

MINUTES OF THE ISC200602 - INFRASTRUCTURE AND STRATEGY COMMITTEE MEETING

Tuesday, 02 June 2020 at 06:30 PM



PRESENT

Councillor Jason Veliskou, Councillor Sasha Mason, Councillor Bruce Hull, Mayor Kris Hanna, Councillor Raelene Telfer (from 7:38 pm), Mr Russell Colbourne

IN ATTENDANCE

Councillor Ian Crossland
Councillor Kendra Clancy

Adrian Skull – Chief Executive Officer
Iliia Houridis – General Manager City Development
Tony Lines – General Manager City Services
Sorana Dinmore – General Manager Corporate Services
Kate McKenzie – Manager Corporate Governance
Louise Herdegen – Executive Officer City Development
Greg Salmon – Manager City Activation
Mathew Allen – Manager Engineering, Assets and Environment
Donna Griffiths – Unit Manager Economic Development
Brendon Lyons – Unit Manager Asset Solutions
Sheree Tebyanian – Strategic Planner
Georgie Johnson – Smart Cities Project Officer
Stephen Holmes – Holmes Dyer
Ben Cunningham – Holmes Dyer

OPEN MEETING

Councillor Veliskou opened the meeting at 06:33 PM

KAURNA ACKNOWLEDGEMENT

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

ELECTED MEMBER'S DECLARATION - Nil

CONFIRMATION OF MINUTES

Confirmation of the minutes for the Infrastructure and Strategy Committee Meeting held on 7 April 2020 (Report Reference: ISC200602R01)

Moved Councillor Mason, Seconded Mayor Hanna

That the minutes of the Infrastructure and Strategy Committee Meeting held on 7 April 2020 be taken as read and confirmed.

Carried

BUSINESS ARISING

Business Arising Statement – Action Items (Report Reference: ISC200602R02)

- Waste Education – share State Government campaign on “what goes in what bin” on social media to continue providing updates to the community.
- Waste Contractor has committed to engage with the community. CEO to follow up and provide a response to the Members.
- Members with suggestions for a guest speaker for the next meeting to discuss with the Chair, Councillor Veliskou or the General Manager City Development, Iliia Houridis.

Moved Councillor Mason, Seconded Councillor Mayor Hanna

That the Infrastructure & Strategy Committee:

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

Carried Unanimously

CONFIDENTIAL ITEMS – Nil

WORKSHOP / PRESENTATION ITEMS

Revitalisation of Edwardstown Employment – Urban Design and Economic Activation Plans (Report Reference: ISC200602R03)

The Unit Manager Economic Development gave an introduction to the draft Urban Design and Economic Activation Plans prepared as part of the Revitalisation of the Edwardstown Employment Precinct project and introduced guest speakers Mr Stephen Holmes and Mr Ben Cunningham from Holmes Dyer to provide a presentation to the Members.

The following discussion points were noted:

- This is a significant body of work with a lengthy report provided by Holmes Dyer and appreciate the team at HD bringing a succinct strategic summary of key focus.
- An excellent report that has taken in the whole area and offers an opportunity for Edwardstown that provides plenty of potential and encouraging pathway forward.
- Estimated timeframe likely to be 5-10 years but could be 20 years to see full realisation. Strong transformation with key investments to take place.
- To achieve the outcomes of the plan and make significant progress, the strength of the person to lead a community and encourage the private sector to move in unison with the Council will be hugely important. If Members decide a higher level resource is required more funding may be required.
- Environmental concerns with the contamination of land at the old Hills site. Fundamental solution to a contamination issue is the value add that can occur with the area. That value add needs to be sufficient to fund the contamination remediation for whatever the use may be. The contamination issue is beyond the scope of this report but a significant issue. HD assessed EPA reports and included in their report. Good example to look at would be East Perth – an industrial area that has been developed.
- Feedback from businesses is the area hasn't been right for them and the area looks tired/unloved. Public realm is a key to encourage businesses to the area. Council need to

demonstrate what the program is and that it is actually going happen to give businesses the confidence to invest.

- Asset management plans to assist with identifying aging assets due for renewal with existing capital to fund some improvements.
- Edwardstown is a big area. Suggest keeping business and residential as separate. Greening the streets good idea however there are no coffee shops as a draw card other than Castle Plaza.
- HD identified elements can make the area more attractive to live, work and play. The building blocks already exist in Edwardstown. High tech companies will want a quality environment. The residential becomes a flow on from that. Great opportunities, not a small investment but encouraging private sector investment with strategic investment from Council.
- 'Menu' of action items provided at the end of the Holmes Dyer report.
- Potential for a business case to purchase land however not all Members were supportive of Council getting involved in land purchase.
- South Road Corridor potential to have a big impact on the area. Concerns raised there has been no confirmation from the State Government about the design of the corridor to enable Council to start planning for the area.
- Parts of the project can be done quickly ie greening streets however zoning can take years to complete. Request the UPC put Edwardstown rezoning on the agenda and request this is supported by management.
- Suggested the study be expanded to include surrounding areas such as Melrose Park. However the scope and focus of the study was specifically for the employment precinct of Edwardstown.
- Opportunities to partner with State Government ie road infrastructure, cabling/fibre infrastructure that support ICT needs.
- Internet connectivity is valuable infrastructure and to encourage businesses to invest in the area, Council could consider, or in partnership, in the cabling/fibre infrastructure. There would need to be a thorough business case if this was agreed. Benefits and costs to ratepayers would need to be supported.
- Connection with peak bodies may assist in attracting people to the Edwardstown precinct.

REPORTS FOR NOTING

Asset Management Update (Report Reference: ISC200602R04)

The General Manager City Services introduced the Unit Manager Asset Solutions to present to Members on asset management at the City of Marion.

Key points noted from the discussion:

- Asset Management Plans will be presented to Council for endorsement. The first will be going to General Council next month and then for community consultation. Remaining 7 will be presented to Council during the year.
- Community engagement to define levels of service for assets. This will be done in collaboration with the Customer Experience team to harmonise with the work they are doing within the community engagement space to avoid unnecessary duplication.
- An Asset Management System will provide a single point of truth for data driven decisions and to enable better modelling going forward. A system is required that can integrate into other systems such as customer events, finance, GIS, to provide the greatest benefit. Will be going out to the market soon.
- Frequency and improved level of inspections will assist with consistent and accurate data collection.

- Aim is to achieve Level 3 Core Competency in asset management. This is a good level to embed asset management practices before aspiring to higher levels.
- Core Competency is assessed over 11 areas. Within each area there are a number of questions (listed in the report) to probe an organisation to assess if they are achieving that level of competency. Score means we are meeting Level 3 in 7 of those 11 areas. In the remaining 4 we are very close and is not going to take us much more to achieve 11/11 core competency Level 3. Target is June 2021 to achieve Level 3 Core Competency.
- All the work being done on asset management maturity will assist in knowing the assets that are coming up for renewal to enable better planning of finances and resources to reduce unexpected replacement costs.
- The Building Asset Management Plan (BAMP) will be presented to the Finance & Audit Committee in July and then to Council. The Building Asset Plan is a separate body of work from the City Property Strategic Asset Management Plan. Both bodies of work will be complementary and will be presented to Council by November 2020.
- Potential consideration would be to look at intangible assets such as IP and ensuring knowledge is retained when staff leave. This is being assisted through succession planning, data and records management.
- As the policy currently stands trees are not recognised as a financial asset but they are an asset stock that need to be managed and maintained. Whether they should be recognised as a financial asset is a position for Council to consider. Administration to take on board.
- The Operations team is looking to implement an app called Forest Tree that will be used to capture tree information. A business case will be brought to ELT in the near future. The administration will explore the potential to value trees and possibility of creating a dedicated Tree Asset Management Plan.

Moved Councillor Telfer, Seconded Councillor Hull

That the Infrastructure and Strategy Committee:

1. Notes the report.

Carried Unanimously

REPORTS FOR DISCUSSION

Strategic Theme Environmental Scan- Liveable (Report Reference: ISC200602R05)

The Manager Corporate Governance gave a brief introduction to the Environmental Scan based on the strategic theme of Liveable and Engaged and requested feedback from Members from a strategic point of view and to highlight anything missing or to be considered.

- Crime – the statistics noted in the report potentially link to car/shoplifting offences. Request the numbers for these offences be separated to understand the number of neighbourhood related crime.
- Legal – Representation Review progressing as planned with report to be presented to the next Elected Member Forum.
- Environmental - Challenging to address the increasing loss of trees. Acknowledge CoM have embarked on a significant tree planting program however it may not be keeping pace with the loss of trees on private property.
- Climate change – seeing an increased use of plastic turf in private yards and public property. Advocate the Government to prohibit the use of plastic grass. As part of the Planning & Design Code building standards are being looked at. Potential meeting with Building Technical Panel to understand what their role will be and we may be able to drive some influence.

- Relationships – valuable inclusion in the report.
- Population growth – important to note the changing demographics.

Moved Councillor Hull, Seconded Councillor Telfer

That the following items be moved en bloc:

- Strategic Theme Environmental Scan – Liveable (ISC200602R05)
- Strategic Theme Environmental Scan – Engaged (ISC200602R06)

Carried Unanimously

Strategic Theme Environmental Scan- Liveable (Report Reference: ISC200602R05)

Moved Councillor Hull, Seconded Councillor Telfer

That the Infrastructure and Strategy Committee:

1. Notes the analysis presented in the report.
2. Provides feedback on any other key areas they would like noted in the report.

Carried Unanimously

Strategic Theme Environmental Scan- Engaged (Report Reference: ISC200602R06)

Moved Councillor Hull, Seconded Councillor Telfer

That the Infrastructure and Strategy Committee:

1. Notes the analysis presented in the report.
2. Provides feedback on any other key areas they would like noted in the report.

Carried Unanimously

OTHER BUSINESS - NIL

MEETING CLOSURE - Meeting Declared Closed at 09:13 PM

CONFIRMED THIS xx DAY OF xx

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CHAIRPERSON