



## **AGENDA**

**FOR WORKS AND SERVICES COMMITTEE MEETING TO BE HELD ON  
16 MAY 2016 AT 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**

An apology has been received from Cr E Gill.

### **LEAVE OF ABSENCE**

### **PRESENTATION OF MINUTES**

Presentation of the Minutes of the Works and Services Committee Meeting held on 18 April 2016.

Presentation of the Minutes of the Confidential Works and Services Committee Meeting held on 18 April 2016.

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## OTHER BUSINESS

## CLOSE



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

**18 APRIL 2016**

**MEMBERS PRESENT**

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

**OBSERVERS**

Cr B Vermeer  
Cr D Bryant

**STAFF**

Chief Executive Officer, Mr J Harry  
General Manager Business Excellence, Mr C Mansueto  
General Manager Community Development, Ms J Trotter  
General Manager City Infrastructure, Mr M van der Pennen  
Manager Community Capacity and Learning, Ms P Webb  
Manager Technical Services, Mr D Roy  
Manager Civil and Waste, Mr L Thomas  
Manager Business Support, Mr K Stewart  
Manager Property and Buildings, Ms K Pepe  
Governance Support Officer, Ms K Boyd  
Governance Coordinator, Ms J Rowett

The meeting commenced at 10:27 pm.

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

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## **APOLOGIES**

Apologies have been received from Cr C Buchanan and Cr E Gill.

## **LEAVE OF ABSENCE**

Nil.

## **PRESENTATION OF MINUTES**

Moved Cr G Reynolds

Seconded Cr S White

The Minutes of the Works and Services Committee Meeting held on 21 March 2016, 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 G Reynolds

1. The information be received.

**CARRIED**

### *Community Centres and Youth*

#### **2.1.1 Burton Park Community Centre**

Moved Cr G Caruso

Seconded Cr S White

1. That Option 3, Pre School Demolition, improved car parking and landscaping at the Burton site, including Kaurna Park, be endorsed.
2. That a new initiative bid to fund the Burton pre-school demolition, car parking establishment costs and landscaping be considered in the 2016/17 budget.

**CARRIED**

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## *Landscaping*

### **2.4.1 Tree Management Framework**

Moved Cr S Reardon

Seconded Cr G Reynolds

1. The information be received.
2. The Tree Management Policy as set out in Attachment 2 to this report (Item No 2.4.1 Works and Services Committee, 18/4/2016), be endorsed.
3. The revised and updated Tree Removal Procedure, with track changes accepted, as set out in Attachment 3 to this report (Item No 2.4.1 Works and Services Committee, 18/4/2016, be endorsed; with option 1, the Development Assessment Unit, as the preferred mechanism for processing requests to review tree removal decisions related to Regulated/Significant trees where removal is supported (Clause 2.7 of Tree Removal Procedure).
4. The previous Tree Maintenance Policy be discontinued.

**CARRIED**

## *Public Works*

### **2.6.1 Kerb and Gutter Maintenance Program**

Moved Cr S Reardon

Seconded Cr G Caruso

1. The information be received.

**CARRIED**

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*Mayor G Aldridge entered the meeting at 10:55pm*

## **2.6.2 Capital Works Progress Report - March 2016**

Moved Cr S Reardon  
Seconded Cr G Caruso

1. The information be received.
2. The capital works underway in the Cobbler Creek Linear Park be noted.
3. The construction of new footpaths in sections of, Erin Court, Gulfview Heights; Golden Court, Paralowie; London Drive, Salisbury East; Mosel Grove, Paralowie; Shepherdson Road, Parafield Gardens and Target Hill Road, Salisbury Heights; be included as part of the Council Footpath Program.
4. St Augustine's Soccer Club, Salisbury Park, be included within the Priority Access Building Upgrades Program.
5. Acquisition of a Parks & Landscape Team Truck due to accident, utilising uncommitted funds associated with the Plant and Fleet Replacement Program, be included.
6. Conduct an audit of play equipment within the 2015/16 Parks and Streetscape Planning Program in lieu of the irrigation network and system.

**CARRIED**

## 2.9.1 Little Para Par 3 Golf Course

*Cr G Caruso declared a perceived conflict of interest due public views on his association with a private golf course and left the meeting at 11:04 pm and did not return.*

Moved Cr S White

Seconded Mayor G Aldridge

1. *Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) and (d)(i) and (d)(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; and*
- *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.*

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 discussion of this item would protect commercial information provided by Belgravia Leisure and information relating to the proposed commercial negotiations regarding land associated with the Little Para Par 3 Golf Course and enable to 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 **Little Para Par 3 Golf Course** 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 11:03 pm.

The meeting moved out of confidence at 11:32 pm.

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## OTHER BUSINESS

Nil

The meeting closed at 11:32pm.

CHAIRMAN.....

DATE.....



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<b>ITEM</b>	2.0.1
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	16 May 2016
<b>HEADING</b>	Future Reports for the Works and Services Committee
<b>AUTHOR</b>	Michelle Woods, Projects Officer Governance, CEO and Governance
<b>CITY PLAN LINKS</b>	4.3 Have robust processes that support consistent service delivery and informed decision making.
<b>SUMMARY</b>	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  <b>Due:</b> <b>Deferred to:</b> <b>Reason:</b>	<b>Update of Council's Flood Management Strategy</b> 4. On completion of the Flood Plain Mapping an amended Stormwater Management Plan be submitted to Council for endorsement. May 2016 October 2016 Report to be presented once Flood Plain Mapping is completed.	Dameon Roy
28/07/2014 2.OB1  <b>Due:</b> <b>Deferred to:</b> <b>Reason:</b>	<b>Localised Flooding Issues – Barker Road, Wilson Road and St Kilda Road (Verbal)</b> 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. May 2016 October 2016 As above.	Dameon Roy
27/07/2015 1.10.1  <b>Due:</b>	<b>Salisbury Oval Precinct Plan</b> 5. A report to commence the community land revocation process required for the Salisbury Oval Precinct be presented to Council in September 2015. July 2016	Karen Pepe
24/08/2015 OB2(WS)  <b>Due:</b>	<b>Pedestrian Safety - Beovich Road</b> 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. June 2016	Dameon Roy
28/09/2015 2.1.1  <b>Due:</b>	<b>Paddocks Community Centre Review - Paddocks Master Plan Stage 2</b> 4. That a further report is brought back to Council for endorsement of the proposed concept design before proceeding to detailed design. June 2016	Pippa Webb
28/09/2015 2.7.2  <b>Due:</b>	<b>Pedestrian &amp; Vehicle Safety - Bridge Street, Salisbury</b> 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 October 2016	Tony Calandro

14/12/2015 NOM3	<b>Traffic monitoring, Kesters Road between Main North Road and Ceafield Road</b> 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. <b>Due:</b> October 2016	Dameon Roy
14/12/2015 2.7.1	<b>Proposed works relative to the junction of Kings Road with Bolivar Road, Paralowie</b> 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. <b>Due:</b> March 2017	Harry Pitrans
22/02/2016 2.1.1	<b>Investigation of Costs Associated with Waterslide/Diving Platform Installation at Salisbury Recreation Precinct</b> 2. A report be brought back to Council exploring the provision of a spray pad/play structure at the Salisbury Recreational Precinct for consideration in the 2017/2018 budget. <b>Due:</b> November 2016	Jane Trotter
22/02/2016 2.5.1	<b>Road Closure Portion of Ryans Road Plantation, Parafield Gardens</b> 5. A further report will be presented to Council following the public consultation period for consideration of any objections or applications received. <b>Due:</b> June 2016	Thuyen Vi-Alternetti
22/02/2016 OB4	<b>Strategic Transport Plan and E-W Traffic Movements Across the City</b> 2. Within six months, Council consider a further report addressing the management of E-W traffic movements across the city. <b>Due:</b> August 2016	Mark van der Pennen

29/03/2016 NOM1	<b>Duplication of 'Wave Slide' at St Kilda Playground</b> 1. In preparation for the proposed upgrade to the 'Wave Slide' at the St Kilda Playground (as per information contained in the current budget preparation information), staff report back on opportunities to duplicate the slide, with the report to include details of: • Additional costs for the duplication of the 'Wave Slide' • A risk assessment and feasibility of the duplication. <b>Due:</b> June 2016	Dameon Roy
29/03/2016 2.2.2	<b>Implementation of Free Bike Hire Scheme (in conjunction with Bike SA) - investigation findings</b> 3. The implementation of a Free Bike Hire Scheme within the City of Salisbury be considered again in three years. <b>Due:</b> March 2019	Adam Trotman
29/03/2016 2.7.1	<b>Change to Road Rules to Accommodate Cyclists - Application within the City of Salisbury</b> FURTHER MOTION: Council staff report on left/right lane separation marking on main road footpaths where cycling is allowed and there is currently high levels of cycling and pedestrian activity, as is currently provided on Park Way, Mawson Lakes. <b>Due:</b> October 2016	Tony Calandro
29/03/2016 OB3	<b>Waste to Resources Fund</b> 2. Staff bring back a report outlining potential projects which could be submitted by Council for funding from this fund. <b>Due:</b> July 2016	Bruce Naumann
26/04/2016 NOM1	<b>Speed Limit for Bicycles on Footpaths</b> 1. That staff report back in relation to the implementation of a 'walking pace' speed limit for all bicycles on footpaths (other than specifically constructed joint use paths) within the city of Salisbury, with the report to include consideration of: • Policy and implementation issues • Interface with by-laws • Assessment of speed and enforcement of breaches • Consultation requirements for implementation • Costs for implementation including infrastructure requirements and ongoing administration • Communication/education requirements <b>Due:</b> June 2016	Tony Calandro
26/04/2016 6.4.3	<b>Your Tutor Trial</b> 2. Report on Outcomes of the Your Tutor Trial to be included on the futures report for Works and Services, and scheduled for March 2017. <b>Due:</b> March 2017	Pippa Webb

**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: 09/05/2016



<b>ITEM</b>	2.5.1
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	16 May 2016
<b>HEADING</b>	First Avenue Mawson Lakes - Road Closure
<b>AUTHOR</b>	Elene Kontonikas, Property Officer, City Infrastructure
<b>CITY PLAN LINKS</b>	3.1 Be an adaptive community that embraces change and opportunities. 4.1 Strengthen partnerships that enable us to better address our community's priorities. 4.4 Embed long term thinking, planning and innovation across the organisation.
<b>SUMMARY</b>	Sections of carpark at Innovation House Mawson Lakes has been identified as encroaching over portions of First Avenue. To resolve the encroachment, staff have held discussions with Renewal SA and have in principle agreed to exchange a portion of Renewal SA's land for a portion of the road.

### RECOMMENDATION

1. Council exchange portion of First Avenue Mawson Lakes for a portion of Renewal SA's land for no consideration and the costs shared between both parties.
2. Staff be authorised to implement the required provisions of the *Road (Opening and Closing) Act 1991* to commence a Road Process to close a portion of Lot 120 in Filed Plan 18165 and marked as "B" in Attachment 1 (Item No. 2.5.1, Works and Services Committee, 16/05/2016)
3. Staff undertake public consultation by placing notices in the Leader and News Review Messenger Newspapers and a further notice in the State Government Gazette in accordance with the provisions of the *Road (Opening & Closing) Act 1991* as well as sending notices to affected persons in the area.
4. A further report be presented to Council after the statutory notice period has elapsed for consideration of any objections received and whether to proceed with a Road Process Order under Section 15 of the *Roads (Opening & Closing) Act 1991*.

### ATTACHMENTS

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

1. Plan - Exchange "A" For "B" Portions of Land
2. Public Consultation Area
3. Preliminary Plan

**1. BACKGROUND**

- 1.1 Council owns a facility known as the Boat Shed located on Paquita Park Mawson Lakes and occupied by the Mawson Lakes Sport and Recreation Club Incorporated under a Lease agreement.
- 1.2 The Boat Shed does not have a car parking area, and Council have an existing License agreement with Renewal SA to use a portion of their land adjacent as a car park for the exclusive use of the club.
- 1.3 While undertaking the process of renewing the License agreement, it was identified that an encroachment on First Avenue Mawson Lakes exists where sections of the Innovation House carpark have been constructed over First Avenue which is described as Lot 120 in Filed Plan 18165.

**2. CONSULTATION / COMMUNICATION**

- 2.1 Internal
  - 2.1.1 Staff from City Infrastructure and City Development Departments
- 2.2 External
  - 2.2.1 Renewal SA
  - 2.2.2 Service Providers:
    - Telstra
    - SA Power Networks
    - SA Water
    - Electranet
    - APA Group

**3. REPORT**

- 3.1 Staff have held discussions with Renewal SA to resolve the encroachment and the provision of car parking. As part of those discussions an in principle agreement has been reached to undertake a land exchange as per Attachment 1 to swap “A” for “B”. Renewal SA has formally requested to proceed with the exchange and the road closure, and it is proposed the costs be shared between both parties with the land offered for no consideration.
- 3.2 It is proposed that a road process commence as per the *Roads (Opening & Closing) Act 1991* (the Act) to close a portion of Lot 120 in Filed Plan 18165 known as First Avenue Mawson Lakes and delineated in the attached Plan (Attachment 3) and Council’s share of the costs be funded from the Minor Land Acquisition account.
- 3.3 Internal consultation with staff has been undertaken and there are no objections to the proposal.
- 3.4 External consultation with service providers has indicated that there are no objections to the proposal, apart from SA Power Networks who will require an easement for the electricity infrastructure that is currently located on the road. In the event that a change to the use of the land occurs in the future, further easements will be required.



- 3.5 The Act provides that Council may commence a road process to close a public road and regulations further require that Council must give notice of the proposed disposition of the land. It is recommended that a road process be commenced on a portion of First Avenue Mawson Lakes.
- 3.6 In addition to the notification required under the Act, it is intended that a public consultation be undertaken in accordance with Council's Public Consultation Policy. It is proposed that notices be placed in the News Review and Leader Messenger Newspapers and a further notice be published in the State Government Gazette. Notification of the public consultation will also be sent to persons who are likely to be affected by the proposal, and Attachment 2 indicates in red line the properties which will be consulted in relation to the proposal.
- 3.7 A preliminary plan (16/--) has been drafted by Alexander Symonds and is attached for Council's consideration where the portion marked "1" will come into the ownership of Council (Attachment 3).

#### **4. CONCLUSION / PROPOSAL**

- 4.1 This report seeks Council's approval for the land exchange, and also seeks authorisation to commence a road process for First Avenue Mawson Lakes to close a portion of Lot 120 in Filed Plan 18165 as per Section 17 (a) of the Act.
- 4.2 Pursuant to Section 17 (a) of the *Roads (opening & Closing) Act 1991*, a road process will be necessary to facilitate the exchange of the portion of road which will be amalgamated into the property known as Innovation House.
- 4.3 The Road process will require staff to undertake Public consultation, which will be completed in accordance with Council's Public Consultation policy.
- 4.4 A further report will be presented to Council following the public consultation period for consideration of any objections or applications received and whether to proceed with a Road Process Order under Section 15 of the Act.

#### **CO-ORDINATION**

Officer: Executive Group  
Date: 09/05/2016















	<h2>PRELIMINARY PLAN</h2>
	<h1>16/----</h1>
	<b>PLAN UNDER THE ROADS (OPENING &amp; CLOSING) ACT, 1991 AS AMENDED</b>
	TITLE REFERENCE FOR ROAD
	IRRIGATION AREA ..... DIVISION ..... HUNDRED ..... YATALA ..... AREA ..... MAWSON LAKES ..... COUNCIL ..... CITY OF SALISBURY .....
	SCALE ..... METRES 0 5 10 20 30 40
	STATEMENTS CONCERNING EASEMENTS, ANNOTATIONS AND AMENDMENTS ROAD TO BE CLOSED LETTERED A A TO MERGE WITH CT 5891/181  ROAD TO BE OPENED NUMBERED 1 1 TO MERGE WITH FIRST AVENUE
	CERTIFIED CORRECT AS TO INTENT
	DATED: 10 / 20 ..... CITY OF SALISBURY
	I HEREBY CERTIFY THAT THE PORTION OF ROAD TO BE CLOSED HEREON ARE ROAD WITHIN THE MEANING OF SECTION 3 OF THE ROADS (OPENING & CLOSING) ACT, 1991 AS AMENDED
AUTHORITY REFERENCE: D61363 1 / 100 MARK ANTONY PETER WILLIAMS LICENSED SURVEYOR	
<b>Alexander &amp; Symonds Pty.Ltd.</b> 11 KING WILLIAM STREET, KENT TOWN P.O. BOX 1000 KENT TOWN 5071 Tel (08) 8130 1666 Fax (08) 8362 8099 E.B.M. 95 001 753 968 REFERENCE A054416P1A1 JLG 01.05.2016	





<b>ITEM</b>	2.5.2
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	16 May 2016
<b>PREV REFS</b>	Works and Services Committee 2.5.1 16/02/2015
<b>HEADING</b>	Assignment of Lease from Crown Castle to Axicom Pty Ltd - Hausler Reserve Paralowie
<b>AUTHOR</b>	Thuyen Vi-Alternetti, Senior Property Officer, City Infrastructure
<b>CITY PLAN LINKS</b>	1.2 Be the place of choice for businesses to invest and grow within South Australia, nationally and internationally. 1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.
<b>SUMMARY</b>	Crown Castle have recently changed their name and have requested that the lessee details in the draft lease agreement be changed to Axicom Pty Ltd being their new business name.

## RECOMMENDATION

1. The information in this report be received and noted.
2. The change in Lessee details for the lease at Hausler Reserve, Paralowie from Crown Castle to Axicom Pty Ltd be endorsed.

## ATTACHMENTS

There are no attachments to this report.

## 1. BACKGROUND

- 1.1 A report was presented to Council in February 2015 at which time Council resolved to renew a lease with Crown Castle at Hausler Reserve, Paralowie for the operation of a monopole antennae and associated infrastructure for a period of 20 years, at an annual rental fee of \$17,000 (net) plus GST per annum subject to no objections being received as a result of the public consultation process.
- 1.2 At the same meeting Council resolved that if no objections were received by the conclusion of the public consultation process staff may enter into the lease agreement with Crown Castle.

## 2. CONSULTATION / COMMUNICATION

- 2.1 External
  - 2.1.1 Wallmans Lawyers

**3. REPORT**

- 3.1 Staff have since carried out public consultation in accordance with Council's public Consultation policy and at the conclusion of the process, no objections were received.
- 3.2 Staff then commenced the process of preparing the lease agreement between Council and Crown Castle over a portion of reserve at Hausler Reserve, Paralowie, for the purpose of a monopole antenna and base station.
- 3.3 Due to lengthy negotiations around the terms and conditions of the lease agreement with Crown Castle there have been delays in finalising the lease agreement.
- 3.4 In addition to this delay, during the final stages of the preparation of the lease agreement, Crown Castle Australia was acquired by a new group of shareholders and is now independently operated as a separate entity of Crown Castle International. Due to the recent acquisition, Crown Castle have changed their name to Axicom Pty Ltd (Axicom).
- 3.5 Staff have recently received a request from the representatives of Axicom to change the Lessee details from Crown Castle Australia to Axicom Pty Ltd to reflect the recent changes to the company. It should be noted that the conditions and rental fees negotiated will remain the same.
- 3.6 Staff have sought legal advice and have been advised that as the original resolution specifically referred to Council entering into a lease with Crown Castle, any changes to the Lessee will need to go back to Council for endorsement.
- 3.7 The lawyers have also undertaken some due diligence around Axicom and confirmed that Axicom is an Australian proprietary company limited by shares and is of similar stature as Crown Castle.

**4. CONCLUSION / PROPOSAL**

- 4.1 This report seeks Council's endorsement to authorise staff to change the lessee details from Crown Castle to their new business name of Axicom Pty Ltd for the lease of portion of Hausler Reserve, Paralowie for the purpose of a monopole antenna and base station.

**CO-ORDINATION**

Officer: Executive Group  
Date: 09/05/2016

<b>ITEM</b>	2.5.3
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	16 May 2016
<b>HEADING</b>	Acquisition of Council Property to Facilitate Construction of Northern Connector
<b>AUTHOR</b>	Tim Starr, Coordinator Property, City Infrastructure
<b>CITY PLAN LINKS</b>	<p>1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.</p> <p>2.1 Capture economic opportunities arising from sustainable management of natural environmental resources, changing climate, emerging policy direction and consumer demands.</p> <p>4.1 Strengthen partnerships that enable us to better address our community's priorities.</p>
<b>SUMMARY</b>	<p>Council staff have been discussing the acquisition of various Council owned land to facilitate the construction of the Northern Connector with the Department for Transport Energy and Infrastructure (DPTI). This report is to inform Council of the outcome of those discussions and that Notices of Intentions have been served for various Council owned allotments.</p> <p>This report follows a presentation at the May Informal Strategy meeting.</p>
<b>RECOMMENDATION</b>	<p>1. No objection to the acquisition by the Commissioner of Highways of the following portions of land:</p> <ul style="list-style-type: none"> <li>• Portion of Lot 100 Port Wakefield Rd, Dry Creek as described in Certificate of Title Volume 5913 Folio 503,</li> <li>• Portion of Lot 7 Whites Rd, Globe Derby Park as described in Certificate of Title Volume 5913 Folio 504</li> <li>• Portion of Lot 9 Whites Rd, Globe Derby Park as described in Certificate of Title Volume 5913 Folio 505</li> <li>• Portion of Lot 501 Whites Rd, Globe Derby Park as described in Certificate of Title Volume 5913 Folio 506</li> <li>• Lot 57 Sellar Rd, Bolivar as described in Certificate of Title Volume 5913 Folio 507</li> <li>• Portion of Lot 58 Sellar Rd, Bolivar as described in Certificate of Title Volume 5913 Folio 508</li> <li>• Lot 42 Port Wakefield Rd, Bolivar as described in Certificate of Title Volume 5847 Folio 307</li> <li>• Piece 91 Sellar Rd, Bolivar registered as a Memorial Number 166 in Book 543</li> <li>• Piece 92 Sellar Rd, Bolivar registered as a Memorial Number 166 in Book 543</li> </ul>

be lodged by Council.

2. Council staff engage a licenced valuer to determine compensation payable and Norman Waterhouse Lawyers to provide legal advice. Council staff seek reimbursement of these costs from DPTI
3. The Manager Property and Buildings Manager Strategic Relations Infrastructure be authorised to negotiate with DPTI for final approval by the Chief Executive Officer to ensure Council's interests are protected and value is paid for the land acquired.
4. Council have no objections to the Crown resuming Care and Control from the City of Salisbury of Lot 587 Globe Derby Drive, Dry Creek Crown Record Volume 5754 Folio 367

## **ATTACHMENTS**

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

1. Attachment 1 Plan of Land to be Acquired
2. Attachment 2 Plans of Acquisition

### **1. BACKGROUND**

- 1.1 The North-South Corridor has been identified as one of Adelaide's most important transport corridors – as part of the South Australian Planning Strategy including the 30 Year Plan for Greater Adelaide, the Strategic Infrastructure Plan for SA and the Integrated Transport and Land Use Plan.
- 1.2 This corridor will be the major route for north and south bound traffic, including freight vehicles, running between Gawler and Old Noarlunga, a distance of 78 kilometres.
- 1.3 On Monday 14 September 2015, the Australian and South Australian Governments announced a joint funding allocation of \$985 million to deliver the Northern Connector (road only) as part of the 78 kilometre North-South Corridor, with the Australian and South Australian Governments each contributing \$788 million and \$197 million respectively.
- 1.4 The new non-stop motorway connecting the already completed Northern Expressway and South Road Superway links, will provide an unimpeded journey from Gawler to Regency Park; a total of 43 kilometres.
- 1.5 The proposed alignment of the motorway requires that land not currently in the ownership of the Crown, is acquired to facilitate the construction. As Council is the registered owner of several of these parcels DPTI have served Notices of Intention to Acquire the required properties.

### **2. CONSULTATION / COMMUNICATION**

#### **2.1 Internal**

- 2.1.1 Staff from City Infrastructure and City Development have been consulted and are working together with DPTI to ensure a holistic assessment of

the project ensuring that the City of Salisbury's interests are considered and protected.

- 2.1.2 The Executive Team have been regularly advised of the status and progress of the acquisition process.

2.2 External

- 2.2.1 Department of Planning Transport and Infrastructure, Norman Waterhouse Lawyers,

### 3. REPORT

- 3.1 The Department of Planning, Transport and Infrastructure have commenced construction of the North South Connector Project and require portions of land currently owned by or in the custody of the City of Salisbury. Please see attached a plan delineating the portions of Council land to be acquired (attachment 1)
- 3.2 In accordance with the Local Government Act 1999 the land required (with the exception of Lot 9 and 501) are classified as community land and therefore Council can only dispose of this land once the community land classification is revoked. The Lands Titles Office also requires confirmation of revocation for the deposit of a road opening or land division.
- 3.3 As the revocation process is an elongated one requiring a minimum of 6 months to complete, DPTI advised that the will compulsorily acquire the required land under the provisions of the Highways Act 1926, and South Australian Land Acquisition Act 1969 in the name of the Commissioner of Highways. This will mean the process to revoke the community land classification will not be necessary as the acquisition is imposed on Council as part of a statutory process.
- 3.4 As a result the Commissioner of Highways as the authority, served Notices of Intention to Acquire on Council dated the 23<sup>rd</sup> of February 2016 for the following properties;

Plan Parcel	Property Address	Registered Proprietor	Certificate of Title	Acquisition of Full or Partial Allotment	Community Land Classification	Attachment
F2871 A3	Lot 100 Port Wakefield Rd, Dry Creek	City of Salisbury	CT 5913/503	Partial	Current	2.1
218864 A7	Lot 7 Whites Rd, Globe Derby Park	City of Salisbury	CT 5913/504	Partial	Current	2.2
D44407 A9	Lot 9 Whites Rd, Globe Derby Park	City of Salisbury	CT 5913/505	Partial	Excluded Vide Item 5.6.3 21 <sup>st</sup> May 2002	2.3
D47092 A501	Lot 501 Whites Rd, Globe Derby Park	City of Salisbury	CT 5913/506	Partial	Excluded Vide Item 5.6.3 21 <sup>st</sup> May 2002	2.4
F11461 8 A57	Lot 57 Sellar Rd, Bolivar	City of Salisbury	CT 5913/507	Full	Current	2.5

### ITEM 2.5.3

#### Item 2.5.3

F11461 9 A58	Lot 58 Sellar Rd, Bolivar	City of Salisbury	CT 5913/508	Partial	Current	2.6
F21835 0 A42	Lot 42 Port Wakefield Rd, Bolivar	City of Salisbury	CT 5847/307	Full	Current	2.7

3.5 On the 15<sup>th</sup> of March further Notices of Intention to Acquire were served on Council for the following sites

Plan Parcel	Property Address	Registered Proprietor	Certificate of Title	Acquisition of Full or Partial Allotment	Community Land Classification	Attachment
F20706 7 Q91	Piece 91 Sellar Rd, Bolivar	City of Salisbury	GM 166/543	Full	Current	2.8
F20706 7 Q92	Piece 92 Sellar Rd, Bolivar	City of Salisbury	GM 166/543	Full	Current	2.8

3.6 Council staff have been consulted and as a result it was determined that the proposal to acquire the required portions of land was generally acceptable however amendments should be made to the area of Allotment 7 in Filed Plan 218864, Allotment 9 in Filed Plan 44407 and Allotment 501 Deposited Plan 47092.

3.7 Allotment 7, 9 and 501 are utilised by Council for stockpiling of clean material with the view to re-use on future projects under an existing use provision. Prior to Council's ownership the allotments may have historically been utilised as a site for the disposal of building waste. The exact extent and type of fill deposited on the site are unknown. DPTI originally proposed to sever these allotments which in turn will leave the land inaccessible to Council, with the severed portions remaining in Council's ownership. The remaining allotments are surplus to Council needs and there is no objection to the acquisitions.

3.8 A response was provided to DPTI requesting that the boundaries of the land to be acquired be adjusted and that further land be acquired to ensure that no severed parcels remain in Council's ownership.

3.9 As a result of this request to DPTI a response was received stating that the Authority would either;

- Acquire the severed portions of the properties along with the portions required for the project or,
- Construct suitable vehicular access points to the severed portions of the properties on the western side of the project corridor

3.10 Clarification was sought in relation to the department's response as it was not clear as to whether the objection had been acceded to or refused. A request was

made that the authority acquires the severed portions of Allotment 7, 9 and 501 on the Western side of the Northern Connector Project. This request was refused.

- 3.11 The request to acquire the additional land was not acceptable to DPTI until such time as further investigation on the materials deposited is undertaken and assessed by them. The authority is therefore proceeding with the acquisition of the corridor land only and will determine access issues or acquisition of the balance once more information is available in relation to any potential contamination.
- 3.12 As portions of the land subject to the current acquisitions have an operational value to Council and are to remain in the ownership of the Commissioner, it is proposed that Council staff engage a licenced valuer to determine the compensation payable as the basis for future negotiations.
- 3.13 Throughout the acquisition process Council have the right to continue to negotiate with the State Government to reach agreement about the value and compensation payable for the land being acquired. This compensation may be monetary or non-monetary and Council has the right to obtain valuations and legal advice, claiming reasonable legal fees back from the State Government as the acquiring party.
- 3.14 Upon service of the Notice of acquisition to Council the consideration DPTI are prepared to offer will be presented to Council staff. As the Northern Connector has opportunity to benefit Council in a non-financial capacity which may be mutually beneficial, it is proposed that the Manager Property and Buildings and Manager Strategic Relations Infrastructure be authorised to negotiate with DPTI for final approval by the Chief Executive Officer to ensure Council's interests are protected and value is paid for the land being acquired.
- 3.15 In addition it has been noted that Lot 587 Globe Derby Drive, Dry Creek is owned by the Crown however is in Council's care and Control and is registered in Council's Community Land Management Plan with the following dedication "Land dedicated for Drainage purposes pursuant to the Crown Lands Act 1929 by Gazette 2.9.1976"

Plan Parcel	Property Address	Registered Proprietor	Certificate of Title	Acquisition of Full or Partial Allotment	Community Land Classification	Attachment
Hd 105800 Sec 587	Lot 587 Globe Derby Drive, Dry Creek	The Crown  City of Salisbury as Custodian	CR 5754/367	Partial	Current	2.9

- 3.16 As this land is Crown Land it is not possible for DPTI to acquire under the compulsory acquisition process it is therefore proposed that DPTI approach the Crown who will resume the land from Councils care control and management. This action will return the land to un-alienated land which the Crown may then deal with as an unencumbered allotment ready for DPTI's development. It is expected that the Crown would contact Council as a matter of their consultation when resuming the land from Council's care and control and that this may be dealt with as a separate matter from the acquisition process.

#### **4. CONCLUSION / PROPOSAL**

- 4.1 It is recommended that Council accept the acquisitions of Council land as delineated on attached plan (Attachment 1 Plan of Land to be Acquired for Northern Connector) and detailed in (Attachment 2 Plans of Acquisition) by the Commissioner of Highways as the authority.
- 4.2 Council staff engages a licenced valuer to determine compensation payable and Norman Waterhouse Lawyers to provide legal advice. Council staff seek reimbursement of these costs from DPTI.
- 4.3 The Manager Property and Buildings and Manager Strategic Relations Infrastructure, be authorised to negotiate with DPTI for final approval by the Chief Executive Officer to ensure Council's interests are protected and value is paid for the land being acquired.

#### **CO-ORDINATION**

Officer: Executive Group  
Date: 09/05/2016



**Attachment 1 Plan of Land to be Acquired for Northern Connector**



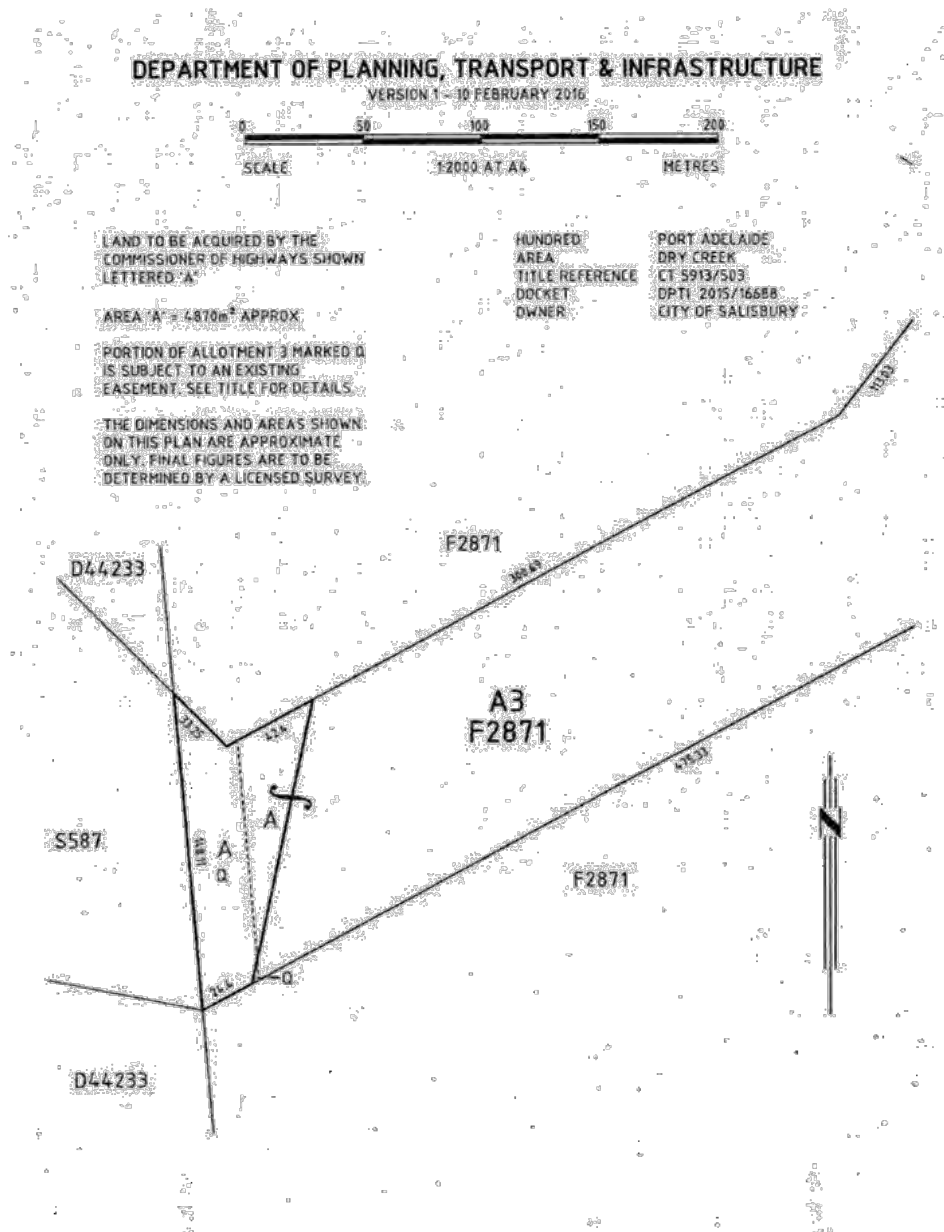




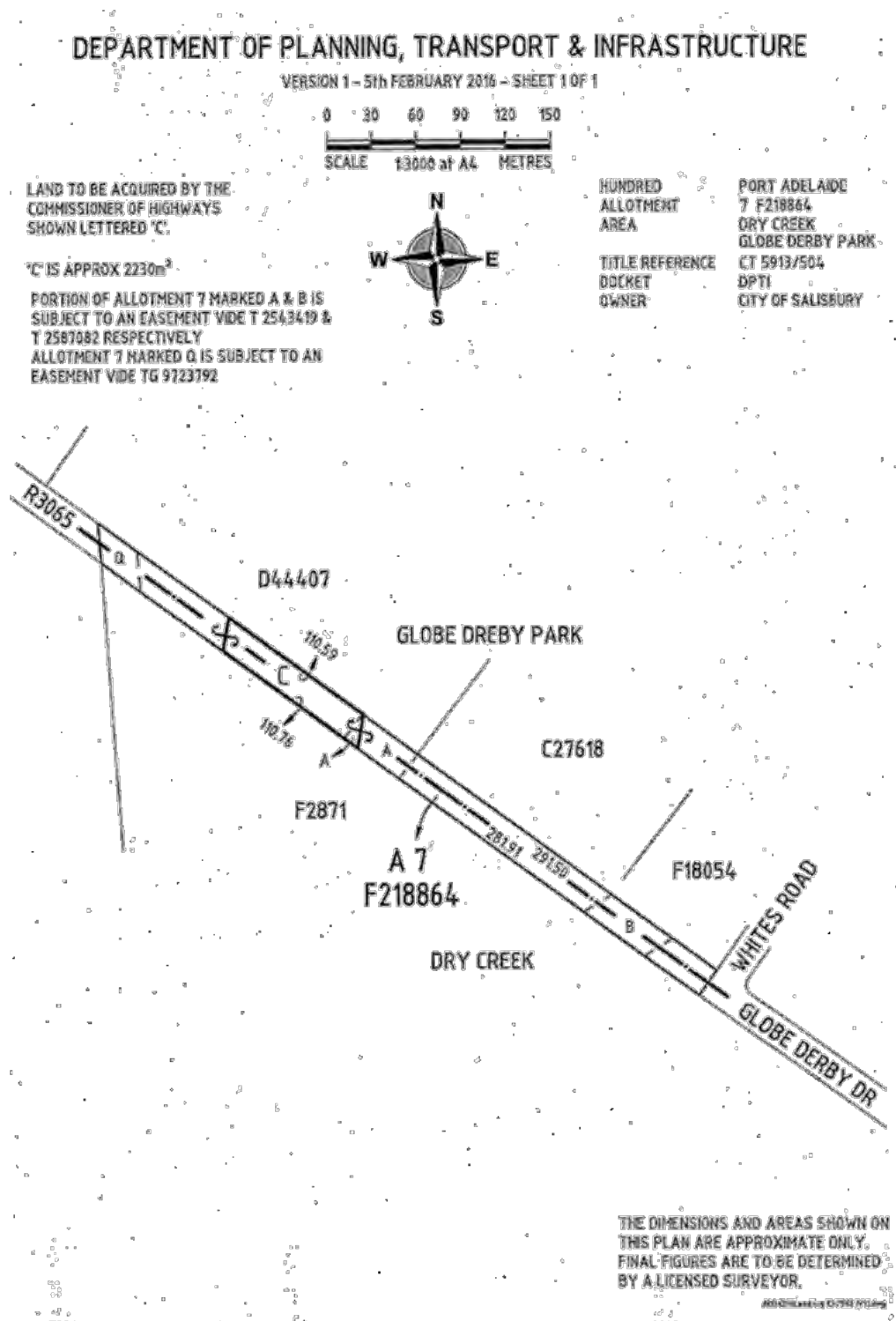
**Attachment 2 Plans of Acquisition**

**2.1 Partial Acquisition Portion Lettered 'A' Lot 100 Port Wakefield Road, Dry Creek**

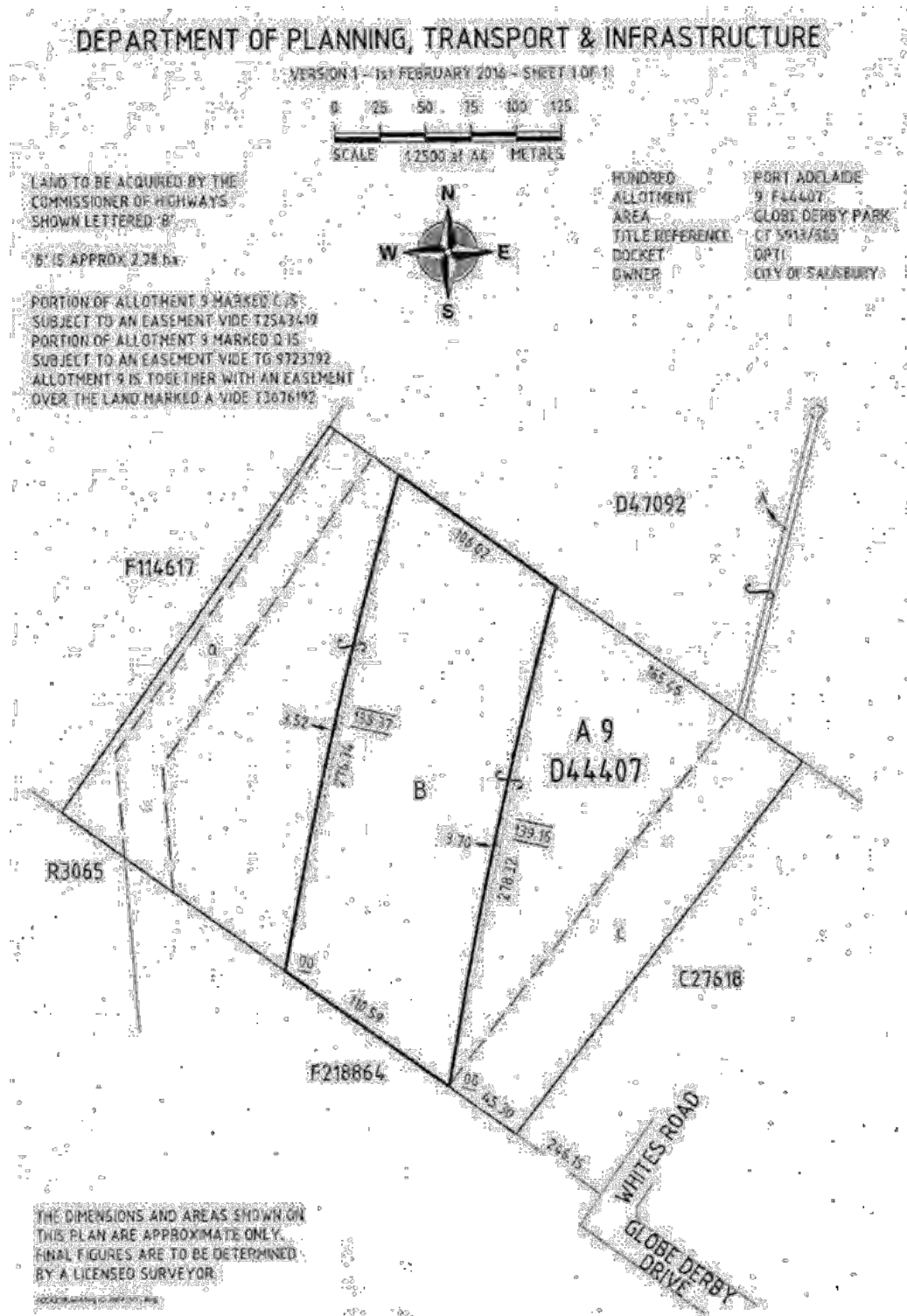
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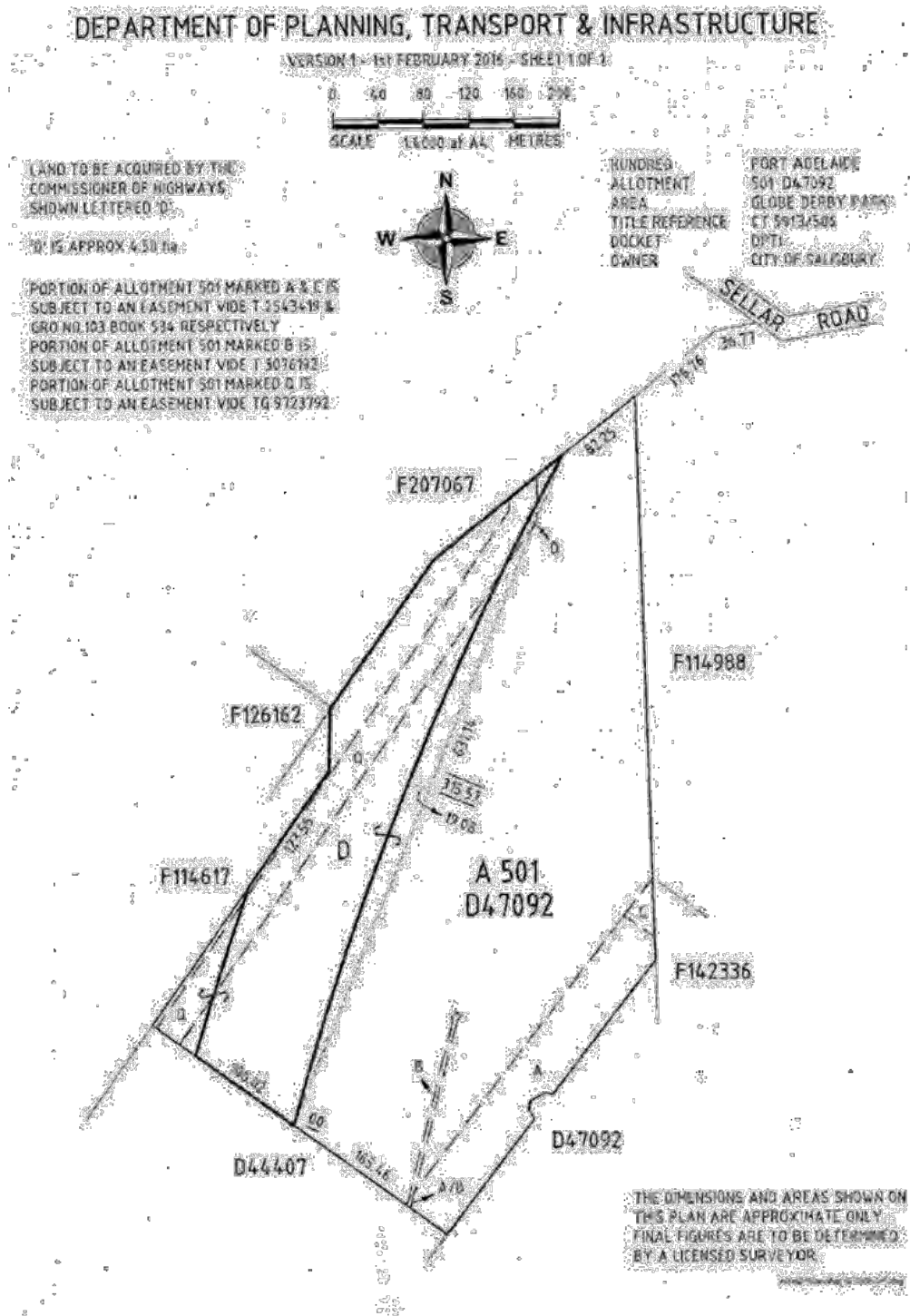
**2.2 Partial Acquisition Portion Lettered 'C' Lot 7 Whites Road, Globe Derby Park**



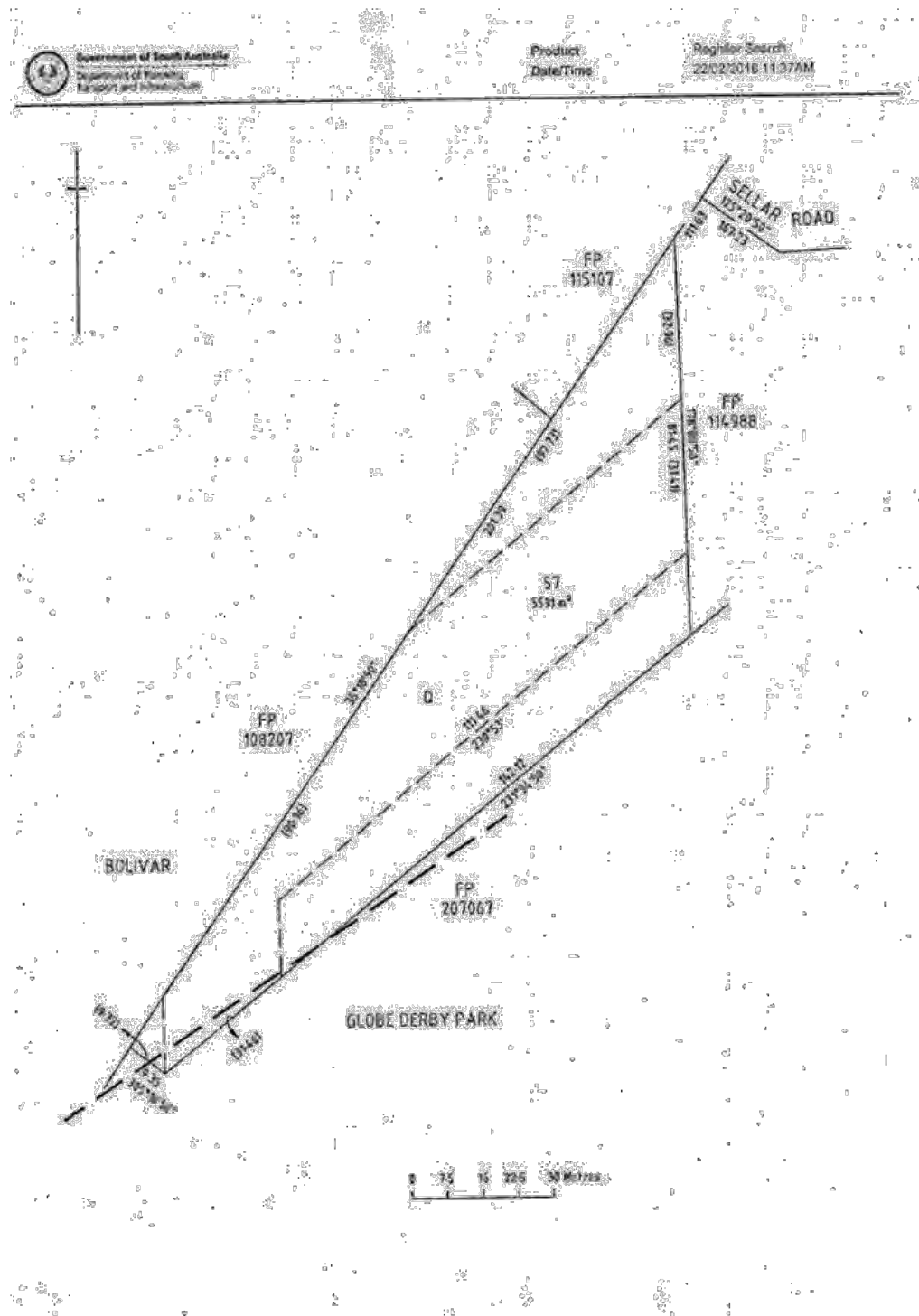
**2.3 Partial Acquisition Portion Lettered 'B' Lot 9 Whites Road, Globe Derby Park**



**2.4 Partial Acquisition Portion Lettered 'D' Lot 501 Whites Road, Globe Derby Park**

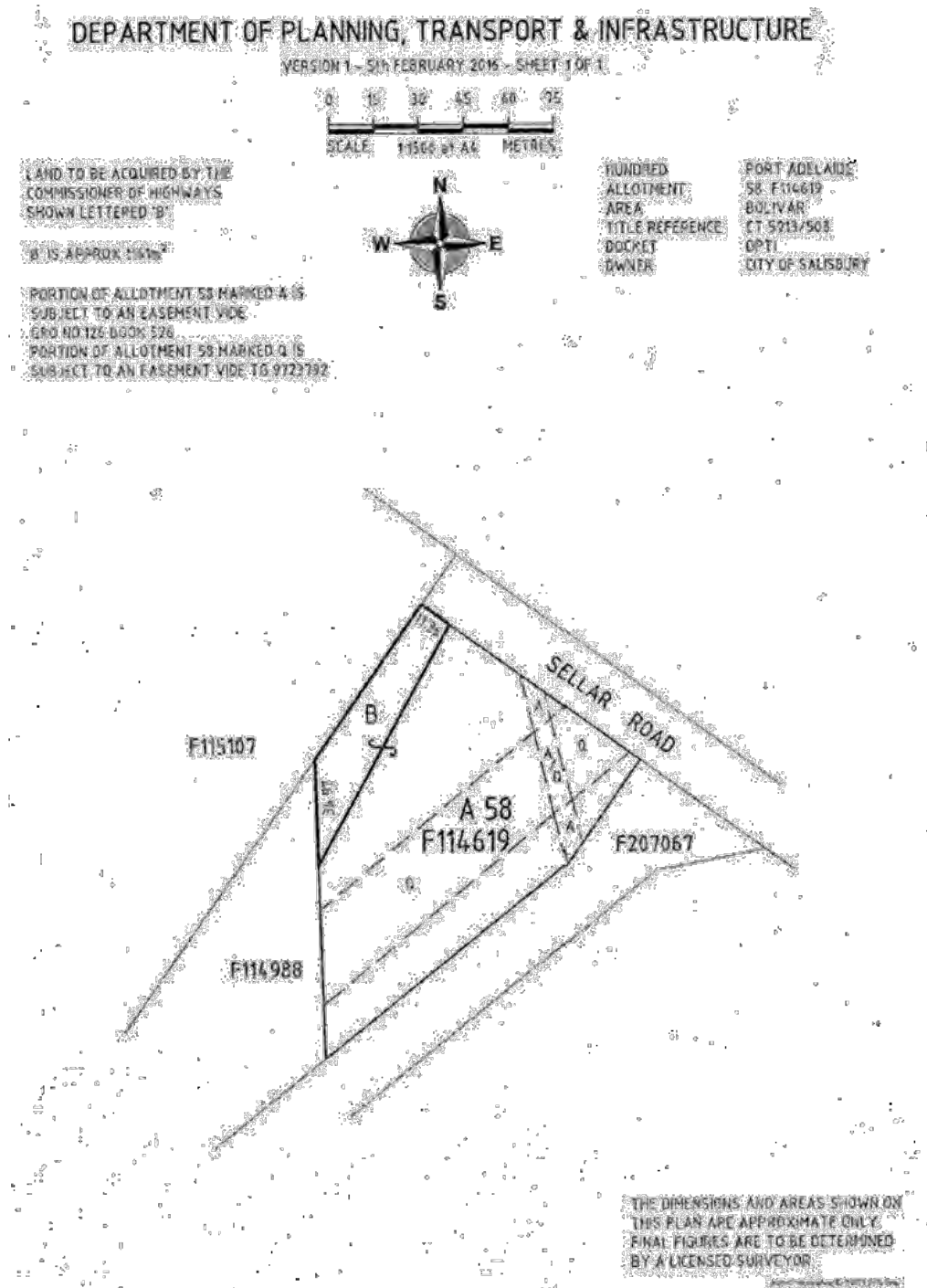


**2.5 Full Acquisition Lot 57 Sellar Road, Bolivar**



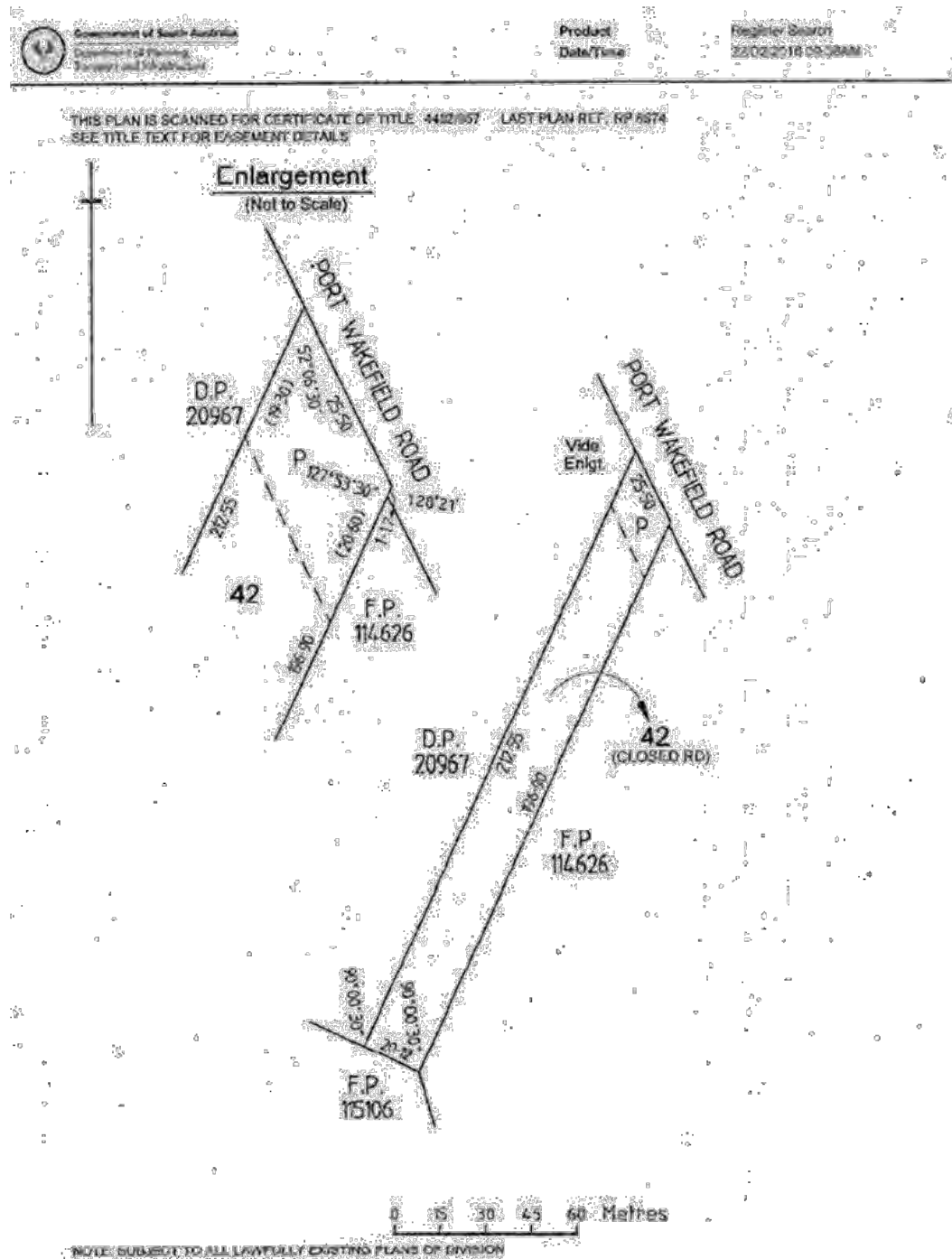


**2.6 Partial Acquisition Portion Shown Lettered 'B' Lot 58 Sellar Road, Bolivar**





**2.7 Full Acquisition Lot 42 Port Wakefield Road, Bolivar**



S.A. LANDS TITLES OFFICE RE-IDENTIFICATION PLAN

PLAN NUMBER

FP 207067

SHEET 1 OF 1

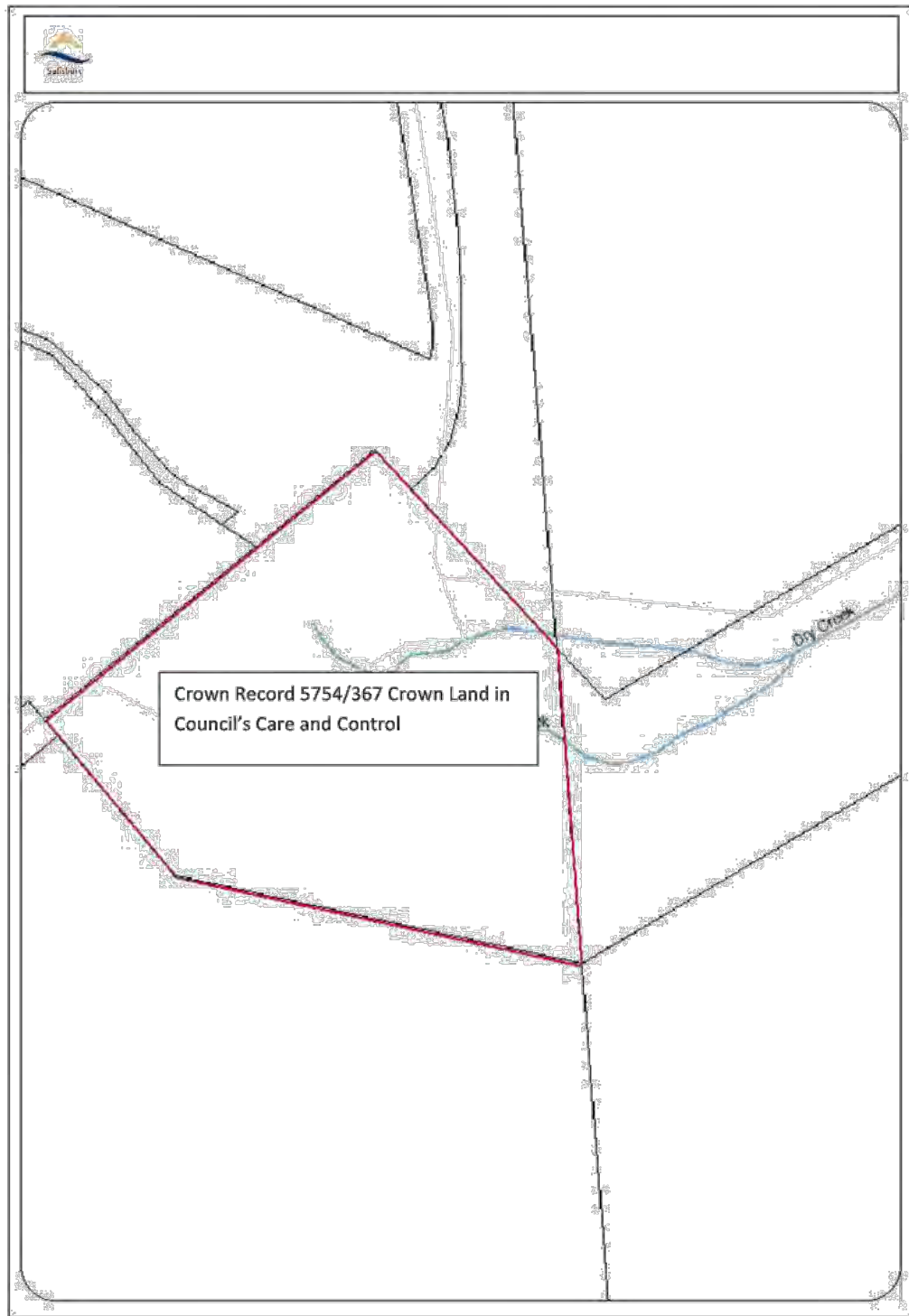
ACCEPTED FOR FILING  
26/07/1997

REGISTRAR GENERAL

AREA : BOLIVAR & OTHERS  
LGA : CITY OF SALISBURY  
HUNDRED : PORT ADELAIDE  
SECTION : P S 3066

THIS PLAN IS SCANNED FOR SEARCH 2840 BEING PIECES 91 AND 92  
SUBJECT TO SURVEY  
ALLOTMENTS 93 AND 94 ARE N.U.A.

**2.9 Crown Land in Council's Care and Control Lot 587 Globe Derby Drive, Dry Creek**





<b>ITEM</b>	2.5.4
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	16 May 2016
<b>HEADING</b>	Road Closure Portion of Ann Street, Salisbury
<b>AUTHOR</b>	Thuyen Vi-Alternetti, Senior Property Officer, City Infrastructure
<b>CITY PLAN LINKS</b>	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 1.2 Be the place of choice for businesses to invest and grow within South Australia, nationally and internationally.
<b>SUMMARY</b>	This report recommends the initiation of a road closure process of a portion of Ann Street, Salisbury for Council to transfer the closed portion to Parabanks Shopping Centre to facilitate the redevelopment of the existing Coles supermarket to an Aldi Store, subject to the outcomes of commercial negotiations regarding the proposed closure and transfer.

## RECOMMENDATION

1. This report be received and noted.
2. Staff be authorised to implement the required provisions of the *Roads (Opening and Closing) Act 1991* to commence a road process for closure of a portion of Ann Street, Salisbury as marked “A” on the attached Preliminary Plan (Attachment 1, Item No. 2.5.4, Works and Services Committee, 16/5/2016).
3. Staff undertake public consultation by placing notices in the Leader and News Review Messenger Newspapers and a further notice in the State Government Gazette in accordance with the provisions of the *Roads (Opening and Closing) Act 1991* as well as sending notices to affected residents within the area.
4. A further report be presented to Council following the public consultation period for consideration of any objections or applications received and consideration of the outcomes of commercial negotiations regarding the closure and transfer, prior to a formal decision being made in relation to proceeding with the road closure process.

## ATTACHMENTS

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

1. Preliminary Plan - Road Closure Portion of Ann Street, Salisbury
2. Public Consultation - Road Closure Portion of Ann Street, Salisbury

**1. BACKGROUND**

- 1.1 Staff have been approached by Progetto Design representing the owners of Parabanks Shopping Centre (the applicant) with a request to purchase a portion of Ann Street to facilitate the redevelopment of the existing Coles supermarket to an Aldi store. The applicant requires a portion of this land to create an undercover access passage to the proposed loading dock.

**2. CONSULTATION / COMMUNICATION****2.1 Internal**

- 2.1.1 Staff from City Infrastructure and City Development Departments have been consulted. Feedback from City Development has flagged the linkage of this proposal with other strategic land discussions and negotiations within the Salisbury City Centre, which is addressed further in this report.

**2.2 External**

- 2.2.1 Consultation with service providers (Electranet, Australian Pipeline, SA Water, SA Power Networks, Telstra) have indicated that there are some service infrastructure through portion of the site however they can be managed through easements and relocation of services if necessary.

**3. REPORT**

- 3.1 The applicant has agreed to all costs incurred by Council in association with the proposed road closure and transfer, including the cost of relocating any service infrastructure and preparation and registration of any easement.
- 3.2 Terms including consideration to be paid in relation to the sale of the portion of land will be considered by staff as part of broader strategic land negotiations with the applicant as part of the Salisbury City Centre project, including but not limited to the achievement of the Salisbury City Centre structure plan and Development Plan Amendment.
- 3.3 Staff will engage a valuer to establish fair value for the portion of land which will be taken into consideration as part of broader negotiations, and a further report will be provided to Council.
- 3.4 Authorisation is hereby sought from Council to commence a road process under the *Roads (Opening and Closing) Act 1991* (the Act) to close portion of Ann Street, Salisbury as marked "A" on the attached preliminary plan (Attachment 1). The portion Ann Street being approximately 570 square meters.
- 3.5 The Act provides that a Council may commence a road process to close a public road and the regulations further require that Council must give notice of the disposition of the land. It is recommended that a road process be commenced on a portion of Ann Street, Salisbury and that it be disposed of to the applicant, subject to the outcomes of commercial negotiations regarding the proposed closure and transfer and other strategic land negotiations relating to Salisbury City Centre.
- 3.6 In addition to the notification under the Act, it is intended that public consultation in accordance with Council's Public Consultation Policy. Notices will be placed in the News Review and Leader Messenger Papers and a further notice will be published in the State Government Gazette. Notification of the public

consultation will also be sent to residents within the affected area as delineated on the attached plan (Attachment 2).

- 3.7 A further report will be presented to Council following the public consultation period for consideration of any objections or applications received, the status of strategic land negotiations and whether to proceed with a Road Process Order under Section 15 of the Act.

#### **4. CONCLUSION / PROPOSAL**

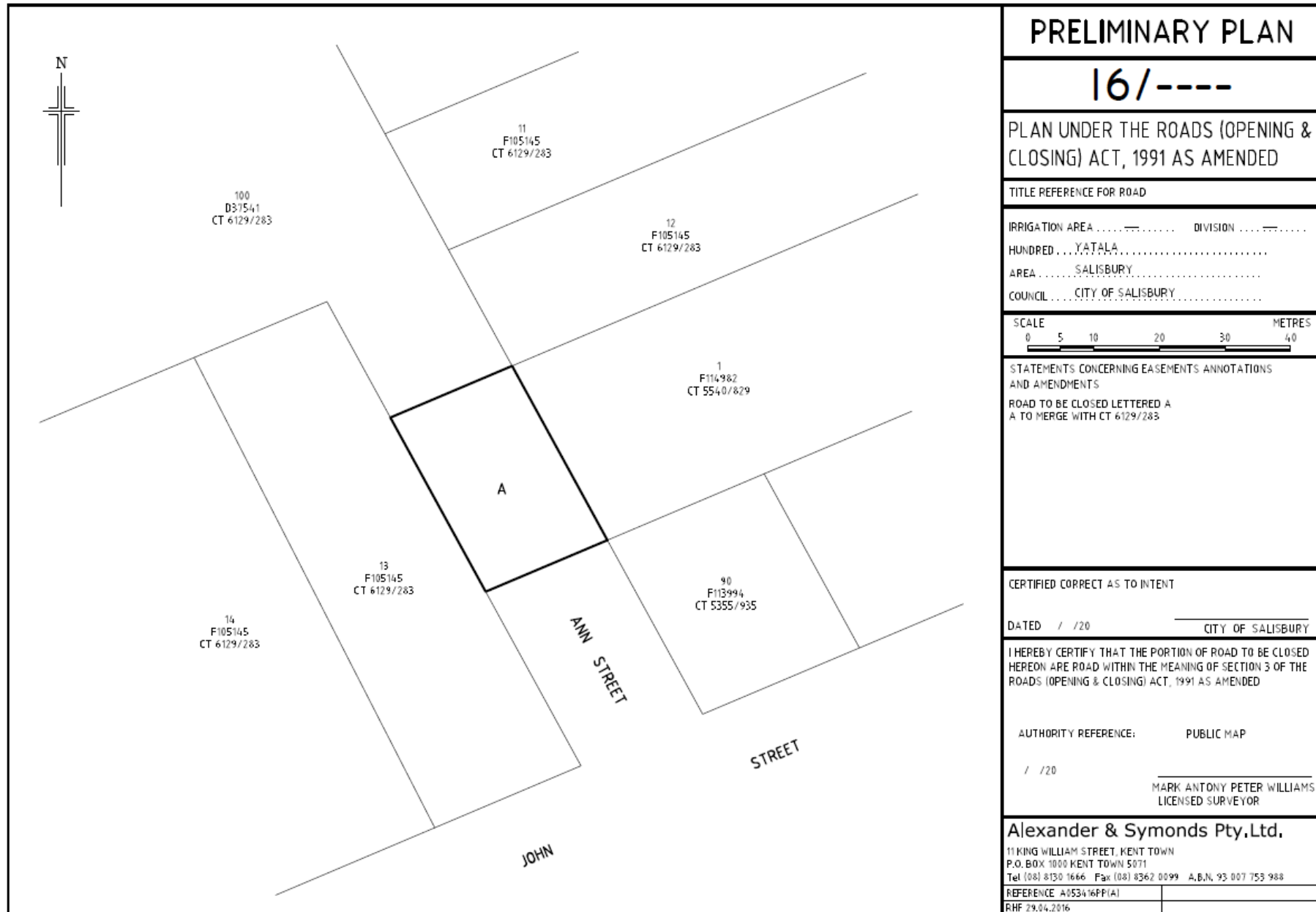
- 4.1 It is proposed that staff commence a road process under *the Roads (Opening and Closing) Act 1991* to close portion of Ann Street, Salisbury as marked “A” on the attached plan (Attachment 1).
- 4.2 A further report will be presented to Council following public consultation period for consideration of any objections or applications received.

#### **CO-ORDINATION**

Officer: Executive Group  
Date: 09/05/2016













## Ann Street, Salisbury

Public Consultation



Item 2.5.4 - Attachment 2 - Public Consultation - Road Closure Portion of Ann Street, Salisbury





<b>ITEM</b>	2.5.5
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	16 May 2016
<b>HEADING</b>	Proposal to Rename Portions of Melvina Road and Kings Road, Paralowie
<b>AUTHOR</b>	Harry Pitrans, Manager Strategic Relations – Infrastructure, City Development
<b>CITY PLAN LINKS</b>	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.
<b>SUMMARY</b>	The re-alignment of the Kings Road and Bolivar Road intersection at Paralowie will result in a change to the access to and names of roads within the vicinity. The Department of Planning, Transport and Infrastructure has requested Council to change the name of these roads to avoid confusion and ambiguity especially for emergency services vehicles.

## RECOMMENDATION

1. That the following road names be assigned for the purposes of public consultation:
  - a. The section of Kings Road between Fairbanks Drive and Bolivar Road, Paralowie: Alderman Road;
  - b. The section of Melvina Road between Kings Road and the extension of Kings Road (new road), Paralowie: Deal Court;
  - c. The extension of Kings Road, Paralowie (new road): Kings Road; and
  - d. The extension of Bolivar Road, Paralowie (new road): Bolivar Road.
2. That public consultation be undertaken, including with directly affected property owners, in relation to the proposed road name changes consistent with Council's Public Consultation Policy and statutory requirements under the Local Government Act 1999, with affected residents and property owners.
3. A further report be brought to the Works and Services Committee outlining the outcomes of public consultation and any recommended changes arising from the consultation process.

## ATTACHMENTS

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

1. Road re-alignment
2. Draft letter to affected residents

**1. BACKGROUND**

- 1.1.1 On Monday 14 September 2015, the Australian and South Australian Governments announced a joint funding allocation of \$985 million to deliver the Northern Connector (road only) as part of the 78 kilometre North-South Corridor, with the Australian and South Australian Governments each contributing \$788 million and \$197 million respectively.
- 1.1.2 Whilst the tender for the design and construction of the Northern Connector will be announced in early May 2016, there were two 'early works' projects identified for construction prior the main project being awarded, one of which is the re-alignment of Bolivar Road and Kings Road at Paralowie.
- 1.1.3 This project has commenced and involves the re-alignment of Department of Transport roads which in turn have some effect on the local road network.
- 1.1.4 The effects are as follows, and shown on Attachment 1:
- The section of Kings Road west of Fairbanks Drive no longer remains as a primary connection to Bolivar Road, and is significantly restricted in access to Bolivar Road and the new Kings Road alignment.
  - A portion of Melvina Road is severed at the north western end, becoming, in effect, a dead end street with access to the section of Kings Road west of Fairbanks Drive.
- 1.1.5 The Department of Planning, Transport and infrastructure have requested that Council consider the renaming of these portions of road to avoid confusion and ambiguity with the re-aligned portions of road.
- 1.1.6 Councils have the legislative powers to carry out road name changes. The name changes and associated house renumbering are carried out in accordance with Council policy on road naming and compliance with standards on house numbering (Attachment 2).

**2. CONSULTATION / COMMUNICATION****2.1 Internal**

2.1.1 City Infrastructure Department

2.1.2 Revenue Division, Business Excellence Department

**2.2 External**

2.2.1 Project Manager, Northern Connector, Department of Planning, Transport and Infrastructure

**3. REPORT**

- 3.1 Under the Local Government Act Section 219 (1) a Council may assign a name to a public or private road, or to a public place, or change the name of a public or private road, or of a public place.



- 3.2 Council considers the request and the process of engaging the affected residents by the proposal.
- 3.3 Upon Council approval, and subsequent engagement with affected residents, a report is presented outlining the outcomes of the community engagement and any changes recommended as a result of that engagement.
- 3.4 Should Council approve the name change, Council must under the Local Government Act notify the Registrar-General, the Surveyor-General and Valuer-General of the name change and place a public notice in the Gazette and The Advertiser giving notice of the name change.
- 3.5 Residents / property owners will be required to change their own personal records upon the notification of the name change.
- 3.6 A search was made of historical records and one name that was found as an opportunity for the severed portion of Melvina Road is Deal Court. The name Deal originates from an area in Kent, London from where Mr John Winzor emigrated to South Australia. John Winzor was one of the first settlers in Salisbury, specifically Salisbury West, built his house adjoining the Little Para River and named it 'Deal Court'.
- 3.7 No information could be found on the origins of Kings Road, Paralowie. An alternate regal or royal name was searched but did not meet Council road naming policy, that is, an avoidance of duplication of road names in the area. An option presented in this report is the name 'Alderman'. Alderman is defined as a noble of high rank or authority in Anglo-Saxon England.

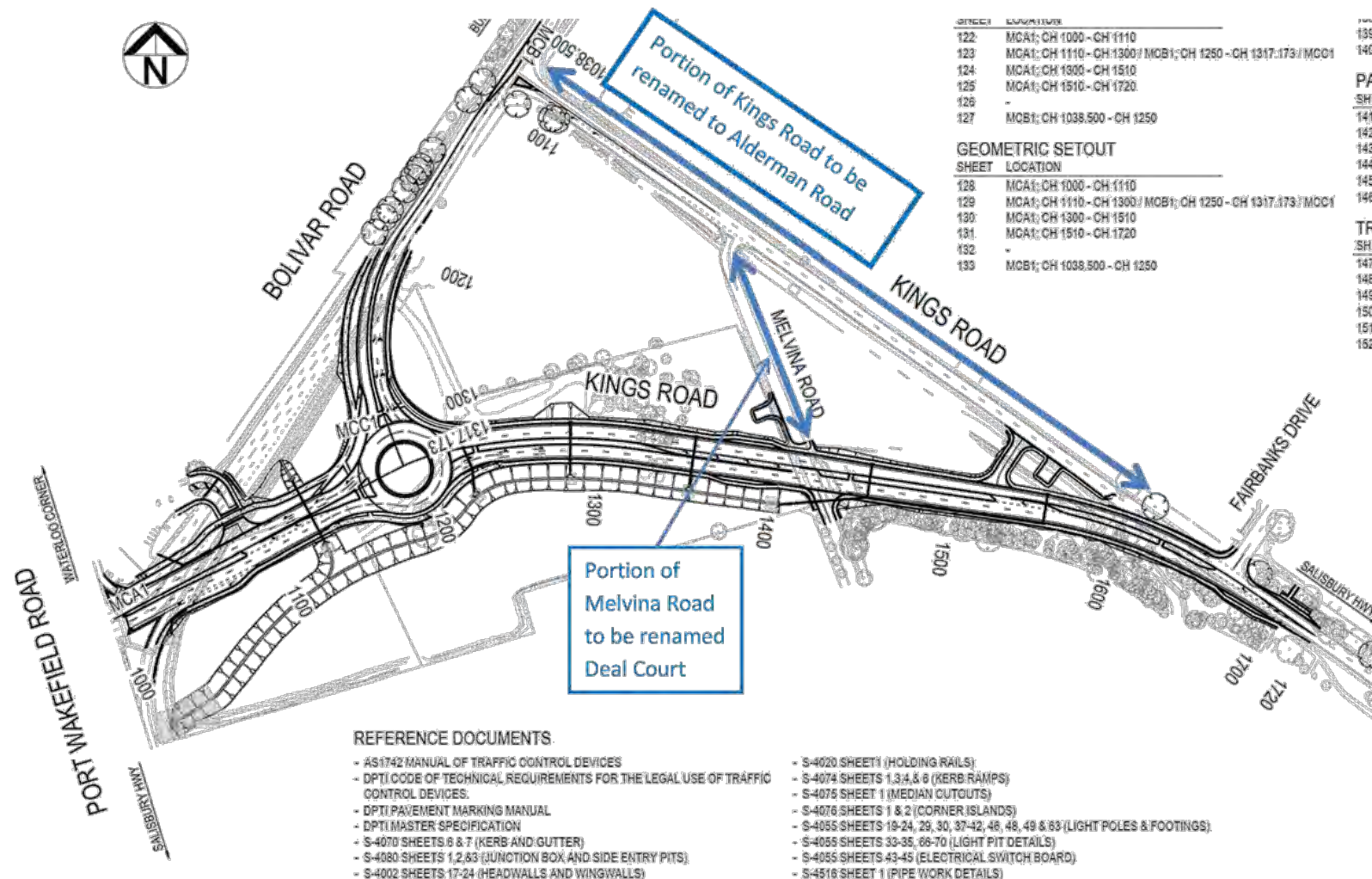
#### **4. CONCLUSION / PROPOSAL**

- 4.1 The renaming of portions of Melvina Road and Kings Road, Paralowie are required to avoid confusion and ambiguity, especially for emergency services vehicles as a result of the re-alignment of Kings Road and Bolivar Road.
- 4.2 The Department of Planning, Transport and Infrastructure has requested that Council consider renaming these portions of affected road.
- 4.3 Two new road names are suggested for consultation with affected residents. The attached letter to residents and property owners is proposed that indicate their new number and road names for their comment, if they choose to do so. Options will be provided to comment by pre-paid envelope or via Council website link.

#### **CO-ORDINATION**

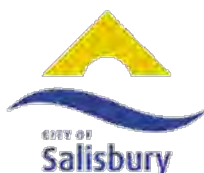
Officer: Executive Group  
Date: 09/05/2016





ATTACHMENT 1 – RE-ALIGNMENT OF KINGS ROAD AND BOLIVAR ROAD, PARALOWIE





**City of Salisbury**  
ABN 82 615 416 895

12 James Street  
PO Box 8  
Salisbury SA 5108  
Australia

Telephone 08 8406 8222  
Facsimile 08 8281 5466  
city@salisbury.sa.gov.au  
TTY 08 8406 8596  
(for hearing impaired)  
www.salisbury.sa.gov.au

May 2016

Address

Dear Resident

### **Re-Alignment of Kings Road and Bolivar Road, Paralowie**

The Department of Planning, Transport and Infrastructure are currently constructing the re-alignment of the intersection of Bolivar Road and Kings Road. This re-alignment will result in a change of access to some of the local roads.

The two roads that are affected are the portion of Melvina Road between the newly constructed Kings Road and Walpole Road, and, the section of Kings Road west of Fairbanks Drive to Bolivar Road as shown on the attached plan. The Department of Planning, Transport and Infrastructure have requested Council to consider renaming these portions of road affected by the new construction. Renaming and re-numbering of properties located along these roads will avoid confusion of access to your property and especially for emergency services access.

In accordance with Council Road naming policy, Council where possible, has researched the local history of the area and have proposed the following road names.

#### *Renaming Melvina Road to Deal Court*

*Deal Court comes from name of the homestead that Mr John Winzor built in the area next to the Little Para River after obtaining a Land Grant in 1845 for the purchase of land in Salisbury West. Mr Winzor named his homestead after his place of origin in England, Deal in Kent.*

#### *Renaming Kings Road to Alderman Road*

*No historical information was found on the naming of Kings Road. An alternate road name that is not duplicated in the area and refers to a person of 'noble rank or high authority' in Anglo-Saxon England is an Alderman.*

Under the proposal your new street number and name will be:

### **8, Deal Court, Paralowie**

Council are seeking the views of the property owners that affected as a result of this proposal to change the name of the road.

A survey sheet is attached in which you can provide your views in respect to this street name change proposal, please return to Council by **(within 4 weeks of mail out)** using the reply paid addressed envelope attached.

Should you like more information on any of the information contained within this letter, please contact the Ms Heidi Crossley on 8406 8205.

Yours sincerely

**Harry Pitrans**  
Manager Strategic Relations - Infrastructure

*Phone ~ 8406 8222*  
*Email ~ [hpitrans@salisbury.sa.gov.au](mailto:hpitrans@salisbury.sa.gov.au)*

DRAFT

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<b>ITEM</b>	2.6.1
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	16 May 2016
<b>HEADING</b>	Capital Works Progress Report - April 2016
<b>AUTHOR</b>	Christy Martin, Manager Project Services, City Infrastructure
<b>CITY PLAN LINKS</b>	3.2 Have interesting places where people want to be.
<b>SUMMARY</b>	The following monthly status report and requests for amendments is presented to effectively manage the City Infrastructure Capital Works Program.

## RECOMMENDATION

1. Asphalt of Globe Derby Drive, heavy patching Cross Keys Road, renewal of Barker Street, Barli Street and Foster Street, and construction of new kerb and water table at Foster Street, Pooraka be included within the 2015/16 Road Reseal Program.
2. Montague Road, Ingle Farm, drainage rectification works be included within PR22229 Major Flood Mitigation Program.
3. Transfer Project Balance, approximately \$45k, from PR21378 Little Para Golf Course Drain Replacement to PR22451 Lake Windemere Flood Mitigation \$24k and PR16999 Local Flooding Program \$21k.
4. A further report be prepared detailing investigations and outcomes in relation to the two volcano tube slides at St Kilda Playground.

## ATTACHMENTS

There are no attachments to this report.

## 1. BACKGROUND

- 1.1 City Infrastructure is responsible for the capital works associated plant and fleet, 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 publications 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 changes are requested;

##### Amendment to Program

##### **PR12000 Road Reseal Program**

It is anticipated with the commencement of the Northern Connector, Globe Derby Drive, Globe Derby, will see increased heavy vehicle traffic. This additional vehicle traffic along with frequent equestrian travel has driven the recommendation to asphalt this road to provide a safe and robust path of travel. As a result this is proposed to be included within the 2015/16 Road Reseal Program which has sufficient funding to accommodate.

Due to quantity of heavy vehicles traveling along Cross Keys Road, Salisbury South, sections are now in urgent need of heavy patching to maintain the integrity of the roadway. This is proposed to be also incorporated within this year's Road Reseal Program.

In addition, Barker Street, St Kilda; Barli Street, and Foster Street, Pooraka are proposed to also be included within the 2015/16 Road Reseal Program. Sufficient funding is available to undertake these works which have been identified as road failures and requiring prompt attention. Whilst renewing Foster Street, Pooraka, it has been proposed to construct new kerb and water table to assist with drainage. These works can be incorporated within the current Road Reseal Program budget.

Recommendation: Include within the 2015/16 Road Reseal Program asphalt of Globe Derby Drive, heavy patching Cross Keys Road, renewal of Barker Street, Barli Street and Foster Street, and construction of new kerb and water table at Foster Street, Pooraka.

Impact: As a result of failure, bring forward road reseal works which are to be incorporated within existing available program budgets.

### Amendment to Program

#### PR22229 Major Flood Mitigation Program

As part of the Drainage and Waterways Planning Program, a series of Closed Circuit Television (CCTV) inspections has occurred within several sections of major drainage infrastructure within the City. From this, a significant drainage failure was identified below Montague Road, Ingle Farm, adjacent no 22. With this knowledge, urgent work has been instigated to commence rectification of the issue as there was a risk of road collapse and/or flooding within the area, particularly with the commencement of the wet season. Accordingly this work is now being undertaken as part of the Major Flood Mitigation Program where sufficient funding is currently available to complete this urgent work.

Recommendation: Include Montague Road, Ingle Farm, drainage rectification works within PR22229 Major Flood Mitigation Program.

Impact: No impact, sufficient funding and resources available to complete this additional work.

### Amendment to Budget

#### Drainage & Waterways Asset Category

With the completion of PR21378 Little Para Golf Course Drain Replacement, it is proposed to transfer the project balance of approximately \$45k to PR22451 Lake Windemere Flood Mitigation and PR16999 Local Flooding Program.

At the end of 2014/15, \$131k was returned from PR22451 Lake Windemere Flood Mitigation, as at that time it was anticipated the project could be completed within the \$290k carried forward. With the Contract and works now finally complete, \$24k is required to close out the project.

With continued pressure to address localised flooding issues, it is proposed to transfer the \$21k balance from PR21378 Little Para Golf Course Drain Replacement to PR16999 Local Flooding Program to assist with the delivery of this vital program.

Recommendation: Transfer Project Balance, approximately \$45k, from PR21378 Little Para Golf Course Drain Replacement to PR22451 Lake Windemere Flood Mitigation \$24k and PR16999 Local Flooding Program \$21k.

Impact: No impact

### Amendment to Budget

#### PR21510 St Kilda Playground Renewal

As part of the renewal of St Kilda Playground, the site was designed to provide various levels of play and adventure. Play elements were designed and installed for beginners through to advanced users. The two intermediate to advanced tube slides installed on the volcano have now been subject to a number of incident reports. Whilst these slides comply with legislation and standards, investigations both internally and from independent consultants are currently underway.

As a result, a \$400k non-discretionary Third Quarter Budget Review Bid, (the price of full replacement), has been submitted to enable works to be undertaken during the last part of the financial year should the worst case scenario be realised.

The current investigations will result in a report back to Council in June/July that will include the summary of investigations, design modifications and costings for any works required.

Recommendation: Subsequent report detailing investigations and outcomes in relation to the two volcano tube slides at St Kilda Playground.

Due to timing of consideration of this report by the Works and Services Committee (which follows the Budget and Finance Committees consideration of the Third Quarter Budget Review) no recommendation required from the Works and Services Committee in relation to the Third Quarter Budget Review Bid.

A non-discretionary \$400k Capital Budget Bid is detailed within the Third Quarter Budget Review, towards additional works at St Kilda Playground as defined within this report (Item No. 2.6.1, Works and Services Committee 16/5/16)

Impact: Additional budget provision

**For Information****PR21510 St Kilda Playground Renewal**

Following community consultation, St Kilda Playground car parking and associated road links were reviewed. Traffic will now not be directed to cross the existing tram line into the overflow car park, in lieu a new turnaround option is proposed as follows;



This work is anticipated to be completed in June 2016.

APRIL 2016 HIGHLIGHTS

Item 2.6.1

**Footpath & Kerb Ramp Construction/Upgrade Program**



Northbri Avenue, Salisbury East



Cawarra Crescent, Paralowie



**Council Traffic Signals Replacement Program**

Recent completions include;

Andrew Smith Drive

Bolivar Road

Target Hill Road

Shepherdson Road

**Tree Screen Renewal Program**



Nelson Road, Valley View





Madison Park, Salisbury East

### **Play Space/Playground Renewal Program**

Golding Oval, Para Vista



### **School Zone & Pedestrian Crossing Program**

Salisbury East High School, Gloucester Avenue





**4. CONCLUSION / PROPOSAL**

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

**CO-ORDINATION**

Officer: Executive Group  
Date: 19/05/2016

<b>ITEM</b>	2.7.1
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	16 May 2016
<b>HEADING</b>	Design and Installation of Outdoor Creche Perimeter Protection at the Bagsters Road and Pooraka Farm Community Centres
<b>AUTHOR</b>	Dameon Roy, Manager Technical Services, City Infrastructure
<b>CITY PLAN LINKS</b>	3.1 Be an adaptive community that embraces change and opportunities.
<b>SUMMARY</b>	This report is in response to an incident at the Bagster Road Community Centre involving an errant vehicle crashing through existing perimeter fencing and into the outdoor play area for a children's crèche. A further risk assessment and traffic analysis has been undertaken at each of Council's Community Centres to determine the level of risk for a similar incident and to recommend action to address this.

## RECOMMENDATION

1. The information be received.
2. A non-discretionary bid be prepared for the installation 800mm high double concrete sleeper wall, and associated fencing works for \$47,300 at Bagster Road and Pooraka Farm Community Centres.

## ATTACHMENTS

There are no attachments to this report.

## 1. BACKGROUND

- 1.1 This report is in response to an incident at the Bagster Road Community Centre involving an errant vehicle crashing through existing perimeter fencing and into the outdoor play area for a children's crèche.
- 1.2 Staff have been investigating various options to be designed for the purpose of reducing the risk of such an incident reoccurring.
- 1.3 As requested, this report will provide recommendations to Elected Members for a more permanent solution for perimeter protection of outdoor play areas for children's crèches, subject to the outcome of the investigation process.
- 1.4 In the interim, Council has placed water filled barriers at the Bagster Road and Pooraka Farm Community Centres for the purpose of providing temporary additional perimeter protection at both of these sites.

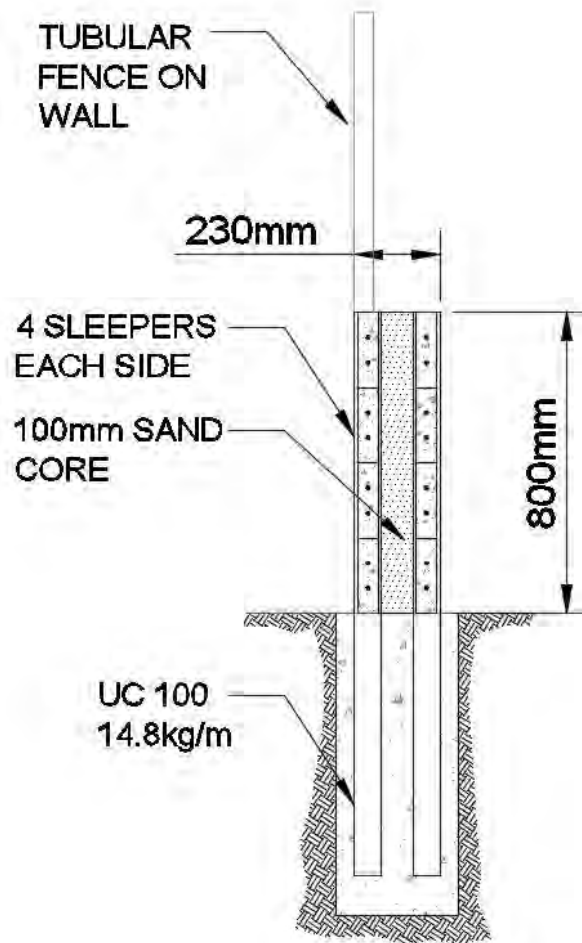
**2. CONSULTATION / COMMUNICATION**

- 2.1 Internal
  - 2.1.1 Community Development staff
- 2.2 External
  - 2.2.1 External traffic engineering advice
  - 2.2.2 Protection barrier manufacturers/suppliers

**3. REPORT**

- 3.1 Many traffic management barrier solutions were considered as a long-term solution including:
- 3.2 *Option 1: Energy Absorption Bollards:*
  - 3.2.1 As a suitable treatment for this type of application, a number of Energy Absorption Bollards (EAB's) could be installed at the recommended 1.40 metre wide spacing for this product between the perimeter of the Community Centre's child-care facility, the off-road parking area and internal roads which operate at a reduced speed of 10 km/h.
- 3.3 *Option 2: W-Beam Guard Railing*
  - 3.3.1 The function of W-Beam Guard-Railing is specifically designed to deflect the impact of a vehicle involved in a side-swipe collision, as opposed to Energy Absorption Bollards (EAB's), which have been designed and tested to safely arrest the direct impact of an errant vehicle.
- 3.4 *Option 3: A solid concrete structure such as the "New-Jersey" Type Barrier*
  - 3.4.1 This type of perimeter protection is used to manage parallel traffic flow and for the protection of construction sites where traffic speeds are controlled.
- 3.5 *Option 4: Raising of Kerb (e.g. 200 mm - 300 mm) and installing wheel stops at the appropriate carparks.*
  - 3.5.1 Raised kerbs are utilised to prevent vehicles from entering into areas such as public open spaces, but will not provide adequate protection from high centre of gravity vehicles and was not considered a viable option for this application.
- 3.6 In review and following an independent review of the traffic code "Road Safety Barrier Systems AS/NZS 3846:1999" it was found that only the bollards were strictly applicable to the site without significant testing of other methods which would be at a cost of over \$80,000 for the two sites.
- 3.7 This is because the code deals primarily with the safety of the road user and secondary with bystanders.
- 3.8 An alternative proposal is to reduce the risk of occurrences, not from the road/carpark perspective but inside the property boundary, which is not subject to the same code.
- 3.9 It is therefore proposed to replace the existing pool-style fencing on the Crèche boundaries with 800mm high double concrete sleeper wall construction with a

sand filled gap between, and the lesser fence height, reinstated above the wall to meet the child safety requirements, as shown below:



- 3.10 The height of the wall is such that cars will not jump the wall, with the centre of gravity cars less than 500mm and only large SUV's at 700mm, noting that acceleration of larger vehicles is less likely to get to significant speeds across the carpark areas. Similarly, the central sand core has an energy dissipating effect that will enable the outer wall to crumple and break upon impact, significantly reducing the risk of cars bursting through the wall whilst reducing the energy of impact.
- 3.11 The budget cost for this construction is \$550/m, or \$25,300 around Bagster Community Centre Crèche and \$22,000 for Pooraka Farm Community Centre Crèche, a total budget of \$47,300 for the two sites as shown below:

***Bagster Community Centre Crèche***



***Pooraka Farm Community Centre Crèche***



**4. CONCLUSION / PROPOSAL**

- 4.1 Council has currently installed temporary barriers at both sites and it is proposed to complete the wall work as soon as possible and therefore raise a non-discretionary bid at the third quarter budget review for \$47,300 to significantly mitigate the risks of a car entering the crèche areas.

**CO-ORDINATION**

Officer: Executive Group  
Date: 09/05/2016