



6.2 City of Marion Property Asset Strategy (CoMPAS) Overview

Report Reference

FRAC220816F6.2

Moved Ms Rantanen

Seconded Councillor Duncan

That pursuant to Section 90(2) and (3)(b) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the CEO, Manager City Property, Chief Financial Officer, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as the Committee receives and considers information relating to City of Marion Property Asset Strategy (CoMPAS) Overview upon the basis that the Committee 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 commercial information and the receipt, consideration or discussion of the information or matter in an information or briefing session open to the public would, on balance, be contrary to the public interest.

Carried Unanimously

4.37pm the meeting went into confidence

The General Manager City Development introduced the item and provided the Committee with an overview of the City of Marion Property Asset Strategy (CoMPAS). The CoMPAS provides for the strategic framework that considers the lifecycle and condition of the building asset, the demographic profile of the community, future growth forecasts, partnership opportunities, service delivery, facility trends and spatial equity to identify Council's current and future building asset needs. Furthermore, the CoMPAS provides Council with a 10 year pipeline plan of potential and endorsed building projects all captured within an Implementation Plan, which is flexible enabling Council to respond to new partnership or grant funding opportunities. The General Manager City Development acknowledged Holmes Dyer contribution and preparation of the report and welcomed Chantal Milton, Principal consultant at Holmes Dyer to the meeting.

The Committee provided the following comments and feedback on the draft documents:

- This was a very comprehensive document and was good to see
- Queried the environmental impact and commented that the strategy didn't appear to reflect how the environment may impact from climate change incidents including flooding, rising sea water etc. The Committee questioned whether allowance had been made for the location of buildings to reflect the impact of climate change. It was also noted the impact climate change has had on people's behaviour and whether the way in which people utilise a building had been captured.
- The Manager City Development commented the use of Environmental Sustainability Guidelines has been adopted for all new buildings, as well as the maintenance and upgrade works of buildings. The Strategic Principles defined within the document are our design principles with buildings and assets designed to meet Council's sustainability objectives. These are incorporated into building safe spaces for the community. Ms Milton (Holmes Dyer) further commented that the strategy is not about repeating sustainability strategies, or existing policy but allowing each project to be scoped accordingly and based on the Strategic Principles in the document without being too prescriptive. It was noted a sentence relating to climate change could be added to the sustainable operation principal.



- The Committee queried whether there was a consultation phase and how this was going to be tested on customers. It felt like there was more of an internal focus. The Manager City Property outlined the next steps and confirmed the next phase includes consultation with the community and seeking feedback on the draft document once this was endorsed by Council.
- The Committee commented on the review process outlined in the document and sought clarification on the timeframes for review and the plan to keep up with the community needs, questioning how we keep our finger on the pulse.
- Management explained the benefits of the document including a pipeline for the first time ever that articulates some of these trends over the next ten years. The review process will include a review of the implementation every year which feeds updates into the Asset Management Plans which then inform the Long-Term Financial Plan. The CoMPAS document will become part of the four-year plan including community consultation to determine how we are tracking and to revisit the assumptions if needed. The committee commented this was an excellent approach and was good to have the foresight of what council is wanting to achieve.
- It was noted this is valuable tool for Council Members to provide clarity, underpin their strategic direction and may remove some of the reactive capital works.
- The Committee discussed the benefits of other council areas assets being visible on the map to provide insight into the bigger picture and the possibility of an additional map showing the visibility and distribution of all facilities. Ms Milton acknowledged this would be considered.
- It was queried where the Marion Cultural Centre Plaza project had come from. Management confirmed the strategy includes two types of projects, all those currently committed to from Council and all additional projects identified through the work of Holmes Dyer. Ms Milton noted the Marion Cultural Centre Plaza projects although already committed to by Council also has a strong connection to the objectives of the strategy including the connection from indoors to outdoors.
- The Committee discussed public consultation including what was the public expectation for venue hire costs and querying whether current utilisation rates are tracked. Management confirmed this data is captured, however would require 12 months to obtain valuable data. It was also noted that an online booking system was being considered which would give more valuable data.
- The square meter rate of a building was questioned by the Committee and whether this was too prescriptive, suggesting it may be more beneficial and easier for the community to understand if this was linked to the demand of the space. It was suggested the prescriptive numbers could be used internally with the external focus on service levels.
- Ms Milton commented the document was premised on analytics and evidence-based recommendations noting that service levels and benchmarking had been used where available. The square meter rate allowed an informed figure to strive for and allowed for appropriate discussion to go above or below depending on the circumstance and what is best for the community.
- The Committee suggested it may be beneficial to see commentary in the section relating to building leased to commercial enterprises not just relating to the strategic alignment but business that achieve our objectives. Management agreed to make that change.
- The committee commended staff on a very detailed and cohesive strategy and framework.

Moved Councillor Duncan

Seconded Mr Papa

That the Finance, Risk and Audit Committee:

1. Notes this report and the draft City of Marion Property Asset Strategy (CoMPAS) and Implementation Plan.
2. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the committee members order that this report, City of Marion Property Asset Strategy (CoMPAS), any attachments and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(b) of the Act, except when required to effect or comply with

FRAC220816 - Confidential Finance, Risk and Audit Committee Meeting - 16 August 2022



6

Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection until Council resolves and commence consultation on the CoMPAS. This confidentiality order will be reviewed at the General Council Meeting in December 2022.

Carried Unanimously

5.06pm the meeting came out of confidence