



AGENDA

**FOR WORKS AND SERVICES COMMITTEE MEETING TO BE HELD ON
20 FEBRUARY 2017 AT THE CONCLUSION OF BUDGET AND FINANCE
COMMITTEE**

IN THE COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY

MEMBERS

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

REQUIRED STAFF

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

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Works and Services Committee Meeting held on 23 January 2017.

Presentation of the Minutes of the Confidential Works and Services Committee Meeting held on 23 January 2017.

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OTHER BUSINESS

CONFIDENTIAL ITEMS

2.9.1 Greater Edinburgh Parks stormwater funding application

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*
 - *This report contains information on the potential future rezoning of land within the Council area. Non-disclosure of this information will protect negotiations on the future acquisition of land for drainage purposes by Council.*

*On that basis the public's interest is best served by not disclosing the **Greater Edinburgh Parks stormwater funding application** 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**

23 JANUARY 2017

MEMBERS PRESENT

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

STAFF

Acting General Manager City Infrastructure, Mr D Roy
General Manager Community Development, Ms P Webb
Manager Communications and Customer Relations, Mr M Bennington
Governance Support Officer, Ms K Boyd
Governance Coordinator, Ms J Rowett

The meeting commenced at 7:37 pm.

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

APOLOGIES

Apologies were received from Mayor G Aldridge and Cr C Buchanan.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr S White
Seconded Cr S Reardon

The Minutes of the Works and Services Committee Meeting held on 12 December 2016, be taken and read as confirmed.

CARRIED

Moved Cr E Gill
Seconded Cr R Zahra

The Minutes of the Confidential Works and Services Committee Meeting held on 12 December 2016, be taken and read as confirmed.

CARRIED

REPORTS

Administration

2.0.1 Future Reports for the Works and Services Committee

Moved Cr R Zahra
Seconded Cr G Caruso

1. The information be received.

CARRIED

Landscaping

2.4.1 Response to Petition Requesting Relocation of Proposed Playspace from Dineen Road Reserve to Chestnut Drive Reserve, Parafield Gardens

Moved Cr J Woodman
Seconded Cr S White

1. The playspace be delivered as per the September 2015 Council Minute 0597/2015 within Dineen Rd Reserve, Parafield Gardens and the endorsed 2016/17 Play Space/Playground Program.
2. Staff advise the originator of the Petition of Council's Decision.

CARRIED

Public Works

2.6.1 Capital Progress Report - December 2016

Moved Cr S White
Seconded Cr R Zahra

1. Include Paddocks Reserve within the 2016/17 PR22120 Reserve Fencing Renewal Program.
2. Remove the renewal of Carisbrooke House, Salisbury Park, from the 2016/17 Council Building Renewal Program.
3. Defer renewal of the play space, Fairbanks Drive Reserve, Paralowie, for future years consideration, returning the associated \$100k expenditure budget within the second quarter 2016/17 Budget Review for consideration.
4. Submission of a second quarter 2016/17 Budget Review item to reduce income budget to \$0 and reduce expenditure budget to \$100k within PR22143 Pauls Drive Valley View Major Flooding, to reflect unsuccessful grant funding and design only now for 2016/17.
5. Relocate \$300k from PR21799 Stanley Street Land Acquisition to PR23435 Mawson Lakes Interchange Pedestrian & Cycle Access, noting this transfer as a non-discretionary second quarter 2016/17 Budget Review item.
6. Relocate \$529k from PR23474 MOSS Reimbursement to PR23435 Mawson Lakes Interchange Pedestrian & Cycle Access, noting this transfer as a non-discretionary second quarter 2016/17 Budget Review item.

CARRIED

OTHER BUSINESS

Nil

CONFIDENTIAL ITEMS

2.9.1 *Verge Mowing Program*

Moved Cr J Woodman

Seconded Cr S Reardon

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 would protect information that could disadvantage Council's ability to conduct commercial negotiations for the provision of Verge Mowing services.*

On that basis the public's interest is best served by not disclosing the Verge Mowing Program 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 8:00 pm.

The meeting moved out of confidence at 8:43 pm.

2.9.2 LGA Public Lighting Business Case

Moved Cr G Caruso

Seconded Cr E Gill

1. *Pursuant to Section 90(2) and (3)(j)(i) and (j)(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 would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by 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*
 - *Information contained within the report and attachments has been provided to Council on a confidential basis, and contains commercial information of a public authority which, if disclosed, could compromise the commercial position of that public authority.*

*On that basis the public's interest is best served by not disclosing the **LGA Public Lighting Business Case** 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 8:43 pm.

The meeting moved out of confidence at 8:54 pm.

Cr Reynolds thanked the Committee for supporting him in his role as Chairperson over the past two months.

CLOSE

The meeting closed at 8:59 pm.

CHAIRMAN.....

DATE.....

ITEM	2.0.1
	WORKS AND SERVICES COMMITTEE
DATE	20 February 2017
HEADING	Future Reports for the Works and Services Committee
AUTHOR	Michelle Woods, Projects Officer Governance, CEO and Governance
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making.
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	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. Due: March 2017	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: February 2017 Deferred to: May 2017 Reason: Staff are in the process of reporting to Council on the consultation.	Karen Pepe
24/08/2015 OB2(WS)	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: June 2017	Dameon Roy
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. Due: April 2017	Dameon Roy
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. Due: March 2017	Harry Pitrans

22/02/2016	Investigation of Costs Associated with Waterslide/Diving Platform Installation at Salisbury Recreation Precinct	Pippa Webb
2.1.1	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.	
Due:	February 2017	
Deferred to:	March 2017	
Reason	Pending the completion of investigations into civil works and costings.	
22/02/2016	Strategic Transport Plan and E-W Traffic Movements Across the City	Harry Pitrans
OB4	2. Within six months, Council consider a further report addressing the management of E-W traffic movements across the city.	
Due:	February 2017	
Deferred to:	March 2017	
Reason:	After presentation to Executive it has been decided to restructure the strategic plan to reflect the City Plan. It is also intended that this be presented to Council via Informal strategy in March 2017 with subsequent report to Council.	
29/03/2016	Implementation of Free Bike Hire Scheme (in conjunction with Bike SA) - investigation findings	Adam Trottman
2.2.2	3. The implementation of a Free Bike Hire Scheme within the City of Salisbury be considered again in three years.	
Due:	March 2019	
26/04/2016	Your Tutor Trial	Pippa Webb
6.4.3	3. That a Prudential Report, based on Para Hills Community Hub – Floor Plan Option 3 as outlined in Attachment 4 (Item No. 2.1.1, Works and Services Committee, 15/08/2016) be prepared and brought back to Council for consideration.	
Due:	February 2017	
Deferred to:	March 2017	
Reason:	Information is still pending from the consultant.	
22/08/2016	Para Hills Community Hub Concept Design Options	Pippa Webb
2.1.1	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.	
Due:	March 2017	
24/10/2016	St. Kilda Mangrove Trail Status Update	Mark Purdie
2.4.1	3. That staff continue to investigate future options for the mangrove trail with a further update report to be provided in June 2017.	
Due:	June 2017	

24/10/2016	Joint Use Agreement with Temple Christian College and Licence Agreement with Bethany Christian School for Fairbanks Drive Reserve	Thuyen Vi-Alternetti
2.5.1	6. In the event that objections to Joint Use Agreement with Temple Christian College and Licence Agreement with Bethany Christian School for the purpose of shared use over a portion of Fairbanks Drive Reserve, as marked "A" and "B" on the attached site plan (Attachment 1, Item No. 2.5.1) a further report be presented to Council for consideration. Due: February 2017 Deferred to: April 2017 Reason: Staff have finalised negotiations and the Funding Agreement has been signed. Consultation is planned for the middle of February and any objections will be reported back to Council at the April 2017 meeting.	
28/11/2016	St. Kilda Master Plan - Stage 2	Terry Sutcliffe
2.4.3	3. A further report be brought back to the April 2017 Works and Services Committee meeting seeking endorsement of the final St Kilda Stage 2 Master Plan. Due: April 2017	

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:	EXEC GROUP	GMCI	GMCID	GMCD
Date:	13/02/17	09/02/17	09/02/17	09/02/17

ITEM	2.0.2
	WORKS AND SERVICES COMMITTEE
DATE	20 February 2017
PREV REFS	
HEADING	Appointment of Deputy Chairman - Works and Services Committee
AUTHOR	Joy Rowett, Governance Coordinator, CEO and Governance
CITY PLAN LINKS	4.4 To ensure informed and transparent decision-making that is accountable and legally compliant
SUMMARY	This report provides information with respect to the appointment and role of Deputy Chairman of the Works and Services Committee. In accordance with the Terms of Reference of the Works and Services Committee, an appointment is required to be made.
RECOMMENDATION	<p>1. Cr _____ be appointed as Deputy Chairman of the Works and Services Committee for a term of _____.</p>

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 At the December 2016 Council meeting it was resolved (Resolution Number 1502/2016):
 - 1.1.1 Cr Shiralee Reardon be appointed as Deputy Chairman of the Works and Services Committee until the conclusion of the January 2017 round of meetings.
- 1.2 The Committee is now required to make a new appointment for the position of Deputy Chairman.

2. REPORT

- 2.1 The Terms of Reference for the Works and Services Committee provides for the appointment of the Deputy Chairman at the first meeting of the Committee for a term determined by the Council.
- 2.2 The Deputy Chairman acts in the role of Chairman in their absence.

3. CONCLUSION / PROPOSAL

- 3.1 In accordance with the Terms of Reference for the Works and Services Committee, the Committee is now asked to consider the position of Deputy Chairman and determine who should fulfil this role and for what term.

CO-ORDINATION

Officer: EXECUTIVE
GROUP
Date: 13/02/2017

ITEM	2.0.3
	WORKS AND SERVICES COMMITTEE
DATE	20 February 2017
HEADING	Appointment of Members to the Strategic Property Development Sub Committee
AUTHOR	Michelle Woods, Projects Officer Governance, CEO and Governance
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	When the Strategic Property Development Sub Committee was established in January 2015, members were appointed for a two year period, concluding January 2017. As that term has now expired, Council is asked to make new appointments to the Sub Committee.

RECOMMENDATION

1. The membership of the Strategic Property Development Sub Committee for the remainder of the term of Council comprise:
 - Cr Steve White
 -
 -
 -
 -
 -
 -
 -

ATTACHMENTS

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

1. Strategic Property Development Sub Committee Terms of Reference

1. BACKGROUND

- 1.1 When the Strategic Property Development Sub Committee was established in January 2015, members were appointed for a two year period, concluding January 2017.
- 1.2 As such, Council is asked to make new appointments to the Sub Committee.
- 1.3 In addition, Council resolved in October 2016 that Cr White be appointed as Chair of the Sub Committee, commencing February 2017. Cr White has not been a member of the Strategic Property Development Sub Committee and so Council is now asked to include the appointment of Cr White as a member of the Sub Committee to enable him to fulfill that role.

2. CONSULTATION / COMMUNICATION**2.1 Internal****2.1.1 Acting Manager Governance.****2.2 External****2.2.1 Nil.****3. REPORT**

- 3.1 The Strategic Property Development Sub Committee was established in January 2015 in accordance with the following resolution:

2.0.2 Establishment of Strategic Property Development Sub-Committee

Moved Cr B Vermeer

Seconded Cr D Bryant

1. The Strategic Property Development Sub-Committee be established under Section 41 of the *Local Government Act 1999*.
2. The Terms of Reference for the Strategic Property Development Sub-Committee as attached to this report (2.0.2, Works and Services Committee, 19/01/2015) with an amendment to Clause 4.1 as follows:

The membership of the Strategic Property Development Sub-Committee comprise Elected Members as nominated by Council

be endorsed.

3. The Membership of the Strategic Property Development Sub-Committee for a 2 year term comprise:
 - Cr G Caruso
 - Cr G Reynolds
 - Cr J Woodman
 - Cr E Gill
 - Cr D Proleta
 - Cr B Vermeer
 - Cr R Zahra
 - Cr S Reardon
4. The alternate Ward Councillor be appointed as a deputy member to the Strategic Property Development Sub Committee and in the absence of the appointed member will act as a full member of the Sub Committee.

5. Cr G Caruso be appointed as Chairman of the Strategic Property Development Sub-Committee for a 2 year term.
6. The Mayor be appointed as an ex-officio member of the Strategic Property Development Sub-Committee.
7. The Strategic Property Development Sub-Committee appoint a Deputy Chairman for a 12 month term at its first meeting.

CARRIED
0111/2015

- 3.2 As the term of the membership has expired, Council is required to make new appointments for the Strategic Property Development Sub Committee.
- 3.3 In accordance with the Sub Committee's Terms of Reference (attached), Council can determine how many Elected Members are appointed to the Sub Committee.
- 3.4 In October 2016, Cr White was appointed as Chair of the Strategic Property Development Sub Committee via the following resolution:

NOM8 Appointment of Chairman Strategic Property Development Sub Committee until November 2018

Cr S White declared a material conflict of interest on the basis of being nominated for the position and will receive a financial benefit if the nomination is successful.
Cr S White left the meeting at 08:14 pm.

Moved Cr D Pilkington
Seconded Cr C Buchanan

1. That Cr Steve White be appointed to the position of Chairman, Strategic Property Development Sub Committee from the conclusion of the appointment period for the current Chairman (January 2017) until November 2018.
2. That the vote on the appointment of Chairman, Strategic Property Development Sub Committee from the conclusion of the appointment period for the current Chairman until November 2018 be conducted by show of hands.

CARRIED
1369/2016

- 3.5 At the time of the above appointment Cr White was not a member of the Strategic Property Development Sub Committee.
- 3.6 Council is asked to rectify this by now appointing him as a member.

4. CONCLUSION / PROPOSAL

- 4.1 As the term of the membership of the Strategic Property Development Sub Committee has expired, Council is required to now make new appointments.
- 4.2 As part of those appointments, Cr White is required to be appointed so that he can undertake his role as Chairman of the Strategic Property Development Sub Committee.

CO-ORDINATION

Officer: EXECUTIVE
GROUP

Date: 13/02/17



Strategic Property Development Sub Committee

- Terms of Reference -

Endorsed by Council: 27 January 2015 / July 2015 *(addition of clause 4.3 + amendment of clause 4.4)*

Review Date: November 2016

1. Purpose

- 1.1 To examine and make decisions on strategic property development projects:
 - To consider property development proposals in terms of their overall commercial and community benefit.
 - To assess and consider Council's risk exposure related to the projects.
- 1.2 The Sub-Committee will adopt a risk management focus in its considerations, delivery and recommendations to Council. The advice to Council will reflect both the risk and opportunities of the issue to enable Council to act as an informed and responsible decision maker representing the interests of the community.

2. Status and Term of the Sub-Committee

- 2.1 The Sub-Committee is formed under Section 41 of the *Local Government Act 1999* as an advisory sub-committee to the Works and Services Committee for the purpose of providing advice to Council in regard to the areas listed above.
- 2.2 This Sub-Committee will exist for the term of Council.

3. Meeting Details

- 3.1 The Sub-Committee meets every three months or as required on the second Monday of the month.
- 3.2 In the event that Monday is a public holiday, the meeting will convene on the Tuesday of the same week.
- 3.3 Meetings of the Sub-Committee will be held in the Committee Rooms, 12 James Street, Salisbury.
- 3.4 In accordance with Section 87 of the *Local Government Act*, a minimum of three clear days notice of an ordinary meeting will be provided to members of the Sub-Committee.



Strategic Property Development Sub Committee

- Terms of Reference -

Endorsed by Council: 27 January 2015 / July 2015 *(addition of clause 4.3 + amendment of clause 4.4)*

Review Date: November 2016

3.5 Public notice of meetings will be given through publication of the annual meeting schedule on the City of Salisbury website. A copy of the Notice of Meeting and Committee Agenda will also be displayed on a monthly basis at 12 James Street, Salisbury.

3.6 Members of the public are able to attend all meetings of the Sub Committee, unless prohibited by resolution of the Committee under the confidentiality provisions of Section 90 of the *Local Government Act*.

4. Membership

4.1 The membership of the Strategic Property Development Sub Committee comprise Elected Members as nominated by Council.

4.2 The Mayor is, ex officio, a member of this Sub-Committee.

4.3 The alternate Ward Councillor is appointed as a deputy member to the Strategic Property Development Sub Committee and in the absence of the appointed member will act as a full member of the Sub Committee.

4.3 All members must attend meetings and where unable to do so, must provide an apology prior to the meeting. Where possible advice of an apology should be provided direct to the alternate Ward Councillor to facilitate their attendance in place of the appointed member. Ward Councillors are invited to attend for projects in their ward but are not voting members.

4.4 Members of the Sub-Committee must comply with the conduct and conflict of interest provisions of the *Local Government Act*. In particular, Sections 62 (general duties), 63 (code of conduct) and 73-74 (conflict of interest, members to disclose interests) must be adhered to.



Strategic Property Development Sub Committee

- Terms of Reference -

Endorsed by Council: 27 January 2015 / July 2015 *(addition of clause 4.3 + amendment of clause 4.4)*

Review Date: November 2016

5. Chairman and Deputy Chairman

- 5.1 The appointment of a Chairman will be made by the Council for a term determined by the Council.
- 5.2 The Deputy Chairman will be appointed at the first meeting of the Committee for a term determined by the Sub-Committee.

6. Voting Rights

- 6.1 All members have equal voting rights. A question arising for a decision will be decided by a majority of votes cast by all members present.
- 6.2 Each member must vote on a question arising for a decision.
- 6.3 The Chairman has a deliberative vote, but does not, in the event of an equality of votes have a casting vote.
- 6.4 In the event of an equality of votes, the matter must be referred to the parent committee for decision.

7. Meeting Procedures, Minutes and Documents

- 7.1 All meetings of the Sub-Committee will be held in accordance with the *Local Government Act 1999* (and relevant Regulations), the City of Salisbury Code of Practice for Meeting Procedures and the City of Salisbury Code of Practice for Access to Meetings and Documents.
- 7.2 Minutes will be kept of the proceedings at each Sub-Committee meeting. Members of Council will be provided with a copy of all minutes of the proceedings of this Sub-Committee within five days after a meeting.
- 7.3 Members of the public have access to all documents relating to the Sub Committee unless prohibited by resolution of the Committee under the confidentiality provisions of Section 91 of the *Local Government Act*.



Strategic Property Development Sub Committee

- Terms of Reference -

Endorsed by Council: 27 January 2015 / July 2015 *(addition of clause 4.3 + amendment of clause 4.4)*

Review Date: November 2016

8. Quorum

- 8.1 A quorum shall be determined by dividing the total number of members of the sub-committee by two (ignoring any fractions) and adding one. For a sub-committee comprising 5 members, the quorum is 3 (that is, 5 divided by 2 = 2 + 1).

9. Reporting Requirements

- 9.1 This Sub-Committee reports to the Works and Services Committee.
- 9.2 The Sub-Committee shall make whatever recommendations to the parent committee it deems appropriate on any area within its Terms of Reference where in its view action or improvement is needed.
- 9.3 Recommendations made by the Sub-Committee will be referred to the next meeting of the parent committee, through presentation of minutes, for recommendation to Council for final resolution.

ITEM	2.4.1
	WORKS AND SERVICES COMMITTEE
DATE	20 February 2017
PREV REFS	Works and Services Committee 2.4.1 21/11/2016
HEADING	Autism Friendly Play Space - Social Demographics of Potential Users
AUTHOR	Craig Johansen, Team Leader Landscape Design, City Infrastructure
CITY PLAN LINKS	3.1 Be an adaptive community that embraces change and opportunities. 3.2 Have interesting places where people want to be.
SUMMARY	Staff have investigated the development of an Autism Friendly Play Space within the City. A further report was presented to Council in November 2016 identifying a proposed concept and site for the installation of a play space and the budget required to install. Resulting from this report, Council requested further information on the social demographics of the Para Hills area and potential users.

RECOMMENDATION

1. The information within the report be received.
2. That this project be submitted as a separate budget bid for consideration as part of the 2017/18 budget process, subject to securing of external funding.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 Council Landscape Design staff have investigated the development of an Autism Friendly Play Space within the City.
- 1.2 A report was presented to Council in November 2016 identifying a concept and proposed site for the installation of a play space and the budget required to install. Resulting from this report Council requested further information on the social demographics of the Para Hills area and potential users.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Community Development staff

2.2 External**2.2.1 Autism SA****3. REPORT**

- 3.1 After the November Council meeting staff contacted Autism SA to gather the information as requested by Council.
- 3.2 Autism SA informed staff that the requested level information is confidential and unable to be provided, but did provide staff with the number of individuals within the 0-18 years age group within SA and the Northern Suburbs, on the Autism Spectrum.
- 3.3 There are 11,368 individuals diagnosed with an Autism Spectrum Disorder within South Australia. There are 8,519 individuals in the 0-18 years age group, which makes up 75% of those diagnosed. 11.2% of this age group were identified as living within the City of Salisbury, which equates to 954 individuals.
- 3.4 The percentage of individuals with a diagnosed Autism Spectrum Disorder in the age range 0-18 years living in the Northern Suburbs of Adelaide (postcodes 5084-5098, 5106-5121, 5125-5127) is approximately 32.24%.
- 3.5 This information has been used to consider the percentages of individuals with the available social population data.
- 3.6 The population data identifies Para Hills with a population of 6,416 which is made up of couples with children being 28.6% of the population. The 0-17 age bracket of Para Hills is 23.3% of the population which is higher than surrounding comparable suburbs of Para Hills West, Parafield and Salisbury South at 21% of 3,275 residents, Ingle Farm at 20.6% of 8,620 residents and Mawson Lakes at 22.4% of 10,871 residents.

4. CONCLUSION / PROPOSAL

- 4.1 With the above information at hand, it is proposed to proceed with the installation of the Autism Friendly Play Space adjacent the Para Hills Community Hub, subject to being successful in the securing of external funding.
- 4.2 Noting that a facility of this nature will be unique to the City of Salisbury and the surrounding northern suburbs. It is expected that users of the Play Space will travel some distance to utilise the space, as was the case when the Unity Park play space was developed a number of years ago.
- 4.3 Because external funding has yet to be confirmed, this project has been identified as a separate budget bid for consideration as part of the 2017/18 budget deliberations, subject to the securing of external funds to undertake the works.

CO-ORDINATION

Officer: EXECUTIVE
GROUP
Date: 13/02/2017

ITEM	2.5.1
	WORKS AND SERVICES COMMITTEE
DATE	20 February 2017
PREV REFS	Works and Services Committee 2.5.3 20/06/2016
HEADING	Revocation of Community Land Classification Allotment 163 in Deposited Plan 7792 known as Joe Costello Reserve.
AUTHOR	Liz Lynch, Property Officer, City Infrastructure
CITY PLAN LINKS	3.1 Be an adaptive community that embraces change and opportunities. 4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	Having complied with all the legislative requirements consideration can now be given to the revocation of the community land classification of allotment 163 in deposited plan 7792, Certificate of Title Volume 6174 Folio 123, also known as Joe Costello Reserve, located on Gloucester Avenue at Salisbury East for disposal to Tyndale Christian School.

RECOMMENDATION

1. Pursuant to the provisions of Section 194(3) (b) of the Local Government Act 1999, and having complied with all the requirements thereof, the Council of the City of Salisbury hereby revokes the classification as community land of allotment 163 in deposited plan 7792, Certificate of Title Volume 6174 Folio 123, also known as Joe Costello Reserve, located on Gloucester Avenue at Salisbury East.
2. Allotment 163 in deposited plan 7792, Certificate of Title Volume 6174 Folio 123, also known as the Joe Costello Reserve, located on Gloucester Avenue at Salisbury East is to be removed from Councils register of community land.
3. The Manager Property and Buildings be authorised to prepare a contract of sale with Tyndale Christian School for allotment 163 in deposited plan 7792, Certificate of Title Volume 6174 Folio 123, also known as Joe Costello Reserve, located on Gloucester Avenue at Salisbury East.

ATTACHMENTS

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

1. Site Plan - Revocation of Community Land at Joe Costello Reserve.
2. Ministerial Response Letter - Revocation of Community Land at Joe Costello Reserve

1. BACKGROUND

- 1.1 At the Council meeting held on Wednesday, 20th July 2016, (Item 2.5.3 – Minute 1140) Council authorised staff to implement the public consultation process pursuant to section 194 of the Local Government Act 1999, regarding a proposal to revoke the community land classification of allotment 163 in deposited plan 7792, Certificate of Title Volume 6174 Folio 123, also known as Joe Costello Reserve, located on Gloucester Avenue at Salisbury East to dispose to Tyndale Christian School for consideration as determined by a Licenced Valuer, as outlined on Site Plan (Attachment 1).
- 1.2 Council further resolved that an additional report be presented to Council for consideration of any objections received. In the event that no objections be received the Manager Property and Buildings be authorised to prepare and submit the necessary documentation to the Minister for approval. A report was prepared and submitted to the Minister in October 2016.

2. CONSULTATION/COMMUNICATION

- 2.1 Internal;
 - 2.1.1 Manager of Salisbury Water
 - 2.1.2 Manager of Technical Services
 - 2.1.3 Strategic Development Project Manager
 - 2.1.4 Principal Planner, Senior Traffic Engineer
 - 2.1.5 Team Leader of Civil Design and Traffic
 - 2.1.6 Team Leader of Landscape Design
 - 2.1.7 Project Officer of City Infrastructure
 - 2.1.8 Manager Field Services.
- 2.2 External;
 - 2.2.1 SA Power Networks
 - 2.2.2 SA Water
 - 2.2.3 APA Pipeline Trust
 - 2.2.4 Telstra
 - 2.2.5 Public notices to surrounding residents and property owners
 - 2.2.6 Minister for Planning

3. REPORT

- 3.1 Council is advised that the application to the Minister for the revocation of Community Land Classification for allotment 163 in deposited plan 7792, Certificate of Title Volume 6174 Folio 123, also known as Joe Costello Reserve, located on Gloucester Avenue at Salisbury East, was favorably received and subsequently approved on Friday, 2nd December 2016, as written in the Ministerial Response letter (Attachment 2).
- 3.2 Council is now entitled to make a formal resolution to give effect to the revocation.

- 3.3 In accordance with Council's Item 2.5.3, Minute Number 1140 adopted at the meeting held on 20th July 2016, Joe Costello Reserve was to be revoked of its community land classification and sold to the adjoining owner of Allotment 115 in Filed Plan 43441. At this same meeting, it was reported that a valuation would be undertaken by Property Services to determine the consideration to be paid to Council and that the applicant had agreed to be responsible for all costs associated with the revocation, subsequent sale and pay consideration as determined by an independent licensed valuer.
- 3.4 Joe Costello Reserve is legally defined as allotment 163 in Deposited Plan 7792 and more particularly described in Certificate of Title Volume 6174 Folio 123. The site has an approximate area of 2054 square meters and is undeveloped with several trees. The subject land is a triangular shape surrounded by road reserve on two boundaries and Tyndale Christian School on the other. It provides no recreational value to the community and contains several services protected by easements.
- 3.5 When assessing a value for this land the licensed valuer considered the following attributes of the site; irregular shape and a number of easements which would substantially prevent any future development. Further to this, prospective buyers for the site will be limited. The valuer considered the factors above and determined that a 30% discount to the value should be applied. Therefore the consideration, payable to Council was assessed at \$130,000 (exclusive of GST).

4. CONCLUSION / PROPOSAL

- 4.1 It is recommended that Council make a formal resolution to give approval to the revocation of community land classification for allotment 163 in deposited plan 7792, Certificate of Title Volume 6174 Folio 123, also known as Joe Costello Reserve.
- 4.2 The Manager Property and Buildings be authorised to prepare a contract of sale with Tyndale Christian School for allotment 163 in deposited plan 7792, Certificate of Title Volume 6174 Folio 123, also known as Joe Costello Reserve, located on Gloucester Avenue at Salisbury East.

CO-ORDINATION

Officer: EXECUTIVE
GROUP
Date: 13/02/2017





Government of South Australia
Department of Planning,
Transport and Infrastructure

In reply please quote 16PLN0984
Enquiries to David Whiterod
Telephone 7109 7142

DEVELOPMENT DIVISION

Roma Mitchell House
136 North Terrace
Adelaide SA 5000

GPO Box 1533
Adelaide SA 5001

Telephone: 08 8303 0822
Facsimile: 08 8303 0849

ABN 92 366 288 135

Mr John Harry
Chief Executive Officer
City of Salisbury
PO Box 8
SALISBURY SA 5108

Dear Mr Harry *John*

I write in response to your letter seeking approval for the City of Salisbury's (the Council's) proposal to revoke the community land classification of Allotment 163 in Deposited Plan 7792 comprised in Certificate of Title Volume 6174 Folio 123 located at corner of London Drive and Gloucester Avenue, Salisbury East.

I have considered the information provided to me by the Council and in making my decision (under delegation) I have taken into account the nature of the public consultation undertaken by Council.

After carefully considering the effect of the revocation on the area and the local community, I am of the opinion that, on balance, the revocation will be more positive than not in its effect. I approve the Council's proposal to revoke the classification as community land of land being Allotment 163 in Deposited Plan 7792 comprised in Certificate of Title Volume 6174 Folio 123.

If the Council wishes to proceed with the revocation it will need to pass a motion to revoke the community land classification pursuant to section 194(3)(b) of the *Local Government Act 1999*.

Yours sincerely

Andrew McKeegan
Chief Development Officer
Development Division
DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE

2 December 2016

ITEM	2.5.2
	WORKS AND SERVICES COMMITTEE
DATE	20 February 2017
PREV REFS	Works and Services Committee 2.5.1 15/02/2016
HEADING	Road Closure Portion of Ryans Road Plantation, Parafield Gardens/Greenfields
AUTHOR	Thuyen Vi-Alternetti, Senior Property Officer, City Infrastructure
CITY PLAN LINKS	1.3 Have a thriving business sector that supports community wellbeing, is globally oriented and creates job opportunities. 1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.
SUMMARY	<p>Ryans Road Plantation has been identified by staff as surplus land and a potential development site. In February 2016, Council endorsed staff to commence a road process for closure of a portion of Ryans Road Plantation.</p> <p>Having complied with the requirements of the <i>Roads (Opening & Closing) Act 1991</i>, this report recommends Council formally close portion of Ryans Road Plantation as road and to be retained by Council for potential development.</p>
RECOMMENDATION	<ol style="list-style-type: none"> 1. This report be received. 2. Pursuant to the provisions of the <i>Roads (Opening and Closing) Act 1991</i>, Council resolves to make a Road Process Order to formally close a portion of Ryans Road Plantation as marked “A” on the attached Preliminary Plan 16/0016 (Attachment 1, 2.5.2 Works & Services Committee 20/2/2017), granting required easements to SA Water, APA Group and SA Power Networks. 3. A Final Plan will be amended and certified to incorporate the granting of the required easements to SA Water, APA Group and SA Power Networks. 4. Pursuant to <i>Section 193(4) of the Local Government Act 1999</i>, Council resolve that the portion of Ryans Road Plantation marked “A” on the attached Preliminary Plan (Attachment 1, Item No. 2.5.2 Works & Services Committee 20/2/2017) be excluded from classification as Community Land and site retained by Council for potential development.

ATTACHMENTS

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

1. Preliminary Plan - Proposed Road Closure Ryans Road Plantation
2. Public Consultation Zone Plan - Proposed Road Closure Ryans Road Plantation
3. Zone Boundary Plan - Proposed Road Closure Ryans Road Plantation

1. BACKGROUND

- 1.1 Ryans Road Plantation, Parafield Gardens has previously been identified as land surplus to Council requirements and a potential development site for Council.
- 1.2 There have been a number of enquires to Staff showing interest in purchasing the site for potential future development.
- 1.3 In February 2016, Council endorsed the following:
 - 1.3.1 *This report be received and noted.*
 - 1.3.2 *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 Ryans Road Plantation, Parafield Gardens as marked "A" on the attached Preliminary Plan (Attachment 1, Item No. 2.5.1, Works and Services Committee, 18/1/2016).*
 - 1.3.3 *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.*
 - 1.3.4 *Pursuant to Section 193 (4) of the Local Government Act 1999, the portion of Ryans Road Plantation marked "A" on the attached Preliminary Plan (Attachment 1, Item No.2.5.1, Works and Services Committee, 18/1/2016) be excluded from Classification as Community Land.*
 - 1.3.5 *A further report will be presented to Council following the public consultation period for consideration of any objections or applications received.*

Resolution No. 0895/2016

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Staff from City Infrastructure and City Development.
- 2.2 External
 - 2.2.1 Letters sent to 93 residents affected on 31 May 2016.
 - 2.2.2 Notices were placed in News Review and Leader Messenger Papers published on 1 June 2016, with a further notice appearing in the State Government Gazette published 2 June 2016.
 - 2.2.3 Consultation with the service providers (Electranet, Australian Pipeline Trust, SA Water, SA Power Networks and Telstra).
 - 2.2.4 Department of Planning, Transport and Infrastructure (DPTI).
 - 2.2.5 Alexander & Symonds.

3. REPORT

- 3.1 The requirements of the *Roads (Opening & Closing) Act 1991* to close a portion of Ryans Road Plantation marked “A” on the attached Preliminary Plan (Attachment 1) have been complied with. A plan has been lodged, Public Notices placed in the News Review and Leader Messenger Papers, the State Government Gazette, as well as written notices served to persons affected by the proposal as outlined in blue in the attached Public Consultation Zone Plan (Attachment 2).
- 3.2 A number of enquiries from local residents were received during the consultation period. The majority of the enquiries were around the impact the proposed road closure would have on access to their properties. Staff have reassured local residents that the access to their properties would not be affected as the current trafficable portion of Ryans Road, Parafield Gardens will still remain open.
- 3.3 At the conclusion of the consultation period for the proposed road closure, no objections from adjoining land owners were received. Council however received submissions from SA Water, APA Group and SA Power Networks, advising that they have infrastructure installed within this area and to remove their objections the service providers require free and unrestricted access to the existing infrastructure and easements to be registered.
- 3.4 Staff have reviewed the easement requirements and have revised the proposed road closure area to incorporate the service provider easement requirements. These changes will be reflected in the Final Plan, currently being finalised by Alexander & Symonds.
- 3.5 It is recommended that Council make a Road Process Order to close the portion of Ryans Road Reserve as marked “A” in the attached Preliminary Plan (Attachment 1), and this land to be retained by Council for future disposal.
- 3.6 A Final Plan may also be certified in substantially the same form as the Preliminary Plan with the provision for granting required easements to SA Water, APA Group and SA Power Networks.
- 3.7 It is also recommended that pursuant to *Section 193(4) of the Local Government Act 1999*, Council resolves to exclude this portion of closed road from the Community Land Register. This land has been identified for future development opportunities and should this land not be excluded at this time as part of the road closure process, it will be necessary to revoke the classification at a later date through a formal revocation process requiring further Council approval as well as Ministerial approval.
- 3.8 The major portions of the site is zoned Commercial and Residential, with the balance (narrower north-western section) zoned Industry as delineated on the attached Zone Boundary Plan (Attachment 3). Staff will investigate development opportunities for the site and report back to Council with further recommendations.

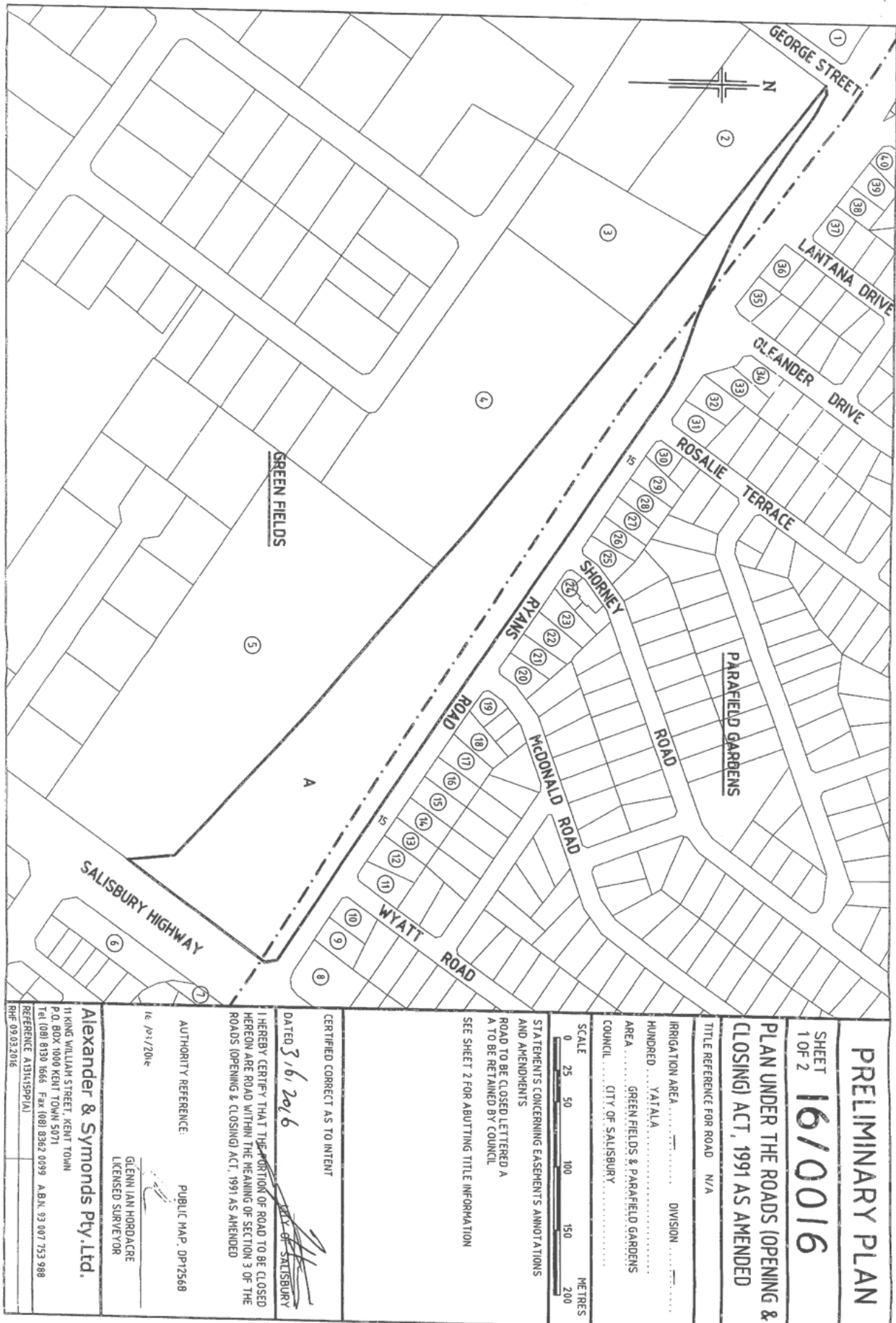
4. CONCLUSION / PROPOSAL

- 4.1 Staff have complied with the requirements of the *Roads (Opening & Closing) Act 1991* to close a portion of Ryans Road Plantation.

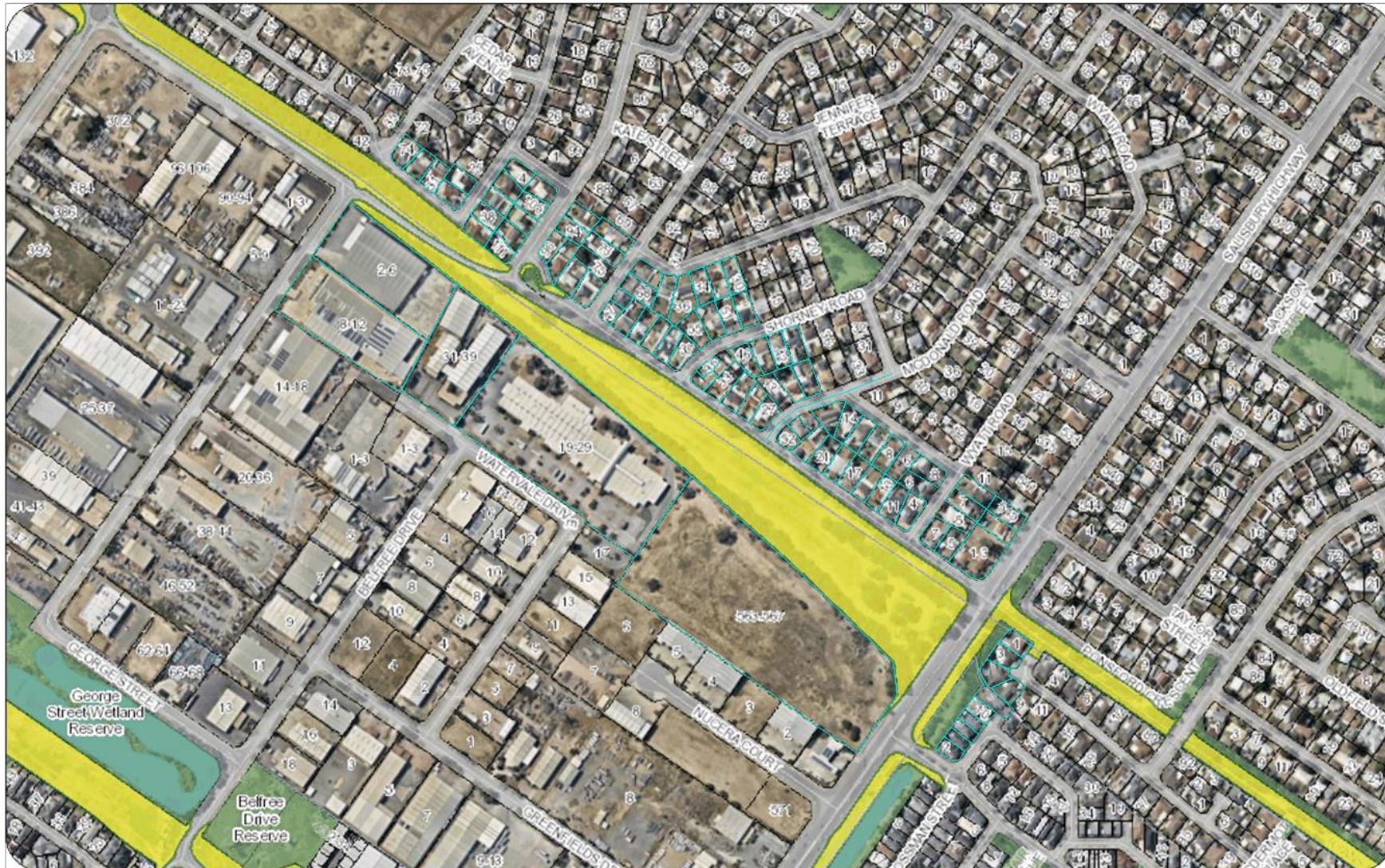
- 4.2 It is recommended that Council now make a Road Process Order to close portion of Ryan Road Plantation, Parafield Gardens as marked “A” in the Preliminary Plan (Attachment 1), granting required easements to SA Water, APA Group and SA Power Networks.

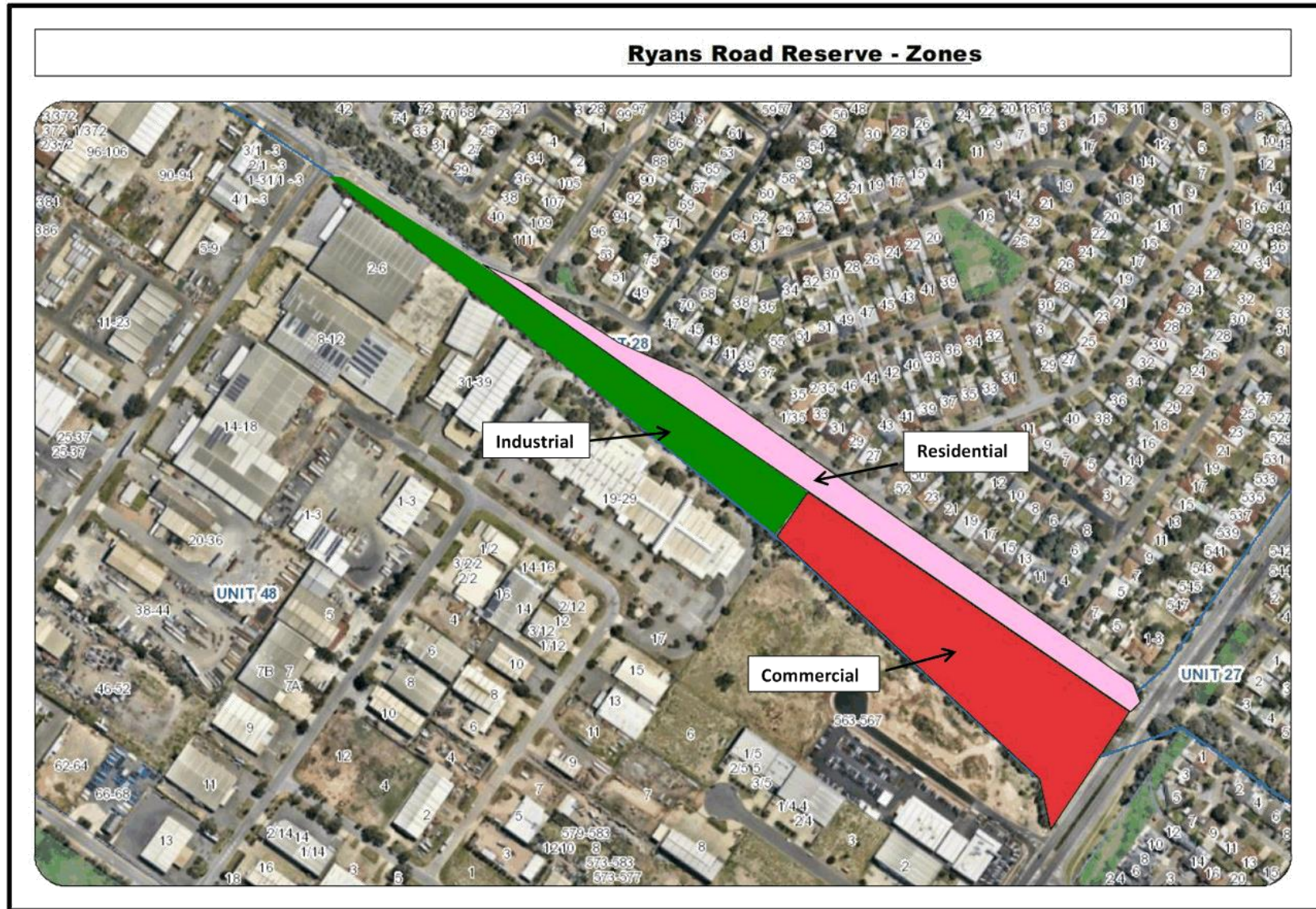
CO-ORDINATION

Officer: EXECUTIVE
GROUP
Date: 13/02/2017



Ryans Road Plantation - Public Consultation Zone





ITEM	2.5.3
	WORKS AND SERVICES COMMITTEE
DATE	20 February 2017
PREV REFS	Works and Services Committee 2.5.4 16/05/2016
HEADING	Proposed Road Opening - Ann Street, Salisbury
AUTHOR	Thuyen Vi-Alternetti, Senior Property Officer, City Infrastructure
CITY PLAN LINKS	1.3 Have a thriving business sector that supports community wellbeing, is globally oriented and creates job opportunities. 1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.
SUMMARY	This report seeks Council's endorsement to commence a road process order to declare Ann Street, Salisbury as a public road in accordance with <i>Section 210 of the Local Government Act 1999</i> . This process is to allow staff to continue with the road closure and transfer a portion of Ann Street to Parabanks Shopping Centre to facilitate the redevelopment of the existing Coles supermarket and formally declare the balance of Ann Street, Salisbury as Public Road.
RECOMMENDATION	<ol style="list-style-type: none"> 1. This report be received and noted. 2. Pursuant to <i>Section 210 of the Local Government Act 1999</i>, Council resolves to give public notice of its intent to declare Ann Street, Salisbury a public road as marked "A" on the attached preliminary plan (Attachment 1, Item No. 2.5.3 Works and Services Committee, 20/2/2017). 3. A final plan be prepared in substantially the same form as the Preliminary plan by a licensed surveyor to be lodged with the Lands Title Office. 4. A further report will be presented to Council following the expiry of the three month notice period to declare Ann Street, Salisbury a public road.
ATTACHMENTS	<p>This document should be read in conjunction with the following attachments:</p> <ol style="list-style-type: none"> 1. Plan of Proposed Declaration of Ann Street as a Public Road. 2. Preliminary Plan - Road Closure Ann Street, Salisbury

1. BACKGROUND

- 1.1 Progetto Design representing the owners of Parabanks Shopping Centre (the applicant) have approached staff with a request to purchase a portion of Ann Street to facilitate the redevelopment of the existing Coles supermarket. The applicant requires a portion of this land to create an undercover access passage to the proposed loading dock.
- 1.2 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.
- 1.3 At Council's meeting in May 2016, Council endorsed the following:
 - 1.3.1 *This report be received and noted.*
 - 1.3.2 *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).*
 - 1.3.3 *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 property owners and occupiers within the area.*
 - 1.3.4 *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.*

Resolution No. 1082/2016

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Staff from City Development have been consulted.
- 2.2 External
 - 2.2.1 Norman Waterhouse Lawyers
 - 2.2.2 Alexander & Symonds Pty Ltd
 - 2.2.3 Lands Titles Office

3. REPORT

- 3.1 Since commencing the road closure process, investigations have identified that the whole of Ann Street has not been dedicated as a public road and as such is still considered as a private road.

- 3.2 As advised by Council's lawyers as Ann Street is considered a private road, Council is unable to proceed with the road closure of any part of Ann Street until it has been declared a public road under *Section 210 of the Local Government Act 1999*.
- 3.3 Pursuant to *Section 210 of the Local Government Act 1999*, Council has the power to declare private road to be public road, if:
 - 3.3.1 The owner of the road asks for, or consents to, the declaration; or
 - 3.3.2 The council makes reasonable inquiries to find the owner and fails to do so.
- 3.4 Council is required to give at least three months notice of its intention to give public notice of the declaration and written notice to the owner of the road. Upon reasonable enquiries it has been determined that there is no legal owner of the road, and as such the Land Titles Office (LTO) have advised that there is no requirement by Council to give separate notice.
- 3.5 Authorisation is hereby sought from Council to give public notice in accordance with *Section 210 of the Local Government Act 1999* of the proposed declaration of Ann Street, Salisbury marked "A" on the attached plan (Attachment 1) as a public road.
- 3.6 A final plan certified by a licensed surveyor will be prepared in substantially the same form as the preliminary plan to be lodged with the LTO.
- 3.7 Notices will be placed in the News Review and Leader Messenger Papers and a further notice will be published in the State Government Gazette.
- 3.8 A further report will be presented to Council following expiry of the three month notice period to declare Ann Street, Salisbury a public road. Upon Council's endorsement, the declaration will be published in the Gazette and a copy of the declaration provided to the Registrar General of the LTO to finalise the declaration.
- 3.9 Further investigations have identified that there are a number of other private roads within the Town Centre, which were created by subdivision prior to the introduction of the Torrens Title System and the *Real Property Act 1886*. As a majority of the land within the Town Centre was subdivided prior to 1886 no separate titles were created for associated roads and therefore have no legal owner. These private roads will need to be declared as a public road by Council.
- 3.10 After consultation with the Lawyers, they have recommended that Ann Street should be dealt with in the first instance, with the remainder of the affected roads throughout the Town Centre dealt with separately to ensure that Ann Street can progress without any complications that may arise from the other roads.
- 3.11 A further report will be presented to Council following further investigations by staff in relation to the private roads within the Town Centre.

4. CONCLUSION / PROPOSAL

- 4.1 As the whole of Ann Street is considered a private road, Council is unable to proceed with the road closure of the requested portion as marked “A” in the attached preliminary plan (Attachment 2) until it has been declared a public road under *Section 210 of the Local Government Act 1999*. It is opportune for Council to declare the whole of Ann Street as public road at this time which is the purpose of this report to Council.
- 4.2 It is recommended that in accordance with *Section 210 of the Local Government Act 1999* staff give public notice of the proposed declaration of Ann Street, Salisbury marked “A” on the attached preliminary plan (Attachment 1) as a public road.
- 4.3 A further report will be presented to Council following expiry of the three month notice period to declare Ann Street, Salisbury a public road.
- 4.4 Upon the conclusion of the notice period and opening of the whole of Ann Street, the road will be declared as public. The previous resolution of Council “*Resolution No. 1082/2016*” will stand, allowing for the road closure process to commence with no requirement for further Council reports to commence this process.

CO-ORDINATION

Officer: EXECUTIVE
GROUP
Date: 13/02/2017



	PRELIMINARY PLAN	
	16/----	
	PLAN UNDER THE ROADS (OPENING & CLOSING) ACT, 1991 AS AMENDED	
	TITLE REFERENCE FOR ROAD	
	IRRIGATION AREA	DIVISION
	HUNDRED	YATALA
	AREA	SALISBURY
	COUNCIL	CITY OF SALISBURY
	SCALE 0 5 10 20 30 40 METRES	
	STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS ROAD TO BE CLOSED LETTERED A A TO MERGE WITH CT 6129/283	
CERTIFIED CORRECT AS TO INTENT DATED <u>7/6/2016</u> 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: PUBLIC MAP 6/6/2016 MARK ANTONY PETER WILLIAMS LICENSED SURVEYOR		
Alexander & Symonds Pty.Ltd. 11 KING WILLIAM STREET, KENT TOWN P.O. BOX 1000 KENT TOWN 5071 Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988 REFERENCE A053416PP(A) RHF 29.04.2016		

ITEM	2.6.1
	WORKS AND SERVICES COMMITTEE
DATE	20 February 2017
HEADING	Capital Progress Report - January 2017
AUTHOR	Christy Martin, Senior Coordinator Project Administration, City Infrastructure
CITY PLAN LINKS	3.2 Have interesting places where people want to be.
SUMMARY	The following monthly status report and requests for amendments is presented to effectively manage the City Infrastructure Capital Works Program.

RECOMMENDATION

1. Within the Third Quarter Budget Review include an approved Non-discretionary bid to transfer \$1.14M from PR13948 Diment Rd Upgrade to PR12000 Road Reseal Program; reduce the Income Budget within PR13948 Diment Rd Upgrade to \$280K in accordance with previous stage of funding received and return \$340K Expenditure Budget from PR13948 Diment Road
2. Construction of new footpaths and/or associated kerb ramps as set out in this report (Item No. 2.6.1, Works and Services Committee, 20th February 2017) be endorsed as program inclusions within the Council Funded Footpath and Kerb Ramp Construction / Upgrade Programs.
3. Include Gawler Street, Salisbury, within the 2016/17 Road Reseal Program.
4. Include renewal works, Operations Centre, Salisbury South, within the 2016/17 PR18097 Council Building Renewal Program.
5. Utilise program remaining funds to acquire additional GPS units as part of the 2016/17 PR22803 GPS Tracking Units Program.
6. Within the 2016/17 Plant and Fleet Replacement Program procure a drum type chipper with winch in lieu of blade chipper.

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 for 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 whilst maintaining infrastructure condition. As a result the following changes are requested:

Amendment to Budget

PR13948 Diment Road Upgrade

Notification was received that the application for grant funding to undertake an upgrade of Diment Road was unsuccessful. As a result, it is proposed to adjust budgets to reflect this change as part of the Third Quarter Budget Review. The component of Road Reseal funding, \$1.14M, within the project will be transferred back to the reseal program, as noted within the 2016/17 PR13948 Diment Road Upgrade New Initiative Bid. This will enable full Road Reseal program completion to now occur. Balance of funds after this transfer within the Diment Road project will be returned and associated income budget reduced. This project will be reconsidered for future years funding.

Recommendation: Within the Third Quarter Budget Review include an approved Non-discretionary bid to transfer \$1.14M from PR13948 Diment Rd Upgrade to PR12000 Road Reseal Program; reduce the Income Budget within PR13948 Diment Rd Upgrade to \$280K in accordance with previous stage of funding received and return \$340K Expenditure Budget from PR13948 Diment Road

Impact: No impact, project will be reconsidered in future years

Amendment to Program**PR14498 Council Funded New Footpath Program****PR21412 Kerb Ramp Construction / Upgrade Program**

Via the Footpath Request Evaluation Team (FRET), requests for new footpaths and/or associated kerb ramps were received for the following locations;

- Pele Avenue, Salisbury East, footpath and ramp to address DDA request
- Casuarina Drive, Parafield Gardens, footpath and ramps, high pedestrian use area
- Spains Road, Salisbury, footpath and ramps, high pedestrian use area
- Brooklyn Avenue, Salisbury, driveway modification to address DDA request
- Orchard Lane, Direk, driveway modifications to address DDA request
- Stanford Road, Salisbury Heights, footpath and ramps, improve existing configuration
- Stanley Avenue, Salisbury, footpath and ramps, new amenity

These requests have been reviewed in accordance with the key principles of the Footpath Policy and are recommended for construction. It is proposed to fund these works via the Council Funded Footpath Program and Kerb Ramp Construction/Upgrade Program. Pending funding available, works are likely to continue into 2017/18 for construction.

Recommendation: Construction of new footpaths and/or associated kerb ramps as set out in this report (Item No.2.6.12.6.12.6.1, Works and Services Committee, 20th February 2017) be endorsed as program inclusions within the Council Funded Footpath and Kerb Ramp Construction / Upgrade Programs.

Impact: No impact

PR12000 Road Reseal Program

Due to significant failure, works commenced to reconstruct a section of Gawler Street, Salisbury, due to the urgent nature. Approval is requested to include this work within the 2016/17 Road Reseal Program, which has sufficient funds to accommodate this.

Recommendation: Include Gawler Street, Salisbury, within the 2016/17 Road Reseal Program

Program.Impact: No impact

Amendment to Program**PR18097 Council Building Renewal Program**

Approval is requested to include the Operations Centre within the 2016/17 Building Renewal Program. The facility requires urgent air conditioning and renewal works which have recently become a priority. With favourable tenders received for the 2016/17 Building Renewal Program, this additional work can be accommodated within the current program budget.

Recommendation: Include renewal works, Operations Centre, Salisbury South, within the 2016/17 PR18097 Council Building Renewal Program.

Impact: No impact

PR22803 GPS Tracking Units

40 new GPS units were proposed to be installed in 2016/17. This has been completed and approval is requested to utilise remaining program funds to complete the final acquisition of 15 units for this program. This will then complete the installation of GPS units to the current fleet that are able to accommodate the units.

Recommendation: Utilise program remaining funds to acquire additional GPS units as part of the 2016/17 PR22803 GPS Tracking Units Program.

Impact: No impact

PR22843 Plant and Fleet Replacement Program

Within the 2016/17 Plant and Fleet Replacement Program, the large wood chipper trailer was scheduled for replacement. In an effort to reduce manual handling and increase efficiency, it is requested to replace the existing chipper with an upgrade specification. The proposal is to procure a drum type chipper with a winch which has the capacity to chip a minimum of 300mm branch, in lieu of the current blade configuration which requires regular sharpening and of less chipping capacity. The winch will assist to reduce manual handling and improve access to tree debris from non-trafficable areas. The drum type plant will produce a finer quality of mulch which is able to be sold through the transfer station. This model also has an improved feed mechanism that reduces chance of branches catching when feeding. It is a model of chipper commonly used by other Council's. This improved chipper requires an additional \$25K to supplement the existing \$40K chipper replacement budget. With the deferral of some plant items due to Program Reviews, this additional \$25K can be accommodated within the current Plant and Fleet Replacement Program. Approval is sought to procure of a drum type chipper and winch in lieu of blade chipper.

Recommendation: Within the 2016/17 Plant and Fleet Replacement Program procure a drum type chipper with winch in lieu of blade chipper.

Impact: No impact

3.2 JANUARY 2017 HIGHLIGHTS

In Construction

Hindmarsh Circuit, Mawson
Lakes, Minor Traffic
Improvement



Bridgestone Park Redevelopment



Recent Completions

Greenfield Wetlands New Seating



Peppercorn Circuit Reserve, Mawson Lakes, Renewal of Feature Landscape, Practical Completion Reached



Martins / Ryans Road Roundabout, Renewal of Feature Landscape, Practical Completion Reached



4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: EXECUTIVE
GROUP
Date: 13/02/2017

ITEM	2.6.2
	WORKS AND SERVICES COMMITTEE
DATE	20 February 2017
HEADING	Impact of Storm Damage
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CITY PLAN LINKS	2.1 Capture economic opportunities arising from sustainable management of natural environmental resources, changing climate, emerging policy direction and consumer demands.
SUMMARY	This report identifies the damage to the City's public infrastructure, at a strategic level, caused during the storm event of 28 December and gives recommendations for mitigation works.

RECOMMENDATION

1. Council consider the increase in funding by \$500,000, (\$400,000 Capital, \$100,000 Operating) for the Local Flooding – Mitigation Program, New Initiative Bid 2017/18, DWN 16999
2. Council consider the increase in Capital funding of \$200,000 for the Water Course Management Plan, New Initiative Bid 2017/18, DWR 17205, for additional erosion and siltation works
3. Council consider the increase in Capital funding of \$200,000 for the Trail Renewal Program, New Initiative Bid 2017/18, TRR 22118, for repair and bituminising of Dry Creek trails between Bridge Road and Pauls Drive
4. Council allocate an additional \$100,000 operating budget, for contractual works in response to the storm with respect to tree and tree debris removal, tree corrective pruning and Streetscape management as a third quarter non- discretionary bid.

ATTACHMENTS

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

1. Infrastructure Damage on 28/12/2017

1. BACKGROUND

- 1.1 In September 2016 Council was briefed by Staff on the weather systems affecting the City, particularly with respect to flooding. The Bureau of Meteorology predicted that global weather patterns, as is the case roughly every 25 years, were such that South Australia through the summer of 2016/17 would receive well above average rainfall.

- 1.2 This is because low pressures with high moisture were moving southward into the central and southern parts of Australia, (over South Australia) which when combined with vigorous frontal systems from the west would produce high energy thunderstorm/rain events.
- 1.3 One such event occurred over the night of the 27/28 December, with the main rain event occurring between 1:15 am and 1:45 am.
- 1.4 This report discusses:
 - 1.4.1 The quantum of the event itself.
 - 1.4.2 The reasons for such flooding and serious tree failures
 - 1.4.3 An overview of the damage done
 - 1.4.4 The proposed future mitigation projects with respect to flooding and reducing future infrastructure damage.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Field Services
- 2.2 External
 - 2.2.1 Bureau of Meteorology (BOM)
 - 2.2.2 DEWNR – Flood Taskforce
 - 2.2.3 DPTI – Stormwater Management Group

3. REPORT

DETAILS OF THE STORM EVENT

- 3.1 Bureau of Meteorology (BOM) rain gauges show that rainfall for the 28th of December was between 65 and 75 mm. This in and of itself over a day would not have caused the severe flooding that occurred. However there are a number of factors that directly affect the volume of water generated from a storm event:
 - 3.1.1 The rain event fell across a very narrow band, focused on the escarpment between Salisbury Heights, Salisbury (Little Para Catchment) and Hancock Road, Tea Tree Gully (Dry Creek Catchment). This meant that the runoff velocities were significantly higher on the slopes of the catchment meaning there was little detention time and as a result the majority of the water turned up all at once at the bottom of the escarpment on Bridge, Stanford and Main North Roads. This is shown on attachment 1, with a significant number of flooded homes in this location.
 - 3.1.2 Anecdotally recordings of over 110mm were taken in private gauges in Salisbury Heights, However assuming that rain of around 75mm occurred in around 1/2 an hour which meant the intensity was equivalent to a 1 in 50 to 60 year rain event.

- 3.1.3 It is also noted that over 5mm of rain occurred the previous day and the ground was already significantly saturated from good rain in the previous weeks. This meant the ground was no longer able to absorb significant amounts of rainfall before runoff occurred. A normal runoff co-efficient is around 0.5 but it is estimated that this event was around 0.8.
- 3.1.4 This is also the first time a thunderstorm has crossed directly over the suburbs that have undertaken significant redevelopment with the density of housing also significantly increasing the runoff co-efficient. This was particularly noticeable in localised flooding issues such as Mozart/Burri streets and the Anzac/Stanford issues, where the catchments above had been developed further in the last 3 years.

Factors contributing to the event

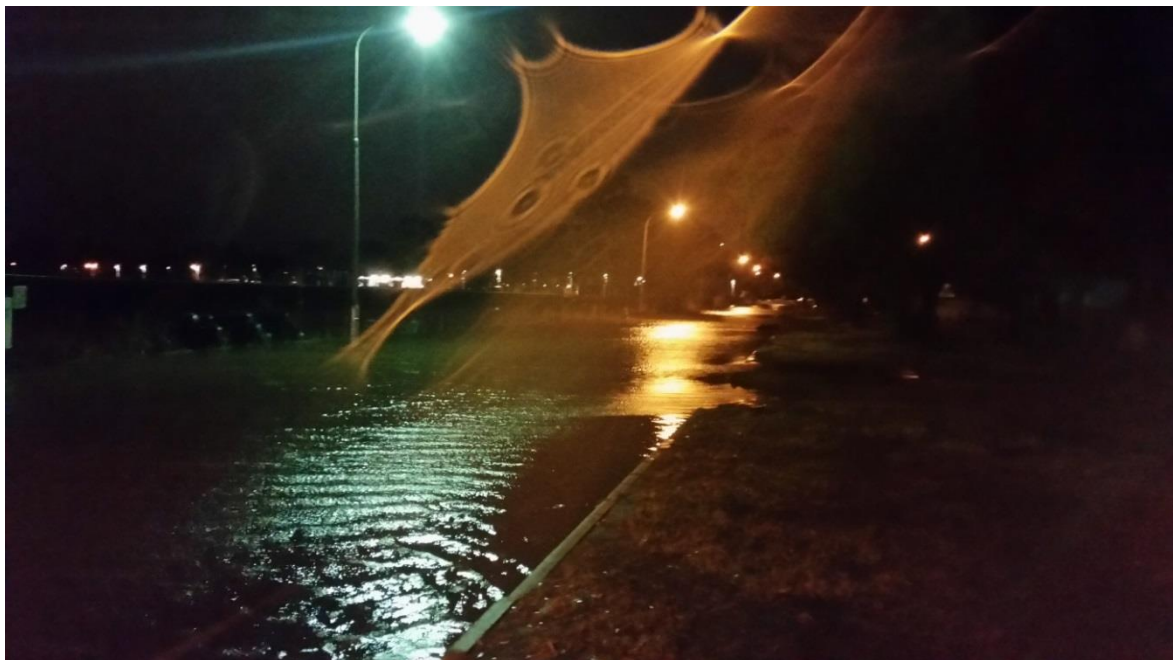
- 3.2 The combination of high intensity, high co-efficient of runoff and the location of the rain band lead to a high volume flood event occurring.
- 3.3 The pipe network itself, which is designed for a maximum 1 in 10 year event was completely inundated and as a result the streets as designed became the conduit for the storm water. With the high intensity and velocities in some cases there was no normal detention of the water and a number of systems were overwhelmed. This includes the Smith Road Detention basin:



- 3.4 Although difficult to see the water began to run out of the detention basin and down both Main North road and a number of smaller streets, such as Coolabah and Barbara Streets causing the flooding at Tamarix and Iveleary Streets.



- 3.5 Similarly this occurred in Frost Road, with the newly created Bridgestone Flood Mitigation System completely full and the road unable to discharge. The volume of water also prevented Heindenrich Road on the other side of the Railway from Bridgestone from discharging, which caused flooding into a number of homes.



- 3.6 Blockages also created a number of issues in the catchment. The one photographed below was unlikely to be prevented due to debris being carried as part of the storm water. However, a footpath that had raised the level in the downstream road, built in 2004 impeded the emergency overland flow path from being activated and storm water eventually flooded through three homes, two in Anzac and one in Stanford Street.



- 3.7 This was similar to the issue created at Ingle Farm where the Mozart system blocked and also was unable to cope overflowed through a reserve and ultimately through 6 units.
- 3.8 The loss of power also led to a number of locations having significant flooding, with the pump systems either public or private, not able to operate. This included houses in Inman Place, Whites Road and Barker Road, St Kilda.
- 3.9 With the rain event came high winds, in excess of 100 km/h. The region is used to winds of this speed, however there were some very unique characteristics of the storm that caused an extreme number of trees to fail across the City, including some very large trees.
- 3.9.1 As noted earlier the ground was saturated already prior to the storm.
- 3.9.2 The high winds came from the easterly direction, opposite to what the normal storm events that would occur. This meant that the crown structure and/or root system of many trees, that were wind firm from north and westerly winds, were not capable of resisting the wind and rain forces and were wind thrown or suffered significant branch failures.
- 3.9.3 Similarly the high winds from an unusual direction, with the trees saturated also meant that a significant number of smaller limbs snapped during the event.
- 3.9.4 The high water flowrates in some locations gauged the earth out from around trees and destabilised them.

Summary of Damages

3.10 Photos of examples of tree failures are shown below:





- 3.11 Table 1, shows the total number of enquiries received that related to trees directly affected by the storm. It is estimated that there was over 400 street trees completely failures with a similar number of reserve trees.

TABLE 1

Enquiry Type	Enquiry number
Fallen Branch / Tree	843
Property Damage from Tree	54
Unsafe Tree	15
Grand Total	912

- 3.12 As of 07/02/2017, Council had collected fallen trees and branches from the majority of the streets throughout the City, unfortunately the wind storm on the 20th January resulted in additional branch failures in areas that had already been inspected.
- 3.13 There is a still a significant number of fallen trees and branches in reserves, many that have not been reported to date, these are being addressed on a priority basis.
- 3.14 Council is aware of damage to over 20 structures, 70 fences and 5 cars as a result of falling trees and branches.
- 3.15 Council has received about a two dozen insurance claim enquiries.
- 3.16 A significant amount of resources has been put into making safe known tree hazards and clearing the fallen trees and branches. This will have a follow-on effect on other non-urgent day to day operations as these have not been attended to date but still require attention.
- 3.17 As a result of the amount of trees and branches that failed, there has been an increase in the number of residents requesting trees adjacent to these properties be inspected due to safety concerns, this is putting additional pressure on resources to inspect and manage these enquiries.
- 3.18 Dry Creek and the Little Para had significant flows above what has been seen in the last 25 years. As noted earlier the rain band came across the escarpment and focused in around Hancock road, Tea Tree Gully at the top of the Dry Creek Catchment. This meant that rather than having the normal detention along the Catchment Dry Creek in particular had a significantly higher volume of flow through it. It is estimated the flow was around 100m³/s at Bridge Road, and 140m³/s at Salisbury Highway where it went within 500mm of overflowing Salisbury Highway.
- 3.19 As shown below in the various photos it caused significant damage to Council's Infrastructure with major damage to Pauls Drive Bridge and the bridges and trails immediately downstream:





- 3.20 Given the high velocities, a volume of silt and debris material estimated well over 1000 tonnes has been deposited in various sections of Dry Creek. The photo below shows the inundation by material of Council's Gross Pollution Trap, but also shows the sheer tonnes of material now relocated from upstream into the lower dry creek catchment.



- 3.21 Similar damage and sediment movement occurred in the upper Little Para and Escarpment Gullies as shown below, but not to the same extreme as Dry Creek with flows being a fifth of that of Dry Creek, but none the less causing damage that still requires significant resources to address:



**Council's Response**

- 3.22 During the night of the storm, 16 Council staff assisted with the emergency response and essential services including SAPN, SAPOL, MFS, and CFS making the city safe, particularly to tree damage, downed power lines and flooded roads and infrastructure. Council continued to use both contract and field services staff to continue to clean up the city including additional tree removals, street sweeping, verge maintenance and emergency repairs to infrastructure. This work has not been finalised with some fallen reserve trees still to be removed.
- 3.23 Council's engineering staff, both during the night and in the following 2 weeks undertook inspections and assessment of the flood affected properties. Immediate mitigation works were undertaken if possible, such as sand bagging in preparation for the later January storm event. The assessments have identified long term mitigation works that have been outlined in the conclusion of this report.

Council's Liability

- 3.24 The Local Government Association Mutual Liability Scheme (LGAMLS) administers the scheme under which claims against Council's are assessed.
- 3.25 In the case where a resident/customer believes that City of Salisbury is liable to contribute toward damage to their property, either by falling trees or flooding, their claim will be referred to the Local Government Association Mutual Liability Scheme (LGAMLS), who handle claims alleging negligence on Council's part.
- 3.26 When assessing whether Council has been negligent, the Scheme will take into account many factors including common law principles of negligence, Council's budgetary constraints and relevant legislation

- 3.27 For example, Sections 244 and 245 of the Local Government Act 1999 limits Council's liability for damage caused by falling trees in any event, including a storm as follows:

"244—Liability for injury, damage or loss on community land

(1) A council is only liable as occupier of community land for injury, damage or loss that is a direct consequence of a wrongful act on the part of the council.

(2) However, this section does not affect a council's liability as occupier of a building or artificial structure on community land.

245—Liability for injury, damage or loss caused by certain trees

(1) A council is not liable for any damage to property which results from—

(a) the planting of a tree in a road; or

(b) the existence of a tree growing in a road (whether planted by the council or not).

(2) However, if—

(a) the owner or occupier of property adjacent to the road has made a written request to the council to take reasonable action to avert a risk of damage to property of the owner or occupier from the tree; and

(b) the council has failed to take reasonable action in response to the request,

the council may be liable for any damage to property that would have been averted if the council had taken reasonable action in response to the request."

- 3.28 A number of homes suffered serious flood with a number of claims for damages against the Council being assessed which are handled directly through the LGAMLS. Council does not assist in the works required in the homes or replacement of destroyed items, however Council staff have continued to assist wherever possible the residents affected by the storms particularly around the future improvements to flooding in the affected areas.

4. CONCLUSION / PROPOSAL

- 4.1 It is noted that with such a large event, Council's flood management systems were successful in mitigation, particularly considering there was no damage that had occurred at previous sites, other than those reliant on pump systems that had local flood mitigation works put in place.
- 4.2 Each of the recent local flooding issues that have occurred, have been investigated and the majority of locations the issue can be addressed by reinstatement of existing systems. For example with Heindenrich and Stanford/Anzac it is the reinstatement of the overland flow paths back to what had been originally designed. Mozart/Burri will require additional detention created similar to Smith Street to resolve various issues in Salisbury East. These works are in addition to the current Local Flooding Program:
- Anzac Street, Salisbury Heights: Lowering of Footpath and reshaping of overland flow path –\$75,000.

- Smith Road, Salisbury East: Increase in detention at Smith Street Detention - \$100,000.
 - Heidenreich Avenue, Salisbury Downs: Lowering and redesign of swale on eastern side of railway line below Bridgestone Site - \$75,000.
 - Burri Street / Mozart Avenue, Ingle Farm: Creation of overland flowpath and detention basin - \$100,000.
 - Minor Repair and upgrade works: Increase by \$150,000.
- 4.3 Given the criticality of these projects Council staff are proposing an increase in funding by \$500,000 for the Local Flooding – Mitigation, which is outlined in New Initiative Bid 2017/18
- 4.4 With the damage documented in Dry Creek, Council staff are proposing a significant increase in funding of \$200,000 for the Water Course Management Plan, to focus on making the creek banks sustainable in the long term, which will be included in the New Initiative Bid 2017/18.
- 4.5 Repairs to pedestrian bridges are covered under Council's insurance; however road bridges, such as Pauls Drive are not. Council is re-designing Pauls Drive under the major flooding projects under the major flooding program and will be submitting the project for federal funding as it becomes available. Council has made safe the bridge, but will wait until funding becomes available to upgrade the bridge further. Should funding not be available over the next 3 years, Council will need to consider funding the whole project; otherwise Pauls Drive will continue to be damaged after each storm event.
- 4.6 Similarly there are now a number of sections of Council's trail that are no longer serviceable and Council staff are proposing an increase in funding of \$200,000 for the Trail Renewal Program, to bitumen various sections of the trail to ensure it is protected against future erosion events.
- 4.7 The resultant tree works has led to an requirement of an additional \$100,000 in operating expenses for contractor resources with respect to tree and tree debris removal and corrective tree pruning in streets and reserve and will be considered as part of a third quarter non- discretionary bid.

CO-ORDINATION

Officer: EXECUTIVE
GROUP
Date: 13/02/2017

