



**Minutes of the Infrastructure and Environment Committee
held on Tuesday, 12 November 2024 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**

PRESENT

His Worship the Mayor Kris Hanna

Councillor Ian Crossland (left 7:53 pm)

Councillor Renuka Lama (from 6:37 pm)

Councillor Luke Naismith (from 6:42 pm)

Councillor Raelene Telfer

Councillor Jayne Hoffmann (Chair)

Councillor Joseph Masika

Councillor Amar Singh (left 8:29 pm)

Councillor Jason Veliskou

In Attendance

General Manager City Services - Angela Allison

General Manager City Development – Ben Keen

Manager Engineering, Environment and Assets - Mathew Allen

Unit Manager Environmental Sustainability - Rebecca Neumann

Environment Officer (Waste and Recycling) – Allison Byrne

Senior Strategic and Policy Planner - David Barone

Acting Manager Development and Regulatory Services – Maddie Frew

Executive Officer to the General Manager - Tracey Stringer

Matthew Hogan - Development Director, Innovation Districts, City and Port Adelaide

Steve Porch - Senior Development Manager, Innovation Districts and Port Adelaide

1 Open Meeting

The Chair opened the meeting at 6.32pm.

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

The following interests were disclosed:

- Nil

4 Confirmation of Minutes**4.1 Confirmation of Minutes of the Environment Committee Meeting held on 8 October 2024**

Report Reference IEC241112R4.1

Moved Councillor Telfer**Seconded Mayor Hanna**

That the minutes of the Infrastructure and Environment Committee Meeting held on 8 October 2024 be taken as read and confirmed.

Carried unanimously

5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference	IEC241112R5.1
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Moved Councillor Veliskou

Seconded Councillor Singh

That the Infrastructure and Environment Committee:

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

Carried

6 Confidential Items - Nil

7 Reports for Discussion

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

7.2 – Tonsley District Update – Governance and Car Parking

7.2 Tonsley District Update - Governance and Car Parking

Report Reference	IEC241112R7.2
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7:23 pm Councillor Crossland left the meeting
 7:26 pm Councillor Crossland re-entered the meeting
 7:31 pm Councillor Singh left the meeting
 7:38 pm Councillor Singh re-entered the meeting

Attendees from Renewal SA:

- Matthew Hogan - Development Director, Innovation Districts, City and Port Adelaide
- Steve Porch - Senior Development Manager, Innovation Districts and Port Adelaide

Presentation to Council by Renewal SA:

- Tonsley Innovation District Site Allotment Plan and Development Update
- Proposed Tonsley Governance Framework and updates on the car parking strategy and future support initiatives for the Precinct

Key Council Concerns Raised:

1. Governance Committee Representation: The Tonsley Innovation District Strategic Governance Committee, chaired by Di Dixon (State Innovation Places Lead), includes members from three SA Government departments and Flinders University for an initial term ending 31 December 2028. However, there is no representation from the City of Marion or Tonsley businesses. Council suggested creating an Advisory Group representing Tonsley businesses to provide input to the Governance Committee.
2. Car Parking Strategy: Councillors expressed concern over the current car parking plan, citing inadequate provisions that affect street parking. They requested an update and review of the Tonsley Car Parking Plan to address these issues.

3. Local Issue Engagement: The Flinders Greenway was discussed as an example of what the Council perceives as the State Government's limited engagement with local concerns.
4. Council Consultation: Council emphasised the need for direct consultation and regular updates on these matters to remain informed and involved.

Moved Mayor Hanna

Seconded Councillor Masika

That the Infrastructure and Environment Committee:

1. Notes the State Government Innovation Places Framework.
2. Seeks Council endorsement to write to the State Government seeking to have a nominated delegate on the Tonsley Governance Committee.
3. Notes Renewal SA is currently developing a car parking plan for the Tonsley Precinct and requests a car parking proposal to be brought to Council for consideration during Quarter 1, 2025.

Carried unanimously

7.1 Environmental Sustainability Plan - draft scope and timeframe

Report Reference

IEC241112R7.1

7:52 pm Councillor Naismith left the meeting

7:58 pm Councillor Naismith re-entered the meeting

Building on the Strategic Plan, the Environmental Sustainability Plan (2025-2030) seeks to:

- Broaden Council's environmental strategy, establishing priorities and resource needs across all services and operations.
- Address key environmental themes:
 - Biodiversity, urban greening, and tree management
 - Climate resilience and emissions reduction
 - Water conservation and management
 - Waste reduction and the circular economy
 - Sustainable living and community engagement
- Detail ongoing initiatives and identify new actions, including potential funding sources.
- Align with the 2024-2034 Strategic Plan and the City of Marion Environment Policy.
- Integrate with annual business planning to secure funding for new environmental projects.
- Incorporate the existing Carbon Neutral Plan, covering:
 - Emissions boundaries
 - Carbon neutrality targets and reporting
 - Community emission reduction efforts
- Summarize environmental expenditures to date.

Target Completion: Environmental Plan to be presented to Council by May 2025.

Council Member feedback:

- Pollution control is to be included in the Plan

- Carbon offsets and neutrality goals: balance costs with a focus on carbon reduction. Members advised there is likely to be limited support for paid carbon offsets
- Consider the carbon offsets generated by our own tree planting and even if can't be formally recorded as an offset consider how these types of contribution to greening the city can be described
- Evaluate whether a 2050 target is preferable to 2030, Options for changes to the target to be included in the May 2025 presentation
- Explore joint ventures, such as investment in a solar farm
- Incorporate the work being done by SRWRA
- Presentation of financials in a similar way to the paper could be misleading to the community. Consider financial presentation to be aligned to what the community thinks the categories of spend are – i.e. waste reduction, green electricity, education programs etc
- Address community priorities around tree planting, fleet sustainability, and eco-friendly design.

Moved Mayor Hanna

Seconded Councillor Crossland

That the Infrastructure and Environment Committee:

1. Notes that an update on the drafting of the Environmental Sustainability Plan and environmental expenditure has been provided.
2. Notes that the Carbon Neutral Plan review will be integrated into the development of the Environmental Sustainability Plan.

Carried unanimously

7.3 Council's Role in Housing

Report Reference IEC241112R7.3

7:53 pm Councillor Crossland left the meeting and did not return
 8:04 pm Councillor Lama left the meeting
 8:20 pm Councillor Lama re-entered the meeting
 8:19 pm Councillor Singh left the meeting
 8:21 pm Councillor Singh re-entered the meeting
 8:29 pm Councillor Singh left the meeting and did not return

A discussion paper was prepared to explore and discuss opportunities and challenges related to housing within the City of Marion, as well as options for Council's potential involvement in housing provision.

Council Discussion Highlights:

- Rental Market Pressures: Issues with affordability and rising rental market values.
- Homelessness: Growing concern over increasing rates of homelessness.
- Developer Participation: The willingness of developers to incorporate affordable housing in their projects.
- Council's Role in Housing Delivery: Council considered options to expand its role, including potential rezoning and increased housing densities.

Principles for Consideration:

1. Suggestion to focus less on principle 1 as the desire for affordability will likely achieve diversity and smaller sizes
2. Concern about principle 5 focus on social outcomes as not our core business, unless this relates to affordability – need to make this principle clearer in intent
3. Consider additional principles focussed on:
 1. Explore a 'Build-Then-Sell' Model: Examining a model where Council funds, builds, and then sells housing.
 2. Focus on Larger Developments: Prioritise developments that provide reasonable scale. Avoid individual housing lots that deliver less than five dwellings (for example) unless specific to a demonstration project.

Housing Delivery Models Discussed:

- Direct Delivery: Council builds, owns, and/or sells affordable housing.
- Public-Private Joint Venture: Council partners with private developers to deliver housing.
- Not-for-Profit Joint Venture: Council partners with a Community Housing Provider for affordable housing projects.

Next Steps:

Administration will refine criteria, incorporating Council feedback, to identify a shortlist of potential sites and report to the 2025 Planning Day for discussion and direction for preferred sites / projects.

Moved Mayor Hanna

Seconded Councillor Veliskou

That the Infrastructure and Environment Committee:

1. Notes the Paper which explores the potential roles for Council in housing provision; and
2. Agrees to further explore a role in housing provision with:
 - a. The following draft principles utilised as a basis for guiding future decisions relating to any housing development projects:
 - i. Deliver increased diversity of housing types, sizes and tenure.
 - ii. Demonstrate high quality design that responds to its context.
 - iii. Achieve sustainable development that also makes a net contribution to urban greening.
 - iv. Integrate projects within their community and setting.
 - v. Deliver improved social outcomes, wherever possible using partnerships.
 - vi. Realise a return to Council or support the reinvestment in Council assets.
 - b. Direction to staff to further document the options for preferred models and potential property locations for further project definition at the 2025 planning day.

Carried

7.4 Draft Submission - EPP Review

Report Reference

IEC241112R7.4

8:57 pm Councillor Lama left the meeting

8:59 pm Councillor Lama re-entered the meeting

Council reviewed and discussed the preliminary direction of a waste management discussion paper to shape a Draft Submission for the EPA's Environment Protection Policy (EPP) Review. This includes input on the Environment Protection Authority's (EPA) Waste to Resources Policy update, which aims to integrate circular economy principles into waste legislation.

Key Focus Areas:

- Circular Economy and Procurement: Emphasizing waste prevention and design for recyclability, with connections to greenhouse gas reduction goals.
- Product Stewardship: Addressing concerns over planned obsolescence by encouraging manufacturers to design products with longer lifespans to reduce waste. Examples include potential mandates on filters for microfibers in washing machines and restrictions on plastic microbeads in products.
- Food Waste and Organics: Weekly collection of food and garden organics poses financial and logistical challenges. Council supports initiatives encouraging large businesses to donate edible food to minimize waste.
- Business Waste Management: Council advocates for educational support over regulation for businesses in managing waste.
- Public Recycling: High contamination rates and associated costs are a concern. Regulation in this space is therefore not recommended.
- Prohibited Landfill Items: Proposal to include items such as lithium batteries, e-waste, and mattresses which are high in volume and there are resource recovery pathways available to enable landfill avoidance.
- Transparency in Waste Reporting: Council supports increased accountability and public reporting from waste management depots to ensure proper recycling and processing.

Additional Points Raised by Council:

- Cost Analysis: Evaluation of the financial impacts on Council.
- Service Adjustments: Considerations include increasing green waste collection frequency and providing accessible e-waste disposal options.

Council Emphasis:

- The importance of education to influence waste disposal behaviour.
- Use of financial incentives and convenient drop-off locations to promote proper disposal practices for batteries.
- Involvement of local businesses in waste management efforts, such as offering e-waste recycling options.

Council feedback will be incorporated into the draft submission for General Council on 10 December 2024, with the final submission due by 20 December 2024.

Moved Mayor Hanna

Seconded Councillor Masika

That the Infrastructure and Environment Committee:

1. Notes the EPA Discussion Paper on the review of the *Environment Protection (Waste to Resources) Policy 2010*.

2. Provided feedback for inclusion into a final City of Marion submission that will be presented to General Council in December 2024.

Carried unanimously

8 Reports for Noting - Nil

9 Workshop / Presentation Items - Nil

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 9.26pm.

CONFIRMED THIS 11 DAY OF FEBRUARY 2025

CHAIRPERSON