



**Minutes of the Asset and Sustainability Committee  
held on Tuesday, 11 October 2022 at 6.30 pm  
Council Chamber, Council Administration Centre  
245 Sturt Road, Sturt**

**PRESENT**

His Worship the Mayor Kris Hanna  
Councillor Bruce Hull

Councillor Ian Crossland (Chair)  
Councillor Nathan Prior

**In Attendance**

Chief Executive Officer - Tony Harrison  
General Manager City Services - Ben Keen  
General Manager City Development - Tony Lines  
Chief Financial Officer – Ray Barnwell  
Executive Officer to General Manager City Services - Colleen Madsen (minutes)  
Manager Engineering, Assets and Environment - Mathew Allen  
Manager City Activation – Charmaine Hughes  
Unit Manager Engineering - Carl Lundborg  
Coordinator Transport – Nathan Saxty  
Chief Executive Officer, SRWRA – Chris Adams

**Apologies**

Councillor Tim Gard

**1 Open Meeting**

The Chair opened the meeting at 6:33pm.

**2 Kaurna Acknowledgement**

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

**3 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

The following interests were disclosed:

- Councillor Ian Crossland declared a perceived interest in the SRWRA workshop.

**4 Confirmation of Minutes****4.1 Confirmation of Minutes of the Asset and Sustainability Committee Meeting held on 2 August 2022**

**Report Reference**                      ASC221011R4.1

**Moved Councillor Prior****Seconded Councillor Hull**

That the minutes of the Asset and Sustainability Committee Meeting held on 2 August 2022 be taken as read and confirmed.

**Carried unanimously**

**5 Business Arising****5.1 Business Arising Statement - Action Items**

Report Reference	ASC221011R5.1
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A question was raised by the committee on whether the City of Marion has purchased any Electric Vehicles. Staff advised that due to several changes to the test agreement with AGL we have pulled out of the AGL Agreement and are looking at our options depending upon availability of vehicles. A Fleet Transition Plan is being formulated.

**Moved Councillor Prior****Seconded Councillor Hull**

That the Asset and Sustainability Committee:

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

**Carried unanimously**

**6 Workshop / Presentation Items****6.1 Major Projects Update**

Report Reference	ASC221011R6.1
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Manager City Activation presented the new reporting format which will be used for providing updates on the Major Projects.

The following Section 48 projects were discussed by the committee:

**Coastal Walkway Gullies 5 & 6**

Helicopters will be used to bring steel components to the site. Helicopter usage is included within the budget.

City Activation is continuing to work with the main contractor to understand and tightly manage any potential implications around lead times and supply costs. These will be provided in the next Council Member Forum Major Projects update.

Point was noted that the project team is managing this project tightly, taking into account there are major supply issues globally.

Administration advised that resolutions of Council which have a budget implication, if there are challenges of working within that budget envelope as a result of global market conditions, we will come back to Council to fully brief and appraise the Council of the circumstances and options and work to stay within the budgets as best we can. There are still challenges at the moment with the supply chain delays and subsequent costs to alternate product being sourced are adding costs to projects.

### **Cove Sports Stage 1**

Application has been submitted and is going to CAP in December 2022.

Funding of Stage 1 and Stage 2:

- Administration advised that ORSR has confirmed in its grant letter to the CEO in June that the money has been allocated to Stage 1.
- Further discussion on this can be taken offline.

### **Marino Hall Community Centre**

Application has been submitted and the Section 48 consultant has been engaged.

Going to CAP on 7 December 2022 for planning approval.

Working with the Community Hall Committee Members regarding accommodation during the build.

Cove Sports Stage 1 and Marino Hall will be brought to a Council Member Forum at end of November 2022 to present the designs and scope.

### **Sam Willoughby International BMX Facility (SWBMX)**

Administration met with the contractors and have negotiated a return to site date of mid-November 2022, weather dependent. City Activation will meet with the contractor in late October 2022 to ensure that the weather conditions are right to complete the works.

Subject to weather conditions, a 4-6 week curing period will be required. The UCI Accreditation process will then follow. Administration is working with the clubs to coordinate the relaunch of SWBMX and decommissioning of the existing Cove track.

A full operations and maintenance manual will be provided to the clubs and their maintenance obligations for the site will be included in the lease arrangements. Two members from each club will be trained in the maintenance of the track and the contractor will undertake checks on the track during the warranty period.

### **Taken on notice – what is the expected completion date of the new public pump track?**

The following Political Interest reports were discussed by the Committee:

### **Hallett Cove Seaside Pool**

Community consultation - 430 responses were received with two thirds of the responses in support of the project.

A draft project brief has been created and shared with internal and external stakeholders with feedback incorporated into the project brief.

Call for tenders to undertake a concept design will go out to tender shortly.

**Taken On notice – Does the current Environment Minister support this project or consider it the last Minister’s project?**

### **Marion Cultural Centre (MCC) Plaza**

Administration has released the artist’s brief and submissions are due on 25 October 2022.

70% working detail design to be completed by mid-November 2022. Once that is complete it will go to tender. Looking to commence on site in March 2023, completion date is approximately September 2023.

**Taken on notice – Question on the development approval dates, does this project need to go to CAP?**

MCC 21<sup>st</sup> birthday celebration was discussed – administration advised that a draft of activities over an extended period has been proposed and currently being worked through.

**Action: CEO to provide an update to the Committee Members on the MCC 21<sup>st</sup> birthday celebrations via email on the draft of activities, including proposed dates.**

### **Glenthorne National Park**

A site visit with the Mayor and available Southern Hills Ward Members occurred in August 2022. DEW requested an extension to December 2022, which has been granted. Progress on the construction is good and we are hoping for it to be delivered in December 2022, weather and materials supply dependent.

The Committee also asked the construction end date to be added to the slide.

**The following Future Projects were discussed by the Committee:**

### **South Adelaide Basketball Club (SABC) Stadium**

Car parking analysis of the site including the ice rink development has been undertaken and the findings have been received. City Activation is working to review the future car parking strategies and next steps.

### **Motion**

**Moved Mayor Hanna**

**Seconded Councillor Prior**

1. That the proposed ice rink project and the proposed golf club redevelopment be added to the major projects list reported to this committee.
2. Notes this presentation.

Discussion took place regarding what reports over the next 4-year period should be included in these updates. Convention has been that if projects are subjected to a Section 48 prudential report, they came to this major project update but there may be other projects that are of significance and interest. Administration agreed to provide proposals on which projects could be included in the further Council Member Forum Major Project update and process.

The Motion was withdrawn by Mayor Hanna.

### **Glandore Oval**

Land and Property and City Activation are collaborating on the delivery of this project.

Grant funding agreements have been completed.

The Committee Members requested that a project brief be provided to set out what we are trying to achieve. A brief will be provided to the new Council.

General discussion was held regarding the capability of resourcing the number of projects currently in design.

### **Moved Mayor Hanna**

### **Seconded Councillor Prior**

That the Asset and Sustainability Committee:

1. Notes the presentation.

**Carried unanimously**

## **6.2 SRWRA - Waste Education and the Eco Park**

### **Report Reference**

ASC221011R6.2

The Chair introduced Mr Chris Adams Chief Executive Officer of the Southern Regional Waste Resource Authority (SRWRA) who provided an update to the Committee in relation to SRWRA's recently set new strategic projects including a key project of the board being Waste Education and working with the three constituent councils so that all are on the same page regarding education for our residents.

Mr Adams provided the Committee with an overview of the SRWRA journey.

Some items that were highlighted are:

- SRWRA sell all of their recycled product lines and they are sold to SA entities.
- SRWRA had a lot of strategic investment in purchasing buffer land before the encroachment of urban land development. They are looking at opportunities of utilising that buffer land sympathetic to the planning zone.
- Landfill operation is broken in several cells – the supercell is currently being filled and has 13 years of life and the Board has agreed to start scoping the next part of the landfill.
- Diversion from landfill commenced operation in 2016.

- In December 2019 LMS Energy commissioned a new gas plant, which is a 3-megawatt power plant and provides an energy security set up for Adelaide. It is approximately a \$12m facility owned and operated by LMS under contract to SRWRA.
- Largest solar farm on capped landfill in South Australia (600kw).
- Largest processing MRF in South Australia and is the gold standard for Australia and is producing glass sand to put back into roads, which is a good example of Circular Economy.
- SAGE providing automation of the control system for MRF
- Looking to pro-locate the Circular economy estate next to their MRF, thus reducing transport lead and creating employment. Included in there would be research, incubators and accelerators and parcels of land and everything needed to create the fundamentals for the entrepreneurial domain.
- Wanting to develop an education strategy for the SRWRA site, showcasing SRWRA's capabilities whilst providing a tangible backdrop for education outcomes.

SRWRA is inviting Council the opportunity of being involved in the Circular Economy Estate and the Education Strategy by way of:

- A senior executive (Manager) to join a high-level working group for each project, led by SRWRA with 1-2 meetings held in Q3 and Q4 of the 2022/23 financial year. The task will be to scope the projects and business cases.
- Contribution of resource towards the projects:
  - Contribute funding towards two project roles at SRWRA to coordinate and deliver each of the projects
  - Contribute funding towards the development and implementation of the Education Strategy
  - Provide Economic Development Officer support to engage with local businesses that may be interested in setting up at the Circular Economy Estate
  - Fund pre-works that support the development of the Circular Economy Estate e.g.,
    - Zone changes and planning studies
    - Market demand for products
    - Concept designs and advocacy documentation
    - Grant application support
    - Contract and tendering support
    - Political advocacy

The Education Strategy will be well defined and contained so will be short, sharp and punchy, with clear, reportable performance measures. Needs to ensure they get the scope right.

An opportunity for the three constituent councils to come to the table to discuss what they and the community wish to see in this space.

The broader project will be the Eco Park – it will require substantial planning, including changing the zone. SRWRA wishes to engage with the three constituent councils to gain their expertise in planning, project management and governance to help bring this all together.

Currently testing the water to see if the City of Marion would be interested before taking this proposal to the other two councils as it is considered better to get an indication of what councils need/are interested in first during the planning stages before the projects are invested in.

Consideration for SRWRA be a source of carbon credits is being investigated.

**Tony Lines left the meeting at 8:05pm**

The Committee Members made the following comments:

- Education Strategy is looked upon favourably, with a suggestion that we could look at pitching to students at schools to include in their syllabus or models.
- Eco Park / Circular economy – requires further information about this project as it is quite complex. There is plenty of scope and would be exciting for council to be involved.
- The City of Marion would be supportive of the scoping exercises for both projects and in the resourcing options.
- This would be a two stage process;
  1. Scoping exercise.
  2. A proposition that councils could formally consider.
- It may be worth organising a joint Forum with Elected Members from all three councils to give SRWRA an indication of which path to formally put to each council.
- Consideration needs to be given to move forward with caution regarding who is in and who is out as this has the potential to cause fraction between the constituent Councils.

**Ray Barnwell left the meeting at 8:25 pm**

**Moved Councillor Prior**

**Seconded Mayor Hanna**

That the Asset and Sustainability Committee:

1. Notes the presentation and provides feedback to SRWRA on their future strategic priorities.

**Carried unanimously**

## **7 Confidential Items - Nil**

## **8 Reports for Noting**

### **8.1 Aged Care Services - Fee Payment Update**

**Report Reference** ASC221011R8.1

**Moved Councillor Prior**

**Seconded Councillor Hull**

That the Asset and Sustainability Committee:

1. Notes the report.

**Carried unanimously**

## **9 Reports for Discussion**

### **9.1 Parking Management Guidelines**

**Report Reference** ASC221011R9.1

Manager Engineering, Assets and Environment introduced the item and advised that this session would address the feedback and questions raised by the Committee at the ASC July 2022 meeting. A parking management decision tree has been created and this presentation will run through three



parking examples within the City of Marion and how the decision tree will be utilised to address these examples.

Unit Manager Engineering provided responses to the questions and requests for further information that were raised at the 5 July meeting on the following:

- Do residents want more v less parking restrictions? A heat map was presented with the information.
- General trends on motor vehicle ownership - ABS data on general trends on motor vehicle ownership in households showed an increase in vehicles over the past 5 years, with approximately 6,590 additional vehicles with CoM households.

CoM uses Arial mapping and dashboard footage when there are parking issues raised.

Coordinator Traffic and Parking introduced the Parking Management Flow Chart template, where road width is a key factor.

There may be extenuating circumstances where this flow chart will not fit the purpose so those situations will be taken into consideration.

A kid safe brochure, which was handed out at the meeting has been developed to provide safe messages at schools.

Parking demand is considered high when there is greater than 85% occupancy – observations are carried out at various times weekdays/ weekends/ evenings

Street tree planting areas taken into consideration

#### Feedback

- The flow chart will make it easier to advise residents on decision making process.
- The following box raised some concerns – ‘Can Council verge accommodate paved parking or indented parking’ – could we include something in there that identifies how these aspects are considered, possibly something like what was done for the irrigation matrix.
- There have been previous discussions about stormwater and how we can use verges to reduce stormwater. This procedure seems to be on the opposite side of that argument. The two activities need to be working in tandem.
- Parking on verges, we go onsite with arborists to consider if trees will be there now or in the future and this is taken into consideration.
- Which is more valuable – stormwater reduction or additional car parking area?
- This box needs to be re-worked – it may need to include ‘Consider amenity of the existing street trees’.
- Flow chart is a sensible logical piece of work, however there is a risk that it can be implemented in robotic fashion. It needs to be done with sensitivity.
- The flow chart should address current inconsistencies.
- Nothing there to say if there was a new street or a reconsideration of a street to tell what should be a 2-hour parking for shop or 4-hour parking for train station.

Actions identified in the Transport Plan include the review of train stations and schools over the next five years so that a proactive approach can be applied to those areas.

- Consideration to be given on what we consult on.
- Development approvals often come through to the parking team to cast a parking lens over the development and to look at access to property and parking on the street. Staff try to recommend off street parking however we are not able enforce the applicant to do that.
- In new developments why are we getting narrow parks that need yellow lines down one side the day they open?
- In the old planning legislation administration had the opportunity to develop a statement of requirements. The requirements identify Council standards for stormwater, road design and road width. The new PDI code requirements include the need for an infrastructure agreement where we put in the conditions outlined in the old statement of requirements, but it is by agreement rather than telling them this is what needs to happen.
- Staff advised that we do have a service level for road widths.
- We have not had a road width issue with the new Oaklands Green project.
- Should there be developer push back on road widths Members would like to know about it, either via Ward Briefings or this Committee.

The following three case studies were discussed against the proposed Parking Management Flow Chart template:

- Radstock Street, Morphetville
- Narkunda Street, Glandore
- Conrad Street, Glengowrie

#### Consultation

- It is important to consult city wide on the draft parking guidelines. This can be done via the communications department staff, the Marion 100 consultation group, business plan for next year.
- Interested in a well-designed survey across the city asking people the question, if these were the rules would you agree that they be applied in streets even if 50% or more than 1/3 don't agree with them, maybe ask what percent it should be.
- Closing the loop letter should be part of consultations, including any adverse implications of the outcomes of the consultation.

#### Procedural motion

**Moved Councillor Hull**

**Seconded Councillor Prior**

That the Asset and Sustainability Committee extends the meeting to the end of the case studies.

**Carried**

Mayor Hanna departed the meeting at 9:47pm

#### Next steps

- Consult city wide on parking issues. This can be done via the communications department staff, the Marion 100 consultation group, business plan for next year.
- Draft Parking Guidelines to be presented to the first available Forum in 2023, including a consultation plan.
- Guidelines will not apply retrospectively.
- Proposed implementation of the Parking Management Guidelines 1 July 2023 –this will allow time for consultation and a decision by Council.

**Moved Councillor Prior****Seconded Councillor Hull**

That the Asset and Sustainability Committee:

1. Notes the presentation and provides feedback on the proposed intervention criteria.
2. Notes that a draft Parking Management Guideline will be presented to the new Elected Member body at the first available Elected Member Forum in 2023.

**Carried unanimously**

**10 Other Business****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 9:55.

CONFIRMED THIS 25TH DAY OF OCTOBER 2022

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CHAIRPERSON