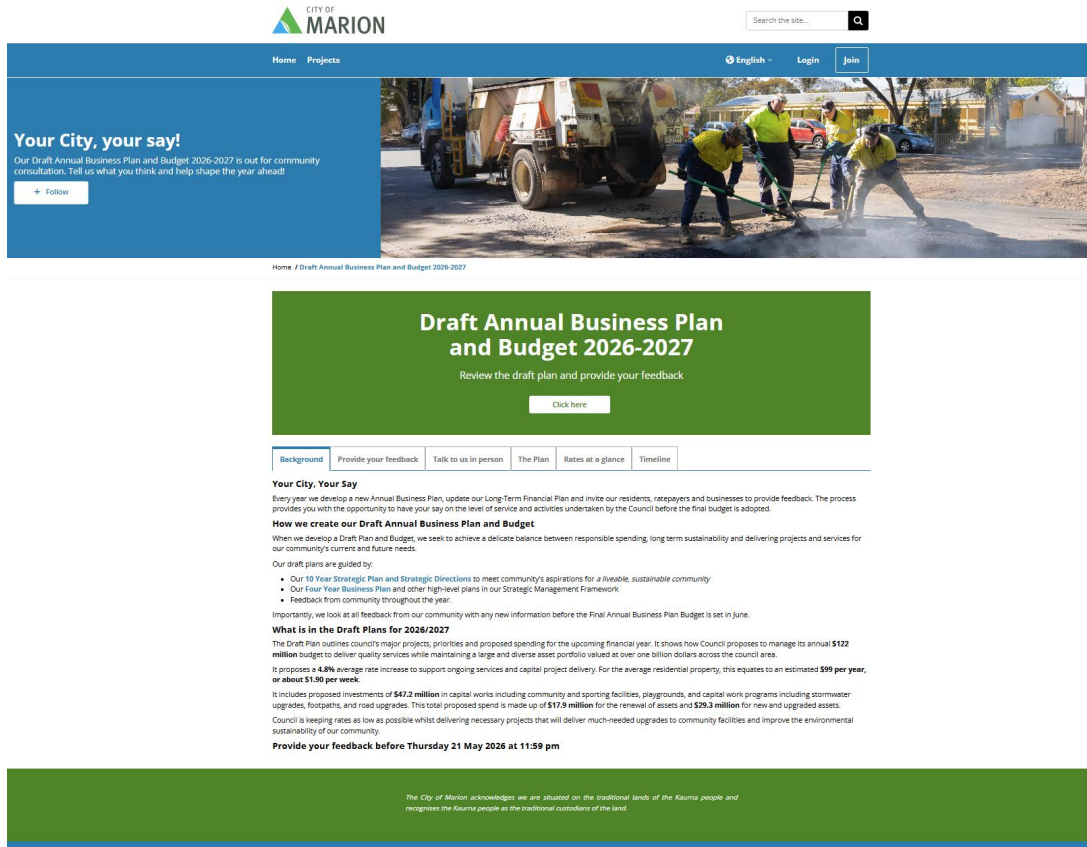


Figure 4: Making Marion dedicated community consultation page

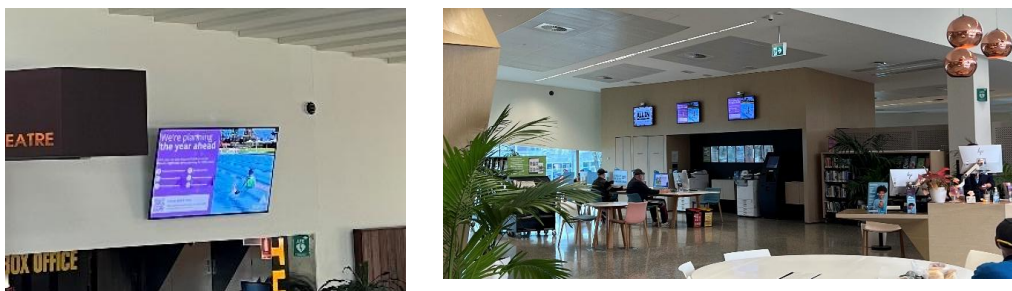
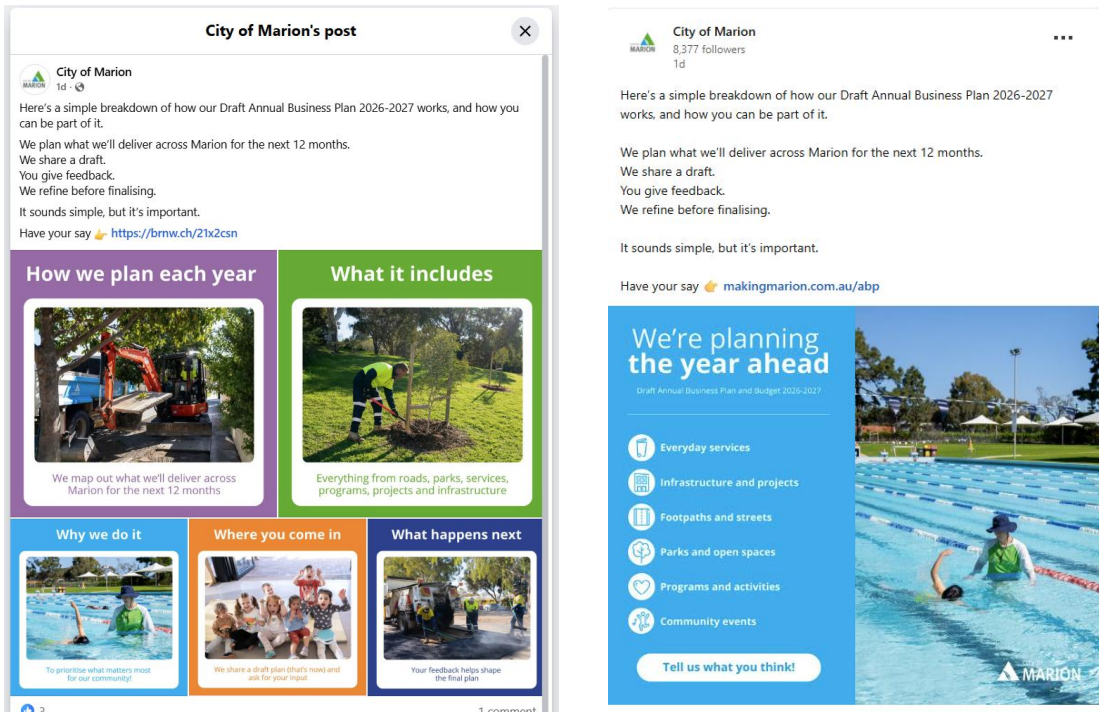
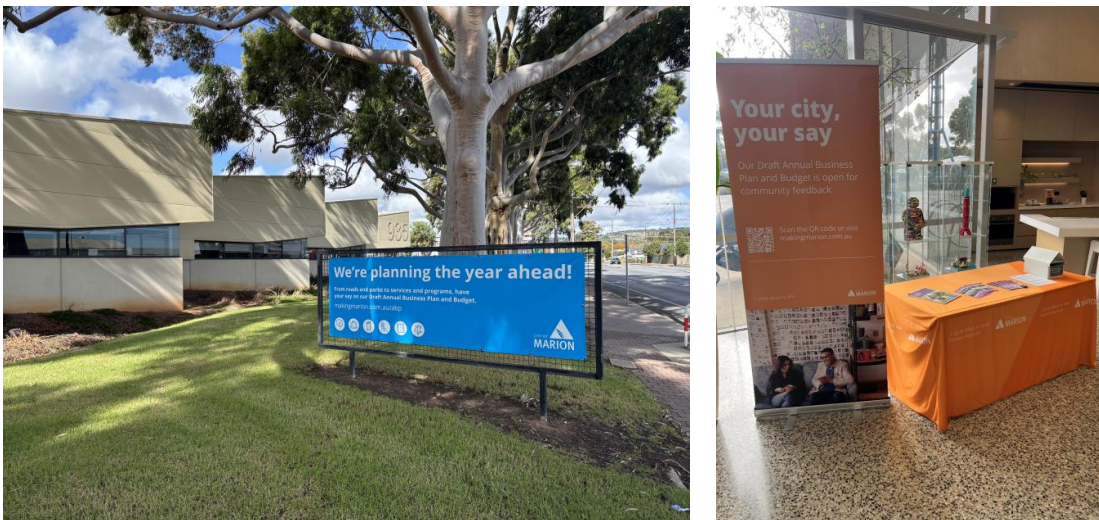


Figure 5: Digital screens across City of Marion venues and facilities

**Draft Annual Business Plan and Budget 2026-2027 Consultation  
Community feedback report (1 May 2026 – 21 May 2026)**

**Figure 6: Social media posts amplifying the community consultation period (examples pictured – LinkedIn and Facebook)**



**Figure 7: Roadside banners (Marion Road pictured) and promotional tables at key City of Marion sites (Cove Civic Centre pictured)**

## Draft Annual Business Plan and Budget 2026-2027 Consultation Community feedback report (1 May 2026 – 21 May 2026)



**Figure 8: Electronic Direct Mail articles promoting the consultation period (example pictured – e-Talk and Marion Library Loop)**

### (b) Completing a short community survey

A survey was developed to seek feedback and insights from the City of Marion community. The survey was available online (via the Making Marion platform) and hard copies available at key City of Marion locations. The short survey included questions relating to the Draft Plans (listed below) and demographic-related questions to help us better understand the background of respondents:

1. Have you reviewed the Draft Annual Business Plan and Budget for 2026-2027?
2. Do you think the City of Marion has the proposed balance of spending right?
3. How much do you support the Draft Annual Business Plan and Budget 2026-27?
4. Is there anything you would like us to consider before the plan is adopted?

### (c) Visiting a drop-in session

The community was invited to attend a drop-in session and chat to staff in-person. Two drop-in sessions were scheduled and promoted throughout the consultation period, these included:

- Cove Civic Centre on Tuesday 5 May 2026 (10am-2pm)
- Marion Cultural Centre on Thursday 7 May 2026 (10am-2pm)

The locations, dates and times of the sessions were selected during times of high activity that coincided with:

- Scheduled Baby Bounce, Toddler Time and Story Telling sessions
- Popular visiting hours to use tea, coffee and breakfast facilities

**Draft Annual Business Plan and Budget 2026-2027 Consultation  
Community feedback report (1 May 2026 – 21 May 2026)**



**(d) Presenting to Council**

Community were invited to register and attend the 12 May 2026 General Council meeting, which started at 6:30pm.

At this meeting, community had the opportunity to make a submission (verbal or written) to Council in relation to the Draft Annual Business Plan and Budget 2026-2027.

Registrations were encouraged by contacting 8375 6600 or emailing [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au).

Members of the public who registered in advance would be provided the first opportunity to make their submission to Council.

Each speaker will be allocated a maximum of 5 minutes to make their submission.

**(e) Writing to us**

Written submissions were welcomed and could be addressed to either of the following:

- Post to City of Marion PO BOX 21 Park Holme SA 5046
- Email to [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)
- Provided to customer service staff at a City of Marion location

All submissions needed to be received before Community Consultation closed on Thursday 21 May 2026 at 11:59pm to be included in the feedback report for presentation at the 26 May 2026 General Council meeting.

## 2. Engagement Snapshot

### 2.1 Promotional campaign results

The performance of the promotional campaign is outlined in the following table. Definitions can be found in **Appendix 6.1** of this feedback report.

Platform	Outreach
<b>Making Marion website</b>	<ul style="list-style-type: none"> <li>• Homepage banner</li> <li>• There was a total of 775 visitors to the Making Marion page.</li> <li>• The draft plan was downloaded 139 times.</li> <li>• 5750 Making Marion subscribers were notified of the consultation via Making Marion newsletter sent on 8 May.</li> </ul>
<b>City of Marion website</b>	<ul style="list-style-type: none"> <li>• 2465 users viewed the City of Marion homepage, with Draft ABP Plan call to action as the first carousel image for the campaign duration.</li> </ul>
<b>Electronic Mailing (e-newsletters)</b>	<ul style="list-style-type: none"> <li>• 10,587 people were notified in the eTalk May send, with 108 clicks through the link</li> <li>• 8300 people were notified in the Open for Business e-news, with 2 link clicks</li> <li>• 106 people were notified in the volunteer e-newsletter, with 8 link clicks</li> </ul>
<b>Social media</b>	<p>20 social media posts:</p> <ul style="list-style-type: none"> <li>• 22,704 impressions (number of times content was displayed to users)</li> <li>• 14,992 reach (number of unique users exposed to the content)</li> <li>• 133 engagements</li> <li>• 846 clicks</li> <li>• Cross-promotion with City of Marion Libraries social media and Community Centre social media.</li> </ul>
<b>Paid advertising</b>	<ul style="list-style-type: none"> <li>• 91 link clicks</li> <li>• 5033 reach</li> <li>• 6372 impressions</li> <li>• 11 reactions</li> </ul>
<b>Promotional collateral</b>	<ul style="list-style-type: none"> <li>• 2 x roadside banners (Oaklands Road and Marion Road)</li> <li>• 750 take home bookmarks in on-hold books across 3 library branches</li> <li>• Flyers and posters in all facilities</li> </ul>
<b>Digital collateral</b>	<ul style="list-style-type: none"> <li>• On-hold message, for callers via Customer Service phone line</li> <li>• Spotlight on My Local Services</li> <li>• Digital screens in all facilities and external kiosks</li> <li>• Screensavers on all external computers, including in libraries and community centres</li> </ul>

**Table 1: Outcomes of the promotional campaign**



### 2.2 Engagement results

The following table outlines the results of varying community engagement methods. This data provides insights into the effectiveness, reach, and impact of the methods, offering an understanding of how different strategies contribute to building meaningful connections within the community. Overall, there were approximately 78 comments provided across all methods during the engagement period.

Method	Results
<b>Survey</b>	Making Marion was open throughout the entire consultation period. Overall, there were: <ul style="list-style-type: none"> <li>• 43 survey responses received</li> <li>• 39 written comments</li> </ul>
<b>Drop-in sessions</b>	At the Community Drop-In sessions approximately: <ul style="list-style-type: none"> <li>• 36 insights were shared and captured in this report</li> <li>• Over 50 people were informed of the consultation</li> <li>• 50+ bookmarks and 35+ flyers handed out</li> <li>• Several hard copies of the survey taken and QR code scans of the banner.</li> </ul>
<b>Public Meeting</b>	Community members were invited to make submissions at the General Council meeting on 12 May 2026. Overall: <ul style="list-style-type: none"> <li>• One (1) person made an enquiry about the opportunity</li> <li>• No registrations were received</li> <li>• No verbal or written submissions were made at the public meeting</li> </ul>
<b>Written feedback</b>	Overall, there were: <ul style="list-style-type: none"> <li>• 2 emails received</li> <li>• 2 letters received</li> </ul>

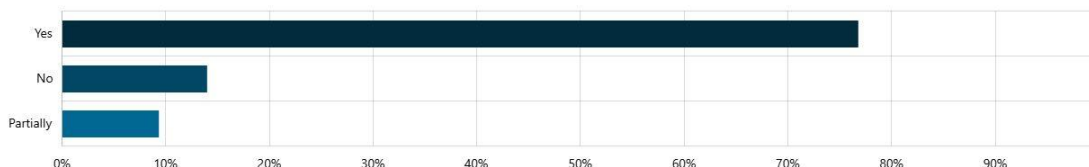
**Table 2: Outcomes of community engagement methods**

**Draft Annual Business Plan and Budget 2026-2027 Consultation**  
**Community feedback report (1 May 2026 – 21 May 2026)**



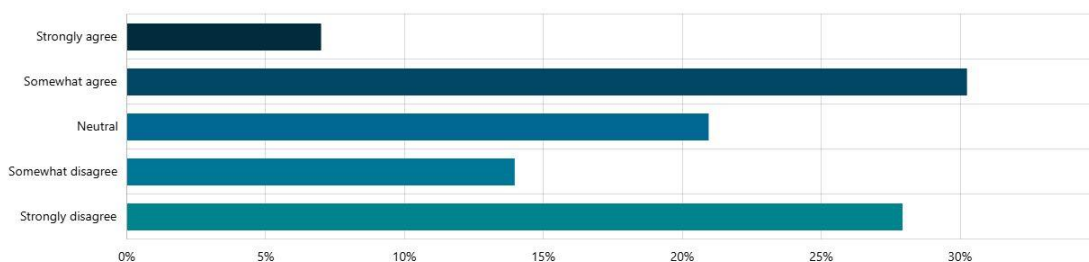
### 3. Consultation results

#### 3.1 Have you reviewed the Draft Annual Business Plan and Budget for 2026-2027?



Answer choices	Percent	Count
Yes	76.74%	33
No	13.95%	6
Partially	9.30%	4

#### 3.2 Do you think the City of Marion has the proposed balance of spending right?

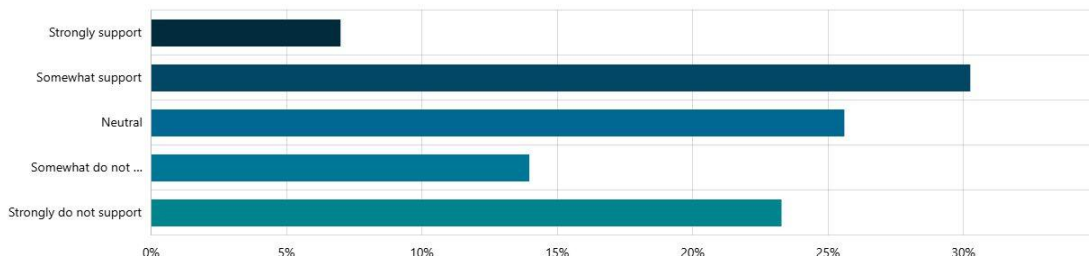


Answer choices	Percent	Count
Strongly agree	6.98%	3
Somewhat agree	30.23%	13
Neutral	20.93%	9
Somewhat disagree	13.95%	6
Strongly disagree	27.91%	12

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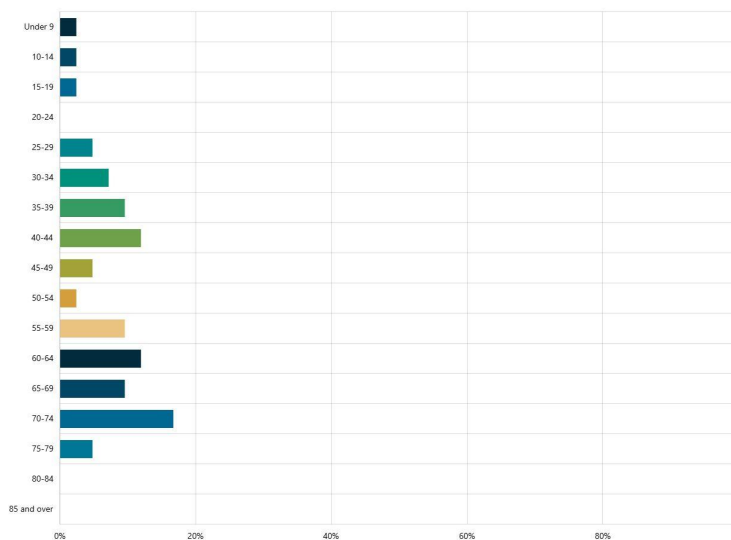


**3.3 How much do you support the Draft Annual Business Plan and Budget 2026-2027?**



Answer choices	Percent	Count
Strongly agree	6.98%	3
Somewhat agree	30.23%	13
Neutral	25.58%	11
Somewhat disagree	13.95%	6
Strongly disagree	23.26%	10

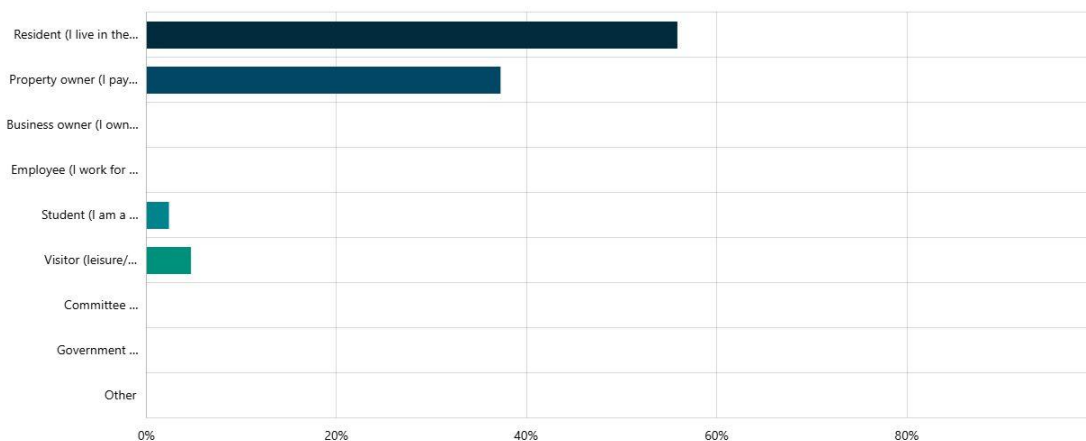
**3.4 Age group**



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3.5 Connection to the City of Marion



3.6 Suburb

Suburb	Total
Clovelly Park	2
Dover Gardens	2
Edwardstown	2
Glandore	1
Glengowrie	2
Hallett Cove	6
*Hove	1
Marino	4
Marion	2
Mitchell Park	1
Morphettville	1
Oaklands Park	2
Park Holme	2
Plympton Park	1
Seacliff Park	3
Seacombe Gardens	3
Seaview Downs	1
South Plympton	1
Sturt	1
Trott Park	1
Warradale	3

\*1 (one) survey respondent didn't provide a suburb and 1 (one) indicated their connection to City of Marion is a visitor and lives outside of the Council area. This respondent did not provide comments to consider ahead of the final budget adoption.

## 4. Community comments and council response

Approximately 78 comments were received across all feedback methods. This included survey comments, in-person discussions, and written feedback through emails and letters. All comments and council response (if required) are arranged in alignment with the City of Marion Strategic Plan 2024-2034 Directions and Priorities and detailed in the tables below. Comments containing name references have been redacted.

**We thank all members of the public for their contributions and comments on the Draft Plan and Budget.**

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#### 4.1 Liveable: feedback topics relating to City of Marion's Liveable Strategic Direction

Strategic Direction	Strategic Priority	Topic	Community feedback ( <i>verbatim</i> )	Council response ( <i>if required</i> )	Method and date received
Liveable <i>+Community</i>	Safe and active city  <i>+Valuing contribution</i>	Roads program	Refer to written submission from Erin Thompson MP, Member for Davenport listed in <b>Item 5.2</b> of this feedback report to view feedback relating to Christopher Grove, O'Halloran Hill.	Refer to <b>Item 5.2</b> of this feedback report.	12 May 2026  Emailed letter
Liveable	Safe and active city	Street parking and road access	<p>We need to do something to get cars off the street.</p> <p>Streets in my area and all across council are littered with cars parked on the street, trailers and more. It needs to be addressed.</p> <p>We need more proactive measures to stop people from parking illegally. Many streets have cars parked on both sides with limited space, people often park on yellow lines and across driveways. The other day I asked someone who parked across my driveway to move and they dismissive and rude.</p> <p>Bay Street / Ramsay Street parking is an issue. Also around the church and school. Many cars parked on both sides of the</p>	<p>Council endorsed the City of Marion <a href="#">Parking Management Guidelines</a> in 2023 to provide a clear, consistent and holistic approach to managing on-street parking concerns across the city.</p> <p>The guidelines assist Council in managing the limited parking resource and improving the local road network by supporting safe access, appropriate on-street parking provision and consistent responses to community concerns. They include a parking management matrix, guiding principles and a flow chart outlining best practice for reviewing parking requests raised by the community.</p> <p>Council acknowledges that in some locations, particularly in narrow residential streets, parking congestion can affect accessibility, safety and the amenity of an area. These pressures are being exacerbated by increasing urban infill and development across Adelaide, including within the City of Marion, as well as an upward trend in households owning two or more vehicles and the increasing prevalence of larger</p>	7 May 2026  MCC drop-in session

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			<p>streets, making it very narrow to pass and little controls to prevent or control or enforce.</p> <p>I am becoming increasingly concerned at the number of cars parked along our streets (in Glengowrie). After hours, emergency vehicles, particularly fire trucks would not be able to drive down many streets. I believe it is the council's responsibility to ensure adequate, speedy access to all homes in all streets. Please address this in this year's budget.</p>	<p>vehicles. Together, these factors can place additional pressure on streets to accommodate both parking and vehicle movements where limited off-street parking is available.</p> <p>It is important to note that streets are public spaces, and vehicles may generally drive through or park on-street unless restrictions are in place, including trailers or other vehicle types not exceeding 7.5 metres in length. The City of Marion applies the Parking Management Guidelines, in alignment with the Australian Road Rules, when considering road access and parking management solutions.</p> <p>Council also understands the frustration and safety concerns caused by illegal or inconsiderate parking behaviours, particularly where access may be restricted for residents, visitors or emergency services. Council's Community Safety Inspectors undertake regular patrols across the city to monitor compliance with parking regulations and respond to reported issues, including parking on yellow lines, across driveways and in other prohibited areas. Enforcement action is taken where breaches are identified.</p> <p>In addition, the Planning and Design Code outlines minimum on-site parking requirements for new developments and encourages the provision of on-street parking where appropriate.</p> <p>Council will continue to monitor parking concerns raised by the community to help inform future parking management and infrastructure improvements. If you have a concern regarding vehicle parking or movements within a particular local street, please contact the Transport team at the City of Marion.</p>	<p>10 May 2026</p> <p>Making Marion</p>
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	Traffic management	McLaughlan Avenue and MacArthur Avenue – something needs to be done about the cars speeding around this area. There is a school nearby and lots of kids, it's can be very dangerous. Needs more signs, preventative or deterrents as more people are cutting through.	Council is a strong advocate for road safety and works closely with schools to ensure safety is paramount around these facilities. The Transport team will investigate any traffic and speeding concerns reported in this locality and undertake further traffic counts as required. Any actions deemed necessary following the review will be consulted with the affected residents in the first instance and then planned and implemented as required.	7 May 2026 MCC drop-in session
	Public safety, increased crime and public lighting	Security in Mitchell Park and Clovelly Park. There is alot of stealing in both suburbs, but by the same people. CCTV and lighting needs to be introduced to park, as well as regular patrols  Lighting and cctv is needed in parks, to determine local drug dealers and users in Clovelly Park. Its becoming very unsafe in what is a nice suburb. We need patrols arrest and removal of those stealing from us	The City of Marion lighting guidelines are currently being reviewed throughout open space to help residents feel safe within our reserves. This will help determine future open space lighting requirements across the City.	8 May 2026 Making Marion
	Public lighting	Refer to written submission from Erin Thompson MP, Member for Davenport listed in <b>Item 5.2</b> of this feedback report to view feedback relating to Matthew Street, street lighting	Refer to <b>Item 5.2</b> of this feedback report.	12 May 2026 Emailed letter

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		<p>Bike paths</p>	<p>Would like to know more about the cycling bike path around Adams Road, Glenthorne National Park (i.e. will this happen, example that lots of great bike paths that are missing a connector link)</p>	<p>We support active travel around the City of Marion and understand the importance of a connected travel network.</p> <p>In 2026-27, cycling upgrades, including a separated path, is being delivered on Lander Road between the Lonsdale Highway Shared Path and the Adams Road bicycle lanes.</p> <p>The Adams Road Reconstruction Project, incorporating a cycle connection to Majors Road, is scheduled for construction in 2029-30.</p> <p>When the Adams Road Reconstruction Project is completed, there will be a seamless cycling connection between the Majors Road Shared Path and Lonsdale Highway Shared Path.</p> <p>Additionally, upon confirmation of a State Government election commitment to deliver a new cycling facility along Black Road, the City of Marion will collaborate with the City of Onkaparinga and the Department for Infrastructure and Transport on a design to ensure connection to the Majors Road Shared Path.</p> <p>Collectively, these projects will substantially expand the cycling facilities available between Happy Valley and Flagstaff Hill to the east, and Hallett Cove and Sheidow Park to the west.</p>	<p>5 May 2026                  CCC drop-in session</p>
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<b>Liveable</b>  <i>+ Our Organisation</i>	<b>Safe and active city</b>  <i>+Core services done well</i>	<b>Maintenance (bike and footpaths)</b>	Separate out bike path maintenance from footpaths, as the Council has a habit of thinking these paths are ok to grow gardens on and put bushes too close to the edge of the paths! A separate budget should be applied so that contractors\staff are educated as to how bushes should be pruned and what can be planted! If the jobs are done correctly in the first place they would last longer. The Council left riders exposed to Fire danger over summer as they dragged their feet in removing dry grass from a number of bike paths they are responsible for!	We acknowledge the feedback regarding vegetation management and maintenance along shared use paths and bike paths. Council considers required clearances and safety standards when planting vegetation adjacent to paths and utilises qualified horticultural staff and contractors to undertake pruning and maintenance activities.  In addition, we operate an ongoing firebreak and vegetation management program to reduce fire risks across Council-managed land. Where residents identify specific locations of concern relating to vegetation encroachment, sightlines, or dry grass management, we encourage these to be reported so they can be investigated and addressed where necessary.	4 May 2026  Making Marion
		<b>Maintenance (roads)</b>	Hallet Cove Shopping Centre – the road surface between the petrol station and bottle shop is terrible, there are some really deep pot holes. I spoke with the centre management and they said it’s a council issue.	This is private land. Council staff have been in contact with Caltex operations regarding the potholes. Caltex intend to resurface the entire area later in 2026.	7 May 2026  MCC drop-in session

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		Maintenance (Streets and footpaths)	<p>The streets and footpaths in Edwardstown need cleaning. Trees need to be trimmed as trees lose their leaves in autumn makes streets look untidy.</p>	<p>Council understands the concerns raised regarding street and footpath cleanliness in Edwardstown, particularly during autumn when increased leaf fall can make the area appear untidy and contribute to debris build-up.</p> <p>Council will arrange for the trees in the area to be reviewed by the appropriate team to determine whether any pruning or maintenance works are required. Any necessary works will be undertaken in accordance with Australian Standards and arboricultural best practices to ensure the ongoing health and safety of the trees.</p> <p>Council will also review current street sweeping and cleaning schedules for the area during peak leaf fall periods to assist in maintaining the presentation of streets and footpaths.</p>	<p>14 May 2026 Making Marion</p>
		Traffic solutions	<p>The intersection of Dunorlan x Sixth Ave x Railway Tce is not working for the local community. Can Council please consider installing temporary speed reductions along Dunorlan and Sixth as well as Adelaide Tce?</p>	<p>Council are aware of the concerns at this location and recently commissioned a Road Safety Review to identify the key safety issues. We will shortly be preparing a preferred option to present to the community in preparation for a Blackspot Funding application for the 2027-28 year.</p>	<p>19 May 2026 Making Marion</p>

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<b>Liveable</b>  <i>+ Our Organisation</i>	<b>Safe and active city</b>  <i>+Partnerships</i>	<b>Transport solutions</b>	<p>Would love to have more bus stops in Darlington so I can walk to the bus to visit the City. Eagle Rise is a long walk to the bus.</p>	<p>Your concerns will be forwarded to Public Transport South Australia (PTSA), the responsible government entity for all new, or modified bus stop locations.</p> <p>The City of Marion can review proposed bus stop locations within its Council area, which is situated on the western side of South Road in Darlington, and advocate for bus stop changes on behalf of its residents.</p>	<p>7 May 2026</p> <p>MCC drop-in session</p>
			<p>Bus service Hallett cove the bus that goes up grand central Ave would be lucky to have 4 people a week using it . Speed traffic calming is required on grand central Ave below the bridge towards Herron way</p>	<p>All public transport bus services are managed by the Department for Infrastructure and Transport (DIT), with the City of Marion responsible for the renewal of some bus stop infrastructure.</p> <p>It is acknowledged that the 683 bus service, which travels between Dutchman Drive and St Vincent Street via Grand Central Avenue, has a low patronage in comparison to other locations within the City of Marion, however it appears to have been assessed by DIT as being a key community service provision within the Hallett Cove area.</p> <p>The City of Marion is aware of speeding vehicles on Grand Central Avenue, and has notified SAPOL of the issue. The City of Marion Transport team has also identified some opportunities to help manage speeding behaviour for consideration in future years.</p>	<p>15 May 2026</p> <p>Making Marion</p>

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<b>Liveable</b>  <i>+ Our Organisation</i>	<b>Safe and active city</b>  <i>+Sustainable financial management</i>	<b>Public lighting</b>	Functional Street lights in South Plympton and Plympton Park. Please reconsider increasing rates knowing the valuation every year is already causing pain in our budget. Plus appreciate if street lights can be made functional in the areas of South Plympton and Plympton Park	<b>Public lighting</b> Council has recently completed a city-wide street lighting audit and modelling exercise. This work has captured the current lighting levels in every street within the City of Marion and is being used to review how closely existing lighting aligns with relevant standards and good-practice guidelines. The results of this review will inform our priority list for future city-wide lighting upgrade projects. We are currently working through scenarios to upgrade lighting across the city as required according to priority and non-compliance, which may include improvements to lighting in the suburbs of Plympton Park and South Plympton. Reduced lighting performance could be also partly caused by overhanging street tree foliage obstructing light distribution. Assessment of this will be included in the above mentioned lighting review and pruning will be undertaken as required. If there are particular streets of concern, please advise council so we can review accordingly.	11 May 2026  Making Marion
		<b>Rates</b>	Increases in property values do not automatically result in a corresponding increase in Council's total rate revenue. Importantly, Council first determines the total revenue required each year through the annual budget process to deliver services, maintain infrastructure and provide community programs. Property valuations are then used to fairly distribute this amount across all ratepayers. Each year, Council adjusts the rate in the dollar applied to property values to ensure that changes in property valuations are used to fairly distribute the total rates revenue required across all properties, rather than creating a "double increase" in income for Council.		

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		<p>Roads program</p> <p>Balance of spending</p>	<p>The roads are a disgrace. Davenport Terrace was resurfaced by Seacombe Rd and did not need it but the roundabout further up has lumps and dips in it, it's like riding a roller coaster and the same with Gully Rd near Tracy St, the site of the new gym that is a waste of money. The road there is sinking and it will only be a matter of time before someone has an accident there, straight into the gym equipment. Money needs to be spent on the roads and footpaths rather than sport.</p>	<p>Council recently completed a city-wide condition audit of all roads. As part of this assessment, several sections of Davenport Terrace were identified as requiring renewal works due to their poor condition. Renewal works have already been completed between Seacombe Road and Gregory Street, with additional sections identified between Gregory Street and Cadell Street, and from Hurst Street to Irwin Street, including the roundabout. These works are being prioritised within the current program and are scheduled for completion in the near term. Similarly, Tracy Street has also been identified as being in poor condition and will be prioritised for inclusion into the program.</p>	<p>11 May 2026</p> <p>Making Marion</p>
		<p>Streetscapes</p>	<p>Rates up for infrastructure we didnt ask for. planting trees in Marino which we look after. paving the road outside newland hall waste of money will need repairing in a few months time with all the traffic which uses that road just like paved footpaths dangerous. dame as hanging branches along newland and bandon rds dangerous only need one to break hit a car and dead person</p>	<p><b>Newland Avenue</b></p> <p>The Newland Avenue Streetscape Project incorporated paving as part of the design, not only to extend the life of the existing surface, but also to enhance the amenity for people moving through the area. The paved area also acts as a signal to drivers to drive more carefully given an increase in activity following the upgrade of the Community Hall and people navigating to the railway station.</p> <p>The pavement replacement undertaken outside of the Marino Community Hall was necessary in order to achieve footpath grades compliant with Disability Discrimination Act (DDA) standards, supporting people with a disability to safely navigate to and from the community hall and railway station.</p>	<p>7 May 2026</p> <p>Making Marion</p>

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		<p>Waste of money with whats happening in Marino.too many detours/rd closures</p>	<p>The previous infrastructure was not compliant with current standards.</p> <p>Road pavers were selected for the area in front of the Marino Community Hall to enhance the amenity and raise awareness of the additional foot traffic of the local area as part of the broader redevelopment works. Paving offers several benefits and is typically only used in selected locations where there is a clear functional or aesthetic advantage.</p> <p><b>Trees</b></p> <p>Council's street tree planting program plays an important role in increasing urban canopy across the City of Marion, helping to create cooler, greener and more liveable neighbourhoods for the community. Street trees provide a range of environmental and community benefits including shade, reduced urban heat, improved air quality, stormwater management and enhanced streetscape amenity. Council also has an established maintenance and watering program for newly planted trees to support their establishment and long-term health.</p> <p>Trees integrated within pavements are now also part of tree canopy improvement goals sought under Adelaide's 30 Year Plan and Marion's Strategic Plan, which will improve climate resilience over time.</p>		
		<p>Trees</p>			

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		Maintenance		<p><b>Maintenance</b>                  Thank you for your feedback regarding the street trees along Newland and Bandon Roads.</p> <p>Council takes public safety concerns seriously and understands the importance of maintaining trees to minimise risks to road users and pedestrians. Council has an ongoing street tree pruning and maintenance program that proactively inspects and manages street trees across the city.</p> <p>In addition to scheduled maintenance, Council also responds to individual tree requests and safety concerns raised by residents. Your feedback regarding hanging branches in this area will be referred to the appropriate team for inspection and assessment.</p>	
		Facility upgrades	<p>Stop pandering to clubs and using ratepayers money to pay for the upgrade of facilities for clubs, especially those that are exclusively used by clubs. Concentrate on saving ratepayers money and using it for necessary infrastructure and community services.</p>	<p>Council carefully considers community benefit, long-term infrastructure needs and responsible financial management when making investment decisions. Sporting and community facilities play an important role in supporting participation, health and wellbeing across the community, while also providing broader shared community value. Council remains committed to balancing investment in community facilities with the delivery of essential infrastructure and services for residents.</p>	<p>14 May 2026                  Making Marion</p>

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<b>Liveable</b> <i>+ Sustainable</i>	<b>Safe and active city</b>  <i>+Connecting to the natural environment</i>	<b>Public safety and increased crime</b>	<p>There are no proposals in the capital proposal section for works in the suburb of Clovelly park where there is a need for work on existing parks and green spaces. There is also a need to address the increasing crime in said suburb through community outreach. This is becoming a significant issue in the area particularly as cost of living pressures increase</p>	<p>There have recently been some significant upgrades in open space in Clovelly Park:</p> <ul style="list-style-type: none"> <li>• Grahan Watts Reserve playground upgrade</li> <li>• Cohen Court Reserve playground upgrade</li> <li>• Byron Road Reserve open space upgrade</li> </ul> <p>An irrigation upgrade at Kensington Street Reserve is planned within the 10-year Open Space Plan.</p>	<p>8 May 2026</p> <p>Making Marion</p>
		<b>Verge and footpath maintenance</b>	<p>Marino needs its verges and footpaths reviewed and needs investment. The train line is extremely ugly and would be a great space for biodiversity or community art projects. It would be great to see council engage stakeholders on upgrading the median strip up Brighton road and the ocean blvd.</p>	<p>Council recognises that residents may wish to further beautify their verges beyond standard maintenance. To support this, Council offers the Verge Incentive Fund, which provides assistance and encouragement for residents interested in improving their verge through landscaping and planting that contribute positively to the streetscape and local amenity.</p> <p>For footpath reviews, the City of Marion carefully plans and manages maintenance and upgrades to keep footpaths safe and in good condition, in line with our Asset Management Plans. We encourage residents to report any footpath concerns so they can be inspected and, where needed, repaired or improved.</p> <p>Council recently installed public artwork at the new Marino Hall facility. Streetscape upgrades are also currently underway adjacent to Marino Hall, including the construction of new footpaths and verge improvements. In addition, Council is planning to incorporate natural landscaping and irrigation</p>	<p>4 May 2026</p> <p>Making Marion</p>

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			<p>within Newland Avenue Reserve as part of the 2027/28 financial year works program.</p> <p>Council has also been investing in improving biodiversity along the train line on council owned land. Biodiversity sites exist along The Cove Road and Bandon Terrace. These sites have a large number of native plants species providing increased habitat for local wildlife.</p> <p>Brighton Road (City of Holdfast Bay area) and Ocean Boulevard (City of Marion Council area) are both owned by the State Government. The Department for Infrastructure and Transport is responsible for maintenance and engaging stakeholders for future improvements.</p> <p>The intersection of Brighton Road, Ocean Boulevard and Scholefield Road at Seacliff Park is being upgraded to include traffic signals and landscaping. This intersection upgrade is currently out for community consultation with details available here: <a href="https://engage.dit.sa.gov.au/brighton-road-ocean-boulevard-and-scholefield-road-survey">https://engage.dit.sa.gov.au/brighton-road-ocean-boulevard-and-scholefield-road-survey</a>. Consultation closes at 5pm on 3 July 2026.</p>	
	Maintenance (roads)	<p>Why can't I put in two subjects that I would like looked at ie parks and also roads. Fix the rough patched up roads, water the parks - all of them.</p>	<p><b>Roads</b></p> <p>Council recently completed a city-wide condition audit of all roads. The data collected helps Council prioritise works, plan future maintenance and programs, and allocate funding.</p> <p>Council has dedicated bitumen maintenance crews that proactively undertake patching and repair works across the City. Main arterial roads are managed and maintained by the Department of Infrastructure and Transport.</p>	<p>16 May 2026</p> <p>Making Marion</p>

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				<p>Some road patches may also be the result of utility work undertaken by external service providers (water, gas etc.).</p> <p>Council encourages the community to continue reporting road issues, as this helps identify and address areas requiring maintenance.</p> <p><b>Parks</b> The City of Marion is delivering new irrigation and natural landscaping upgrades to 41 reserves across the city, creating greener, cooler, and more welcoming open spaces for the community to enjoy. The works will include:</p> <ul style="list-style-type: none"> <li>• new irrigated lawn areas</li> <li>• tree planting and natural landscaping</li> <li>• improved spaces for recreation and relaxation</li> <li>• upgrades that support biodiversity and urban cooling</li> </ul> <p>The program responds to strong community support for greener neighbourhood spaces that encourage outdoor activity, wellbeing, and community connection.</p>	
		Open space (Watering parks)			
<p><b>Liveable</b> <i>+Community</i></p>	<p>Accessible and multiuse places and spaces</p> <p><i>+Contribute to health and wellbeing</i></p>	Indoor play space	Would love to see more indoor play areas so kids can still be active during winter (could be used in heat / inclement weather too). i.e. indoor playgrounds for exercise and burning energy / not sport and recreation	<p>The suggestion of indoor playgrounds is noted; however, Council is cautious about impacting the revenue of existing indoor play cafés operating within our municipality. While indoor playgrounds are not usually part of the Councils remit, there is an endorsed action in the Open Space Plan to build an undercover play area that can be used year round. This project is endorsed for the 2032/33 year, and community consultation will occur to understand the needs of the community.</p>	<p>5 May 2026 CCC drop-in session</p>

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		Outdoor recreation	Refer to written submission from Erin Thompson MP, Member for Davenport listed in <b>Item 5.2</b> of this feedback report to view feedback relating to Sam Willoughby BMX Track.	Refer to <b>Item 5.2</b> of this feedback report.	12 May 2026 Emailed letter
<b>Liveable</b>	Accessible and multiuse places and spaces	Facility outdoor infrastructure	The outdoor area at the Trott Park Community Centre doesn't have any shade sails and it makes it unusable at times	Council understands the importance of providing comfortable and usable outdoor community spaces, particularly during warmer weather. Your comments regarding the lack of shade have been noted and will be considered as part of future facility improvement planning.	5 May 2026 CCC drop-in session
<b>Liveable</b> <i>+ Our Organisation</i>	Accessible and multiuse places and spaces  <i>+Partnerships</i>	Wayfinding signage	Accessing Centrelink is confusing and need to cut through buildings, getting assistance from Centrelink can be hard, toilets needed when waiting so long.	We understand the concerns raised about navigating the site and the need for accessible toilet facilities when waiting for extended periods. While Council does not manage Centrelink services, their toilet accessibility within their premises or their signage, we appreciate the impact this can have on community members. For visitors to the area, public toilet facilities are available nearby at the Marion Cultural Centre.	7 May 2026 MCC drop-in session
<b>Liveable</b> <i>+Sustainable</i>	Accessible and multiuse places and spaces  <i>+ Connecting to the natural environment</i>	Outdoor infrastructure	Refer to written submission from Erin Thompson MP, Member for Davenport listed in <b>Item 5.2</b> of this feedback report to view feedback relating to Peter Court Reserve.	Refer to <b>Item 5.2</b> of this feedback report.	12 May 2026 Emailed letter

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Liveable	Planning for future growth and changes to the population	Sport and recreation facilities	<p>We need more public courts for groups of people to play netball, basketball and soccer together. For the same size as a tennis court that will accommodate at most 4 people, a mixed use court could have 10 players enjoying a game of basketball or soccer together. The amount of space simply handed over to tennis is insane.</p>	<p>The 10-year Open Space Plan considers opportunity for publicly accessible courts across the City of Marion. More 3 v 3 basketball courts, netball rings and soccer goals have been delivered through this plan and where possible line marking for different sports, such as tennis and pickleball, are incorporated on full sized community courts.</p>	<p>13 May 2026</p> <p>Making Marion</p>
			<p>Instead of upgrading Hazelmere Netball Courts, Plympton Oval and Clubrooms should be upgraded</p>	<p>Council has allowed for an upgrade to the Plympton Oval Clubrooms within the Long-Term Financial Plan. However, progression of the project is dependent on securing co-investment from external government agencies, which has not been committed to date.</p>	<p>8 May 2026</p> <p>Making Marion</p>
			<p>In the bridge for the tram and also under the bridge near Flinders, they should utilise the space by turning it into a futsal court like in Ovingham. It would be good as the world cup is just around the corner.</p>	<p>Council takes a strategic approach to the location of its facilities to ensure residents and park users across the City of Marion have equitable access to community infrastructure and services. To support this goal, a 10-year Open Space Plan has been endorsed, aiming to create a well-distributed network of attractive and functional open spaces throughout the city. There are soccer facilities across the City of Marion, ranging from mini soccer pitches and goals to full sized pitches that are available to the public. The tram grade separation project will include a basketball ring, futsal and fitness equipment.</p>	<p>7 May 2026</p> <p>Making Marion</p>

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<p><b>Liveable</b> <i>+Sustainable</i></p>	<p>Planning for future growth and changes to the population</p> <p><i>+Protect, restore and manage</i></p>	<p>Property and land acquisition</p>	<p>I would like rate payers to be able to offer their properties to the Council to purchase before the open market. This would allow Council to either rent; redevelop or return to parkland (if adjacent to parkland etc.).</p>	<p>Residents are welcome to approach Council to see whether there may be an interest in purchasing their property if it may be in a strategically desirable location. Council property staff also monitor real estate listings in areas where there may be a need or desire to acquire land for strategic purposes.</p>	<p>20 May 2026</p> <p>Making Marion</p>
<p><b>Liveable</b> <i>+ Our Organisation</i></p>	<p>Planning for future growth and changes to the population</p> <p><i>+Partnerships</i></p>	<p>Vacant property</p>	<p>The closed primary school in Dover Gardens has been vacant and locked up for quite some time. Would be good to know what will be done.</p>	<p>This site has been divided into 4 allotments, 3 facing Yarmouth Street and 1 to Folkestone Road. A 150-bed aged care facility for the ACH Group has been granted planning consent on the Folkestone Road site.</p> <p>Two separate applications for residential dwellings have been submitted for planning consent for the Yarmouth Street facing sites, 1 being for 42 dwellings, the other for 25 dwellings. Both applications are yet to be determined.</p>	<p>7 May 2026</p> <p>MCC drop-in session</p>
<p><b>Liveable</b> <i>+ Our Organisation</i></p>	<p>Planning for future growth and changes to the population</p> <p><i>+Sustainable financial management</i></p>	<p>Sport and recreation facilities</p> <p>Long term financial sustainability</p>	<p>I strongly oppose the amount being spent on a basketball stadium, when no state funding has been given. Why has one facility been given so much of ratepayer income? And why are you misleading the public in social media posts (touting this as a win due to minimal federal funding)? Will this increase our rates over the next few years?</p>	<p>This is about meeting demand. Basketball is one of the fastest growing sports in Australia and the City of Marion. It will replace the existing Norfolk Road stadium, which is over 60 years old and no longer fit for purpose.</p> <p>While federal funding has been acknowledged in social media posts, those posts have not been misleading. The project has been celebrated as a whole, not due to the funding received. It is important to note that more than 80 per cent of respondents supported the concept designs during community consultation. This project has been carefully planned and is already included in our long-term financial plan.</p>	<p>13 May 2026</p> <p>Making Marion</p>

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#### 4.2 Sustainable: feedback topics relating to City of Marion's Sustainable Strategic Direction

Strategic Direction	Strategic Priority	Feedback topic	Community feedback <i>(verbatim)</i>	Council response <i>(if required)</i>	Feedback method and date received
Sustainable <i>+Liveable</i>	Protect, restore and manage  <i>+Safe and active city</i>	Tree maintenance	The trees in Dover Court are an absolute mess. The leaves are coming off at the moment and they are making such a mess that they are blocking all the drains and the footpaths not allowing the flow of water when it rains. They are hit every week with Cleanaway, resulting in branches all over the road and then when you drive over them, they fling up and chip your car. The trees need to all be cut right back because in the winter with the winds etc, the streets are littered with boughs broken off. Dangerous. Please allow enough money for the gardening team to address all trees in Dover Court, Dover Gardens, to be cut right back.	<p>We understand the concerns raised regarding leaf litter, blocked drains, fallen branches and the impact this may have on residents and road users, particularly during periods of high winds and seasonal leaf drop.</p> <p>As part of our ongoing maintenance programs, we will arrange for the trees in this area to be inspected by the appropriate team. Any pruning works identified as necessary will be undertaken in accordance with Australian Standards to ensure the long-term health, safety and structural integrity of the trees. While trees can be pruned to manage safety and maintenance concerns, they cannot be excessively cut back beyond accepted arboricultural practices.</p> <p>We will also review the current street sweeping program to consider placing additional focus on this area during peak leaf fall periods to help manage debris accumulation, drainage concerns and general street presentation.</p>	1 May 2026  Making Marion

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<p><b>Sustainable</b></p> <p>+Our Organisation</p>	<p>Protect, restore and manage</p> <p>+Sustainable financial management</p>	<p>Environmental initiatives</p> <p>Trees</p>	<p>Refer to mail submission from City of Marion resident listed in <b>Item 5.4</b> of this feedback report to view feedback relating to budget allocation for environmental initiatives and tree planning.</p>	<p>Refer to <b>Item 5.4</b> of this feedback report.</p>	<p>15 May 2026</p> <p>Email</p>
<p><b>Sustainable</b></p>	<p>Protect, restore and manage</p>	<p>Tree planting</p>	<p>More trees!</p> <p>It's great to read that tree planting will continue</p>	<p>Council continues to add trees and plants to beautify, cool and add natural shade across the City. We have set a target to increase our urban tree canopy by 20% from its existing level of 12% by June 2029. To achieve this, we are planting over 2,800 trees in 2026-27.</p>	<p>7 May 2026</p> <p>MCC drop-in session</p>
		<p>Waste reduction</p>	<p>I'm concerned that you're still using plastic coffee lids (pancake kitchen). It was identified the lids are compostable and only red and yellow bins nearby. Need a green compostable bin.</p>	<p>We can confirm the takeaway coffee lids used at Pancake Kitchen are BioPak compostable lids. Council is committed to environmentally sustainable practices and we acknowledge the importance of having appropriate disposal options available. We will review the current bin arrangements at the site, including the potential need for organics disposal options and improved signage.</p>	
<p><b>Sustainable</b></p> <p>+Liveable</p>	<p>Connecting to the natural environment</p> <p>+Accessible and multiuse places and spaces</p>	<p>Open space</p>	<p>Refer to written submission from Erin Thompson MP, Member for Davenport listed in <b>Item 5.2</b> of this feedback report to view feedback relating to projects within the Davenport area.</p>	<p>Refer to <b>Item 5.2</b> of this feedback report.</p>	<p>12 May 2026</p> <p>(Emailed letter)</p>

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<p><b>Sustainable</b></p> <p><i>+Liveable</i></p>	<p>Building resilience to climate change</p> <p><i>+Sustainable design and living</i></p>	<p>Open space</p>	<p>Energy efficiency programs to help residential households. Similar to city of Charles Sturt supporting the community to have assessments completed on their home</p> <p>We could do with assisting the most vulnerable by providing them with energy efficiency audits providing long term savings to our local residents</p>	<p>Council has approved a Sustainable Living Incentives program. From 2026-27 this program will include financial incentives for energy audits and home energy efficiency upgrades not covered by existing State or Federal Government program.</p>	<p>14 May 2026</p> <p>Making Marion</p>
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### 4.3 Community: feedback topics relating to City of Marion's Community Strategic Direction

Strategic Direction	Strategic Priority	Feedback topic	Community feedback (verbatim)	Council response (if required)	Feedback method and date received
Community	A welcoming and friendly city	Programs	I love the matinee performances at the Theatre – it is really important to me they continue to run during the day, as I can't drive at night.	We are pleased to advise that matinee performances will continue to be part of the Theatre program. Council is committed to ensuring our arts and cultural experiences remain accessible and inclusive for everyone in our community, including those who prefer or rely on daytime performances.	7 May 2026  MCC drop-in session
		Events	Great events I take the kids to Touch a Truck every year	Touch a Truck is one of our favourite community events, showcasing the big machines that maintain our beautiful city. Touch a Truck is back on 1 October 2026.	
Community <i>+Our Organisation</i>	Strengthening networks of support and lifelong learning  <i>+Sustainable financial management</i>	Reconciliation	All money spent on First Nations needs to be scrapped completely. Your virtual signalling waste of money upsets all non Labor voters	Council recognises the importance of demonstrating value to the community when proposing rate increases. Council is continuing to strengthen the use of measurable performance indicators and reporting frameworks to better link budget investment with service delivery outcomes, infrastructure performance, and community benefit outcomes.  Future reporting will continue to evolve to provide greater transparency around areas such as asset condition, timeliness of service delivery, customer service performance, and delivery of key community priorities.	1 May 2026  Making Marion

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	Strengthening networks of support and lifelong learning  <i>+Valuing contribution</i>	Programs and services  Customer satisfaction	Would be great to include a suggested age bracket for the programs and guides	We will provide this feedback to our programming teams in the Libraries and Community Centres as we continue to refine our program guides. We aim to make our programs as inclusive as possible and we encourage broader community participation by not specifying age ranges, however if there is an age restriction or specific age ie VR program where participants need to be 10+ we will include that information.	5 May 2026  CCC drop-in session
Community	Strengthening networks of support and lifelong learning		We really value Storytelling Time	We are pleased to hear you value our libraries and appreciate your positive comments about our programs.	7 May 2026  MCC drop-in session
			Would be great to always have toys available. I.e. always leave the Lego left out vs. put out on weekends or school holidays	We will provide this feedback to our programming team in the libraries. We have a number of toys that are accessible across our 3 branches for free play however some of these toys, including the lego, are also used in programs during term time and aren't always available. Great news is that more toys are being added, and a play kitchen at Cove will be available shortly and we'll discuss the option of lego / duplo for that site as well.	5 May 2026  CCC drop-in session
			Business Hubs - really value the Cove and Glandore space for running a small business. The spaces provide a great way to stay connected with like minded people and hold meetings	Thank you for your feedback. The City of Marion's business hubs at Tonsley, Glandore and Hallett Cove provide flexible spaces where local businesses, start-ups and professionals can work, connect and grow. They support collaboration, reduce barriers for small businesses, and help strengthen the local economy	5 May 2026  CCC drop-in session
			Business Hub - often see many people come together and use the communal kitchen and space, it's valued and used frequently		

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			Business Hubs - It is appreciated that the hubs are located across the city, which provides really good opportunities to use flexibly with other activities needed from different ends of the city		
			Library and programs are great		5 May 2026
			I really love the library, I couldn't live without it	We are pleased to hear you value our libraries and community centres and appreciate your positive comments about our services and staff.	CCC drop-in session 7 May 2026
			I really enjoy the library		MCC drop-in session
			The library staff are great.		
	Contribute to health and wellbeing	Health and wellbeing initiatives	The funding allocation to health and community care seems low (1%) - suggest council consider additional initiatives addressing the needs of older rate payers / residents.	Whilst Council is no longer delivering aged care services funded through the Commonwealth Home Support Program (Federal Government funding) post 30 June 2026, we are still committed to exploring and implementing options to support older community members to live well in the City of Marion. We certainly recognise there is a growing demand for this. Most recently we have endorsed a new Ageing Well Information Service for 12 months to enable residents to directly access expert knowledge regarding relevant council services, technology and volunteering through to how to access services they need regardless of the provider (e.g. private, state, commonwealth). We will also continue to run our Community Bus service, and review this in 2026/27 to maximise this service to better meet community needs.	9 May 2026 Making Marion

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				While the 1% seems low for that category, support is represented in many other areas as well including extensive programs in our libraries and community centres, many specifically designed for older residents. We also have plans to create more accessible spaces through buildings upgrades and open space improvements, benefiting the whole community, and will certainly include a particular focus on ageing population needs. These are shown as costs in different categories.	
	Contribute to health and wellbeing  <i>+Strengthening networks of support and lifelong learning</i>		Continue social bus trips for the elderly	The City of Marion will continue to provide bus trips for our older residents as part of the Council run Community Bus program. Information about bus trips can be accessed by calling 8375 6821 or available online <a href="http://www.marion.sa.gov.au/services-we-offer/community-bus">www.marion.sa.gov.au/services-we-offer/community-bus</a> . Currently this is focussed on local shopping, however in 2026 we will review the service and include consideration of social trips – thanks for sharing this idea.	11 May 2026  Making Marion
<b>Community</b>  <i>+Our Organisation</i>	Contribute to health and wellbeing  <i>+Core services done well</i>	Resident rebates	Firstly, I'm overall a big fan of the services Marion council provides - good work. I'm just wondering why Marion Outdoor Pool still costs for residents, even though 15% of our rates go to paying for it already? That's well over \$1000 I've paid towards it before I ever set foot inside! Can you please look into lowering or eliminating the cost for residents?	The Marion Outdoor Pool is one of Council's most valued community facilities, attracting more than 150,000 visitors during the 2025–26 season. Council remains committed to keeping fees as affordable as possible, including through resident discount programs.  The 15% rates contribution referenced supports a broad range of community facilities and services across the City of Marion, including the Outdoor Pool, sporting facilities, property management and facility hire services — not solely the Pool itself.	13 May 2026  Making Marion

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		<p>Animal management and waste</p>	<p>It is really frustrating when people place dog poo in my household bins. The other week someone put it in my green bin after it was collected. It would be great if something more could be done to prevent this.</p>	<p>Dog owners are responsible for immediately removing and properly disposing of their dog's waste when in public places, as outlined under the Dog and Cat Management Act. As specified in the City of Marion's Animal Management plan, Council provides compostable dog waste bags at several reserves to support responsible pet ownership and continues to promote awareness of these responsibilities within the community.</p> <p>Council may investigate complaints relating to dog owners who fail to appropriately dispose of dog waste. Residents are encouraged to report ongoing issues where possible, including details such as the location, time and any identifying information that may assist with investigations.</p> <p>Residents using other resident's household bins is a civil matter, and cannot be managed by Council.</p>	<p>7 May 2026 MCC drop-in session</p>
<p>Contribute to health and wellbeing</p> <p><i>+Sustainable financial management</i></p>	<p>Balance of spending</p>	<p>The City of Marion in their rates operational costs allocated \$1 in \$100 to Health and Community Care (aged care services, community buses.) This is disappointing as the population of 60+ residents for the City of Marion is 25%. Other services have allocations ranging from \$31 to \$4. There is a proposed \$1.6m for fleet vehicles. What will these vehicles be used for? Hopefully to take the elderly residents to medical appointments etc. More</p>	<p>We are committed to exploring and implementing options to support older community members to live well in the City of Marion. This includes a new Ageing Well Information Service from 1 July 2026 for 12 months to enable residents to directly access expert knowledge regarding relevant council services, technology and volunteering through to how to access services they need regardless of the provider (e.g. private, state, commonwealth). This is a new service, as we have recognised the need to increase our 1:1 support for our ageing population. We will also continue to run our Community Bus service (2 x 12</p>	<p>20 May 2026 Making Marion</p>	

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			<p>needs to be allocated for the elderly within the Draft Plan. There are plans for new Sports Centres, Parks, Pool etc but there is also a need for the elderly to be looked after as they are ratepayers too. Hopefully the City of Marion will take this into account when saying they want to support residents to remain connected. Look forward to voting in November.</p>	<p>seater buses running up to 5 days a week), and review this in 2026/27 to maximise this service to better meet community needs, particularly our ageing residents and what this will include what fleet vehicles are required to do this. Council proposes to invest \$1.6m in its overarching fleet replacement program to support the continued delivery of important services to the community. This includes replacing key vehicles that help keep streets clean, green and well maintained.</p> <p>While the \$1 in \$100 seems low for that category, support is represented in many other areas as well including extensive programs in our libraries and community centres, many that are specifically designed for older residents. We also have plans to create more accessible spaces through buildings upgrades and open space improvements, benefiting the whole community, and will certainly include a particular focus on ageing population needs, and these are shown as costs in different categories.</p>	
			<p>With pressures of life increasing in an unexpected rate, people are experiencing declining wellbeing especially as it affects families. I will suggest the council provide protective factors for families as a critical part of the budget.</p>	<p>Council recognises that family wellbeing is influenced by a range of social, economic and community factors, and that early support, connection and access to safe, inclusive spaces can help strengthen family and community resilience.</p> <p>Council offers a range of free and budget friendly programs through our four Community Centres. The program guide is available online at <a href="https://www.marion.sa.gov.au/venues-and-facilities/community-centres/programs">https://www.marion.sa.gov.au/venues-and-facilities/community-centres/programs</a></p>	<p>21 May 2026</p> <p>Making Marion</p>

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				<p>Our three library branches provide a variety of programs and activities and further information is available at <a href="https://www.marion.sa.gov.au/venues-and-facilities/libraries/whats-on">https://www.marion.sa.gov.au/venues-and-facilities/libraries/whats-on</a></p> <p>We also offer free or budget friendly school holiday programs and have committed to ongoing funding for our low cost Coinda Café which operates out of Coinda Community Centre.</p> <p>We recently endorsed a new Ageing Well Information Service for 12 months to enable our ageing residents to directly access expert knowledge regarding relevant council services, technology and volunteering through to how to access services they need regardless of the provider.</p> <p>Council will continue to consider initiatives that respond to emerging issues affecting our community including cost of living pressures.</p>	
Community	Valuing contribution	Clear materials	Draft Plan - I went online and the first question asked if I'd read the Plan – it took me 20 minutes to read it, but I thought it was really great.	Thank you for taking the time to read the Draft Annual Business Plan in detail. Council appreciates hearing that you found the Plan informative and accessible. Considerable work goes into preparing the document and presenting Council's priorities, services and financial plans in a clear and transparent way for the community.	7 May 2026 MCC drop-in session
			Draft Plan is too long to read	Council appreciates that the Draft Annual Business Plan contains a significant amount of information and may feel lengthy for some readers.	7 May 2026 MCC drop-in session

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				<p>Council aims to provide clear and transparent information about its services, projects, finances and priorities to support community understanding and participation in the consultation process. Feedback such as yours is valuable and will be considered as Council continues to review how information is presented and communicated to the community.</p>	
<p><b>Community</b>  <i>+Our Organisation</i></p>	<p><b>Valuing contribution</b>  <i>+Planning for future growth and changes to the population</i></p>		<p>There seems to be a distinct lack of action for our ageing population in Hallett Cove. There are no nursing homes, or retirement villages or areas of land put aside to accommodate this growing concern in Hallett Cove. There are also no plans for a Hydro Therapy pool at Hallett Cove which is very much needed by the Aged and Disabled rate payers.</p>	<p>Council recognises the importance of supporting our ageing population and ensuring our community has access to appropriate services and facilities. Matters such as nursing homes, aged care accommodation, retirement living and specialist ageing supports (e.g. Hydro Therapy pools) are generally not managed or funded by local government and are primarily the responsibility of the Commonwealth and State Government agencies or private providers.</p> <p>While Council does not directly deliver these services, we continue to advocate to the relevant authorities and service providers on behalf of our residents to highlight community needs, including those in Hallett Cove, and have done this very actively throughout the changes in the Aged Care Act that came into place last year.</p> <p>Council is putting in place a 12 Month Ageing Well Information Service to better support our ageing population with getting access to the right information at the right time, and other services specifically designed for our ageing population continue (e.g. Community Bus, Community Centre and Library</p>	<p>18 May 2026            Making Marion</p>

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				<p>Programs, Library at Home, etc.) and are offered within the Trott Park area to support residents. These are shown as costs in different categories.</p> <p>Council is also about to commence the preparation of a long-term growth plan which will explore our housing and infrastructure needs for our future population. This will include our ageing population and their specific needs as a cohort. This plan is a requirement of the Greater Adelaide Regional Plan by the State Government. This Plan will examine what actions, if any, Council can pursue to support and facilitate the accommodation and servicing needs of older community members of Council's southern suburbs of Hallett Cove, Sheidow Park, Trott Park and Marino.</p>	
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#### 4.4 Our Organisation: feedback topics relating to City of Marion's Our Organisation Strategic Direction

Strategic Direction	Strategic Priority	Feedback topic	Community feedback ( <i>verbatim</i> )	Council response ( <i>if required</i> )	Feedback method and date received
Our Organisation	Core services done well	Appreciation and service satisfaction	Maesbury Circuit resident stated council are doing a great job and look after this area well. Keep up the good work	Thank you for the feedback, this will be passed onto the staff that work in the area.	7 May 2026  MCC drop-in session
			City of Marion is a great council		
			Great work! Keep doing what you're doing!		
Our Organisation <i>+Community</i>	Sustainable financial management  <i>+Valuing contribution</i>	Rate increase	This survey is useless and I don't agree with rate rise	Refer to <b>Item 5.1</b> of this feedback report	7 May 2026  Making Marion
		Managing finances	Refer to email submission from City of Marion resident listed in <b>Item 5.1</b> of this feedback report to view feedback relating to financial management.		30 April 2026  Email
Our Organisation <i>+Liveable</i>	Sustainable financial management  <i>+Accessible and multiuse places and spaces</i>	Facility upgrade design  Construction industry pressure	Not everything council decides to build needs to be spectacularly designed (ie why spend so much money on assets such as the Marino community centre). Simple construction with emphasis on value for money would be much preferred. Please also consider that works the council funds will reduce the available pool of trades	Council recognises the importance of delivering facilities that are fit for purpose, financially responsible and aligned with community needs. Value for money remains a key consideration in Council decision-making that balances functionality, durability, accessibility and long-term community benefit.  Council also acknowledges the current pressures facing the construction industry including workforce	7 May 2026  Making Marion

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			to work on housing, likely contributing to the high cost	availability and housing demand. This is considered as part of the planning and procurement approach.	
	Balance of spending		House holds are being asked to stop spending, prioritise what we spend on and try to minimise usage in order to stretch our budgets and help bring down inflation. The buck does not stop with just residents, YOU also should stop spending. Times are tough means you have to be an example of restraint and pause or hold projects like a new basketball court until such a time as it will not further stretch everyday citizens. I know you will laugh this off while you make \$500,000 a year just to decide better ways to take our money but as a resident in this council I thought you should know that the the actions youve proposed to not pass the pub test.	<p>Council understands that many households are experiencing financial pressure and appreciates the strength of feeling expressed regarding cost of living impacts and rates affordability.</p> <p>In preparing the draft Annual Business Plan, Council carefully considers how to balance affordability with the need to maintain essential services, renew ageing infrastructure and invest responsibly in community facilities that support current and future residents.</p> <p>Major projects and infrastructure upgrades are assessed through long-term planning processes and community consultation, with investment decisions considering community need, asset condition, usage, external funding opportunities and long-term benefits to the community.</p> <p>Council remains committed to managing ratepayer funds responsibly and seeking to keep rate increases as low and manageable as possible while continuing to deliver services and infrastructure relied upon by the community.</p>	<p>7 May 2026</p> <p>Making Marion</p>
	Balance of spending		Less spending, more paying down debt/saving, cheaper council rates especially for people on a disability pension/centrelink/pensioners.	Council understands that many people in our community are experiencing financial pressure from rising living costs and appreciates the concerns raised regarding rates affordability. Prioritisation is important when preparing the draft budget, including	<p>3 May 2026</p> <p>Making Marion</p>
	Cost pressures		Once again I write for you to stop wasting money and provide		

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		Rate increases	cheaper council tax bills, you are not listening, you want our opinions but you do not listen. We do not need to upgrade Glandore Oval, we do not need a new basketball centre. What we need is cheaper council rates.	<p>the need to balance affordability, core service delivery, asset renewal and long-term financial sustainability.</p> <p>The proposed rate increase has been carefully considered to help maintain essential services and community infrastructure, while seeking to keep the impact on ratepayers as low and manageable as possible.</p> <p>Council also has a responsibility to maintain and renew ageing community infrastructure to ensure it remains safe, accessible and fit for purpose for current and future residents. Major projects, including sporting and recreation infrastructure upgrades, have been subject to community consultation and have received community support as part of broader planning and investment priorities. These facilities provide important social, recreational and health benefits to the wider community.</p> <p>Council appreciates your feedback and your participation in the draft Annual Business Plan consultation process.</p>	
		Balance of spending	Refer to email submission from City of Marion resident in <b>Item 5.4</b> of this feedback report to view feedback relating to the balance of spending and longer-term impacts of major projects.	Refer to <b>Item 5.4</b> of this feedback report	15 May 2026 Email
<b>Our Organisation</b>		Rates	Why are council rates dependent on the proposed 'value' of your	Council rates are based on property values because this rating method is set out under South Australian	7 May 2026

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Sustainable financial management		home? Why are they standard across the council region?	<p>local government legislation and is intended to provide a fair way of distributing the cost of council services and infrastructure across the community.</p> <p>Importantly, Council first determines the total revenue required each year through the annual budget process to deliver services, maintain infrastructure and provide community programs. Property valuations are then used to fairly distribute this amount across all ratepayers. The rate in the dollar is applied consistently across the council area to provide a simple and equitable approach to raising revenue.</p>	Making Marion
	Balance of spending	<p>Reduce your spending to under the amount you expect to receive, budgeting to spend almost all excess cash is a bad budget and leaves the council vulnerable. The council should not be increasing it's borrowing, this just increases councils cash commitments in the future. In the 2025/2026 budget you had a specific spend and it went over by 10 million dollars. You have budgeted to only leave 4 million dollars in your cash reserve, not very good fiscal policy.</p>	<p>Council acknowledges the importance of maintaining a financially sustainable position and carefully managing both expenditure and borrowing levels. The draft budget aims to balance responsible spending with the need to renew and maintain essential community infrastructure. Council does not seek to hold excessive funds unnecessarily but instead aims to maintain appropriate reserves while investing ratepayer funds back into services and assets that benefit the community.</p>	<p>5 May 2026</p> <p>Making Marion</p>
	Rates	<p>It's been really positive to see the City of Marion has kept rate rises as low as possible, particularly in comparison to other SA Councils</p>	<p>Thank you for your feedback and recognition of Council's efforts to keep rate increases as low as possible during a challenging economic period.</p>	<p>7 May 2026</p> <p>MCC drop-in session</p>

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				<p>Council remains mindful of the financial pressures facing households and has carefully considered the proposed rate increase to balance affordability with the continued delivery of essential services, infrastructure renewal and community facilities. The City of Marion is expected to remain among the lower rating metropolitan councils in South Australia.</p> <p>We appreciate your engagement in the draft Annual Business Plan consultation process.</p>	
		Rates	Cannot believe there is a rate increase in the current climate where people can't afford fuel, food and utilities. Shame on you Marion Council. Disgraceful.	<p>Council understands that many people in our community are doing it tough and feeling the pressure from rising costs. Council is not immune to the same inflationary pressures affecting households and is experiencing significant increases in the cost of delivering services, maintaining community facilities and renewing essential infrastructure assets relied upon by the community every day. The proposed rate increase has been carefully considered to help maintain essential services and community infrastructure, while seeking to keep the impact on ratepayers as low and manageable as possible.</p>	2 May 2026 Making Marion
		Balance of spending	Please decrease prices and maintain rates	<p>Council understands that many households are continuing to experience cost of living pressures and appreciates the concerns raised regarding affordability and rates.</p> <p>The proposed rate increase has been carefully considered to help maintain essential services and renew community infrastructure relied upon by</p>	18 May 2026 Making Marion
		Rates			

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				<p>residents every day, while seeking to keep the impact on ratepayers as low and manageable as possible.</p> <p>Council also remains mindful of affordability in comparison with other metropolitan councils, with the City of Marion expected to remain among the lower rating metropolitan councils in South Australia.</p>	
		Stable budget position	Refer to mail submission from City of Marion resident listed in <b>Item 5.4</b> of this feedback report to view feedback relating to the stable budget position.	Refer to <b>Item 5.4</b> of this feedback report.	15 May 2026 Email
	Sustainable financial management  <i>+Bold, innovative and progressive</i>	Operating expenses, rate increase and economic pressure	Refer to email submission from City of Marion resident listed in <b>Item 5.1</b> of this feedback report to view feedback relating to the breakdown of operating expenses, rate increase and economic pressure.	Refer to <b>Item 5.1</b> of this feedback report.	30 April 2026 Email
		Cost pressures	Refer to mail submission from City of Marion resident listed in <b>Item 5.4</b> of this feedback report to view feedback relating to cost pressures.	Refer to <b>Item 5.4</b> of this feedback report.	15 May 2026 Email
	Sustainable financial management  <i>+Core services done well</i>	Balance of spending  Rates	With the ongoing cost of living pressures, many households are finding it increasingly difficult to manage essential expenses. I would like council to carefully review its current spending	Thank you for your feedback. Council understands that many people in our community are doing it tough and feeling the pressure from rising costs. Prioritisation is important when preparing the draft budget, including the need to balance affordability,	4 May 2026 Making Marion

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		<p>Cost pressures</p>	<p>priorities and consider whether rates increases can be minimised.</p> <p>In particular, I believe it is important to focus on core services and ensure funds are directed towards essential infrastructure and maintenance. At the same time, I would encourage council to reassess spending on non-essential or lower-impact community programs, with a view to reducing overall financial pressure on ratepayers.</p> <p>I understand community services play a role locally, however in the current economic climate, affordability should be a priority and considered alongside service provision.</p> <p>Thank you for considering this feedback.</p>	<p>core service delivery, asset renewal and long-term financial sustainability.</p> <p>The proposed rate increase has been carefully considered to help maintain essential services and community infrastructure, while seeking to keep the impact on ratepayers as low and manageable as possible.</p> <p>We appreciate your feedback in relation to community programs. While some community programs may be considered lower priority by some residents, many play an important role in supporting community wellbeing, social connection and inclusion, particularly for older residents and more vulnerable members of the community.</p> <p>Council appreciates your feedback and your engagement in the draft Annual Business Plan process.</p>	
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	Financial planning	Refer to email submission from City of Marion resident listed in <b>Item 5.1</b> of this feedback report to view feedback relating to these topics.	Refer to <b>Item 5.1</b> of this feedback report.	30 April 2026
	Assets			Email
	Capital works			
	Rates	Refer to written submission from Erin Thompson MP, Member for Davenport listed in <b>Item 5.2</b> of this feedback report to view feedback relating to rate increases and community economic pressure.	Refer to <b>Item 5.2</b> of this feedback report.	12 May 2026
Cost pressures	Emailed letter			
Sustainable financial management  <i>+Our people</i>	Rates	My understanding rates as a % of home value are going up but so is the value of homes so you are getting a double increase in income. I think you need to better control expenditure and reduce waste. This would include reduce admin staff, reduce wages and perks paid to senior staff. Perhaps also have a professional board of management like a large company would have and not just elected councillors who may not have appropriate backgrounds or education to oversee a multi million dollar business	<b>Rates and property valuation</b> Council understands community expectations regarding affordability, financial management and accountability. Increases in property values do not automatically result in a corresponding increase in Council's total rate revenue. Each year, Council adjusts the rate in the dollar applied to property values to ensure that changes in property valuations are used to fairly distribute the total rates revenue required across all properties, rather than creating a "double increase" in income for Council. Council remains committed to responsible financial management while continuing to deliver essential services and infrastructure for the community.	2 May 2026
	Employment costs			<b>Employment costs</b> Council takes the management of employee-related expenses seriously and closely monitors these costs to

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				<p>ensure they remain sustainable and aligned with service delivery requirements. Increases in employee costs are influenced by a range of factors, including Enterprise Agreement provisions negotiated in line with industry standards, and staffing resources approved by Council to deliver endorsed strategic initiatives and meet growing community expectations.</p> <p><b>Governance</b> Council is required to operate within the governance framework established by the <i>Local Government Act 1999</i>, which differs from a corporate board model.</p> <p>Elected members represent the community and make decisions on behalf of residents. Council Members are supported by professional staff with expertise in finance, governance, infrastructure and service delivery, led by the CEO.</p> <p>Councils are also subject to strict financial, audit and governance requirements under the Act, including independent Audit and Risk Committees that include external professionals.</p> <p>Any move to a corporate-style board structure would require changes to State legislation.</p>	
<p><b>Our Organisation</b>  <i>+Sustainable</i></p>	<p>Sustainable financial management  <i>+Protect, restore and manage</i></p>	<p>Rates concession</p>	<p>Firstly, I strongly believe that the council should be offering a discount on rates to concession card holders. The council should be fully aware on how hard the community, and particularly</p>	<p>Council understands that many households are continuing to experience cost of living pressures.</p> <p>While councils in South Australia do not provide direct concession discounts on rates, Council does offer support options for ratepayers experiencing financial</p>	<p>10 May 2026  Making Marion</p>

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		<p>pensioners are doing it in the current climate. It is time that the council recognises this and gives some financial relief to pensioners. Secondly I applaud the initiative of planting more trees, but I don't believe enough thought is given to where they are put. An example is that in my court the council has plonked in new trees wherever there is a space. No consultation. No consideration of issues caused for bin collection. I think iof I had bent over they would have shoved one up my bum because they thought it was a new space. Lastly, the current contractor for Waste collection is hopeless. Bins not collected on the correct day. Bins sitting on the road after collection. Never had these issues with the previous provider. Time The council revisited this issue and who provides these services.</p>	<p>difficulty. This includes flexible payment arrangements through Council's Rates Department, as well as the ability for eligible Seniors Card holders to apply for a postponement of rates on their principal place of residence. Postponed rates remain as a charge against the property and are generally not required to be repaid until the property is sold or otherwise disposed of.</p> <p>Council appreciates your feedback and recognises the importance of supporting vulnerable members of the community wherever possible.</p> <p>Council is committed to increasing urban canopy across the City of Marion to help create cooler, greener and more liveable neighbourhoods. We understand that the location of new street trees can sometimes raise concerns for nearby residents, including impacts on access and waste collection services.</p> <p>To help inform the community about upcoming planting programs, Council undertakes consultation through letter drops to surrounding residents and also places information signage on stobie poles within key streets and local areas prior to planting works commencing. Site selection for new trees is carefully assessed to consider available space, infrastructure, visibility, access requirements and the long-term suitability of the species selected.</p> <p>Council staff are aware of shortfalls in Cleanaway's current service this financial year, and completely</p>
	Tree planting		
	Waste collection		

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				<p>agree that this is not good enough. The recent performance issues are primarily due to driver shortages and truck issues within Cleanaway. This has resulted in not all collection routes being undertaken on the designated collection day, particularly organic bins (with Cleanaway collecting all bins the following day).</p> <p>Council staff are actively managing Cleanaway's ongoing performance to ensure they deliver the best service they can to our residents under the current circumstances, and return to meeting their contractual obligations as soon as possible.</p>	
<p><b>Our Organisation</b> <i>+Sustainable</i></p>	<p>Bold, innovative and progressive  <i>+Building resilience to climate change</i></p>	Fleet data sharing	Refer to email submission from Sheidow Park resident listed in <b>Item 5.3</b> of this feedback report to view feedback relating to fleet data sharing.	Refer to <b>Item 5.3</b> of this feedback report.	<p>12 May 2026  Email</p>
<p><b>Our Organisation</b> <i>+Liveable</i></p>	<p>Bold, innovative and progressive  <i>+Accessible and multiuse places and spaces</i></p>	Working together	Would like to see better cross-border / cross-government coordination. For example, the pools in City of Onkaparinga, City of Marion and State Government closed for works at the same time resulting in a bigger gap for Southern residents and visitors	We recognise the importance of cross-council and cross-government coordination when planning major works and understand the frustration caused when multiple aquatic facilities are unavailable at the same time. Council has been aware of other facility closures and works and where possible will work to avoid closing down facilities at times where others are also unavailable. Unfortunately, there are times where either safety matters require a closure or urgent works need to be programmed to ensure ongoing safety and appropriate levels of service are provided	<p>5 May 2026  CCC drop-in session</p>

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				for the community, and this can sometimes unavoidably occur at the same time.	
<b>Our Organisation</b>	Partnerships  <i>+Sustainable financial management</i>	Cost sharing	Refer to mail submission from City of Marion resident listed in <b>Item 5.4</b> of this feedback report to view feedback relating to cost sharing.	Refer to <b>Item 5.4</b> of this feedback report.	15 May 2026  Email

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## 5. Written submissions (letters and emails)

### 5.130 April 2026 email of submission from City of Marion resident

#### (a) Submission from City of Marion resident

**From:** [REDACTED]  
**Sent:** Thursday, April 30, 2026 9:10 PM  
**To:** Electronic Mail <ElectronicMail@marion.sa.gov.au>  
**Subject:** Submission on Draft Annual Business Plan and Budget 2026–2027 City of Marion, South Australia

You don't often get email from [REDACTED] [Learn why this is important](#)

This email is in response to solicitation of consultation

#### 1. Introduction

This submission responds to the Draft Annual Business Plan and Budget 2026–27. It acknowledges the City of Marion's efforts to balance increasing cost pressures with service delivery, infrastructure maintenance, and community expectations.

However, given the scale of the council's asset base and ongoing financial pressures, it is critical that the plan demonstrates clear financial discipline, transparency, and long-term sustainability.

The following observations and questions are intended to strengthen the plan and ensure it delivers genuine value to ratepayers.

#### 2. Key Observations

- The council continues to operate in a high-cost environment driven by inflation, construction costs, and wage growth.

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- There is an ongoing tension between limiting rate increases and maintaining service levels and infrastructure quality.
- The council manages a substantial and aging asset portfolio, which requires consistent and disciplined investment in renewal.

These factors make it essential that the budget is assessed not just on short-term balance, but on long-term financial sustainability and service outcomes.

### 3. Key Questions and Considerations

#### 3.1 Financial Sustainability and Transparency

##### Question:

Does the draft budget reflect a genuinely sustainable operating position, or does it rely on capital funding and accounting treatments to present a balanced outcome?

##### Consideration:

A clear distinction should be made between:

- Operating results before capital funding
- Operating results after capital funding

This distinction is critical to understanding the true financial position of the council. Persistent underlying operating deficits, even if offset by capital income, may indicate structural imbalance over time.

##### Recommendation:

Provide a transparent breakdown of underlying operating performance and a multi-year outlook showing how structural balance will be achieved and maintained.

#### 3.2 Rate Increases and Community Value

##### Question:

How are proposed rate increases directly linked to measurable improvements in service levels, infrastructure quality, or community outcomes?

##### Consideration:

Ratepayers are more likely to support increases when there is a clear and visible connection to improved outcomes. Without this, increases may be perceived as simply covering rising costs rather than delivering added value.

##### Recommendation:

- Clearly articulate what residents will receive in return for any rate increase
- Introduce measurable service or asset performance indicators tied to budget allocations
- Communicate tangible outcomes (e.g., improved road condition ratings, faster service response times, enhanced public amenities)

#### 3.3 Capital Works Prioritisation

##### Question:

What evidence supports that new capital projects are prioritised only when they deliver greater long-term value than asset renewal?

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**Consideration:**

Given the size and age of the council's asset base, prioritising renewal and maintenance is essential to avoid long-term cost escalation and service decline.

There is a risk that new projects, while beneficial, may divert funding away from critical renewal if not rigorously assessed.

**Recommendation:**

- Demonstrate a clear prioritisation framework for capital allocation
- Provide transparency on the proportion of spending allocated to:
  - Maintenance
  - Renewal
  - New/upgraded assets
- Ensure new projects are supported by robust cost-benefit analysis and long-term financial impact assessments

**4. Strategic Perspective**

The long-term strength of the City of Marion's financial position will depend on three core principles:

1. Structural financial discipline – ensuring operating revenues sustainably cover operating costs
2. Outcome-based budgeting – linking expenditure to measurable community benefits
3. Asset-first investment strategy – protecting and optimising existing infrastructure before expanding it

Embedding these principles consistently will strengthen both financial resilience and community trust.

**5. Conclusion**

The Draft Annual Business Plan and Budget 2026–27 reflects a thoughtful attempt to navigate a challenging financial environment. However, strengthening transparency, accountability, and prioritisation will significantly improve its effectiveness.

Addressing the questions raised in this submission will help ensure the plan delivers not just short-term balance, but long-term value for the community.

**Submitted by:**

[REDACTED]

Resident Marion City Council and Ratepayer

### **(b) Staff response to submission from City of Marion resident**

Thank you for your detailed submission and observations regarding the Draft Annual Business Plan and Budget 2026–2027 (Draft Plan).

Council acknowledges the challenges associated with balancing cost pressures, infrastructure renewal, service delivery and affordability for ratepayers. As noted, Council manages a substantial and ageing asset base, requiring ongoing investment to maintain safe, functional and accessible community infrastructure. The Draft Plan has been developed with a focus on long-term financial sustainability, responsible financial management and maintaining service outcomes for the community. Council appreciates your recognition of these challenges and your engagement in the consultation process.

Council acknowledges the importance of transparency and long-term financial sustainability in financial planning and reporting. Council's financial performance is assessed through a range of measures, including operating results both before and after capital funding, together with long-term financial indicators and modelling. These measures are considered as part of Council's ongoing long-term financial planning processes to help ensure services, infrastructure renewal and financial sustainability can be maintained over time.

The Draft Plan includes funding for the continued delivery of essential services, infrastructure renewal and community facilities, together with investment in projects and initiatives intended to support community wellbeing, safety and liveability. Council also uses a range of service, financial and asset management measures to monitor performance and inform future planning and decision-making. Council appreciates your feedback regarding the communication of measurable outcomes and performance indicators within the Annual Business Plan process.

Council recognises the importance of demonstrating value to the community when proposing rate increases. Council is continuing to strengthen the use of measurable performance indicators and reporting frameworks to better link budget investment with service delivery outcomes, infrastructure performance, and community benefit outcomes. Future reporting will continue to evolve to provide greater transparency around areas such as asset condition, timeliness of service delivery, customer service performance, and delivery of key community priorities.

Council recognises that responsible asset management is essential given the size, value and age of the City of Marion's asset base. Council's Asset Management Plans provide the key evidence base for decision-making by outlining service levels and lifecycle requirements for the operation, maintenance, renewal, creation and disposal of Council assets. These plans are funded through Council's Long Term Financial Plan, which supports long-term financial sustainability and ensures future renewal needs are planned and affordable.

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New and upgraded capital projects are not considered in isolation. They are guided by adopted strategic plans, including the Building Asset Strategy, Walking and Cycling Plan, Streetscape Plan, Open Space Plan and Coastal Walkway Plan. These plans identify future asset creation and upgrade priorities across the city, are informed by community engagement, and include budget planning to ensure proposed programs can be delivered in a financially responsible way.

This framework allows Council to balance investment in existing assets with new and improved infrastructure for the community. It ensures capital allocation is evidence-based, aligned to agreed service levels, tested against long-term financial capacity, and focused on delivering sustainable long-term value for the City of Marion.

Council appreciates your observations regarding long-term financial sustainability and the importance of maintaining financial discipline, delivering measurable community outcomes and prioritising investment in existing infrastructure assets. These principles are important considerations within Council's long-term financial planning and asset management processes.

Thank you for taking the time to provide feedback and for your engagement in the consultation process. The points raised are noted. Council will continue to look for ways to better explain the link between budget decisions, the impacts on service delivery, and value for the community.

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5.212 May 2026 letter of submission from Erin Thompson MP, Member for Davenport

(a) Submission from Erin Thompson MP, Member for Davenport

*Erin Thompson MP*  
MEMBER FOR DAVENPORT



Dear Mayor Hanna and Elected Members,

Thank you for the opportunity to provide feedback on the Draft 2026–27 Budget.

I would like to acknowledge and thank Council for the inclusion of several important projects within the Davenport area.

The open space and recreation works at Matthew Street Reserve in O'Halloran Hill, including irrigation and natural landscaping upgrades, will be warmly welcomed by the local community and provide a significant benefit to residents.

I also note the inclusion of Christopher Grove, O'Halloran Hill, within the roads program. I would appreciate further detail regarding the proposed timing and costings for these works so I can share this information with the community and encourage participation in any future consultation processes.

I would also strongly encourage Council to prioritise repairs and restoration works at the Sam Willoughby BMX Track. As you are aware, I have raised this matter with Council on several occasions, however there has been limited update provided to either myself or the community since February 2026.

The ongoing closure has had a significant impact on the Happy Valley BMX Club and the broader community, particularly local young people and families who rely on the facility. While I understand the tender process is underway, I ask that this project be treated as a matter of urgency and that works commence as soon as practicable. I would also appreciate an updated timeline being provided to both myself and the community at the earliest opportunity.

In addition, as you are aware, I have previously advocated for upgrades at Peter Court Reserve on behalf of local residents. While Council's minor facility upgrades and signage improvements undertaken in 2025 were well received, there remains strong community support for the installation of a BBQ and shelter at this reserve. I appreciate Council's consideration of this ongoing request as part of the 2026–27 Budget process.

Council has previously advised me that the western end of Matthew Street will be flagged for future installation of additional street lighting and considered in the 26/27 budget. Can you please confirm that this will be included as per your correspondence in October 2025?

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Finally, I would like to acknowledge Council's efforts to limit the rate increase to 0.3%. I recognise the challenge of balancing cost-of-living pressures facing residents with the need to continue delivering essential services and infrastructure, and I know this restraint will be appreciated by many within the community.

Thank you again for your work on this budget and for your continued investment in community infrastructure. I look forward to your response.

Kind regards,

A handwritten signature in blue ink that reads "Erin Thompson".

**Erin Thompson MP**  
**Member for Davenport**

12<sup>th</sup> May 2026

Shop 11, The Hub Shopping Centre Taylors Road Aberfoyle 5159  
PO Box 1137 Flagstaff Hill SA 5159 | 8270 5122 | [davenport@parliament.sa.gov.au](mailto:davenport@parliament.sa.gov.au)

[ErinThompsonMP](#) [erin\\_thompson\\_mp](#)



**(b) Staff response to submission from Erin Thompson MP, Member for Davenport**

Thank you for your submission regarding the Draft Annual Business Plan and Budget 2026–2027 (Draft Plan) and acknowledgement of the work undertaken to prepare the proposed budget. We look forward to working with the community on these projects.

During a recent council-wide road condition audit, it was identified that the road surface within Christopher Grove, O'Halloran Hill had deteriorated. To mitigate further deterioration, intervention works including an asphalt reseal will be undertaken. Whilst Christopher Grove is scheduled to be complete within the 2026-27 financial year, at this stage, there are no confirmed dates for the project. Affected residents will be notified prior to works commencing.

The City of Marion has engaged a Contractor to undertake the remediation works at the Sam Willoughby BMX Track. However, commencing works in the winter months could cause further issues to the track if it rains, which Council is eager to avoid. The option that was endorsed requires significant soil removal to help alleviate future track movement. Council is taking a precautionary approach to remediation, with the aim of preventing similar issues from occurring in the future. We are sincerely thankful for the City of Onkaparinga's generosity in allowing use of the Happy Valley BMX facility whilst the SWBMX facility has been closed. We are working closely with the Clubs and appreciate the BMX community for their patience while Council works through the remediation process focusing on delivering a long-term solution and helping to prevent similar issues from occurring in the future.

Peter Court Reserve has been identified for future irrigation and natural landscaping improvements, currently scheduled for 2029/30. There are no plans for additional facilities at the reserve at this stage. As part of recent upgrades, new seating, a drink fountain and bike rack were installed at the reserve in 2025.

Council is currently reviewing our Public Lighting Guidelines and Action Plan. This review will include various scenarios for how we upgrade lighting across the city, as required according to priority and non-compliance. The review and scenarios will be presented to Council for its consideration. The upcoming 2026-27 lighting program is yet to be finalised and we are therefore not able to confirm whether Matthew Street will be included in the upcoming program however it is on the list for consideration.

Council recognises the ongoing cost-of-living pressures facing many households and has carefully considered the proposed rate increase in balancing affordability with the need to continue delivering essential services, renewing community infrastructure and investing in facilities that support the community.

Council remains committed to responsible financial management and appreciates the recognition of the importance of maintaining investment in community infrastructure for current and future residents.

Thank you for taking the time to provide feedback and for your engagement in the consultation process.

## Draft Annual Business Plan and Budget 2026-2027 Consultation Community feedback report (1 May 2026 – 21 May 2026)



### 5.312 May 2026 email of submission from Sheidow Park resident

#### (a) Submission from City of Marion resident

**From:** [REDACTED]  
**Sent:** Tuesday, 12 May 2026 3:12 PM  
**To:** Electronic Mail <[ElectronicMail@marion.sa.gov.au](mailto:ElectronicMail@marion.sa.gov.au)>  
**Subject:** Fleet Replacement Program

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Marion team,

I would like to express my concerns about the Fleet Replacement Program mentioned in the latest Business Plan and Budget 2026-2027 recently issued.

The picture with the article shows two vehicles, both of which appear to be of Chinese origins.

This is a concern since most Battery Electric Vehicles (BEV's) are connected to the internet and have sensors continually detecting and recording sounds (for voice-activated functions), location (for maps and guidance) and video (for reading road signs etc). The data is not all processed in the car but is sent to the company servers for analysis.

Council personnel using these vehicles will be privy to council business, facts, figures and details that should not be available to the general public, let alone a foreign country not known for their rules-based operations.

Chinese manufacturer BYD explicitly states that they will make all data collected by their vehicles available to third parties (CCCP).

This article shares more specifics: <https://www.news.com.au/technology/motoring/motoring-news/dont-want-you-to-know-chilling-warning-issued-for-modern-connected-cars/news-story/d7ff23698898127d92098d97671ccb4e>

It also states that it will "share your information with other organisations whether or not part of our group [including] ... other external parties whatsoever".

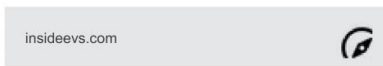
Under Chinese Communist Party law, all Chinese-owned companies must make all their data and records available to the party. BYD implies this by insisting users have provided implied permission for "surveillance" for "improper activities".

It would be a simple matter to use the gathered data to determine the details of the vehicle's occupants, especially if they have enabled Apple Car Play or its Android equivalent, since that would correlate the phone's contact database to the driver as well.

Social engineering techniques and techniques such as hacking could then expose council and residents data, not something any of us would wish for.

Some motoring journalists are also expressing concern for the long-term future of several Chinese brands which have been receiving substantial government subsidies to kick-start their penetration into foreign markets. With subsidies now being withdrawn the companies may not survive, leaving buyers with no support for their vehicles, a financial burden Council will surely wish to avoid.

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"Years of hefty government subsidies and a brutal price war have put China's EV industry in a tough spot."

In conclusion, I welcome the attempt to phase out fossil-fuelled vehicles but would strongly advocate for finding a non-Chinese supplier for their replacements.

Kind regards

[Redacted signature]

Resident, Sheidow Park.

**(b) Staff response to submission from Sheidow Park resident**

While we acknowledge your concerns, Council considers the Australian Government's position on security matters and notes their Protective Security Policy Framework provides no direction on the use or disuse of the BYD or MG brands.

Accordingly, we view the risk is low, and continue to consider a range of factors when purchasing electric vehicles (including ensuring good value for money outcomes for our community, and vehicles purchased are from reputable and sustainable brands).

Thank you for taking the time to provide feedback and for your engagement in the Draft Annual Business Plan and Budget 2026–2027 consultation process.



5.415 May 2026 email of submission from Member of the Public

(a) Submission from Member of the Public

**From:** [REDACTED] <[REDACTED]>  
**Sent:** Friday, 15 May 2026 3:18 PM  
**To:** Electronic Mail <ElectronicMail@marion.sa.gov.au>  
**Subject:** Fw: Written Submission | City of Marion Annual Business Plan - 15052026

Good afternoon council,

Please find attached my response to the draft annual business plan in the form of a written submission.

Should you require any further information or wish to contact me with queries, please do not hesitate to reach out. I look forward to your hearing back from you soon.

Have a great weekend ahead.

Kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Council,

Thank you for the opportunity to partake in a written submission regarding the Draft Annual Business Plan (ABP).

I am writing to share my thoughts on the Business Plan and come to the table with constructive feedback regarding the draft. I'd like to start by thanking the work that has gone into this plan, and to those involved for continuing to progress our council.

Pleasingly, our council enjoys a stable budget position, and rate increases that hover around the rate of inflation (or just above). Residential rates are on the lower end of metropolitan Adelaide, and this is always welcomed by ratepayers wholistically.

Construction costs, costs of materials, and uncertainty around global conflicts affecting future oil supply must be considered and appear to have been accommodated for in this business plan.

I'm wondering if provisions to increase spending on tree planting, tree canopy health and protection, streetscaping, and environmental sustainability schemes (which I note has modestly increased year on year over the last decade), is going to be considered in the business plan? A 5% expenditure provision could be increased, even slightly, or for future ABP.

What did catch my attention, was the reported \$25 million plus contribution towards the Marion Basketball Stadium, and 38% of expenditure in this years' business plan that comes with it. Let it be known that I am an avid supporter of the South Adelaide Basketball Club and personally have played a lot of social basketball at this venue, as well as heavy involvement at the wider Marion sports complex for over 15 years.

With consideration of wider community support and from the small pocket of engaged residents that have responded;

overwhelmingly, 97% of survey participants support this project. There's no doubt that this upgrade of the stadium is well overdue for its 2,000 members; I also believe in keeping our community facilities in great condition (as any engaged resident should!).

What I do question is council's significant standalone contribution to this project, and with that comes costing questions and how much of the cost council is foregoing using ratepayer money. I fear that this contribution would create many years of interest repayments, and potential debt which reduces councils' ability to look at other significant projects, or to borrow more in the future if required. Does this then result in increasing rates significantly down the line to help with repayments? As listed as a cost pressure to undertake this upgrade, a sustainable budget forecast for generations should be a focus and diligent work to ensure a strong track record of sensible spending remains.

As you would be aware, 38% of council expenditures make up for this project in the upcoming budget. If you take a comparison to another upcoming key project, this redevelopment makes up 20% more spending than the renewal works of the Marion Outdoor Pool; a heavily utilised facility that many ratepayers make use of.

As a suggestion, could council consider lobbying for other avenues of funding from other levels of government, including State Government funding? While I strongly support the upgrades of local facilities, it must be done on balance. A contribution from the State Government, or even as close to 50% of the entire proposal, if tangible, will significantly reduce council's borrowing and interest rate repayment costs over the coming years, and free up vital funds for other key projects in the wider council area.

We do not want to welcome a situation where rates are considerably increased to fund other projects when family budgets



are already stretched thin, and furthermore; do not want a situation where local sporting clubs look to have exclusive funding of this amount towards future projects. This would become the ‘spending benchmark’ of what our local clubs expect from local government in terms of funding for their clubs.

Lastly, council have recently passed a motion to re-locate the Marion Tennis Club, another welcomed project. Can council advise how much of the \$25 million from the Marion Basketball Stadium will go into this redevelopment or if this includes funding for the wider Marion sports complex redevelopments? There have been significant election pledges for several clubs in the vicinity from other levels of government and understanding if the \$25 million basketball stadium ties into this, or if this is purely a standalone project and comes at additional cost to council would be greatly appreciated.

Thank you for your time and for the opportunity to submit a written response to the Annual Business Plan. I look forward to hearing back from you soon. If you have any further queries about any of the topics I’ve raised in this submission, or if I can provide any clarity, please do not hesitate to contact me.

Yours sincerely,

[Redacted signature block]

### **(b) Staff response to submission from Member of the Public**

Thank you for taking the time to participate in the Draft Annual Business Plan and Budget 2026–2027 (Draft Plan) consultation process. Council appreciates your recognition of the work undertaken in preparing the plan and the importance of maintaining a balanced and financially sustainable approach.

Council remains committed to carefully managing ratepayer funds while continuing to deliver essential services, renew community infrastructure and support the needs of a growing community.

We also appreciate your acknowledgement that the City of Marion continues to maintain comparatively lower residential rates relative to many metropolitan councils, while continuing to invest in services and infrastructure for the benefit of the community.

Council is actively monitoring construction and asset renewal costs in response to ongoing uncertainty surrounding global oil and fuel supply due to international conflicts. Project cost estimates within the Annual Business Plan have been developed to account for anticipated increases in construction and material costs, and Council will continue to explore alternative solutions to manage expenditure while maintaining essential asset renewal requirements.

Council continues to add trees and plants to beautify, cool and add natural shade across the City. We have set a target to increase our urban tree canopy by 20% from its existing level of 12% by June 2029. To achieve this, we are planting over 2,800 trees in 2026-27 across the city.

In addition the City of Marion is excited to fund new community initiatives in the coming year to support locally led environmental sustainability solutions. These programs will help residents take practical action through sustainable living, wildlife-friendly gardens, recycling, and greener local spaces.

Thank you for your suggestion. Council does endeavour to seek State and Federal Government funding opportunities for major and minor projects wherever possible. In many cases, projects are identified and earmarked for future upgrade on the basis that they may proceed with a significant co-contribution, often around 50%, from another level of government. The Marion Basketball Stadium project has received significant funding from the Federal Government.

Council's Long Term Financial Plan has been developed to ensure planned borrowings remain affordable and sustainable over the long term. Forecast debt levels remain within Council's adopted financial targets throughout the life of the plan, with debt servicing ratios forecast to remain well below Council's maximum target range. Current projections also show borrowings peaking in the short term before steadily reducing over time, maintaining Council's capacity to deliver future projects and services without placing unsustainable pressure on future ratepayers.

**Draft Annual Business Plan and Budget 2026-2027 Consultation**  
**Community feedback report (1 May 2026 – 21 May 2026)**



Council is also planning for renewal works at the Marion Outdoor Pool within the next financial year, recognising the importance and value of this facility to the local community.

Council makes every effort to maximise funding from other sources, including both the State and Federal Government. A 2025 parliamentary inquiry into local government sustainability has highlighted ever-expanding responsibilities, funding gaps and cost shifting as key themes impacting councils. The report noted that federal funding levels alone had nearly halved over the past three decades. In many cases, projects are identified and earmarked for future upgrade on the basis that they may proceed with significant co-contribution, often around 50%, from another level of government. The Marion Basketball Stadium project has received significant funding from the Federal Government.

Council has long-term infrastructure strategies and plans in place that consider community needs, the condition of existing facilities, changes in population and a range of other factors when determining investment in upgrades and renewals.

While some facilities require greater levels of investment than others due to their scale and community use, these costs are considered as part of Council's Long-Term Financial Plan to support responsible financial management and sustainable rates.

The Marion Tennis Club relocation is being co-funded by the City of Marion and State Government. This project has been budgeted separately from the Marion Basketball Stadium project. This relocation is included in Council's Long Term Financial Plan and received significant grant funding from the State Government.

Thank you for taking the time to provide feedback and for your engagement in the consultation process.

## 6. Appendix

### 6.1 Social Media Outreach Definitions

<b>Impressions</b>	The number of times content was displayed to users.
<b>Reach</b>	The number of unique users that were showed the content. If the same person sees one of the posts three times, the Impressions would be 3 but the Reach metric would be 1.
<b>Engagements</b>	The number of times users engaged with a post during the period. Engagement is seen as the combined number of reactions to, comments on, and shares of a post.
<b>Engagement Rate</b>	Calculated by the total engagements a post received divided by the total number of impressions on that post.
<b>Reactions</b>	Reactions are a type of engagement with Facebook content. They comprise of the total amount of Love, Haha, Wow, Sad, Angry, and Like actions that users made on a post.

## 7. End document

### 12.3 MOP Caretakers Residence – Lease Arrangements

Report Reference	GC260526R12.3
Originating Officer	Unit Manager Property & Facilities – Michael Collins
Corporate Manager	Manager City Property - Mark Hubbard
General Manager	General Manager City Development - Ben Keen

#### REPORT OBJECTIVE

To present Council with options for the ongoing occupation of the Marion Outdoor Pool (MOP) caretaker's residence following consideration of the matter at a Council Forum, and to seek direction on the preferred leasing approach.

#### REPORT HISTORY

FORUM260331R                      Marion Pool Caretakers House

#### EXECUTIVE SUMMARY

Council has previously considered the future of the Marion Outdoor Pool (MOP) caretaker's residence (**Attachment 1**) and subsequently discussed the matter at a Council Forum to explore broader opportunities for the site.

The residence is currently leased to YMCA at an annual rent of \$1,596 per annum until March 2028 and has been utilised to support high performance swimming outcomes, including accommodation for elite athletes training at the SA Aquatic and Leisure Centre. While this arrangement has delivered demonstrated community and sporting benefits, the current lease provides minimal financial return to Council.

Following a recent meeting with representatives of YMCA Aquatic and Events Services, Council has received correspondence from the General Manager Aquatic and Events Services outlining the history and benefits of the partnership and proposing a staged transition toward commercial lease arrangements (**Attachment 2**).

This report outlines an option to negotiate a revised lease arrangement with YMCA, including either market rent, or a staged transition towards commercial rent, with transition to open market leasing only in the event that YMCA does not accept revised terms.

#### RECOMMENDATION

**That Council:**

1. **Resolves to offer YMCA the opportunity to vary the lease agreement for the Marion Outdoor Pool caretaker's residence on the following rental arrangements:**  
**EITHER**
  - a. **Market Rent (to apply from 1 July 2027 and continue in any new lease agreement);**  
**or**

- b. **Staged increased rent commencing at 50% of the market rent from 1 July 2027 and increasing incrementally by 10% each year to 80% of the market rent from the commencement of any new lease agreement (60% of market rent at the commencement of any new agreement in March 2028).**
2. **In the event YMCA does not accept either lease option, that Council:**
  - a. **Authorises the Chief Executive Officer or delegated officer/s to issue 12 months' notice to terminate the current lease in accordance with provisions contained in the existing lease agreement;**
  - b. **Authorises the Chief Executive Officer or delegated officer/s to undertake a process to lease the property on the open market;**
  - c. **Authorises the Chief Executive Officer or delegated officer/s to negotiate and execute all documentation necessary to give effect to this resolution.**

## DISCUSSION

### Background

The MOP caretaker's residence is located within the Marion Outdoor Pool precinct (**refer Attachment 1**) and forms part of a broader parcel of land classified as Community Land under the *Local Government Act 1999*. As such, the site is subject to statutory constraints, including requirements for community land revocation and land division should Council wish to pursue alternative uses such as sale or redevelopment.

The property is currently leased to YMCA and has been used to provide accommodation for elite swimmers associated with the South Australian Institute of Sport (SASI) and SA Aquatic and Leisure Centre (SAALC).

### Current Lease Details

The residence is currently leased to YMCA under an existing lease arrangement associated with accommodation for elite athletes and visiting swimmers connected to the SA Aquatic and Leisure Centre and high-performance sporting programs.

The key terms of the current lease arrangement are:

Item	Details
<b>Lessee</b>	YMCA Aquatic and Events Services
<b>Permitted Use</b>	Accommodation associated with elite swimmer and athlete training
<b>Lease Expiry</b>	March 2028
<b>Termination Provision</b>	The lease may be terminated by Council with 6 months' notice without cause
<b>Current Rental</b>	\$1,596 per annum
<b>Outgoings / Maintenance</b>	Council retains responsibility for building maintenance

The current rental arrangement reflects the community and high-performance sporting outcomes associated with the use of the property rather than a commercial market-based lease arrangement. As identified in the Council Forum report, the current lease generally results in a break-even or cost-neutral position once ongoing maintenance costs are considered. However, any significant capital replacement or major repair works result in the property operating at a net cost to Council.

Information provided by YMCA indicates that the residence has played a significant role in supporting high performance athletes in the lead up to the 2024 Paris Olympic Games. The ability for athletes to live in close proximity to training, recovery and support facilities has contributed to improved performance outcomes through reduced travel time and enhanced access to services.

While this arrangement has delivered sporting and community benefits, the current lease provides only a nominal financial return to Council and is generally cost neutral once maintenance is considered.

### **YMCA Proposal**

Following a recent meeting between council staff and the General Manager Aquatic and Events Services for YMCA, Council received correspondence outlining YMCA's position regarding the ongoing use of the caretaker's residence (**Attachment 2**).

The correspondence highlights the role the residence has played in supporting elite athletes associated with SASI, SAALC and the City of Marion, including its contribution toward athlete wellbeing, recovery and retention within South Australia. YMCA advises that athletes connected to this high-performance environment have collectively achieved significant international success across swimming, para sport, diving and water polo programs.

The correspondence also proposes a staged transition toward a more market-based rental arrangement to assist Council in improving financial return while maintaining the existing high-performance sporting outcomes associated with the site. YMCA has proposed:

- 50% of market rental from FY2027/28; and
- Staged progression toward 80% of market rental through to 2032.

YMCA has also indicated a willingness to explore increased athlete engagement, promotional opportunities and broader activation of the partnership with the City of Marion.

In consideration of the proposal from the YMCA, the proposed recommendation is to offer YMCA the opportunity to continue leasing the property under revised commercial terms, either at:

- full market rent; or
- a staged increase toward commercial rent over time (as proposed by YMCA).

This option provides a balanced approach by:

- maintaining the current use and associated community outcomes.
- improving Council's financial return; and
- retaining flexibility for future strategic use of the site within the Marion Outdoor Pool precinct.

In the event that YMCA does not accept either a market rent or a staged rent offer, Council may issue notice in accordance with the lease provisions and undertake a process to lease the property on the open market.

This approach enables Council to retain ownership of a strategically located asset while improving financial performance and deferring more significant decisions regarding the long-term use of the site.

### **Market Rental**

Based on current market conditions, the indicative rental value for a three-bedroom dwelling with multiple living areas in the southern metropolitan area is:

- \$550 – \$650 per week
- Equivalent to approximately \$28,600 – \$33,800 per annum

A midpoint estimate of \$600 per week (\$31,200 per annum) is considered appropriate for planning purposes.

A formal appraisal would be obtained prior to entering into any open market lease arrangement.

### **Financial and Asset Considerations**

A recent Building Condition Audit has identified a range of works required in the coming years to the caretaker's residence to address maintenance, compliance and presentation items. The estimated costs are as follows:

- General internal and external maintenance and refurbishment works including electrical switchboard, hot water service, and window/door repairs – approximately \$22,000
- Shed repair/replacement works – approximately \$20,000
- New boundary fencing to improve privacy and amenity – approximately \$5,000 (unbudgeted)



These costs are already included in Councils long term financial plan, excluding the potential boundary fence screening that could be funded from within existing budget lines.

It should be noted that not all identified works may be essential in the short term, and in particular, consideration could be given to deferring or not proceeding with shed-related works, depending on the intended leasing outcome and tenant requirements.

### **ATTACHMENTS**

1. Attachment 1 - Location of MOP caretaker's residence is located within the Marion Outdoor Pool precinct [12.3.1 - 1 page]
2. ATTACHMENT 2 - Email from YMCA [12.3.2 - 1 page]

Figure 1: Plan of Caretaker's House and Surrounding Land

	Caretaker's House
	Reserve



## ATTACHMENT 2 – Email from YMCA

RE: Swim Centre Residence Discussion- follow up



Adam Luscombe &lt;Adam.Luscombe@ymca.org.au&gt;

To Michael Collins; Nathan Byles; Henry Mathews

You replied to this message on 11/05/2026 14:35.

Dear Nathan, Henry and Michael,

Firstly, thank you for your support, partnership and belief over the past nine years. Together, we have achieved something truly meaningful through a shared vision and mutual success.

From the original concept through making the house live-in ready to evolving it into an active recovery and wellbeing sanctuary for our jointly supported SASI, South Australian, and Marion-based athletes, the journey has been remarkable.

When the South Australian Aquatic and Leisure Centre opened in 2011, alongside the City of Marion's contribution of the land and the broader investment into high-performance sport, the vision was clear — to create an internationally recognised hub that would retain, attract and develop elite athletes here in South Australia. The house has become a critical part of that vision.

It has provided valuable recovery, respite and accommodation support to countless interstate and regional athletes, while also helping attract high-performance residents and talent to the City of Marion. From the early days of athletes such as Kyle Chalmers and Matt Cowdrey, through to athletes like Molly Walker today, the environment created through the house and broader precinct has supported success across Para sport, diving, swimming and water polo.

Collectively, athletes associated with this environment have won 151 international medals. The house has played a quiet but important role in this success by providing a complete wellbeing, recovery and training support environment that complements the broader high-performance system.

To address City of Marion's current pressures and demonstrate our flexibility, we propose a staged transition to full commercial lease value:

- 50% of commercial lease value for FY2027/28
- Progression toward 80–90% of commercial lease value through to 2032, aligned with the lead-up to Australia's Olympic and Paralympic Games era.

To help offset and strengthen this partnership, we would welcome discussions on increased athlete engagement, as well as promotion and activation opportunities involving SASI athletes and programs. While these opportunities have been offered previously, we believe there may now be greater value and appetite to showcase the unique high-performance ecosystem the City of Marion supports through the integration of SAALC, the athlete house, aquatic facilities and council partnership.

We genuinely believe this precinct tells an outstanding South Australian story — one of performance, wellbeing, community and international success.

Finally, we would also like to ask whether it may be worthwhile to consider a future presentation to Council to reflect on the impact and success of the partnership to date, while also discussing future opportunities and long-term alignment through to 2032 and beyond.

Again, thank you sincerely for your ongoing support and partnership. We are truly grateful for what has been achieved together and excited about what may still be possible.

Kind regards,  
Adam

Adam Luscombe | General Manager  
YMCA Aquatic and Event Services Limited  
443 Morphett Road Oaklands Park SA 5046  
T (08) 8198 0121 M 0428 962 080

Summarize



Fri 08/05/2026 11:29

## 12.4 Boatshed Cafe Lease Renewal

<b>Report Reference</b>	GC260526R12.4
<b>Originating Officer</b>	Team Leader Property - Henry Mathews
<b>Corporate Manager</b>	Manager City Property - Mark Hubbard
<b>General Manager</b>	General Manager City Development - Ben Keen

### REPORT OBJECTIVE

To seek Council endorsement to undertake community consultation in relation to a proposed a long-term lease to Boatshed Hallett Cove Pty Ltd for the Boatshed Café located at 1A Heron Way, Hallett Cove.

### EXECUTIVE SUMMARY

The current Lessee of the Boatshed café at 1A Heron Way, Hallett Cove, is seeking a new long-term lease to Boatshed Hallett Cove Pty Ltd to provide security of tenure and support further investment in the business. They are also seeking Council contribution to the installation of solar and battery for the building.

The existing lease agreement expires on 19 December 2028 in approximately 2 years and 7 months with no further rights of renewal. This lease was originally prepared in 2014 and has several variations from Council's new standard commercial lease agreement, including the absence of a maintenance schedule. Further, the lease is currently held in the owner's personal name rather than a business entity, which is an uncommon practice for commercial leases.

The Lessee has requested an early lease renewal for a term of 7 years with 2 further rights of renewal for 5 years each (7+5+5 years). Following assessment, an initial lease term of either 5 or 7 years with a further 5 year right of renewal is recommended, balancing the Lessee's need for reasonable tenure security with Council's obligation to retain flexibility and respond to community expectations regarding the use of Community Land.

This request represents a new lease arrangement under a different legal entity and will require appropriate lease security provisions consistent with Council's standard commercial leasing practices.

As the land is classified as Community Land, and the proposed lease term exceeds 5 years (including rights of renewal), Council is required to undertake community consultation prior to granting the lease pursuant to section 202 of the Local Government Act 1999.

This report recommends that Council proceed with community consultation, declines the request for financial contribution to solar and battery installation, and supports the Lessee installing a solar system themselves subject to all necessary consents.

### RECOMMENDATION

**That Council:**

1. **Endorses a period of community consultation in accordance with section 202 of the Local Government Act 1999 and Council’s Community Engagement Policy in relation to the proposed lease to Boatshed Hallett Cove Pty Ltd at 1A Heron Way, Hallett Cove, commencing 1 September 2026 for a term of:**
  - Option A: 5 years with a further 5 year right of renewal (5+5 years)**
  - OR**
  - Option B: 7 years with a further 5 year right of renewal (7+5 years)**
2. **Endorses the Community Engagement Plan contained in Attachment 1.**
3. **Notes that the proposed lease represents a new lease to Boatshed Hallett Cove Pty Ltd, which will require the mutual surrender of the existing lease held in the Lessee’s personal name and appropriate due diligence on the new entity.**
4. **Endorses the proposed lease documentation including the requirement for a bank guarantee equivalent to a minimum of three-months gross rent plus GST, and a personal or director’s guarantee, consistent with Council’s standard commercial leasing practices.**
5. **Declines the request for Council to financially contribute to solar panels and battery infrastructure.**
6. **Supports the Lessee undertaking the installation of solar panels and battery infrastructure at their cost, subject to all necessary approvals and statutory consents being obtained.**
7. **Notes that a further report will be presented to a future General Council meeting outlining the outcomes of the community consultation and to seek a final decision on whether to grant the proposed lease.**

**DISCUSSION**

**Background**

On 26 February 2026, staff received a formal request (**Attachment 2**) from the Lessee for a new 7+5+5 year lease to Boatshed Hallett Cove Pty Ltd and a request to consider solar and battery upgrades for the building.

The existing lease commenced on 20 December 2014 for a 7+7 year term, with the renewal option being exercised to bring the expiry date to 19 December 2028. Following the completion of substantial capital upgrades by Council, the lease was varied on 21 February 2025 to market rental (as determined by an independent commercial valuer) to reflect the capital upgrades.

Given the current lease is held in the personal name of the Lessee, this request constitutes a new lease arrangement involving a different legal entity.

**Key Lease Terms for Consultation Purposes**

The proposed key commercial terms (subject to final negotiation and independent valuation) are outlined below for consultation:

Item	Details	Comment
------	---------	---------

<b>Lessee</b>	Boatshed Hallett Cove Pty Ltd.	New lease entity.
<b>Lease Term</b>	[Lease term] as determined by Council.	
<b>Option/s to Renew</b>	[Option/s to renew] as determined by Council.	Exercisable at lessee's discretion.
<b>Rental</b>	Market Rental as determined by an independent commercial valuation.	In accordance with Council policy.
<b>Rent Reviews</b>	Annual CPI (SA All Group) increases and market review at renewal.	Consistent with standard commercial practice.
<b>Lease Security</b>	Lessee to provide a bank guarantee equivalent to 3 months gross rental plus GST, and a personal or director's guarantee.	Consistent with standard commercial practice.
<b>Early Termination Clause (Termination without Cause)</b>	No early termination clause is proposed.  The lease will include standard default, breach, insolvency, re-entry, building damage and statutory termination provisions.	Consistent with standard commercial practice.

Should Council resolve to grant the lease following consultation, final terms will be negotiated in accordance with Council's leasing guidelines and independent valuation advice.

### Lease Term Considerations

In determining an appropriate lease term, consideration has been given to both Council's strategic objectives and the operational requirements of the Lessee.

The Lessee's original request for a 7+5+5 year lease reflects a desire for long-term certainty to support business planning, investment, and maintain the overall value of the business. Hospitality businesses typically rely on lease tenure to justify capital expenditure and support the value of the business.

By comparison, a shorter lease term such as 5+5 years or 7+5 years may be considered more appropriate for Community Land from Council's perspective. This approach enables Council to provide a balanced outcome, offering the tenant reasonable security while maintaining Council's flexibility and responding to community expectations regarding the long-term use of Community Land.

### Change of Lessee and New Lease Arrangement

The current lease for the café is held in the personal name of the owner. The request submitted seeks to establish a new lease with Boatshed Hallett Cove Pty Ltd.

This represents a new legal entity and therefore requires the execution of a new lease rather than a simple assignment or variation of the existing lease. This will also require the mutual surrender of

the existing lease held in the Lessee's personal name and appropriate due diligence on the new entity. It is also appropriate that standard commercial lease security provisions are applied consistent with Council's approach to commercial leasing, including:

- A bank guarantee equivalent to a minimum of three months gross rent plus GST; and
- A personal or director's guarantee

### **Request for Solar Panels and Battery and Future Ownership**

As part of their new lease arrangement, the Lessee has requested the installation of solar panels and battery infrastructure as part of its proposed future investment in the site. They have provided staff a quote of \$51,984 incl GST (\$67,093 incl GST before subsidies) for the provision of 34kW of solar panels, inverter, and 48kw Battery Storage.

Council has previously supported sustainability initiatives with sporting clubs and not-for-profit organisations occupying Council-owned facilities through co-funding arrangements (typically 50/50). These arrangements recognise the limited financial capacity of community-based organisations and the broader social benefit delivered by those groups.

In contrast, the café operates as a commercial business. As such, the application of a subsidised funding model would not be consistent with Council's approach to commercial leasing, where tenants are generally responsible for their own business-related capital investments. Conversely, Council's Environmental Sustainability Plan 2026-2030 includes a "stretch target" for rooftop solar on all City of Marion owned buildings including leased facilities by 2030, and any financial contribution could be contemplated with this in mind.

Consideration has also been given to an alternative model whereby Council could fund the installation of solar and battery infrastructure and recover the cost over time through the lease. While this model could support delivery of sustainability outcomes, it introduces a number of risks and complexities, including:

- Establishing an appropriate cost recovery mechanism aligned with market rent
- Ongoing administrative and financial management requirements
- Precedent implications for other commercial tenants

Taking into account the above factors, it is recommended that Council decline the request for financial contribution but supports the Lessee pursuing the upgrades themselves, subject to all necessary approvals.

Further, any solar panels, battery and associated infrastructure installed by the Lessee will, upon installation, become the property of Council. The Lessee will be responsible for all costs associated with design, approval, installation, operation, maintenance, insurance, certification and compliance during the term.

### **Statutory Requirement for Community Consultation**

Pursuant to section 202 of the Local Government Act 1999, Council must undertake community consultation prior to granting a lease over Community Land where the term exceeds 5 years, including renewal terms. The proposed lease term of up to 10 or 12 years triggers this requirement.

**ATTACHMENTS**

1. Attachment 1 - Community Engagement Plan - Boatshed Cafe Lease Renewal [**12.4.1** - 12 pages]
2. Attachment 2 - Request for Early Lease Renewal - Email from Boatshed Cafe [**12.4.2** - 2 pages]

# Community Engagement Plan

**Boatshed Cafe Lease Renewal (Hallett Cove)**

**May 2026**



**Community Engagement Plan**  
Boatshed Cafe Lease Renewal (Hallett Cove)

### Key Contacts

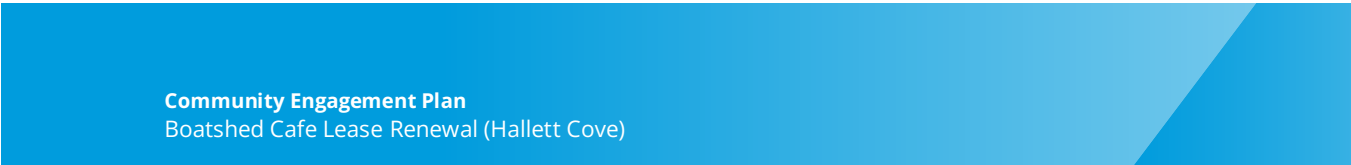
Engagement contact:	M. Green
Project Lead:	H. Mathews
Start / end date:	2/7 – 22/7
Budget Cost Centre:	

### Document Amendment Record

Rev	Change Description	Date	Author	Checked
1.0	First draft	11.5.2026	HM	MG
2.0	Final Version			

### Document Management

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Community Engagement Plan  
Boatshed Cafe Lease Renewal (Hallett Cove)

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**Community Engagement Plan**  
Boatshed Cafe Lease Renewal (Hallett Cove)

## Governance

Who needs to sign off on the plan?	Required?	Responsibility
Elected Members (all or ward) and Mayor	Yes	ELT
Executive Leadership team	Yes	SLT
Senior Leadership team	Yes	Project Lead
Project Lead	Yes	Engagement Coordinator

## Key documents

Document name	Link / location	Owner
Survey Questions	<a href="#">Appendix 1</a>	Project team / Engagement
Residents letter	<a href="#">Appendix 2</a>	Engagement
Newspaper Advert	<a href="#">Appendix 3</a>	Engagement

**Community Engagement Plan**  
Boatshed Cafe Lease Renewal (Hallett Cove)

### 1. Project description and background

Council lease the Boatshed Cafe building at 1A Heron Way, Hallett Cove, to a private commercial operator. While the lease is not due to expire until 19 December 2028 (approximately 2 years and 7 months) they are seeking a new long-term lease to Boatshed Hallett Cove Pty Ltd to provide security of tenure and support further investment in the business.

Council has resolved to undertake a period of community consultation in accordance with section 202(2) of the Local Government Act 1999 for a new **[insert term]** year lease commencing 1 September 2026 with a further **[insert term]** year right of renewal to Boatshed Hallett Cove Pty Ltd at 1A Heron Way, Hallett Cove.

### 2. Scope of engagement

For lease renewals on Community Land of over 5 years in length (including “rights of renewal”), Council are required to enter into a period of community consultation as set out in Section 202(2), of the Local Government Act, 1999.

Council will consult with key stakeholders and the local community on this proposal to renew the existing lease for a term of **[insert term and right of renewal]** from 1 September 2026. Consultation will be undertaken for 21 days from 2 July and 22 July, and will include information on the proposed key lease terms and conditions.

The engagement will identify the level of stakeholder and community support for the renewal of the lease.

### 3. Level of engagement

This community engagement will be undertaken at the consult level as stipulated by Section 202 of the Local Government Act 1999. Feedback from the consultation will be considered in the decision-making process.

Inform	Consult
<i>To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.</i>	<b>To obtain public feedback on analysis, alternatives and/or decisions.</b>

**Community Engagement Plan**  
Boatshed Cafe Lease Renewal (Hallett Cove)

#### 4. What good looks like

Community and Stakeholder Engagement on this project has ensured that:

- The community consultation process satisfies the requirements of section 202(2), of the Local government Act, 1999
  
- Project materials are provided in an accessible manner and consider:
  - Language
  - Digital literacy level
  - Demographic i.e., elderly
  
- There are clear accessible methods for the community to provide feedback
  - Remotely via online means
  - Face to face with a project team member
  - Filling out hard copy forms at a council facility
  
- Every attempt has been made whilst considering the local area, to ensure that awareness of the project and how to provide feedback is maximised through best practice communications and engagement techniques
  
- Engagement activities will be evaluated by the project team and lessons learned will be incorporated into future project engagements

### 5. Stakeholder identification and analysis

Stakeholder	Level of interest	Level of influence	Why are we engaging? What is their specific interest in the project / proposal?	Level of engagement	Engagement method(s)	Responsibility
Mayor and Elected Members	High	High	<ul style="list-style-type: none"> <li>Council members will endorse the proposal and the community engagement plan for consultation</li> </ul>	Involve	General Council Meeting (26/5/2026).	Project Lead
Local City of Marion community members	Medium	Medium	<ul style="list-style-type: none"> <li>Providing the opportunity to contribute feedback to the proposal</li> </ul>	Consult	<ul style="list-style-type: none"> <li>Direct mail (letter) to residents in the immediate surrounding area bounded by Heron Way, The Cove Road, train tracks, and Field River.</li> <li>To promote the opportunity to provide feedback</li> </ul>	Engagement Team
All City of Marion community members	Low	Low	<ul style="list-style-type: none"> <li>Providing the opportunity to contribute feedback to the proposal</li> </ul>	Consult	<ul style="list-style-type: none"> <li>Making Marion</li> <li>Social media advertising</li> <li>Newspaper advertisement</li> </ul>	Engagement team / Marcomms
Marion 100 members	Medium	Low	<ul style="list-style-type: none"> <li>Highly engaged members of the Marion community who will share and promote the consultation through their networks.</li> </ul>	Consult	Email with link to Making Marion page.	Engagement team

6. Engagement activity timeline (2/7 – 22/7)

Date	May	June	July	Aug	Sep
<b>Activity</b>					
<i>GM (General Manager) Signoff on draft ABP 2025-2026</i>					
<i>Endorsement from Mayor &amp; Elected Members (as required)</i>	<b>GC 26/5</b>				
Making Marion online survey			<b>2/7</b>		
Advertiser Advertisement (3x3")			<b>2/7</b>		
Local direct mail (400m radius)			<b>2/7</b>		
Social media advertising			<b>2/7 – 22/7</b>		
Community feedback report presented to GC (TBC)				<b>GC 25/8</b>	
Opportunity for survey participants to attend a council meeting to speak to their submission before the decision is made.				<b>GC 25/8</b>	
Close the loop with participants after Council decision					<b>1/9</b>

**Community Engagement Plan**  
Boatshed Cafe Lease Renewal (Hallett Cove)

## Appendix 1 – Survey Questions

\*Question is mandatory

- \*Do you support the proposal for a new **[insert term and right of renewal]** lease to Boatshed Cafe Hallett Cove Pty Ltd from 1 September 2026?
  - Yes, I support this proposal
  - Unsure
  - No, I don't support this proposal

Please tell us why? (Conditional question, if a respondent is unsure or not supportive)

1. \*Name
2. \*Street name
3. \*Suburb

**Community Engagement Plan**  
Boatshed Cafe Lease Renewal (Hallett Cove)

## Appendix 2 – Residents letter

Dear resident / stakeholder,

### Background

Council lease the Boatshed Cafe building at 1A Heron Way, Hallett Cove, to a private commercial operator. While the lease is not due to expire until 19 December 2028 (approximately 2 years and 7 months) they are seeking a new long-term lease to Boatshed Hallett Cove Pty Ltd to provide security of tenure and support further investment in the business.

Council has resolved to undertake a period of community consultation in accordance with section 202 of the Local Government Act 1999 for a new **[insert term]** year lease commencing 1 September 2026 with a further **[insert term]** year right of renewal to Boatshed Hallett Cove Pty Ltd at 1A Heron Way, Hallett Cove.

The location of the Boatshed Café is provided in the plan overleaf.

### Join the conversation

Council values community input in decisions relating to community land. As part of considering a lease of greater than 5 years, we are undertaking community engagement in accordance with Section 202 of the Local Government Act 1999.

For further information and to provide your feedback on the proposal visit **[www.makingmarion.com.au](http://www.makingmarion.com.au)** or scan the QR code.

If you wish to complete a paper survey or require assistance, please call customer service on **8375 6600** or email **[communityengagement@marion.sa.gov.au](mailto:communityengagement@marion.sa.gov.au)**

Your feedback will be used by Council Members to assist in their decision making. The closing date for submissions is 5pm Wednesday 22 July 2026.

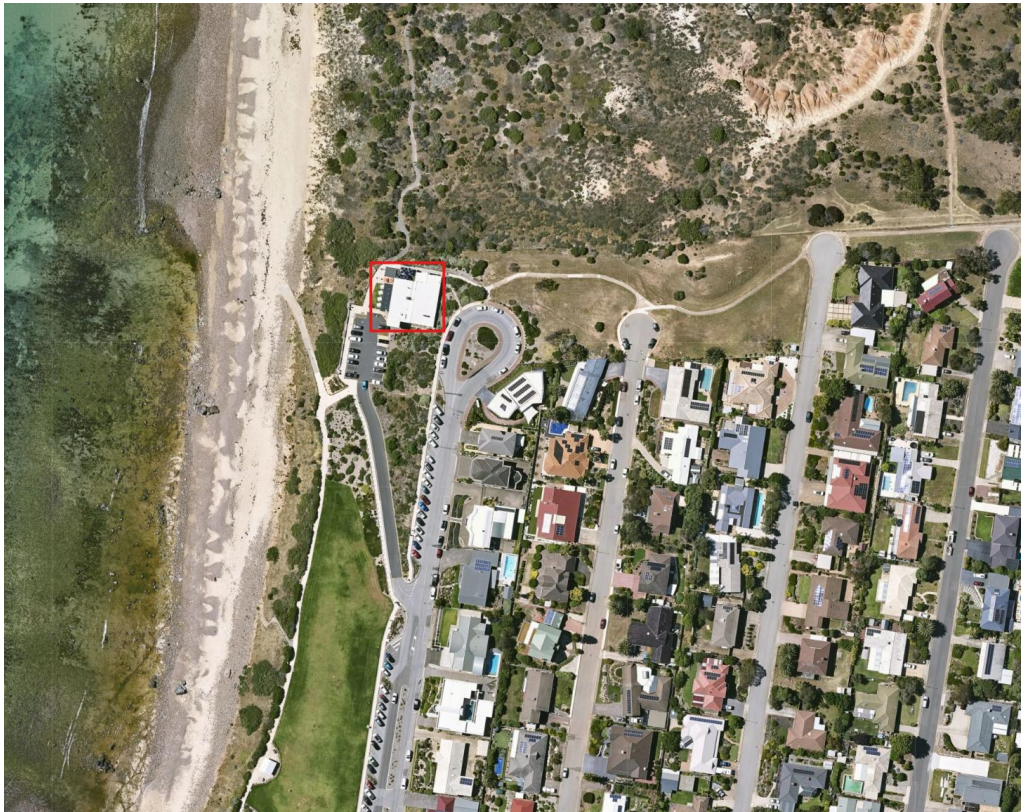
Yours sincerely

City of Marion Engagement Team



**Community Engagement Plan**  
Boatshed Cafe Lease Renewal (Hallett Cove)

**Boatshed Café location:**



 Boatshed Café Building

**Community Engagement Plan**  
Boatshed Cafe Lease Renewal (Hallett Cove)

### Appendix 3 – Newspaper Advertisement

#### Boatshed Cafe Lease Renewal: Hallett Cove

Council lease the Boatshed Cafe building at 1A Heron Way, Hallett Cove, to a private commercial operator. While the lease is not due to expire until 19 December 2028, Boatshed Hallett Cove Pty Ltd is seeking a new long-term lease (5+5 years, commencing 1 September 2026) to provide security of tenure and support further investment in the business.

For lease renewals on Community Land of over 5 years in length (including rights of renewal), Council are required to enter into a period of community consultation as set out in Section 202 of the *Local Government Act 1999*. For further information and to provide feedback visit [makingmarion.com.au](http://makingmarion.com.au)

Any representations in relation to this matter can also be submitted in writing to the City of Marion at PO Box 21 Park Holme SA 5043. Feedback closes at **5 pm, Wednesday 22 July 2026**. For more information, please contact Council's Property and Facilities Team on **8375 6600**.

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[marion.sa.gov.au](http://marion.sa.gov.au)



**From:** Boatshed Hallett Cove Beach  
**Sent:** Thu, 26 Feb 2026 09:28:09 +0000  
**To:** Henry Mathews; Iliana Mulraney; Michael Collins  
**Subject:** Boatshed Hallett Cove

Good Evening,

We hope this letter finds you well. We are writing to formally request an extension/new lease for the Boatshed Café/Restaurant, 1A Heron Way, Hallett Cove.

Our organisation has a history of making significant financial investment into this property. Ongoing investments have resulted in a benefit to the Council, the community, and our growing business. To many residents, the Boatshed is considered the Hallett Cove community hub.

We currently employ 92 staff who predominantly reside locally in Hallett Cove and Sheidow Park. We proudly provide an inclusive and friendly space. By working in tandem with the City of Marion we continue to promote the investments Council has made to both the Hallett Cove foreshore and the coastal walking trail.

Over the past 16.5 years we have developed a strong relationship with you and the property team. We take pride in improving and maintaining the building which has contributed to its increasing value. We recognise the potential for further investments and share Councils ambition for greater sustainability across all Council buildings. With the assistance of Council staff Circular Economy Department we recently partnered with “Fleurieu Milk.” We now bulk buy our milk and no longer use plastic milk cartons. To encourage sustainability within the community we also supply milk to patrons who choose to use refillable glass bottles. We estimate that this has reduced the number of plastic cartons in the waste stream by around 3,000 per year from our business alone.

As you know, any investment we make into the fabric of the building is non-refundable. New infrastructure becomes the property of the City of Marion. The security of a longer lease would provide us with the confidence to make further investments in the business and the building as it would allow us to realise a financial return on our investment.

We understand the importance of a mutually beneficial relationship and are eager to continue fostering that through ongoing open negotiations. We are happy with the lease conditions and costs currently set by Councils independent valuer. To demonstrate our ongoing commitment to this business we seek a lease term of 7 years + 5 years + 5 years. We are willing to consider a longer lease if Council requests this.

In Councils strategic plan we are aware of the intention to install solar panels on all Council owned buildings. We welcome this investment. As you are aware we have previously explored this as a partnership project with the Council. The installation of solar panels and a battery at the Boatshed would reduce our operating costs and make our business more sustainable. We currently use around 180,000 kw of electricity annually. The initial lease term of 7 years would enable us to negotiate joint funding towards a solar installation.

As you are aware, due to a recent family tragedy, the lease should now be with, “Boatshed Hallett Cove Pty Ltd.”

We share Councils vision and are committed to working with the City of Marion. Thank you for considering our request and we would be happy to discuss this in more detail at your earliest convenience.

We appreciate your continued support.

Warm regards,

Haidee Bound

Boatshed Hallett Cove, Director

1 A Heron Way

Hallett Cove, SA 5158

<http://www.boatshedhc.com.au>



## 12.5 Seacliff Administrative Boundary Change Proposal

<b>Report Reference</b>	GC260526R12.5
<b>Originating Officer</b>	Unit Manager Planning & Development – Alex Wright
<b>Corporate Manager</b>	Manager Development and Regulatory Services - Maddie Frew
<b>General Manager</b>	General Manager City Development - Ben Keen

### REPORT OBJECTIVE

- To inform members of a proposal to change the Council boundary associated with the Seacliff village development.
- To seek endorsement of a submission to the SA Local Government Boundaries Commission on the proposed Council area boundary change.

### REPORT HISTORY

GC210824R11.2                      Proposal to initiate boundary realignment at Seacliff Park

### EXECUTIVE SUMMARY

The SA Local Government Boundaries Commission is consulting on a proposal to adjust the boundary between the City of Holdfast Bay and the City of Marion, initiated by Seacliff Developments in 2025.

The Commission has consulted on a proposed boundary located to the centreline of Scholefield Road, placing the entire development site, including the future shopping centre, residential allotments, road reserve and entry statement reserve, within the City of Marion.

The Commission has advised they welcome feedback as to Council's preferred boundary location.

Public consultation has been extended to 12 June 2026. This report outlines the potential impacts of the proposal and seeks Council endorsement of a draft submission, as staff do not hold delegation to respond on behalf of Council.

The draft submission supports the proposed boundary realignment and expresses a preference for the boundary to align with the future northern shopping centre boundary, once streetscape works and road reserve extents are finalised.

### RECOMMENDATION

#### That Council:

1. **Supports the proposed boundary change with the boundary located along the southern edge of Schofield Road (northern edge of the Seacliff development site)**
2. **Recommends the Mayor, on behalf of the City of Marion, provide a submission to the SA Local Government Boundaries Commission.**

## OVERVIEW

“Seacliff Developments”, the original landowner behind the Seacliff Village development, initiated a proposal with the SA Local Government Boundaries Commission in 2025 to realign the council boundary between Marion and Holdfast Bay (**Attachment 2**). The Seacliff Village site, located east and south of Scholefield Road, currently sits across both council areas, with the boundary intersecting the northern portion of the development south of Scholefield Road (**Attachment 3**).

The site includes the future shopping centre, apartment sites, childcare and medical centre managed by Seacliff Developments, and the residential townhouse component being delivered by Villawood Properties. Approximately 88% of the development site is already within the City of Marion.

The proposal seeks to shift the boundary north to the centreline of Scholefield Road so the entire development is within the City of Marion, while retaining the existing boundary adjacent Les Scott Reserve. The current boundary intersects the future shopping centre, five residential allotments, sections of Horizon Lane and Vantage Drive, and the entry statement reserve. A diagram of the existing and proposed boundary arrangements is provided in **Attachment 4**.

Developers have also advised of planned streetscape works along Scholefield Road, including indented parking, landscaping and kerb realignment, which will alter the adjoining commercial property boundary (**Attachment 5**).

The Commission has commenced public consultation on the proposal, with submissions invited until 12 June 2026. Council was formally notified on 22 April 2026 (**Attachment 6**). Members should note the Commission website contains conflicting information regarding the proposed boundary location, which the Commission has acknowledged. The Inquiry Plan prepared by the Commission is included in **Attachment 7**.

As staff do not hold delegation to respond to the proposal, a formal Council response is required.

## BACKGROUND

In 2020, the Seacliff Park Residential and Centre DPA was approved, which resulted in a change in of the existing zoning of the previous Lorenzin / Cement Hill Quarry site from Mineral Resource Extraction to Urban Neighbourhood (later transitioned to the Master Planned Neighbourhood Zone as part of the PDI Act implementation). This change enabled commercial and residential type uses to occur on what was the renamed the “Seacliff Development” site.

Two large scale planning approvals have since been issued:

- 2023 - residential land division comprising 132 allotments with associated public roads and reserves. This is now largely completed and individual dwellings are under construction.
- 2024 – Shopping centre and ancillary uses (retail shopping centre, indoor recreation facility (gym) carparking and signage). This is currently under construction.

Both developments straddled both Marion and Holdfast Bay boundaries.

## DISCUSSION

### 1. Assessment of Implications

Approximately 88% of the overall development site is located within the Marion LGA, including all but 5 residential allotments, all future public open space and stormwater detention (apart from a small 'entry statement' reserve), whilst approximately 56% of the commercial/retail allotment is located within the Marion LGA, including two of the three vehicular access points.

Whilst the balance of four of the five residential allotments located within the Holdfast Bay Council, access is achieved via a road network predominately contained within the Marion Council.

A small portion of Horizon Lane is located within Holdfast Bay Council, however access to both ends is located within the City of Marion.

#### 1.1 Property Rates

Council's Rating Services team have provided an estimate of the potential rates Council stands to gain should the entire development site be incorporated into the Marion LGA. These figures are based on the 2025/26 RID.

Should the 5 houses be located solely within the Marion LGA, based on a capital value for representative lots in this location, Council would receive a total of \$16,874.10 in rates.

To assist Members in understanding the potential rates generated from the shopping centre site and whether the value provided is appropriate, the Rating Services team has undertaken comparisons with Park Holme Shopping Centre and Hallett Cove Shopping Centre, two centres identified with a similar size and/or capital value.

Should the shopping centre be located solely within the Marion LGA, Council could receive approximately total of \$354,356.10 in rates annually based on the provided and accepted capital value. Council anticipates 1% growth every year and this will form part of estimation.

If the boundary was to remain, therefore continuing to divide the five residential allotments and shopping centre site, each portion of the land (based on the percentage within the Council) would have a valuation for each council and the respective ratepayer would receive a notice from both councils for their portion of the valuation.

#### 1.2 Open Space and Public Realm

City Activation has advised there are no concerns with the proposed boundary realignment in relation to the inclusion of the entry reserve within the Marion LGA. Both the Concept and Detailed Design of the reserve were reviewed and approved prior to its construction by Council's Open Space team as part of the land division process.

It is likely this area would have lower maintenance requirements compared to other future proposed public open spaces proposed within the development area and makes sense, from a maintenance and operational perspective, for this open space and public realm be managed by a single Council.

#### 1.3 Council Assets

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Asset Solutions have advised it would be simpler to have the LGA boundary match the property boundary (like its western and northern extents), instead of down the middle of Schofield Road. This would provide clarity on asset ownership and allow the respective Council to arrange renewals and maintenance without the need to coordinate renewal and funding alignment between 2 LGA's.

It is noted there are several examples where Marion and Holdfast Bay use the centreline of road as the boundary (Bells Road and Davenport Terrace) and there have been occurrences of each council undertaking works in the adjacent Council area without realising due to this inconsistency.

Members should also be aware that there is currently an inconsistency in the boundary location relative to roads in this location, notably:

- the boundary running along the eastern edge of Schofield Road reserve as it runs to Ocean Boulevard (i.e. north-south direction) so that the whole road rests within Holdfast Bay LGA; and
- along the northern kerb of Newland Avenue, so that the road carriageway and southern road verge sit within the Marion LGA (northern road verge within the Holdfast Bay LGA).

#### *1.4 Waste Collection*

Council's Strategic Procurement team have advised, should the five residential properties (4-12 Vantage Drive) be located wholly within the Marion LGA, the waste collection cost would be minimal.

Should the properties remain within both Council LGA's technically both councils would, for their respective properties, be responsible for waste collection.

It is suggested that in this circumstance Council would seek to negotiate with Holdfast Bay to leave accountability with one party. Given the rest of the residential development is located within Marion, it is suggested we would seek to maintain responsibility and negotiate an annual fee to recoup costs from Holdfast Bay.

On this basis, the changing of the residential properties into the City of Marion makes more sense from a waste collection perspective and the boundary realignment is supported on this basis.

The Shopping Centre has private waste collection, and so is no direct impact on waste services considerations.

#### *1.5 Planning & Building*

Planning applications which involve an allotment located in more than one Council LGA are considered by the State Planning Commission. This results in a lack of overall control and input into the final development as each Council can only provide comment on the technical aspects of the proposal. This has been the case for both the original land division and the shopping centre development applications.

A split allotment would create ongoing uncertainty for property owners (i.e. who is responsible for planning and building applications) and the duplication of administration tasks across both Council's (i.e. Section 7 property searches, Essential Safety Provision requirements etc).

The addressing of the Council boundary will simplify future processing and administration of Planning and Building processes for development into the future and is supported.

### *1.6 Engineering, Assets & Operations*

Stormwater infrastructure, consisting of one 750mm diameter and one 1050mm diameter pipe, run through the rear of the shopping centre site. These pipes direct upstream stormwater flows generated from the residential developments (terrace and apartment sites) and a future proposed detention basin which seeks to capture upstream flows generated from Clubhouse Road and the established residential properties.

These stormwater pipes will, upon completion of the development, be vested to the relevant Council (within an easement) and form an on-going asset as part of the stormwater network.

Given these pipes direct stormwater from Marion land further to the south/ south-east it is considered more practical that the shopping centre allotment remains within the Marion LGA.

## **2. Discussion**

The proposed boundary change is a commonsense solution which will remove the uncertainty experienced by the property owners of the six split allotments and reduce the future administrative requirements and duplication of function/services by separate Councils.

It is acknowledged that Council will take on additional assets, such as the entire Horizon Lane and 'entry statement' reserve, however on-going maintenance and associated operational costs are considered to be negligible, whilst the rate revenue benefits are considerable.

It is recommended that the Council supports the realignment of the boundary so that the entire Seacliff Development site is located within the Marion LGA.

Members should be aware that some form of compensation may be required as a result of the transfer of assets from one Council to another. Section 10(6) of the Local Government Act 1999 provides that where council boundaries are altered by proclamation, provision may be made for the transfer or adjustment of property, assets, income, rights, liabilities and expenses between the affected councils.

This may include the valuation and transfer of assets, liabilities or other special circumstances between councils.

It is at the discretion of the Commission as to how this is determined.

## **3. Options & Recommendation**

The Commission is seeking feedback from the City of Marion on the proposed boundary location.

Staff considered three options as illustrated below (and shown in **attachment 8**);

- centerline of Schofield Road

- southern edge of Schofield Road (northern edge of the Seacliff development site) (RECOMMENDED)
- northern kerb of Schofield Road

The recommended option is for the boundary to align with the proposed southern edge of Schofield Road, being the future boundary between the road reserve and commercial allotment. This option provides the clearest and most practical governance arrangement by ensuring responsibility for the full road corridor, including the carriageway, footpaths, landscaping and associated infrastructure, remains with a single Council.

Unlike the centreline or northern kerb options, this arrangement avoids ongoing shared maintenance obligations and reduces the need for inter-council agreements relating to road management, infrastructure maintenance and future upgrades. It also avoids the complexities associated with transferring or compensating public realm assets between councils.

Importantly, this option aligns with the developer's proposed streetscape and kerb realignment works, allowing the final boundary to reflect the ultimate built form and road reserve configuration. While Marion would not have direct control over on-street parking adjacent the commercial site, the simplified maintenance and governance outcomes are considered to outweigh this limitation.

## ATTACHMENTS

1. Attachment 1 - Draft LG Boundary Commission Submission May 2026 [**12.5.1** - 2 pages]
2. Attachment 2 - Proposal to initiate [**12.5.2** - 14 pages]
3. Attachment 3 - Overall Seacliff Development Site Masterplan [**12.5.3** - 1 page]
4. Attachment 4 - Boundary line suggested by the Commission [**12.5.4** - 1 page]
5. Attachment 5 - Realigned southern kerb and boundary [**12.5.5** - 1 page]
6. Attachment 6 - Notification of Public Consultation [**12.5.6** - 4 pages]
7. Attachment 7 - Inquiry Plan [**12.5.7** - 4 pages]
8. Attachment 8 - Boundary line options [**12.5.8** - 1 page]

SA Local Government Boundaries Commission  
GPO Box 2329  
ADELAIDE SA 5001  
[boundaries.commission@sa.gov.au](mailto:boundaries.commission@sa.gov.au)



PO Box 21 Park Holme  
South Australia 5043

245 Sturt Road Sturt  
South Australia 5047

T (08) 8375 6600  
F (08) 8375 6699  
E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

Dear Mr Donaldson

### **RE: Seacliff Boundary Change Proposal – City of Marion Response**

The City of Marion welcomes the opportunity to provide a formal submission on the proposal to change the LGA boundary associated with the Seacliff village development.

The Council supports the proposed boundary realignment, as initiated by the owner of Seacliff Developments, to include the shopping centre, residential properties into the City of Marion.

Council seeks a future boundary reflect the proposed southern road reserve boundary (i.e. boundary between the road reserve and commercial allotment), following works by the developer to amend the kerb profile of Scholefield Road.

This option provides the clearest and most practical governance arrangement by ensuring responsibility for the full road corridor, including the carriageway, footpaths, landscaping and associated infrastructure, remains with a single Council.

This arrangement avoids ongoing shared maintenance obligations and reduces the need for inter-council agreements relating to road management, infrastructure maintenance and future upgrades. It also avoids the complexities associated with transferring or compensating public realm assets between councils.

The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land.



City of Marion



@CityofMarion



City of Marion



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Importantly, this option aligns with the developer's proposed streetscape and kerb realignment works, allowing the final boundary to reflect the ultimate built form and road reserve configuration.

The majority of residential allotments and future public open space relating to the development site is already located within the City of Marion LGA. In addition, stormwater infrastructure required to service these allotments and existing upstream flows is situated within the rear of the shopping centre site.

It therefore makes practical sense to realign the boundary to incorporate the entire development site within the City of Marion LGA.

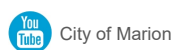
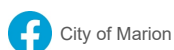
Council welcomes a speedy resolution to this consultation to minimise disruption to the future residents and occupants of the site.

Should the Commission require any further information or wish to discuss Council's submission, please do not hesitate to contact Mr Tony Harrison, Chief Executive Officer at [tony.harrison@marion.sa.gov.au](mailto:tony.harrison@marion.sa.gov.au).

Yours faithfully,

Kris Hanna  
Mayor

The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land.



[marion.sa.gov.au](http://marion.sa.gov.au)

Council and Planning Solutions

[henry@councilandplanningsolutions.com](mailto:henry@councilandplanningsolutions.com)

31 January 2025

South Australian Local Government Boundaries Commission  
GPO Box 2329  
Adelaide SA 5001  
[boundaries.commission@sa.gov.au](mailto:boundaries.commission@sa.gov.au)

*Attention: Alex Hart Director, Office of Local Government, Department of Housing and Urban Development*

Dear Alex

**Submission – Council Boundary Change Proposal (Seacliff Park)**

I act on behalf of Raymond Tonellato of Seacliff Ocean View Estate Pty Ltd (the parent company of Seacliff Developments Pty Ltd) (the **Landowner**). The Landowner is the registered proprietor of Allotment 11 and 12, in Deposited Plan 17780 located within the Hundred of Noarlunga as recorded in Certificate of Title Volume 6294 Folio 783, also known as 17 -27 Scholefield Road, Seacliff (**the Land**). Refer **attachment 1 – certificate of title**.

Please accept this submission (detailed below) for the purposes of a s30 *Local Government Act 1999* (the Act) administrative (boundary change) proposal in respect of the Land.

*Eligible Elector (Public) initiated boundary change*

In accordance with Commission's Council Boundary Change Proposals Guideline No 2 (the Guideline), the prescribed percentage of eligible electors may submit an administrative (boundary change) proposal to the Commission for consideration.

The following is an extract of a letter forwarded to the Commission dated 27 November 2023 from Mr Phil Brunning in respect to this aspect of the matter:

*I advise that Raymond Tonellato of Seacliff Ocean View Estate Pty Ltd (the parent company of Seacliff Developments Pty Ltd) has been entered onto the voter's role by the City of Holdfast Bay given his interest in 17-27 Scholefield Road, Seacliff.*

*Accordingly, I am of the view that prescribed percentage (10%) of eligible electors for the relevant area that is the subject of the boundary change proposal as required by Section 28(1) (d) of the Local Government Act 1999 has now been satisfied.*

*Please refer to the letter received from Mr Roberto Bria, Chief Executive Officer at the City of Holdfast Bay confirming this enrolment but stopping short of confirming that the prescribed percentage eligible electors has been met.*

Importantly, all parties have acknowledged that the area of land which is the subject to the boundary change is limited to one site only, that is only one site owner and there are no other existing community members who would be deemed to constitute eligible electors for the purpose of the satisfying this legislative requirement.

More particularly the parties have agreed, given the circumstances, with only one community member affected by the 'small' boundary change that the 10% eligible elector representation factor has been satisfied. Accordingly, the Landowner meets the criteria for the purposes submitting an administrative proposal under the Act (and Guideline).

#### *Outline of the Submission*

As stated above, the Land, the subject of the submission is located at 17 Scholefield Road, Seacliff. The Land has one landowner, and no other sites (and/or landowners) are affected by the proposed council boundary change.

The Land has recently received the benefit of a Provisional Development Plan Consent for a shopping centre development.

The Cities of Holdfast Bay and Marion council boundaries runs through the middle of the Land, and just South of Scholefield Road, Seacliff.

The proposed shopping centre development forms part of an integrated development with an adjoining property (located principally in the City of Marion) that is to accommodate a residential development located to the South and East of the site. A small portion of the proposed residential development is located within the Holdfast Bay Council area.

Public infrastructure in the form of roads, footpaths, stormwater and open space are to be provided as part of both the shopping centre and residential developments that will benefit the community.

The council boundary is proposed to be changed to avoid significant frustration with respect to a wide range of community of interest matters including council jurisdiction matters pertaining to the development construction, infrastructure delivery and maintenance, matters of communities of interest, electoral voting and property rating.

The Landowner seeks to have the council boundary changed, so that the entire site (ie Land) is located within the City of Marion area.

The boundary change proposed seeks to have the council boundary moved north and located at the centre line of Scholefield Road.

The proposed boundary realignment would result in several benefits relating to both the broader existing community, the proposed new residential community to be established by way of the development, the owners, developers and operations of both the shopping centre development (which forms are primary point of reference in respect to this proposed boundary change) and the adjacent residential development.

The focus in considering the consequences and argument for pursuing the proposed boundary change are directed at the community of interest variables and detailed below in this submission.

This boundary change is presented and asked to be considered as a minor administrative boundary change. More particularly “to facilitate a development that has been granted an authorisation under the Planning, Development and Infrastructure Act 2016”.

A map detailing the existing council boundary alignment and the proposed new boundary is provided at **attachment 2 – Council boundary alignment**.

### **Background**

A Council initiated boundary change proposal commenced in August 2021. At the time, Mr Phil Brunning, from Phil Brunning and Associates, had been engaged and was assisting with this process. The proposal had ‘in principle’ support of the two councils involved.

Due to delays associated with the council-initiated boundary change process and on advice to the Landowner (via their agent dealing with the matter, Design IQ), the Landowner determined to change the process to an eligible elector (public) initiated boundary proposal (per the Act). This change occurred in February 2023.

Communication to this effect was exchanged between Mr Brunning and the City of Marion and Holdfast Bay Council, and then subsequently between Mr Brunning and the South Australian Local Government Boundaries Commission.

The Boundary Commission, via correspondence dated 11 April 2023, acknowledged the intent to vary the boundary change proposal from a Council initiated boundary change to an eligible elector (public) process.

On 26 September 2023, the Boundary Commission confirmed, via correspondence, that the council-initiated proposal was no longer be proceeding.

Following a review of the boundary change proposal earlier this year, it was determined that the proposed boundary change is and should be considered as minor. The fact that there is only one ‘eligible elector’ involved and the subject site to which the council boundary is proposed is vacant, the consequences of the boundary change could otherwise be considered minimal.

Consequently, the Commission is asked to consider whether the proposed boundary change warrants any public consultation to be undertaken (as required by an eligible elector proposal), and instead could and should be considered by the Commission as an administrative proposal to affect the requested boundary change.

### **Administrative Proposal**

The legislative provisions relating to Administrative Proposals are detailed in the Act as follows:

*Section 30 (7) In this section— administrative proposal means a proposal—*

*(a) relating to the alteration of a boundary that is shared by 2 or more councils—*

*(i) to facilitate a development that has been granted a development authorisation (within the meaning of the Planning, Development and Infrastructure Act 2016); ...*

### **Grounds for making the submission**

As stated above, the Land to which the council boundary change relates is subject to several recent development applications and associated planning consents as referred below:

Development application – shopping centre

The most significant form of proposed development, which is to occur on the site, is a retail/commercial development otherwise referenced as the Seacliff Village Retail Centre.

As the Land is situated across two council areas, the Planning Commission was determined to be the relevant planning authority.

The Land had also been the subject of a rezoning process (including the requisite public consultation) to Suburban Neighbourhood Zone as part of a the 'Seacliff Park Residential Centre Development Plan Amendment' and was authorised in November 2020. However, since the inception of the Planning and Design Code on 19 March 2021 the land zoning category has changed to Master Planned Neighbourhood Zone. (Part of the Land that is to accommodate the proposed residential development had a history of past use as landfill).

As part of the rezoning process, infrastructure deeds have been negotiated and agreed between the Landowner, developer and the respective two councils. These agreements apply to the broader development proposal that is to proceed over the coming 12-18 months.

The shopping centre development comprises some 3352 sqm of supermarket retail space, 10 retail tenancies having a combined floor space of approximately 1750sqm, food and beverage (licensed) premises totalling approximate 1280 sqm.

The development application has not involved any public notification (per the provisions of the Planning and Design Code). It is noted however, that the sites rezoning, as mentioned above, did involve extensive public consultation.

The shopping centre development application Planning Consent notice (24007160) is provided at **attachment 3**.

Development application – residential land division

A development application (land division) has been approved for residential development purposes that incorporates a small portion of the Land (southeastern corner) which intersects with both council boundaries.

The residential development is currently underway, as a partnership with the Landowner and Villawood. No dwellings have yet to be constructed.

The residential land division development approval notice (Development application no: 22006232) is provided at **attachment 4**.

**Development - Council boundaries**

It is fair to say that the Landowner and his/her agents are experiencing some difficulties in dealing with two separate council administrations for the purposes the delivery both aspects of the shopping centre and residential projects, particularly in relation to the engineering standards and public realm treatments.

Furthermore, it is submitted that once completed the integrated shopping and residential developments will be more effectively and efficiently established and operated in a coordinated manner under the administrative responsibility of one council not two.

It is in respect to the issuing of consent for the shopping centre development application that the request to change and the submission for an 'Administrative (boundary change) Proposal are presented.

The shopping centre development constitutes a significant multimillion dollar investment which, if to be delivered in an orderly and cost-effective manner, would be if the Landowners, developers, future occupiers of the shopping centre and associated communities, were governed by one Council, the City of Marion.

The need for government to actively participate and facilitate positive investment and job creating opportunities have been well documented, and every opportunity should be taken to ensure that private sector investments are facilitated and encouraged by all levels of government.

The consolidation of a change to the site's council boundaries will allow for greater efficiencies in the planning and delivery of the project in the coming 12-18-month period relative to the developments' construction and future operations of the shopping centre.

Significantly, community of interest principles, including community participation and the enjoyment of the centre will, over time, be more efficient and effective if the centre operates in one local government area.

Additionally, the scale of the centre will have many interface aspects with local government which will benefit from one local government body being the conduit to local community interests and representation.

For example, aligning the retail and service activities planned for the shopping centre—both during the initial development phase and as tenancies evolve over time—will better meet the needs and outcomes of the community of interest. This alignment can be more effectively and efficiently achieved if a single local government representative body engages with the shopping centre's owners and operators, ensuring consistent representation of the community's interests over the medium to long term.

#### **Section 26 Principles – responses**

As stated above, the proposed boundary change seeks to incorporate the entire development site (Land) at 17 Scholefield Road, Seacliff, into the City of Marion area. This will enable more cohesive governance, planning, and service delivery, particularly as the site transitions from vacant land to a significant mixed-use development comprising a shopping centre and adjoining residential components.

The principles outlined in Section 26 of the Act are addressed below to demonstrate how the proposed change aligns with these guidelines and will benefit the affected councils, residents, and broader community.

**(i) the resources available to local communities should be used as economically as possible while recognising the desirability of avoiding significant divisions within a community.**

Council resources are finite and very decision made that achieve greater efficiency and effectiveness outcomes need to be made accordingly.

The Landowner (and the future developers) of the site, both of whom form part of the community, will achieve greater efficiency in the development, construction and future operating of the shopping centre project if it were located within the one council area.

Having the shopping centre site split into two council areas has and will continue to generate duplication in resource use when dealing with two council administrations.

Once construction of the shopping centre is completed and then the shopping centre becomes operational, duplication in dealing with two councils relative to the variety of interface issues between the commercial operations of the centre, the Council's and community will be improved if such relationships are formally structured with one council.

The shopping centre's 'field of influence' will have will be broad. Retail and community-based uses within the centre will be of importance to many in the community and the shopping centre management will be seeking to ensure resources allocations and service offerings are to be benefit of community both locally and regionally.

As the site is currently vacant (but soon to be developed), the opportunity to create a new community identity and sense of belonging is now. Consolidation of the council boundary before the site is developed and occupied will assist in avoiding any division that may otherwise result.

In summary:

- Splitting the site between two councils results in resource duplication during development, construction, and ongoing management.
- Developers and stakeholders will benefit from streamlined interactions with a single council administration, avoiding inefficiencies in dealing with two separate regulatory bodies.
- Consolidation ensures that future operations—such as permits, compliance, and maintenance—will have a single point of contact, reducing administrative complexity and costs for all parties involved.
- From a community identity perspective, aligning the site with the City of Marion avoids artificial divisions between the commercial and residential components of the development, fostering unity and stronger community ties.

**(ii) proposed changes should, wherever practicable, benefit ratepayers.**

This submission has been focused on what is best for community, located in both the City of Marion and City of Holdfast Bay.

Cost of living - The proposed boundary change will assist community within both council areas by streamlining local council interface to one council and not two, thereby avoiding duplication in resource allocation and expense of services to the community.

Reduced local government resources will be required to manage matters that will arise as only one administration will be primarily responsible. The cumulative consequence of which will

reduce council costs and assist to reduce pressure on council's annual rate setting considerations that influence community cost of living.

Improved community service outcomes – by dealing with one council administration the shopping centre operations will be able to ensure the mixture of retail uses and ancillary services to be provided to be better informed and aligned with community expectations and needs.

Project delivery outcomes – existing community in the immediate area will benefit from knowing that both the shopping centre and residential developments will be progressed having direct dealings with one council and not two. This will streamline the ability of the developers to deal directly and consistently with one council administration.

As previously publicly reported by the City of Marion in its original General Proposal, the following is agreed and presented in respect to the alignment of the boundary change to this Principle:

*As the subject land is currently vacant, future ratepayers will benefit from:*

- *An ease of liaising with one council around all their service needs*
- *The removal of any public perceived 'bureaucracy' of two council boundaries.*
- *The removal of perceived (or real) service and rates disparity to residents/tenants*

*Furthermore, as a new development, a boundary realignment will consolidate the community and promote the opportunity to collectively engage with the City of Marion on matters relating to their new community.*

In summary:

- Ratepayers will benefit from:
  - Lower administrative costs due to reduced duplication.
  - Clearer lines of communication for service delivery.
  - Elimination of perceived disparities in services and rates for residents within the same development.
- Future residents and tenants will enjoy greater simplicity in engaging with local government, avoiding the perceived bureaucracy of interacting with two councils
- A single-council jurisdiction will reduce operational costs for the developer, the shopping centre, and residents, with potential savings passed on to ratepayers in both council areas

**(iii) a council should have a sufficient resource base to fulfil its functions fairly, effectively and efficiently.**

The proposed boundary change, given its limited area, will not have any material consequence to either the City of Marion or the City of Holdfast Bay relative to resources to continue to operate and provide services to local community.

Importantly the site is vacant and has not functioned in any manner relative to the existence of community and or either council's operations, services to community and or financial management fundamentals.

Should the boundary change eventuate with the area consolidated into the City of Marion, the Council is well placed and positioned to ensure that both the shopping and residential

developments will orderly and economically integrate within Councils operations, representation and advocacy.

The City of Marion is a larger Council, has greater financial capacity and capability to integrate the site, its development and ongoing operations into its whole of community approach to community services.

The City of Holdfast Bay will not be materially impacted in any consequential manner relative to its operations and or financial position given that the Site is vacant and would not have been otherwise provided for in current or future service provision considerations.

In summary:

- The City of Marion has the capacity to manage the site, leveraging its existing administrative and infrastructure capabilities.
- The City of Holdfast Bay is not significantly impacted by the boundary change, as the land is currently vacant and does not contribute meaningfully to its financial or operational base.
- Consolidation ensures orderly integration of services, including stormwater, roads, and community infrastructure, within Marion's existing systems.

**(iv) a council should offer its community a reasonable range of services delivered on an efficient, flexible, equitable and responsive basis.**

Both councils involved in this matter currently, and into the future, will continue to provide each of their respective communities a scope of services which are fit for purpose.

The small-scale nature of the proposed boundary change will not affect either Council's capacity in this regard.

The proposed boundary change will assist both councils to be more efficient and effective resulting in more equitable and responsible service delivery by avoiding service delivery duplication and streamline the resulting interface once the shopping centre is developed and operational.

The integrated nature of the shopping centre development and adjoining residential development dictates that services provided by the same council would benefit future retail and commercial occupants of the shopping centre and residents alike.

This would result in a more efficient and fit for purpose outcome if otherwise provided by two councils, should a boundary change not result.

As previously publicly reported by the City of Marion in its original General Proposal, the following is agreed and presented in respect to the alignment of the boundary change to this Principle:

*The City of Marion provides its community with an expansive list of services, programs and a strong investment program in civic infrastructure. These include:*

- *community facilities and programs including libraries and neighbourhood centres and community halls;*
- *sport and recreation infrastructure and programs;*
- *a business hub;*

- *significant local roads upgrades. An annual renewal and maintenance program for roads, footpaths and storm-water;*
- *waste management services;*
- *investment and maintenance for open space;*
- *a significant commitment to tree planting on both council-owned and state-owned roads;*
- *General administrative services are also provided with Council's Administration Hub and Chamber within very close proximity to this site*

*The City of Marion has a cross-council collaborative relationship with the Cities of Charles Sturt and Port Adelaide Enfield. This relationship results in shared resources across the councils along with shared procurement to increase the cost efficiencies in delivering services to the community.*

*This relationship has been highlighted by the Productivity Commission as an effective approach to Local Government operations that should be considered by other Councils*

*A regional subsidiary, the Southern Region Waste Resource Authority, established by the Cities of Onkaparinga, Marion and Holdfast Bay is responsible for providing and operating waste management services on behalf of constituent councils.*

*Once developed, as anticipated, the site will provide a range of services and facilities for use of the new and surrounding community including medical, childcare, and a shopping centre. Open space will provide connectivity to existing walking trails in the area.*

In summary:

- Service delivery for the integrated residential and shopping centre development will be more effective if managed by one council.
- Consolidation avoids duplication in the delivery of multiple service outcomes, such as waste management, infrastructure maintenance, and community engagement services.
- Marion's proximity to the site and established administrative resources ensure timely and responsive support for future residents and businesses.

**(v) a council should facilitate effective planning and development within an area and be constituted with respect to an area that can be promoted on a coherent basis.**

The proposed boundary change will have more beneficial consequences in seeking to achieve effective planning and development outcomes if consolidated within the City of Marion area given the shopping centre forms part of and is integrated with the balance of the southern portion of the residential development site.

The facilitation and integration of new infrastructure associated with both the shopping centre and residential developments, coupled with the orderly development and creation of a new community on and within the vicinity of the land subject, will result in a more consolidated and balanced development outcome that would otherwise be the case if the land was to either remain divided by way of the current council boundary alignment and or form part of the City of Holdfast Bay Council area.

Having already been approved, all efforts have been directed at ensuring the configuration and formation of the shopping centre development and the associated residential development is to

occur in the best possible manner to ensure good planning and development outcomes are achieved.

It is the ongoing establishment and operational nature of both the shopping centre and residential developments moving forward that will benefit from the council boundary change as proposed.

Once established the ongoing service delivery and maintenance of the shopping centre and residential development's public assets, roads, footpaths, stormwater, open space etc will be more effectively achieved by one local government authority, not two.

The coexistence of both the shopping centre site and related residential development will on an ongoing basis be more coherent relative to community activity and interest if integrated in a complete sense with the southern City of Marion community.

In summary:

- Aligning the site with the City of Marion ensures the cohesive development of both the shopping centre and associated residential areas.
- Marion's existing infrastructure investments and strategic plans (e.g., roads, community spaces) directly support the area, enhancing long-term planning outcomes.
- Integrating new infrastructure—such as open spaces and walking trails—within one council promotes sustainable and unified growth.

**(vi) a council should be in a position to facilitate sustainable development, the protection of the environment and the integration of land use schemes.**

A change to the council boundary related to and because of the shopping centre development to occur on the site, would achieve more sustainable medium to long term balanced environmental, sustainable and integrated development outcomes if consolidated within the City of Marion.

Both the shopping and residential developments occurring on the site are to be staged in an integrated manner with community identity, enjoyment and belonging outcomes created and integrated into the adjoining and broader urban fabric context.

In summary:

- Marion's strategic focus on sustainability and environmental integration aligns with the planned development's goals, ensuring effective implementation of environmental initiatives.
- Consolidating the site under the auspice of the City of Marion will provide for more consistent application of land use, development and environmental policies.

**(vii) a council should reflect communities of interest of an economic, recreational, social, regional or other kind, and be consistent with community structures, values, expectations and aspirations.**

Irrespective of the decision to change the Council boundary as detailed by this submission, both councils will continue to function, represent and advocate for their respective communities as they are governed to do, ensuring community of interest outcomes are not compromised.

However, the new community to be created (both in respect to the shopping centre and residential development), will as is presented in this submission, be better consolidated with the existing broader community and represented and advocated for by the City of Marion.

As previously publicly reported by the City of Marion in its original General Proposal, the following is agreed and presented in respect to the alignment of the boundary change to this Principle:

*The City of Marion's Strategic Plan 2019-2029 was developed from a widely consulted Community Vision- Towards 2040.*

*Six community themes provide strategic direction; Liveable, Valuing Nature, Innovation, Prosperous, Connected and Engaged. The themes address:*

- *economic*
- *social*
- *sport and recreational,*
- *community engagement,*
- *innovation and environmental aspirations that are important to our community.*

*Council's 4 Year Business Plan 2019-2023 outlines the key initiatives that Council intends to deliver to support the community themes.*

*Council's commitment to these aims is reflected in our community satisfaction.*

*Regionally the Council invests in key assets both Council and State owned, including:*

- *Coastal Walkway*
- *Oaklands rail upgrades*
- *Glenthorne National Park and partner state funding*
- *Southern Soccer Facility and Sam Willoughby International BMX track (partnership with State Government and the City of Onkaparinga within the City of Marion at Majors Road)*
- *Animal management*
- *Key educational and retail precincts including Westfield Marion, Castle Plaza, Tonsley Innovation District.*

*To the community of Seacliff Park and Marino, the 4 Year Business Plan commits to significant upgrades of key infrastructure including the Marion Golf Park (on the southern boundary of the subject land), Marino Community Hall and the nearby Coastal Walking Trail to enhance recreational and social opportunities for residents and visitors.*

*Furthermore, the Cove Civic Centre library is located 4.1 kms south and includes a business hub and community spaces for public use*

*The City of Marion's average residential rate remains among the lower rating metropolitan councils with a one percent increase in the 2021-22 financial year. In 2020-21, the City of Marion had the lowest average residential rate compared to neighbouring councils (Cities of Holdfast Bay, Onkaparinga, and Mitcham).*

In summary:

- Marion's Strategic Plan 2019-2029 (and as updated by way of City of Marion Strategic Plan 2024-2034) emphasizes community engagement, liveability, and innovation—all relevant to the proposed development.
- Community amenities such as the Cove Civic Centre and proximity to key assets like Westfield Marion and local libraries demonstrate Marion's capacity to serve future residents effectively.
- Integration fosters a sense of belonging and shared identity, consistent with Marion's existing community structures.

**(viii) a council area should incorporate or promote an accessible centre (or centres) for local administration and services.**

The size, configuration and positioning of the site and its future development relative to both future shopping and residential increased activity will be better provided for within the City of Marion's scope and breadth of local administration and services offerings to community.

As previously publicly reported by the City of Marion in its original General Proposal, the following is agreed and presented in respect to the alignment of the boundary change to this Principle:

*It is likely that future communities at the subject land will frequent key locations within the City of Marion boundary:*

*1) Marion Regional Centre (3.7km from the subject land) - includes Westfield Marion, the State Aquatic Centre, Bunnings, Government services, entertainment venues and surrounding specialty businesses including a 24 hour gym and Local Health network.*

*2) The Marion Cultural Centre Library is another key service offered at this site.*

*3) The City of Marion Administration Centre is located 100 metres from Westfield Marion located on Sturt Road, Sturt.*

*4) The Cove Civic Centre (City of Marion asset) is located 4.1km to the south at Hallett Cove and includes a library, business hub and community spaces for hire. Access to comp*

**(ix) the importance within the scheme of local government to ensure that local communities within large council areas can participate effectively in decisions about local matters.**

The City of Marion's strong focus on community engagement, including public consultations and accessible decision-making forums, ensures the new community's voices will be heard.

As previously publicly reported by the City of Marion in its original General Proposal, the following is agreed and presented in respect to the alignment of the boundary change to this Principle:

*The City of Marion is focused on promoting community engagement in decision making through strong community engagement, this includes:*

- *Extensive community engagement on project and program initiatives, enabled through multiple modes of communication including public meetings, hard copy and online engagement material*
- *Engagement on the Council's priorities for the community through consultation on the Annual Business Plan.*

- *Links directly with the community and connection through community groups such as the 5049 Coastal Community Association.*
- *New residents within the City of Marion are strongly encouraged to participate in all Community Engagement matters that they feel passionate about.*

**(xi) residents should receive adequate and fair representation within the local government system, while over-representation in comparison with councils of a similar size and type should be avoided (at least in the longer term);**

The proposed boundary change aligns the development with Marion's Coastal Ward, which has the capacity and elected representatives to accommodate the additional population and activities.

As previously publicly reported by the City of Marion in its original General Proposal, the following is agreed and presented in respect to the alignment of the boundary change to this Principle:

*The subject land is currently vacant. It lies within the Coastal Ward which covers the key coastal suburbs and is represented by two elected members.*

*A Representation Review completed in 2020 outlined 10,300 electors with two ward members, representing a quota of 5150.*

*The residential development once complete indicate a potential for 1000 to 1300 residents.*

**(xii) a scheme that provides for the performance of functions and delivery of services in relation to 2 or more councils (for example, a scheme for regional governance) may improve councils' capacity to deliver services on a regional basis and therefore offer a viable and appropriate alternative to structural change; and**

Both councils already collaborate regionally (e.g., **Southern Region Waste Resource Authority**).

While regional collaboration has proven effective in certain contexts, the unique circumstances of this proposal—integrated development spanning two council areas—necessitate structural boundary change to ensure cohesive governance and service delivery.

## **Conclusion**

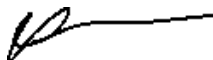
The proposed boundary change is very minor, involves one ratepayer, and is consistent with the Principles contained in section 26 of the Act and addresses economic efficiency, community cohesion, effective service delivery, and sustainable development.

By consolidating the site within the City of Marion, the proposal facilitates better community of interest outcomes for residents, businesses, and the affected councils alike.

I look forward to receiving a response from you as to whether the Commission accepts this administrative proposal including for the purposes of making its inquiries, undertaking any consultation (if deemed necessary), and consulting with the Minister.

Of course, please don't hesitate to contact the undersigned should you require any further information for this purpose.

Kind regards



**Henry Inat**  
**Principal, Council and Planning Solutions**

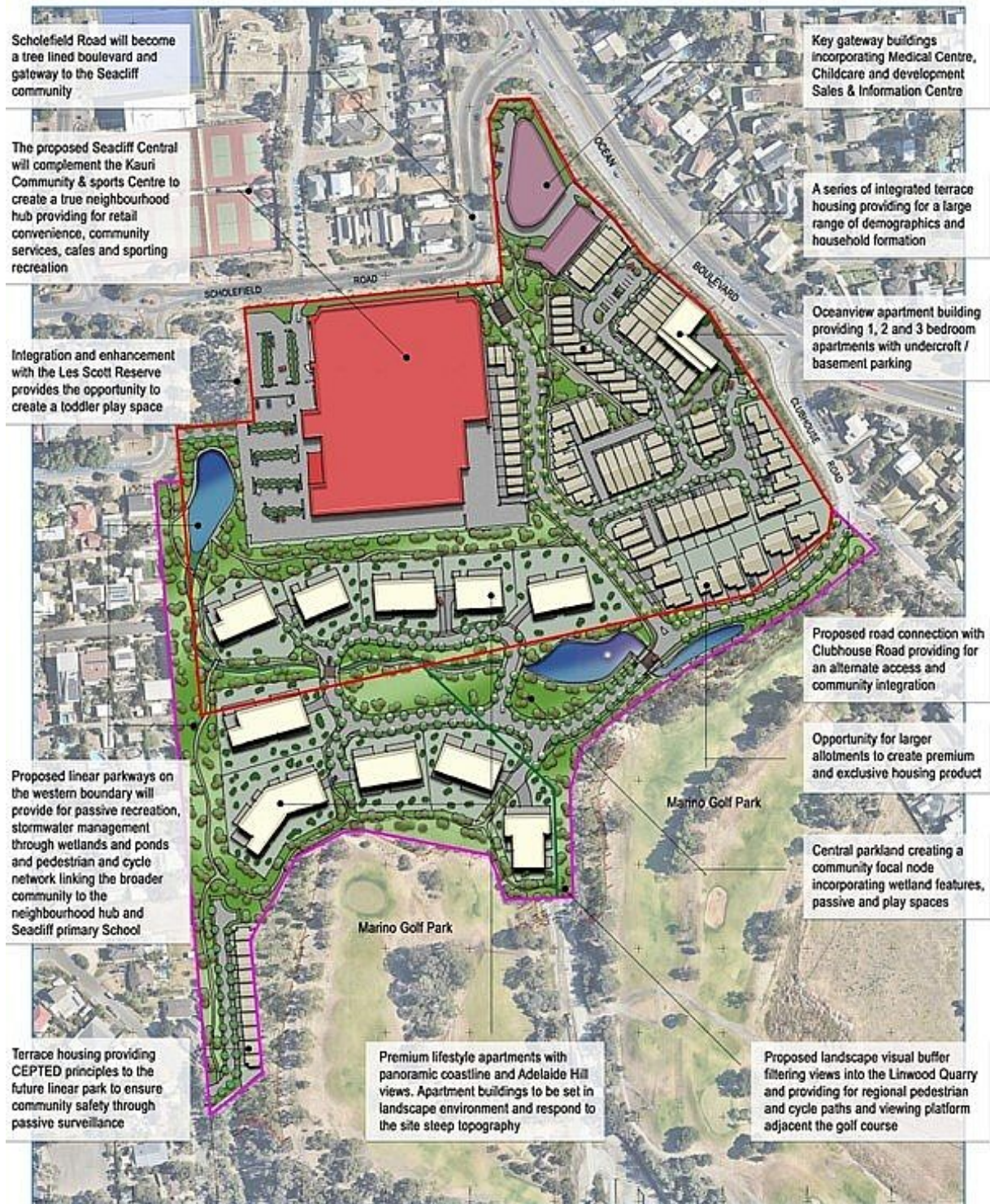
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Overall Seacliff Development Site Masterplan (design and layout subject to change)

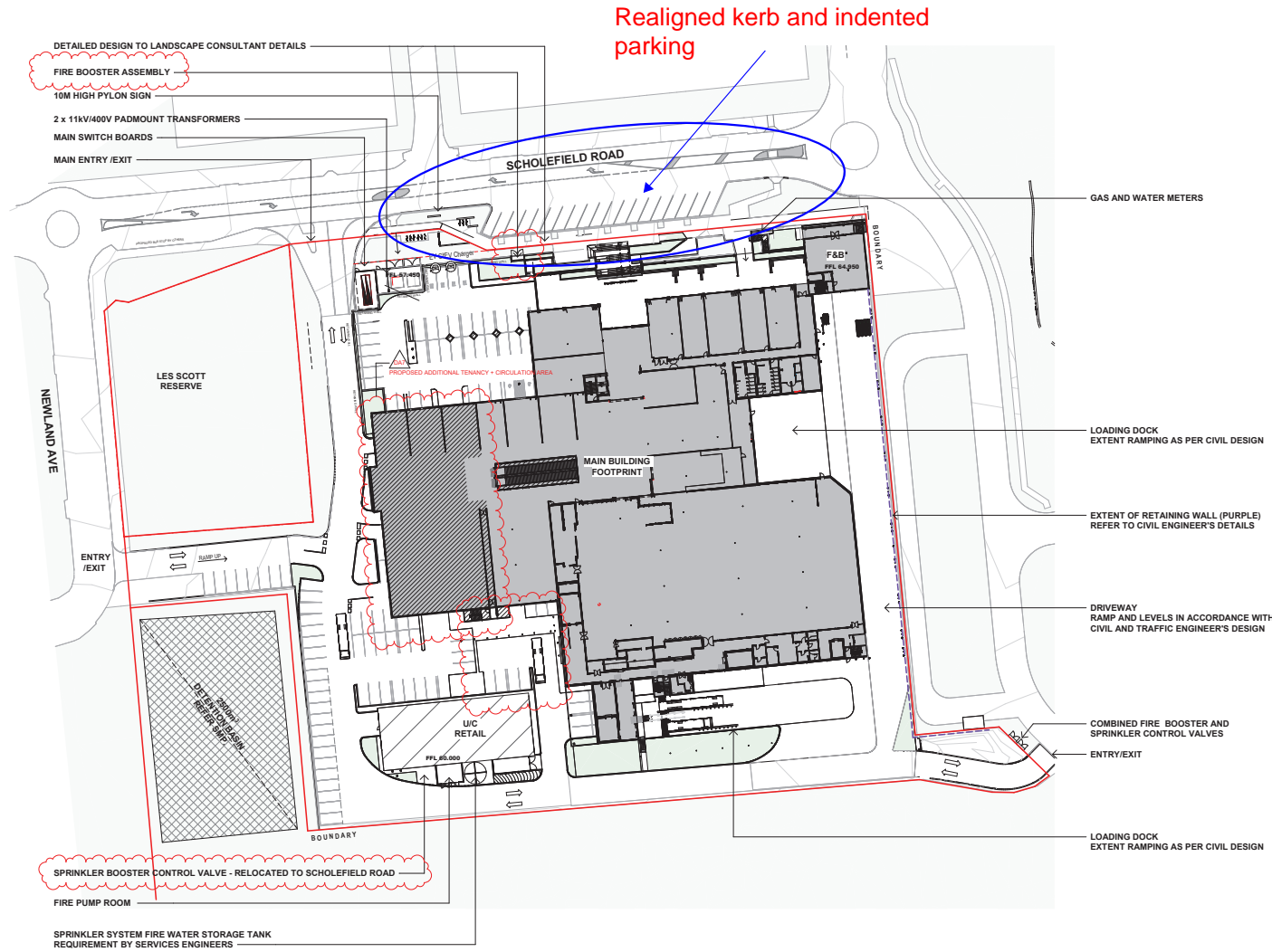






**DA ISSUE**  
SUBJECT TO DEVELOPMENT APPROVAL

Rev	Amendment	Date
DA1	SUBMITTED FOR PLANNING APPROVAL	06.03.2024
DA2	PLANNING APPLICATION REVISION	13.06.2024
DA3	PLANNING APPLICATION REVISION	09.09.2024
DA4	AMENDMENTS FOR APPROVAL	12.09.2025
DA5	PRELIMINARY FOR COMMENT	17.10.2025
DA6	PRELIMINARY FOR COMMENT	31.10.2025
DA7	SUBMITTED FOR DA	07.11.2025
DA8	SUBMITTED FOR DA	19.02.2026



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Seaciff Development Pty Ltd  
Seaciff Village Retail Centre

SITE PLAN, OVERALL

Scale 1:500  
Date 06/09/2024  
Job No. 2025013  
Dwg No. 3593 DA-A11-00 Rev: DA8 SHEET 11

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**From:** DHUD:Boundaries Commission <[DHUD.BoundariesCommission@sa.gov.au](mailto:DHUD.BoundariesCommission@sa.gov.au)>  
**Sent:** Wednesday, April 22, 2026 12:01 pm  
**To:** Tony Harrison <[Tony.Harrison@marion.sa.gov.au](mailto:Tony.Harrison@marion.sa.gov.au)>  
**Subject:** Seacliff Administrative Boundary Change Proposal - Community Engagement

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**OFFICIAL**

Dear Mr Harrison,

With regard to the publicly initiated Seacliff Administrative Boundary Change Proposal (the Proposal) by Mr Raymond Tonellato of Seacliff Developments Pty Ltd, please find below information on the community engagement process and inquiry into the Proposal.

At its meeting on 19 November 2025, the SA Local Government Boundaries Commission (the Commission) determined to inquire into the Seacliff Administrative Council Boundary Change Proposal. The inquiry will be undertaken in accordance with section 30 of the *Local Government Act 1999* (the Act) and the relevant Commission Guidelines.

At its meeting on 11 February 2026, the Commission approved the Seacliff Administrative Council Boundary Change Proposal Engagement Plan and Inquiry Plan.

The Engagement Plan provides details of the engagement and consultation activities to be undertaken in accordance with Commission *Guideline 9 – Engagement and Consultation* and *Guideline 2 – Administrative Proposals*. Please note that the engagement activities outlined in the Engagement Plan have been tailored to suit the minor nature of the Proposal.

A newspaper notice has been arranged for the *Advertiser* on Wednesday 29 April 2026 informing of the Proposal consultation. The consultation period begins on 29 April 2026 and closes on 29 May 2026.

A letterbox drop will be undertaken, providing a flyer to residents in the areas adjacent the Boundary Change Proposal area with information and the opportunity to provide feedback on the Proposal. The letterbox drop is scheduled to occur on 29 April 2026. A copy of the letterbox flyer is attached for your information.

Additionally, the Inquiry Plan details the five areas of inquiry that will be investigated:

1. Financial Matters
2. Land Use and Planning Matters
3. Employee Matters
4. Representation Matters
5. Community and Service Matters

Both the Inquiry Plan and the Engagement Plan may be viewed on the Commission's website under the Engagement and Inquiry section here: [Seacliff Boundary Change Proposal](#)

We invite Councils to be part of this engagement process by providing details of the consultation on council websites and social media as deemed appropriate.

We also invite Council to provide its own feedback on the Proposal to the Commission.

From 29 April 2026 until 29 May 2026, comment is invited on the Proposal by sending written feedback via:

- **Email:** [boundaries.commission@sa.gov.au](mailto:boundaries.commission@sa.gov.au)
- **Postal Address:**  
SA Local Government Boundaries Commission  
GPO Box 2329  
ADELAIDE SA 5001

Upon completion of the consultation process, feedback received will be incorporated into the investigation findings. An Inquiry Report with recommendations will be prepared by the Commission for consultation with the Minister for Local Government, in accordance Section 30(3) of the Act.

As the owner of the affected land, Seacliff Developments Pty Ltd has also been notified of the consultation via their agent.

If you have any queries on the above, please let me know.

Regards,

**Doug Roberts**

Senior Policy Officer Boundaries  
Office of Local Government

Department for Housing and Urban Development

W [dhud.sa.gov.au](http://dhud.sa.gov.au)

Level 13, 1 King William Street Adelaide SA 5000



The Department for Housing and Urban Development acknowledges First Nation people as the Traditional Owners of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage, beliefs and relationship First Nations peoples have with these lands and waters and the continuing importance of this today.

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## Have Your Say On Proposed Change to the City of Marion and City of Holdfast Bay Council Boundaries.

The South Australian Local Government Boundaries Commission (the Commission) is conducting an Inquiry into a publicly initiated Boundary Change Proposal from Seacliff Developments Pty Ltd.

The Commission is an independent body responsible for investigating proposals to change council boundaries and makes recommendations to the Minister for Local Government.

Seacliff Developments Pty Ltd has submitted a proposal to the Commission to move an area currently in the City of Holdfast Bay, being portion of a proposed future shopping centre and five future residential allotments, into the City of Marion.

The Commission has decided to conduct an Inquiry, in accordance with the Local Government Act 1999 and its Guidelines for Boundary Change Proposals.

Information on the Proposal can be found at [dit.sa.gov.au/local-government/boundaries-commission/current-proposals/seacliff-park](https://dit.sa.gov.au/local-government/boundaries-commission/current-proposals/seacliff-park)

The public consultation period for the proposed City of Marion and City of Holdfast Bay boundary change at Seacliff is open now and will close on Friday 29 May 2026 at 5pm. You are invited to provide feedback about the proposed boundary change.

Your feedback\* will inform the Commission's Report findings and recommendations to the Minister for Local Government. The Minister will make the final decision on whether any boundary change proposal proceeds or not.

You can send written feedback on the Proposal to the Commission by email or mail to:

### Email

[boundaries.commission@sa.gov.au](mailto:boundaries.commission@sa.gov.au)

### Postal address

SA Local Government Boundaries Commission  
GPO Box 2329,  
Adelaide SA 5001

Closing date for feedback submissions\* is 5pm, Friday 29 May 2026.

\*Note: All written submissions, with personal details removed, may be published at the sole discretion of the Commission unless the party providing the submission expressly requests that their submission not be published.

Scan to find out more





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## City of Marion and City of Holdfast Bay – Seacliff Administrative Boundary Change Proposal Inquiry Plan

Please note that this Inquiry Plan is based on the ‘standard’ Inquiry Plan for boundary change proposal inquiries, but has been partially modified to accommodate the minor nature of the Seacliff Administrative Boundary Change Proposal. While many aspects of the full Inquiry Plan remain, they remain to demonstrate that all aspects pertaining to this Inquiry have been considered, even if they are not necessarily applicable.

### **1. Financial Matters**

Item number	Requirement	Reference in the Act/ Guideline	Matters that the investigation must cover
1	Financial implications	S 31(3)(b)(i)	<ul style="list-style-type: none"> <li>Potential impact on operating revenue for affected councils.</li> </ul>
2	Division of assets and liabilities: land and buildings, plant & equipment, cash, investments, interests in any ‘business activities’, debtors	Guideline 4	<ul style="list-style-type: none"> <li>Identify all current and future planned council owned assets and liabilities affected by this proposal.</li> <li>Identify impacts that the division/loss of these assets may have both financially and in service provision for the affected councils.</li> <li>Identify any impacts of the transfer of these assets on affected councils, including operating budgets / asset management</li> </ul>
3	Impact of any significant contracts (e.g. waste management)	Guideline 4	<ul style="list-style-type: none"> <li>Identify all significant contracts held by the affected councils that may be affected by this proposal, and any impacts of the proposal on them.</li> </ul>
4	Assessment of any significant differences in rating policies of the councils involved, the impacts on ratepayers and how these are to be addressed in both the short and longer term.	Guideline 4	<ul style="list-style-type: none"> <li>Identify changes in rates that may apply to rateable properties within the affected area based on the affected councils’ current rating policies.</li> </ul>
5	Assessment of any significant differences in fees and charges of the councils	Guideline 4	<ul style="list-style-type: none"> <li>Identify all fees and charges currently in place for affected councils, and the impact on councils and ratepayers from any changes to these.</li> </ul>

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6	Existing grant arrangements relevant to affected area (including both Financial Assistance Grants and specific grants)	General Refer 31 (3)(b)(i)	<ul style="list-style-type: none"> <li>Identify any existing grant agreements that would be affected by this proposal.</li> </ul>
7	Impact on any property-based service (eg CWMS)	General Refer 31 (3)(b)(i)	<ul style="list-style-type: none"> <li>Identify property-based services offered by affected councils, and the impact that a boundary change may have on the management of these services (including consideration of any applicable service charge or rate).</li> </ul>
8	Assessment of any significant differences in service levels provided by the councils	Guideline 4	<ul style="list-style-type: none"> <li>Assess the service levels provided by affected Councils and identify any impact that a boundary change may have on the delivery of services to ratepayers and councils.</li> </ul>

**2. Land Use and Planning Matters**

Item number	Matter	Reference in the Act/ Guideline	Required output/investigation
1	Potential conflicts that may arise from existing patterns of land use if the proposal was implemented.	Guideline 4	<ul style="list-style-type: none"> <li>Identify any land management issues that may arise with a transfer of area – eg open space, storm water, significant easements.</li> <li>Review and identify any significant differences in planning policies between the affected Councils.</li> <li>Identify any existing or potential environmental impacts that should be considered.</li> <li>Assess the capacity of the affected councils to manage significant future growth areas.</li> <li>Assess whether the affected councils could facilitate effective and sustainable planning and development and the protection of the environment if a boundary change was implemented.</li> <li>Consider any existing land development approvals.</li> <li>Consider the location of the proposed new boundary relative to the current land ownership, intended future ownership and future land use.</li> </ul>

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**3. Council Employee Matters**

Item number	Matter	Reference in the Act/ Guideline	Required output/investigation
1	The impact on the various rights and interests of any council employees affected by the general proposal	Section 31(3)(b)(v)	<ul style="list-style-type: none"> <li>Identify the impact on the various rights and interests of any council employees affected by the proposal.</li> </ul>
2	Implications for council employees, including any proposed transfer of staff and conditions of employment	Guideline 4 Refer 31(3)(b)(v)	<ul style="list-style-type: none"> <li>Identify any workforce or human resourcing issues that may result from a proposed boundary change.</li> </ul>

**4. Representation Matters**

Item number	Matter	Reference in the Act/ Guideline	Required output/investigation
1	Impact on internal structure and representation of councils, and how this will be dealt with in the short and longer term	Guideline 4	<ul style="list-style-type: none"> <li>Identify any impacts on representation for the area affected by the proposal.</li> </ul>

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**5. Community and Services Matters**

Item number	Matter	Reference in the Act/ Guideline	Required output/investigation
1	Community of interest	S 26(vii) and related s 26 principles	<ul style="list-style-type: none"> <li>• Advise on community members' identification as members of a particular local and/or regional community.</li> <li>• Consider the three aspects of community of interest:               <ol style="list-style-type: none"> <li>1. <u>Perceptual dimension</u> - a sense of belonging to an area or locality which can be clearly defined.</li> <li>2. <u>Functional dimension</u> - the interactions of the community, the sense of common activities such as trade, sport and schooling, and common needs for area-based facilities and amenities.</li> <li>3. <u>Political dimension</u> – the community's local representation and capacity to participate in local governance and decision-making.</li> </ol> </li> </ul>
2	Ability of communities to access council services and relevant communication issues between councils and communities	Guideline 4	<ul style="list-style-type: none"> <li>• Assess how community members in the affected area access and use services and facilities provided by their own or nearby councils.</li> <li>• Identify existing relationships between affected councils and social, recreational and sporting groups, and the impact that a boundary change may have on this relationship or the operation of the group.</li> <li>• Determine if all affected councils would be in a position to offer their communities a reasonable range of services delivered on an efficient, flexible, equitable and responsive basis if the proposed boundary change was implemented.</li> </ul>



Red = Current Boundary; Orange = Centre line; Blue = Aligns with eventual northern commercial boundary; Green = Northern kerb

## 12.6 PDI Delegations Update

<b>Report Reference</b>	GC260526R12.6
<b>Originating Officer</b>	Unit Manager Planning & Development – Alex Wright
<b>Corporate Manager</b>	Manager Development and Regulatory Services – Maddie Frew
<b>General Manager</b>	General Manager City Development - Ben Keen

### REPORT OBJECTIVE

The purpose of this report is to seek endorsement for updates and amendments to the existing *Planning, Development and Infrastructure Act 2016* Instruments of Delegation.

### REPORT HISTORY

GC210223R12	Council delegations under the Planning, Development and Infrastructure Act 2016
GC220809R11.3	PDI Delegations Update

### EXECUTIVE SUMMARY

Council's powers to delegate under the *Planning, Development and Infrastructure Act 2016* (SA) (PDI Act) are limited to 'Council' as a Relevant Authority for development assessment (being Building Consent and Development Approval). As a result, two separate Instruments of Delegations are applicable which separate Council's roles as a Council, Designated Authority and Entity (as detailed in Instrument A), and as a Relevant Authority (as detailed in Instrument B).

Since the Instruments of Delegation (A & B) were last updated in 2022, legislative changes have occurred to the PDI Act and related Regulations, which require amendments and updates to the existing delegations.

As a result of these changes, it is recommended Council resolve to support the amendments and delegate most of the new responsibilities to the CEO.

A summary of the changes and the amended Instruments of Delegation are attached to this report.

**RECOMMENDATION****That Council:**

1. Notes that existing Delegations within Instrument A and Instrument B will remain in place until revoked or amended by Council.
2. In accordance with the power contained in Section 44(1) of the *Local Government Act 1999*, the powers and functions of the Council under the *Planning, Development and Infrastructure Act 2016* and statutory instruments made there under contained in the proposed Instrument of Delegation A, annexed to the Report as Attachment 3 and considered by Council at its meeting held 26 May 2026 and titled:

*"Instrument of Delegation Under the Planning, Development and Infrastructure Act 2016, Regulations, Planning & Design Code and Practice Directions of Powers of a Council as a Council, a Designated Authority and a Designated Entity"*

are delegated, as described in the Instrument, to the person occupying or acting in the office of Chief Executive Officer of the Council subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.

3. Resolves that the powers and functions delegated in Instrument of Delegation A (as above) may be further delegated by the Chief Executive Officer in accordance with Section 44 and 101 of the *Local Government Act 1999* as the Chief Executive Officer sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation.
4. In accordance with the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions of the Council under the *Planning, Development and Infrastructure Act 2016* and statutory instruments made there under contained in the proposed Instrument of Delegation, annexed to the Report as Attachment 4 and considered by Council at its meeting held 26 May 2026, and titled:

*"Instrument of Delegation Under the Planning, Development and Infrastructure Act 2016, Regulations, Planning & Design Code and Practice Directions of Powers of a Council as a Relevant Authority"*

are delegated to the person occupying or acting in the office of Chief Executive Officer of the Council subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.

5. Resolves that the powers and functions delegated in Instrument of Delegation B (as above) may be further delegated by the Chief Executive Officer in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the

**Chief Executive Officer see fit, unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation.**

## **DISCUSSION**

Delegations are the way in which Council enables other positions and bodies (usually Council staff) to undertake duties or exercise powers on their behalf. Delegations enhance decision-making processes and allow nominated matters to be resolved efficiently and effectively without the need for elevated decision making.

For this to occur, Council must take formal steps to delegate responsibilities. It is typical for the Council to delegate to the Chief Executive Officer who is then empowered to sub-delegate to the appropriate Council staff.

Under the PDI Act and Regulations, there are two separate Instruments of Delegations which relate to the Council:

- Instrument A – Council as a Council, Designated Authority and Entity
- Instrument B – Council as a Relevant Authority

A further two Instruments, C and D, relate to the operations of the Council Assessment Panel and Assessment Manager and are set by each authority (as previously noted in GC210223R13).

Council previously considered the entirety of the PDI Act delegations at its meeting on 23 February 2021, delegating a majority of the powers to the CEO.

Since the introduction of the Planning and Design Code in March 2021, certain functions of the PDI Act have been 'switched on' as part of a staggered implementation whilst further legislative changes have occurred in response to several reviews of the Planning system (in addition to general updates).

New inclusions and/or amendments to the delegations include;

- Amendments to the Code Amendment Process (including 'Complying Code Amendments')
- Introduction of Infrastructure Schemes (and the mechanics behind this)
- Local Area Plans (process to undertake)
- Provisions associated with common driveways proposed as part of Community Titled land divisions.
- New Certificate of Occupancy requirements (for applicants and Council's)
- Changes to variation development applications
- Notification of Deemed Planning Consent Notices

An overview of all changes to Instrument A and B, and the suggested delegation is outlined within **Attachment 1**.

Council is generally reliant on the LGASA to update its Instrument of Delegation template before updating its Instruments and considering the appropriate level of delegation. This review has been informed by the LGASA, and a legal review has been undertaken also.

Suggested powers of delegation to Instruments A and B are outlined within **Attachment 2**. To ensure consistency with Council's existing PDI delegations, it is recommended that most are delegated to the CEO. Should Council seek to retain the majority of these delegations (rather than delegating to the CEO) it would likely require Council to hold Special Council meetings, potentially weekly, in order to ensure whether the legislative timeframes of the requirements are met (such as issuing a Certificate of Occupancy, lapsing applications, resolving to support every step of a Code Amendment, etc).

This is not recommended.

Elements of the Act which are not yet fully operational or do not involve the City of Marion at this point have not been delegated to the CEO. Likewise, it is considered appropriate that clauses seeking the Minister to constitute a regional assessment panel in lieu of the Marion CAP remain with Council and not further delegated.

It is also worth noting that, although certain powers have been delegated to the CEO, it is highly likely there will be circumstances where the Council's direction and/or endorsement is sought by staff (such as elements of the Code Amendment process, endorsement of Infrastructure Schemes etc).

A copy of proposed Instruments A and B are attached as **Attachment 3** and **Attachment 4**, respectfully.

## CONCLUSION

To ensure Council complies with the provisions of the *Planning, Development and Infrastructure Act 2016*, and to ensure that the day-to-day requirements of the Act are undertaken in an efficient manner, it is recommended the Council endorse the changes and delegate the powers outlined within the delegations to the Chief Executive Officer.

## ATTACHMENTS

1. Attachment 1 - Suggested Powers of Delegation to Instruments A B [**12.6.1** - 2 pages]
2. Attachment - 2 Additions to Instrument A B and suggested delegations [**12.6.2** - 35 pages]
3. Attachment - 3 Instrument A Council PDI Delegations [**12.6.3** - 68 pages]
4. Attachment 4 - Instrument B Council PDI Delegations [**12.6.4** - 22 pages]

### Suggested Powers of Delegation to Instruments A & B

#### Instrument A

*Green = Amended Clause*

Clause	New or Amended	Delegate
1. Planning Regions and Greater Adelaide	New	CEO
2. Subregions	New	CEO
6. Appointment of Administrator	New	Not Delegated
9. Preparation of an Amendment (9.1, 9.3)	Amended	CEO > CEO
11. Complying Changes – Planning and Design Code (11.1)	Amended	CEO > CEO
14. Panels Established by Minister	New	Not Delegated
17. Relevant Authority Commission	New	CEO
21. EIS Process	New	CEO
22. Amendment of EIS	New	CEO
31. Temporary Occupation (31.2)	Amended	CEO > CEO
34. Initiation of Scheme – Basic Infrastructure	New	CEO
35. Initiation of Scheme – Primary Infrastructure in Relation to Declared Project Area or Designated Growth Area	New	CEO
36. Initiation of Scheme	New	CEO
38. Adoption of Scheme	New	CEO
39. Variation of Basic Infrastructure Scheme to Include Primary Infrastructure	New	CEO
40. Funding Arrangements (40.2)	Amended	Not Delegated
41. Contributions by Constituent Councils	New	Not Delegated
45. Acquisition of Land	New	CEO
46. Land Management Agreements (46.12)	Amended	CEO > CEO
48. Off-setting Contributions (48.1, 48.6)	Amended	CEO > CEO
50. Urban Trees Fund (50.1)	Amended	CEO > CEO
64. Local Area Plans	New	CEO
66. Review of Performance (66.1, 66.2, 66.3)	Amended	CEO > CEO
67. Adoption of DPAs	New	CEO
69. State Planning Commission	New	CEO
77. Division of Land by Community Title or Strata Title	New	CEO
78. General Provisions (78.4)	Amended	CEO > CEO
82. Required Documentation (82.2)	Amended	CEO > CEO
83. Statement of Site Suitability	New	CEO
84. Report from Fire Authority	New	CEO
85. Issue of Certificate of Occupancy	New	CEO
86. Revocation	New	CEO
90. Access to Documents	New	CEO
93. Required Documentation (Clause 5)	New	CEO
94. Proposal to Initiate	New	CEO
95. Special Listing Requirements – Code Amendments	New	CEO
96. Publication Instructions	New	CEO
97. Investigations and Preparing a Draft Amendment	New	CEO
98. Required Documentation (Clause 10)	New	CEO
99. The Draft Amendment	New	CEO

100. Preparation of an Engagement Plan	New	CEO
101. Required Documentation (Clause 13)	New	CEO
102. Engagement Report	New	CEO
103. Lodgement Documentation	New	CEO
104. Final Determination of the Minister	New	CEO
105. Lodgement Requirement	New	CEO
106. Use of Money	New	CEO
108. State Planning Commission Practice Direction – 8 (Council Swimming Pool Safety Inspections) 2025	Amended	CEO > CEO

**Instrument B**

<b>Clause</b>	<b>New or Amended</b>	<b>Delegate</b>
5. Application and Provision of Information	Amended	CEO > CEO
10. Variation of Authorisation	Amended	CEO > CEO
20. Withdrawing/Lapsing Applications	Amended	CEO > CEO
24. Notice of Decision (Section 126(1))	Amended	CEO > CEO
29. Construction Industry Training Fund	New	CEO
33. Notification of Deemed Planning Consent Notice	New	CEO
34. Circumstances in Which Outline Consent May be Granted	New	CEO

### Additions to Instrument A

*Blue = New Clause; Green = Amended Clause; Grey = Existing Clause (no change)*

<b>1. Planning Regions and Greater Adelaide</b>	<b>Delegation</b>	<b>Comment</b>
1.1 The power pursuant to Section 5(5)(b) of the Planning, Development and Infrastructure Act 2016 (the <b>PDI Act</b> ) to make submissions to the Minister on a proposed proclamation under Section 5 of the PDI Act.	<b>CEO</b>	<i>Relates to planning region of 'Greater Adelaide'</i>  <i>Recommend all clauses be delegated to CEO due to operational requirements</i>
<b>2. Subregions</b>		<i>Establish a 'subregion' within a planning region</i>
2.1. The power pursuant to Section 6(3)(b) of the PDI Act to make submissions to the Minister on the Minister's proposed course of action.	<b>CEO</b>	<i>Recommend all clauses be delegated to CEO due to operational requirements</i>
<b>6. Appointment of Administrator</b>		<i>Appointment of an administrator of a joint planning board.</i>
6.1. The power pursuant to Section 41(2)(a) of the PDI Act to make submissions to the Minister on the Minister appointing an administrator under Section 41 of the PDI Act.	<b>Not delegated</b>	<i>Before appointing an administrator under this section, the Minister must consult with the other parties to the relevant planning agreement</i>  <i>Suggest this stays with Council</i>
<b>9. Preparation and Amendment</b>		<i>Proposal to amend a designated instrument may be initiated. A 'designated instrument' can relate to Practice Directions, Design Standards etc</i>
9.1 The power pursuant to Section 73(2)(b)(iv) of the PDI Act to:	<b>CEO</b>	<i>Recommend all clauses be delegated to CEO due to operational requirements.</i>
9.1.1 seek the approval of the Minister to initiate a proposal to amend a designated instrument; and		
9.1.2 initiate a proposal to amend a designated instrument with the approval of the Minister acting on the advice of the Commission.		
9.3 The power pursuant to Section 73(7) of the PDI Act, after complying with Section 73(6) of the PDI Act, to prepare a report in accordance with any practice direction that applies for the purposes of Section 73 of the PDI Act (including information about any	<b>CEO</b>	

change to the original proposal that the delegate considers should be made) and furnish a copy of the report to the Minister.		
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<b>11. Complying Changes – Planning and Design Code</b>		<i>Recommend all clauses be delegated to CEO due to operational requirements</i>
11.1 The power pursuant to Section 75(1) of the PDI Act to submit to the Minister a proposal to agree to an amendment to the Planning and Design Code under Section 75 of the PDI Act if:	<b>CEO</b>	
11.1.1 the amendment comprises a change to:		
11.1.1.1 the boundary of a zone or subzone; or		
11.1.1.2 the application of an overlay; and		
11.1.2 the amendment is consistent with a recommendation in the relevant regional plan that, through the use of:		
11.1.2.1 specific maps or other spatial information; and		
11.1.2.2 specific information about the changes that are being proposed,		
clearly and specifically identifies (in the opinion of the Minister) the changes that are considered to be appropriate.		

<b>14. Panels Established by Minister</b>		<i>Relates to the establishment of a Regional Assessment Panel (RAP) in lieu of a CAP</i>  <i>Suggest this not be delegated and remain with Council</i>
14.1. The power pursuant to Section 84(1)(c)(ii)(A) of the PDI Act to request the Minister to constitute a regional assessment panel in relation to the combined areas of the Council and one or more other Councils.	<b>Not delegated</b>	
14.2. The power pursuant to Section 84(1)(c)(ii)(B) of the PDI Act to make submissions to the Minister about the constitution of a regional assessment panel in relation to the area of the Council and	<b>Not delegated</b>	

one or more other Councils (or parts of such areas).		
<b>17. Relevant Authority - Commission</b>		<i>Recommend this be delegated to CEO due to verification timeframes issues</i>
17.1. The power pursuant to Section 94(1)(g) of the PDI Act to make a request to the Minister that the Minister declare, by notice served on the proponent, that the Minister desires the Commission to act as the relevant authority in relation to the proposed development.	<b>CEO</b>	<i>This power may be used where the Council is the applicant or landowner or where there are concerns regarding perceptions of bias</i>
<b>21. EIS Process</b>		<i>Recommend this be delegated to CEO due to prescribed (response) timeframes requirements</i>
21.1. The power pursuant to Section 113(5)(a)(iii) of the PDI Act to comment and report within the time prescribed by the regulations on an EIS referred to the Council by the Minister.	<b>CEO</b>	
<b>22. Amendment of EIS</b>		<i>Recommend this be delegated to CEO due to prescribed (response) timeframes requirements</i>
22.1. The power pursuant to Section 114(2)(b) of the PDI Act to make written submissions on the amendment to the Minister.	<b>CEO</b>	
<b>31. Temporary Occupation</b>		
31.1. The power pursuant to Section 153(1) of the PDI Act to grant an approval to a person to occupy a building on a temporary basis without a certificate of occupancy.	<b>CEO</b>	
31.2. The power pursuant to Section 153(2) of the PDI Act to grant an approval under Section 153(1) of the PDI Act:	<b>CEO</b>	<i>Suggest delegate to CEO to reflect remaining certificate of occupancy clauses</i>
31.2.1. only if the delegate is satisfied that the relevant building complies with any requirements prescribed by a practice direction issued for the purposes of Section 153(2)(a) of the PDI Act;		

31.2.2. on such conditions (if any) as the delegate thinks fit to impose.		
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<b>34. Initiation of Scheme – Basic Infrastructure</b>		<i>Recommend these clauses be delegated to the CEO</i>
34.1. The power pursuant to Section 163(3)(b) of the PDI Act to request the Minister initiate a proposal to proceed under Section 163 of the PDI Act.	<b>CEO</b>	<i>Clause relates to the establishment of a scheme that allows the charging of a fee per development to contribute to longer term infrastructure projects</i>  <i>Opportunities for these schemes will be explored as part of the Liveable Growth Plan to be prepared</i>
34.2. The power pursuant to Section 163(10) of the PDI Act to make submissions to the Minister in relation to the draft outline.	<b>CEO</b>	

<b>35. Initiation of Scheme – Primary Infrastructure in Relation to Declared Project Area or Designated Growth Area</b>	<b>CEO</b>	<i>Recommend these clauses be delegated to the CEO</i>
35.1. The power pursuant to Section 163A(1) of the PDI Act to initiate a scheme in relation to the provision of primary infrastructure in a declared project area or designated growth area.	<b>CEO</b>	
35.2. The power pursuant to Section 163A(2) of the PDI Act to initiate a scheme by preparing a draft outline of the scheme that:	<b>CEO</b>	
35.2.1. provides detailed information about the nature and intended scope of the primary infrastructure; and		
35.2.2. identifies the proposed declared project area or designated growth area (as the case requires), being the area or areas that will benefit from the primary infrastructure to be provided under the proposed scheme; and		
35.2.3. provides information about the proposed timing or staging of the various elements of the scheme (to the extent such information is known); and		

<p>35.2.4. outlines, so far as is reasonably practicable, a funding arrangement for the scheme, including whether it is proposed to impose a charge under Subdivision 7, Division 1, Part 13 of the PDI Act; and</p>		
<p>35.2.5. in the case of a scheme relating to a declared project—identifies any proposed amendments to the Planning and Design Code that may be made in connection with the declared project (including the provision of primary infrastructure under the scheme); and</p>		
<p>35.2.6. identifies (to the extent possible) any primary infrastructure that might be transferred to another entity when the scheme has been completed; and</p>		
<p>35.2.7. provides such other information as the Minister, CGO or proponent thinks fit (as the case requires).</p>		
<p>35.3. The power pursuant to Section 163A(3) of the PDI Act to:</p>	<p><b>CEO</b></p>	
<p>35.3.1. in all cases—take reasonable steps to consult on the draft outline with:</p>		
<p>35.3.1.1. the owners of land within the proposed declared project area or designated growth area (as the case requires), except:</p>		
<p>(a) in a case where that area is the subject of a precinct master plan under the <i>Urban Renewal Act 1995</i>; or</p>		
<p>(b) in prescribed circumstances; and</p>		
<p>35.3.1.2. if the scheme relates to a declared project – the person undertaking the declared project,</p>		
<p>and any other person or body the delegate thinks fit; and</p>		
<p>35.3.2. submit the draft outline to the Minister or CGO (as determined by the Minister) for approval, together with:</p>		

35.3.2.1. a report to the Minister or CGO (as the case requires) setting out the outcome of the consultation required under paragraph (a); and		
35.3.2.2. any other information required by the Minister or CGO (as the case requires).		
35.4. The power pursuant to Section 163A(3)(a)(iii) of the PDI Act for the delegate to consult with the person or body responsible for preparing a draft outline.	<b>CEO</b>	
35.5. The power pursuant to Section 163A(4) of the PDI Act, to after approval of a draft outline:	<b>CEO</b>	
35.5.1. publish it in the Gazette; and		
35.5.2. arrange for its publication on the SA planning portal.		

<b>36. Initiation of Scheme</b>		<i>Recommend these clauses be delegated to the CEO</i>
36.1. The power pursuant to Section 164(3) of the PDI Act to request the Minister initiate a proposal to proceed under Section 164 of the PDI Act.	<b>CEO</b>	
36.2. The power pursuant to Section 164(12) of the PDI Act to make submissions to the Minister in relation to the draft outline.	<b>CEO</b>	

<b>38. Adoption of Scheme</b>		<i>Recommend these clauses be delegated to the CEO</i>
38.1. The power pursuant to Section 167(7) of the PDI Act to make submissions to the Minister in relation to a variation to an outline of a scheme.	<b>CEO</b>	

<b>39. Variation of Basic Infrastructure Scheme to Include Primary Infrastructure</b>		<i>Recommend these clauses be delegated to the CEO</i>
39.1. The power pursuant to Section 167A(2)(a)(i) of the PDI Act to make submissions on the proposed variation within a period specified by the scheme coordinator.	<b>CEO</b>	

<b>40. Funding Arrangements</b>		
40.1. The power pursuant to Section 169(2)(b) of the PDI Act in relation to a scheme that provides for the collection of contributions under Subdivision 8 of the PDI Act to apply for any matter to be considered or determined by ESCOSA or some other prescribed person or body as part of a periodic review of the levels and amounts of those contributions.	Not delegated	
40.2. The power pursuant to Section 169(8)(a)(ii) of the PDI Act to, in relation to a funding arrangement that provides for or includes the collection of contributions under Part 13 Division 1 Subdivision 8 of the PDI Act in relation to prescribed infrastructure, consult with the Coordinator General's Office or the Chief Executive.	<b>Not delegated</b>	<i>Recommended this Clause not be delegate, to remain consistent with existing Clause 40 delegations</i>
40.3. The power pursuant to Section 169(9) of the PDI Act to make submissions to the Commission in relation to a funding arrangement that is specifically relevant to the Council.	Not delegated	

<b>41. Contributions by Constituent Councils</b>		
41.1. The power pursuant to Section 177(4) of the PDI Act to make submissions to the Minister in relation to the Council's share.	<b>Not delegated</b>	<i>Clause applies in relation to a contribution area, the council or councils whose areas or parts of whose areas fall within the contribution area.</i>
41.2. The power pursuant to Section 177(5) of the PDI Act to, at the request of the Minister, supply the Minister with information in the possession of the Council to enable the Minister to determine shares under Sections 177(2) and (3) of the PDI Act.	<b>Not delegated</b>	<i>As this does not apply to Council no delegation is recommended (can be reconsidered should this change)</i>

<b>45. Acquisition of Land</b>		
45.1. The power pursuant to Section 189(1) of the PDI Act, to:	<b>CEO</b>	<i>Recommend this be delegated to CEO</i>
45.1.1. seek the consent of the Minister to acquire land for a purpose associated with infrastructure works under and in accordance with the <i>Land Acquisition Act 1969</i> ; and		

<p>45.1.2. with the consent of the Minister, acquire land for a purpose associated with infrastructure works under and in accordance with the <i>Land Acquisition Act 1969</i>.</p>		
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<p><b>46. Land Management Agreements</b></p>		<p><i>Recommended this be delegated to CEO as all other related LMA clauses are delegated to CEO</i></p>
<p>46.12 The power pursuant to Section 192(17) of the PDI Act to seek the Minister’s consent to providing in an agreement under Section 192 of the PDI Act entered into by the Council for the remission of rates or taxes payable to the Crown.</p>	<p><b>CEO</b></p>	

<p><b>48. Off-setting Contributions</b></p>		<p><i>The establishment and winding up of an offset scheme is a significant decision; remain with CEO</i></p>
<p>48.1. The power pursuant to Section 197(1)(b) of the PDI Act to seek the approval of the Minister to act under Section 197 of the PDI Act.</p>	<p><b>CEO</b></p>	
<p>48.6 The power pursuant to Section 197(7) of the PDI Act to:</p>	<p><b>CEO</b></p>	
<p>48.6.1 seek the approval of the Minister to vary or wind up a scheme under Section 197 of the PDI Act; and</p>		
<p>48.6.2 to vary or wind up a scheme under Section 197 of the PDI Act with the approval of the Minister.</p>		

<p><b>50. Urban Trees Fund</b></p>		<p><i>Recommend this be delegated to CEO as Council has an Urban Trees Fund</i></p>
<p>50.1. The power pursuant to Section 200(1) of the PDI Act to,</p>	<p><b>CEO</b></p>	
<p>50.1.1. seek the approval of the Minister to establish a fund (an urban trees fund) for an area designated by the delegate; and</p>		
<p>50.1.2. to, with the approval of the Minister establish a fund (an urban trees fund) for an area designed by the delegate (a designated area).</p>		

<p><b>64. Local Area Plans</b></p>		<p><i>Recommend this be delegated to CEO as clauses relate to administration aspects of the Local Area Plan functions (i.e. preparing report etc)</i></p>
<p>64.1. The power pursuant to Section 245A(1) of the PDI Act, to, in accordance with the requirements of this section, prepare a report (a <b>Local Area Plan</b>) that:</p>	<p><b>CEO</b></p>	
<p>64.1.1. addresses the strategic planning issues within the area of the Council, with particular reference to:</p>		
<p>64.1.1.1. any regional plan that applies in respect of the area of the Council (a <b>relevant regional plan</b>); and</p>		
<p>64.1.1.2. any other policy or document prescribed by the regulations; and</p>		
<p>64.1.2. addresses appropriate amendments to the Planning Rules as they apply within the area of the Council; and</p>		
<p>64.1.3. contains such other material as may be:</p>		
<p>64.1.3.1. prescribed by the Regulations; or</p>		
<p>64.1.3.2. required by the Minister.</p>		
<p>64.2. The power pursuant to Section 245(A)(2) of the PDI Act, to review a Local Area Plan:</p>	<p><b>CEO</b></p>	
<p>64.2.1. within 12 months of being directed to do so by the Minister following an amendment to a relevant regional plan; and</p>		
<p>64.2.2. in any event, within 5 years after the completion or review of the last Local Area Plan under this section,</p>		
<p>and following a review to vary the Local Area Plan.</p>		
<p>64.3. The power pursuant to Section 245A(3) of the PDI Act, to in connection with the preparation of a Local Area Plan, or a review under Section 245A(2) of the PDI Act:</p>	<p><b>CEO</b></p>	

64.3.1. consult with its community in accordance with any requirements prescribed by the regulations; and		
64.3.2. consult with any prescribed authority or body in the manner specified by the Regulations.		
64.4. The power pursuant to Section 245A(4) of the PDI Act, to furnish a Local Area Plan prepared, or varied, under Section 245A of the PDI Act to the Minister for Approval.	<b>CEO</b>	
64.5. The power pursuant to Section 245A(5) of the PDI Act, to request the Minister exempt the Council:	<b>CEO</b>	
64.5.1. from a requirement to prepare, or review, a Local Area Plan under Section 245A of the PDI Act; or		
64.5.2. from a particular requirement with respect to a Local Area Plan under Section 245A of the PDI Act.		
64.6. The power pursuant to Section 245A(7) of the PDI Act, to once approved by the Minister, publish the Council's Local Area Plan on a website maintained by the Council.	<b>CEO</b>	
64.7. The power pursuant to Section 245A(8) of the PDI Act to act jointly with another Council under Section 245A of the PDI Act and to act on behalf of or with the agreement of the other Council or Councils in undertaking any process or procedure under Section 245A of the PDI Act.	<b>CEO</b>	

<b>66. Review of Performance</b>		<i>Recommend this be delegated to CEO as it relates to performance targets and monitoring set out by the Minister</i>
66.1. The power pursuant to Clause 3(3) of Schedule 4 of the PDI Act to explain the Council's actions, and to make submissions (including, if relevant, an indication of undertakings that the Council is willing to give in order to take remedial action), to the Minister.	<b>CEO</b>	
66.2. The power pursuant to Clause 3(14) of Schedule 4 of the PDI Act to make submissions to the Minister on the report on	<b>CEO</b>	

which the PDI Action to be taken by the Minister under Clause 3(13) of Schedule 4 of the PDI Act is based.		
66.3. The power pursuant to Clause 3(15) of Schedule 4 of the PDI Act, if the Minister makes a recommendation to the Council under Clause 3(13)(a) of Schedule 4 of the PDI Act and the Minister subsequently considers that the Council has not, within a reasonable period, taken appropriate action in view of the recommendation, to make submissions to the Minister in relation to the directions of the Minister.	<b>CEO</b>	
66.4. The power pursuant to Clause 3(16) of Schedule 4 of the PDI Act to comply with a direction under Clauses 3(13) or (15) of Schedule 4 of the PDI Act.	<b>CEO</b>	

<b>67. Adoption of DPAs</b>		<i>Recommend this be delegated to CEO as it relates to the transition regulations</i>
67.1. The power pursuant to Regulation 8(1)(c) of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 (the Transitional Provisions Regulations) to apply to the Minister under Regulation 8 of the Transitional Provisions Regulations in accordance with any requirement determined by the Minister.	<b>CEO</b>	

<b>69. State Planning Commission</b>		<i>Recommend all clauses be delegated to CEO due to prescribed (response) timeframes requirements</i>
69.1. The power pursuant to Regulation 23(2)(b) in any case relating to development within the area of a council—	<b>CEO</b>	
69.1.1. the Commission must give the chief executive officer of the council for the area in which the development is to be undertaken a reasonable opportunity to provide the Commission with a report on any matter specified under subregulation (3) that is relevant to the particular case		
69.1.1.1. if a report is not received by the Commission within 15 business days after the request is made		

<p>to the chief executive officer, or within such longer period as the Commission may allow, the Commission may presume that the chief executive officer does not desire to provide a report.</p>		
<p>69.2. Pursuant to Regulation 23(3) for the purposes of a report under Regulation 23(2)(b) the following matters are specified (Schedule 6)</p>	<p><b>CEO</b></p>	
<p>69.2.1. the impact of the proposed development on the following at the local level:</p>		
<p>69.2.1.1. essential infrastructure;</p>		
<p>69.2.1.2. traffic;</p>		
<p>69.2.1.3. waste management;</p>		
<p>69.2.1.4. stormwater;</p>		
<p>69.2.1.5. public open space;</p>		
<p>69.2.1.6. other public assets and infrastructure;</p>		
<p>69.2.2. the impact of the proposed development on any local heritage place;</p>		
<p>69.2.3. any other matter determined by the Commission and specified by the Commission for the purposes of subregulation (2)(b).</p>		

<p><b>77. Division of Land by Community Title or Strata Title</b></p>		
<p>77.1. The power pursuant to Regulation 88(3) of the General Regulations to hold the security supporting a binding arrangement entered into by an applicant under Regulation 88 of the General Regulations.</p>	<p><b>CEO</b></p>	<p><i>Recommend this be delegated to CEO due operational requirements and timeframes</i></p>
<p>77.2. The power pursuant to Regulation 88(4) of the General Regulations to return the security to the applicant as soon as reasonably practicable after its return is requested by the applicant if:</p>	<p><b>CEO</b></p>	

<p>77.2.1. the Council or delegate is satisfied that the condition or requirement in relation to which the arrangement was entered into has been satisfied; and</p>		
<p>77.2.2. the security has not been transferred to the relevant community corporation or strata corporation in accordance with Regulation 88(5) of the General Regulations.</p>		
<p>77.3. The power pursuant to Regulation 88(4)(a) of the General Regulations to form the opinion and be satisfied that the condition or requirement in relation to which the arrangement was entered into has been satisfied.</p>	<p><b>CEO</b></p>	
<p>77.4. The power pursuant to Regulation 88(5) of the General Regulations, if a condition or requirement in relation to which a binding arrangement was entered into has not been satisfied before the end of the developer control period, to, after the developer control period, transfer the security to the relevant community corporation or strata corporation for the purposes of the corporation using that amount to satisfy the condition or requirement.</p>	<p><b>CEO</b></p>	

<p><b>78. General Provisions</b></p>		
<p>78.1 The power pursuant to Regulation 89(1) of the General Regulations to form the opinion that another form of arrangement is satisfactory for the purposes of Section 138(1) of the PDI Act.</p>	<p><b>CEO</b></p>	
<p>78.2 The power pursuant to Regulation 89(3) of the General Regulations to provide a certificate which:</p>	<p><b>CEO</b></p>	
<p>78.2.1 evidences the consent of the Council to an encroachment by a building over other land; and</p>		
<p>78.2.2 sets out:</p>		
<p>78.2.2.1 the date on which any relevant building was erected (if known); and</p>		

78.2.2.2 the postal address of the site.		
78.3 The power pursuant to Regulation 89(6)(b) of the General Regulations to request a written copy of the certificate and plan (or certificates and plans) referred to in Regulation 89(3) of the General Regulations.	<b>CEO</b>	
78.4 The power pursuant to Regulation 89(8) of the General Regulations to make submissions to the Commission before the Commission grants an extension of the period prescribed by Regulation 89(7).	<b>CEO</b>	<i>Recommend this be delegated to CEO due to operational requirements and timeframes</i>  <i>Existing delegations under Clause 78 are delegated to the CEO</i>

<b>82. Required Documentation</b>		
82.1. The power pursuant to Regulation 103A(1) of the General Regulations to, in relation to an application for the issuing of a certificate of occupancy relating to a Class 1b to 9 (inclusive) building under the Building Code, require the following documentation:	<b>CEO</b>	
82.1.1. if the development has been approved subject to conditions, such evidence as the delegate may reasonably require to show that the conditions have been satisfied;		
82.1.2. if the application relates to the construction or alteration of part of a building and further building work is envisaged in respect of the remainder of the building, such further evidence as the delegate may reasonably require to show –		
82.1.2.1. in the case of a building more than 1 storey – that the requirements of any relevant Ministerial building standard have been complied with; or		
82.1.2.2. in any other case – that the building is suitable for occupation.		
82.2. The power pursuant to Regulation 103A(2) of the General Regulations to, in relation to an application for the issuing on or after 1	<b>CEO</b>	<i>Recommend all clauses be delegated to CEO due to operational requirements</i>

<p>October 2024 of a certificate of occupancy relating to a Class 1a building under the Building Code, to require the following documentation:</p>		
<p>82.2.1. if the development has been approved subject to conditions, such evidence as the delegate may reasonably require to show that any conditions relevant to the suitability of the building for occupation have been satisfied,</p>		
<p>82.3. The power pursuant to Regulation 103A(3) of the General Regulations to, other than in relation to a designated building on which building work involving the use of a designated building product is carried out after 12 March 2018, dispense with the requirement to provide a Statement of Compliance under subregulation (1)(a) or (2)(a) if –</p>	<p><b>CEO</b></p>	
<p>82.3.1. the delegate is satisfied that a person required to complete 1 or both parts of the statement has refused or failed to complete that part and that the person seeking the issuing of the certificate of occupancy has taken reasonable steps to obtain the relevant certification or certifications; and</p>		
<p>82.3.2. it appears to the delegate, after undertaking an inspection, that the relevant building is suitable for occupation.</p>		

<p><b>83. Statement of Site Suitability</b></p>		<p><i>Recommend this be delegated to CEO due to operational requirements</i></p>
<p>83.1. The power pursuant to Regulation 103C(1)(c) of the General Regulations, in relation to a building on a site to which Schedule 8 clause 2A of the General Regulations applies and upon which remediation on the site is necessary, to not grant a certificate of occupancy until a statement of site suitability is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.</p>	<p><b>CEO</b></p>	

<b>84. Report from Fire Authority</b>		<i>Recommend all clauses be delegated to CEO due to operational requirements</i>
84.1. The power pursuant to Regulation 103D(1) of the General Regulations, if –	<b>CEO</b>	
84.1.1. a building is –		
84.1.1.1. to be equipped with a booster assembly for use by a fire authority; or		
84.1.1.2. to have installed a fire alarm that transmits a signal to a fire station or to a monitoring service approved by the relevant authority; and		
84.1.2. facilities for fire detection, fire fighting or the control of smoke must be installed in the building pursuant to an approval under the Act,		
to not grant a certificate of occupancy unless or until the delegate has sought a report from the fire authority as to whether those facilities have been installed and operate satisfactorily.		
84.2. The power pursuant to Regulation 103D(2) of the General Regulations, if a report from the fire authority is not received within 15 business days, to presume that the fire authority does not desire to make a report.	<b>CEO</b>	
84.3. The power pursuant to Regulation 103D(3) of the General Regulations to have regard to any report received from a fire authority under sub regulation (1) before it issues a certificate of occupancy.	<b>CEO</b>	

<b>85. Issue of Certificate of Occupancy</b>		<i>Recommend all clauses be delegated to CEO due to operational requirements</i>
85.1. The power pursuant to Regulation 103E(1)(b) of the General Regulations to, on receipt of notification of intended completion of building work under Regulation 93(1)(f) of the General Regulations, determine that the building work will be inspected by an authorised officer.	<b>CEO</b>	
85.2. The power pursuant to Regulation 103E(3)(c) of the General Regulations, in respect of a Class 1a building, to determine	<b>CEO</b>	

not to inspect the building work.		
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<b>86. Revocation</b>		<i>Recommend all clauses be delegated to CEO due to operational requirements</i>
86.1. The power pursuant to Regulation 103F of the General Regulations to revoke a certificate of occupancy –	<b>CEO</b>	
86.1.1. if –		
86.1.1.1. there is a change in the use of the building; or		
86.1.1.2. the classification of the building changes; or		
86.1.1.3. building work involving an alteration or extension to the building that will increase the floor area of the building by more than 300m <sup>2</sup> is about to commence, or is being or has been carried out; or		
86.1.1.4. the building is about to undergo, or is undergoing or has undergone, major refurbishment,		
and the delegate considers that in the circumstances the certificate should be revoked and a new certificate sought; or		
86.1.2. if the delegate considers that the building is no longer suitable for occupation because of building work undertaken, or being undertaken, on the building, or because of some other circumstance; or		
86.1.3. if the schedule of essential safety provisions has been issued in relation to the building and the owner of the building has failed to comply with the requirements of Regulation 94(10); or		
86.1.4. if the delegate considers –		
86.1.4.1. that a condition attached to a relevant development authorisation has not been met, or has been contravened, and that, in the circumstances, the		

certificate should be revoked; or		
86.1.4.2. that a condition attached to the certificate of occupancy has not been met, or has been contravened, or is no longer appropriate.		

<b>90. Access to Documents</b>		<i>Recommend all clauses be delegated to CEO due to operational requirements</i>
90.1. The power pursuant to Regulation 116A(2) of the General Regulations, to not make available any plans, drawings, specifications or other documents or information referred to in Regulation 116A(1) of the General Regulations for inspection or copying if to do so would:	<b>CEO</b>	
90.1.1. in the opinion of the delegate, unreasonably jeopardise the present or future security of a building; or		
90.1.2. involve an infringement of copyright in matter contained in a document; or		
90.1.3. constitute a breach of any other law.		
90.2. The power pursuant to Regulation 116A(3) of the General Regulations to charge a reasonable fee for providing copies of documents or information, unless the Minister sets a fee for that purpose by fee notice made for the purposes of the PDI Act.	<b>CEO</b>	

<b>94. Proposal to Initiate</b>		<i>Recommend all clauses be delegated to CEO due to operational requirements</i>
94.1. The power pursuant to clause 6(1) of PD2 to include the following in the Proposal to Initiate:	<b>CEO</b>	
94.1.1. <i>Strategic Alignment</i>		
94.1.1.1. identification of the relevant principles or objectives of applicable State Planning Policies, Regional Plan, or other strategic directions, along with an assessment of how the proposed Amendment aligns with those strategies and		

policies;		
94.1.2. <i>Scope of amendment</i>		
94.1.2.1. an outline of the scope of the proposed changes to the designated instrument;		
94.1.3. For Code Amendments an outline of:		
94.1.3.1. any overlay, general development policy, zone, subzone or technical or numeric variation in the Code being proposed for amendment; and/or		
94.1.3.2. the intended spatial application of an overlay, zone, subzone or technical or numeric variation in the Code over an identified area;		
94.1.4. For Regional Plan Amendments:		
94.1.4.1. an outline of any existing text, policies, actions/recommendations or other content in the Regional Plan that is proposed to be amended or inserted; and/or		
94.1.4.2. details of any proposed changes to existing spatial layers, or the inclusion of new spatial layers;		
94.1.5. A map or description of the Affected Area;		
94.1.6. <i>Consultation Requirements</i>		
94.1.6.1. Information regarding any consultation that has already occurred with respect to the proposed Amendment;		
94.1.6.2. Details of further consultation proposed to be undertaken with respect to the proposed Amendment;		
94.1.7. <i>Planning Merit Statement</i>		

<p>94.1.7.1. A statement detailing how the proposed Amendment relates to strategic directions and outlines desired policy/development outcomes and anticipated residential/ employment yields;</p>		
<p>94.1.8. <i>Investigation Information</i></p>		
<p>94.1.8.1. Information regarding any investigations which have already been undertaken with respect to the proposed Amendment;</p>		
<p>94.1.8.2. For the purposes of a Code Amendment, or where a Regional Plan is proposing a recommendation to alter spatial application of Zones, Overlays or Subzones:</p>		
<p>(a) infrastructure (road, civil, corridor);</p>		
<p>(b) service infrastructure (water, wastewater, stormwater, electricity, gas, telecommunications);</p>		
<p>(c) cultural and heritage significance (search of the Register of Aboriginal Sites and Objects);</p>		
<p>(d) hazard risk (analysis of relevant policy and site conditions); and/or</p>		
<p>(e) the extent to which there are social, economic, land use, built form or environmental features that present a barrier to the outcomes sought;</p>		
<p>94.1.9. High-level details of any infrastructure required to support development arising through the proposed Amendment and how that infrastructure will be provided (for example potable water and sewerage connection requirements);</p>		

<p>94.1.10. Where known, details of any infrastructure agreement (or agreements) or infrastructure scheme which will need to be established or entered into in connection with the proposed Amendment.</p>		
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<p><b>95. Special Listing Requirements – Code Amendments</b></p>		<p><i>Recommend all clauses be delegated to CEO due to operational requirements</i></p>
<p>95.1. The power pursuant to clause 7(1) of PD2 to, in relation to initiating a Code Amendment which is intended to designate or remove a place as a place of local heritage value, provide a Heritage Report, which includes:</p>	<p><b>CEO</b></p>	
<p>95.1.1. a heritage datasheet for each proposed Local Heritage Place, which includes:</p>		
<p>95.1.1.1. all relevant property details and descriptions (including images);</p>		
<p>95.1.1.2. historical background and thematic analysis;</p>		
<p>95.1.1.3. a statement of heritage value;</p>		
<p>95.1.1.4. an assessment against the Local Heritage Criteria; and</p>		
<p>95.1.1.5. the extent of listing (including any exclusions);</p>		
<p>95.1.2. an analysis of historic themes of importance to the area;</p>		
<p>95.1.3. is prepared by a heritage architect, historian or person with similar qualifications, skills or experience; and</p>		
<p>95.1.4. is otherwise prepared in accordance with any guidelines prepared and published by the Commission under Section 67(2)(c) of the PDI Act.</p>		
<p>95.2. The power pursuant to clause 7(2) of PD2 to, in relation to initiating a Code Amendment which is intended to designate or remove a tree (or stand of trees) as a</p>	<p><b>CEO</b></p>	

significant tree (or trees), provide a Significant Tree Report:		
95.2.1. includes relevant details and descriptions of the tree or stand of trees (including images as necessary);		
95.2.2. includes an assessment of the tree (or stand of trees) against the Significant Tree Criteria;		
95.2.3. is prepared by an urban planner, arborist or person with qualifications, skills or experience relevant to the assessment in the report.		

<b>96. Publication Instructions</b>		<i>Recommend all clauses be delegated to CEO due to operational requirements</i>
96.1. The power pursuant to clause 8(1) of PD2 to set out the following in the SA Planning Portal Publication Instructions – for Initiation:	<b>CEO</b>	
96.1.1. a plain English summary of the proposed Amendment which will be published on the SA Planning Portal; and		
96.1.2. where possible, an indicative timeframe for the commencement of public consultation.		

<b>97. Investigations and Preparing a Draft Amendment</b>		<i>Recommend all clauses be delegated to CEO due to operational requirements</i>
97.1. The power pursuant to clause 9(1) of PD2, prior to consultation occurring on a draft Amendment, to:	<b>CEO</b>	
97.1.1. carry out investigations and obtain such information:		
97.1.1.1. as provided in the Proposal to Initiate approved by the Minister;		
97.1.1.2. as required under any conditions imposed by the Minister under Section 73(5)(b) of the PDI Act; and		

97.1.1.3. as specified by the Commission under Sections 73(6)(e) or 73(6)(f) of the PDI Act;		
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<b>98. Required Documentation (Clause 10)</b>		<i>Recommend all clauses be delegated to CEO due to operational requirements</i>
98.1. The power pursuant to clause 10(2) of PD2 prior to consultation occurring on a draft Amendment to provide the Department with the following:	<b>CEO</b>	
98.1.1. to support the preparation of the Amendment:		
98.1.1.1. where new policy content is proposed for a designated instrument, written instructions (in a form acceptable to the Department) that set out the intent of the proposed Amendment for the purposes of the Department writing the draft policy for inclusion in the draft Amendment; and/or		
98.1.1.2. mapping instructions or a description of the Affected Area (in a form acceptable to the Department) to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for inclusion in the draft Amendment;		
98.1.2. for publishing on the Planning Portal:		
98.1.2.1. draft Amendment which describes the proposed changes, including an overview of the investigations;		
98.1.2.2. publication instructions (in a form acceptable to the Department) to prepare the SA Planning Portal for consultation on the draft Amendment, including any supporting material; and		
98.1.2.3. the engagement plan prepared (and approved, if required)		

<p>under these Practice Directions, for the purpose of the Department publishing the engagement plan on the SA Planning Portal.</p>		
<p>98.2. The power pursuant to clause 10(4) of PD2, where an engagement plan is amended during any period of consultation or any time prior to finalisation of the engagement report under PD2, to provide the Department with the engagement plan (as updated) for the purpose of the Department publishing the updated engagement plan on the SA Planning Portal.</p>	<p><b>CEO</b></p>	

<p><b>99. The Draft Amendment</b></p>		<p><i>Recommend all clauses be delegated to CEO due to operational requirements</i></p>
<p>99.1. The power pursuant to clause 11(1) of PD2 to support a draft Amendment by the following additional information:</p>	<p><b>CEO</b></p>	
<p>99.1.1. an explanation of the current code policy as it applies to the Affected Area (at the time of preparation of the draft Amendment);</p>		
<p>99.1.2. an explanation of the Amendments proposed for the Affected Area;</p>		
<p>99.1.3. an assessment of the strategic planning outcomes intended to be achieved through the draft Amendment, including:</p>		
<p>99.1.3.1. for Code Amendments an analysis of the consistency of the draft Code Amendment with the relevant provisions of State Planning Polices, the Regional Plan and an assessment against any other relevant strategic plans or policies; or</p>		
<p>99.1.3.2. for Regional Plan Amendments, an analysis of the consistency of the draft Regional Plan Amendment with the relevant provisions of State Planning Policies, the remainder of the Regional Plan and any other relevant strategic plans or policies.</p>		

99.1.4. a summary and explanation of the investigations undertaken and how these support the draft Amendment; and		
99.1.5. where relevant, an explanation of any infrastructure or services required to support development facilitated by the proposed Amendment, and an explanation of how and when the infrastructure will be provided.		
99.2. The power pursuant to clause 11.2 of PD2 where an amendment to a Regional Plan contemplates a complying change under Section 75(1) of the PDI Act, to include in any recommendation in the Regional Plan Amendment, where applicable:	<b>CEO</b>	
99.2.1. any existing overlay, zone, subzone in the Code within the Affected Area which is proposed to be amended; and		
99.2.2. where relevant to the proposed change, an indication of development density and minimum and maximum building heights that may be applied to the Affected Area.		

<b>100. Preparation of an Engagement Plan</b>		<i>Recommend all clauses be delegated to CEO due to operational requirements</i>
100.1. The power pursuant to clause 12(1) of PD2 to prepare an engagement plan that:	<b>CEO</b>	
100.1.1. meets the principles and performance outcomes of the Charter;		
100.1.2. describes the persons or bodies to be consulted on the proposed amendment of the Designated Instrument, which must include any persons or bodies:		
100.1.2.1. required to be consulted with under a condition imposed by the Minister under Section 73(5) of the PDI Act;		

100.1.2.2. specified by the Commission under Section 73(6)(e) of the PDI Act; and		
100.1.2.3. who must be consulted with under the Charter;		
100.1.3. outlines any relevant previous engagement undertaken to inform the proposal;		
100.1.4. describes the evaluation framework for the engagement.		
100.2. The power pursuant to clause 12(2) of PD2 to submit an engagement plan to the Commission or the Minister for approval, if a condition has been imposed by the Minister under Section 73(5) of the PDI Act which requires such approval or an outline consent is being assessed against a relevant amendment in accordance with Practice Direction 18 – Outline Content.	<b>CEO</b>	

<b>101. Required Documentation (Clause 13)</b>		<i>Recommend all clauses be delegated to CEO due to operational requirements</i>
101.1. The power pursuant to clause 13(1) of PD2 to, at the completion of engagement on a proposal to prepare or amend a Designated Instrument, provide the Department with:	<b>CEO</b>	
101.1.1. if amendments to the proposal are required:		
101.1.1.1. written instructions (in a form acceptable to the Department) that set out any changes to the draft Designated Instrument for the purposes of the Department updating and providing the draft policy for inclusion in the draft Designated Instrument; and/or		
101.1.1.2. mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for inclusion		

<p>in the draft Designated Instrument;</p>		
<p>101.1.2. the updated draft Designated Instrument(s) or amendment to the Designated Instrument(s) in the form of amendment instructions (once finalised by the Designated Entity, incorporating any amendments); and</p>		
<p>101.1.3. a final engagement report as required under Section 73(7) of the PDI Act and prepared in accordance with PD2, for the purpose of the Department arranging for the engagement report and draft Designated Instrument to be furnished to the Minister.</p>		

<p><b>102. Engagement Report</b></p>		<p><i>Recommend all clauses be delegated to CEO due to operational requirements</i></p>
<p>102.1. The power pursuant to clause 15(1) of Part 4 of PD2 to set out in an engagement report required under Section 73(7) of the PDI Act:</p>	<p><b>CEO</b></p>	
<p>102.1.1. details of the engagement undertaken and how that engagement met the engagement plan and reasons for variations (if any) to the engagement plan;</p>		
<p>102.1.2. the outcome of the engagement including a summary of the written submissions or feedback received;</p>		
<p>102.1.3. any proposed changes to the proposal to prepare or amend a Designated Instrument(s) (when compared with the proposal that was engaged on) and the reasons for those proposed changes which specifically indicates:</p>		
<p>102.1.3.1. where changes are proposed to the Designated Instrument(s) based on or as a result of the engagement; and</p>		
<p>102.1.3.2. any other changes which are proposed based on or as a</p>		

<p>result of additional investigations or information which was not available when the proposal was released for engagement.</p>		
<p>102.2. The power pursuant to clause 15(2) of PD2 to also include in the engagement report an evaluation of the effectiveness of the engagement that considers whether:</p>	<p><b>CEO</b></p>	
<p>102.2.1. the principles of the Charter have been achieved; and</p>		
<p>102.2.2. all mandatory requirements identified in the Charter have been met (where the consultation category is applicable).</p>		

<p><b>103. Lodgement Documentation</b></p>		<p><i>Recommend all clauses be delegated to CEO due to operational requirements</i></p>
<p>103.1. The power pursuant to clause 16(3) of PD2 to submit a completed Lodgement Form with the Department via the SA Planning Portal, to commence the process for a proposed Complying Change.</p>	<p><b>CEO</b></p>	
<p>103.2. The power pursuant to clause 16(4) of PD2 to set out in the Lodgement Form:</p>	<p><b>CEO</b></p>	
<p>103.2.1. <i>Affected Area</i></p>		
<p>103.2.1.1. a map of the Affected Area (confirming its consistency with the boundaries of the map(s) relating to the relevant Regional Plan recommendation);</p>		
<p>103.2.2. <i>Code Mapping</i></p>		
<p>103.2.2.1. an outline of:</p>		
<p>(a) any existing overlay, zone, subzone, concept plan or technical and numeric variation in the Code within the Affected Area which is proposed to be amended;</p>		

<p>(b) the proposed spatial application of any overlay/s and/or amendment/s to the boundary of a zone or subzone; and</p>		
<p>(c) any associated proposed application of a concept plan/s and/or all relevant technical or numeric variation/s within the Affected Area in connection with the proposed change outlined in clause 16(4)(c)(ii) of PD2;</p>		
<p><i>103.2.3. Regional Plan Recommendation</i></p>		
<p>103.2.3.1. a description of the relevant recommendation/s in the Regional Plan;</p>		
<p>103.2.3.2. confirmation that the details outlined in clauses 16(4)(c)(ii) and (iii) of PD2 are consistent with the recommendation in the Regional Plan (where relevant); and</p>		
<p>103.2.3.3. confirmation that a time period of not more than two years has elapsed since the relevant recommendation in the Regional Plan was given effect pursuant to Section 73(12) of the PDI Act (unless the Commission considers that a longer period shall apply for the purposes of clause 16 of PD2).</p>		

<p><b>104. Final Determination of the Minister</b></p>		<p>Recommend all clauses be delegated to CEO due to operational requirements</p>
<p>104.1. The power pursuant to clause 18(1) of PD2 when consultation on a proposed Complying Change is complete, to provide the Department with:</p>	<p><b>CEO</b></p>	
<p>104.1.1. if amendments to the proposal are required:</p>		
<p>104.1.1.1. written instructions (in a form acceptable to the Department)</p>		

<p>that set out any changes to the Complying Change as it was initially proposed; and/or</p>		
<p>104.1.1.2. mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare mapping which is suitable for inclusion in the Code;</p>		
<p>104.1.2. the updated draft proposed Complying Change in the form of amendment instructions (once finalised by the Council, incorporating any changes); and</p>		
<p>104.1.3. if any submissions were received, a consultation report to be furnished to the Commission.</p>		
<p>104.2. The power pursuant to clause 18(2) of PD2 to set out in the consultation report in clause 18(1)(c) of PD2 all of the following:</p>	<p><b>CEO</b></p>	
<p>104.2.1. the outcome of the consultation, including a summary of the written submissions or feedback received; and</p>		
<p>104.2.2. any proposed changes to the Complying Change (when compared with the proposal that was consulted on) and the reasons for those proposed changes and specifically indicate:</p>		
<p>104.2.2.1. where changes are proposed to the Complying Change as a result of the consultation; and</p>		
<p>104.2.2.2. any other changes proposed as a result of additional investigations or information that was not available when the proposal was released for consultation.</p>		

<p><b>105. Lodgement Requirement</b></p>		<p><i>Recommend all clauses be delegated to CEO due to</i></p>
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<p>105.1. The power pursuant to clause 19(1) of PD2 to provide a request for early commencement of a Code Amendment under Section 78 of the PDI Act to the Department and include:</p>	<p><b>CEO</b></p>	<p><i>operational requirements</i></p>
<p>105.1.1. explanation, justification and evidence as necessary to demonstrate how early commencement of the Amendment is:</p>		
<p>105.1.1.1. in the interest of the orderly and proper development of an area of the State; and</p>		
<p>105.1.1.2. for a Code Amendment, that it is required in order to counter applications for undesirable development (which should identify possible future development that would detract from or negate the object of the proposed Code Amendment) ahead of the outcome of consideration of the Code Amendment;</p>		
<p>105.1.2. written instructions (in a form acceptable to the Department) that set out the intent of the proposed Amendment for the purposes of the Department writing the draft policy for inclusion in the draft Amendment; and</p>		
<p>105.1.3. mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for inclusion in the draft Amendment.</p>		

<p><b>106. Use of Money</b></p>		<p><i>Recommend this clause be delegated to the CEO due to the operational nature</i></p>
<p>106.1. The power pursuant to clause 9 of the Urban Tree Canopy Off-set Scheme (UTCOS) to use money distributed from the fund for any of the following purposes (and for no other purpose):</p>	<p><b>CEO</b></p>	

106.1.1. to provide for the planting, establishment and maintenance of trees within reserves or public land anywhere within a designated local government area; or		
106.1.2. the purchase of land within a designated local government area to ensure:		
106.1.2.1. the preservation of trees; or		
106.1.2.2. that trees can be established in an area with a low urban tree canopy level or a demonstrated urban tree canopy loss.		

**STATE PLANNING COMMISSION PRACTICE DIRECTION – 8 (COUNCIL SWIMMING POOL SAFETY INSPECTIONS) 2025**

<p><b>108.</b> The power pursuant to clause 1(2) of Part 3 of the State Planning Commission Practice Direction (Council Swimming Pool Safety Inspections) 2025 (PD8) to ensure that an inspection under clause 2(1) of Part 2 of PD8 is carried out by a person who has the appropriate qualification, skills, knowledge and experience to carry out an inspection assigned to that officer under PD9.</p>	<p><b>CEO</b></p>	<p><i>Recommend this clause be delegated to the CEO due to the operational nature and reflect all other building/safety Clauses.</i></p>
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**Additions to Instrument B**

<b>5. Application and Provision of Information</b>	<b>Delegation</b>	<i>Recommend clause be delegated to CEO as remainder of Clause 5 clauses are delegated to the CEO</i>
5.3 The power pursuant to Section 119(6)(b) of the PDI Act if a request is made under Section 119(3) of the PDI Act and the request is not complied with within the time specified by the Regulations, subject to Section 119(6)(b)(ii), to refuse the application.	<b>CEO</b>	<i>Clause allows delegate to refuse an application is information has not been provided within legislative timeframes</i>
<b>10. Variation of Authorisation</b>		<i>Recommended this clause be delegated to CEO as it is an amendment to an existing clause - already delegated to CEO (new wording includes reference to variations)</i>
10.1. The power pursuant to Sections 128(1) and (2) of the PDI Act to determine an application seeking the variation of a development authorisation previously given under the PDI Act (including an application seeking the variation of a condition imposed with respect to the development authorisation).	<b>CEO</b>	
<b>20. Withdrawing/Lapsing Applications</b>		<i>Recommended this clause be delegated to CEO as it is an amendment to an existing clause - already delegated to CEO (new wording includes reference to variations)</i>
20.2 The power pursuant to Regulation 38(2) of the General Regulations to lapse an application for a development authorisation under Part 7 of the PDI Act if at least one year has passed since the date on which the application was lodged with the relevant authority.	<b>CEO</b>	
<b>24. Notice of Decision (Section 126(1))</b>		<i>Recommended this clause be delegated to CEO as it is an amendment to an existing clause - already delegated to CEO (new wording includes reference to variations)</i>
24.1. The power pursuant to Regulation 57(2)(b) of the General Regulations to provide notice via the SA Planning Portal and to determine if necessary to give notice to the applicant in some other way determined to be appropriate by the delegate.	<b>CEO</b>	

<b>29. Construction Industry Training Fund</b>		<i>Recommend all clauses be delegated to CEO due to operational requirements</i>
29.1. The power pursuant to Regulation 99(4) of the General Regulations, if after assessing a proposed development against the building rules the delegate is yet to be satisfied that the appropriate levy has been paid under the <i>Construction Industry Training Fund Act 1993</i> or is not payable, to notify the applicant that the delegate cannot issue a building consent until the delegate is satisfied that the levy has been paid or is not payable.	<b>CEO</b>	
29.2. The power pursuant to Regulation 99(5) of the General Regulations, if a notification has been given under Regulation 99(4) of the General Regulations and if satisfactory evidence is not provided to the delegate within 20 business days after the date of the notification to, if the delegate thinks fit, determine that the application has lapsed.	<b>CEO</b>	

<b>33. Notification of Deemed Planning Consent Notice</b>		<i>Recommend all clauses be delegated to CEO due to operational requirements and timeframe limitations</i>
33.1. The power pursuant to clause 6 of the State Planning Commission Practice Direction 12 – Conditions Consent ( <b>PD12</b> ), where a person has issued a Deemed Planning Consent Notice ( <b>the Notice</b> ) to the relevant authority pursuant to Section 125(2) of the PDI Act, to upon receipt of the Notice, provide a copy of the Notice to:	<b>CEO</b>	
33.1.1. any other relevant authority that has given or is considering another development authorisation relating to the same development; and		
33.1.2. if the application was referred to a prescribed body under Section 122 of the PDI Act – to that prescribed body or bodies; and		
33.1.3. if the owner of land to which the application related is not a party to the application – to the owner of the land; and		
33.1.4. if any person has made a representation to the relevant authority in respect of the proposed development – to that person		

or persons; and		
33.1.5. in the case of restricted development, the Environment, Resources and Development Court.		

<b>34. Circumstances in Which Outline Consent May be Granted</b>		<i>Recommend all clauses be delegated to CEO due to operational requirements and potential response timeframes</i>
34.1. The power pursuant to clause 5(1)(b) of the State Planning Commission Practice Direction 18 Outline Consent ( <b>PD18</b> ) to provide advice to an applicant that if the application were to be for planning consent, the council would request the Minister to give notice under Section 94(1)(g) of the PDI Act.	<b>CEO</b>	

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**INSTRUMENT A  
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DESIGNATED AUTHORITY, A DESIGNATED ENTITY**

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- **A COUNCIL;**
- **A DESIGNATED AUTHORITY;**
- **A DESIGNATED ENTITY**

**NOTES**

1. Conditions or Limitations: conditions or limitations may apply to the delegations contained in this Instrument. Refer to the Schedule of Conditions at the back of this document.
2. Refer to the relevant Council resolution(s) to identify when these delegations were made, reviewed and or amended.

**References:**

Abbreviation	Position Title
• MDRS	Manager Development & Regulatory Services
• UMUD	Unit Manager Urban Development
• TLUP	Team Leader Urban Planning
• SUP	Senior Urban Planner
• UP	Urban Planner
• UPA	Urban Planning Assistant
• CUP	Cadet Urban Planner
• SSPP	Senior Strategic & Policy Planner
• PP	Policy Planner
• DCO	Development Compliance Officer
• TLBC	Team Leader Building & Compliance
• SBO	Senior Building Officer
• BO	Building Officer
• AC	Administrator Coordinator
• ASO	Administration Support Officer
• BSO	Business Support Officer
• PO	Project Officer
• GMCD	General Manager City Development
• GMCiS	General Manager City Services
• GMCoS	General Manager Corporate Services
• CFO	Chief Financial Officer
• MO	Manager Operations
• MEAE	Manager Engineering Assets and Environment

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- MCP                    Manager City Property
- UMC                    Unit Manager Civil Services
- UME                    Unit Manager Engineering
- DE                      Development Engineer

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**POWERS AND FUNCTIONS DELEGATED IN THIS INSTRUMENT**

<b>1. Planning Regions and Greater Adelaide</b>	<b>Delegation</b>
1.1. The power pursuant to Section 5(5)(b) of the Planning, Development and Infrastructure Act 2016 (the <b>PDI Act</b> ) to make submissions to the Minister on a proposed proclamation under Section 5 of the PDI Act.	CEO
<b>2. Subregions</b>	
2.1. The power pursuant to Section 6(3)(b) of the PDI Act to make submissions to the Minister on the Minister's proposed course of action.	CEO
<b>3. Environment and Food Production Areas – Greater Adelaide</b>	
3.1. The power pursuant to Section 7(5)(b) of the PDI Act, in relation to a proposed development that involves a division of land that would create 1 or more additional allotments in an environment and food production area, to concur in the granting of the development authorisation to the development.	N/A
<b>4. Functions</b>	
4.1. The power pursuant to Section 22(4)(a)(i) of the PDI Act to, if an inquiry is conducted by the Commission under Section 22(1)(e) of the PDI Act make submissions or representations.	N/A
<b>5. Planning Agreements</b>	
5.1. The power pursuant to Section 35(1)(a) of the PDI Act and subject to Section 35 of the PDI Act to enter into an agreement ( <b>a planning agreement</b> ) with the Minister relating to a specified area of the State subject to Section 35 of the PDI Act.	Not delegated
5.2. The power pursuant to Section 35(3) of the PDI Act to, in a planning agreement, include provisions that outline the purposes of the agreement and the outcomes that the agreement is intended to achieve and to provide for:	Not delegated

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5.2.1. the setting of objectives, priorities and targets for the area covered by the agreement; and	
5.2.2. the constitution of a joint planning board including, in relation to such a board:	
5.2.2.1. the membership of the board, being between 3 and 7 members (inclusive); and	
5.2.2.2. subject to Section 35(4) of the PDI Act, the criteria for membership; and	
5.2.2.3. the procedures to be followed with respect to the appointment of members; and	
5.2.2.4. the terms of office of members; and	
5.2.2.5. conditions of appointment of members, or the method by which those conditions will be determined, and the grounds on which, and the procedures by which, a member may be removed from office; and	
5.2.2.6. the appointment of deputy members; and	
5.2.2.7. the procedures of the board; and	
5.2.3. the delegation of functions and powers to the joint planning board (including, if appropriate, functions or powers under another Act); and	
5.2.4. the staffing and other support issues associated with the operations of the joint planning board; and	
5.2.5. financial and resource issues associated with the operations of the joint planning board, including:	
5.2.5.1. the formulation and implementation of budgets; and	
5.2.5.2. the proportions in which the parties to the agreement will be responsible for costs and other liabilities associated with the activities of the board; and	

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5.2.6. such other matters as the delegate thinks fit.	
5.3. The power pursuant to Section 35(5)(a) of the PDI Act, at the expiry of a planning agreement, to replace it with a new agreement (in the same or different terms).	Not delegated
5.4. The power pursuant to Section 35(5)(b) of the PDI Act, to vary or terminate a planning agreement by agreement between the parties to the agreement.	Not delegated
<b>6. Appointment of Administrator</b>	
6.1. The power pursuant to Section 41(2)(a) of the PDI Act to make submissions to the Minister on the Minister appointing an administrator under Section 41 of the PDI Act.	Not delegated
<b>7. Community Engagement Charter</b>	
7.1. The power pursuant to Section 44(6)(a) of the PDI Act, to make submissions in relation to any proposal to prepare or amend a designated instrument under Part 5 Division 2 Subdivision 5 of the PDI Act that is relevant to the Council (unless the proposal has been initiated by the Council).	CEO
7.2. The power pursuant to Section 44(9)(b) of the PDI Act to the extent that Section 44(9)(a) of the PDI Act does not apply, have regard to, and seek to achieve, any principles or performance outcomes that apply in a relevant case.	CEO
7.3. The power pursuant to Section 44(10) of the PDI Act to:	
7.3.1. seek the approval of the Commission to adopt an alternative way to achieving compliance with a requirement of the charter; and	CEO
7.3.2. with the approval of the Commission, adopt an alternative way to achieving compliance with a requirement of the charter.	CEO
<b>8. Preparation and Amendment of Charter</b>	
8.1. The power pursuant to Section 45(2)(c) of the PDI Act to make representations (including in writing or via the SA planning portal) on a proposal to prepare or amend the	CEO

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charter.	
<b>9. Preparation and Amendment</b>	
9.1. The power pursuant to Section 73(2)(b)(iv) of the PDI Act to:	CEO
9.1.1. seek the approval of the Minister to initiate a proposal to amend a designated instrument; and	
9.1.2. initiate a proposal to amend a designated instrument with the approval of the Minister acting on the advice of the Commission.	
9.2. The power pursuant to Section 73(6) of the PDI Act where the Council is authorised or approved under Section 73 of the PDI Act, after all of the requirements of Section 73 of the PDI Act have been satisfied:	CEO
9.2.1. to prepare a draft of the relevant proposal; and	
9.2.2. to comply with the Community Engagement Charter for the purposes of consultation in relation to the proposal; and	
9.2.3. to the extent that paragraph (b) of Section 73(6) of the PDI Act does not apply, in the case of a proposed amendment to a regional plan that has been prepared by a joint planning board where the amendment is not being proposed by the joint planning board –consult with the joint planning board; and	
9.2.4. to the extent that paragraph (b) of Section 73(6) of the PDI Act does not apply, in the case of a proposed amendment to the Planning and Design Code that will have a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally) – to take reasonable steps to give:	
9.2.4.1. an owner or occupier of the land; and	
9.2.4.2. an owner or occupier of each piece of adjacent land,	
a notice in accordance with the regulations; and	

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9.2.5. to consult with any person or body specified by the State Planning Commission and any other person or body as the delegate thinks fit; and	
9.2.6. to carry out such investigations and obtain such information specified by the State Planning Commission; and	
9.2.7. to comply with any requirement prescribed by the regulations.	
9.3. The power pursuant to Section 73(7) of the PDI Act, after complying with Section 73(6) of the PDI Act, to prepare a report in accordance with any practice direction that applies for the purposes of Section 73 of the PDI Act (including information about any change to the original proposal that the delegate considers should be made) and furnish a copy of the report to the Minister.	CEO
9.4. The power pursuant to Section 73(8) of the PDI Act, after the Council has furnished a report to the Minister under Section 73(7) of the PDI Act, to ensure that a copy of the report is published on the SA planning portal in accordance with a practice direction that applies for the purposes of Section 73 of the PDI Act.	CEO
9.5. The power pursuant to Section 73(9) of the PDI Act to enter into an agreement with a person for the recovery of costs incurred by the Council in relation to an amendment of the Planning and Design Code or a design standard under Section 73 of the PDI Act (subject to the requirement to charge costs under Section 73(4)(b) of the PDI Act (if relevant)).	CEO
<b>10. Parliamentary Scrutiny</b>	
10.1. The power pursuant to Section 74(8)(c) of the PDI Act if the ERD Committee is proposing to suggest an amendment under Section 74(4) of the PDI Act and the amendment is specifically relevant to the Council, to provide a comment and response within the period of 2 weeks.	CEO
<b>11. Complying Changes – Planning and Design Code</b>	

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11.1. The power pursuant to Section 75(1) of the PDI Act to submit to the Minister a proposal to agree to an amendment to the Planning and Design Code under Section 75 of the PDI Act if:	CEO
11.1.1. the amendment comprises a change to:	
11.1.1.1. the boundary of a zone or subzone; or	
11.1.1.2. the application of an overlay; and	
11.1.2. the amendment is consistent with a recommendation in the relevant regional plan that, through the use of:	
11.1.2.1. specific maps or other spatial information; and	
11.1.2.2. specific information about the changes that are being proposed,	
clearly and specifically identifies (in the opinion of the Minister) the changes that are considered to be appropriate.	
11.2. The power pursuant to Section 75(3) of the PDI Act to effect an amendment under Section 75 of the PDI Act by an instrument deposited on the SA Planning database (in accordance with requirements established by the Chief Executive).	CEO
<b>12. Entities Constituting Relevant Authorities</b>	
12.1. The power pursuant to Section 82(d) of the PDI Act, subject to the PDI Act, to appoint an assessment panel.	Not delegated
<b>13. Panels Established by Joint Planning Boards or Councils</b>	
13.1. The power pursuant to Section 83(1) of the PDI Act in relation to an assessment panel appointed by the Council under Division 1 of Part 6 of the PDI Act, to:	Not delegated
13.1.1. appoint more than 1 assessment panel and if the delegate does so, to clearly specify which class of development each assessment panel is to assess;	

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13.1.2. determine:	
13.1.2.1. the membership of the assessment panel, being no more than 5 members, only 1 of which may be a member of a Council, and, if the delegate thinks fit, on the basis that the assessment panel will be constituted by a different number of members depending on the particular class of development that is being assessed by the assessment panel; and	
13.1.2.2. the procedures to be followed with respect to the appointment of members; and	
13.1.2.3. the terms of office of members; and	
13.1.2.4. conditions of appointment of members, or the method by which those conditions will be determined, (including as to their remuneration) and the grounds on which, and the procedures by which, a member may be removed from office; and	
13.1.2.5. the appointment of deputy members; and	
13.1.2.6. who will act as the presiding member of the panel and the process for appointing an acting presiding member.	
13.2. The power pursuant to Section 83(1)(h) of the PDI Act to arrange the staffing and support required for the purposes of the operations of the panel.	CEO
13.3. The power pursuant to Section 83(1)(i) of the PDI Act to substitute the existing members of the panel with new members if directed to do so by the Minister acting on recommendation of the State Planning Commission under Section 86 of the PDI Act.	Not delegated
13.4. The power pursuant to Section 83(2) of the PDI Act to form the opinion and be satisfied that a person to be appointed as a member of an assessment panel who is a member, or former member, of a Council is	Not delegated

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appropriately qualified to act as a member of the assessment panel on account of the person's experience in local government.	
<b>14. Panels Established by Minister</b>	
14.1. The power pursuant to Section 84(1)(c)(ii)(A) of the PDI Act to request the Minister to constitute a regional assessment panel in relation to the combined areas of the Council and one or more other Councils.	Not delegated
14.2. The power pursuant to Section 84(1)(c)(ii)(B) of the PDI Act to make submissions to the Minister about the constitution of a regional assessment panel in relation to the area of the Council and one or more other Councils (or parts of such areas).	Not delegated
<b>15. Substitution of Local Panels</b>	
15.1. The power pursuant to Section 86(2)(a) of the PDI Act to make submissions to the Commission in relation to an inquiry.	Not delegated
<b>16. Notification of Acting</b>	
16.1. The power pursuant to Section 89(b) of the PDI Act to require an accredited professional to provide such information or documentation as the delegate may require.	CEO
<b>17. Relevant Authority - Commission</b>	
17.1. The power pursuant to Section 94(1)(g) of the PDI Act to make a request to the Minister that the Minister declare, by notice served on the proponent, that the Minister desires the Commission to act as the relevant authority in relation to the proposed development.	Not delegated
<b>18. Matters Against which Development Must be Assessed</b>	
18.1. The power pursuant to Section 102(1)(c)(iv) of the PDI Act in relation to a proposed division of land (otherwise than under the Community Titles Act 1996 or the Strata Titles Act 1988) where land is to be vested in the Council, to consent to the vesting.	CEO

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18.2. The power pursuant to Section 102(1)(d)(iv) of the PDI Act in relation to a proposed division of land under the Community Titles Act 1996 or the Strata Titles Act 1988 where land is to be vested in the Council, to consent to the vesting.	CEO
18.3. The power pursuant to Section 102(11)(b) of the PDI Act to impose a reasonable charge on account of an encroachment over land under the care, control and management of the Council when the relevant development is undertaken.	CEO
<b>19. Restricted Development</b>	
19.1. The power pursuant to Section 110(2)(b) of the PDI Act to, in accordance with the regulations and within a period prescribed by the regulations, make representations to the Commission in relation to the granting or refusal of planning consent.	CEO
19.2. The power pursuant to Section 110(c)(ii) of the PDI Act to appear personally or by representative before the Commission to be heard in support of the Council's representation.	CEO
19.3. The power pursuant to Section 110(7) of the PDI Act to appeal against a decision on a development classified as restricted development.	CEO
<b>20. Level of Detail</b>	
20.1. The power pursuant to Section 112(b) of the PDI Act to express views in relation to the level of detail required in relation to an Environmental Impact Statement ( <b>EIS</b> ).	CEO
<b>21. EIS Process</b>	
21.1. The power pursuant to Section 113(5)(a)(iii) of the PDI Act to comment and report within the time prescribed by the regulations on an EIS referred to the Council by the Minister.	CEO

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<b>22. Amendment of EIS</b>	
22.1. The power pursuant to Section 114(2)(b) of the PDI Act to make written submissions on the amendment to the Minister.	CEO
<b>23. Essential Infrastructure – Alternative Assessment Process</b>	
23.1. The power pursuant to Section 130(6) of the PDI Act to report to the Commission on any matters contained in a notice under Section 130(5) of the PDI Act.	CEO
23.2. The power pursuant to Section 130(14) of the PDI Act to, if the Council has, in relation to any matters referred to the Council under Section 130(5) of the PDI Act, expressed opposition to the proposed development in its report under Section 130(6) of the PDI Act, withdraw the Council's opposition.	CEO
<b>24. Development Assessment – Crown Development</b>	
24.1. The power pursuant to Section 131(7) of the PDI Act to report to the Commission on any matters contained in a notice under Section 131(6) of the PDI Act.	CEO
24.2. The power pursuant to Section 131(15) of the PDI Act to, if the Council has, in relation to any matters referred to the Council under Section 131(6) of the PDI Act expressed opposition to the proposed development in its report under Section 131(7) of the PDI Act, withdraw the Council's opposition.	CEO
<b>25. Land Division Certificate</b>	
25.1. The power pursuant to Section 138(1) of the PDI Act to enter into a binding agreement supported by adequate security and if the regulations so require in a form prescribed by the regulations.	CEO
25.2. The power pursuant to Section 138(2) of the PDI Act to furnish the State Planning Commission with appropriate information as to compliance with a particular condition and to comply with any requirement prescribed by the regulations.	CEO

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<b>26. Action if Development Not Completed</b>	
26.1. The power pursuant to Section 141(1) of the PDI Act, if:	
26.1.1. an approval is granted under the PDI Act; but	
26.1.2. -	
26.1.2.1. the development to which the approval relates has been commenced but not substantially completed within the period prescribed by the regulations for the lapse of the approval; or	CEO
26.1.2.2. in the case of a development that is envisaged to be undertaken in stages - the development is not undertaken or substantially completed in the manner or within the period contemplated by the approval,	CEO
to apply to the Court for an order under Section 141 of the PDI Act.	
26.1.3. The power pursuant to Section 141(5) of the PDI Act, if the Court makes an order under Section 141(3)(a), (b) or (d) of the PDI Act and a person fails to comply with the order within the period specified by the Court, to cause any work contemplated by the order to be carried out, and to recover the costs of that work, as a debt from the person.	CEO
26.1.4. The power pursuant to Section 141(6) of the PDI Act, if an amount is recoverable from a person by the Council under Section 141(5) of the PDI Act:	
26.1.4.1. to, by notice in writing to the person, fix a period, being not less than 28 days from the date of the notice, within which the amount must be paid by the person.	CEO
<b>27. Completion of Work</b>	

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27.1. The power pursuant to Section 142(1) of the PDI Act, if:	CEO
27.1.1. an approval is granted under the PDI Act; but	
27.1.2. the development to which the approval relates has been substantially but not fully completed within the period prescribed by the regulations for the lapse of the approval,	
to, by notice in writing, require the owner of the relevant land to complete the development within a period specified in the notice.	
27.2. The power pursuant to Section 142(2) of the PDI Act, if an owner fails to carry out work as required by a notice under Section 142(1) of the PDI Act, to cause the necessary work to be carried out.	CEO
27.3. The power pursuant to Section 142(3) of the PDI Act to recover as a debt due from the owner, the reasonable costs and expenses incurred by the Council (or any person acting on behalf of the Council) under Section 142 of the PDI Act.	CEO
27.4. The power pursuant to Section 142(4) of the PDI Act, if an amount is recoverable from a person by the Council under Section 142 of the PDI Act:	CEO
27.4.1. to, by notice in writing to the person, fix a period, being not less than 28 days from the date of the notice, within which the amount must be paid by the person.	
<b>28. Notification During Building</b>	
28.1. The power pursuant to Section 146(3) of the PDI Act to, subject to Section 146(4) of the PDI Act, direct a person who is carrying out building work to stop building work when a mandatory notification stage has been reached pending an inspection by an authorised officer who holds prescribed qualifications.	CEO
<b>29. Classification of Buildings</b>	
29.1. The power pursuant to Section 151(2) of the PDI Act to assign to a building erected in the Council's area a	

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classification that conforms with the regulations.	
29.2. The power pursuant to Section 151(3) of the PDI Act, if the Council assigns a classification under Section 151 of the PDI Act, to give notice in writing to the owner of the building to which the classification has been assigned, of the classification assigned to the building.	CEO
<b>30. Certificates of Occupancy</b>	
30.1. The power pursuant to Section 152(2) of the PDI Act to issue a certificate of occupancy.	CEO
30.2. The power pursuant to Section 152(3)(a) of the PDI Act to require an application for a certificate of occupancy to include any information required by the delegate.	CEO
30.3. The power pursuant to Section 152(5) of the PDI Act to consider any report supplied under Section 152(4) of the PDI Act before deciding the application.	CEO
30.4. The power pursuant to Section 152(6) of the PDI Act to issue the certificate if the delegate is satisfied (in accordance with procedures set out in the regulations and on the basis of information provided or obtained under Section 152 of the PDI Act) that the relevant building is suitable for occupation and complies with such requirements as may be prescribed by the regulations for the purposes of Section 152(6) of the PDI Act.	CEO
30.5. The power pursuant to Section 152(10) of the PDI Act, if the Council refuses an application to notify the applicant in writing of:	CEO
30.5.1. the refusal; and	
30.5.2. the reasons for the refusal; and	
30.5.3. the applicant's right of appeal under the PDI Act.	
30.6. The power pursuant to Section 152(12) of the PDI Act to issue a certificate of occupancy that applies to the whole or part of a building.	CEO
30.7. The power pursuant to Section 152(13) of the PDI Act to, in accordance with the regulations, revoke a certificate of	CEO

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occupancy in prescribed circumstances.	
<b>31. Temporary Occupation</b>	
31.1. The power pursuant to Section 153(1) of the PDI Act to grant an approval to a person to occupy a building on a temporary basis without a certificate of occupancy.	CEO
31.2. The power pursuant to Section 153(2) of the PDI Act to grant an approval under Section 153(1) of the PDI Act:	CEO
31.2.1. only if the delegate is satisfied that the relevant building complies with any requirements prescribed by a practice direction issued for the purposes of Section 153(2)(a) of the PDI Act;	
31.2.2. on such conditions (if any) as the delegate thinks fit to impose.	
31.3. The power pursuant to Section 153(3) of the PDI Act if the Council refuses an application to notify the applicant in writing of:	CEO
31.3.1. the refusal; and	
31.3.2. the reasons for the refusal; and	
31.3.3. the applicant's right of appeal under the PDI Act.	
<b>32. Emergency Orders</b>	
32.1. The power pursuant to Section 155(5) of the PDI Act, if an owner fails to carry out work as required by an emergency order, to cause the necessary work to be carried out.	CEO
32.2. The power pursuant to Section 155(6) of the PDI Act to recover as a debt due from the owner the reasonable costs and expenses incurred by the Council (or any person acting on behalf of the Council) under Section 155 of the PDI Act.	CEO
32.3. The power pursuant to Section 155(7) of the PDI Act, if an amount is recoverable from a person by the Council under Section 155 of the PDI Act to, by notice in writing to the person, fix a period, being not less than 28 days from the date of the notice, within which the amount must	CEO

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be paid by the person.	
<b>33. Fire Safety</b>	
33.1. The power pursuant to Section 157(16) of the PDI Act to establish a body and designate it as an appropriate authority under Section 157 of the PDI Act.	CEO
33.2. The power pursuant to Section 157(17) of the PDI Act to:	CEO
33.2.1. appoint to the appropriate authority:	
33.2.1.1. a person who holds prescribed qualifications in building surveying; and	
33.2.1.2. an authorised officer under Part 3 Division 5 or Section 86 of the Fire and Emergency Services Act 2005 who has been approved by the Chief Officer of the relevant fire authority to participate as a member of the appropriate authority; and	
33.2.1.3. a person with expertise in the area of fire safety; and	
33.2.1.4. if so determined by the delegate, a person selected by the delegate;	
33.2.2. specify a term of office of a member of the appropriate authority (other than a member under Section 157(17)(a)(ii) of the PDI Act;	
33.2.3. remove a member of the appropriate authority from office for any reasonable cause;	
33.2.4. appoint deputy members;	
33.2.5. determine the appropriate authority's procedures (including as to quorum).	
<b>34. Initiation of Scheme – Basic Infrastructure</b>	
34.1. The power pursuant to Section 163(3)(b) of the PDI Act to request the Minister initiate a proposal to proceed under Section 163 of the PDI Act.	CEO

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34.2. The power pursuant to Section 163(10) of the PDI Act to make submissions to the Minister in relation to the draft outline.	CEO
<b>35. Initiation of Scheme – Primary Infrastructure in Relation to Declared Project Area or Designated Growth Area</b>	
35.1. The power pursuant to Section 163A(1) of the PDI Act to initiate a scheme in relation to the provision of primary infrastructure in a declared project area or designated growth area.	CEO
35.2. The power pursuant to Section 163A(2) of the PDI Act to initiate a scheme by preparing a draft outline of the scheme that:	CEO
35.2.1. provides detailed information about the nature and intended scope of the primary infrastructure; and	
35.2.2. identifies the proposed declared project area or designated growth area (as the case requires), being the area or areas that will benefit from the primary infrastructure to be provided under the proposed scheme; and	
35.2.3. provides information about the proposed timing or staging of the various elements of the scheme (to the extent such information is known); and	
35.2.4. outlines, so far as is reasonably practicable, a funding arrangement for the scheme, including whether it is proposed to impose a charge under Subdivision 7, Division 1, Part 13 of the PDI Act; and	
35.2.5. in the case of a scheme relating to a declared project—identifies any proposed amendments to the Planning and Design Code that may be made in connection with the declared project (including the provision of primary infrastructure under the scheme); and	
35.2.6. identifies (to the extent possible) any primary infrastructure that might be transferred to another entity when the scheme has been completed; and	

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35.2.7. provides such other information as the Minister, CGO or proponent thinks fit (as the case requires).	
35.3. The power pursuant to Section 163A(3) of the PDI Act to:	CEO
35.3.1. in all cases—take reasonable steps to consult on the draft outline with:	
35.3.1.1. the owners of land within the proposed declared project area or designated growth area (as the case requires), except:	
(a) in a case where that area is the subject of a precinct master plan under the <i>Urban Renewal Act 1995</i> ; or	
(b) in prescribed circumstances; and	
35.3.1.2. if the scheme relates to a declared project – the person undertaking the declared project,	
and any other person or body the delegate thinks fit; and	
35.3.2. submit the draft outline to the Minister or CGO (as determined by the Minister) for approval, together with:	
35.3.2.1. a report to the Minister or CGO (as the case requires) setting out the outcome of the consultation required under paragraph (a); and	
35.3.2.2. any other information required by the Minister or CGO (as the case requires).	
35.4. The power pursuant to Section 163A(3)(a)(iii) of the PDI Act for the delegate to consult with the person or body responsible for preparing a draft outline.	CEO
35.5. The power pursuant to Section 163A(4) of the PDI Act, to after approval of a draft outline:	CEO
35.5.1. publish it in the Gazette; and	

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35.5.2. arrange for its publication on the SA planning portal.	
<b>36. Initiation of Scheme</b>	
36.1. The power pursuant to Section 164(3) of the PDI Act to request the Minister initiate a proposal to proceed under Section 164 of the PDI Act.	CEO
36.2. The power pursuant to Section 164(12) of the PDI Act to make submissions to the Minister in relation to the draft outline.	CEO
<b>37. Consideration of Proposed Scheme</b>	
37.1. The power pursuant to Section 166(1)(c) of the PDI Act to consult with a scheme coordinator in relation to a scheme in accordance with the Community Engagement Charter.	CEO
<b>38. Adoption of Scheme</b>	
38.1. The power pursuant to Section 167(7) of the PDI Act to make submissions to the Minister in relation to a variation to an outline of a scheme.	CEO
38.2.	
<b>39. Variation of Basic Infrastructure Scheme to Include Primary Infrastructure</b>	
39.1. The power pursuant to Section 167A(2)(a)(i) of the PDI Act to make submissions on the proposed variation within a period specified by the scheme coordinator.	CEO
<b>40. Funding Arrangements</b>	
40.1. The power pursuant to Section 169(2)(b) of the PDI Act in relation to a scheme that provides for the collection of contributions under Subdivision 8 of the PDI Act to apply for any matter to be considered or determined by ESCOSA or some other prescribed person or body as part of a periodic review of the levels and amounts of those contributions.	Not delegated
40.2. The power pursuant to Section 169(8)(a)(ii) of the PDI Act to, in relation to a funding arrangement that provides for or includes the collection of contributions under Part	Not delegated

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13 Division 1 Subdivision 8 of the PDI Act in relation to prescribed infrastructure, consult with the Coordinator General's Office or the Chief Executive.	
40.3. The power pursuant to Section 169(9) of the PDI Act to make submissions to the Commission in relation to a funding arrangement that is specifically relevant to the Council.	Not delegated
<b>41. Contributions by Constituent Councils</b>	
41.1. The power pursuant to Section 177(4) of the PDI Act to make submissions to the Minister in relation to the Council's share.	Not delegated
41.2. The power pursuant to Section 177(5) of the PDI Act to, at the request of the Minister, supply the Minister with information in the possession of the Council to enable the Minister to determine shares under Sections 177(2) and (3) of the PDI Act.	Not delegated
<b>42. Imposition of Charge by Councils</b>	
42.1. The power pursuant to Section 180(7) of the PDI Act, if the Council incurs costs in recovering a charge as a debt, to claim the reimbursement of those costs (insofar as they are reasonable) from the relevant fund established under subdivision 9, Division 1, Part 13 of the PDI Act.	CEO
<b>43. Authorised Works</b>	
43.1. The power pursuant to Section 187(1) of the PDI Act, subject to Section 187(3) of the PDI Act, to carry out any infrastructure works if the Council is authorised to so do by or under the PDI Act or any other Act.	CEO
43.2. The power pursuant to Section 187(5) of the PDI Act, subject to Section 187(6) of the PDI Act, to in relation to a proposal that involves disturbing the surface of a road, or that otherwise relates to a road to:	CEO
43.2.1. inform the relevant road maintenance authority of the proposal at least 28 days before the proposed commencement of any work; and	

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43.2.2. give the relevant road maintenance authority a reasonable opportunity to consult with the Council in relation to the matter; and	
43.2.3. ensure that proper consideration is given to the views of the road maintenance authority.	
43.3. The power pursuant to Section 187(5)(b) of the PDI Act to make submissions to the designated entity in relation to the matter.	CEO
43.4. The power pursuant to Section 187(6) of the PDI Act, in a case of emergency, to only comply with Section 187(5) of the PDI Act to such extent as is practicable in the circumstances.	CEO
<b>44. Entry onto Land</b>	
44.1. The power pursuant to Section 188(1) of the PDI Act to authorise a person for the purpose of undertaking any work or activity in connection with the exercise of a power under Division 2 of Part 13 of the PDI Act to:	CEO
44.1.1. enter and pass over any land; and	
44.1.2. bring onto any land any vehicles, plant or equipment; and	
44.1.3. temporarily occupy land; and	
44.1.4. do anything else reasonably required in connection with the exercise of the power.	
44.2. The power pursuant to Section 188(4) of the PDI Act to pay reasonable compensation on account of any loss or damage caused by the exercise of a power under Section 188(1) of the PDI Act.	CEO
<b>45. Acquisition of Land</b>	
45.1. The power pursuant to Section 189(1) of the PDI Act, to:	CEO
45.1.1. seek the consent of the Minister to acquire land for a purpose associated with infrastructure works under and in accordance with the <i>Land Acquisition Act 1969</i> ; and	

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45.1.2. with the consent of the Minister, acquire land for a purpose associated with infrastructure works under and in accordance with the <i>Land Acquisition Act 1969</i> .	
<b>46. Land Management Agreements</b>	
46.1. The power pursuant to Section 192(1) of the PDI Act to enter into an agreement relating to the development, management, preservation or conservation of land with the owner of the land or a designated entity.	CEO
46.2. The power pursuant to Section 192(2) of the PDI Act to enter into an agreement relating to the management, preservation or conservation of the land with a greenway authority.	CEO
46.3. The power pursuant to Section 192(4) of the PDI Act in considering whether to enter into an agreement under Section 192 of the PDI Act which relates to the development of land and, if such an agreement is to be entered into, in considering the terms of the agreement, to have regard to:	CEO
46.3.1. the provisions of the Planning and Design Code and to any relevant development authorisation under the PDI Act; and	
46.3.2. the principle that the entering into of an agreement under Section 192 of the PDI Act by the Council should not be used as a substitute to proceeding with an amendment to the Planning and Design Code under the PDI Act.	
46.4. The power pursuant to Section 192(5) of the PDI Act to register agreements entered into under Section 192 of the PDI Act in accordance with the regulations.	CEO
46.5. The power pursuant to Section 192(8) of the PDI Act to carry out on private land any work for which provision is made by agreement under Section 192 of the PDI Act.	CEO
46.6. The power pursuant to Section 192(9) of the PDI Act to include in an agreement under Section 192 of the PDI	CEO

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Act an indemnity from a specified form of liability or right of action, a waiver or exclusion of a specified form of liability or right of action, an acknowledgment of liability, or a disclaimer, on the part of a party to the agreement.	
46.7. The power pursuant to Section 192(10) of the PDI Act to express a provision under Section 192(9) of the PDI Act as extending to, or being for the benefit of, a person or body who or which is not a party to the agreement.	CEO
46.8. The power pursuant to Section 192(11) of the PDI Act to consent to the owner of land entering into an agreement under Section 192 of the PDI Act where the Council has a legal interest in the land.	CEO
46.9. The power pursuant to Section 192(12) of the PDI Act to apply to the Registrar-General, to note the agreement against the relevant instrument of title or, in the case of land not under the provisions of the Real Property Act 1886, against the land.	CEO
46.10. The power pursuant to Section 192(15) of the PDI Act to apply to the Registrar-General in relation to an agreement to which a note has been made under Section 192 of the PDI Act that has been rescinded or amended, to enter a note of the rescission or amendment against the instrument of title, or against the land.	CEO
46.11. The power pursuant to Section 192(16) of the PDI Act to provide in an agreement under Section 192 of the PDI Act for remission of rates or taxes on the land.	CEO
46.12. The power pursuant to Section 192(17) of the PDI Act to seek the Minister's consent to providing in an agreement under Section 192 of the PDI Act entered into by the Council for the remission of rates or taxes payable to the Crown.	CEO
46.13. The power pursuant to Section 192(17) of the PDI Act to consent to an agreement entered into by the Minister under Section 192 of the PDI Act, providing for the remission of rates or taxes payable to the Council.	CEO
46.14. The power pursuant to Section 192(18) of the PDI Act to take into account the existence of an agreement	CEO

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under Section 192 of the PDI Act when assessing an application for a development authorisation under the PDI Act.	
<b>47. Land Management Agreements – Development Applications</b>	
47.1. The power pursuant to Section 193(1) of the PDI Act to, subject to Section 193 of the PDI Act, enter into an agreement under Section 193 of the PDI Act with a person who is applying for a development authorisation under the PDI Act that will, in the event that the relevant development is approved, bind:	CEO
47.1.1. the person; and	
47.1.2. any other person who has the benefit of the development authorisation; and	
47.1.3. the owner of the relevant land (if he or she is not within the ambit of Sections 193(a) or (b) of the PDI Act and if the other requirements of Section 193 of the PDI Act are satisfied).	
47.2. The power pursuant to Section 193(2) of the PDI Act to enter into an agreement under Section 193 of the PDI Act in relation to any matter that the delegate agrees is relevant to the proposed development (including a matter that is not necessarily relevant to the assessment of the development under the PDI Act).	CEO
47.3. The power pursuant to Section 193(3) of the PDI Act to have regard to:	CEO
47.3.1. the provisions of the Planning and Design Code; and	
47.3.2. the principle that the entering into of an agreement under Section 193 of the PDI Act by the Council should not be used as a substitute to proceeding with an amendment to the Planning and Design Code under the PDI Act.	
47.4. The power pursuant to Section 193(5) of the PDI Act to register agreements entered into under Section 193 of the PDI Act in accordance with the regulations.	CEO

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47.5. The power pursuant to Section 193(10) of the PDI Act to consent to an application to note the agreement against the relevant instrument of title or the land.	CEO
47.6. The power pursuant to Section 193(11) of the PDI Act to consent to an owner of land entering into an agreement or giving a consent under Section 192(10) of the PDI Act where the Council has a legal interest in the land.	CEO
47.7. The power pursuant to Section 193(13) of the PDI Act to apply to the Registrar-General to note the agreement against the relevant instrument of title or, in the case of land not under the provisions of the Real Property Act 1886, against the land.	CEO
47.8. The power pursuant to Section 193(15) of the PDI Act to apply to the Registrar-General in relation to an agreement under Section 193 that has been rescinded or amended, to enter a note of the rescission or amendment against the instrument of title, or against the land.	CEO
47.9. The power pursuant to Section 193(16) of the PDI Act, if an agreement under Section 193 of the PDI Act does not have effect under Section 193 of the PDI Act within the period prescribed by the regulations, to by notice given in accordance with the regulations, lapse the relevant development approval.	CEO
<b>48. Off-setting Contributions</b>	
48.1. The power pursuant to Section 197(1)(b) of the PDI Act to seek the approval of the Minister to act under Section 197 of the PDI Act.	CEO
48.2. The power pursuant to Section 197(2) of the PDI Act to establish a scheme under Section 197 of the PDI Act that is designed to support or facilitate:	CEO
48.2.1. development that may be in the public interest or otherwise considered by the delegate as being appropriate in particular circumstances (including by the provision of facilities at a different site); or	
48.2.2. planning or development initiatives that will further the objects of the PDI Act or support the principles	

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that relate to the planning system established by the PDI Act; or	
48.2.3. any other initiative or policy:	
48.2.3.1. designated by the Planning and Design Code for the purposes of Section 197(2)(c)(i) of the PDI Act;	
48.2.3.2. prescribed by the regulations for the purposes of Section 197(2)(c)(ii) of the PDI Act.	
48.3. The power pursuant to Section 197(3) of the PDI Act to include in a scheme established under Section 197 of the PDI Act:	CEO
48.3.1. an ability or requirement for a person who is proposing to undertake development (or who has the benefit of an approval under the PDI Act):	
48.3.1.1. to make a contribution to a fund established as part of the scheme; or	
48.3.1.2. to undertake work or to achieve some other goal or outcome (on an 'in kind' basis); or	
48.3.1.3. to proceed under a combination of Sections 197(3)(a)(i) and (ii) of the PDI Act,	
in order to provide for or address a particular matter identified by the scheme; and	
48.3.2. an ability for a provision of the Planning and Design Code to apply with a specified variation under the terms of the scheme; and	
48.3.3. an ability for any relevant authority to act under or in connection with Sections 197(3)(a) or (b) of the PDI Act.	
48.4. The power pursuant to Section 197(4)(b) of the PDI Act to apply the fund towards the purposes of the scheme in accordance with any directions or approvals of the Treasurer made or given after consultation with the Minister.	CEO

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48.5. The power pursuant to Section 197(4)(c) of the PDI Act to invest money that is not immediately required for the purposes of the fund in accordance with provisions included in the scheme.	CEO GMCoS MF
48.6. The power pursuant to Section 197(7) of the PDI Act to:	CEO
48.6.1. seek the approval of the Minister to vary or wind up a scheme under Section 197 of the PDI Act; and	
48.6.2. to vary or wind up a scheme under Section 197 of the PDI Act with the approval of the Minister.	
<b>49. Open Space Contribution Scheme</b>	
49.1. The power pursuant to Section 198(1) of the PDI Act, where an application for a development authorisation provides for the division of land in the Council's area into more than 20 allotments, and 1 or more allotments is less than 1 hectare in area to require:	
49.1.1. that up to 12.5% in area of the relevant area be vested in the Council to be held as open space; or	CEO
49.1.2. that the applicant make the contribution prescribed by the regulations in accordance with the requirements of Section 198 of the PDI Act; or	CEO
49.1.3. that land be vested in the Council under Section 198(1)(c) of the PDI Act and that the applicant make a contribution determined in accordance with Section 198(8) of the PDI Act,	CEO
according to the determination and specification of the delegate, and to have regard to any relevant provision of the Planning and Design Code that designates land as open space and to seek the concurrence of the Commission to taking any action that is at variance with the Planning and Design Code.	
49.2. The power pursuant to Section 198(3) of the PDI Act to enter into an agreement referred to in Section 198(2)(d) of the PDI Act.	CEO

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49.3.	The power pursuant to Section 198(4)(a) of the PDI Act to concur with an area being vested in the Council.	CEO
49.4.	The power pursuant to Section 198(11) of the PDI Act in relation to money received under Section 198 of the PDI Act to immediately pay it into a fund established for the purposes of Section 198 of the PDI Act and apply it for the purpose of acquiring or developing land as open space.	CEO
49.5.	The power pursuant to Section 198(12) of the PDI Act to form the opinion that the division of land is being undertaken in stages.	CEO
<b>50. Urban Trees Fund</b>		
50.1.	The power pursuant to Section 200(1) of the PDI Act to,	CEO
50.1.1.	seek the approval of the Minister to establish a fund (an urban trees fund) for an area designated by the delegate; and	
50.1.2.	to, with the approval of the Minister establish a fund (an urban trees fund) for an area designed by the delegate (a designated area).	
50.2.	The power pursuant to Section 200(2) of the PDI Act to effect the establishing of the fund by notice published in the Gazette.	CEO
50.3.	The power pursuant to Section 200(3) of the PDI Act to define a designated area by reference to an area established by the Planning and Design Code.	Not delegated
50.4.	The power pursuant to Section 200(5) of the PDI Act to invest any money in an urban trees fund that is not immediately required for the purpose of the fund and to pay any resultant income into the fund.	CEO
50.5.	The power pursuant to Section 200(6) of the PDI Act to apply money standing to the credit of an urban trees fund:	
50.5.1.	to maintain or plant trees in the designated area which are or will (when fully grown) constitute significant trees under the PDI Act; or	CEO

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50.5.2. to purchase land within the designated area in order to maintain or plant trees which are or will (when fully grown) constitute significant trees under the PDI Act.	Not delegated
50.6. The power pursuant to Section 200(7) of the PDI Act if, the Council subsequently sells land purchased under Section 200(6)(b) of the PDI Act, to pay the proceeds of sale into an urban trees fund maintained by the Council under Section 200 of the PDI Act, subject to the qualifications in Sections:	CEO
50.6.1. 200(7)(a) and	
50.6.2. (b).	
<b>51. Appointment of Authorised Officers</b>	
51.1. The power pursuant to Section 210(1) of the PDI Act to:	
51.1.1. appoint a person to be an authorised officer for the purposes of the PDI Act; and	CEO
51.1.2. appoint a person who holds the qualifications prescribed by the regulations to be an authorised officer for the purposes of the PDI Act if the Council is required to do so by the regulations.	CEO
51.2. The power pursuant to Section 210(2) of the PDI Act to make an appointment of an authorised officer subject to conditions.	CEO
51.3. The power pursuant to Section 210(3) of the PDI Act to issue each authorised officer an identity card:	CEO
51.3.1. containing a photograph of the authorised officer; and	
51.3.2. stating any conditions of appointment limiting the authorised officer's appointment.	
51.4. The power pursuant to Section 210(5) of the PDI Act to, at any time, revoke an appointment which the Council has made, or vary or revoke a condition of such an	CEO

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appointment or impose a further such condition.	
<b>52. Enforcement Notices</b>	
52.1. The power pursuant to Section 213(1) of the PDI Act, if the delegate has reason to believe on reasonable grounds that a person has breached the PDI Act or the repealed Act, to do such of the following as the delegate considers necessary or appropriate in the circumstances:	CEO
52.1.1. direct a person to refrain, either for a specified period or until further notice, from the PDI Act, or course of action, that constitutes the breach;	
52.1.2. direct a person to make good any breach in a manner, and within a period, specified by the delegate;	
52.1.3. take such urgent action as is required because of any situation resulting from the breach.	
52.2. The power pursuant to Section 213(2) of the PDI Act to give a direction under Section 213(1) of the PDI Act by notice in writing unless the delegate considers that the direction is urgently required.	CEO
52.3. The power pursuant to Section 213(5) of the PDI Act, if a person fails to comply with a direction under Section 213(1)(b) of the PDI Act within the time specified in the notice, to cause the necessary action to be taken.	CEO
52.4. The power pursuant to Section 213(6) of the PDI Act to recover the reasonable costs and expenses incurred by the Council (or any person acting on behalf of the Council) under Section 213 of the PDI Act, as a debt due from the person whose failure gave rise to the PDI Action.	CEO
52.5. The power pursuant to Section 213(7) of the PDI Act, if an amount is recoverable from a person by the Council under Section 213 of the PDI Act to, by notice in writing to the person, fix a period, being not less than 28 days from the date of the notice, within which the amount must be paid by the person.	CEO

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<b>53. Applications to Court</b>	
53.1. The power pursuant to Section 214(1) of the PDI Act to apply to the Court for an order to remedy or restrain a breach of the PDI Act or the repealed Act.	CEO
53.2. The power pursuant to Section 214(2) of the PDI Act to consent to proceedings under Section 214 of the PDI Act being brought in a representative capacity on behalf of the Council.	CEO
53.3. The power pursuant to Section 214(4) of the PDI Act to make an application without notice to any person and to make an application to the Court to serve a summons requiring the respondent to appear before the Court to show cause why an order should not be made under Section 214 of the PDI Act.	CEO
53.4. The power pursuant to Section 214(6) of the PDI Act to make submissions to the Court on the subject matter of the proceedings.	CEO
53.5. The power pursuant to Section 214(9) of the PDI Act to appear before a final order is made and be heard in proceedings based on the application.	CEO
53.6. The power pursuant to Section 214(10) of the PDI Act to make an application to the Court to make an interim order under Section 214 of the PDI Act.	CEO
53.7. The power pursuant to Section 214(11) of the PDI Act to make an application for an interim order without notice to any person.	CEO
53.8. The power pursuant to Section 214(12) of the PDI Act, if the Court makes an order under Section 214(6)(d) of the PDI Act and the respondent fails to comply with the order within the period specified by the Court, to cause any work contemplated by the order to be carried out, and recover the costs of that work, as a debt, from the respondent.	CEO
53.9. The power pursuant to Section 214(13) of the PDI Act, if an amount is recoverable from a person by the Council under Section 214(12) of the PDI Act to, by notice in writing to the person, fix a period, being not less than 28 days from the date of the notice, within which the amount	CEO

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must be paid by the person.	
53.10. The power pursuant to Section 214(17) of the PDI Act to apply to the Court to vary or revoke an order previously made under Section 214 of the PDI Act.	CEO
<b>54. Proceedings for Offences</b>	
54.1. The power pursuant to Section 219(1) of the PDI Act to commence proceedings for an offence against the PDI Act.	CEO
<b>55. Adverse Publicity Orders</b>	
55.1. The power pursuant to Section 223(2) of the PDI Act to make an application to the Court for an adverse publicity order.	CEO
55.2. The power pursuant to Section 223(4) of the PDI Act, if the offender fails to give evidence to the Council in accordance with Section 224(1)(b) of the PDI Act to:	CEO
55.2.1. take the PDI Action or actions specified in the order; and	
55.2.2. authorise a person in writing to take the PDI Action or actions specified in the order.	
55.3. The power pursuant to Section 223(5) of the PDI Act, if:	CEO
55.3.1. the offender gives evidence to the Council in accordance with Section 223(1)(b) of the PDI Act; and	
55.3.2. despite the evidence, the delegate is not satisfied that the offender has taken the PDI Action or actions specified in the order in accordance with the order,	
to apply to the court for an order authorising the Council, or a person authorised in writing by the Council, to take the PDI Action or actions and to authorise a person in writing to take the PDI Action or actions.	
55.4. The power pursuant to Section 223(6) of the PDI Act, if the Council, or a person authorised in writing by the	CEO

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Council, takes an action or actions in accordance with Section 223(4) of the PDI Act or an order under Section 223(5) of the PDI Act, to recover from the offender an amount in relation to the reasonable expenses of taking the PDI Action or actions, as a debt, due to the Council.	
<b>56. Civil Penalties</b>	
56.1. The power pursuant to Section 225(1) of the PDI Act, subject to Section 225 of the PDI Act, if the delegate is satisfied that a person has committed an offence by contravening a provision of the PDI Act, to, as an alternative to criminal proceedings, recover, by negotiation or by application to the Court, an amount as a civil penalty in respect of the contravention.	CEO
56.2. The power pursuant to Section 225(2) of the PDI Act, in respect of a contravention where the relevant offence does not require proof of intention or some other state of mind, to determine whether to initiate proceedings for an offence or take action under Section 225 of the PDI Act, having regard to the seriousness of the contravention, the previous record of the offender and any other relevant factors.	CEO
56.3. The power pursuant to Section 225(3) of the PDI Act to serve on the person a notice in the prescribed form advising the person that the person may, by written notice to the Council, elect to be prosecuted for the contravention.	CEO
56.4. The power pursuant to Section 225(13) of the PDI Act to seek the authorisation of the Attorney-General to the commencement of proceedings for an order under Section 225 of the PDI Act.	CEO
56.5. The power pursuant to Section 225(17) of the PDI Act to seek an authorisation from the Commission for the Council to act under Section 225 of the PDI Act.	CEO
<b>57. Make Good Order</b>	
57.1. The power pursuant to Section 228(7) of the PDI Act to apply to the Court to vary or revoke an order under Section 228 of the PDI Act.	CEO

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<b>58. Recovery of Economic Benefit</b>	
58.1. The power pursuant to Section 229(5) of the PDI Act to apply an amount paid to the Council in accordance with an order under Section 229(1) of the PDI Act for the purpose of acquiring or developing land as open space and to hold it in a fund established for the purposes of Section 198 of the PDI Act.	CEO
<b>59. Enforceable Voluntary Undertakings</b>	
59.1. The power pursuant to Section 230(1) of the PDI Act to accept (by written notice) a written undertaking given by a person in connection with a matter relating to a contravention or alleged contravention by the person of the PDI Act.	CEO
59.2. The power pursuant to Section 230(4) of the PDI Act if the delegate considers that a person has contravened an undertaking accepted by the Council, to apply to the Court for enforcement of the undertaking.	CEO
59.3. The power pursuant to Section 230(7) of the PDI Act to agree in writing with a person who has made an undertaking to:	CEO
59.3.1. vary the undertaking; or	
59.3.2. withdraw the undertaking.	
59.4. The power pursuant to Section 230(11) of the PDI Act to accept an undertaking in respect of a contravention or alleged contravention before proceedings in respect of that contravention have been finalised.	CEO
59.5. The power pursuant to Section 230(12) of the PDI Act if the delegate accepts an undertaking before the proceedings are finalised, to take all reasonable steps to have the proceedings discontinued as soon as possible.	CEO
<b>60. Advertisements</b>	
60.1. The power pursuant to Section 231(1) of the PDI Act, if, in the opinion of the delegate, an advertisement or advertising hoarding:	CEO

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60.1.1. disfigures the natural beauty of a locality or otherwise detracts from the amenity of a locality; or	
60.1.2. is contrary to the character desired for a locality under the Planning and Design Code,	
to, by notice served in accordance with the regulations on the advertiser or the owner or occupier of the land on which the advertisement or advertising hoarding is situated, whether or not a development authorisation has been granted in respect of the advertisement or advertising hoarding, order that person to remove or obliterate the advertisement or to remove the advertising hoarding (or both) within a period specified in the notice (of at least 28 days from the date of service of the notice).	
60.2. The power pursuant to Section 231(3) of the PDI Act if a person on whom a notice is served under Section 231(1) of the PDI Act fails to comply with a notice within the time allowed in the notice to enter on the land and take the necessary steps for carrying out the requirements of the notice and to recover the costs of so doing, as a debt, from the person on whom the notice was served.	CEO
<b>61. Professional Advice to be Obtained in Relation to Certain Matters</b>	
61.1. The power pursuant to Section 235(1) of the PDI Act, to, in the exercise of a prescribed function, rely on a certificate of a person with prescribed qualifications.	CEO
61.2. The power pursuant to Section 235(2) of the PDI Act to seek and consider the advice of a person with prescribed qualifications, or a person approved by the Minister for that purpose, in relation to a matter arising under the PDI Act that is declared by regulation to be a matter on which such advice should be sought.	CEO
<b>62. Charges on Land</b>	
62.1. The power pursuant to Section 239(1) of the PDI Act if a charge on land is created under a provision of the PDI Act in favour of the Council, to deliver to the Registrar-General a notice in a form determined by the Registrar-General, setting out the amount of the charge and the land over which the charge is claimed.	CEO

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62.2. The power pursuant to Section 239(6) of the PDI Act if a charge in the Council's favour exists and the amount to which the charge relates is paid, to by notice to the appropriate authority in a form determined by the Registrar-General, apply for the discharge of the charge.	CEO
<b>63. Registering Authorities to Note Transfer</b>	
63.1. The power pursuant to Section 240(1) of the PDI Act to apply to the Registrar-General or another authority required or authorised under a law of the State to register or record transactions affecting assets, rights or liabilities, or documents relating to such transactions, to register or record in an appropriate manner the transfer to the Council of an asset, right or liability by regulation, proclamation or notice under the PDI Act.	CEO
<b>64. Local Area Plans</b>	
64.1. The power pursuant to Section 245A(1) of the PDI Act, to, in accordance with the requirements of this section, prepare a report (a <b>Local Area Plan</b> ) that:	CEO
64.1.1. addresses the strategic planning issues within the area of the Council, with particular reference to:	
64.1.1.1. any regional plan that applies in respect of the area of the Council (a <b>relevant regional plan</b> ); and	
64.1.1.2. any other policy or document prescribed by the regulations; and	
64.1.2. addresses appropriate amendments to the Planning Rules as they apply within the area of the Council; and	
64.1.3. contains such other material as may be:	
64.1.3.1. prescribed by the Regulations; or	
64.1.3.2. required by the Minister.	

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64.2. The power pursuant to Section 245(A)(2) of the PDI Act, to review a Local Area Plan:	CEO
64.2.1. within 12 months of being directed to do so by the Minister following an amendment to a relevant regional plan; and	
64.2.2. in any event, within 5 years after the completion or review of the last Local Area Plan under this section,	
and following a review to vary the Local Area Plan.	
64.3. The power pursuant to Section 245A(3) of the PDI Act, to in connection with the preparation of a Local Area Plan, or a review under Section 245A(2) of the PDI Act:	CEO
64.3.1. consult with its community in accordance with any requirements prescribed by the regulations; and	
64.3.2. consult with any prescribed authority or body in the manner specified by the Regulations.	
64.4. The power pursuant to Section 245A(4) of the PDI Act, to furnish a Local Area Plan prepared, or varied, under Section 245A of the PDI Act to the Minister for Approval.	CEO
64.5. The power pursuant to Section 245A(5) of the PDI Act, to request the Minister exempt the Council:	CEO
64.5.1. from a requirement to prepare, or review, a Local Area Plan under Section 245A of the PDI Act; or	
64.5.2. from a particular requirement with respect to a Local Area Plan under Section 245A of the PDI Act.	
64.6. The power pursuant to Section 245A(7) of the PDI Act, to once approved by the Minister, publish the Council's Local Area Plan on a website maintained by the Council.	CEO
64.7. The power pursuant to Section 245A(8) of the PDI Act to act jointly with another Council under Section 245A of the PDI Act and to act on behalf of or with the agreement of the other Council or Councils in undertaking any process or procedure under Section 245A of the PDI Act.	CEO

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<b>65. Reporting</b>	
65.1. The power pursuant to Clause 13(3)(b) of Schedule 2 of the PDI Act to require a report under Clause 13(2) of Schedule 2 of the PDI Act to contain any other information or report required by the delegate.	CEO
<b>66. Review of Performance</b>	
66.1. The power pursuant to Clause 3(3) of Schedule 4 of the PDI Act to explain the Council's actions, and to make submissions (including, if relevant, an indication of undertakings that the Council is willing to give in order to take remedial action), to the Minister.	CEO
66.2. The power pursuant to Clause 3(14) of Schedule 4 of the PDI Act to make submissions to the Minister on the report on which the PDI Action to be taken by the Minister under Clause 3(13) of Schedule 4 of the PDI Act is based.	CEO
66.3. The power pursuant to Clause 3(15) of Schedule 4 of the PDI Act, if the Minister makes a recommendation to the Council under Clause 3(13)(a) of Schedule 4 of the PDI Act and the Minister subsequently considers that the Council has not, within a reasonable period, taken appropriate action in view of the recommendation, to make submissions to the Minister in relation to the directions of the Minister.	CEO
66.4. The power pursuant to Clause 3(16) of Schedule 4 of the PDI Act to comply with a direction under Clauses 3(13) or (15) of Schedule 4 of the PDI Act.	CEO

**PLANNING, DEVELOPMENT AND INFRASTRUCTURE (TRANSITIONAL PROVISIONS)  
REGULATIONS 2017**

<b>67. Adoption of DPAs</b>	
67.1. The power pursuant to Regulation 8(1)(c) of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 (the Transitional Provisions Regulations) to apply to the Minister under Regulation 8 of the Transitional Provisions Regulations in accordance with any requirement determined by the Minister.	CEO

**PLANNING, DEVELOPMENT AND INFRASTRUCTURE (GENERAL)  
REGULATIONS 2017**

<b>68. Mutual Liability Scheme – Rights of Indemnity</b>	
68.1. The power pursuant to Regulation 11B(1) of the Planning, Development and Infrastructure (General) Regulations 2019 ( <b>the General Regulations</b> ) to:	CEO
68.1.1. in being responsible under Section 83(1)(h)(ii) of the PDI Act for the costs and other liabilities associated with the activities of an assessment panel appointed by the Council; and	
68.1.2. in being responsible for the costs associated with the activities of a regional assessment panel in accordance with a scheme set out in a notice under Section 84(1)(a) and (i) of the PDI Act,	
have arrangements in place to indemnify the members of any such panel in respect of a claim against a member of the panel arising out of the performance, exercise or discharge (or purported performance, exercise or discharge) in good faith of their functions, powers or duties under the PDI Act in their role as a member of the panel.	
68.2. The power pursuant to Regulation 11B(5) of the General Regulations to:	CEO
68.2.1. in being responsible under Section 87(f) of the PDI Act for the costs and other liabilities associated with the activities of an assessment manager for an assessment panel appointed by the Council; and	

68.2.2. in being responsible for the costs associated with the activities of a regional assessment panel in accordance with a scheme set out in a notice under Section 87(1)(a) and (i) of the PDI Act,	
have arrangements in place to indemnify an assessment manager for any such panel in respect of a claim against the assessment manager arising out of the performance, exercise or discharge (or purported performance, exercise or discharge) in good faith of their functions, powers or duties under the PDI Act in their role as an assessment manager.	
<b>69. State Planning Commission</b>	
69.1. The power pursuant to Regulation 23(2)(b) in any case relating to development within the area of a council—	CEO
69.1.1. the Commission must give the chief executive officer of the council for the area in which the development is to be undertaken a reasonable opportunity to provide the Commission with a report on any matter specified under subregulation (3) that is relevant to the particular case	
69.1.1.1. if a report is not received by the Commission within 15 business days after the request is made to the chief executive officer, or within such longer period as the Commission may allow, the Commission may presume that the chief executive officer does not desire to provide a report.	
69.2. Pursuant to Regulation 23(3) for the purposes of a report under Regulation 23(2)(b) the following matters are specified (Schedule 6)	CEO
69.2.1. the impact of the proposed development on the following at the local level:	
69.2.1.1. essential infrastructure;	
69.2.1.2. traffic;	
69.2.1.3. waste management;	
69.2.1.4. stormwater;	

69.2.1.5. public open space;	
69.2.1.6. other public assets and infrastructure;	
69.2.2. the impact of the proposed development on any local heritage place;	
69.2.3. any other matter determined by the Commission and specified by the Commission for the purposes of subregulation (2)(b).	
<b>70. Performance Assessed Development and Restricted Development</b>	
70.1. The power pursuant to Regulation 47(4)(d) of the General Regulations to determine the fee payable by the applicant as being appropriate to cover the reasonable costs of placing the notice on the land.	CEO
<b>71. Underground Main Areas</b>	
71.1. The power pursuant to Regulation 78(1) of the General Regulations if the delegate considers an area should be declared an underground mains area to seek a report from the relevant electricity authority in relation to the matter.	CEO
71.2. The power pursuant to Regulation 78(2) of the General Regulations after having received and considered a report from the electricity authority to declare the area to be an underground mains area.	CEO
<b>72. Width of Roads and Thoroughfares</b>	
72.1. The power pursuant to Regulation 81(4) of the General Regulations to dispense with a width prescribed by Regulations 81(1) or (3) of the General Regulations (and specify a different width) if the delegate is of the opinion that the width so prescribed is not necessary for the safe and convenient movement of vehicles or pedestrians, or for underground services.	CEO
72.2. The power pursuant to Regulation 81(5) of the General Regulations to subject to Regulation 81(6) of the General Regulations specify the width of the road at the head of every cul-de-sac in such dimensions as may be acceptable to the delegate.	CEO
72.3. The power pursuant to Regulation 81(6) of the General Regulations to dispense with a requirement under Regulation 81(5) of the General Regulations if it appears to the delegate that the cul-de-sac is likely to	CEO

become a through road.	
<b>73. Road Widening</b>	
73.1. The power pursuant to Regulation 82(1) of the PDI Act, subject to Regulation 82(2) of the General Regulations, if an existing road abuts land which is proposed to be divided, to form the view that the road should be widened in order to provide a road of adequate width having regard to existing and future requirements of the area.	CEO
<b>74. Requirement as to Forming of Roads</b>	
74.1. The power pursuant to Regulation 83(1) of the General Regulations, subject to Regulation 83(2) of the General Regulations, to specify the width and manner of the formation of the roadway of every proposed road on a plan of division.	CEO
74.2. The power pursuant to Regulation 83(2) of the General Regulations to form the opinion that it is necessary to specify a width for a roadway to be formed under Regulation 83(1) in excess of 7.4m, in view of the volume or type of traffic that is likely to traverse that road.	CEO
74.3. The power pursuant to Regulation 83(4) of the General Regulations, to dispense with the requirements under Regulation 83(3) of the General Regulations, if the delegate is of the opinion that the cul-de-sac is likely to become a through road.	CEO
74.4. The power pursuant to Regulation 83(5) of the General Regulations, subject to Regulation 83(6) of the General Regulations to require every footpath, water-table, kerbing, culvert and drain of every proposed road to be formed in a manner satisfactory to the delegate.	CEO
74.5. The power pursuant to Regulation 83(6) of the General Regulations, to dispense with a requirement under Regulation 83(5) of the General Regulations.	CEO
<b>75. Construction of Roads, Bridges, Drains and Services</b>	
75.1. The power pursuant to Regulation 84(1) of the General Regulations to require the roadway of every proposed road within the relevant division to be constructed and paved and sealed with bitumen, tar or asphalt or other material approved by the delegate.	CEO

<b>76. Supplementary Provisions</b>	
76.1. The power pursuant to Regulation 85(1) of the General Regulations to approve the road location and grading plan for the manner of forming any proposed road, footpath, water-table, kerbing, culvert or drain required under Division 6 of the General Regulations.	CEO
76.2. The power pursuant to Regulation 85(2) of the General Regulations, subject to Regulation 85(4) of the General Regulations, to require all work referred to in Regulations 83 and 84 of the General Regulations to be carried out in a manner satisfactory to the delegate and in conformity with detailed construction plans and specifications signed by a professional engineer or, at the discretion of the delegate, a licensed surveyor, and approved by the delegate before the commencement of the work.	CEO
76.3. The power pursuant to Regulation 85(4) of the General Regulations to form the opinion that all connections for water supply and sewerage services to any allotment delineated on the plan which, in the opinion of the Chief Executive of the South Australian Water Corporation and any other water industry entity identified under Regulation 79(1) of the General Regulations in relation to any such allotment are necessary and need to be laid under the surface of the proposed road, have been made.	CEO
<b>77. Division of Land by Community Title or Strata Title</b>	
77.1. The power pursuant to Regulation 88(3) of the General Regulations to hold the security supporting a binding arrangement entered into by an applicant under Regulation 88 of the General Regulations.	CEO
77.2. The power pursuant to Regulation 88(4) of the General Regulations to return the security to the applicant as soon as reasonably practicable after its return is requested by the applicant if:	CEO
77.2.1. the Council or delegate is satisfied that the condition or requirement in relation to which the arrangement was entered into has been satisfied; and	
77.2.2. the security has not been transferred to the relevant community corporation or strata corporation in accordance with Regulation 88(5) of the General Regulations.	

77.3. The power pursuant to Regulation 88(4)(a) of the General Regulations to form the opinion and be satisfied that the condition or requirement in relation to which the arrangement was entered into has been satisfied.	CEO
77.4. The power pursuant to Regulation 88(5) of the General Regulations, if a condition or requirement in relation to which a binding arrangement was entered into has not been satisfied before the end of the developer control period, to, after the developer control period, transfer the security to the relevant community corporation or strata corporation for the purposes of the corporation using that amount to satisfy the condition or requirement.	CEO
<b>78. General Provisions</b>	
78.1. The power pursuant to Regulation 89(1) of the General Regulations to form the opinion that another form of arrangement is satisfactory for the purposes of Section 138(1) of the PDI Act.	CEO
78.2. The power pursuant to Regulation 89(3) of the General Regulations to provide a certificate which:	CEO
78.2.1. evidences the consent of the Council to an encroachment by a building over other land; and	
78.2.2. sets out:	
78.2.2.1. the date on which any relevant building was erected (if known); and	
78.2.2.2. the postal address of the site.	
78.3. The power pursuant to Regulation 89(6)(b) of the General Regulations to request a written copy of the certificate and plan (or certificates and plans) referred to in Regulation 89(3) of the General Regulations.	CEO
78.4. The power pursuant to Regulation 89(8) of the General Regulations to make submissions to the Commission before the Commission grants an extension of the period prescribed by Regulation 89(7).	CEO
<b>79. Notifications During Building Work</b>	
79.1. The power pursuant to Regulation 93(1)(b) of the General Regulations to specify by notice to the building owner and to the licensed building work contractor	CEO

responsible for carrying out the relevant building work (if any), when development approval is granted in respect of the work, any stage of the building work to which the periods and stages prescribed for the purposes of Section 146(1) of the PDI Act relate.	
79.2. The power pursuant to Regulation 93(1)(c) of the General Regulations to specify by notice in writing to the building owner on the granting of development approval in respect of the work any stage of the building work to which the periods and stages prescribed for the purposes of Section 146(1) of the PDI Act relate.	CEO
<b>80. Essential Safety Provisions</b>	
80.1. The power pursuant to Regulation 94(13) of the General Regulations to require compliance with Regulation 94(10) of the General Regulations if:	CEO
80.1.1. the essential safety provisions were installed	
80.1.1.1. under a condition attached to a consent or approval that is expressed to apply by virtue of a variance with the performance requirements of the Building Code; or	
80.1.1.2. as part of a performance solution under the Building Code; or	
80.1.2. the building has been the subject of a notice under Section 157 of the PDI Act.	
<b>81. Classification of Buildings</b>	
81.1. The power pursuant to Regulation 102(3) of the General Regulations to require an application under Regulation 102(1) or (2) of the General Regulations to be accompanied by:	CEO
81.1.1. such details, particulars, plans, drawings, specifications, certificates and other documents as the delegate may reasonably require to determine the building's classification.	
81.2. The power pursuant to Regulation 102(4) of the General Regulations, to subject to Regulation 102(5) of the General Regulations, assign the appropriate classification under the Building Code to a building if the delegate is satisfied, on the basis of the owner's application, and accompanying documentation, that the building, in respect of the classification applied for,	CEO

possesses the attributes appropriate to its present or intended use.	
81.3. The power pursuant to Regulation 102(5) of the General Regulations, if an application under Regulation 102 of the General Regulations is made in respect of an existing Class 2 to Class 9 building, to require the applicant to satisfy the delegate that the provisions of any relevant Ministerial building standard relating to upgrading health and safety in existing buildings has been complied with (to the extent reasonably applicable to the building and its present or intended use).	CEO
81.4. The power pursuant to Regulation 102(6) of the General Regulations, on assigning a classification to a building (or part of a building) to, if relevant, determine and specify in the notice to the owner under Section 151(3) of the PDI Act:	CEO
81.4.1. the maximum number of persons who may occupy the building (or part of the building); and	
81.4.2. if the building has more than 1 classification—the part or parts of the building to which each classification relates and the classifications currently assigned to the other parts of the building.	
<b>82. Required Documentation</b>	
82.1. The power pursuant to Regulation 103A(1) of the General Regulations to, in relation to an application for the issuing of a certificate of occupancy relating to a Class 1b to 9 (inclusive) building under the Building Code, require the following documentation:	CEO
82.1.1. if the development has been approved subject to conditions, such evidence as the delegate may reasonably require to show that the conditions have been satisfied;	
82.1.2. if the application relates to the construction or alteration of part of a building and further building work is envisaged in respect of the remainder of the building, such further evidence as the delegate may reasonably require to show –	
82.1.2.1. in the case of a building more than 1 storey – that the requirements of any relevant Ministerial building standard have been complied with; or	

82.1.2.2. in any other case – that the building is suitable for occupation.	
82.2. The power pursuant to Regulation 103A(2) of the General Regulations to, in relation to an application for the issuing on or after 1 October 2024 of a certificate of occupancy relating to a Class 1a building under the Building Code, to require the following documentation:	CEO
82.2.1. if the development has been approved subject to conditions, such evidence as the delegate may reasonably require to show that any conditions relevant to the suitability of the building for occupation have been satisfied,	
82.3. The power pursuant to Regulation 103A(3) of the General Regulations to, other than in relation to a designated building on which building work involving the use of a designated building product is carried out after 12 March 2018, dispense with the requirement to provide a Statement of Compliance under subregulation (1)(a) or (2)(a) if –	CEO
82.3.1. the delegate is satisfied that a person required to complete 1 or both parts of the statement has refused or failed to complete that part and that the person seeking the issuing of the certificate of occupancy has taken reasonable steps to obtain the relevant certification or certifications; and	
82.3.2. it appears to the delegate, after undertaking an inspection, that the relevant building is suitable for occupation.	
<b>83. Statement of Site Suitability</b>	
83.1. The power pursuant to Regulation 103C(1)(c) of the General Regulations, in relation to a building on a site to which Schedule 8 clause 2A of the General Regulations applies and upon which remediation on the site is necessary, to not grant a certificate of occupancy until a statement of site suitability is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.	CEO
<b>84. Report from Fire Authority</b>	
84.1. The power pursuant to Regulation 103D(1) of the General Regulations, if –	CEO
84.1.1. a building is –	

84.1.1.1. to be equipped with a booster assembly for use by a fire authority; or	
84.1.1.2. to have installed a fire alarm that transmits a signal to a fire station or to a monitoring service approved by the relevant authority; and	
84.1.2. facilities for fire detection, fire fighting or the control of smoke must be installed in the building pursuant to an approval under the Act,	
to not grant a certificate of occupancy unless or until the delegate has sought a report from the fire authority as to whether those facilities have been installed and operate satisfactorily.	
84.2. The power pursuant to Regulation 103D(2) of the General Regulations, if a report from the fire authority is not received within 15 business days, to presume that the fire authority does not desire to make a report.	CEO
84.3. The power pursuant to Regulation 103D(3) of the General Regulations to have regard to any report received from a fire authority under sub regulation (1) before it issues a certificate of occupancy.	CEO
<b>85. Issue of Certificate of Occupancy</b>	
85.1. The power pursuant to Regulation 103E(1)(b) of the General Regulations to, on receipt of notification of intended completion of building work under Regulation 93(1)(f) of the General Regulations, determine that the building work will be inspected by an authorised officer.	CEO
85.2. The power pursuant to Regulation 103E(3)(c) of the General Regulations, in respect of a Class 1a building, to determine not to inspect the building work.	CEO
<b>86. Revocation</b>	
86.1. The power pursuant to Regulation 103F of the General Regulations to revoke a certificate of occupancy –	CEO
86.1.1. if –	
86.1.1.1. there is a change in the use of the building; or	
86.1.1.2. the classification of the building changes; or	

86.1.1.3. building work involving an alteration or extension to the building that will increase the floor area of the building by more than 300m <sup>2</sup> is about to commence, or is being or has been carried out; or	
86.1.1.4. the building is about to undergo, or is undergoing or has undergone, major refurbishment,	
and the delegate considers that in the circumstances the certificate should be revoked and a new certificate sought; or	
86.1.2. if the delegate considers that the building is no longer suitable for occupation because of building work undertaken, or being undertaken, on the building, or because of some other circumstance; or	
86.1.3. if the schedule of essential safety provisions has been issued in relation to the building and the owner of the building has failed to comply with the requirements of Regulation 94(10); or	
86.1.4. if the delegate considers –	
86.1.4.1. that a condition attached to a relevant development authorisation has not been met, or has been contravened, and that, in the circumstances, the certificate should be revoked; or	
86.1.4.2. that a condition attached to the certificate of occupancy has not been met, or has been contravened, or is no longer appropriate.	
<b>87. Mining Production Tenements</b>	
87.1. The power pursuant to Regulation 109(1)(b) of the General Regulations to make submissions to the appropriate Authority and object to the granting of the tenement.	
<b>88. Register of Land Management Agreements (Section 193)</b>	
88.1. The power pursuant to Regulation 111(2) of the General Regulations to establish a register of agreements entered into by the Council under Section 193 of the PDI Act.	CEO

88.2. The power pursuant to Regulation 111(3) of the General Regulations to include in a register, or provide access to a copy of each agreement entered into by the Council under Section 193 of the PDI Act and such other information the delegate considers appropriate.	CEO
<b>89. Authorised Officers and Inspections</b>	
89.1. The power pursuant to Regulation 112(1) of the General Regulations to appoint at least 1 authorised officer under Section 210(1)(b) of the PDI Act:	CEO
89.1.1. who is an accredited professional who is:	
89.1.1.1. an Accredited professional - building level 1; or	
89.1.1.2. an Accredited professional - building level 2; or	
89.1.1.3. an Accredited professional - building level 3; or	
89.1.1.4. an Accredited professional - building level 4; or	
89.1.2. who holds a current accreditation recognised by the Chief Executive for the purposes of this Regulation; or	
89.1.3. who holds an approval from the Chief Executive.	
<b>90. Access to Documents</b>	
90.1. The power pursuant to Regulation 116A(2) of the General Regulations, to not make available any plans, drawings, specifications or other documents or information referred to in Regulation 116A(1) of the General Regulations for inspection or copying if to do so would:	CEO
90.1.1. in the opinion of the delegate, unreasonably jeopardise the present or future security of a building; or	
90.1.2. involve an infringement of copyright in matter contained in a document; or	

90.1.3. constitute a breach of any other law.	
90.2. The power pursuant to Regulation 116A(3) of the General Regulations to charge a reasonable fee for providing copies of documents or information, unless the Minister sets a fee for that purpose by fee notice made for the purposes of the PDI Act.	CEO

**PLANNING, DEVELOPMENT AND INFRASTRUCTURE (FEES, CHARGES AND CONTRIBUTIONS) REGULATIONS 2019**

<b>91. Calculation of Assessment of Fees</b>	
91.1. The power pursuant to Regulation 5(1) of the Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019 ( <b>the Fees Regulations</b> ) in relation to an application which is duly lodged under a related set of regulations (including via the SA planning portal):	CEO
91.1.1. to require the applicant to provide such information as the delegate may reasonably require to calculate any fee payable under the Fees Regulations or a related set of regulations; and	
91.1.2. to make any other determination for the purposes of the Fees Regulations or a related set of regulations (even if the Council is not a relevant authority).	
91.2. The power pursuant to Regulation 5(2) of the Fees Regulations, if the delegate acting under Regulation 5(1) of the Fees Regulations, believes that any information provided by an applicant is incomplete or inaccurate, to calculate any fee on the basis of estimates made by the delegate.	CEO
91.3. The power pursuant to Regulation 5(3) of the Fees Regulations to at any time, and despite an earlier calculation or acceptance of an amount in respect of the fee, reassess a fee payable under the Fees Regulations or a related set of Regulations.	CEO
<b>92. Waiver or Refund of Fee</b>	
92.1. The power pursuant to Regulation 7 of the Fees Regulations to, as the delegate considers appropriate to do so:	CEO

92.1.1. waive the payment of the fee, or the payment of part of the fee; or	
92.1.2. refund the whole or a part of the fee.	

**STATE PLANNING COMMISSION PRACTICE DIRECTION 2 - PREPARATION AND AMENDMENT OF DESIGNATED INSTRUMENTS**

<b>93. Required Documentation (Clause 5)</b>	
93.1. The power pursuant to clause 5(1) of the State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instrument ( <b>PD2</b> ), to initiate an Amendment to a Designated Instrument and lodge the following documents with the Department via the SA Planning Portal:	CEO
93.1.1. a Proposal to Initiate; and	
93.1.2. SA Planning Portal Publication Instructions – for Initiation.	
93.2. The power pursuant to clause 5(2) of PD2 to lodge the following supporting documents with a proposed Amendment to the Code:	CEO
93.2.1. for proposals involving the listing or removal of a heritage item:	
93.2.1.1. a Heritage Report including relevant datasheet(s) and an analysis of historic themes; and	
93.2.2. for proposals involving the listing or removal of a Significant Tree:	
93.2.2.1. Significant Tree Report including detailed descriptions and assessments.	
<b>94. Proposal to Initiate</b>	
94.1. The power pursuant to clause 6(1) of PD2 to include the following in the Proposal to Initiate:	CEO
94.1.1. <i>Strategic Alignment</i>	

94.1.1.1. identification of the relevant principles or objectives of applicable State Planning Policies, Regional Plan, or other strategic directions, along with an assessment of how the proposed Amendment aligns with those strategies and policies;	
94.1.2. <i>Scope of amendment</i>	
94.1.2.1. an outline of the scope of the proposed changes to the designated instrument;	
94.1.3. For Code Amendments an outline of:	
94.1.3.1. any overlay, general development policy, zone, subzone or technical or numeric variation in the Code being proposed for amendment; and/or	
94.1.3.2. the intended spatial application of an overlay, zone, subzone or technical or numeric variation in the Code over an identified area;	
94.1.4. For Regional Plan Amendments:	
94.1.4.1. an outline of any existing text, policies, actions/recommendations or other content in the Regional Plan that is proposed to be amended or inserted; and/or	
94.1.4.2. details of any proposed changes to existing spatial layers, or the inclusion of new spatial layers;	
94.1.5. A map or description of the Affected Area;	
94.1.6. <i>Consultation Requirements</i>	
94.1.6.1. Information regarding any consultation that has already occurred with respect to the proposed Amendment;	
94.1.6.2. Details of further consultation proposed to be undertaken with respect to the proposed Amendment;	
94.1.7. <i>Planning Merit Statement</i>	
94.1.7.1. A statement detailing how the proposed Amendment relates to strategic directions and outlines desired policy/development	

outcomes and anticipated residential/ employment yields;	
<b>94.1.8. Investigation Information</b>	
94.1.8.1. Information regarding any investigations which have already been undertaken with respect to the proposed Amendment;	
94.1.8.2. For the purposes of a Code Amendment, or where a Regional Plan is proposing a recommendation to alter spatial application of Zones, Overlays or Subzones:	
(a) infrastructure (road, civil, corridor);	
(b) service infrastructure (water, wastewater, stormwater, electricity, gas, telecommunications);	
(c) cultural and heritage significance (search of the Register of Aboriginal Sites and Objects);	
(d) hazard risk (analysis of relevant policy and site conditions); and/or	
(e) the extent to which there are social, economic, land use, built form or environmental features that present a barrier to the outcomes sought;	
94.1.9. High-level details of any infrastructure required to support development arising through the proposed Amendment and how that infrastructure will be provided (for example potable water and sewerage connection requirements);	
94.1.10. Where known, details of any infrastructure agreement (or agreements) or infrastructure scheme which will need to be established or entered into in connection with the proposed Amendment.	
<b>95. Special Listing Requirements – Code Amendments</b>	
95.1. The power pursuant to clause 7(1) of PD2 to, in relation to initiating a Code Amendment which is intended to designate or remove a place as a place of local heritage value, provide a Heritage Report, which includes:	CEO

95.1.1. a heritage datasheet for each proposed Local Heritage Place, which includes:	
95.1.1.1. all relevant property details and descriptions (including images);	
95.1.1.2. historical background and thematic analysis;	
95.1.1.3. a statement of heritage value;	
95.1.1.4. an assessment against the Local Heritage Criteria; and	
95.1.1.5. the extent of listing (including any exclusions);	
95.1.2. an analysis of historic themes of importance to the area;	
95.1.3. is prepared by a heritage architect, historian or person with similar qualifications, skills or experience; and	
95.1.4. is otherwise prepared in accordance with any guidelines prepared and published by the Commission under Section 67(2)(c) of the PDI Act.	
95.2. The power pursuant to clause 7(2) of PD2 to, in relation to initiating a Code Amendment which is intended to designate or remove a tree (or stand of trees) as a significant tree (or trees), provide a Significant Tree Report:	CEO
95.2.1. includes relevant details and descriptions of the tree or stand of trees (including images as necessary);	
95.2.2. includes an assessment of the tree (or stand of trees) against the Significant Tree Criteria;	
95.2.3. is prepared by an urban planner, arborist or person with qualifications, skills or experience relevant to the assessment in the report.	
<b>96. Publication Instructions</b>	
96.1. The power pursuant to clause 8(1) of PD2 to set out the following in the SA Planning Portal Publication Instructions – for Initiation:	CEO

96.1.1. a plain English summary of the proposed Amendment which will be published on the SA Planning Portal; and	
96.1.2. where possible, an indicative timeframe for the commencement of public consultation.	
<b>97. Investigations and Preparing a Draft Amendment</b>	
97.1. The power pursuant to clause 9(1) of PD2, prior to consultation occurring on a draft Amendment, to:	CEO
97.1.1. carry out investigations and obtain such information:	
97.1.1.1. as provided in the Proposal to Initiate approved by the Minister;	
97.1.1.2. as required under any conditions imposed by the Minister under Section 73(5)(b) of the PDI Act; and	
97.1.1.3. as specified by the Commission under Sections 73(6)(e) or 73(6)(f) of the PDI Act;	
<b>98. Required Documentation (Clause 10)</b>	
98.1. The power pursuant to clause 10(2) of PD2 prior to consultation occurring on a draft Amendment to provide the Department with the following:	CEO
98.1.1. to support the preparation of the Amendment:	
98.1.1.1. where new policy content is proposed for a designated instrument, written instructions (in a form acceptable to the Department) that set out the intent of the proposed Amendment for the purposes of the Department writing the draft policy for inclusion in the draft Amendment; and/or	
98.1.1.2. mapping instructions or a description of the Affected Area (in a form acceptable to the Department) to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for inclusion in the draft Amendment;	

98.1.2. for publishing on the Planning Portal:	
98.1.2.1. draft Amendment which describes the proposed changes, including an overview of the investigations;	
98.1.2.2. publication instructions (in a form acceptable to the Department) to prepare the SA Planning Portal for consultation on the draft Amendment, including any supporting material; and	
98.1.2.3. the engagement plan prepared (and approved, if required) under these Practice Directions, for the purpose of the Department publishing the engagement plan on the SA Planning Portal.	
98.2. The power pursuant to clause 10(4) of PD2, where an engagement plan is amended during any period of consultation or any time prior to finalisation of the engagement report under PD2, to provide the Department with the engagement plan (as updated) for the purpose of the Department publishing the updated engagement plan on the SA Planning Portal.	CEO
<b>99. The Draft Amendment</b>	
99.1. The power pursuant to clause 11(1) of PD2 to support a draft Amendment by the following additional information:	CEO
99.1.1. an explanation of the current code policy as it applies to the Affected Area (at the time of preparation of the draft Amendment);	
99.1.2. an explanation of the Amendments proposed for the Affected Area;	
99.1.3. an assessment of the strategic planning outcomes intended to be achieved through the draft Amendment, including:	
99.1.3.1. for Code Amendments an analysis of the consistency of the draft Code Amendment with the relevant provisions of State Planning Polices, the Regional Plan and an assessment against any other relevant strategic plans or policies; or	
99.1.3.2. for Regional Plan Amendments, an analysis of the consistency of the draft Regional Plan	

Amendment with the relevant provisions of State Planning Policies, the remainder of the Regional Plan and any other relevant strategic plans or policies.	
99.1.4. a summary and explanation of the investigations undertaken and how these support the draft Amendment; and	
99.1.5. where relevant, an explanation of any infrastructure or services required to support development facilitated by the proposed Amendment, and an explanation of how and when the infrastructure will be provided.	
99.2. The power pursuant to clause 11.2 of PD2 where an amendment to a Regional Plan contemplates a complying change under Section 75(1) of the PDI Act, to include in any recommendation in the Regional Plan Amendment, where applicable:	CEO
99.2.1. any existing overlay, zone, subzone in the Code within the Affected Area which is proposed to be amended; and	
99.2.2. where relevant to the proposed change, an indication of development density and minimum and maximum building heights that may be applied to the Affected Area.	
<b>100. Preparation of an Engagement Plan</b>	
100.1. The power pursuant to clause 12(1) of PD2 to prepare an engagement plan that:	CEO
100.1.1. meets the principles and performance outcomes of the Charter;	
100.1.2. describes the persons or bodies to be consulted on the proposed amendment of the Designated Instrument, which must include any persons or bodies:	
100.1.2.1. required to be consulted with under a condition imposed by the Minister under Section 73(5) of the PDI Act;	
100.1.2.2. specified by the Commission under Section 73(6)(e) of the PDI Act; and	

100.1.2.3. who must be consulted with under the Charter;	
100.1.3. outlines any relevant previous engagement undertaken to inform the proposal;	
100.1.4. describes the evaluation framework for the engagement.	
100.2. The power pursuant to clause 12(2) of PD2 to submit an engagement plan to the Commission or the Minister for approval, if a condition has been imposed by the Minister under Section 73(5) of the PDI Act which requires such approval or an outline consent is being assessed against a relevant amendment in accordance with Practice Direction 18 – Outline Content.	CEO
<b>101. Required Documentation (Clause 13)</b>	
101.1. The power pursuant to clause 13(1) of PD2 to, at the completion of engagement on a proposal to prepare or amend a Designated Instrument, provide the Department with:	CEO
101.1.1. if amendments to the proposal are required:	
101.1.1.1. written instructions (in a form acceptable to the Department) that set out any changes to the draft Designated Instrument for the purposes of the Department updating and providing the draft policy for inclusion in the draft Designated Instrument; and/or	
101.1.1.2. mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for inclusion in the draft Designated Instrument;	
101.1.2. the updated draft Designated Instrument(s) or amendment to the Designated Instrument(s) in the form of amendment instructions (once finalised by the Designated Entity, incorporating any amendments); and	
101.1.3. a final engagement report as required under Section 73(7) of the PDI Act and prepared in accordance with PD2, for the purpose of the Department arranging for the engagement report	

and draft Designated Instrument to be furnished to the Minister.	
<b>102. Engagement Report</b>	
102.1. The power pursuant to clause 15(1) of Part 4 of PD2 to set out in an engagement report required under Section 73(7) of the PDI Act:	CEO
102.1.1. details of the engagement undertaken and how that engagement met the engagement plan and reasons for variations (if any) to the engagement plan;	
102.1.2. the outcome of the engagement including a summary of the written submissions or feedback received;	
102.1.3. any proposed changes to the proposal to prepare or amend a Designated Instrument(s) (when compared with the proposal that was engaged on) and the reasons for those proposed changes which specifically indicates:	
102.1.3.1. where changes are proposed to the Designated Instrument(s) based on or as a result of the engagement; and	
102.1.3.2. any other changes which are proposed based on or as a result of additional investigations or information which was not available when the proposal was released for engagement.	
102.2. The power pursuant to clause 15(2) of PD2 to also include in the engagement report an evaluation of the effectiveness of the engagement that considers whether:	CEO
102.2.1. the principles of the Charter have been achieved; and	
102.2.2. all mandatory requirements identified in the Charter have been met (where the consultation category is applicable).	
<b>103. Lodgement Documentation</b>	
103.1. The power pursuant to clause 16(3) of PD2 to submit a completed Lodgement Form with the Department via the SA Planning Portal, to commence the process for a	CEO

proposed Complying Change.	
103.2. The power pursuant to clause 16(4) of PD2 to set out in the Lodgement Form:	
<i>103.2.1. Affected Area</i>	
103.2.1.1. a map of the Affected Area (confirming its consistency with the boundaries of the map(s) relating to the relevant Regional Plan recommendation);	
<i>103.2.2. Code Mapping</i>	
103.2.2.1. an outline of:	
(a) any existing overlay, zone, subzone, concept plan or technical and numeric variation in the Code within the Affected Area which is proposed to be amended;	
(b) the proposed spatial application of any overlay/s and/or amendment/s to the boundary of a zone or subzone; and	
(c) any associated proposed application of a concept plan/s and/or all relevant technical or numeric variation/s within the Affected Area in connection with the proposed change outlined in clause 16(4)(c)(ii) of PD2;	
<i>103.2.3. Regional Plan Recommendation</i>	
103.2.3.1. a description of the relevant recommendation/s in the Regional Plan;	
103.2.3.2. confirmation that the details outlined in clauses 16(4)(c)(ii) and (iii) of PD2 are consistent with the recommendation in the Regional Plan (where relevant); and	
103.2.3.3. confirmation that a time period of not more than two years has elapsed since the relevant recommendation in the Regional Plan was given effect pursuant to Section 73(12) of the PDI Act (unless the Commission considers that a longer period shall apply for the purposes of clause 16 of PD2).	

<b>104. Final Determination of the Minister</b>	
104.1. The power pursuant to clause 18(1) of PD2 when consultation on a proposed Complying Change is complete, to provide the Department with:	CEO
104.1.1. if amendments to the proposal are required:	
104.1.1.1. written instructions (in a form acceptable to the Department) that set out any changes to the Complying Change as it was initially proposed; and/or	
104.1.1.2. mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare mapping which is suitable for inclusion in the Code;	
104.1.2. the updated draft proposed Complying Change in the form of amendment instructions (once finalised by the Council, incorporating any changes); and	
104.1.3. if any submissions were received, a consultation report to be furnished to the Commission.	
104.2. The power pursuant to clause 18(2) of PD2 to set out in the consultation report in clause 18(1)(c) of PD2 all of the following:	CEO
104.2.1. the outcome of the consultation, including a summary of the written submissions or feedback received; and	
104.2.2. any proposed changes to the Complying Change (when compared with the proposal that was consulted on) and the reasons for those proposed changes and specifically indicate:	
104.2.2.1. where changes are proposed to the Complying Change as a result of the consultation; and	
104.2.2.2. any other changes proposed as a result of additional investigations or information that was not available when the proposal was released for consultation.	
<b>105. Lodgement Requirement</b>	

105.1. The power pursuant to clause 19(1) of PD2 to provide a request for early commencement of a Code Amendment under Section 78 of the PDI Act to the Department and include:	CEO
105.1.1. explanation, justification and evidence as necessary to demonstrate how early commencement of the Amendment is:	
105.1.1.1. in the interest of the orderly and proper development of an area of the State; and	
105.1.1.2. for a Code Amendment, that it is required in order to counter applications for undesirable development (which should identify possible future development that would detract from or negate the object of the proposed Code Amendment) ahead of the outcome of consideration of the Code Amendment;	
105.1.2. written instructions (in a form acceptable to the Department) that set out the intent of the proposed Amendment for the purposes of the Department writing the draft policy for inclusion in the draft Amendment; and	
105.1.3. mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for inclusion in the draft Amendment.	

#### URBAN TREE CANOPY SET-OFF SCHEME

<b>106. Use of Money</b>	
106.1. The power pursuant to clause 9 of the Urban Tree Canopy Off-set Scheme ( <b>UTCOS</b> ) to use money distributed from the fund for any of the following purposes (and for no other purpose):	CEO
106.1.1. to provide for the planting, establishment and maintenance of trees within reserves or public land anywhere within a designated local government area; or	
106.1.2. the purchase of land within a designated local government area to ensure:	

106.1.2.1. the preservation of trees; or	
106.1.2.2. that trees can be established in an area with a low urban tree canopy level or a demonstrated urban tree canopy loss.	

**STATE PLANNING COMMISSION PRACTICE DIRECTION – 3 (NOTIFICATION OF PERFORMANCE ASSESSED DEVELOPMENT APPLICATIONS) 2019**

<b>107. Responsibility to Undertake Notification</b>	
107.1. The power pursuant to clause 6(3)(b) of the State Planning Commission Practice Direction – 3 (Notification of Performance Assessed Development Applications) 2019 ( <b>PD3</b> ) to determine the relevant fee as being appropriate to cover the relevant authority's reasonable costs in giving public notice of the application under Section 107(3)(a)(ii) of the PDI Act.	CEO

**STATE PLANNING COMMISSION PRACTICE DIRECTION – 8 (COUNCIL SWIMMING POOL SAFETY INSPECTIONS) 2025**

<b>108. Swimming Pool Safety Inspections</b>	
108.1. The power pursuant to clause 1(2) of Part 3 of the State Planning Commission Practice Direction (Council Swimming Pool Safety Inspections) 2025 ( <b>PD8</b> ) to ensure that an inspection under clause 2(1) of Part 2 of PD8 is carried out by a person who has the appropriate qualification, skills, knowledge and experience to carry out an inspection assigned to that officer under PD9.	CEO

**STATE PLANNING COMMISSION PRACTICE DIRECTION – 9 (COUNCIL INSPECTIONS) 2020**

<b>109. Mandatory Inspections</b>	
109.1. The power pursuant to clause 2(3) of Part 2 of the State Planning Commission Practice Direction (Council Inspections) 2020 ( <b>PD9</b> ) to take all reasonable steps to ensure that each inspection carried out under PD9 includes an inspection and assessment of but not necessarily limited to, the following elements (elements), as may be present (and reasonably accessible) at the time of inspection:	CEO

109.1.1. primary structural elements (as defined);	
109.1.2. wet areas and waterproofing;	
109.1.3. barriers to prevent falls;	
109.1.4. cladding;	
109.1.5. egress provisions;	
109.1.6. bushfire protection systems;	
109.1.7. passive and active fire safety elements;	
109.1.8. private bushfire shelters; and	
109.1.9. performance solutions.	
<b>110. Additional Inspections</b>	
110.1. The power pursuant to clause 3(1) of Part 2 of PD9 to consider carrying out an inspection in addition to any specified in subclause (3) of Part 2 (additional inspection) of PD9 if the Council or delegate has information to indicate that the circumstances warrant it, having regard to the objects of PD9.	CEO
<b>111. Inspections Generally</b>	
111.1. The power pursuant to clause 4(4) of Part 2 of PD9, in relation to building work listed in Schedule 7 of the General Regulations to consider if an additional inspection may be appropriate.	CEO
<b>112. General Requirements</b>	
112.1. The power pursuant to clause 1(2) of Part 3 of PD9 to ensure that an inspection under PD9 and subsequent assessment of each of the applicable elements in subclauses 2(2) and 2(3) of Part 2 of PD9 is carried out by a person who has the appropriate qualifications, skills, knowledge and experience to carry out an inspection assigned to that officer under PD9.	CEO

**STATE PLANNING COMMISSION PRACTICE DIRECTION 10 (STAGED OCCUPATION OF  
MULTI-STOREY BUILDINGS) 2020**

<b>113. Conditions that Must be Met for the Staged Occupation of a Partially Completed Building</b>	
113.1. The power pursuant to clause 5(2) of the State Planning Commission Practice Direction 10 (Staged Occupation of Multi-Storey Buildings 2020 ( <b>PD10</b> ) to agree to partial occupancy of a partially completed multistorey building.	CEO

**SCHEDULE OF CONDITIONS**

**CONDITIONS OR LIMITATIONS  
APPLICABLE TO DELEGATIONS  
CONTAINED IN THIS INSTRUMENT**

Paragraph(s) in instrument to which conditions/limitations apply	Conditions / Limitations
Nil	Nil

**INSTRUMENT B  
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**NOTES**

1. Conditions or Limitations: conditions or limitations may apply to the delegations contained in this Instrument. Refer to the Schedule of Conditions at the back of this document.
2. Refer to the relevant Council resolution(s) to identify when these delegations were made, reviewed and or amended.

Abbreviation	Position Title
• MDRS	Manager Development & Regulatory Services
• UMUD	Unit Manager Urban Development
• TLUP	Team Leader Urban Planning
• SUP	Senior Urban Planner
• UP	Urban Planner
• UPA	Urban Planning Assistant
• CUP	Cadet Urban Planner
• SSPP	Senior Strategic & Policy Planner
• PP	Policy Planner
• DCO	Development Compliance Officer
• TLBC	Team Leader Building & Compliance
• SBO	Senior Building Officer
• BO	Building Officer
• AC	Administrator Coordinator
• ASO	Administration Support Officer
• BSO	Business Support Officer
• PO	Project Officer
• GMCD	General Manager City Development
• GMCiS	General Manager City Services
• GMCoS	General Manager Corporate Services
• CFO	Chief Financial Officer
• UMC	Unit Manager Civil Services
• DE	Development Engineer
• MEAE	Manager Engineering Assets and Environment
• MCP	Manager City Property
• UMC	Unit Manager Civil Services
• UME	Unit Manager Engineering
• DE	Development Engineer

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**POWERS AND FUNCTIONS DELEGATED IN THIS INSTRUMENT**

<b>1. Environment and Food Production Areas – Greater Adelaide</b>	<b>Delegation</b>
1.1. The power pursuant to Section 7(5)(a) of the Planning, Development and Infrastructure Act 2016 ( <b>the PDI Act</b> ), in relation to a proposed development in an environment and food production area that involves a division of land that would create 1 or more additional allotments to seek the concurrence of the Commission in the granting of the development authorisation to the development.	N/A
1.2. The power pursuant to Section 7(5)(d) of the PDI Act in relation to a proposed development that involves a division of land that would create one or more additional allotments in an environmental and food production area, to, if the proposed development will create additional allotments in an environment and food production area that are to be used for residential development, refuse to grant development authorisation in relation to the proposed development.	N/A
<b>2. Related Provisions</b>	
2.1. The power pursuant to Section 99(2)(b)(ii) of the PDI Act to, if appropriate, grant development approval in the case of Section 99(1)(d) of the PDI Act.	CEO
2.2. The power pursuant to Section 99(3) of the PDI Act where a proposed development is to be undertaken within the area of the Council, to, subject to the regulations, if appropriate, grant the final development approval after all elements of the development have been approved by one or more relevant authorities under Section 99 of the PDI Act.	CEO
<b>3. Matters Against Which Development Must be Assessed</b>	
3.1. The power pursuant to Section 102(1) of the PDI Act to assess a development against and grant or refuse a consent in respect of the relevant provisions of the Building Rules (building consent).	CEO
3.2. The power pursuant to Section 102(8) of the PDI Act, when all relevant consents have been granted in relation to a development, to in accordance with the PDI Act, indicate that the development is approved.	CEO

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<b>4. Building Consent</b>	
4.1. The power pursuant to Section 118(1) of the PDI Act, if the Regulations provide that a form of building work complies with the Building Rules, to grant any such building work a building consent (subject to such conditions or exceptions as may be prescribed by the regulations).	CEO
4.2. The power pursuant to Section 118(2)(a) of the PDI Act to seek the concurrence of the Commission to grant a building consent in respect of a development that is at variance with the performance requirements of the Building Code or a Ministerial building standard.	CEO
4.3. The power pursuant to Section 118(2) of the PDI Act, subject to Section 118(6) of the PDI Act, to grant a building consent to a development that is at variance with the Building Rules if:	CEO
4.3.1. the variance is with a part of the Building Rules other than the Building Code or a Ministerial building standard and the delegate determines that it is appropriate to grant the consent despite the variance on the basis that the delegate is satisfied:	
4.3.1.1. that:	
(a) the provisions of the Building Rules are inappropriate to the particular building or building work, or the proposed building work fails to conform with the Building Rules only in minor respects; and	
(b) the variance is justifiable having regard to the objects of the Planning and Design Code or the performance requirements of the Building Code or a Ministerial building standard (as the case may be) and would achieve the objects of this Act as effectively, or more effectively, than if the variance were not to be allowed; or	
4.3.1.2. in a case where the consent is being sought after the development has occurred - that the variance is justifiable in the circumstances of the particular case.	
4.4. The power pursuant to Section 118(4) of the PDI Act, to at the request or with the agreement of the applicant, refer	CEO

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proposed building work to the Commission for an opinion on whether or not it complies with the performance requirements of the Building Code or a Ministerial building standard.	
4.5. The power pursuant to Section 118(6) of the PDI Act if an inconsistency exists between the Building Rules and the Planning Rules in relation to a State heritage place or a local heritage place, to, in determining an application for building consent, ensure, so far as is reasonably practicable, that standards of building soundness, occupant safety and amenity are achieved in respect of the development that are as good as can reasonably be achieved in the circumstances.	CEO
4.6. The power pursuant to Section 118(7) of the PDI Act to seek and consider the advice of the Commission before imposing or agreeing to a requirement under Section 18(6) of the PDI Act that would be at variance with the performance requirements of the Building Code or a Ministerial building standard.	CEO
4.7. The power pursuant to Section 118(8) of the PDI Act, to, subject to the PDI Act, accept that proposed building work complies with the Building Rules to the extent that:	
4.7.1. such compliance is certified by the provision of technical details, particulars, plans, drawings or specifications prepared and certified in accordance with the regulations; or	CEO
4.7.2. such compliance is certified by a building certifier.	CEO
4.8. The power pursuant to Section 118(10) of the PDI Act to refuse to grant a consent in relation to any development if, as a result of that development, the type or standard of construction of a building of a particular classification would cease to conform with the requirements of the Building Rules for a building of that classification.	CEO
4.9. The power pursuant to Section 118(11) of the PDI Act, if a relevant authority decides to grant building consent in relation to a development that is at variance with the Building Rules, to, subject to the regulations, in giving notice of the relevant authority's decision on the application for that consent, specify (in the notice or in an accompanying document):	CEO
4.9.1. the variance; and	

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4.9.2. the grounds on which the decision is being made.	
<b>5. Application and Provision of Information</b>	
5.1. The power pursuant to Section 119(1)(b) of the PDI Act to require an application to the relevant authority for the purposes of Part 7 of the PDI Act, to include any information as the delegate may reasonably require.	CEO
5.2. The power pursuant to Section 119(3) of the PDI Act to request an applicant:	
5.2.1. to provide such additional documents, assessments or information (including calculations and technical details) as the delegate may reasonably require to assess the application;	CEO
5.2.2. to remedy any defect or deficiency in any application or accompanying document or information required by or under the PDI Act;	CEO
5.2.3. to consult with an authority or body prescribed by the regulations;	CEO
5.2.4. to comply with any other requirement prescribed by the regulations.	CEO
5.3. The power pursuant to Section 119(6)(b) of the PDI Act if a request is made under Section 119(3) of the PDI Act and the request is not complied with within the time specified by the Regulations, subject to Section 119(6)(b)(ii), to refuse the application.	CEO
5.4. The power pursuant to Section 119(7) of the PDI Act to, in dealing with an application that relates to a regulated tree, consider that special circumstances apply.	CEO
5.5. The power pursuant to Section 119(9) of the PDI Act to:	
5.5.1. permit an applicant:	CEO
5.5.1.1. to vary an application;	
5.5.1.2. to vary any plans, drawings, specifications or other documents that accompanied an application,	

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(provided that the essential nature of the proposed development is not changed);	
5.5.2. permit an applicant to lodge an application without the provision of any information or document required by the regulations;	CEO
5.5.3. to the extent that the fee is payable to the relevant authority waive payment of whole or part of the application fee, or refund an application fee (in whole or in part);	CEO
5.5.4. if there is an inconsistency between any documents lodged with the relevant authority for the purposes of Part 7 of the PDI Act (whether by an applicant or any other person), or between any such document and a development authorisation that has already been given that is relevant in the circumstances, return or forward any document to the applicant or to any other person and determine not to finalise the matter until any specified matter is resolved, rectified or addressed.	CEO
5.6. The power pursuant to Section 119(10) of the PDI Act to grant a permission under Section 119(9) of the PDI Act unconditionally or subject to such conditions as the delegate thinks fit.	CEO
5.7. The power pursuant to Section 119(12) of the PDI Act to, in a consent, provide for, or envisage, the undertaking of development in stages, with separate consents or approvals for the various stages.	CEO
5.8. The power pursuant to Section 119(14) of the PDI Act to if an applicant withdraws an application to determine to refund the application fee.	CEO
<b>6. Referrals to Other Authorities or Agencies</b>	
6.1. The power pursuant to Section 122(1) of the PDI Act, where an application for consent to, or approval of, a proposed development of a prescribed class is to be assessed by a relevant authority, to:	CEO
6.1.1. refer the application, together with a copy of any relevant information provided by the applicant, to a body prescribed by the regulations (including, if so prescribed, the Commission); and	

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6.1.2. not make a decision until the relevant authority has received a response from that prescribed body in relation to the matter or matters for which the referral was made	
where the regulations so provide, subject to Section 122 of the PDI Act.	
6.2. The power pursuant to Section 122(5)(b) of the PDI Act, acting by direction of a prescribed body:	CEO
6.2.1. to refuse the application; or	
6.2.2. consent to or approve the development and impose such conditions as the prescribed body thinks fit, (subject to any specific limitation under another Act as to the conditions that may be imposed by the prescribed body)  where the regulations so provide.	
6.3. The power pursuant to Section 122(7) of the PDI Act, if the relevant authority is directed by a prescribed body to refuse an application and the refusal is the subject of an appeal under the PDI Act, to apply for the relevant authority to be joined as a party to the proceedings.	CEO
6.4. The power pursuant to Section 122(10) of the PDI Act to, if requested by an applicant, defer a referral under Section 122 of the PDI Act to a particular stage in the process of assessment.	CEO
<b>7. Proposed Development Involving Creation of Fortifications</b>	
7.1. The power pursuant to Section 124(1) of the PDI Act, if the delegate has reason to believe that a proposed development may involve the creation of fortifications, to refer the application for consent to, or approval of, the proposed development to the Commissioner of Police (the Commissioner).	CEO
7.2. The power pursuant to Section 124(5) of the PDI Act, if the Commissioner determines that the proposed development involves the creation of fortification, to:	CEO
7.2.1. if the proposed development consists only of the creation of fortifications – refuse the application;	

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7.2.2. in any other case – impose conditions in respect of any consent to or approval of the proposed development prohibiting the creation of the fortification.	
7.3. The power pursuant to Section 124(6) of the PDI Act, if the relevant authority acting on the basis of a determination of the Commissioner under Section 124(2) of the PDI Act refuses an application or imposes conditions in respect of a development authorisation, to notify the applicant that the application was refused, or the conditions imposed, on the basis of a determination of the Commissioner under Section 124 of the PDI Act.	CEO
7.4. The power pursuant to Section 124(7) of the PDI Act, if a refusal or condition referred to in Section 124(5) of the PDI Act is the subject of an appeal under the PDI Act, to apply to the Court to be joined as a party to the appeal.	CEO
<b>8. Determination of Application</b>	
8.1. The power pursuant to Section 126(1) of the PDI Act to, on making a decision on an application under Part 7 of the PDI Act, give notice of the decision in accordance with the regulations (and, in the case of a refusal, to include in the notice the reasons for the refusal and any appeal rights that exist under the PDI Act).	CEO
8.2. The power pursuant to Section 126(3) of the PDI Act to, on the delegate's own initiative or on the application of a person who has the benefit of any relevant development authorisation, extend a period prescribed under Section 126(2) of the PDI Act.	CEO
<b>9. Conditions</b>	
9.1. The power pursuant to Section 127(1) of the PDI Act to make a decision subject to such conditions (if any) as the delegate thinks fit to impose in relation to the development.	CEO
9.2. The power pursuant to Section 127(2)(c) of the PDI Act to vary or revoke a condition in accordance with an application under Part 7 of the PDI Act.	CEO
<b>10. Variation of Authorisation</b>	
10.1. The power pursuant to Sections 128(1) and (2) of the PDI Act to determine an application seeking the variation of a	CEO

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development authorisation previously given under the PDI Act (including an application seeking the variation of a condition imposed with respect to the development authorisation).	
10.2. The power pursuant to Section 128(2)(d) of the PDI Act to approve an application for a variation to a development authorisation previously given under the PDI Act, which seeks to extend the period for which the relevant authorisation remains operative.	CEO
<b>11. Saving Provisions</b>	
11.1. The power pursuant to Section 133(3) of the PDI Act to, in order to avoid or reduce hardship, extend the limitation period referred to in Section 133(2) of the PDI Act.	CEO
<b>12. Requirement to Up-grade</b>	
12.1. The power pursuant to Section 134(1) of the PDI Act to form the opinion that the building is unsafe, structurally unsound or in an unhealthy condition.	CEO
12.2. The power pursuant to Section 134(1) of the PDI Act, if:	CEO
12.2.1. an application for a building consent relates to:	
12.2.1.1. building work in the nature of an alteration to a building constructed before the date prescribed by regulation for the purposes of Section 134(1) of the PDI Act; or	
12.2.1.2. a change of classification of a building; and	
12.2.2. the building is, in the opinion of the delegate, unsafe, structurally unsound or in an unhealthy condition,	
to require that building work that conforms with the requirements of the Building Rules be carried out to the extent reasonably necessary to ensure that the building is safe and conforms to proper structural and health standards.	
12.3. The power pursuant to Section 134(2) of the PDI Act, when imposing a requirement under Section 134(1) of the PDI Act, to specify (in reasonable detail) the matters under Section 134(1)(b) of the PDI Act that must, in the opinion of the delegate, be addressed.	CEO

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12.4. The power pursuant to Section 134(3) of the PDI Act to impose a requirement under Section 134(1) of the PDI Act:	CEO
12.4.1. subject to Section 134(3)(b) of the PDI Act - on the basis that the relevant matters must be addressed as part of the application before the relevant authority will grant building consent; and	
12.4.2. in cases prescribed by the regulations - as a condition of the building consent that must be complied with within a prescribed period after the building work to which the application for consent relates is completed.	
12.5. The power pursuant to Section 134(4) of the PDI Act if:	CEO
12.5.1. an application is made for building consent for building work in the nature of an alteration of a class prescribed by the regulations; and	
12.5.2. the delegate is of the opinion that the affected part of the building does not comply with the performance requirements of the Building Code or a Ministerial building standard in relation to access to buildings, and facilities and services within buildings, for people with disabilities,	
to require that building work or other measures be carried out to the extent necessary to ensure that the affected part of the building will comply with those performance requirements of the Building Code or the Ministerial building standard (as the case may be).	
12.6. The power pursuant to Section 134(5) of the PDI Act to impose a requirement under Section 134(4) of the PDI Act:	CEO
12.6.1. subject to Section 134(5)(b) of the PDI Act - on the basis that the building work or other measures to achieve compliance with the relevant performance requirements must be addressed before the relevant authority will grant building consent; and	
12.6.2. in cases prescribed by the regulations - as a condition of the building consent that must be complied with within a prescribed period after the building work to which the application for consent	

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relates is completed.	
<b>13. Urgent Building Work</b>	
13.1. The power pursuant to Section 135(2)(d) of the PDI Act to issue any direction.	CEO
<b>14. Cancellation of Development Authorisation</b>	
14.1. The power pursuant to Section 143(1) of the PDI Act to, on the application of a person who has the benefit of the authorisation, cancel a development authorisation previously given by the relevant authority.	CEO
14.2. The power pursuant to Section 143(2) of the PDI Act to make a cancellation under Section 143(1) of the PDI Act subject to such conditions (if any) as the delegate thinks fit to impose.	CEO
<b>15. Professional Advice to be Obtained in Relation to Certain Matters</b>	
15.1. The power pursuant to Section 235(1) of the PDI Act, to, in the exercise of a prescribed function, rely on a certificate of a person with prescribed qualifications.	CEO
15.2. The power pursuant to Section 235(2) of the PDI Act to seek and consider the advice of a person with prescribed qualifications, or a person approved by the Minister for that purpose, in relation to a matter arising under the PDI Act that is declared by regulation to be a matter on which such advice should be sought.	CEO
<b>16. Continuation of Processes</b>	
16.1. The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:	N/A
16.1.1. adopt any findings or determinations of a relevant authority under the repealed Act that may be relevant to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and	
16.1.2. adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and	

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16.1.3. deal with any matter that is subject to a reserved decision under the repealed Act before the designated day; and	
16.1.4. deal with any requirement or grant any variation imposed or proposed in connection with an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and	
16.1.5. take any other step or make any other determination authorised by the regulations, or that is reasonably necessary to promote or ensure a smooth transition on account of the transfer of functions, powers or duties under Clause 18 of Schedule 8 of the PDI Act.	

**PLANNING, DEVELOPMENT AND INFRASTRUCTURE (GENERAL)  
REGULATIONS 2017**

<b>17. Accredited Professionals</b>	<b>Delegation</b>
17.1. The power pursuant to Regulation 25(7)(c) of the Planning, Development and Infrastructure (General) Regulations 2017 ( <b>the General Regulations</b> ) to form the opinion and be satisfied, on the basis of advice received from the accreditation authority under the Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019, a relevant professional association, or other relevant registration or accreditation authority, that a person has engineering or other qualifications that qualify the person to act as a technical expert under Regulation 25 of the General Regulations.	CEO
<b>18. Verification of Application</b>	
18.1. The power pursuant to Regulation 31(1) of the General Regulations, on the receipt of an application under Section 119 of the PDI Act, and in addition to any other requirement under the General Regulations, to, in order to ensure that an application has been correctly lodged and can be assessed in accordance with the PDI Act:	CEO
18.1.1. determine the nature of the development; and	
18.1.2. if the application is for planning consent - determine:	

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18.1.2.1.	whether the development involves 2 or more elements and, if so, identify each of those elements for the purposes of assessment against the provisions of the Planning and Design Code; and	
18.1.2.2.	the category or categories of development that apply for the purposes of development assessment; and	
18.1.3.	determine whether the relevant authority is the correct entity to assess the application under the PDI Act; and	
18.1.4.	if the relevant authority is the correct entity to assess the application (or any part of the application):	
18.1.4.1.	check that the appropriate documents and information have been lodged with the application; and	
18.1.4.2.	confirm the prescribed fees required to be paid at that point; and	
18.1.4.3.	provide an appropriate notice via the SA planning portal; and	
18.1.5.	if the relevant authority is not the correct entity to assess the application (or any part of the application):	
18.1.5.1.	provide the application (or any relevant part of the application), and any relevant plans, drawings, specifications and other documents and information in its possession, to the entity that the delegate considers to be the correct relevant authority in accordance with any practice direction; and	
18.1.5.2.	provide an appropriate notice via the SA planning portal.	
<b>19. Amended Applications</b>		
19.1.	The power pursuant to Regulation 35(3) of the General Regulations if an application is varied following referral under Division 2 or giving of notice under Division 3, to, if the variations are not substantial, consider the application	CEO

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without the need to repeat an action otherwise required under Division 2 or Division 3.	
19.2. The power pursuant to Regulation 35(4) of the General Regulations if a variation would change the essential nature of a proposed development (as referred to in Section 119(9)(a) of the PDI Act), to agree with the applicant to proceed with the variation on the basis that the application (as so varied) will be treated as a new application under the General Regulations.	CEO
<b>20. Withdrawing/Lapsing Applications</b>	
20.1. The power pursuant to Regulation 38(1) of the General Regulations if an application is withdrawn by the applicant under Section 119(14) of the PDI Act, to notify:	CEO
20.1.1. any agency to which the application has been referred under Division 2 of the General Regulations; and	
20.1.2. any person who has made a representation in relation to the application under Division 3 of the General Regulations,	
of the withdrawal.	
20.2. The power pursuant to Regulation 38(2) of the General Regulations to lapse an application for a development authorisation under Part 7 of the PDI Act if at least one year has passed since the date on which the application was lodged with the relevant authority.	CEO
20.3. The power pursuant to Regulation 38(3) of the General Regulations before taking action to lapse an application under Regulation 38(2) of the General Regulations to:	
20.3.1. take reasonable steps to notify the applicant of the action under consideration; and	CEO
20.3.2. allow the applicant a reasonable opportunity to make submissions to the delegate (in a manner and form determined by the delegate) about the proposed course of action.	CEO
<b>21. Court Proceedings</b>	

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21.1. The power pursuant to Regulation 40 of the General Regulations to, subject to Section 214(14) of the PDI Act, by notice in writing to the applicant, decline to deal with the application until any proceedings under the PDI Act have been concluded.	CEO
<b>22. Additional Information or Amended Plans</b>	
22.1. The power pursuant to Regulation 42(1) of the General Regulations if the relevant authority has referred an application to a prescribed body under Division 1 of the General Regulations and the relevant authority subsequently receives additional information, or an amended plan, drawing or specification, which is materially relevant to the referral, or to any report obtained as part of the referral process, to repeat the referral process.	CEO
<b>23. Building Matters</b>	
23.1. The power pursuant to Regulation 45(1) of the General Regulations to, if, in assessing an application for building consent, the delegate considers that:	CEO
23.1.1. a proposed performance solution within the meaning of the Building Code requires assessment against a performance requirement of the Building Code which provides for the intervention of a fire authority; or	
23.1.2. the proposed development is at variance with a performance requirement of the Building Code which provides for the intervention of a fire authority; or	
23.1.3. special problems for fire fighting could arise due to hazardous conditions of a kind described in Section E of the Building Code,	
refer the application to the relevant fire authority for comment and report unless the fire authority indicates to the relevant authority that a referral is not required.	
23.2. The power pursuant to Regulation 45(2) of the General Regulations, if a report is not received from the fire authority on a referral under Regulation 45(1) of the General Regulations within 20 business days, to presume that the fire authority does not desire to make a report.	CEO
23.3. The power pursuant to Regulation 45(3) of the General Regulations to have regard to any report received from a	CEO

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fire authority under Regulation 45 of the General Regulations.	
23.4. The power pursuant to Regulation 45(4) of the General Regulations, if, in respect of an application referred to a fire authority under Regulation 45 of the General Regulations, the fire authority:	CEO
23.4.1. recommends against the granting of building consent; or	
23.4.2. concurs in the granting of consent on conditions specified in its report,	
but the delegate:	
23.4.3. proposes to grant building consent despite a recommendation referred to in Regulation 45(4)(a) of the General Regulations; or	
23.4.4. does not propose to impose the conditions referred to in Regulation 45(b) of the General Regulations, or proposes to impose the conditions in varied form, on the grant of consent,	
to:	
23.4.5. refer the application to the Commission; and	
23.4.6. not grant consent unless the Commission concurs in the granting of the consent.	
23.5. The power pursuant to Regulation 45(5) of the General Regulations to provide to the Commission a copy of any report received from a fire authority under Regulation 45(1) of the General Regulations that relates to an application that is referred to the Commission under the PDI Act.	CEO
<b>24. Notice of Decision (Section 126(1))</b>	
24.1. The power pursuant to Regulation 57(2)(b) of the General Regulations to provide notice via the SA Planning Portal and to determine if necessary to give notice to the applicant in some other way determined to be appropriate by the delegate.	CEO
24.2. The power pursuant to Regulation 57(4)(a) of the General Regulations to endorse a set of any approved plans and	CEO

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other relevant documentation with an appropriate form of authentication.	
<b>25. Consideration of Other Development Authorisations</b>	
25.1. The power pursuant to Regulation 60 of the General Regulations, to, in deciding whether to grant a development authorisation, take into account any prior development authorisation that relates to the same proposed development under the PDI Act, and any conditions that apply in relation to that prior development authorisation.	CEO
<b>26. Certificate of Independent Technical Expert in Certain Cases</b>	
26.1. The power pursuant to Regulation 61(4)(c) of the General Regulations to form the opinion and be satisfied on the basis of advice received from the accreditation authority under the Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019, a relevant professional association, or another relevant registration or accreditation authority, that a person has engineering or other qualifications, qualify the person to act as a technical expert under this regulation.	CEO
<b>27. Urgent Work</b>	
27.1. The power pursuant to Regulation 63(1) of the General Regulations to	CEO
27.1.1. determine a telephone number determined for the purposes of Regulation 63(1)(a) of the General Regulations; and	
27.1.2. determine the email address for the purposes of Regulation 63(1)(b) of the General Regulations.	
27.2. The power pursuant to Regulation 63(2) of the General Regulations to, for the purposes of Section 135(2)(c) of the PDI Act, allow a longer period.	CEO
27.3. The power pursuant to Regulation 63(3) of the General Regulations to, for the purposes of Section 135(2)(c) of the PDI Act, allow a longer period.	CEO
<b>28. Variation of Authorisation (Section 128)</b>	

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28.1. The power pursuant to Regulation 65(1)(a) of the General Regulations to, for the purposes of Section 128(2)(b) of the PDI Act, if a person requests the variation of a development authorisation previously given under the Act (including by seeking the variation of a condition imposed with respect to the development authorisation) to form the opinion and be satisfied that the variation is minor in nature, and approve the variation.	CEO
<b>29. Construction Industry Training Fund</b>	
29.1. The power pursuant to Regulation 99(4) of the General Regulations, if after assessing a proposed development against the building rules the delegate is yet to be satisfied that the appropriate levy has been paid under the <i>Construction Industry Training Fund Act 1993</i> or is not payable, to notify the applicant that the delegate cannot issue a building consent until the delegate is satisfied that the levy has been paid or is not payable.	CEO
29.2. The power pursuant to Regulation 99(5) of the General Regulations, if a notification has been given under Regulation 99(4) of the General Regulations and if satisfactory evidence is not provided to the delegate within 20 business days after the date of the notification to, if the delegate thinks fit, determine that the application has lapsed.	CEO
<b>30. Plans for Building Work</b>	
30.1. The power pursuant to Clause 4(3) of Schedule 8 of the General Regulations, in relation to an application for building consent for development consisting of or involving an alteration to a building, if:	CEO
30.1.1. the applicant is applying for a change in the classification of the building to a classification other than Class 10 under the Building Code; or	
30.1.2. the building was erected before 1 January 1974 and the applicant is applying for a classification other than Class 10 under the Building Code to be assigned to the building,	
to require the application to be accompanied by such details, particulars, plans, drawings, specifications and other documents (in addition to the other documents required to accompany the application) as the delegate reasonably	

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requires to show that the entire building will, on completion of the building work, comply with the requirements of the PDI Act and the General Regulations for a building of the classification applied for or with so many of those requirements as will ensure that the building is safe and conforms to a proper structural standard.	
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**PLANNING, DEVELOPMENT AND INFRASTRUCTURE (FEES, CHARGES AND CONTRIBUTIONS)  
REGULATIONS 2019**

<b>31. Calculation or Assessment of Fees</b>	<b>Delegation</b>
31.1. The power pursuant to Regulation 5(1) of the PDI (Fees, Charges and Contributions) Regulations 2019 ( <b>the Fees Regulations</b> ) in relation to an application which is duly lodged with the Council under a related set of regulations (including via the SA planning portal):	CEO
31.1.1. to require the applicant to provide such information as the delegate may reasonably require to calculate a prescribed fee; and	
31.1.2. to make any other determination for the purposes of the Fees Regulations a related set of regulations or a fee notice (even if the Council is not a relevant authority).	
31.2. The power pursuant to Regulation 5(2) of the Fees Regulations, if the delegate is acting under Regulation 5(1) of the Fees Regulations, or as the delegate of a relevant authority, believes that any information provided by an applicant is incomplete or inaccurate, to calculate a prescribed fee on the basis of estimates made by the delegate.	CEO
31.3. The power pursuant to Regulation 5(3) of the Fees Regulations to, at any time, and despite an earlier calculation or acceptance of an amount in respect of the fee, reassess a fee payable under the Fees Regulations or a related set of regulations.	CEO
<b>32. Waiver or Refund of Fee</b>	
32.1. The power pursuant to Regulation 7 of the Fees Regulations to, as the delegate considers appropriate to do	CEO

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so:	
32.1.1. waive the payment of the fee, or the payment of part of the fee; or	
32.1.2. refund the whole or a part of the fee.	

**STATE PLANNING COMMISSION PRACTICE DIRECTION 12 – CONDITIONS**

<b>33. Notification of Deemed Planning Consent Notice</b>	<b>Delegation</b>
33.1. The power pursuant to clause 6 of the State Planning Commission Practice Direction 12 – Conditions Consent ( <b>PD12</b> ), where a person has issued a Deemed Planning Consent Notice ( <b>the Notice</b> ) to the relevant authority pursuant to Section 125(2) of the PDI Act, to upon receipt of the Notice, provide a copy of the Notice to:	CEO
33.1.1. any other relevant authority that has given or is considering another development authorisation relating to the same development; and	
33.1.2. if the application was referred to a prescribed body under Section 122 of the PDI Act – to that prescribed body or bodies; and	
33.1.3. if the owner of land to which the application related is not a party to the application – to the owner of the land; and	
33.1.4. if any person has made a representation to the relevant authority in respect of the proposed development – to that person or persons; and	
33.1.5. in the case of restricted development, the Environment, Resources and Development Court.	

**STATE PLANNING COMMISSION PRACTICE DIRECTION 18 OUTLINE CONSENT**

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<b>34. Circumstances in Which Outline Consent May be Granted</b>	<b>Delegation</b>
34.1. The power pursuant to clause 5(1)(b) of the State Planning Commission Practice Direction 18 Outline Consent ( <b>PD18</b> ) to provide advice to an applicant that if the application were to be for planning consent, the council would request the Minister to give notice under Section 94(1)(g) of the PDI Act.	CEO

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**SCHEDULE OF CONDITIONS**

**CONDITIONS OR LIMITATIONS  
APPLICABLE TO DELEGATIONS  
CONTAINED IN THIS INSTRUMENT**

Paragraph(s) in instrument to which conditions/limitations apply	Conditions / Limitations
28.1	The ability of the AC and ASODS to apply this sub- delegation is LIMITED to the variation of a development authorisation which does not require a variation to the Planning Consent or where Building Consent has not been undertaken by the relevant Council.

## 12.7 Amendment to LGA Recommendation regarding unlawful tree damage

<b>Report Reference</b>	GC260526R12.7
<b>Originating Officer</b>	Kristen Sheffield – Senior Urban Planner
<b>Corporate Manager</b>	Manager Development and Regulatory Services - Maddie Frew
<b>General Manager</b>	General Manager City Development - Ben Keen

### REPORT OBJECTIVE

To seek Council endorsement for Councillor Luscombe to move an amendment at the upcoming Local Government Association (LGA) Ordinary General Meeting (OGM) on 29 May 2026, regarding the proposed motion regarding penalties for unlawful tree damaging activities.

### EXECUTIVE SUMMARY

Item 9.1 of the LGA Ordinary General Meeting Agenda identifies key issues with the current legislative and sentencing frameworks and recommends LGA advocates to the State Government for the implementation of stricter penalties for offences related to tree damaging activities.

LGA Advocacy for legislative reform in seeking stronger penalties is supported in principle by Administration, however attributing responsibility to the owner of the land at the time of the offence may be a more meaningful deterrent.

### RECOMMENDATION

#### That Council:

- 1. Endorses Councillor Luscombe to move an amendment that the recommendations for legislative reform include the introduction of a strict liability offence for unlawful tree-damaging activities, attributing responsibility to the landowner, purchaser or body corporate at the time of the offence.**
- 2. Endorses the submission within Attachment 2 for Councillor Luscombe to present at the LGA Ordinary General Meeting.**
- 3. Notes the additional information provided in this report regarding broader tree-related matters for elected member awareness.**

### DISCUSSION

#### Background

At its next Ordinary General Meeting (OGM) to be held on 29 May 2026, the Local Government Association (LGA) will be considering a motion advocating for stronger tree damaging activity Penalties.

This is as a result of correspondence received from the City of Port Adelaide Enfield in October 2025 requesting the LGA advocate for stronger penalties and legislative reform. (**Attachment 1**).

### Penalties for Tree Damaging Activity

The protection of regulated and significant trees was introduced in the *Development Act 1993* (SA) (Dev Act) in 2000 with a maximum penalty of \$30,000. In 2007 this amount increased to \$120,000 and under the *Planning, Development and Infrastructure Act 2016* (SA) (PDI Act), it may be multiplied by up to five times, for offences committed by corporations to a maximum of \$600,000.

A case law analysis provided by the City of Port Adelaide Enfield indicated that despite the legislative penalty increases, penalties handed out by the Environment, Resources and Development Court remain relatively low to the maximum available (4-6% of the current maximum since 2007). Even in cases involving repeat offenders or deliberate conduct, penalties have rarely exceeded 30% of the maximum. Further, to date, there have been no successful prosecutions against body corporates.

Where penalties are imposed, these are often disproportionate to the financial benefit derived from the unlawful removal. Therefore, current fines are not acting as a sufficient disincentive for breaches of the legislation.

The need for stronger penalties and the difficulty of successfully prosecuting illegal tree damaging activity was highlighted to the State Government by the Expert Panel for the Planning System Implementation Review in their Final Report and Recommendations in 2023. Recommendation 41 of the report notes "The Government investigate what additional and/or alternative penalties are available for tree damaging activity to disincentivise poor behaviour." In their March 2024 response, the State Government supported the recommendation, however since then there has been no movement or update on the matter.

### Identified issues and recommendations for legislative reform within LGA motion

Key issues with the current legislative and sentencing frameworks have been identified as:

- Low percentage of maximum penalties imposed by the ERD Court
- repeat offending by some operators with minimal (or no) escalation in penalties
- lack of prosecutions against corporations despite legislative provision for higher penalties
- inconsistent access to expert witnesses and resources to present robust environmental cases.

The recommendation for LGA Advocacy for legislative reforms include:

- establishment of a stand-alone offence with stronger penalties (including the potential for imprisonment provisions)
- consideration of cumulative impacts in sentencing
- greater Court powers to restrict subdivision following illegal tree removal where the removal of the tree resulted in the potential for beneficial development of a site
- specialist resources and expert witnesses to support prosecutions
- public reporting and accountability mechanisms
- recommend that penalties better reflect the true community, environmental and health value of trees, and act as a genuine deterrent.

### The Enforcement Problem

It is surmised within the Port Adelaide Enfield correspondence and the LGA Agenda (and it is also the experience of Compliance Officers within the City of Marion), that developers and contractors perceive current penalties for illegal removal as the cost of doing business. While stronger penalties are welcomed, it is considered that this alone may not be enough of a deterrent, particularly given increases in land value where development potential yields significantly greater profitability than even the maximum penalties.

Further, under current legislation, Councils must prove beyond a reasonable doubt who carried out or authorised the removal. Accordingly, successful prosecutions are often impossible when works occur quickly, without witnesses, and on private land.

In recent years, Marion Council has experienced a substantial increase in enquiries, investigations, and enforcement matters relating to the unlawful damage, removal, and destruction of significant and regulated trees. Although Council has successfully prosecuted a number of offences in recent years, such outcomes have generally been confined to circumstances in which offenders were apprehended contemporaneously with the unlawful removal of the relevant tree(s). Of note, in many other matters, proceedings have not ultimately progressed in accordance with the requirements of the PDI Act. In several instances, civil remedies or negotiated outcomes have nevertheless been achieved, albeit generally for amounts substantially lower than the maximum penalties otherwise available under the PDI Act.

Of note, in July 2023 13 Regulated Trees were unlawfully removed from a land parcel. Since this time, Council has expended significant resources investigating the matter and pursuing under the PDI Act. Multiple parties, including property owners, body corporate entities and contractors, dispute responsibility for the tree removals, and the matter has experienced prolonged legal processes since the alleged incident occurred.

### Strict Liability Offence

A strict liability offence is a criminal charge where the prosecution only needs to prove the prohibited act occurred, without proving the defendant had a guilty mind or intent.

In Victoria, illegal tree removal is treated as a strict liability offence under the *Planning and Environment Act 1987* (Vic). This means that a landowner can be guilty of an offence simply because the tree was removed, regardless of whether they intended to break the law, knew about it, or even if a contractor was responsible.

Legislative changes to increase the likelihood of being caught may be a more powerful deterrent than increasing the size of penalties. Accordingly, it is recommended that the LGA motion for legislative reforms be amended to include that:

- Tree Damaging Activity becomes a strict liability offence, attributing liability to the owner of the land (or, if there is a contract of sale, to the purchaser) unless the owner/purchaser can show on the balance of probability that it was not them.
- The strict liability offence for Tree Damaging Activity also applies to a body corporate or officer of a body corporate.

### Broader Matters relating to the value of trees

In addition to the matters raised in the LGA motion, Administration notes that broader considerations relating to the value of urban tree canopy may be of interest to elected members. Tree canopy provides a wide range of environmental, social and economic benefits, including improved urban cooling, reduced heat-island effects, enhanced stormwater management, increased biodiversity, improved amenity and contributions to community wellbeing.

While legislation was recently amended to capture more trees as Regulated and Significant, there is ongoing sector concern that without corresponding policy updates to assessment criteria within Planning and Design Code, the legislative change merely results in an increased number of applications and compliance investigations (and costs to Council) without necessarily improving tree-retention outcomes.

It is acknowledged that where removal of Regulated or Significant trees is approved, applicants must plant two or three replacement trees respectively or pay \$516 into an Urban Tree Fund for each replacement tree not planted. While this payment-in-lieu amount has increased in recent years, this may not adequately compensate for the loss of mature canopy or the environmental, social and economic benefits large trees provide. Replacement trees also take decades to deliver comparable canopy outcomes, and monitoring compliance places additional burden on councils.

Should Council wish to explore further advocacy to the State Government, potential areas could include policy updates to the Planning and Design Code, reviewing the adequacy of payment-in-lieu amounts, strengthening replacement-tree requirements, improving mechanisms to ensure replacement trees are planted and survive, or examining legislative reforms that further deter the removal of mature trees.

A review of Councils management of the Urban Tree Fund, ensuring payments are invested into the reestablishment of tree canopies, should also be considered.

These matters are provided for elected member awareness only however do not form part of the proposed LGA amendment.

## **ATTACHMENTS**

1. Attachment I \_ LGA OGM Agenda \_ Item 9.1 & PEA Attachment [12.7.1 - 11 pages]
2. Attachment II \_ LGA OGM 29 May 2026 \_ Verbal Submission [12.7.2 - 1 page]

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## 9.1 Advocacy for Stronger Tree Damaging Activity Penalties (City of Port Adelaide Enfield)

### Recommendation Reports from the LGA Board of Directors

Submitted by:	City of Port Adelaide Enfield
Approved by:	LGA Board of Directors
Pillar:	1 – Advocacy and partnerships
Strategy:	1.1 Deliver high-impact advocacy by leveraging research, sector knowledge and relationships.
Meeting	Ordinary General Meeting      29 May 2026
ECM:	866627
Attachment/s:	Attachment 1 - 862582- Proposed Item of Business - City of Port Adelaide Enfield - Tree Advocacy Attachment 2 - 854417 - Advocacy for stronger penalties and legislative reform in relation to illegal tree damaging activities under the <i>Planning, Development and Infrastructure Act 2016</i>

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### Recommendation

**That the Ordinary General Meeting:**

- 1. Requests LGA advocates to the State Government (Premier, Minister for Local Government, Minister for Planning and the Attorney-General) for the implementation of stricter penalties for offences related to tree damaging activities under the *Planning, Development and Infrastructure Act 2016*.**

### LGA Board of Directors Comments

The Item of Business (IoB) was tabled at the LGA Board of Directors meeting held on 26 March 2026. The item was carried.

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**LGA Guidelines**

The Guidelines outline that all proposals will be assessed against the guiding principles in terms of their strategic importance to local government and LGA, supporting evidence, alignment with LGA’s policy and resourcing requirements.

The matter raised in this Item of Business (IOB) has been assessed against these guiding principles which can be summarised in the following table:

LGA Guiding Principle	Comment
Strategic importance	The item is linked to the LGA’s Strategic Plan, Strategic Driver - <i>Evolving regulatory and statutory compliance</i> and Strategy 1.1.2 to lead a long-term advocacy agenda in collaboration with members to secure policy changes and funding aligned with sector needs.
Supporting evidence	<p>In October 2025, LGA Secretariat received correspondence from the City of Port Adelaide Enfield requesting LGA advocate for stronger penalties and legislative reform in relation to illegal tree damaging activity (Attachment 1).</p> <p>In discussions with council, LGA Secretariat advised City of Port Adelaide Enfield to submit an IOB request for consideration by LGA Board of Directors which was received in February 2026 (Attachment 2).</p> <p>The protection of regulated and significant trees was introduced in the <i>Development Act 1993</i> (Dev Act) in 2000 with a maximum penalty of \$30,000.</p> <p>In 2007 this amount increased to \$120,000 and under the <i>Planning, Development and Infrastructure Act 2016</i> (PDI Act), it may be multiplied by up to five times, for offences committed by corporations to a maximum of \$600,000.</p> <p>A case law analysis provided by the City of Port Adelaide Enfield indicates that:</p> <ul style="list-style-type: none"> <li>• between 2000-2007 (when the maximum penalty was \$30,000), average fines were \$3,000–4,000 (10-13% of maximum)</li> <li>• since 2007 (with a \$120,000 maximum), average fines have been \$6,000-\$7,000 (4-6% of maximum)</li> </ul>

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	<ul style="list-style-type: none"> <li>• even in cases involving repeat offending or deliberate conduct, penalties have rarely exceeded 30% of the maximum</li> <li>• to date, there have been no successful prosecutions against body corporates, limiting the deterrent effect of the higher penalty provisions (likely be due to tree loppers often being sole traders rather than companies).</li> </ul> <p>Despite the legislative penalty increases, penalties handed out by the Environment, Resources and Development Court (Court), remain significantly low compared to the maximum available. Therefore, fines are not acting as a disincentive for breaches of the legislation, i.e. insufficient deterrent effect.</p> <p>The cumulative impact of tree loss should also be considered in sentencing. Since 2007, average fines have been between \$6,000 and \$7,000 or 4-6% of the maximum. The largest penalty issued to date was \$35,000 each for 3 individuals in 2012 (29.17% of the maximum).</p> <p>Recent experiences in Court by the City of Port Adelaide Enfield also demonstrated that repeat offending is increasing. In 2024, a significant River Red Gum (<i>Eucalyptus camaldulensis</i>) in Klemzig was illegally removed, resulting in fines of \$10,000 (8.3% maximum) and \$5,400 (4.5% maximum) for the tree lopper and owner respectively. The tree lopper had multiple prior convictions across several councils in the same year, confirming that current penalties fail to prevent or deter repeat offending.</p> <p>Irrespective of the known impacts of tree removal, developers and contractors may perceive current penalties for illegal removal as an off-set cost paid by the consumer, particularly where the development potential will yield greater profitability.</p> <p>The need for stronger penalties and the challenges with prosecuting tree damaging activities was also highlighted by the <a href="#">Expert Panel for the Planning System Implementation Review - Final Report</a>. In its response, State Government provided support for this recommendation. To date, there has been no action on this matter.</p>
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	<p>The cumulative impact of unlawful tree removal will have profound consequences for biodiversity, climate resilience, stormwater management, urban cooling, amenity and public health and wellbeing.</p> <p>It is acknowledged that tree canopy across Greater Adelaide falls below the State Government's target of 30% tree canopy.</p> <p>Recent announcements by the State Government to make way for future events infrastructure in the Adelaide Parklands will further diminish the environmental quality and liveability of our neighbourhoods, further highlighting the importance of tree protection.</p>
Alignment with LGA policy	<p>This matter is aligned with Pillar 1 to lead advocacy and policy influence that advance and promote the interests of local government while strengthening the sector's reputation with partners and the community.</p>
Resourcing	<p>The recommended advocacy approach as outlined in the LGA Officer's Comments will require additional funding and resourcing.</p> <p>The resourcing required is reflected in Agenda Item 9.1 also being considered at this OGM from the City of Mitcham. Both pieces of work could be achieved within a budget of \$115,000.</p>

This matter was submitted directly to the LGA Board of Directors for consideration, as requested by the submitting council.

**LGA Officer's Comments**

**(Officer: Sarah Elding, Planning Lead Policy)**

The PDI Act provides a framework for enforcement such as civil penalties, directions and compliance actions by designated authorities such as councils and the Accreditation Authority. These are the primary regulators for dealing with contraventions of the PDI Act.

The current legislative framework can be an effective mechanism in addressing breaches, however the process of enforcement is excessively costly and administratively burdensome for councils, particularly where cases involve serious or repeated non-compliance.

All development within SA is governed by the PDI Act. There is a wide range of activities that constitute development. 'Development' includes 'tree-damaging activity' to a 'regulated tree'

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(which includes significant trees). 'Tree-damaging activity' includes, among other things, the killing, destruction or removal of a tree, the severing of branches and limbs, the lopping of a tree or substantial damage to a tree.

Informal engagement, undertaken by City of Mitcham in mid-2025, identified that some councils apply a risk-based approach to compliance and regulatory matters due to the lack of staff resourcing and budgets.

A review of the information provided during informal engagement, together with a review of the relevant statutes in the PDI Act, confirms that councils have sufficient regulatory powers for a range of offences under the PDI Act. However, it is reasonable to acknowledge that setting maximum penalties (as opposed to minimum penalties) is not a sufficient disincentive to deter tree damaging activities.

Despite the substantive maximum amounts set by the current legislative framework, the Court continues to hand down excessively low penalties compared to maximum rates. Penalties, including those for repeat offenders have not been reviewed by the Department for Urban Development and Housing since the proclamation of the PDI Act in 2016.

To undertake a survey of recent penalties with respect to tree matters, to inform the basis of LGA's advocacy and to recommend legislative change will require legal oversight. Engagement with the planning sector will also be necessary to enable a robust and productive advocacy approach.

The Secretariat recommends that LGA advocates for legislative reforms to strengthen penalties for unlawful tree-damaging activities under the PDI Act, including:

- establishment of a stand-alone offence with stronger penalties (including the potential for imprisonment provisions)
- consideration of cumulative impacts in sentencing
- greater Court powers to restrict subdivision following illegal tree removal where the removal of the tree resulted in the potential for beneficial development of a site
- specialist resources and expert witnesses to support prosecutions
- public reporting and accountability mechanisms
- recommend that penalties better reflect the true community, environmental and health value of trees, and act as a genuine deterrent.

It should be noted that Agenda Item 9.1 from City of Mitcham seeks to undertake a comprehensive review of the compliance and enforcement provisions under the PDI Act. If the Board approves this Item of Business from the City of Port Adelaide Enfield, the review on tree damaging activity will be consolidated into the larger body of work on a holistic review of the PDI Act.

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**Implications**

Financial and resources

This activity would require funding to achieve these outputs and will need to be considered by the Board at its meeting following the OGM, should the IoB be approved. The outputs are:

Project Executive Summary	Start	End
Project management and preparation of a Project Scope including Engagement Plan and Stakeholder Mapping	July 2026	December 2026
Engage legal profession to: <ul style="list-style-type: none"> <li>• assist LGA in designing a survey of recent penalties with respect to tree matters</li> <li>• advise on opportunities and options for legislative change to assist with repeat offenders and to provide stronger deterrence to inform the basis of LGA's advocacy approach to Premier, Minister for Local Government, Minister for Planning, and the Attorney-General.</li> </ul>	August 2026	December 2026

The estimated cost for this project is \$57,500. This work would be linked to the Item of Business 9.1 from the City of Mitcham, if approved, to form a consolidated project at a total cost of \$115,000.

**Risk**

It should be noted that Agenda Item 9.1 from City of Mitcham seeks to undertake a comprehensive review of the compliance and enforcement provisions under the PDI Act.

If the OGM approves the Agenda Item 9.1 from City of Mitcham, the review on tree damaging activity will be consolidated into the larger PDI Act review.

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## LGA General Meeting – Proposed Item of Business

The purpose of this form is to request consideration by SAROC, GAROC or the Board of Directors of an item of business to be included on the agenda of an LGA General Meeting - refer Clause 16.3.1 of the [LGA Constitution](#). Prior to submitting a proposed Item of Business, please refer to the [Considering Proposed Items of Business for LGA General Meetings Guidelines](#).

<b>Council name</b>	Port Adelaide Enfield Council
<b>The body the item is being referred to</b> <i>Proposals may only be submitted to the ROC of which council is a member, or to the LGA Board of Directors.</i>	Board of Directors
<b>Subject of the proposed item of business</b>	Advocacy for Stronger Tree Damaging Activity Penalties
<b>Proposed motion for the General Meeting</b>	That the Annual / Ordinary General Meeting requests the LGA to advocate to the State Government (Premier, Minister for Local Government, Minister for Planning and Attorney-General) for the implementation of stricter penalties for offences related to tree damaging activities under the Planning, Development and Infrastructure Act 2016.
<b>Supporting information</b> <i>Provide a summary of the issue(s), relevant background information, description of the impact on the sector and evidence that this is an item of strategic importance to local government.</i>	<p>The protection of regulated and significant trees was first introduced into the <i>Development Act 1993</i> in 2000. At that time, unlawful tree-damaging activity carried a maximum penalty of \$30,000.</p> <p>In 2007, the maximum penalty increased to \$120,000. Offences involving unlawful tree damage were included in the <i>Planning, Development and Infrastructure Act 2016</i>. The maximum penalty remained the same, but a new section was added allowing it to be multiplied by up to \$600,000 if the offence is committed by a corporation.</p> <p>Despite these legislative increases, penalties imposed by the Environment, Resources and Development (ERD) Court remain low compared to the maximum available. Analysis of case law shows that:</p> <ul style="list-style-type: none"> <li>• between 2000-2007 (when the maximum penalty was \$30,000), average fines were \$3,000-4,000 (10-13% of maximum);</li> <li>• since 2007 (with a \$120,000 maximum), average fines have been \$6,000-\$7,000 (4-6% of maximum);</li> </ul>

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	<ul style="list-style-type: none"> <li>• even in cases involving repeat offending or deliberate conduct, penalties have rarely exceeded 30% of the maximum;</li> <li>• to date, there have been no successful prosecutions against body corporates, limiting the deterrent effect of the higher penalty provisions.</li> </ul> <p>The disparity between maximum penalties and actual fines has reduced the deterrent impact of the legislation. Developers and contractors may absorb penalties as a cost of doing business, particularly when illegal tree removal enables more profitable subdivision and development.</p> <p>Although the potential maximum penalty has increased, sentencing outcomes have not reflected this change. Consumer Price Index, land values, and development profitability have all risen significantly since 2007, further diminishing the deterrent effect of penalties on illegal tree-damage activities.</p> <p>Key issues with the current legislative and sentencing frameworks include:</p> <ul style="list-style-type: none"> <li>• low percentage of maximum penalties imposed by the ERD Court;</li> <li>• repeat offending by some operators with minimal (or no) escalation in penalties;</li> <li>• lack of prosecutions against corporations despite legislative provision for higher penalties;</li> <li>• inconsistent access to expert witnesses and resources to present robust environmental cases.</li> </ul> <p>The need for stronger penalties and the difficulty of successfully prosecuting illegal tree damaging activity was highlighted to the State Government by the Expert Panel for the Planning System Implementation Review in their Final Report and Recommendations in 2023. Recommendation 41 of the report notes <i>“The Government investigate what additional and/or alternative penalties are available for tree damaging activity to disincentivise poor behaviour.”</i> In their March 2024 response, the State Government supported the recommendation, however since then there has been no movement or update on the matter.</p> <p>It is recommended that the LGA:</p> <ul style="list-style-type: none"> <li>• advocate for legislative reforms to strengthen penalties for unlawful tree-damaging activity under the Planning Development and Infrastructure Act 2016, including:</li> </ul>
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	<ul style="list-style-type: none"> <li>o establishment of a stand-alone offence with stronger penalties (including the potential for imprisonment provisions)</li> <li>o consideration of cumulative impacts in sentencing</li> <li>o greater Court powers to restrict subdivision following illegal tree removal where the removal of the tree resulted in the potential for beneficial development of a site</li> <li>o specialist resources and expert witnesses to support prosecutions</li> <li>o public reporting and accountability mechanisms</li> <li>• recommend that penalties better reflect the true community, environmental and health value of trees, and act as a genuine deterrent;</li> <li>• coordinate a sector-wide advocacy campaign, reflecting that this is a shared issue across metropolitan Councils.</li> </ul>
<p><b>Regional LGA</b> <i>(Information requested from councils in SAROC only)</i></p> <p><i>Advise if this item has been considered by your RLGA and outcome of discussion</i></p>	Not applicable
<p><b>LGA Policy Manual</b></p> <p><i>Does this item require a change to the LGA Policy Manual (new policy or amendment to existing policy)?</i></p>	No
<p><b>LGA Strategic Plan reference</b></p>	<p><a href="#">(View the plan and identify the Key Initiative and Strategy reference)</a></p> <p>Strategy 1.1 Deliver high-impact advocacy by leveraging research, sector knowledge and relationships.</p> <p>1.1.2 Lead long-term advocacy agenda in collaboration with members to secure policy changes and funding aligned with sector needs.</p>
<p><b>Council Contact Officer submitting form</b></p>	<p>Steve Hooper Steve.hooper@cityofpae.sa.gov.au 8406 6600</p>
<p><b>Council Meeting minute reference and date of meeting</b></p>	<p>10 February 2026 Item 14.2.3 CL_7 10.02.2026</p>
<p><b>Date submitted to LGA</b></p>	

Please return Word version of completed form to [lgasa@lga.sa.gov.au](mailto:lgasa@lga.sa.gov.au).

Refer to [LGA OGM/AGM Webpage](#) in respect to deadlines for upcoming General Meetings.



PORT  
ADELAIDE  
ENFIELD

Office of the Mayor

22 October 2025

Karen Teaha, Acting CEO  
Local Government Association SA  
GPO Box 2693  
ADELAIDE SA 5001

BY EMAIL: [lgasa@lga.sa.gov.au](mailto:lgasa@lga.sa.gov.au)

Dear Ms. Teaha

**Advocacy for Stronger Penalties and Legislative Reform in Relation to Illegal Tree Damaging Activities under the *Planning, Development and Infrastructure Act 2016***

Council writes to express concern regarding the inadequacy of penalties imposed by the Environment, Resources and Development (ERD) Court for unlawful tree damaging activity under the *Planning, Development and Infrastructure Act 2016* (PDI Act).

The protection of regulated and significant trees was first introduced into the *Development Act 1993* in 2000, with a maximum penalty of \$30,000. In 2007 this increased to \$120,000, and under the PDI Act penalties may be multiplied by up to five for offences committed by corporations (to a maximum of \$600,000). Despite these legislative increases, penalties handed down by the Court remain disproportionately low compared to the maximum available.

Case law analysis indicates that:

- Between 2000–2007, average fines were \$3,000-4,000 (10-13% of the maximum)
- Since 2007, average fines have been \$6,000-7,000 (4-6% of the maximum)
- Even in deliberate or repeat offences, penalties rarely exceed 30% of the maximum
- The largest penalty issued to date was \$35,000 each for 3 individuals in 2012 (29.17% of the maximum)
- Early guilty pleas appear to be the primary reason for the reduction in penalties, allowing for a discount of up to 40% of the maximum
- There have been no successful prosecutions against corporations, limiting the deterrent effect of higher penalty provisions (however, this may be due to tree loppers often being sole traders rather than companies).

Recent prosecutions confirm that convictions and fines at these levels are not a sufficient deterrent. For example, in 2024 a significant *Eucalyptus camaldulensis* (River Red Gum) in Klemzig was illegally removed, resulting in fines of \$10,000 (8.3% of maximum) and \$5,400 (4.5% of maximum) for the tree lopper and owner respectively. The tree lopper had multiple prior convictions across three Councils in the same year, demonstrating that current penalties fail to prevent or deter repeat offending<sup>i</sup>.

Unlawful tree removal has profound and long-term consequences for biodiversity, climate resilience, stormwater management, urban cooling, human health and wellbeing, and community amenity. It is well known that tree canopy cover in metropolitan Adelaide is low, with recent data showing just 16.7% of the area is covered. Tree canopy cover accounts for 17.65% of total residential land and has declined by 0.34% since 2018-2019. Conversely, tree canopy cover over Local Government owned land (excluding roads) was 28.26%<sup>ii</sup>.

Despite the known impacts of tree removal, developers and contractors may view current penalties for illegal removals as a manageable cost of doing business, particularly where tree removal increases the development potential and profitability of a site.

Council therefore strongly urges the State Government to pursue legislative reform that ensures penalties for unlawful tree-damaging activity are meaningful, proportionate, and reflective of the environmental, social, and community value of trees. Such reforms are recommended to include:

- Establishing a stand-alone offence for unlawful tree damaging activity with higher penalties and the potential for imprisonment, consistent with provisions under the *Environment Protection Act 1993* and *Local Nuisance and Litter Control Act 2016*
- Requiring cumulative impacts of tree loss to be considered in sentencing
- Expanding Court powers (e.g. under section 228 of the PDI Act) to impose restrictions on Certificates of Title, such as a Land Management Agreement, limiting subdivision to pre-tree removal development potential where unlawful tree removal has occurred to ensure no additional financial benefit is gained from the removal of said trees
- Ensuring specialist resources are made available to Councils at a reduced or no cost, including a dedicated environmental enforcement unit and access to expert witnesses (such as arborists, ecologists, and climate specialists) to ensure evidence being presented to the Courts is consistent and does not place the financial burden on Councils and their constituents
- Improving transparency and accountability of the ERD Court and convicted persons/businesses through annual public reporting of prosecutions and establishment of a community reporting mechanism.

Council also requests that the Local Government Association coordinate a sector-wide advocacy campaign, as this is a shared concern across metropolitan Councils.

Without reform, the ongoing loss of regulated and significant trees will continue to diminish the environmental quality and liveability of South Australia's communities. Council urges the Government to strengthen penalties and enforcement measures under the PDI Act to ensure that unlawful tree removal is treated with the seriousness it deserves.

Yours sincerely



Claire Boan  
**Mayor**

Email: [claire.boan@cityofpae.sa.gov.au](mailto:claire.boan@cityofpae.sa.gov.au)

cc: Mr. Steve Hooper, Development Services Manager, City of Port Adelaide Enfield  
The Honourable Peter Malinauskas MP, Premier of South Australia  
The Honourable Nick Champion MP, Minister for Planning and Minister for Housing and Urban Development  
The Honourable Joe Szakacs MP, Minister for Local Government  
The Honourable Kyam Maher MLC, Attorney General of South Australia

<sup>i</sup> City of Burnside v Levi Kinsman (2025), City of Port Adelaide Enfield v Levi Kinsman (2025) and City of Salisbury v Levi Kinsman (2025).

<sup>ii</sup> Urban tree canopy, green spaces and built environment data analysis and reporting 2022, Green Adelaide  
[https://data.environment.sa.gov.au/Content/Publications/Urban\\_tree\\_canopy\\_data\\_analysis\\_and\\_reportin\\_g\\_2022.pdf](https://data.environment.sa.gov.au/Content/Publications/Urban_tree_canopy_data_analysis_and_reportin_g_2022.pdf)

## LGA OGM 29 May 2026 | Verbal Submission

*The City of Marion supports the intent of this motion and acknowledges the need for stronger penalties for unlawful tree-damaging activity.*

*However, our experience, and that of other metropolitan councils, indicates that penalties alone are not the most effective deterrent. The greater issue is the difficulty in identifying the responsible party when unlawful removal occurs on private land, often quickly and without witnesses.*

*To address this enforcement gap, we propose that the LGA advocate for the introduction of a strict liability offence for unlawful tree-damaging activity. Under this model, responsibility would rest with the landowner, or purchaser under a contract of sale, or body corporate, unless they can demonstrate on the balance of probabilities that they were not responsible.*

*This approach places the onus on those who stand to benefit from unlawful tree removals to prove their innocence, rather than Councils needing to prove beyond a reasonable doubt who is guilty. It is an approach already used in other jurisdictions, such as Victoria, and in our view, would significantly increase the likelihood of accountability.*

*This amendment strengthens the intent of the motion and supports the sector's shared objective of protecting regulated and significant trees across our communities.*

*Thank you.*

## 12.8 Establishment of additional Cash Advance Facility

<b>Report Reference</b>	GC260526R12.8
<b>Originating Officer</b>	Treasury Accountant – John Stewart
<b>Corporate Manager</b>	Chief Financial Officer – Ray Barnwell
<b>General Manager</b>	General Manager Corporate Services – Tony Lines

### REPORT OBJECTIVE

This report is presented to Council to seek approval to establish a new Cash Advance Debenture Facility with the Local Government Finance Authority (LGFA) in accordance with section 134 of the *Local Government Act 1999*. Council approval is required to authorise the borrowing arrangement and to approve the affixation of the Council's common seal to the associated LGFA facility documentation.

### EXECUTIVE SUMMARY

The Facility will be utilised to assist with council's treasury management practices adopted via the Treasury Management Policy. This includes the ability to facilitate the implementation of Major Projects and provide flexibility enabling deferral and minimisation of fixed term borrowing arrangements.

### RECOMMENDATION

**That Council:**

- 1. In accordance with the proposed Long Term Financial Plan 2026-2035, approves the execution of Cash Advance Debenture documentation with the Local Government Finance Authority of South Australia, applying a 5 year repayment term with a \$30,000,000 limit.**
- 2. Authorises the Mayor and the Chief Executive Officer to execute any relevant documentation in relation to the borrowings for and on behalf of Council and affix Council's common seal thereto.**

### DISCUSSION

Funding of the City of Marion's Long Term Financial Plan incorporates a borrowing strategy. Implementing treasury management practices, this will be a mixture of fixed term borrowing arrangements and the use of the Cash Advance Facility as required.

The benefits of operating a Cash Advance Facility are:

- Flexibility to make repayments where short-term surpluses in operations are experienced, minimising debt servicing costs.
- Flexibility to plan additional borrowing repayments via the Long Term Financial Plan to reduce overall borrowing commitments where any cash surpluses are identified. This approach provides greater financial flexibility and avoids being completely committed to fixed borrowing terms.

- Flexibility to drawdown cash advances with 24 hour notice to meet immediate outgoing payment requirements.
- Flexibility to formalise fixed term borrowing requirements at the conclusion of a Major Project where borrowing is identified as a funding source. Any project surpluses realised through scope changes, efficiencies or receipt of unplanned grant funds can reduce the overall fixed term borrowing requirement at the conclusion of the project.

The extent to which the Facility is accessed is controlled via the ongoing monitoring of the Key Financial Indicator “Net Financial Liabilities” which is periodically reported to Council.

Currently there are two Cash Advance Debenture Facilities as follows with one about to expire;

Expiring June 2026	\$ 3,000,000
Expiring March 2034	<u>\$10,000,000</u>
<b>Total</b>	<b><u>\$13,000,000</u></b>

### Long Term Financial Plan Borrowing Strategy

Forecast new borrowings of \$30.3M have been incorporated in the Long Term Financial Plan primarily as a major funding source for significant capital projects in the immediate term of the overall 10 year LTFP. It is considered prudent from a Treasury Management perspective for projects of this financial scale, to progressively drawdown on a Cash Advance facility during construction. When the final costs are identified, then only the amount that needs to be borrowed is then converted to a fixed term borrowing.

Upon the expiration of the smaller \$3,000,000 facility in June 2026, Council will carry forward, upon approval, total Cash Advance Facilities of \$40M.

Existing Facility Expiring	2034	\$10M
Proposed Facility Expiring	2031	\$30M

There are no ongoing annual or other fees charged by the Local Government Finance Authority for the Cash Advance Facility product.

As a market indicator, there is a significant favourable interest rate difference between using this LGFA Facility and using a bank overdraft facility as follows;

<b>Current LGFA Cash Advance Debenture Rate</b>	5.60% - Payable on amounts outstanding, no other fees apply
<b>Finance Institution Secured Business Overdraft Rate*</b> (Benchmarked to Westpac Banking Product) <a href="#">Business overdraft   Westpac</a>	7.86% - Payable on amounts outstanding 1.20% - Payable on overall facility = \$480,000 per annum on a \$40,000,000 facility. Establishment and other Fees Apply

As at 30 June 2025 reporting, other larger Adelaide metropolitan Councils carry the following Cash Advance Debenture Facilities:

City of Onkaparinga	\$129M
City of Charles Sturt	\$ 66M
City of Salisbury	\$ 42M

City of Tea Tree Gully	\$ 42M
City of Playford	\$ 36M
City of Port Adelaide Enfield	\$ 26M

### **Conclusion**

To provide continued flexibility of Treasury requirements for upcoming major Capital Projects, the establishment of an additional short-term borrowing facility is recommended. The Facility will be in existence for a 5-year term. The need for this type of Facility beyond this time frame will be assessed as circumstances arise.

## 12.9 3rd Budget Review 2025/26

<b>Report Reference</b>	GC260526R12.9
<b>Originating Officer</b>	Unit Manager - Finance Partnering & Rates – Heath Harding
<b>Corporate Manager</b>	Chief Financial Officer - Ray Barnwell
<b>General Manager</b>	General Manager Corporate Services - Tony Lines

### REPORT OBJECTIVE

The purpose of this report is to provide the financial results for the 3<sup>rd</sup> Budget Review for 2025-2026. The budget review is a revised forecast of the annual 2025-2026 budget and as such any savings identified for 2025-2026 during budget reviews will not be confirmed until the projects are completed and/or the financial statements are prepared, inclusive of accruals, and audited at the end of the financial year.

### DISCUSSION:

The completion of the 3<sup>rd</sup> Budget Review has identified a favourable net cash adjustment of **\$1.243M**. This is predominantly in relation to a reduction in required funding for completed capital projects during 2025-2026. The revised 3<sup>rd</sup> Budget Review full year cash surplus is now forecast at **\$1.421M**.

The 3<sup>rd</sup> Budget Review 2025-2026 adjustments can be attributed to the following:

Cash Statement Reconciliation	\$'000	\$'000
2nd Budget Review Forecast Cash Surplus		<b>178</b>
<b>3rd Budget Review Adjustments:</b>		
<b>Add Favourable</b>		
Increase in forecast Development Assessment Fees	153	
Increase in forecast Investment Income	216	
<i>Reduction in required funds for completed capital projects:</i>		
Warradale Tennis Upgrade	443	
Administration Building Upgrade	310	
Warriparinga Bore Renewal	101	
Southern Soccer 4th Pitch	65	1,288
<b>Less Unfavourable</b>		
Other various net adjustments		45
<b>Total 3rd Budget Review Adjustments</b>		<b>1,243</b>
<b>Revised 2025-2026 Forecast Cash Surplus</b>		<b>1,421</b>

### RECOMMENDATION

That Council:

1. **Adopts the revised budgeted statements including the Income Statement, Statement of Financial Position, Statement of Changes in Equity and Statement of Cash Flows.**

### GENERAL ANALYSIS

Council is required to reconsider the approved budget three times during the year in accordance with

Section 123 (13) of the Local Government Act 1999 and Section 9 of the Local Government (Financial Management) Regulations 2011.

The original 2025-2026 budget was developed within the context of a long-term framework to achieve a balance between meeting the objectives of the Strategic Plan and attaining financial sustainability in the long term.

## FRAMEWORK

This budget review continues the focus on achieving the framework set by Council when developing the 2025-2026 budget, this being:

- Support the achievement of the City of Marion's strategic directions;
- Address issues arising and opportunities identified from internal audit reviews and business excellence assessments;
- Maintain, on average, a breakeven or positive funding (cash) position over the Long-Term Financial Plan;
- Continue to improve the maintenance of assets in accordance with Council's Asset Management Plans, with a priority on maintenance before renewal, and renewal before new when it is cost effective to do so;
- Review existing services and assets to ensure they meet prioritised community needs;
- Council only approve new major projects where it has the identified funding capacity to do so;
- Maintain Council's position for an average residential rate which remains among the lower rating metropolitan councils.

## DISCUSSION

### Cash Position

The completion of the 3<sup>rd</sup> Budget Review has identified a favourable net cash adjustment of **\$1.243M**. This is predominantly in relation to a reduction in required funding for completed capital projects during 2025-2026. The revised 3<sup>rd</sup> Budget Review full year cash surplus is now forecast at **\$1.421M**.

The cash result:

- Identifies the cash difference between total revenues and expenditures of Council after allowing for funding from loans, investments, cash drawdowns, and reserves.
- Includes capital expenditures, which are excluded from the operating result.
- Provides information of changes in uncommitted financial resources available to Council.
- Returns a cash surplus where savings arise from the original budget, representing an increase in uncommitted financial resources or returns a cash deficit when costs are greater than the original budget, representing a decrease in available financial resources.

The 3<sup>rd</sup> Budget review for 2025-2026 is based upon actual results to the end of April 2026 and forecast to June 2026.

In accordance with the Local Government (Financial Management) Regulations 2011 a revised budgeted income statement, balance sheet, statement of changes in equity and statement of cash flows are provided in **Appendix 2**.

## Operating Position

The 3<sup>rd</sup> Budget Review – 2025-2026 forecasts an operating deficit of \$8.248M, adjusted from an operating deficit of \$7.877M in the 2<sup>nd</sup> Budget Review for 2025-2026. The revised forecast operating result includes non-cash adjustments of \$0.825M due to the reclassification to operating expenditure from capital projects of \$0.825M.

## Capital Works Budget

The 3<sup>rd</sup> Budget Review forecasts capital expenditure decreasing by \$6.091M from \$48.217M to \$42.126M (Renewal \$19.141M, New \$22.985M).

This reduction is predominantly in relation to the deferral of capital works from 2025-2026 into 2026-2027 including SWBMX Track Rectification \$2.528M, Morphettville Park Tennis Club Upgrade \$1.375M, Majors Road Civil Works \$1.117M, Raglan Avenue Streetscape Contribution \$0.280M and Celtic Avenue Road Reseal \$0.175M.

Capital projects removed from the 2025-2026 budget during the 3<sup>rd</sup> Budget Review are as follows:

3rd Budget Review 2025-26 - Capital Works projects removed from Budget		
Capital Project	Budget	Details
<b>Works deferred and budget carried over into 2026-2027 (transfer to Reserve)</b>		
SWBMX Track Rectification Works	2,528,315	Construction to commence in October due to greater program certainty, reduced delivery risk, and optimal construction conditions.
Morphettville Park Tennis Club Upgrade	1,375,000	Design & Construction works delayed with expected completion within the 2026-2027 financial year
Majors Road Kerb & Channel, Pathway and Bus Stop	1,117,000	Construction to commence in June but will not be completed until the new financial year
Raglan Avenue Streetscape Contribution	280,000	Council's 50% matched funding contribution held subject to funding approved by DIT
Celtic Avenue Road Reseal	175,000	Works to be completed in conjunction with associated kerbing & footpath works undertaken during school holiday period
<b>Total Capital Works Removed</b>	<b>5,475,315</b>	

In addition, there has been a reduction in required funding for completed capital works included Administration Building Upgrade \$0.310M, Warradale Tennis Club Upgrade \$0.443M, Warriparinga Bore Renewal \$0.101M and Southern Soccer 4<sup>th</sup> Pitch \$0.065M.

The reclassification of capital expenditure to operating expenditure of \$0.825M is also reflected in the revised forecast for capital expenditure.

## Borrowings

The 3<sup>rd</sup> Budget review forecasts no change in forecast borrowings for 2025-2026 of \$14.000M.

Under council's Treasury Management Policy, cash balances are continuously monitored and if required, debt will be secured to ensure cash balances do not reduce below that required for capital projects and working capital purposes.

## Reserves

The 3<sup>rd</sup> Budget Review reports a net allocation from Reserves of \$13.101M, an adjustment of \$5.345M. This adjustment relates to the transfer to reserve of funding that have been retimed to 2026-2027.

## Labour Budgets

Overall forecast labour costs are forecast to remain unchanged for 2025-2026 at \$51.223M.

## Depreciation

The depreciation budget for 2025-2026 increased by \$0.038M in the 3<sup>rd</sup> Budget Review to \$25.150M. This increase is due to the completion of significant capital projects and the commencement of depreciation on those projects for the first time during 2025-2026.

## Funds Carried Over from 2024-2025 to 2025-2026

The current status of the capital works program budgets carried over from 2024-2025 (\$6.942M) as at the 30<sup>th</sup> April 2026 is provided below:

Category	# Projects	Carry Over Budget	Completed	Budget Remaining
Infrastructure	17	1,421,428	1,244,290	177,138
Land & Property	18	4,363,242	3,741,794	621,448
Open Space Planning	4	96,018	96,018	-
Other	1	1,061,494	409,920	651,574
<b>Total</b>	<b>40</b>	<b>6,942,182</b>	<b>5,492,022</b>	<b>1,450,160</b>

Noting that \$5.492M of carried over works have been completed by 30 April 2026, works for the remaining carried over budget of \$1.450M are expected to be completed by 30 June 2026.

## ATTACHMENTS

1. GC260526 - 3rd Budget Review 2025-2026 Financial Statements [12.9.1 - 7 pages]

## APPENDIX 1

<b>City of Marion - Budgeted Funding Statement (Year to Date)</b>		
	<b>YTD Actual (30 Apr 2026)</b>	<b>2025-2026 3rd Review Budget</b>
	<b>\$000's</b>	<b>\$000's</b>
<b>Operating Revenue</b>		
Rates	83,680	100,507
Statutory Charges	2,532	2,849
User Charges	4,620	5,218
Operating Grants and Subsidies	7,602	9,969
Investment Income	488	655
Reimbursements	321	492
Other Revenues	611	613
Share of Profit - Equity Accounted Investments	-	793
	<b>99,854</b>	<b>121,096</b>
<b>Operating Expenses</b>		
Employee Costs	42,410	51,223
Contractual Services	25,049	35,949
Materials	5,330	7,634
Finance Charges	436	752
Depreciation	20,688	25,150
Other	6,574	8,636
	<b>100,487</b>	<b>129,344</b>
<b>Operating Surplus/(Deficit) before Capital revenues</b>	<b>(633)</b>	<b>(8,248)</b>
<b>Capital Revenue</b>		
Capital Grants and Contributions	3,929	7,512
Physical Resources received free of charge	1,526	-
<b>Net Surplus/(Deficit) resulting from operations</b>	<b>4,822</b>	<b>(736)</b>
Depreciation	20,688	25,150
Share of Profit SRWRA	-	(793)
<b>Funding available for Capital Investment expenditure</b>	<b>25,510</b>	<b>23,621</b>
<b>Capital</b>		
less Capital Expenditure - Renewal	12,685	19,141
less Capital Expenditure - New	10,725	22,985
add Capital - Contributed Assets	1,526	-
add Capital - proceeds from sale of assets	717	3,722
<b>Net Overall funding Surplus/(Deficit)</b>	<b>4,343</b>	<b>(14,783)</b>
<b>Funded by;</b>		
<b>LOANS</b>		
Loan Principal Receipts (Net)	10,000	14,000
less Loan Principal Payments	901	3,331
<b>Loan funding (Net)</b>	<b>9,099</b>	<b>10,669</b>
<b>Movement in level of cash &amp; accruals</b>		
Cash Surplus/(Deficit) funding requirements	34,929	1,422
Reserves Net (transfer to/(transfer from))	(21,487)	(13,101)
Funds used to defer borrowings in prior years	-	9,882
Savings Used to offset Borrowings	-	(2,317)
<b>Cash/Investments/Accruals Funding</b>	<b>13,442</b>	<b>(4,114)</b>
<b>Funding Transactions</b>	<b>(4,343)</b>	<b>14,783</b>

## APPENDIX 2

City of Marion - Budgeted Funding Statement			
	2025-2026 2nd Review \$000's	2025-2026 3rd Review \$000's	Variance \$000's
<b>Operating Revenue</b>			
Rates	100,430	100,507	77
Statutory Charges	2,669	2,849	180
User Charges	5,266	5,218	(48)
Operating Grants and Subsidies	9,827	9,969	142
Investment Income	439	655	216
Reimbursements	515	492	(23)
Other Revenues	774	613	(161)
Share of Profit - Equity Accounted Investments	793	793	-
<b>Total Operating Revenue</b>	<b>120,713</b>	<b>121,096</b>	<b>383</b>
<b>Operating Expenses</b>			
Employee Costs	51,223	51,223	-
Contractual Services	35,446	35,949	503
Materials	7,258	7,634	376
Finance Charges	792	752	(40)
Depreciation	25,112	25,150	38
Other	8,759	8,636	(123)
<b>Total Operating Expenses</b>	<b>128,590</b>	<b>129,344</b>	<b>754</b>
<b>Operating Surplus/(Deficit) before Capital rev's</b>	<b>(7,877)</b>	<b>(8,248)</b>	<b>(371)</b>
<b>Capital Revenue</b>			
Capital Grants and Contributions	6,678	7,512	834
<b>Net Surplus/(Deficit) resulting from operations</b>	<b>(1,199)</b>	<b>(736)</b>	<b>463</b>
Depreciation	25,112	25,150	38
Share of Profit SRWRA	(793)	(793)	-
<b>Funding available for Capital Investment exp</b>	<b>23,120</b>	<b>23,621</b>	<b>501</b>
<b>Capital</b>			
less Capital Expenditure - Renewal	23,203	19,141	(4,062)
less Capital Expenditure - New	25,014	22,985	(2,029)
add Capital - Proceeds from Sale of Assets	3,725	3,722	(3)
<b>Net Overall funding Surplus/(Deficit)</b>	<b>(21,372)</b>	<b>(14,783)</b>	<b>6,589</b>
<b>Funded by;</b>			
<b>Loans</b>			
Loan Principal Receipts	14,000	14,000	-
less Loan Principal Payments	3,331	3,331	-
<b>Loan funding (Net)</b>	<b>10,669</b>	<b>10,669</b>	<b>-</b>
<b>Movement in level of cash &amp; accruals</b>			
Cash Surplus/(Deficit) funding requirements	178	1,422	1,244
Reserves Net (transfer to/(transfer from))	(18,446)	(13,101)	5,345
Funds used to defer borrowings in prior years	9,882	9,882	-
Savings Used to offset Borrowings	(2,317)	(2,317)	-
<b>Cash/Investments/Accruals Funding</b>	<b>(10,703)</b>	<b>(4,114)</b>	<b>6,589</b>
<b>Funding Transactions</b>	<b>21,372</b>	<b>14,783</b>	<b>(6,589)</b>

## APPENDIX 2

<b>City of Marion - Budgeted Income Statement</b>		
	<b>Actual</b>	<b>3rd</b>
	<b>2024-2025</b>	<b>Review</b>
	\$000's	\$000's
<b>Operating Revenue</b>		
Rates	94,928	100,507
Statutory Charges	2,768	2,849
User Charges	5,185	5,218
Operating Grants and Subsidies	12,885	9,969
Investment Income	677	655
Reimbursements	773	492
Other Revenue	903	613
Net Gain - Equity Accounted Council Businesses	1,144	793
<b>Total Operating Revenue</b>	<b>119,263</b>	<b>121,096</b>
<b>Operating Expenses</b>		
Employee Costs	49,910	51,223
Contractual Services	32,201	35,949
Materials	8,002	7,634
Finance Charges	212	752
Depreciation	24,257	25,150
Other Expenses	8,219	8,636
<b>Total Operating Expenses</b>	<b>122,801</b>	<b>129,344</b>
<b>Operating Surplus/(Deficit) before Capital Revenues</b>	<b>(3,538)</b>	<b>(8,248)</b>
<b>Capital Revenues</b>		
Capital Grants, Subsidies and Monetary Contributions	4,550	7,512
Physical resources received free of charge	5,880	-
Asset disposal and fair value adjustments	(4,816)	-
<b>Net Surplus/(Deficit) resulting from Operations</b>	<b>2,076</b>	<b>(736)</b>

## APPENDIX 2

**Financial Indicators**

To assist Council in meeting its objective of financial sustainability, a series of financial indicators endorsed but the Local Government Association are provided. The following table provides a matrix of indicators of the 2025-2026 3rd Budget Review and compares the forecast results against the target rate.

Key Ratios	Target	2025-26 Forecast
<b>Operating Surplus Ratio</b>	<b>0 - 10%</b>	<b>-6.81%</b>
<i>This ratio expresses the operating surplus as a percentage of total operating revenue</i>		
Target :	Average between 0-10% over each consecutive 5-year period	
Comment :	Positive ratio indicates that Council has sufficient operating revenue to cover operational expenses. While the current Operating Surplus Ratio is negative, Council's adopted Long Term Financial Plan is forecast to achieve an average ratio of 0.85% over the next five years	
<b>Net Financial Liabilities Ratio</b>	<b>0 - 65%</b>	<b>19.19%</b>
<i>This ratio indicates the extent to which net financial liabilities can be met by total operating revenue</i>		
Comment :	This result indicates Council's Financial Liabilities are forecast to exceed its Financial Assets. This ratio falls within the target range. Council's capacity to meet its financial obligations remains strong	
<b>Debt Servicing Ratio</b>	<b>0 - 10%</b>	<b>3.39%</b>
<i>This ratio identifies Council's ability to service its debt obligations (principal &amp; interest) from operating revenues</i>		
Comment :	This ratio falls within the target range and indicates Council has a low debt holding and is well positioned for future borrowings outlined in the Long Term Financial Plan	
<b>Asset Renewal Funding Ratio</b>	<b>90 - 110%</b>	<b>100%</b>
<i>This ratio indicates whether Council is renewing or replacing existing assets at the rate of consumption</i>		
Comment :	The ratio can vary from year to year dependant on the renewal capital expenditure. Council's Long Term Financial Plan is set to achieve an average Asset Renewal Funding Ratio of 100% over the next three years	

## APPENDIX 2

City of Marion - Budgeted Statement of Financial Position		
	Actual	3rd
	2024-2025	Review
	\$000's	2025-2026
		\$000's
<b>Current Assets</b>		
Cash & Cash Equivalents	17,250	13,139
Receivables	7,346	7,346
Inventory	466	466
<b>Total Current Assets</b>	<b>25,062</b>	<b>20,951</b>
<b>Current Liabilities</b>		
Trade & Other Payables	13,850	13,850
Provisions	7,266	7,266
Borrowings	1,068	3,331
Lease Liabilities	-	-
<b>Total Current Liabilities</b>	<b>22,184</b>	<b>24,447</b>
<b>Net Current Assets/(Liabilities)</b>	<b>2,878</b>	<b>(3,496)</b>
<b>Non-Current Assets</b>		
Investment In Srwra & Council Solutions	10,916	11,709
Infrastructure, Property, Plant & Equipment	1,353,809	1,367,063
Other Non-Current Assets	14,859	14,859
<b>Total Non-Current Assets</b>	<b>1,379,584</b>	<b>1,393,631</b>
<b>Non-Current Liabilities</b>		
Provisions	982	982
Borrowings	9,880	18,289
Lease Liabilities	-	-
<b>Total Non-Current Liabilities</b>	<b>10,862</b>	<b>19,271</b>
<b>Net Assets</b>	<b>1,371,600</b>	<b>1,370,864</b>
<b>Equity</b>		
Accumulated surplus	437,327	449,692
Asset Revaluation Reserves	909,264	909,264
Other Reserves	25,009	11,908
<b>Total Equity</b>	<b>1,371,600</b>	<b>1,370,864</b>

## APPENDIX 2

City of Marion - Budgeted Statement of Changes in Equity		
	Actual 2024-2025 \$000's	3rd Review 2025-2026 \$000's
<b>Accumulated Surplus</b>		
Balance at beginning of period	440,335	437,327
Net Surplus/(Deficit)	2,076	(736)
Transfers from Reserves	(5,084)	22,541
Transfers to Reserves	-	(9,440)
<b>Balance at end of period</b>	<b>437,327</b>	<b>449,692</b>
<b>Asset Revaluation Reserve</b>		
Balance at beginning of period	893,903	909,264
Net change this year	15,361	-
<b>Balance at end of period</b>	<b>909,264</b>	<b>909,264</b>
<b>Other Reserves</b>		
Balance at beginning of period	19,925	25,009
Net change this year	5,084	(13,101)
<b>Balance at end of period</b>	<b>25,009</b>	<b>11,908</b>
<b>Total Reserves</b>	<b>934,273</b>	<b>921,172</b>
<b>Total Equity</b>	<b>1,371,600</b>	<b>1,370,864</b>

## APPENDIX 2

City of Marion - Budgeted Statement of Cash Flows		
	Actual	3rd
	2024-2025	Review
	\$000's	\$000's
<b>Cash Flows From Operating Activities</b>		
<i>Receipts</i>	123,121	120,303
<i>Payments</i>	(108,741)	(104,194)
<b>Net Cash Provided By Operating Activities</b>	<b>14,380</b>	<b>16,109</b>
<b>Cash Flows From Financing Activities</b>		
<b><i>Receipts</i></b>		
Loans Received	9,500	14,000
Proceeds from Bonds & Deposits	-	-
<b><i>Payments</i></b>		
Principal	(310)	(3,331)
<b>Net Cash (Used In) Financing Activities</b>	<b>9,190</b>	<b>10,669</b>
<b>Cash Flows From Investing Activities</b>		
<b><i>Receipts</i></b>		
Capital Grants/Subsidies & Contributions/Investments	5,794	7,512
Sale of surplus assets	167	3,329
Sale of replaced assets	316	396
Distributions from Equity Accounted Investments	-	-
<b><i>Payments</i></b>		
Purchase of IPP&E	(25,558)	(42,126)
<b>Net Cash (Used In) Investing Activities</b>	<b>(19,281)</b>	<b>(30,889)</b>
<b>Net Increase/(Decrease) In Cash Held</b>	<b>4,289</b>	<b>(4,111)</b>
<b>Cash At Beginning Of Reporting Period</b>	<b>12,961</b>	<b>17,250</b>
<b>Cash At End Of Reporting Period</b>	<b>17,250</b>	<b>13,139</b>

**12.10 Draft SRWRA 26/27 Budget & Constituent Council Information Report**

<b>Report Reference</b>	GC260526R12.10
<b>Originating Officer</b>	General Manager City Services – Angela Allison
<b>Corporate Manager</b>	- N/A
<b>General Manager</b>	General Manager City Services - Angela Allison

**REPORT OBJECTIVE**

Section 6.5.2 of the Southern Region Waste Resource Authority (SRWRA) charter requires SRWRA to consult with the Constituent Councils in relation to the draft Annual Business Plan and Budget prior to adoption by the Board.

In addition, this report includes the standing report which follows each SRWRA Board meeting

**EXECUTIVE SUMMARY**

SRWRA is a regional subsidiary established by the Cities of Onkaparinga, Marion and Holdfast Bay (the “Constituent Councils”), pursuant to Section 43 of the Local Government Act 1999. The functions of SRWRA include providing and operating waste management services on behalf of the Constituent Councils.

Section 6.5.2 of the SRWRA charter requires SRWRA to consult with the Constituent Councils in relation to the draft Annual Business Plan and Budget prior to adoption by the Board.

The attached draft 2026-27 Annual Business Plan and Budget forecasts a surplus from operations of \$0.935m. New capital investment is proposed at \$3.09m of which \$1.3m relates to the capital contribution to the SRC JV required for the organics composting mobile plant and \$1.2m for a new compactor.

Furthermore, Section 4.5.11 states that prior to the conclusion of each meeting of the Board, the Board must identify which agenda items considered by the Board at that meeting will be the subject of an information report to the Constituent Councils.

In accordance with Section 4.5.2 of the SRWRA Charter, there shall be at least six ordinary meetings of the Board held in each financial year. The Information Report from the Board Meeting held on 27th April 2026 is provided for Members’ information.

**RECOMMENDATION****That Council:**

- 1. Advises the Southern Region Waste Resource Authority (SRWRA) that the City of Marion supports the Draft 2026-27 Annual Business Plan and Budget.**
- 2. Notes the Constituent Council Information Report from SRWRA Board Meeting, 27<sup>th</sup> April 2026.**

**DISCUSSION**

SRWRA is a regional subsidiary, established by the Cities of Onkaparinga, Marion and Holdfast Bay, pursuant to Section 43 of the Local Government Act (SA) 1999. Under its charter, SRWRA is

responsible for providing and operating waste management services on behalf of its Constituent councils and ensuring a long-term sustainable Waste Management Strategy exists in the southern region of Adelaide.

SRWRA's draft 2026-27 Annual Business Plan and Budget incorporates the parameters and objectives upon which the Business Plan and Budget are based. The Annual Business Plan and budget has been formed taking into account the needs of its constituent councils and various stakeholders, the current competitive environment in which it operates and recognises the current and future opportunities for SRWRA. A copy of SRWRA's Draft 2026-27 Annual Business Plan and Budget is provided as an attachment to this report.

As reported in the 2025-26 Annual Business Plan a key new initiative is the establishment of an organics processing facility in conjunction with the SRC JV partner following the successful tender with City of Onkaparinga for green organics. The SRC JV has commenced processing organics on site, however the facility to compost on site has not yet been completed. The composting facility is due to commence receiving product in January 2027.

The operating surplus is projected at \$0.935m. New capital expenditure is budgeted at \$1.79m in 2026-27 with the Compactor at \$1.2m being the major item of expenditure. This is in addition to the new capital contribution to the SRC JV of \$1.3m for the organics composting mobile plant.

The Draft 2026-27 Annual Business Plan and Budget has been reviewed by the SRWRA Audit and Risk Committee. The City of Marion Finance Risk and Audit Committee independent member Paula Davies is also a member of the SRWRA Finance and Audit Committee.

The Information Report from the Board Meeting held on 27th April 2026 is attached for Members' information.

## **ATTACHMENTS**

1. SRWRA - Constituent Council Draft Budget Pack F Y 27 [**12.10.1** - 17 pages]
2. Constituent Council Information Report April 2026 [**12.10.2** - 3 pages]



# DRAFT BUSINESS PLAN & BUDGET FY27

Constituent Council Distribution – May 2026

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1. Business Plan 2026 – 2027
2. Budget Parameters & Assumptions
3. Capital Contributions & Equity Investments – FY27
4. Budgeted Financial Statements – FY27

## 1. Business Plan 2026 -2027

### Vision 2025 -2030

We are a commercially sustainable and socially responsible site that capitalises on emerging opportunities in waste management, transfer, re-use and sale alongside complementary industries such as renewable energy and water. We accept and process waste at a price point that balances cost, environmental outcomes and community expectations. We are leaders in delivering innovative and sustainable waste solutions for the benefit of southern Adelaide communities and the environment.

2025 saw the development of SRWRA's Vision 2030 – Shaping our Future 2025 – 2030.

With comprehensive consultation with Constituent Councils, Joint Venture Partners and other Stakeholders, this document defines our aspirations and goals as we look to improve our service to the communities we serve and our environment. Our strategic priorities have been developed to inform the growth and evolution of the business as we define and deliver the future of waste management.

#### Strategic Priority 1 – Contemporary Services

We provide a contemporary service mix tailored to our Constituent Councils and the broader community. This includes accepting and processing municipal waste, kerbside recyclables, and green waste at a price point that balances cost, environmental outcomes, and community expectations. We prioritise resource recovery to divert waste from landfill, while operating all facilities, including landfills, with commercial and environmental responsibility. We also strategically acquire and retain ownership of buffer land to minimise operational risks from sensitive receptors.

#### Strategic Priority 2 – Environmental Stewardship

We are dedicated stewards to our environment, managing our site responsibly for the benefit of the community. We understand the impact of our operations and actively work to minimise negative effects while maximising positive contributions through modern environmental management practices. We promote conscious, ethical decision making, recognising our role in safeguarding ecosystems and resources for both current and future generations.

#### Strategic Priority 3 – Collaborative Engagement

We will proactively engage with Constituent Councils, customers, all levels of government, industry, and waste subsidiaries to achieve shared strategic outcomes. By fostering collaboration and providing essential market intelligence, we'll help Constituent Councils refine their waste management strategies and assess new solutions. Our goal is to be a trusted brand, deeply connected with our community and customers on all aspects of SRWRA's service delivery.

#### Strategic Priority 4 – Good Governance and Sustainability

We are well-governed and financially sustainable, ensuring long-term benefit for our Constituent Councils. By maintaining contemporary governance practices and staying ahead of legislative changes, we foster an environment where fairness, transparency, and accountability are central to every decision. Our mature corporate governance framework enables us to make timely, informed decisions, positioning SRWRA to responsibly meet Constituent Council needs now and into the future.



## Annual Business Plan 2026 -27

<b>Strategic Priority 1 Contemporary Services</b>			
No.	Action	Timing	Measure
1.1	Provide on-site composting service for green waste including resale of finished product	Jan-27	Vol green waste composted and product available for resale
1.2	Investigate opportunities to maximise diversion of waste from landfill	Ongoing	Diversion of waste from landfill
1.3	Investigate Solar Farm & Battery Storage	Dec-26	Investigation undertaken with options presented to the Board.
1.4	Cap landfill cell 5	Dec-26	Capping complete
1.5	Investigate opportunities to increase the diversion of recovered resources into the circular economy	Jun-27	Opportunities identified and presented to Board for consideration
1.6	Investigate opportunities to divert plastics from landfill	Jun-27	Investigation undertaken in partnership with JV Partners with options presented to the Board.
1.7	Investigate productive buffer land to improve economic and social community prosperity	Feb-27	Consultation with Constituent Councils to support options for consideration by the Board.
1.8	Future landfill airspace planned on a rolling 10-year basis	May-27	Rolling plan complete
<b>Strategic Priority 2 Environmental Stewardship</b>			
No.	Action	Timing	Measure
2.1	Improve stormwater leaving SRWRA	Mar-27	Revised stormwater management plan improve the quality of water leaving site.
2.2	Strategically acquire land to provide a buffer from sensitive receptors	Ongoing	Opportunities assessed and presented for Board decision as they are identified.
2.3	Identify opportunities to reduce fuel use on site	Jun-27	Annual reduction in the litres of diesel fuel used on site.



2.4	Procure products that have a recycled content where possible.	Jun-27	Opportunities identified and implemented where appropriate for SRWRA and JV Partners.
2.5	Ground water monitoring and improvement projects	Oct-26	Ground water review conducted and revised monitoring levels established
2.6	Identify opportunities to reduce site activity impact on surrounding properties	Ongoing	Opportunities identified and implemented.
<b>Strategic Priority 3 Engagement</b>			
No.	Action	Timing	Measure
3.1	Proactive communications with Constituent Councils, Customers, Community, Government & Industry	Ongoing	Communications plans established and revised. Regularly engagement with stakeholders and customers.
3.2	Regional forums focussed on strategic alignment, innovation and collaboration	Apr-27	Annual regional forum is held with Constituent Councils
3.3	Regional advocacy on waste policy and government investment	Ongoing	
3.4	Developing SRWRA's brand within the community as a trusted and well organised organisation.	Ongoing	Quarterly newsletters providing information on SRWRA's activities provided to Constituent Councils.
3.5	Review and update Communications and Marketing Plan	Nov-26	Revised Plan adopted by the Board and implemented.
3.6	Realign grants and sponsorship programs to support SRWRA's communications objectives	Aug-26	Increased participation in grant and sponsorship programs.
3.7	Response to government waste related consultations	Ongoing	Identification and participation in forums and representation as it presents.
3.8	Engage with the local community to highlight the social value of the SRWRA site and explore opportunities for them to contribute to it.	Ongoing	An increase in community programs and engagement.



<b>Strategic Priority 4 Good Governance</b>			
No.	Action	Timing	Measure
4.1	Annual review and update of: Landfill closure and post closure plan. Long Term Financial Plan. Plant Asset Management Plan. Business Continuity Plan	Feb-27	Annual Plan reviewed and endorsed by the Board.
4.2	SRWRA Charter: Board and Governance and Composition review. Purpose of the Authority Review.	Apr-27	Documents reviewed and adopted.
4.3	Enhance IT Information systems and reporting	Jul-27	Opportunities identified and implemented.
4.4	Identify opportunities to share services with Constituent Councils and other Waste Authorities	Ongoing	Increase collaboration and outcomes.
4.5	Maintain a Strategic Risk Register regularly reviewed by Audit & Risk Committee and Board	Ongoing	Reporting to Board and Committee as planned
4.6	Annual review emergency response and contingency plans	Mar-27	Plans measured for appropriateness and effectiveness. Revisions presented to the Board for endorsement.

## 2. Budget Planning Parameters & Assumptions – FY27

We are pleased to be able to deliver a budget with increases based on the March All Adelaide CPI of 4.9%. A revised focus on business activities has delivered efficiencies to reduce the impacts of the fuel crisis and other supply chain costs.

### **Key Parameters:**

In preparing the annual budget, the following key parameters will be applied:

1. Annual Budgets are prepared on the basis that they are consistent with the objectives and initiatives of the Strategic Plan.
2. SRWRA Operations are based on a commercial approach
  - a. Gate fees to reflect the objectives of the Strategic Plan
  - b. Operating expenses are contained
3. Appropriate net return on investment is realised
  - a. SRWRA gate fees are reviewed annually by the Board as part of the annual budgeting process
  - b. Operating expenses are analysed and minimised, while still meeting SRWRA operating and legislative requirements
4. Joint Venture 'share in net profit' will be brought to account in SRWRA's budget. Where there are variations in accounting treatments between the Joint Ventures and SRWRA, SRWRA will ensure its budget reflects the required accounting standards for a Local Government Subsidiary with relevant explanations and reconciliations.
5. Future site post closure rehabilitation and landfill cell capping is assessed and funded by the annual gate fees charged over an estimated remaining filling life of the landfill and via the value of buffer land holdings.
6. Landfill airspace use estimates will be based on a rolling three-year average compaction rate based on survey and tonnage data.
7. Operating surplus is maintained over the life of the Long-Term Financial Plan (LTFP), individual years may from time to time, be in deficit, if the underlying trend is a surplus.
8. SRWRA will budget for the necessary capacity to meet all legislative requirements i.e., Local Government Act and Regulations, Work Health & Safety,

EPA licensing conditions.

9. Asset Management plans are in place and are reflected in budget figures.
10. Capital works program is planned and funded over the life of the Long-Term Financial Plan.
11. Budget methodology:
  - a. The principal approach to the budget is based on a blend of bottom up and zero-based budgeting. This primarily includes forecasting quantities and rates/prices wherever possible for both income and expenditure. Where this is not possible or efficient, the forecasted budget is based on prior financial year Budget Review 2 data and adjusted to reflect known variations, appropriate indices and/or changes in assumptions and cost drivers.
  - b. All new services or service levels use a zero-based budgeting approach.
  - c. The SRWRA annual budget is reviewed on a quarterly basis each financial year in line with the Local Government Financial Management Regulations (2011), with budget reviews including changes and developments within the business and direct market.
  - d. The forecast annual movement in the Consumer Price Index (CPI) as at March 2026 is used as a base indexation rate, unless other more relevant data or indices(s) are applicable.

**Key Assumptions:**

**1. Price indices and interest rates**

A forecast annual CPI (Adelaide All Groups), as at March 2026 has been utilised to index costs and prices for the 2026/27 budget unless an alternative index is more appropriate (e.g., contracted rates).

Future indexation for use in the LTFP will be based on assessment of RBA forecasts and forecast SA Treasury rates.

Forecast interest rates will be assessed based on ANZ and LGFA forecasts for the 2026/27 year.

Longer term rates for use in the LTFP will be based on assessment of SA Treasury, RBA Forecasts and Tier 1 banking institutions.

**2. Waste Volumes**

Waste volumes are re-assessed at the end of each quarter. Volumes are assessed in

line with data provided from the Joint Ventures, Constituent Councils, and major customers and in line with the updated Strategic and Long-Term Financial Plan.

Changes within the operations of the Joint Ventures will materially affect the number of tonnes to landfill being received by SRWRA. This will be included in long-term financial planning considerations.

SRWRA will identify opportunities to diversify and grow the revenue base, however, any potential commercial opportunities will need to consider the impact on the long-term value of SRWRA's buffer land holdings:

The majority of SRWRA's waste income from landfill operations is from commercial operators and our Joint Venture Operations. These prices are based on commercial agreements with relevant indexation/variation clauses.

The LTFP and Budget will be developed consistent with the Strategic Plan reflecting anticipated revenue requirements and informing required gate prices over the longer term.

When determining gate fees, remaining landfill airspace, waste type and compaction rates and the opportunity to obtain waste material suitable for daily cover and future capping works will be taken into consideration.

Constituent Councils benefit from lower gate base rates and also receive annual distributions, a minimum forecast CPI increase will be applied to constituent council gate fees.

### 3. **Waste Levy**

The State Government reviews the Solid Waste Levy on an annual basis, this levy increased by 3% to \$166 per tonne in the 2025/26 financial year. The solid waste levy for tonnages from regional areas is 50% of the metropolitan levy, being \$83.00 per tonne in the current financial year.

A forecast increase in line with the estimated March 2026 CPI figure will be applied for the FY27 budget, with gazettal of the 2026/27 levy rate expected in May 2026.

SRWRA will assume, in its LTFP, that in subsequent years the Solid Waste Levy will continue to increase at the rate of forecast Adelaide All Groups CPI per annum.

Waste fill received by SRWRA also attracts this levy, but due to the use of this material as daily cover within the landfill, SRWRA receive a 10% deduction on our monthly levy payments.

Placement of other waste materials (such as crushed concrete or bitumen) for operational purposes (such as interim capping and road construction) attract the Solid



Waste Levy unless it is an EPA approved operational use (AOU).

SRWRA has EPA approvals for AOU across five operational applications. AOU declarations are granted annually by the EPA and represent a financial risk to SRWRA if adequate AOU tonnes are not approved.

#### **4. Joint Venture – Southern Recycling Centre**

The Southern Recycling Centre (SRC) continues to produce sustainable results in relation to diversion from landfill and shared costs.

Projections reflected in the SRWRA budget are based initially on the adopted budget and LTFP of the SRC which has been considered by the SRC Advisory Committee.

Throughout the year, budget reviews will be undertaken based on year-to-date results and adjusted SRC forecasts for the remainder of the year. This will result in revised budgets potentially varying from the SRC adopted budgets but better reflecting the forecast whole of year impact for SRWRA.

SRWRA will include its expected share in the net profit of the SRC operations in the forecasted Statement of Comprehensive Income as well as any expected cash distributions, inter entity loan transactions and equity investment transactions expected between SRC and joint venture partners.

#### **5. Joint Venture – Southern Material Recovery Facility**

The Southern Material Recovery Facility (SMRF) commenced operations in 2021-22.

Projections reflected in the SRWRA budget are based initially on the adopted budget and LTFP of the SMRF which has been considered by the SMRF Advisory Committee.

Throughout the year, budget reviews will be undertaken based on year-to-date results and adjusted SMRF forecasts for the remainder of the year. Forecast variances in market commodity pricing will be included in these budget reviews. This will result in revised budgets potentially varying from the SMRF adopted budgets but better reflecting the forecast whole of year impact for SRWRA.

SRWRA will include its expected share in the net profit of the SMRF operations in the forecasted Statement of Comprehensive Income as well as any expected cash distributions, inter entity loan transactions and equity investment transactions expected between SMRF and joint venture partners.

#### **6. Employment Costs**

All staff are on individual contracts and any wage increases are considered during the annual review process in June of each year.

For budgeting purposes, the forecast Adelaide CPI for the year ending March 2026 will be utilised.

Resource requirements and current resourcing models will be reviewed as part of the budget, including potential (and additional cost) for use of labour hire and temporary staff where required to meet resourcing requirements. Labour hire and temporary staffing will not generally be used where a full-time internal position is required on an ongoing basis.

Percentages for superannuation will be in line with legislative requirements; Workers compensation insurance premiums are in line with the contribution rate calculated by our insurers.

SRWRA seeks to be an employer of choice in the region and will achieve this by providing stability to employees through employment contracts, appropriate remuneration, recognition of skills and job satisfaction.

#### **7. Competitive Environment**

SRWRA has implemented effective and proven solutions in sustainable resource recovery, landfill management and waste management amidst the current environmental challenges and market competition and will continue to develop this strategic vision into the future.



### 3. Budgeted Capital Contributions & Equity Investments

Capital Budget	FY26 Budget			FY27 Budget		
	Total Project Budget	BR2	Project Expected to be Completed in FY26 (Y / N)	FY26 Carry Forward	New Projects & Existing Project Variations FY27	Total Budgeted CAPEX - FY27
	\$	\$		\$	\$	\$
Landfill Access Road Renewal	141,000	141,000	Y			
Site Building Upgrades	26,372	26,372	Y			
Site Power Backup	20,602	20,602	Y			
Site Drainage Works	114,773	114,772	Y			
Stage 10 Landfill Liner	1,821,619	1,821,619	N	750,000		750,000
Solar Installation - SMRF Roof	700,000	-	N	700,000		700,000
Organics Processing – construction of base facility	2,800,000	1,800,000	N	2,800,000		2,800,000
Organics - Trailer Pad Re-build	500,000	500,000	Y			
Cell 5 capping - (base for organics pad)	200,000	200,000	Y			
Site security fencing \$50k p.a. x 5yrs	50,000	50,000	Y		50,000	50,000
Excavator replacement (per PAMP)	350,000	350,000	Y			
Street Sweeper	-	110,000	Y			
<b>Other FY27 projects</b>						
Waste Compactor					1,200,000	1,200,000
Front End Loader					500,000	500,000
Standpipe - water supply					90,000	90,000
<b>Total Capital Budget</b>	<b>6,724,365</b>	<b>5,134,365</b>	<b>-</b>	<b>4,250,000</b>	<b>1,790,000</b>	<b>6,040,000</b>
<b>Capital Contribution to SRC JV - Organics - 50% of mobile equipment</b>					<b>1,300,000</b>	<b>1,300,000</b>

#### Property, Plant & Equipment renewals

Renewal and replacement of current plant and equipment assets has been scheduled in line with the approved Plant and Asset Management Plan (PAMP). Front end loader \$500k brought forward by 12 months in line with SRC loader purchase – SRWRA to run procurement for all three items.

#### Landfill Planning

The budgeted cost of lining Stage 10 – Stage 10b of the current super cell has been delayed and is included in budgeted CAPEX for FY27.

#### Major Projects

Major CAPEX projects budgeted for FY27 include:

- Projects carried forward of \$4.25 million including \$2.8M to Organics (see opposite)
- SRC Organics Processing Facility
  - \$1.3M capital contribution to SRC

#### Solar Projects

- \$4M for solar farm deferred to FY28 whilst access feasibility. To be considered with SMRF roofing solar to leverage value.

## 4. Financial Statements

**Southern Region Waste Resource Authority (SRWRA)**

Statement of Comprehensive Income

Proposed Budget

Financial Year Ending 30 June 2027

2026 Adopted Budget \$'000	Financial Year	2027 Proposed Budget \$'000
	<b>Income</b>	
15,701,154	User Charges	13,938,744
1,073,530	Investment Income	1,185,993
307,378	Other	327,948
1,904,708	Net gain - equity accounted Joint Venture	2,031,133
<b>18,986,770</b>	<b>Total Income</b>	<b>17,483,817</b>
	<b>Expenses</b>	
1,399,917	Employee Costs	1,575,097
717,177	Finance Costs	717,177
13,915,879	Materials, Contracts & Other Expenses	12,514,981
1,741,777	Depreciation, Amortisation & Impairment	1,741,778
<b>17,774,751</b>	<b>Total Expenses</b>	<b>16,549,034</b>
<b>1,212,019</b>	<b>Operating Surplus / (Deficit)</b>	<b>934,783</b>
-	Asset Disposal & Fair value adjustments	-
<b>1,212,019</b>	<b>Net Surplus / (Deficit)</b>	<b>934,783</b>
	<b>Other Comprehensive Income</b>	
-	Changes in revaluation surplus - property, plant & equipment	-
<b>1,212,019</b>	<b>Total Comprehensive Income</b>	<b>934,783</b>

## 4. Financial Statements

**Southern Region Waste Resource Authority (SRWRA)**

Statement of Cash Flows

Proposed Budget

Financial Year Ending 30 June 2027

2026 Adopted Budget \$'000	Financial Year	2027 Proposed Budget \$'000
	<b>Cash Flows from Operating Activities</b>	
16,008,000	Operating Receipts	13,938,744
1,074,000	Investment Receipts	1,513,941
(15,316,000)	Operating Payments to Suppliers and Employees	(14,090,079)
<u>1,766,000</u>	<b>Net Operating Cash Flows</b>	<u>1,362,606</u>
	<b>Cash Flows from Investing Activities</b>	
-	Distributions received for equity accounted Joint Venture	2,031,133
-	Contributions to equity accounted Joint Ventures	(1,300,000)
(350,000)	Expenditure on Renewal/Replacement Assets	(1,700,000)
(6,374,365)	Expenditure on New/Upgraded Assets	(4,340,000)
<u>(6,724,365)</u>	<b>Net Cash Flows from Investing Activities</b>	<u>(5,308,868)</u>
	<b>Cash Flows from Financing Activities</b>	
-	Proceeds from Related Entity Loans	-
-	Distributions to Constituent Councils	(467,392)
<u>-</u>	<b>Net Cash Flows from Financing Activities</b>	<u>(467,392)</u>
<b>(4,958,365)</b>	<b>Net Increase / (Decrease) in Cash Held</b>	<b>(4,413,654)</b>
14,601,513	Cash & Cash Equivalents at beginning of period	11,267,353
<u><u>9,643,148</u></u>	<b>Cash &amp; Cash Equivalents at end of period</b>	<u><u>6,853,699</u></u>

## 4. Financial Statements

**Southern Region Waste Resource Authority (SRWRA)**

Statement of Financial Position

Proposed Budget

Financial Year Ending 30 June 2027

2026 Adopted Budget \$'000	Financial Year	2027 Proposed Budget \$'000
	<b>Current Assets</b>	
9,643,148	Cash & Cash Equivalents	6,853,699
2,804,487	Trade & Other Receivables	1,989,867
23,000	Inventory	23,000
<b>12,470,635</b>	<b>Total</b>	<b>8,866,566</b>
	<b>Non-Current Assets</b>	
12,825,000	Equity Accounted Joint Venture	14,125,000
30,793,365	Property, Plant & Equipment	33,391,587
<b>43,618,365</b>	<b>Total</b>	<b>47,516,587</b>
<b>56,089,000</b>	<b>Total Assets</b>	<b>56,383,154</b>
	<b>Current Liabilities</b>	
3,716,000	Trade & Other Payables	4,260,782
165,000	Provisions	165,000
<b>3,881,000</b>	<b>Total</b>	<b>4,425,782</b>
	<b>Non-Current Liabilities</b>	
14,610,618	Provisions	13,918,374
<b>14,610,618</b>	<b>Total</b>	<b>13,918,374</b>
<b>18,491,618</b>	<b>Total Liabilities</b>	<b>18,344,156</b>
<b>37,597,382</b>	<b>Net Assets</b>	<b>38,038,998</b>
	<b>Equity</b>	
33,550,718	Accumulated Surplus	33,992,334
4,046,664	Asset Revaluation Reserve	4,046,664
<b>37,597,382</b>	<b>Total Equity</b>	<b>38,038,998</b>

## 4. Financial Statements

**Southern Region Waste Resource Authority (SRWRA)**

Statement of Changes in Equity

Proposed Budget

Financial Year Ending 30 June 2027

<b>2026</b> <b>Adopted</b> <b>Budget</b> \$'000	<b>Financial Year</b>	<b>2027</b> <b>Proposed</b> <b>Budget</b> \$'000
	<b>Accumulated Surplus</b>	
32,338,718	Balance at beginning of period	33,524,942
1,212,000	Net Surplus/(Deficit)	934,783
-	Distributions paid	(467,392)
<u>33,550,718</u>	<b>Balance at end of period</b>	<u>33,992,334</u>
	<b>Asset Revaluation Reserve</b>	
4,046,664	Balance at beginning of period	4,046,664
-	Gain on revaluation of assets	-
<u>4,046,664</u>	<b>Balance at end of period</b>	<u>4,046,664</u>
<u><u>37,597,382</u></u>	<b>Total Equity</b>	<u><u>38,038,998</u></u>

## 4. Financial Statements

**Southern Region Waste Resource Authority (SRWRA)**

Budgeted Financial Ratios

Proposed Budget

Financial Year Ending 30 June 2027

2026 Adopted Budget \$'000	Financial Year	2027 Proposed Budget \$'000
1,212,019	OPERATING SURPLUS/(DEFICIT)	934,783
6.4%	* OPERATING SURPLUS RATIO (Operating surplus/(deficit) as % of total operating revenue)	5.3%
18,491,618	NET FINANCIAL LIABILITIES - (Total liabilities less financial assets)	18,344,156
97%	NET FINANCIAL LIABILITIES RATIO (Total liabilities less financial assets as % of total operating revenue)	105%
100%	ASSET RENEWAL FUNDING RATIO (Capital expenditure on renewal/replacement of existing assets, excluding new capital expenditure as % of asset management plan)	100%



## Constituent Council Information Report – Public

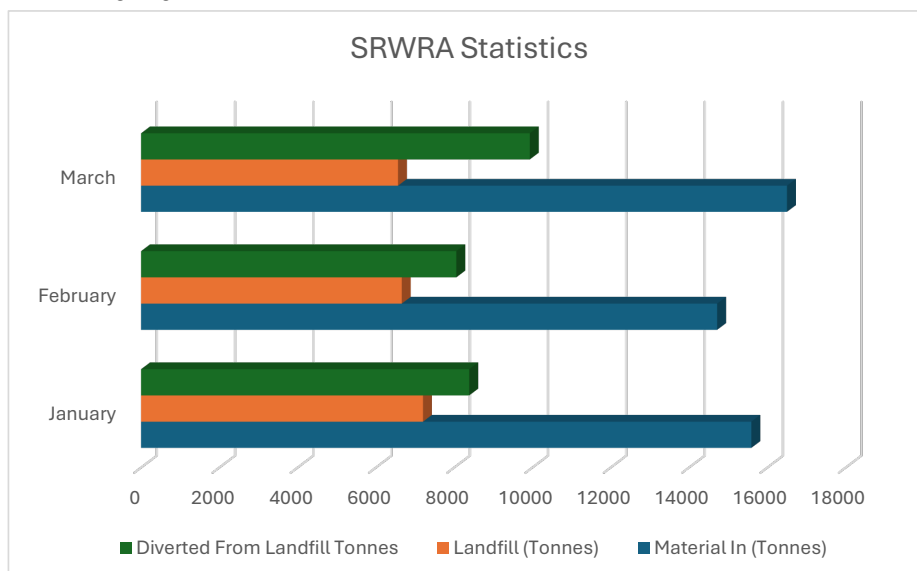
**Board Meeting:** 27 April 2026

**Report By:** Chief Executive Officer

*In accordance with Section 4.5.11 of the Southern Region Waste Resource Authority Regional Subsidiary Charter - 2024, the SRWRA Board identified the following Agenda Items to be the subject of a Public Information Report to the Constituent Councils (Cities of Onkaparinga, Marion and Holdfast Bay).*

SRWRA STATISTICS			
Month	Total Tonnes Received	Tonnes to Landfill	Diversion Rate (%)
January	15592.13	7204.51	53.79%
February	14719.89	6662.88	54.73%
March	16502.08	6567.06	60.20%

Tonnage data reflects all incoming waste material to SRWRA, including landfill volumes. March showed an increase in tonnage being received overing varying products, including additional kerbside waste, concrete and clean fill. March also showed an increase in diversion rates with over 250 tonnes less going to landfill from the SRC shed.



## Constituent Council Information Report – Public

### FIRE & INCIDENT REPORTING

#### WHS Hazards and Incidents

	Incidents SRWRA	Incidents Other (JV)	Total
Year 2025	35	14	49
Year 2026 YTD	6	2	8

WHS incidents reported in 2025 were significantly lower than those reported in 2024 where a total of 75 incidents were recorded. YTD figures for 2026 are tracking lower than 2025 and continuing this trend.

2026 (YTD)	Fires	Hot Spots
Landfill	0	0

Emergency Preparedness (including landfill fire incidents) remains an area of focus and will continue to be monitored on an ongoing basis as a separate sub-set of the incident data in the monthly WHS Performance Reports. A focus on monitoring loads as they are deposited and consistent landfill compaction have supported the reduction in incidents.

#### LMS Energy - Site Summary

For the month of March 2026, LMS Energy captured 1,044,046 cubic meters of landfill biogas. This is equivalent to 8,725 tonnes of CO<sub>2</sub> or enough biogas to fill 418 Olympic sized swimming pools.

The methane abated at the renewable energy facility generated 1,201,309 kWh of electricity, enough to power 3,338 homes.

In the 2025/26 financial year (year to date) -

- 67,687 CO<sub>2</sub>e tonnes were abated, equivalent to removing 27,256 cars from the road.
- Generated 10,931,680 kWh of electricity, enough to power 3,436 homes.
- Captured 8,320,725 cubic meters of methane gas, the same as 3,328 Olympic sized swimming pools.

## Constituent Council Information Report – Public

Report Name	Report Summary
<b>Risk Management Report</b>	<p>SRWRA provides quarterly risk management reporting to the Audit &amp; Risk Committee and Board, this includes regular reviews of the SRWRA risk register and identification of new and emerging risks.</p> <p>Batteries continue to be a significant threat to both the landfill and resource recovery facilities. SRWRA is actively seeking technology to improve out of hours monitoring of the landfill for areas of heat and potential ignition.</p> <p>SRWRA Management recently participated in the Embedded Batteries Round Table with the State Government to advocate for increased Government support in this area.</p>
<b>Annual Business Plan FY26 – Progress update</b>	SRWRA Management reviews its progress against the annual business plan monthly. A progress update was provided to the Board outlining key achievements, ongoing actions and areas requiring further focus.
<b>Site Works</b>	Cell 10A materials have been ordered. International shipping delays continue to provide pressure to the proposed schedule. Site mobilisation in due to commence in the coming weeks.
<b>Community Engagement – Education.</b>	120 children from the McLaren Vale Primary School participated in a site tour and multimedia education program. Exploring the landfill, SRC and SMRF facilities was a highlight as was playing 'landfill bingo'!
<b>Les Perry Memorial Grant Program</b>	<p>SRWRA Management and the Board have revised the maximum individual grant amount for the 2026/2027 financial year to \$5,000 per application.</p> <p>Key dates for the Program have also been amended, with applications opening in July and acquittals required by the end of September of the following year</p> <p>Approved the allocation of \$10,000 from the 2025/2026 Program towards a school-based education program in partnership with KESAB.</p>
<b>Food Organics, Green Organics (FOGO).</b>	The receipt of FOGO has commenced on site. Approximately 100 tonnes per day are being delivered.

### 12.11 After Hours Library

<b>Report Reference</b>	GC260526R12.11
<b>Originating Officer</b>	Unit Manager Libraries – Salma Khan
<b>Corporate Manager</b>	Manager Community Connections - Merran Fyfe
<b>General Manager</b>	General Manager City Services - Angela Allison

### REPORT OBJECTIVE

The purpose of this report is to seek council approval to pilot after hours library access for the community at Marion Library sites.

### REPORT HISTORY

<b>Report Reference</b>	<b>Report Title</b>
FORUM260505 1.4	After Hours Library

### EXECUTIVE SUMMARY

City of Marion libraries have evolved into multi-purpose community hubs, providing study areas, digital access, meeting spaces, children's areas, and extensive collections, supported by ongoing investments through major projects and smaller upgrades. In 2025, Administration undertook an investigation into the feasibility of extending after-hours, self-managed access to City of Marion libraries in response to increasing community demand. The investigation considered the needs of key user groups, including students, shift workers, families, and small community groups seeking greater flexibility in accessing library facilities outside standard staffed hours.

For this pilot, it is recommended Cove Civic Centre is the initial site for after-hours library access in 2026/27 due to its modern infrastructure, suitable technology, and existing experience supporting after-hours venue hire and co-working operations. If successful, the after-hours model will be extended to Park Holme Library, which also has appropriate infrastructure and has seen strong attendance growth following refurbishment. Marion Cultural Centre Library will require further investigation before commencing a pilot, due to challenges with building design, access to toilets and antisocial behaviour.

### RECOMMENDATION

#### That Council:

- 1. Endorse a 12-month pilot of an after-hours community access model at Cove Civic Centre Library.**
- 2. Endorse a pilot of the after-hours access community access model at Park Holme Library, to commence within six months of the Cove Civic Centre pilot commencing.**
- 3. Endorse that further investigations will be undertaken into the viability of piloting an after-hours community access model at Marion Cultural Centre Library during the 2026/27 financial year and, if considered viable by administration, a pilot will be implemented.**

4. **Endorse the after-hours community access model at Marion Libraries be incorporated into ongoing operations if the pilot programs are evaluated by administration as viable.**
5. **Note that no additional budget allocation or resourcing is required to implement the pilot programs and the implementation into ongoing operations.**

## **DISCUSSION**

Libraries across South Australia and nationally are increasingly extending access to community facilities, through self-managed after-hours models. These initiatives aim to improve accessibility, flexibility, and inclusion by enabling independent users to access quiet study, work, and community spaces outside staffed operating hours. This approach also supports broader community outcomes by reducing barriers associated with digital access and cost-of-living pressures, while aligning library services with changing community expectations and need.

As part of the investigation, Administration consulted with a number of libraries across Australia that currently operate similar models. While branding and delivery methods vary between councils, the core approach is consistent: community members can independently access library spaces and basic services outside normal staffed hours, while staff continue to deliver core library services, programs, and operational support during standard opening times. Importantly, all libraries consulted reported no incidents of antisocial behaviour associated with registered after-hours users. At Cove Civic Centre, the proposed after-hours model would increase public access to 119 hours per week, representing approximately a 135% increase in availability and providing more than 3,500 additional access hours annually. Users would be inducted and have access to the spaces, PC access and a majority of the main library collection. During their induction, after hours users would be made aware of the safety measures and location of safety equipment, including the landline phone which can be used to call "000" in case of emergency.

At Park Holme library, the proposed after hours model would increase public access by approximately 160%, and follow the same induction and safety processes.

Administration will review the pilot at 6 and 12 months to determine usage, safety measures and community satisfaction. If successful at the completion of the pilot, after hours library access will be embedded in City of Marion ongoing operations. Ongoing after hours access does not require any additional budget or resources and will be implemented within existing allocations.

If the pilot is not successful, or requires significant refinement, these will be considered by Administration and implemented. If the pilot is not successful at site/s, Marion Library services will return to existing opening hours (site specific).

## **ATTACHMENTS**

Nil

**13 Corporate Reports for Information/Noting - Nil****14 Workshop / Presentation Items****15 Motions With Notice****15.1 Leave of absence - Councillor Amar Singh**

<b>Report Reference</b>	GC260526M15.1
<b>Council Member</b>	Councillor – Amar Singh

**MOTION**

**That Councillor Singh be granted a leave of absence for the General Council Meeting to be held on 26 May 2026.**

**SUPPORTING INFORMATION**

Nil.

<b>Response Received From</b>	Unit Manager Governance and Council Support – Victoria Moritz
<b>Corporate Manager</b>	Executive Manager Office of the Chief Executive – Sarah Vinall
<b>General Manager</b>	Chief Executive Officer – Tony Harrison

**STAFF COMMENTS**

If Council grant a leave of absence this enables a Council Member to be absent from the specified Council Meeting/s or for a period of time without triggering consideration of the provisions of section 54(1)(d) of the Local Government Act 1999 (the Act) relating to a Casual Vacancy. During a leave of absence, a Council Member is still entitled to allowances and benefits as outlined in Section 76 of the Act and the Council Member Allowance and Benefits Policy.

**16 Questions With Notice****16.1 Marino Community Hall Lease**

<b>Report Reference</b>	GC260526Q16.1
<b>Council Member</b>	Mayor Kris Hanna

**QUESTION**

Why has a lease not yet been entered into with the Marino Community Hall Committee for management of the Hall?

**SUPPORTING INFORMATION**

In June last year, Council entered into an interim lease for eight months with the long-standing Hall Committee. The terms of the lease were expressly intended to be an initial arrangement, outside of the usual leasing and licensing policy.

<b>Response Received From</b>	Manager City Property – Mark Hubbard
<b>Corporate Manager</b>	N/A
<b>General Manager</b>	General Manager City Development – Ben Keen

**STAFF COMMENTS**

Back in May/June 2025 the Marino Hall Committee raised concerns with the responsibilities they would incur with the operation of the new Marino Hall facility. Whilst many meeting and discussions took place with operational modelling shared in the months leading up to the opening of the new Hall, the reality of operating the new Hall set in just prior to the launch event for the facility.

This resulted in several quick-fire meetings between Council representatives and Hall Committee representatives that resulted in agreement for an initial 8-month lease being created with an arrangement that provided the Committee some short term allowances for rent and cleaning given the true cost impacts and revenues to come from the new facility were a little unknown.

Over the subsequent months, the Committee was provided support with Council staff helping them enhance their operational systems. It also enabled staff to better understand some of the challenges that the Committees faced.

At the same time, the Cosgrove/Clovelly Halls Committee raised concerns with their own volunteer and resourcing challenges and the growing demand on their time to accommodate greater number of casual hirer enquiries stemming from the introduction of the SpacetoCo booking system.

Through meetings with the Halls Committee representatives, they shared their most common challenges and outlined what they would most appreciate as potential future support from Council.

The feedback noted the highest priorities for the Committees are:

- A peppercorn rent (subsequently endorsed by Council via a Leasing & Licencing Policy review).
- Consideration of Council taking on greater security monitoring costs.
- Increased cleaning costs
- Increasing maintenance costs
- Increased resourcing requirements responding to enquiries, undertaking inspections and attending security call-outs.

Other factors raised were:

- Differences in the fees and charges offered in Council managed facilities versus what the Halls need to charge to cover their operating costs.
- Declining and ageing volunteer numbers

All of these factors are being considered in the Halls Plan. The key findings within the draft plan are to be presented to Council on 30 June 2026.

Given this larger piece of work is being undertaken, staff thought it worthwhile holding off on presenting a new lease solely for the Marino Hall Committee until the Halls Plan had been presented and Council had a chance to consider everything as a whole and determine if they wished to support any changes that could possibly apply to all, or any of the Halls.

Based on recent conversations with the Marino Hall Committee Chairman (as of 13 May 2026) the feedback is that the Committee are operating well and happy with the support they have been receiving from Council, and they were comfortable waiting until the Halls Plan had been finalised before resolving their next lease agreement.

Council also recently approved a 12-month contracted position for a Halls Officer to provide support to Councils Community Halls, which has been well received. That position will commence towards the end of May 2026.

Should Council wish to enter into discussions with the Marino Hall Committee on a new lease prior to the Halls Plan being finalised then staff can certainly begin that process.

**17 Motions Without Notice****18 Questions Without Notice****19 Other Business****20 Meeting Closure**

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