



AGENDA

**FOR WORKS AND SERVICES COMMITTEE MEETING TO BE HELD ON
18 JANUARY 2016 AT AT THE CONCLUSION OF BUDGET AND FINANCE
COMMITTEE**

IN THE COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY

MEMBERS

Cr J Woodman (Chairman)
Mayor G Aldridge (ex officio)
Cr C Buchanan
Cr G Caruso (Deputy Chairman)
Cr E Gill
Cr S Reardon
Cr G Reynolds
Cr S White
Cr R Zahra

REQUIRED STAFF

General Manager Community Development, Ms J Trotter
General Manager City Infrastructure, Mr M van der Pennen
Manager Communications and Customer Relations, Mr M Bennington
Governance Support Officer, Ms K Boyd
Governance Coordinator, Ms J Rowett

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Works and Services Committee Meeting held on 07 December 2015.

Presentation of the Minutes of the Confidential Works and Services Committee Meeting held on 07 December 2015.

REPORTS

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OTHER BUSINESS

CONFIDENTIAL ITEMS

2.9.1 Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Monday 11 January 2016

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on that grounds that:

1. Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the *Local Government Act 1999*, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:
 - it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - information the disclosure of which would, on balance, be contrary to the public interest.
2. In weighing up the factors related to disclosure,
 - disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations
 - Non-disclosure of the matter and discussion of this item in confidence would protect information relating to proposed commercial negotiations regarding Walpole Road Stage 3 and enable Council to consider information prior to determining the most appropriate course of action.

*On that basis the public's interest is best served by not disclosing the **Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Monday 11 January 2016** item and discussion at this point in time.*
3. Pursuant to Section 90(2) of the *Local Government Act 1999* it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.

2.9.2 Salisbury Bowling Club - 5 - 15 Orange Avenue Salisbury

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on that grounds that:

1. *Pursuant to Section 90(2) and (3)(b)(i) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
 - *it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council.*
2. *In weighing up the factors related to disclosure,*
 - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
 - *Non-disclosure of the matter and discussion of this item in confidence would protect information relating to proposed commercial negotiations regarding land associated with the Salisbury Bowling Club and enable Council to consider detailed options and information prior to determining the most appropriate course of action.*

*On that basis the public's interest is best served by not disclosing the **Salisbury Bowling Club - 5 - 15 Orange Avenue Salisbury** item and discussion at this point in time.*
3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CLOSE



**MINUTES OF WORKS AND SERVICES COMMITTEE MEETING HELD IN THE
COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY ON**

7 DECEMBER 2015

MEMBERS PRESENT

Cr J Woodman (Chairman)
Mayor G Aldridge (ex officio)
Cr G Caruso (Deputy Chairman)
Cr E Gill
Cr S Reardon
Cr G Reynolds
Cr S White
Cr R Zahra

STAFF

Chief Executive Officer, Mr J Harry
Acting General Manager City Infrastructure, Mr K Stewart
Acting General Manager Community Development, Mr M Bennington
Governance Support Officer, Ms K Boyd
Governance Coordinator, Ms J Rowett

The meeting commenced at 8:26 pm.

The Chairman welcomed the members, staff and the gallery to the meeting.

APOLOGIES

An apology has been received from Cr C Buchanan.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr E Gill
Seconded Cr G Reynolds

The Minutes of the Works and Services Committee Meeting held on 16 November 2015, be taken and read as confirmed.

CARRIED

REPORTS

Administration

2.0.1 Future Reports for the Works and Services Committee

Moved Cr S White
Seconded Cr S Reardon

1. The information be received.

CARRIED

Property

2.5.1 Grant of Easement to SA Power Networks - Joe Costello Reserve, Salisbury East

Cr G Caruso declared a conflict of interest due to being employed by SA Power Networks and left the meeting at 08:36 pm.

Moved Cr E Gill
Seconded Cr R Zahra

1. Council grant to SA Power Networks an easement for underground cables within a portion of Joe Costello Reserve, known as Allotment 163 in deposited Plan 7792 and comprised in Certificate of Title Volume 3387 Folio 143, for a consideration of \$5,000 plus GST. SA Power Networks will be responsible for all other costs.
2. The Manager Property and Buildings be authorised to liaise with SA Power Networks to complete the necessary documentation for granting of an easement within a portion of Joe Costello Reserve, Salisbury East.

CARRIED

Cr G Caruso returned to the meeting at 08:36 pm.

2.5.2 Road Closure - 2a Foley Street, Salisbury Downs

Moved Cr G Caruso
Seconded Cr R Zahra

1. Pursuant to the provisions of the *Roads (Opening and Closing) Act 1991* Council resolve to formally make an order to close the portion of road comprised in Certificate of Title Volume 5873 Folio 794 and marked as "A" in preliminary plan 15/0031, and dispose of the portion to the owner of 2a Foley Street Salisbury Downs.
2. Council authorise the Manager Property and Buildings to arrange the necessary documentation for the transfer of the portion of road comprised in Certificate of Title 5873 Folio 794 for a consideration of \$936 (4.68 square metres).

CARRIED

2.5.3 Diamond Communications Pty Ltd - New Lease Agreement

Moved Cr G Reynolds
Seconded Cr S White

1. The information in this report be received and noted.
2. The Manager Property and Buildings be authorised to formalise a lease agreement with Diamond Communications for the premises at 55-61 Research Road under the following terms:
 - For a period of five (5) years.
 - For a commencing rental fee of \$64,750 per annum net plus GST.
 - Inclusive of a redevelopment clause.

CARRIED

2.5.4 Grant of Easement over portion of Little Para Linear Park (Lower) Port Wakefield Road, Globe Derby Park

Moved Cr G Caruso
Seconded Cr G Reynolds

1. Council approve the granting of an easement to Electranet over portion of Allotment 14 in Filed Plan 103124 known as Little Para Linear Park (Lower) for consideration of \$57,000 + GST as determined by a Licenced Valuer engaged by Council staff
2. All costs associated with the granting of the requested easement over portion of Allotment 14 in Filed Plan 103124 known as Little Para Linear Park (Lower) are to be met by Electranet
3. The Manager Property and Buildings be authorised to prepare all necessary documentation and arrange the necessary consents to grant the easements as requested over portion of Allotment 14 in Filed Plan 103124 known as Little Para Linear Park (Lower).

CARRIED

2.5.5 Minutes of the Strategic Property Development Sub Committee meeting held on Monday 30 November 2015

Moved Cr G Caruso
Seconded Cr G Reynolds

The information contained in the Strategic Property Development Sub Committee meeting held on 30 November 2015 be received and noted with respect to the following recommendations contained therein to be adopted by Council:

2.5.5-SPDSC1 Tranche 1 Program Update Report

1. That the report be received and the update on the status of the Tranche 1 program be noted.
2. That a bank guarantee to a total value of \$1.32 million through the National Australia Bank for the purpose of meeting Council's obligations under the Housing Affordability Fund Deeds is approved, noting an additional projected cost to the projects of an estimated \$13,000 total for the bank guarantee.
3. That the variances between the revised revenue forecasts from 2014/15 Budget Review 1 outlined in the agenda report (Item No. SPDSC1, Strategic Property Development Sub Committee, 30/11/2015) be endorsed and recommended to Council as a non-discretionary budget review as part of the 2015/16 2nd Quarter Budget Review, as follows:

19739 Ryans Road – Emerald Green
Revised project revenue: \$13,477,272

18802 Diment Road – The Reserve
Revised project revenue: \$8,505,227

CARRIED

*Public Works***2.6.1 Capital Progress Report - November 2015**

Moved Cr R Zahra
 Seconded Cr S Reardon

1. Within the Feature Landscape renewal program, Pitman Park-Salisbury, to be design only in 2015/16, with construction to follow in 2016/17.
2. As part of the 2015/16 School Zones & Pedestrian Crossings Program, construct a pedestrian crossing, Gloucester Avenue, Salisbury East, adjacent Salisbury East High School; and design only a pedestrian crossing to Riverdale Primary School, de Mille Street, Salisbury Downs.
3. As part of the Kerb & Access Ramp Program construct footpath links to Salisbury Heights Primary School, Ward Street / Dwyer Court, Salisbury Heights, and Endeavour College, Mawson Lakes Boulevard, Mawson Lakes.

CARRIED*Traffic Management***2.7.1 Proposed works relative to the junction of Kings Road with Bolivar Road, Paralowie**

Moved Cr R Zahra
 Seconded Cr S White

1. That the information pertaining to a revised scheme funded by DPTI for the junction of Kings Road with Bolivar Road, Paralowie be received and supported.
2. Council staff closely monitor traffic growth patterns on Kings Road, Bolivar Road and adjacent residential streets to ensure that upgrade of the section between Salisbury Highway and Bolivar Road, along with grade separation of the rail crossing at Parafield, can be addressed in a timely and effective manner within future reviews of the State Government's Integrated Transport and Land Use Plan (ITLUP).
3. Council staff continue to advocate and negotiate with DPTI and with Adelaide Resource Recovery (new owners of the Ridley salt field) for the design and construction of the Elder Smith Road extension to Port Wakefield Road and to the Northern Connector through the proposed urban development of the Dry Creek salt fields.
4. A report be brought back to the Committee outlining options for improving traffic management between Port Wakefield Road and Salisbury Highway on Kings Road.

CARRIED

OTHER BUSINESS

Nil

CONFIDENTIAL ITEMS**2.9.1 Acquisition Portion of 66 Pratt Avenue, Pooraka**

Moved Cr G Caruso

Seconded Cr S Reardon

1. *Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*

- *it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*

- *information the disclosure of which would, on balance, be contrary to the public interest.*

2. *In weighing up the factors related to disclosure,*

- *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*

- *Non-disclosure of the matter and discussion of this item in confidence would protect information relating to proposed commercial negotiations regarding sale of land at 66 Pratt Avenue, Pooraka and enable Council to consider detailed options and information prior to determining the most appropriate course of action.*

*On that basis the public's interest is best served by not disclosing the **Acquisition Portion of 66 Pratt Avenue, Pooraka** item and discussion at this point in time.*

3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 8:58 pm.

The meeting moved out of confidence at 9:07 pm.

2.9.2 Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Monday 30 November 2015

Moved Cr R Zahra
Seconded Cr S Reardon

1. *Pursuant to Section 90(2) and (3)(d)(i) and (d)(ii) and (h) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*

- it relates to commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and

- commercial information of a confidential nature (not being a trade secret) the disclosure of which would, on balance, be contrary to the public interest; and

- legal advice.

2. *In weighing up the factors related to disclosure,*

- disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations

- Non disclosure will protect minutes recommended to be confidential by the Works and Services Committee

*On that basis the public's interest is best served by not disclosing the **Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Monday 30 November 2015** item and discussion at this point in time.*

3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 9:07 pm.

The meeting moved out of confidence and closed at 9:08 pm.

CHAIRMAN.....

DATE.....

ITEM	2.0.1
	WORKS AND SERVICES COMMITTEE
DATE	18 January 2016
HEADING	Future Reports for the Works and Services Committee
AUTHOR	Michelle Woods, Projects Officer Governance, CEO and Governance
CITY PLAN LINKS	4.4 To ensure informed and transparent decision-making that is accountable and legally compliant
SUMMARY	This item details reports to be presented to the Works and Services Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

RECOMMENDATION

1. The information be received.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 Historically, a list of resolutions requiring a future report to Council has been presented to each committee for noting.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Report authors and General Managers.
- 2.2 External
 - 2.2.1 Nil.

3. REPORT

3.1 The following table outlines the reports to be presented to the Works and Services Committee as a result of a Council resolution:

Meeting Item	- Heading and Resolution	Officer
28/02/2011 2.1.3 Due:	Update of Council's Flood Management Strategy 4. On completion of the Flood Plain Mapping an amended Stormwater Management Plan be submitted to Council for endorsement. February 2016	Dameon Roy
23/04/2012 6.4.1 Due:	Budget Update 6. Staff report back to the Works and Services Committee on the Kerb and Gutter Maintenance Program. February 2016	Lyall Thomas
28/04/2014 2.6.1 Due:	Bethany Christian School - Private Road 4. That a traffic management plan which promotes traffic flow, and addresses parking and intersection congestion be developed by Council's City Infrastructure Department, Civil Design & Traffic Division in consultation with Bethany Christian School, Temple Christian College and local residents, and a further report on outcomes be provided to Council. February 2016	Dameon Roy
28/07/2014 2.2.1 Due:	Salisbury Healthy Communities Initiative – Project Report 6. Investigate the implementation of a free bike hire scheme in partnership with BikeSA with a report to be bought back to Council in December 2014. February 2016	Adam Trottmann
28/07/2014 2.OB1 Due:	Localised Flooding Issues – Barker Road, Wilson Road and St Kilda Road (Verbal) 1. Staff provide an update report on actions undertaken and the proposed medium term management to mitigate localised flooding issues on Barker Road, Wilson Road and St. Kilda Road. The report is to also identify causes and consider options including the retention of stormwater on public and private land including SA Water land. February 2016	Dameon Roy
28/07/2014 2.OB1 Due:	Localised Flooding Issues – Barker Road, Wilson Road and St Kilda Road (Verbal) 2. Staff bring back a report on the longer term resolution for drainage west of Port Wakefield Road taking into account the potential construction of the Northern Connector and development of Greater Edinburgh Park in collaboration with the City of Playford. February 2016	Dameon Roy

27/07/2015 1.10.1	Salisbury Oval Precinct Plan 5. A report to commence the community land revocation process required for the Salisbury Oval Precinct be presented to Council in September 2015. Due: April 2016	Karen Pepe
24/08/2015 OB2(W.S)	Pedestrian Safety - Beovich Road 2. That staff bring back a report on various options available to improve the safety of pedestrians on the stretch of Beovich Road bounded by sports fields. Due: April 2016	Dameon Roy
28/09/2015 2.1.1	Paddocks Community Centre Review - Paddocks Master Plan Stage 2 4. That a further report is bought back to Council for endorsement of the proposed concept design before proceeding to detailed design. Due: June 2016	Pippa Webb
28/09/2015 2.7.2	Pedestrian & Vehicle Safety - Bridge Street, Salisbury 4. Staff report back to Council 12 months after the commencement of the load limits providing an updated traffic report including usage statistics for Bridge Street Due: October 2016	Tony Calandro
26/10/2015 NOM1	Investigation of costs associated with waterslide/diving platform installation at Salisbury Recreation Precinct 1. That staff report back in relation to costs and options for the installation of: • A waterslide feature; • Diving facilities, incorporating various diving platform levels up to high dive; at the Salisbury Recreation Precinct. The report include details of any implications for current contractual arrangements with Belgravia and advice from Belgravia as to whether they would support waterslide/diving facility upgrades at the Salisbury Recreation Precinct. Due: February 2016	Jane Trotter
26/10/2015 NOM2	Change to Road Rules to accommodate Cyclists - application within City of Salisbury 3. That Council write to the Shadow Minister for Transport, Mr Corey Wingard MP and all cross bench members of the South Australian Parliament requesting they move to disallow these regulations until further clarity on their effects and implementation is provided to the public and any responses be included in a subsequent report to Council. Due: January 2016 Deferred to: February 2016 Reason: Awaiting response letters from Ministers	Tony Calandro

23/11/2015 2.4.2	Tree Management Framework That consideration of the Tree Management Framework be deferred until February 2016.	Mark Purdie
Due:	February 2016	
23/11/2015 2.7.1	Change to Road Rules to Accommodate Cyclists - Application within City of Salisbury 3. Staff bring back a report to Council indicating high risk areas, as described in Part 2 iii of the motion, that Council can consider restricting cycling on footpaths in these areas using Australian Road Rule 252 and indicating costs for signage.	Tony Calandro
Due:	February 2016	
14/12/2015 NOM3	Traffic monitoring, Kesters Road between Main North Road and Ceafield Road 1. That following the opening of the Masters store and other new businesses on Main North Road, staff undertake traffic monitoring on the lower part of Kesters Road, between Main North Road and Ceafield Road to determine the impact of the operation of those businesses on traffic flow and volume in the area. The report should include consideration of: a. The requirement for additional parking restrictions in the area b. Vehicle movements of heavy and long vehicles through the area c. Risks to public safety as a result of changed traffic patterns.	Dameon Roy
Due:	April 2016	
14/12/2015 2.7.1	Proposed works relative to the junction of Kings Road with Bolivar Road, Paralowie 4. A report be brought back to the Committee outlining options for improving traffic management between Port Wakefield Road and Salisbury Highway on Kings Road.	Pat Trimboli
Due:	April 2016	
14/12/2015 OB3	Duck Feeding Signage and Location 1. That staff provide a report in regards to the costing and possible location for the installation of duck feeding and information signage. 2. Wording of the sign to incorporate information recently released by the City of Salisbury outlining suitable items to feed ducks with as well as other useful information.	Mark Purdie
Due:	March 2016	

4. CONCLUSION / PROPOSAL

- 4.1 Future reports for the Works and Services Committee have been reviewed and are presented to Council for noting.

CO-ORDINATION

Officer: Executive Group
Date: 12/01/2016

ITEM	2.0.2
	WORKS AND SERVICES COMMITTEE
HEADING	Minutes of the Strategic Property Development Sub Committee meeting held on Monday 11 January 2016
AUTHOR	Michelle Whibley, PA to General Manager , City Development
CITY PLAN LINKS	1.4 To deliver suitably integrated infrastructure that maximises economic efficiencies and opportunities for the community 1.2 To enhance and create quality urban areas with high amenity and integrated infrastructure
SUMMARY	The minutes and recommendations of the Strategic Property Development Sub Committee meeting held on Monday 11 January 2016 are presented for Works and Services Committee's consideration.

RECOMMENDATION

1. The information contained in the Strategic Property Development Sub Committee Minutes of the meeting held on 11 January 2016 be received and noted and that the following recommendations contained therein be adopted by Council:

CONFIDENTIAL ITEMS

SPDSC1 Walpole Road Stage 3 - Medium Density Housing Update

1. *Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
 - *it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
 - *information the disclosure of which would, on balance, be contrary to the public interest.*
2. *In weighing up the factors related to disclosure,*
 - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
 - *Non-disclosure of the matter and discussion of this item in confidence would protect information relating to proposed commercial negotiations regarding Walpole Road Stage 3 and enable Council to consider information prior to determining the most appropriate course of action.*

*On that basis the public's interest is best served by not disclosing the **Walpole Road Stage 3 - Medium Density Housing Update** item and discussion at this point in time.*

3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

ATTACHMENTS

This document should be read in conjunction with the following attachments:

1. Minutes of the Strategic Property Development Sub-Committee - 11 January 2016

CO-ORDINATION

Officer:	GMCID	GMBE	CEO
Date:	12.01.16	12.01.16	13.01.16



**MINUTES OF STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE
MEETING HELD IN COMMITTEE ROOMS, 12 JAMES STREET, SALISBURY ON**

11 JANUARY 2016

MEMBERS PRESENT

Cr G Caruso (Chairman)
Mayor G Aldridge
Cr E Gill
Cr D Proleta
Cr S Reardon
Cr G Reynolds (Deputy Chairman)
Cr B Vermeer
Cr J Woodman

OBSERVERS

Cr L Caruso

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Development, Mr T Sutcliffe
Manager Strategic Development Projects, Ms C Milton
Governance Co-ordinator, Ms J Rowett

The meeting commenced at 6.55pm.

The Chairman welcomed the members, staff and the gallery to the meeting.

APOLOGIES

An apology has been received from Cr R Zahra.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr B Vermeer
Seconded Cr E Gill

The Minutes of the Strategic Property Development Sub Committee Meeting held on 30 November 2015, be taken and read as confirmed.

CARRIED

Moved Cr J Woodman
Seconded Cr B Vermeer

The Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 30 November 2015, be taken and read as confirmed.

CARRIED

REPORTS

Nil

OTHER BUSINESS

Nil

CONFIDENTIAL ITEMS

SPDSC1 Walpole Road Stage 3 - Medium Density Housing Update

Moved Cr B Vermeer
Seconded Cr S Reardon

1. *Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
 - *it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
 - *information the disclosure of which would, on balance, be contrary to the public interest.*
2. *In weighing up the factors related to disclosure,*
 - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
 - *Non-disclosure of the matter and discussion of this item in confidence would protect information relating to proposed commercial negotiations regarding Walpole Road Stage 3 and enable Council to consider information prior to determining the most appropriate course of action.*

*On that basis the public's interest is best served by not disclosing the **Walpole Road Stage 3 - Medium Density Housing Update** item and discussion at this point in time.*

3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 6.57pm

The meeting moved out of confidence at 7.04pm

CLOSE

The meeting closed at 7.04pm.

CHAIRMAN.....

DATE.....

ITEM	2.1.1
	WORKS AND SERVICES COMMITTEE
DATE	18 January 2016
HEADING	Backboard Replacement at Parafield Gardens Recreation Centre
AUTHOR	Jane Trotter, General Manager Community Development, Community Development
CITY PLAN LINKS	3.1 To have a community that embraces healthy and active lifestyles 3.2 To have an engaged community with a strong sense of vitality, pride and belonging
SUMMARY	The basketball backboards in the Multi-Purpose Room at Parafield Gardens Recreation Centre are unsafe and one has been temporarily replaced with a portable Basketball Backboard to allow games to continue. The backboards are currently affixed to unreinforced cavity masonry walls which are cracking and unable to support the dynamic load of the basketball backboards when in operation. It is recommended that the two wall affixed backboards be replaced with roof retracting backboards.

RECOMMENDATION

1. The information be received.
2. That roof retracting backboards are installed as soon as possible at both ends of the Court in the Multi-Purpose room at Parafield Gardens Recreation Centre
3. That \$24,000 to fund the backboard replacement be included as a non-discretionary budget review item in the 2nd quarter budget review.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 The Gardens Recreation Centre is located at the corner of Kings and Martins Road, Parafield Gardens, South Australia. The Gardens Recreation Centre provides a broad range of programs and activities. Programs range from mass participant sports such as; netball, basketball and futsal, through to Kindy gym, school holiday programs and special events.
- 1.2 The Centre is currently managed by Belgravia Leisure under an outsourced management arrangement however under the arrangement Council is responsible for the external and internal building condition.

- 1.3 The Multi-Purpose Room on the south/west side of the complex houses a full size basketball court. Gable walls at the north/west and south/east ends of the hall support swing retracting Acromat Basketball Backboard Framing.
- 1.4 The Recreation Centre and Council have taken the south/east end Basketball Backboard out of service following cracking and displacement of the masonry wall to which the Basketball Backboard swing frame is attached. It is important to note that the damage to walls was pre-existing when Belgravia's tenure of management commenced.
- 1.5 To continue running basketball programs in the multi-purpose room, Belgravia Leisure have placed a portable Basketball Backboard on the court. This style of Backboard is not secured to any part of the building structure and purely relies on a weighted base for security hence there is potential for the Backboard to be knocked over possibly causing injury. Generally portable Backboard's are used as a temporary measure and are more suited to domestic use and not in a commercial recreation environment.
- 1.6 GHD Pty Ltd (GHD) have been engaged by the City of Salisbury (Council) to inspect and report on damaged masonry walls at The Gardens Recreation Centre, Parafield Gardens.

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 Les Hubiak, Coordinator Facilities Management, City Infrastructure.

2.2 External

- 2.2.1 GHD Pty Ltd

3. REPORT

- 3.1 The Recreation Centre was inspected on 28th August 2015 by GHD's Structural Engineer, Mr Graeme Burmeister, and Council's Facilities Management Coordinator, Mr Les Hubiak.
- 3.2 The inspection revealed that the Basketball Backboard frames are fixed to an unreinforced cavity masonry wall at both ends of the hall. The section of wall is itself supported by a structural steel lintel beam which spans across a wide opening. Two (2) guy wires fixed to the roof structure provide support for the Basketball Backboard when in service.
- 3.3 The half-height gable cavity masonry wall at the south/east end of the hall has moved laterally towards the centre of the court and is no longer supported evenly by the structural steel lintel beam. A number of cracks were noted in the masonry wall.
- 3.4 GHD advise that the non-reinforced cavity masonry gable walls in the hall are not suitable to support the Basketball Backboard frames as currently installed on site.
- 3.5 Significant dynamic loads are induced on the masonry walls when the Basketball Backboards are in service. Dynamic loads from a "Slam Dunk" induce significant horizontal loads onto the masonry walls at the locations of attached framing.

- 3.6 GHD advise that the lateral movement of the masonry walls and localised masonry damage is the direct result of the Basketball Backboard frame overloading the masonry walls during service.

4. CONCLUSION / PROPOSAL

- 4.1 GHD Pty Ltd recommends that the Basketball Backboard frames be removed from the masonry gable walls at both ends of the Court.
- 4.2 The most appropriate remedy would be to install a new roof retracting Basketball Backboard assembly which is suspended from the roof structure.
- 4.3 The approximate cost for installation of a roof retracting Basketball Backboard structure would be \$12,000 per Backboard.
- 4.4 Given the risk issues and impact on Centre operations it is recommended that \$24,000 be included as a non-discretionary budget review item in the 2nd quarter budget review for immediate installation of the backboards at both ends of the Court in the Multi-Purpose room.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 12/01/2016

is recognised with the significant increase in usage signage should include distances to further assist pedestrians and cyclists in planning their trips.

- 2.3 The Council Signage Design Guideline does not have the provision for the inclusion of distances on the Directional Signage. It is proposed to include distances on the directional signage as per the graphic below and as shown on the attachment for any future directional signage.
- 2.4 Locations for Directional Signage are planned for nodal points or intersections of trail routes; providing users with orientation to the Suburban context. Simplistic directions to adjacent prominent streets, Community Assets & Destinations to take into account user patterns and entry points to the reserve corridors.
- 2.5 The location of Directional Signage with distance markings (to destination) is intended for use along trails Council wide for recreational/ commuter use. Whilst the placement of markers showing distance covered is for use at Council Fitness Trails, where a defined start/ finish point is clearly identified, as is the case for the Happy Home fitness trail, which starts and finishes at the fitness equipment area near the tennis courts.
- 2.6 The Directional Signage that is currently installed at key nodes and will be retrofitted with the distances on them funded through the existing signage program.

CO-ORDINATION

Officer:	GMC I	GMC ID	CEO
Date:	13/01/2016	13/01/2016	13/01/2016

Dry Creek River trail

Dry Creek Reserve

shared path
moderate difficulty
trail includes moderate inclines
average level of fitness required

SHARE THE TRAIL - RESPECT ALL USERS

IN CASE OF EMERGENCY - DIAL 000
Quote: "Dry Creek, Warehouse Lane, Mawson Lakes"


This trail covers terrain that is isolated and obscured from public view. For your personal safety, be aware of your surroundings.

35M	↗	Mawson Lakes Blvd
Continues	↗	Dry Creek Trail
50M	↖	Mobara Park
75M	↖	Mawson Lakes Town Centre
125M	↗	Sir Douglas Mawson Lake

Dry Creek River trail

Dry Creek Reserve




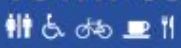




shared path
moderate difficulty
trail includes moderate inclines
average level of fitness required






SHARE THE TRAIL - RESPECT ALL USERS

IN CASE OF EMERGENCY → DIAL 000
Quote: "Dry Creek, Warehouse Lane, Mawson Lakes"

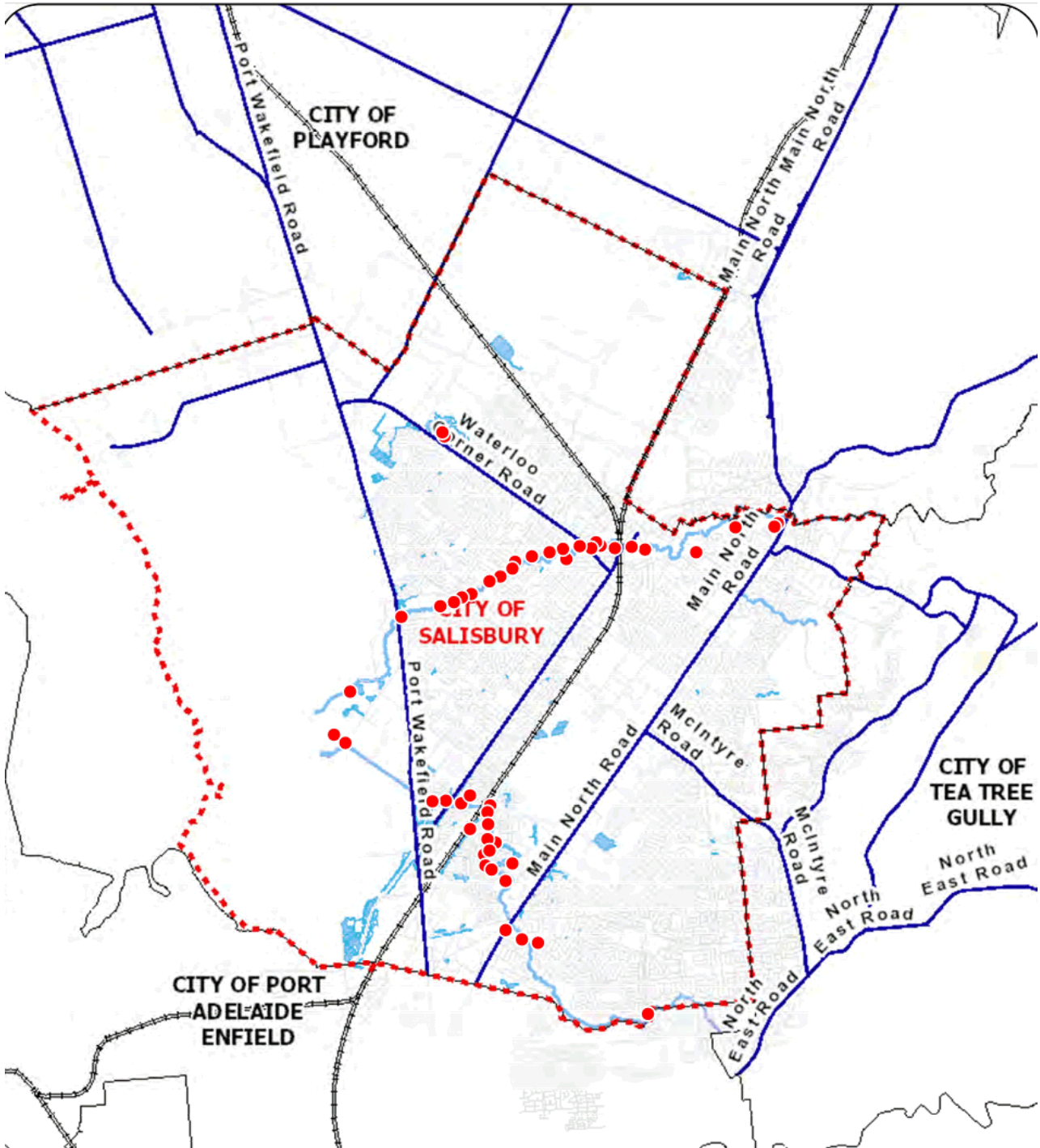
This trail covers terrain that is isolated and obscured from public view. For your personal safety, be aware of your surroundings.

-  **Mobara Park**

-  **Mawson Lakes Town Centre**

-  **Mawson Lakes School**
-  **Mawson Interchange**

-  **Elder Smith Road**





Directional Signage Installed Locations



Item 2.4.1 - Attachment 2 - Directional Signage - Installed Locations

ITEM	2.5.1
	WORKS AND SERVICES COMMITTEE
DATE	18 January 2016
HEADING	Salisbury United Soccer Club Loan
AUTHORS	Karen Pepe, Manager Property and Buildings, City Infrastructure Elene Kontonikas, Property Officer, City Infrastructure
CITY PLAN LINKS	4.6 To provide our customers with excellent service that meets their needs
SUMMARY	The Salisbury United Soccer Club has written to Council seeking financial assistance and requested Council waive the outstanding balance on the loan they received in 2001. Staff investigated the request to ascertain the terms and conditions of the loan agreement and the amount which remains outstanding. This report outlines the process of investigation for Council's consideration.

RECOMMENDATION

1. The information in this report be received and noted.
2. Staff be authorised to waive the balance of the loan which has an amount outstanding of \$6,816.62.
3. Staff be authorised to negotiate a payment plan for the rental amount of \$5,382 which has been subject to a moratorium and due to be paid in 2016.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 The Salisbury United Soccer Club occupies the facility at Adams Oval, Salisbury North. In 1980 the club built the clubroom facility which was financed by a loan of \$100,000 from Council, the club's deposit, and an Unemployment Relief Grant (SURS).
- 1.2 At that time, it was common for Council to provide only change rooms for clubs and any other requirement had to be financed by the clubs via a commercial loan with Council guarantee or a loan from Council with commercial rates.
- 1.3 Council granted the Salisbury United Soccer Club a loan with an interest rate of 9.5% over a period of twenty (20) years. The loan repayment was \$11,077.52 per annum.
- 1.4 The amount due to be repaid to Council for the full term of the loan was \$223,711 of which \$123,711 was interest.

- 1.5 In the year 2000 the club was not in a sound financial position and approached Council to renegotiate their loan repayments. The club was likely to be wound up if assistance was not received by Council. Since the land and building belonged to Council, the club was unable to use these as security for alternative finance.
- 1.6 Financial reports provided at the time show that the club was unable to meet their monthly payments. A sub committee was formed (Salisbury United Soccer Club Sub Committee) to investigate financial options available to assist the club and a recommendation was made to Council for consideration.
- 1.7 Council records indicate that as at 31 December 2000 the balance outstanding was \$56,400 (inclusive of arrears of \$6,800), and the interest paid has been estimated at \$96,242. The club had repaid the amount of \$167,311 towards the initial loan.
- 1.8 Council resolved in January 2001 (Item 6.6.1 Salisbury United Sub-Committee vide Minute 144) to refinance the debt principal of \$56,000 and the arrears of \$6,800 (total \$63,200) over 15 years at 7% interest per annum. This commenced on the 1st July 2001 and is due to finish on the 30th June 2016.
- 1.9 The amount payable by the club for the full term of the refinanced loan is a total of \$102,250.70 including interest of \$39,050.70.
- 1.10 In addition, a moratorium on rental was offered to assist the club with cash flow. A six month rent free period from January 2001 to end June 2001 was negotiated, and payment has been on hold until the loan expired in June 2016. The amount they are required to pay is \$5,382.
- 1.11 It was agreed that the payment of the \$5,382 would commence on the 1st July 2016. This amount will then be amortized over a twelve month period and payable in addition to the club's current rent.
- 1.12 The new agreement enabled the club to improve their financial circumstances, develop opportunities to increase their income, and maintain their community programs.
- 1.13 In 2010/11 the club accessed a Minor Capital Works grant of \$20,000 to build a storage shed, and in 2014 a Community Grant of \$1,500 was allocated towards the purchase of Sporting Equipment, payment of St John's Ambulance Service and additional expenses for the Liberian Soccer Tournament.

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 Staff from Business Excellence and City Infrastructure Departments.

2.2 External

- 2.2.1 Consultation with Salisbury United Soccer Club.

3. REPORT

- 3.1 The Chairman of the club has written to staff seeking Council's assistance. To provide assistance, the club has requested Council waive the balance of the (refinanced) loan they received in 2001, and also waive the amortized rental amount which is due to be repaid on the 1st July 2016.

- 3.2 They have asked that Council consider their request due to increasing costs to the club.
- 3.3 The club currently only has one playing field and has access to share the other two playing fields licensed by the Salisbury United Junior Soccer Club Inc. Due to an increase in teams, which includes their own juniors and women's teams, they need to hire additional training grounds and this is an additional cost to the club.
- 3.4 At present the club is positioned at the top of the State League and is likely to be promoted to the National Premier League next season. Training requirements in preparation of the promotion has limited the club's capacity to hire their grounds and resulted in a loss of income. The promotion will also attract significant additional fees to the club.
- 3.5 The club is hosting community programs to assist young players from the local African and Liberian communities to showcase and increase their skills. They intend to extend these programs to involve further local communities which will further add to the club's expenses.
- 3.6 As the oldest soccer club in the Salisbury area established in 1954, the Salisbury United Soccer Club have consistently contributed to the local community and the redevelopment of Salisbury North.
- 3.7 Subsequent to the club's request to waive the loan, the club was instructed to withhold payment of the loan until the matter is resolved. Payment was paused as of July 2015.
- 3.8 Staff audited the club's loan account to ascertain the balance outstanding on the loan and have identified that the club has paid the amount of \$95,434.08 to the end of June 2015.
- 3.9 The balance on the loan and currently outstanding is \$6,816.62.
- 3.10 It has been estimated that the club has paid the total amount of \$259,311 towards both loans, \$167,311 on the original loan and \$96,000 on the refinanced loan, which includes interest paid of \$135,041.12.
- 3.11 Staff communicated with the club President seeking their response in relation to the potential of their request not being accepted and how the club would manage their finances. The club indicated that the main burden is the loan repayment, and in relation to the rental arrears they would be able to make repayments.

4. CONCLUSION / PROPOSAL

- 4.1 Salisbury United Soccer Club is experiencing financial difficulty and is seeking Council's assistance to budget for the additional costs they will incur to advance to the National Premier League and also maintain their community programs.
- 4.2 The club has repaid the amount of \$167,311 for the initial loan, and the amount of \$95,434.08 towards the refinanced loan, a total of \$259,311. The balance currently outstanding is \$6,816.62.
- 4.3 Interest for the initial loan commenced at 9.5 % which was during a period of high inflation, and for the refinanced loan at 7% which was above the market rate.

- 4.4 It is recommended Council waive the balance on the club's loan which they received to build the clubrooms at Adams Oval in 1980, and a payment plan apply for the rental due to be repaid in July 2016.

CO-ORDINATION

Officer: Executive Group
Date: 12/01/2016

ITEM	2.6.1
	WORKS AND SERVICES COMMITTEE
DATE	18 January 2016
HEADING	Capital Works Progress Report - December 2015
AUTHOR	Christy Martin, Manager Project Services, City Infrastructure
CITY PLAN LINKS	3.2 To have an engaged community with a strong sense of vitality, pride and belonging
SUMMARY	The following monthly status report and requests for amendments is presented to effectively manage the City Infrastructure Capital Works Program.

RECOMMENDATION

1. Remove roof audit from 2015/16 Property & Buildings Planning Program with this to occur as part of routine maintenance.
2. Remove the installation of new Wetlands Signage at the Paddocks Reserve from the 2015/16 Information Signage Program.
3. As part of the 2015/16 Bridge Asset Renewal Program replace Noack Reserve with renewal of the Dry Creek Linear Park footbridge, adjacent Victoria Court.
4. Include the construction of new kerb ramps in sections of Spearman Avenue, Salisbury East, and Seabright Avenue, Parafield Gardens, within the 2015/16 Kerb Ramp Construction/Upgrade Program
5. As part of the 2015/16 Council Funded Footpath Program, construct new footpath links Cornwall Drive, Gulfview Heights, and adjacent Riverdale Primary School, Salisbury Downs.
6. An allocation of \$90,000 non-discretionary budget bid be considered as part Second Quarter Budget Review for the design and installation of outdoor crèche perimeter protection at Bagster Road Community Centre.
7. Submission of a New Initiative Bid for funding in 2016/17 of outdoor crèche perimeter protection at Pooraka Farm Community Centre.
8. An allocation of \$20,000 for Bus Rerouting Works along Wilkinson Road, Para Hills, being approved as a non-discretionary budget bid at the Second Quarter Budget Review. Of this, \$10,000 is to be an Income Budget.
9. The construction of a section of bicycle network along Diment Road be reconsidered for 2016/17 with 2015/16 \$50,000 budget and \$50,000 unsuccessful income budget be reduced to \$0 as part of the Second Quarter Budget Review, Program 14804 Bicycle Network Improvements.
10. Within PR14804 Bicycle Network Improvements Program, defer construction of a new bicycle lane, Spains Road, Salisbury Downs. Transfer this project budget to PR13600 Minor Traffic Improvement Program. Within PR13600 Minor Traffic Improvement Program include the construction of new pedestrian links Warner Road/Hollywood Boulevard and Metro Street/Hollywood Boulevard, Salisbury Downs.

11. An allocation of \$450,000 non-discretionary budget bid to PR22517 Underdown Park Upgrade, being approved as part of Second Quarter Budget Review for site power supply upgrade.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 City Infrastructure is responsible for the capital works associated building, traffic and civil engineering services, landscape and environmental works. Specifically these works involve the project management of design, specification development, construction and recurrent maintenance. Service provision is undertaken by both internal service providers and external consultants/contractors. City Infrastructure provides periodical progress reports of these projects.

2. CONSULTATION / COMMUNICATION

- 2.1 As part of the management of the City Infrastructure Capital Works Program, communication of the program occurs on a monthly basis via Works and Services Committee. In addition, a current program of works is available via the City of Salisbury internet site and highlights included within the periodic publication of Salisbury Aware.

3. REPORT

3.1 PROGRAM AMENDMENTS

As part of the coordination of the Capital Works Program, it is continuously monitored to ensure it best meets the needs of the community and also infrastructure condition is maintained. As a result of this evaluation the following change is requested;

Amendment to Program

PR23025 Property & Buildings Planning Program

Within the Property and Buildings Planning Program for 2015/16, it was originally proposed to undertake a roof audit. This specific work will now not be occurring within this program as it will progressively occur within a new gutter maintenance contract. The funds will remain within the program to continue planning for future years works.

Recommendation: Remove roof audit from 2015/16 Property & Buildings Planning Program with this to occur as part of routine maintenance.

Impact: No impact

Amendment to Program

PR17080 Information Signage – Parks & Reserves

With the development of the Master Plan for the Paddocks Reserve, it has been decided to defer the installation of any new signage to the reserve. As a result, the proposed Wetlands Signage within the 2015/16 Information Signage Program will not be occurring. Project funds will remain within the program to assist with the delivery of signage at alternative locations.

Recommendation: Remove the installation of new Wetlands Signage at the Paddocks Reserve from the 2015/16 Information Signage Program.

Impact: Delay new signage at Paddocks Reserve

PR20548 Bridge Asset Renewal

As part of the 2015/16 Bridge Asset Renewal Program, Noack Reserve Footbridge was nominated to be renewed. With recent maintenance, this bridge no longer requires complete renewal and thus a footbridge at Dry Creek Linear Park is proposed to replace this location. This revised location is between Victoria Court and Lomond Circuit and able to be accommodated within existing budgets.

Recommendation: As part of the 2015/16 Bridge Asset Renewal Program replace Noack Reserve with renewal of the Dry Creek Linear Park footbridge, adjacent Victoria Court.

Impact: No impact

PR23098 Kerb Ramp Construction/Upgrade Program

Via the Footpath Request Evaluation Team (FRET), requests for new access ramps in the following locations were received;

- Spearman Avenue, Salisbury East
- Seabright Avenue, Parafield Gardens

These have been reviewed in accordance with the key principles of the Footpath Policy and it is recommended they be funded within the 2015/16 Kerb Ramp Construction/Upgrade Program.

Recommendation: Include the construction of new kerb ramps in sections of Spearman Avenue, Salisbury East, and Seabright Avenue, Parafield Gardens, within the 2015/16 Kerb Ramp Construction/Upgrade Program

Impact: No impact

PR14498 Council Funded Footpath Program

FRET received a request to construct a new footpath linking Cornwall Drive to a Bridge Road Bus Stop, Gulfview Heights. This request has been reviewed in accordance with the key principles of the Footpath Policy and is recommended for construction. As this request will assist a wheelchair bound resident, works have already commenced with the assumption that Council would support this decision.

In addition to this location, new paths are proposed to be constructed adjacent Riverdale Primary School, Salisbury Downs, to improve pedestrian links and access.

Recommendation: As part of the 2015/16 Council Funded Footpath Program, construct new footpath links Cornwall Drive, Gulfview Heights, and adjacent Riverdale Primary School, Salisbury Downs.

Impact: No impact

Amendment to Budget

Community Centre Crèche Perimeter Protection

Following an incident at Bagster Road Community Centre, a safety investigation has taken place and determined additional protection should be constructed along the perimeter of the external crèche facility. Consequently a \$90,000 Non-discretionary Second Quarter Budget Review Bid will be submitted to enable this work to be a priority for 2016.

Pooraka Farm Community Centre has a similar crèche configuration which adjoins a carpark. It is proposed to undertake a similar treatment at this site as a preventative measure in 2016/17. A New Initiative Bid for this work will be submitted for consideration.

Recommendation: An allocation of \$90,000 non-discretionary budget bid be considered as part Second Quarter Budget Review for the design and installation of outdoor crèche perimeter protection at Bagster Road Community Centre.

Submission of a New Initiative Bid for funding in 2016/17 of outdoor crèche perimeter protection at Pooraka Farm Community Centre.

Impact: New works & funding

New Bus Pad Construction

Staff received notification from Dept of Planning, Transportation and Infrastructure (DPTI), that in early 2016 there will be a rerouting of a bus service along Wilkinson Road, Para Hills. It is proposed to joint fund works with DPTI to amend signage, line marking and construct new bus pads. These works are in line with accessibility framework providing new accessible amenities for the community. A \$20,000 Non-Discretionary Second Quarter Budget Review Bid will be submitted with works requiring completion prior to this review.

Recommendation: An allocation of \$20,000 for Bus Rerouting Works along Wilkinson Road, Para Hills, being approved as a non-discretionary budget bid at the Second Quarter Budget Review. Of this, \$10,000 is to be an Income Budget.

Impact: New works & funding

Amendment to Budget

PR14804 Bicycle Network Improvements

Unfortunately Council was unsuccessful in attaining grant funding to co-fund the construction of a length of bicycle network along Diment Road. As a result, within Second Quarter Budget Review, \$50,000 will be returned and this project will be considered for resubmission in 2016/17.

Spains Road, Salisbury Downs, in 2015/16 was allocated a budget of \$100,000 to construct a bicycle lane. It has been decided to post pone these works to 2016/17 where they can be coordinated with resealing of the road. As a result, approval is sought to defer this work and transfer these funds to PR13600 Minor Traffic Improvements Program. By transferring to this program, it will enable the program to deliver current workload plus provide safe pedestrian links constructed at the intersections of Warner Road/Hollywood Boulevard and Metro Street/Hollywood Boulevard, Salisbury Downs.

Recommendation: The construction of a section of bicycle network along Diment Road be reconsidered for 2016/17 with 2015/16 \$50,000 budget and \$50,000 unsuccessful income budget be reduced to \$0 as part of the Second Quarter Budget Review, Program PR14804 Bicycle Network Improvements.

Within PR14804 Bicycle Network Improvements Program, defer construction of a new bicycle lane, Spains Road, Salisbury Downs. Transfer this project budget to PR13600 Minor Traffic Improvement Program. Within PR13600 Minor Traffic Improvement Program include the construction of new pedestrian links Warner Road/Hollywood Boulevard and Metro Street/Hollywood Boulevard, Salisbury Downs.

Impact: Program and budget transfer

PR22517 Underdown Park Upgrade

The detailed design for the Underdown Park new sporting complex is near complete, and currently being submitted for development approval. As part of the detailed design, site power supply was reviewed with SAPN and determined an upgrade is required. As reported, 20th April 2015, Works and Services Committee, Item 2.1.3, any supply upgrade for this project was not allowed for within the current project budget. Consequently a \$450,000 Non-Discretionary Second Quarter Budget Review Bid will be submitted to cover a supply upgrade and transformer installation. This will enable the work to occur in alignment with the construction of the new building, plus be ready for the sports field lighting upgrade in 2016/17.

Recommendation: An allocation of \$450,000 non-discretionary budget bid to PR22517 Underdown Park Upgrade, being approved as part of Second Quarter Budget Review for site power supply upgrade.

Impact: Additional funds to cover works now defined

For Information

PR22122 Restoration of 1947 Bedford Ute

The restoration of the 1947 Bedford Ute is being undertaken by the Military Museum. The works will be primarily completed by volunteers from within this group. As such, best efforts will be made to complete the restoration by October 2016, however cannot be guaranteed. Progress will be monitored.

Paddocks Master Plan Update

The Paddocks has a significant number of community assets and services collocated on one site. Council has invested significant funding for the provision of infrastructure which has evolved over time and includes sporting fields, community recreation buildings, sports field lighting and the Paddocks Community Centre. Private investment has realised the provision of the Para Hills Community Club. The Paddocks services and facilities have significant usage which is causing significant issues in relation to car parking and traffic management issues. Unfortunately the Paddocks site encounters significant anti-social issues that also need to be addressed.

Council at its meeting in March 2011 resolved inter alia that a master planning process would be undertaken and that this would be done in three stages:

- Stage 1 - Car parking and Traffic study (complete)
- Stage 2 – Paddocks Community Centre
- Stage 3 –Paddocks Master Plan (whole of site)

Stage 2 – Paddocks Community Centre

On September 23rd Council agreed to proceed to concept design in consultation with the community to build a community centre adjacent the existing Library and positive Ageing Service at Para Hills to replace the aging Community Centre at the Paddocks

The tender for a suitable architect will be released to the councils panel in January and contract execution is expected in March.

Development of concept designs will take place between March and May, this design will be costed to ensure that it is within the notional budget agreed by council. Community consultation will be undertaken in June and detailed design will commence in mid 2016 pending Council endorsement. The tender for construction will occur August to December, with construction planned for commencement in January 2017.

Stage 3 Paddocks Master Plan (whole of site)

Stage 3 of the Master Plan will identify options for the appropriate, future development and use of this significant community asset. The Paddocks will be studied in its entirety, identifying opportunities which add value and identify potential uses consistent with the surrounding area. The Master Plan will identify the following:

- Identification of community infrastructure that is required at this site and potential locations
- Biodiversity considerations of the site
- Better configuration of sporting infrastructure to provide for current and existing community sporting and recreation needs
- Identify carrying capacity of the Paddocks sporting infrastructure and management of the intensity of usages of fields and car parking areas

- Provision of practical and safe pedestrian network for recreational, commuting, and sporting use
- Identify drainage infrastructure that is required for the paddocks including flood detention basin
- Give consideration to long term car parking solutions at the site
- Identify best location on site for the provision of a district plays space – based on the criteria set within the Play Space Action Plan
- Identify the preferred location for public toilet provision

Key themes that will also be addressed within the Master Plan include:

- Identification of community aspirations and needs
- Open space management
- Bio diversity management
- Stormwater requirements
- Asset management
- Vehicle movement and access to the various facilities located within the Paddocks
- Lighting – pedestrian and car parking (sports field lighting will not be considered)
- Safety
- Identify trends in relation to the creation and operation of community hubs
- Crime Prevention through Environmental Design (CPTED)
- SEPA (Supportive Environments for Physical Activity)

The Master Plan will give consideration of the future usage of the Paddocks Centre site.

A new initiative bid will be submitted for 2016/17 for the resourcing required to undertake this stage of the Master Plan. It is anticipated the Master Plan will take between 12 to 18 months to complete depending on the level of complexity.

3.2 DECEMBER 2015 HIGHLIGHTS

Kentish Green

Kentish Green Reserve Play Space is now complete. The gabion wall with the reserve name includes bricks from the original farm stable located on this site.



Elder Smith Road

Renewal feature landscape works was recently completed at the intersection of Elder Smith Road and Salisbury Highway, Mawson Lakes. Old tired plants were replaced with hardy Australian natives. In the coming months this busy intersection will be brimming in a sea of mauve and fuchsia coloured flowers and contrasting vegetation.



4. CONCLUSION / PROPOSAL

- 4.1 This summary report regarding City Infrastructure Capital Works Program be received.

CO-ORDINATION

Officer: Executive Group
Date: 12/01/2016