



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

**18 APRIL 2017**

**MEMBERS PRESENT**

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

**STAFF**

Acting General Manager City Infrastructure, Ms K Pepe  
General Manager Community Development, Ms P Webb  
General Manager City Development, Mr T Sutcliffe  
Manager Technical Services, Mr D Roy  
Senior Property Officer, Ms T Vi-Alternetti  
Governance Support Officer, Ms K Boyd  
Governance Coordinator, Ms J Rowett

The meeting commenced at 9:26 pm.

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

**APOLOGIES**

An apology was received from Cr J Woodman.

**LEAVE OF ABSENCE**

Leave of absence for this meeting was previously granted to Cr C Buchanan.

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## PRESENTATION OF MINUTES

Moved Cr R Zahra  
Seconded Cr S Reardon

The Minutes of the Works and Services Committee Meeting held on 20 March 2017, be taken and read as confirmed.

**CARRIED**

Moved Cr R Zahra  
Seconded Cr S White

The Minutes of the Confidential Works and Services Committee Meeting held on 20 March 2017, 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 S Reardon

1. The information be received.

**CARRIED**

### *Property*

#### **2.5.1 New Lease Agreements for Existing Telecommunication Providers at Reg Groth Reserve, Parafield Gardens, Strowan Park, Paralowie and Barndioota Drainage Reserve, Salisbury Plains.**

Moved Cr S White  
Seconded Cr R Zahra

1. The information in this report be received.
2. Staff be authorised to commence public consultation in relation to the proposed new leases for existing monopole antennas and mobile base stations at Reg Groth Reserve, Parafield Gardens as outlined in red and marked "P" and "S" on the attached plan (Attachment 1, Item No. 2.5.1, Works and Services Committee, 18/04/2017), described as Lot 606 in Deposited Plan 20894 contained within Certificate Title Volume 6134 Folio 960.

3. Staff be authorised to commence public consultation in relation to the proposed new leases for existing monopole antennas and mobile base stations at Strowan Park, Paralowie as outlined in red and marked “P” and “S” on the attached plan (Attachment 2, Item No. 2.5.1, Works and Services Committee, 18/04/2017), described as Lot 84 in File Plan 113568 contained within Certificate Title Volume 6129 Folio 352.
4. Staff be authorised to commence public consultation in relation to the proposed new leases for existing monopole antennas and mobile base stations at Barndioota Drainage Reserve, Salisbury Plains as outlined in red and marked “P” and “S” on the attached plan (Attachment 3, Item No. 2.5.1, Works and Services Committee, 18/04/2017), described as Lot 43 File Plan 114259 contained within Certificate Title Volume 6134 Folio 980.
5. If no objections to the new leases at Reg Groth Reserve, Parafield Gardens are received by the conclusion of the public consultation period, the Manager Property and Building Services be authorised to prepare a lease agreement pursuant to Section 202 of the *Local Government Act 1999* over portions of the reserve as indicated on the attached plan (Attachment 1, Item No. 2.5.1, Works and Services Committee, 18/04/2017) between the City of Salisbury and applicants under the following conditions:
  - For a period of 20 years.
  - For a rental fee of \$16,000 (net) plus GST for Telstra and \$10,300 (net) plus GST for Vodafone.
  - Both applicants to cover Council’s legal costs incurred in the negotiations of the lease agreements and all costs in relation to Council’s public consultation.
6. If no objections to the new leases at Strowan Park, Paralowie are received by the conclusion of the public consultation period, the Manager Property and Building Services be authorised to prepare a lease agreement pursuant to Section 202 of the *Local Government Act 1999* over portions of the reserve as indicated on the attached plan (Attachment 2, Item No. 2.5.1, Works and Services Committee, 18/04/2017) between the City of Salisbury and applicants under the following conditions:
  - For a period of 20 years
  - For a rental fee of \$16,000 (net) plus GST for Telstra and \$12,000 (net) plus GST for Vodafone.
  - Both applicants to cover Council’s legal costs incurred in the negotiations of the lease agreements and all costs in relation to Council’s public consultation.

7. If no objections to the new leases at Barndioota Drainage Reserve, Salisbury Plains are received by the conclusion of the public consultation period, the Manager Property and Building Services be authorised to prepare a lease agreement pursuant to Section 202 of the *Local Government Act 1999* over portions of the reserve as indicated on the attached plan (Attachment 3, Item No. 2.5.1, Works and Services Committee, 18/04/2017) between the City of Salisbury and applicants under the following conditions:

- For a period of 20 years.
- For a rental fee of \$16,000 (net) plus GST for Telstra and \$10,000 (net) plus GST for Optus.
- Both applicants to cover Council's legal costs incurred in the negotiations of the lease agreements and all costs in relation to Council's public consultation.

**CARRIED**

#### **2.5.2 Future Use of Leased Area - Ingle Farm Recreation Centre**

Moved Cr S Reardon  
Seconded Cr S White

1. This information in this report be received.
2. Council staff undertake a public registration of interest process to lease portion of the Ingle Farm Recreation Centre as marked "T2" on the attached plan "Area Leased by Curves" (Attachment 2, Item No. 2.5.2 Works and Services Committee 18/4/2017) for a term of five years with an option to renew for a further five years. Advertisements to be placed in the Advertiser, SA Tender, Council's website and mail out to Leisure and Fitness businesses registered with Recreation SA.
3. A further report be presented to Council on the outcome of the public registration of interest process and recommendations for Council's consideration.

**CARRIED**

#### **2.5.3 Minutes of the Strategic Property Development Sub Committee meeting held on Tuesday 11 April 2017**

##### **2.5.3-SPDSC1 Tranche 1 Status Update Report**

Moved Cr R Zahra  
Seconded Cr S White

1. That the report be received and the update on the status of the Tranche 1 program be noted.

**CARRIED**

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**2.5.3-SPDSC2 Update on the Investigation of Alternative School Development Location - Shepherdson Road, Parafield Gardens**

Moved Cr R Zahra  
Seconded Cr S White

1. That the report be noted and that no further action be taken in relation to investigating an alternative location for the school development approved for 92 Shepherdson Road, Parafield Gardens.

**CARRIED**

**2.5.3-SPDSC3 Tranche 2 - Program Update**

Moved Cr R Zahra  
Seconded Cr S White

1. That the report be received and the update on the project delivery status for Boardwalk at Greentree, Walpole Road Stage 3, Walpole Road Upgrade and balance Tranche 2 projects be noted, with a further report and recommendations for next steps in relation to the Lake Windemere, Hoyle Green and Shoalhaven projects to be provided in June 2017.
2. That the variances between the revised Tranche 2 project revenues and the Council Endorsed Budget Review 1 - 2016/17 including carry forward funds, reflecting the multi-year project delivery timeline be endorsed and recommended as a non-discretionary budget review income gain at the 2016/17 Budget Review 3, as follows:

20969 Walpole Road Stage 3 – Boardwalk at Greentree  
Authority Rebate Revenue \$270,000  
Net Proceeds (excl. Land Cost) - \$6,435,800

**CARRIED**

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*Public Works*

**2.6.1 Capital Progress Report - March 2017**

Moved Cr R Zahra  
Seconded Cr G Caruso

1. A 2016/17 Third Quarter Budget Review Bid be submitted to reflect the unsuccessful grant funding associated with PR17205 Watercourse Management Works Program that decreases the income and expenditure budget by \$200k.
2. Transfer \$25k from PR22468 Fencing of Play Spaces Program to PR23459 Byron Bay/Fairbanks Drive Traffic Management & Reserve Upgrade for the installation of new reserve fencing.

**CARRIED**

**2.6.2 St Kilda Master Plan - Stage 2**

*Cr G Caruso sought leave of the meeting to speak for a second time and leave was granted.*

Moved Cr R Zahra  
Seconded Cr G Caruso

It is recommended that:

1. This report is received and noted.
2. That staff report back with a view to revising the Master Plan reflecting the change in priority for St Kilda Boat Ramp to priority one and the RV friendly parking area to priority two, and a change to the budget scheduling for the start of planning and design works in the 2018/2019 financial year instead of 2017/2018 financial year.

**CARRIED**

**OTHER BUSINESS**

Nil

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## CONFIDENTIAL ITEMS

### 2.9.1 Request for Extension of Confidentiality Order: Update on Emerald Green (Ryans Rd) Contracts

Moved Cr R Zahra

Seconded Cr S White

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 in relation to the Emerald Green project.

On that basis the public's interest is best served by not disclosing the **Request for Extension of Confidentiality Order: Update on Emerald Green (Ryans Rd) Contracts** 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 10:21 pm.

The meeting moved out of confidence at 10:22 pm.

**2.9.2 Football Federation SA Proposal to Sublet the Burton Park Community Recreation Facility to Salisbury United Soccer Club.**

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 Salisbury United Soccer Club and enable Council to consider the information prior to making a decision on the proposal.*

*On that basis the public's interest is best served by not disclosing the **Football Federation SA Proposal to Sublet the Burton Park Community Recreation Facility to Salisbury United Soccer Club.** 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.*

The meeting moved into confidence at 10:22 pm.

The meeting moved out of confidence at 10:41 pm.



**2.9.3 Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Tuesday 11 April 2017**

Moved Cr R Zahra  
Seconded Cr S White

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

- To protect Council's commercial position retaining the confidentiality of Attachment 2 will ensure that third parties do not receive an advantage that risks Council's commercial position and potential revenue return available from the project pipeline.

On that basis the public's interest is best served by not disclosing the **Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Tuesday 11 April 2017** 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 10:41 pm.

The meeting moved out of confidence at and closed at 10:42 pm.

CHAIRMAN.....

DATE.....