



**Minutes of the Asset and Sustainability Committee
held on Tuesday, 1 February 2022 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**

All persons present were in attendance via electronic webinar.

PRESENT

His Worship the Mayor Kris Hanna

Councillor Ian Crossland (Chair)

Councillor Bruce Hull

Councillor Tim Gard

Councillor Nathan Prior

In Attendance

General Manager City Services - Tony Lines

General Manager City Development - Ilia Houridis

General Manager Corporate Services – Sorana Dinmore

Executive Officer to the General Manager City Services - Colleen Madsen

Manager Operations - Russell Troup

Manager Engineering, Assets & Environment - Mathew Allen

City Activation Senior Advisor - Brett Grimm

Manager City Property - Thuyen Vi-Alternetti

Manager City Activation – Charmaine Hughes

Manager Finance – Ray Barnwell

Manager Community Connections - Merran Fyfe

Manager Office of the Chief Executive - Kate McKenzie

1 Open Meeting

The Chair opened the meeting at 6:34pm

2 Kaurua Acknowledgement

We acknowledge the Kaurua 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. Nil declarations were made.

4 Confirmation of Minutes

4.1 Confirmation of Minutes of the Asset and Sustainability Committee Meeting held on 2 November 2021

Report Reference ASC220201R4.1

Moved Cr Nathan Prior

Seconded Cr Bruce Hull

That the minutes of the Asset and Sustainability Committee Meeting held on 2 November 2021 be taken as read and confirmed.

Carried unanimously

5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference ASC220201R5.1

The Committee discussed the following:

- A draft program for 2022 was emailed out last year for feedback. The Committee was happy to stay with the program.
- When looking at potential speakers please pass on any contacts to Tony Lines so that they can be locked in.

Moved Cr Nathan Prior

Seconded Cr Tim Gard

That the Asset and Sustainability Committee:

1. Notes the business arising statement, meeting schedule and upcoming items.

Carried unanimously

6 Confidential Items

- A late confidential item on Edwardstown was tabled at the meeting on behalf of the Chief Executive Officer (CEO). With agreement by the members, it was moved to the end of the meeting to be discussed during Any Other Business.
- Committee Members noted that nothing was received via email prior to the meeting.
- CEO to explain why it was tabled as a late item during the discussion.
- Question was raised if this was an update should the whole Council be included in the item, for discussion during the item.

7 Reports for Discussion

7.1 Marion Cultural Centre Plaza

Report Reference ASC220201R7.1

Senior Adviser City Activation, Brett Grimm presented the Marion Cultural Centre Plaza draft Concept Plan following community consultation.

The Committee discussed the following:

- Outcomes of the proposed Concept Plan, which was out for community consultation in August/September 2021 was presented to the committee.
- Summary of findings presented:
 - Distributed material via City Limits- Council wide
 - Online survey on Making Marion
 - 504 people visited the site with 83 responses to the survey
 - Traffic management; 60% either did not support or strongly did not support the proposed Warracowie Way - One way solution
 - 70% either strongly supported or supported the proposed Pedestrian Activated Crossing as per the illustrated plans south of Warracowie Way.
- Three options for traffic management solutions were presented as per the deferred Council report GC211026R10.7: Each option was discussed with community benefits and limitations.
 - Option 1: Warracowie Way- One way northeast bound movement.
 - Option 2: Warracowie Way- Two way movement – PAC South.
 - Option 3: Warracowie Way- Two way movement – PAC North
- Forecasted (2036) traffic volumes assessment (taking into account Westfield vehicle access closure) for each option was presented.
- Overview of broader precinct and integration with approved Scentre group plans. Noting the proposed expansion is subject to review due to COVID impacts on retail. Likely to progress the hospitality and entertainment offering with amendment to the car park. Timing of implementation has not been confirmed.
- Scentre Group and CoM staff agree to work collaboratively to enhance community access and egress as well as improve amenity.
- Land ownership boundary discussion illustrating what is community land south of Milham Street.
- There is no need for a Roads Opening and Closing process for Council reserve between Centrelink and MCC.
- Currently in discussions to formalise an agreement with Westfield regarding access between MCC car park and Westfield. Consideration to formalise via an easement reciprocal free and unrestricted right of way. Service lane access required to traverse Scentre Group land as well as car park access due to title boundary straddling the middle of the carriageways.
- Additional reference to existing proposed plans for Westfield – staff recently met with Westfield's Director of Development for progress update. He intends to visit Adelaide towards the end of February. Staff will seek to have input into Westfield's design for carparking arrangements.
- Noted Members' concerns that we have not progressed since presented to Council. Comment that the options presented to Council were deferred for discussion at ASC. A Ward Briefing discussion occurred late 2021 post GC meeting, to which no additional information was requested at this time.
- Car park layout for library –if we want two-way access we will need to get land from Westfield and they won't want to do that. Can we create our own 2 way egress? Negotiations with Scentre Group being undertaken to maintain access requirements.

Mayor Hanna joined the meeting at 7:00 pm

- Members discussed the need to go back to the community with an update on what we are planning to do and why. Concerns on the content that was previously presented confirming access to Westfield will not be provided due to approved Scentre Group development plans.

- PAC – can it be used in an integrated way – has there been conversation with the Member for Gibson?
- Has a signalised intersection at Trott Grove been considered?. Preliminary conversations have been had with our traffic engineers and advised that due to the offset distance there is a required storage of approximately 125 meters. This is unlikely to be supported by DIT. Staff will follow up for written response from DIT and consultant.
- Discussion on Milham Street and Morphett Road and whether a signalised intersection could be incorporated?
- DIT have been consulted and it is unlikely they will accept a full signalised intersection at Trott Grove due to proximity of the adjacent signals on Diagonal and on Morphett Road intersection with Milham Street.
- Current access to the MCC carpark is for north bound travel only off Diagonal Road. Access through Warracowie (south of Milham) is currently across community land and through private land (Scentre Group).
- A proposed solution is to maintain access/egress reciprocal right of way to Westfield through a proposed sensor/ boom gate system which is illustrated on current DA plans further into Scentre group land. CoM need to resolve right of way so that it is properly documented in the Certificate of Title or appropriate agreement.
- Members comment that the multi deck car park on Milham is currently not utilised for patrons of MCC with most patrons that attend the centre utilise the MCC car park or Westfield. This needs to be considered in the discussions of access.
- Members commented overall support for the vision and objectives, requires a balanced solution to achieve access and circulation as well as space for events and amenity. Agreed paved vehicle surface with no gutters is preferable to facilitate events.
- A number of Westfield development plans have been lodged in the past with no action or certainty that it will proceed. However, we can assume they will act on a plan. Current plans illustrate no vehicle access via Warracowie or Milham.
- Land to the south of Milham Street is community land and should be utilised as a green space reserve.
- Staff advised conversations between CoM administration, staff at the Office of Recreation, Sport and Racing (ORSR), and the Aquatic Centre (YMCA) seeking their progress on proposed renewal and regeneration plans of SAALC. ORSR are yet to get an official position. Challenge is this is a State Government asset.
- Consideration of access to the green space behind the SAALC fence for public amenity and open space provision. Has there been conversation with the Member for Gibson?
- Engagement - while staff have gone through relevant departments, they haven't approached Minister Corey Wingard in his Local Member capacity. Discussion to seek opportunity with electoral candidates.
- Members noted there is little additional green space in Options 1 and 2. Staff advised that the green space in Option 1 represents approximately 450sq meters additional open space with additional tree planning to give increased amenity and maintain pavement treatment for people to move through the precinct.
- Has there been consideration of a curved road carriageway? Design is currently aligned to the road reserve and land title with sufficient space to accommodate bus drop off zone, requires certain turning movements.
- Members concerns with the bus drop of area proposed on Warracowie Way. Preference to utilise existing indented bays on Morphett Rd. Diagonal Road has a large verge with potential for discussion with DIT as not a road in Council's care and control.
- Bus laydown is to support school bus drop off for access to the precinct as there is a lower volume of traffic in Warracowie Way providing a safer point for egress. It is not intended for Metro buses. Diagonal Road has a high volume of traffic. Some indented bays on Morphett Road will be retained.
- Significant impact is on the areas we would use for fairs, markets etc. The fence between MCC and the Aquatic Centre will impact usability if not removed.

- This area is owned by the State Government and staff are still in conversation with ORSR. Proposed renewal and regeneration works are still sitting with cabinet for feasibility assessment. The Brisbane Olympic Games may have an impact on the decision.

Moved Mayor Hanna

That the Asset and Sustainability Committee:

1. Request a Council report be developed seeking endorsement of:

- Option 2- Two-way Warracowie traffic management solution incorporating Pedestrian Activated Crossing on Diagonal Road south of Warracowie Way.

Amendment

Moved Cr Tim Gard

That the Asset and Sustainability Committee:

1. Request a Council report be developed seeking endorsement of:

- Total closure of Warracowie Way.

The amendment lapsed for want of a seconder

Seconded Amendment

Moved Cr Bruce Hull

Seconded Cr Nathan Prior

That the Asset and Sustainability Committee:

Supports Option 1 as below

1. One-way Warracowie Way traffic management solution.
2. Does not support a PAC and recommends Council to further investigate an all-encompassing signalized intersection and PAC at Trott Grove.
3. Recommends to Council that further community information is provided on Council's decision.
4. Recommends Council engages with the potential candidates for Gibson and be lobbied on access to the land behind the wall at the Aquatic Centre.
5. Removes the bus drop off zone on Warracowie way.

The vote was tied

Councillor Crossland made a casting vote and voted in favour of the amendment.

The amendment was carried and became the motion

Leave of the meeting was sought and granted, that the Mayor requested that minutes reflect the Mayor and Cr Gard did not support the motion.

7.2 Capital Works Plan 2022-23

Report Reference ASC220201R7.2

Manager Engineering, Assets and Environment, Mathew Allen presented the Capital Works Plan for 2022-23.

The presentation outlined the following:

There has been a concerted effort to bring forward the Capital Works Program and we are a couple of months ahead of where we were this time last year. This will help reduce carryovers and allow staff to go to the market earlier.

It was noted that the project listing was not made in order of priority, however the list is still being reviewed and updated.

Water treatments

- Creek erosion works at Hugh Johnson Reserve and Waterfall Creek.
- Planting Lucretia Wetland .
- Reshape embankment at Warriparinga Wetland.
- Irrigation renewal at Mitchell Park oval .

Road reseal and KWT

- Overall budget \$4.3 million to renew 3% of the road network
- Validation of works still being carried out, the overall budget won't change, however there may be minor changes to the list of roads.
- About to go out to tender for road condition audit. A report on the state of our roads will be presented to the A&S Committee in June 2022. The KWT program will be informed by the list of road reseals in 2023-24.

ACTION: Councillor Gard asked to check Newlands Avenue reseal and streetscaping timing. An update will be provided at the Coastal Ward Briefing.

Footpaths

- The footpath program includes 16 new footpaths in cul-de-sacs to complete Council's resolution from 2019. Noted that Fry Street is not identified in the new works. Minor changes to the listings to be made

Transport

- Finnis Street included an upgrade with a wombat crossing.
- Finnis Street – is there a give way to pedestrians sign? Response: There is no requirement for a give way sign. A VMS board can be erected to help educate motorists to give way to pedestrians and cyclists.
- Ross Street will have a new emu crossing to improve safe access to Seaview Downs Primary School.
- New wombat crossing at Great Eastern Avenue, Sheidow Park.
- Flinders Greenway concept designs will be developed before coming back to Council.
- Improved safety on Berrima Road, Sheidow Park.
- Upgrade access at Aroona Road, Hallett Cove.
- Design and construct 3 parking bays (Gage Street, Panache Court and Vinall Street).

- 45 DDA bus stop upgrades to be completed by December 2022. Cr Crossland asked for clarification on what DDA compliant meant, does it mean bus shelters? Response: The upgrade bus stop DDA requirements includes the installation of tactiles and accessible hard stand surface; the DDA requirements don not include shelters. The service level for a bus shelter is for shelters to be installed where bus stops are utilised by more than 7 people per weekly average.

Drainage

- Clark Avenue, Naldera Street and Narkunda Street Glandore
- Dalkeith Avenue, Dover Gardens
- Shetland Avenue, Marion
- Contribution towards a new GPT in City of Holdfast Bay.

Streetscapes

- Alawoona Avenue
- Morphett Road
- Warracowie Way

Manager City Property, Thuyen Vi-Alternetti presented on the following items and discussion included:

Sport Courts

- Smart Cities Lighting Audit identified Ascot Park Bowls Sports Lighting as at the end of its useful life requiring renewal, this has been incorporated into the 2022-23 capital renewal. Noting that a further report will be brought to Council to update the Members on sports lighting audit findings.
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Building upgrades

- Committee Members have asked if they can be provided via email a listing of building upgrades of more than \$100K. Manager City Property confirmed that this can be circulated, however advised that they are still scoping and working through the value of the projects.
- A report on proposed building upgrades will be brought to an Elected member Forum.
- Boatshed compliance and function centre have been incorporated in accordance with Council's recent decision.
- MCC – air conditioning reached the end of its useful life and needs to be replaced, back of house work in the library, aging furniture in the library.
- City services – requires the closing in of a veranda, additional storage and the Community Connections team requires room for storage and providing ready-made meals for vulnerable residents.
- Members commented that the Home Delivered Meals service originally commenced to resolve some issues with COVID-19 and queried if this is a new service or a continuation of that original service? It was noted that this was grant funded and had been run out of several locations, included the MOP and is now housed in a transportable. This will provide a more permanent solution.

ACTION: Committee Members to be provided via email further information in relation to the history of the Home Delivered Meals service, grant funding and the proposed continuation of the service.

ACTION: Committee Members to be provided via email with a listing of building upgrades of more than \$100K.

Manager City Activation, Charmaine Hughes presented on the Open Space Developments and Major Projects.

The following was discussed:

Playground upgrades and Open Space developments

- Charmaine ran through the various stages of the playground upgrades and the open space developments, including tender dates, community consultation and construction dates.
- Councillor Hull asked that with the State and Federal Elections coming up, should Elected Members be approached by candidates is it possible to include these proposals into the work being done by the candidates? Mayor Hanna commented that Charmaine being new to the organisation would not be aware of the current process in that we have a current list for that purpose. It could be worked in should CoM be offered money, however it will not be sought for funding.
- The new park at Dwyer Road Reserve has no working equipment. What is being done to fix it?

ACTION: Dwyer Road Reserve will be further discussed off line.

ACTION: Committee Members to be provided via email an update on both Hendrie Street Reserve and Oaklands Recreation Plaza.

- It was noted that there is a significant decrease in budget for Streetscapes and Open Space Reserves.
- The reduction in forecast expenditure on Streetscapes for 2022-23 v's 2021-22 reflects the completion of Council's final commitment of works (\$1.5m) for Oaklands precinct and also the reduction on 2021-22 which contains once off \$1.5m LRCI grant stimulus funding. The Streetscape budget in the report has also split out the classification of operating expenditure elements of \$510k and \$500k is incorporated in the \$3.4m MCC Plaza project funding.
- The Open Space Reserve funding for 2022-23 is in line with forecast works in Council's adopted Open Space Plan - the reduction in expenditure from 2021-22 reflects large grants received in 2021-22 for Capella and Hugh Johnson Reserves totalling \$2.1m
- Councillor Hull mentioned the Vinall Street Reserve parking bays have not gone to Council and questioned why they were included. Mathew Allen responded that administration had consulted with the community prior to Christmas and it had been discussed at Ward Briefings. It was clarified that if the project receives community support it does not need to go to Council. Vinall Street Reserve and proposed indented car parking to be discussed at Warracowie Ward Briefing.

Major projects

- The Coastal Walkway official opening is being arrange and a report will be presented to Council on 22 February 2022.
- MCC Plaza was referred to the first item on this agenda.
- Cove Sports Stage One Design is being undertaken in mid-February 2022.
- Public Art Stobie Poles is an ongoing project and has a commitment to funding.

ACTION: Councillor Hull has asked for an update on the utility boxes painting. To be emailed to all Committee members.

ACTION: The Chair asked for the potholes to be repaired on Warriparinga Way.

Moved Councillor Nathan Prior

Seconded Councillor Tim Gard

That the Asset and Sustainability Committee:

1. Notes the draft 2022-23 Capital Works Plan.

2. Provides feedback on the 2022-23 Capital Works Plan.

Carried unanimously

7.3 Civil Service Review - Part 1

Report Reference ASC220201R7.3

Manager Operations, Russell Troup presented on the Civil Service Review, however due to time restraints he was asked to provide a snapshot of the review with a full report to be provided at the next Asset and Sustainability Committee Meeting.

It was noted that this item would be placed first on the agenda for the next meeting.

Committee Members commented on the high quality of this report and review, including the enormity of the work involved and the importance of the work to be undertaken.

Russell will attend the next Ward Briefings for Member feedback on areas to direct attention for service levels.

Moved Cr Nathan Prior

Seconded Cr Bruce Hull

That the Asset and Sustainability Committee:

1. Notes the scope and intent of the Civil Service Business Unit service delivery review.

Carried unanimously

8 Reports for Noting - Nil

9 Workshop / Presentation Items - Nil

10 Other Business

- Councillor Hull commented that the Chair needs to have a second screen to chair the meeting effectively. Point taken by the Chair and will be taken on board.

10.1 Other Business

Confidential – Edwardstown Urban Renewal Project

Moved, Mayor Hanna

Seconded Cr Prior

That pursuant to Section 90(2) and (3)(d)(i) and (ii) of the *Local Government Act 1999*, the Committee orders that all persons present, with the exception of the following persons: General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager City Activation, Manager Office of the Chief Executive, Executive Officer to the General Manager City Services, be excluded from the meeting as the Council receives and considers information relating to Edwardstown Urban Renewal Project Update, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to confidential commercial information.

Carried unanimously

9.18pm the meeting went into confidence

Procedural Motion**Moved Cr Tim Gard****Seconded Cr Bruce Hull**

That the meeting be extended by 20 minutes for discussion of this item.

Carried unanimously**Moved Cr Tim Gard****Seconded Cr Nathan Prior**

In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Committee orders that the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(d)(i) and (ii) of the Act, except when required to effect or comply with the Committee's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2022.

Carried unanimously

9:39pm the meeting came out of confidence.

11 Meeting Closure

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

The meeting was declared closed at 9:40pm

CONFIRMED THIS XX DAY OF XX XXXX (next meeting date)

CHAIRPERSON