



## **AGENDA**

**FOR WORKS AND SERVICES COMMITTEE MEETING TO BE HELD ON  
19 JUNE 2017 AT CONCLUSION OF POLICY AND PLANNING 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  
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 15 May 2017.

Presentation of the Minutes of the Confidential Works and Services Committee Meeting held on 15 May 2017.

### **PRESENTATIONS**

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## OTHER BUSINESS

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## CONFIDENTIAL ITEMS

### 2.9.1 Fairbanks Drive Reserve Update Report

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

1. *Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
  - *it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
  - *information the disclosure of which would, on balance, be contrary to the public interest.*
2. *In weighing up the factors related to disclosure,*
  - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
  - *non-disclosure of this matter would protect Council's commercial position as public disclosure may provide third parties with a commercial advantage*

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

## 2.9.2 Lake Windemere Residential Update Report

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) 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 this matter would protect Council's commercial position as public disclosure may provide third parties with a commercial advantage

*On that basis the public's interest is best served by not disclosing the **Lake Windemere Residential Update Report** 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**

**15 MAY 2017**

**MEMBERS PRESENT**

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

**STAFF**

Chief Executive Officer, Mr J Harry  
General Manager City Infrastructure, Mr M van der Pennen  
General Manager City Development, Mr T Sutcliffe  
General Manager Community Development, Ms P Webb  
Governance Support Officer, Ms K Boyd  
Governance Coordinator, Ms J Rowett

The meeting commenced at 8:28 pm.

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

**APOLOGIES**

An apology was received from Cr S Reardon.

**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 White

The Minutes of the Works and Services Committee Meeting held on 18 April 2017, be taken and read as confirmed.

**CARRIED**

Moved Cr R Zahra  
Seconded Cr G Caruso

The Minutes of the Confidential Works and Services Committee Meeting held on 18 April 2017, be taken and read as confirmed.

**CARRIED**

## REPORTS

### *Administration*

#### **2.0.1 Future Reports for the Works and Services Committee**

Moved Cr E Gill  
Seconded Cr R Zahra

1. The information be received.

**CARRIED**

### *Community Centres and Youth*

#### **2.1.1 Investigation of Costs Associated with Waterslide/Diving Platform Installation at Salisbury Recreation Precinct**

Moved Cr G Caruso  
Seconded Cr S White

1. That the information be received.
2. A decision regarding the installation of the water play feature be deferred pending council consideration of a long term plan for the aquatic facilities.

**CARRIED**

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*Public Works*

**2.6.1 Capital Progress Report - April 2017**

Moved Cr R Zahra  
Seconded Cr G Caruso

1. The information be received.

**CARRIED**

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

Moved Cr G Caruso  
Seconded Cr R Zahra

1. This report is received and noted.
2. The draft St Kilda Stage 2 – Marine Recreation Precinct and Mangroves master plan provided as Attachment 1 to this report (Item No. 2.6.2, Works and Services Committee, 15/05/2017) be endorsed.
3. That NIB TRN 23902 St Kilda Master Plan – Stage 2 Implementation be updated to reflect the revised spending detailed in Section 3.3 of Item 2.9.1 Works & Services Committee, 15 May 2017.
4. That respondents to the community engagement process on the Stage 2 Master Plan be advised of the outcomes, including via Council's website.
5. Residents and stakeholders continue to be engaged in relation to the elements in the detailed design phase of the master plan implementation.

**CARRIED**

**OTHER BUSINESS**

Nil

## CONFIDENTIAL ITEMS

### 2.9.1 Land Acquisitions Budget Adjustments

Moved Cr E Gill

Seconded Cr R Zahra

1. *Pursuant to Section 90(2) and (3)(f) 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 prejudice the maintenance of law, including by affecting (or potentially affecting) the prevention, detection or investigation of a criminal offence, or the right to a fair trial.*

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 this item will ensure compliance with existing confidentiality orders (Council Resolutions 0830/2015 and 2118/2010) that remain valid until such time as the execution of all necessary documentation relevant to land acquisitions.*

*On that basis the public's interest is best served by not disclosing the **Land Acquisitions Budget Adjustments** 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 8:39 pm.

The meeting moved out of confidence and closed at 8:41 pm.

CHAIRMAN.....

DATE.....



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<b>ITEM</b>	2.0.1
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	19 June 2017
<b>HEADING</b>	Future Reports for the Works and Services Committee
<b>AUTHOR</b>	Michelle Woods, Projects Officer Governance, CEO and Governance
<b>CITY PLAN LINKS</b>	4.3 Have robust processes that support consistent service delivery and informed decision making.
<b>SUMMARY</b>	This item details reports to be presented to the Works and Services Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

#### **RECOMMENDATION**

1. The information be received.

#### **ATTACHMENTS**

There are no attachments to this report.

#### **1. BACKGROUND**

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

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

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

### 3. REPORT

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

Meeting Item	- Heading and Resolution	Officer
28/02/2011 2.1.3  <b>Due:</b>	<b>Update of Council's Flood Management Strategy</b> 4. On completion of the Flood Plain Mapping an amended Stormwater Management Plan be submitted to Council for endorsement. August 2017	Dameon Roy
14/12/2015  NOM3  <b>Due:</b>	<b>Traffic monitoring, Kesters Road between Main North Road and Ceafield Road</b> 1. That following the opening of the Masters store and other new businesses on Main North Road, staff undertake traffic monitoring on the lower part of Kesters Road, between Main North Road and Ceafield Road to determine the impact of the operation of those businesses on traffic flow and volume in the area. The report should include consideration of: a. The requirement for additional parking restrictions in the area b. Vehicle movements of heavy and long vehicles through the area c. Risks to public safety as a result of changed traffic patterns. July 2017	Dameon Roy
29/03/2016  2.2.2 <b>Due:</b>	<b>Implementation of Free Bike Hire Scheme (in conjunction with Bike SA) - investigation findings</b> 3. The implementation of a Free Bike Hire Scheme within the City of Salisbury be considered again in three years. March 2019	Adam Trotman
24/10/2016  2.4.1  <b>Due:</b> <b>Deferred to:</b> <b>Reason:</b>	<b>St. Kilda Mangrove Trail Status Update</b> 3. That staff continue to investigate future options for the mangrove trail with a further update report to be provided in June 2017. June 2017 September 2017 Discussions are continuing with DEWNR and DPTI.	Dameon Roy / Jarred Collins

24/04/2017	<b>Future Use of Leased Area - Ingle Farm Recreation Centre</b>	Tim Starr
2.5.2	3. A further report be presented to Council on the outcome of the public registration of interest process and recommendations for Council's consideration.	
<b>Due:</b>	August 2017	
22/05/2017	<b>Consideration of connector road: Coreena Road and Halba Road, Paralowie</b>	Dameon Roy
NOM1	1. That staff report on the options and costs of building a one way connector road, incorporating parallel parking, to link Coreena Road with Halba Road, Paralowie.	
<b>Due:</b>	September 2017	
22/05/2017	<b>Investigation of Costs Associated with Waterslide/Diving Platform Installation at Salisbury Recreation Precinct</b>	Pippa Webb
2.1.1	2. A decision regarding the installation of the water play feature be deferred pending council consideration of a long term plan for the aquatic facilities.	
<b>Due:</b>	June 2018	

#### 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      GMCD  
Date: 09/06/17      05/06/17



<b>ITEM</b>	2.1.1
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	19 June 2017
<b>PREV REFS</b>	Council NOM1 27 Mar 2017 6:30 pm
<b>HEADING</b>	Solar Lighting and Basketball Hoop Wire Mesh Net, Community Gardens at Heyford Reserve (Catalina Avenue), Parafield Gardens
<b>AUTHORS</b>	Adam Trottman, Senior Recreation & Sports Planner, Community Development Craig Johansen, Team Leader Landscape Design, City Infrastructure
<b>CITY PLAN LINKS</b>	2.2 Have a community that is knowledgeable about our natural environment and embraces a sustainable lifestyle.
<b>SUMMARY</b>	This report provides information and options in response to NOM1 from the Council meeting on 27 March 2017:

1. *That staff report back in relation to installation of solar lighting and wire mesh basketball hoop netting on the court area of Heyford Reserve at Catalina Avenue, Parafield Gardens.*
2. *That staff report back on the status of the community garden at Heyford Reserve.*

## RECOMMENDATION

1. This report is received and noted.
2. That a nylon/fabric mesh net be installed on the basketball hoop at Heyford Reserve, Catalina Avenue, Parafield Gardens from within the existing operating budget.
3. The plantings at Heyford Reserve continue to be monitored by council staff.

## ATTACHMENTS

There are no attachments to this report.

## 1. BACKGROUND

- 1.1 In 2014, Council completed an upgrade of Heyford Reserve located on Catalina Avenue, Parafield Gardens.
- 1.2 The scope of works included irrigated open space, edible plantings, new paths, seating, shelter and play space upgrade, as well as renewal of the hardcourt area.

- 1.3 An upgrade of the hardcourt area was undertaken including resurfacing the court, installation of a basketball backboard and a fence surrounding the court.
- 1.4 Extensive consultation was undertaken with surrounding residents to determine the preferred type of edible plants and fruit trees to be planted at the reserve. It was resolved that a variety of citrus fruit trees and herbs were preferable and a number of orange and lemon trees as well as asparagus and herbs were planted.

## 2. CONSULTATION / COMMUNICATION

- 2.1 Internal
  - 2.1.1 Community Development staff
  - 2.1.2 Field Services staff
- 2.2 External
  - 2.2.1 Basketball SA

## 3. REPORT

### *Basketball ring net*

- 3.1 A basketball backboard was installed as part of the Heyford Reserve upgrade. Basketball ring nets are used by the sport to return the ball to a position in the near vicinity of the backboard.
- 3.2 The basketball ring did not include a woven nylon or polymer fabric hoop net as these are typically damaged when installed in public places either through normal use or vandalism.
- 3.3 Wire mesh nets are still available to buy with research confirming the potential risk of serious injury to fingers and hands when entangled in the wire netting being high.
- 3.4 Basketball SA was not aware of the wire mesh nets still being used and Basketball SA staff shared concerns regarding risk of injury.
- 3.5 Below is a table of pros and cons for wire mesh nets and nylon/fabric nets:

	Pros	Cons
Wire Mesh Nets	More robust Likely to withstand vandalism better than nylon/fabric	Risk of serious injury/finger detachment Higher initial cost Hoop often needs to be replaced when hoop net damaged (in the order of \$200)
Nylon/Fabric Nets	Low cost per net (under \$30 per all-weather net) Reduced risk of injury	Low life-span due to vandalism, misuse and weather exposure Required to be replaced regularly (cost of net plus labour) Hoop may need to be replaced with net if the hoop net attachments are damaged (in the order of \$200)

- 3.6 Neighboring councils typically do not install nets to public hoops due to ongoing damage/vandalism issues and the need for ongoing replacement.
- 3.7 The City of Salisbury has also not installed nets due to ongoing damage/vandalism issues and the need for ongoing replacement. This has been the situation for some time.
- 3.8 In considering the relatively low cost to implement, it is recommended that a nylon/fabric ring/hoop net is installed at this site as the low risk option and monitor the situation as to its longevity and ongoing maintenance of the hoop and backboard installation. This can be undertaken within the existing operating budget.

#### ***Lighting of basketball court***

- 3.9 Lighting of the court area needs to consider the impact on neighbouring residents that lighting (light spill) and extended hours of use of the hardcourt could generate.
- 3.10 Dribbling of a basketball produces sound levels of approximately 55db with higher levels recorded for higher bounces/throws. For comparison, the EPA website gives information that the general environmental noise within a residential area for non-domestic noise should not exceed 52 dB between the hours of 7am -10pm and 45 dB between the hours of 10pm – 7am.
- 3.11 The use of the basketball area may be seen as a nuisance if occurring in the evening or later. SA Police are authorised officers for the purpose of enforcing domestic noise complaints, as there is no noise measurement therefore they are subjectively assessed taking into account the time of day and background noise level.
- 3.12 Lighting (solar or other) of courts is supported adjacent to clubs where they manage the usage. Where there is no management of the lights and for the above reasons, installation of lighting is not recommended at this site. This is consistent across the City in these types of locations.

#### ***Community Garden***

- 3.13 In regards to the community garden, stonefruit, orange and lemon trees as well as asparagus and herbs were planted at Heyford Reserve based on outcomes of community consultation.
- 3.14 The fruit tree plantings were a mix of semi-mature and juvenile, however due to a variety of reasons including weather and soil conditions, the plantings have been very slow growing.
- 3.15 In normal circumstances, these trees would be producing good amounts of fruit within 5 years however due to the slow growing nature, limited fruit has been produced.
- 3.16 There has been some loss of stock due to unfavourable weather conditions as well as some vandalism in the time following planting which required some trees and herbs to be replaced.

- 3.17 Turf and Horticultural Services have reported that very little fruit is produced and the limited fruit that is produced is not being picked. Similarly, the herbs that were planted do not appear to be used by residents.
- 3.18 There have been no reports of fruit being disposed of in neighboring properties.
- 3.19 As the trees mature, they will bear additional fruit which will be monitored by Turf and Horticultural field staff through the routine maintenance program.
- 3.20 To date, the installation of fruit trees and herbs at Heyford Reserve has only produced limited fruit which has not been fully utilised by residents.
- 3.21 If and when the fruit trees bear more fruit, consideration will be given to promoting its use to neighbouring residents. This may include:
- the production of an information flyer for residents in near proximity of the reserve regarding the types of fruit available and how to best use it
  - engaging with community centres to run a workshops for residents on how to best use the fruit when ripe, identifying any local schools who may be interested in involvement in the gardens
- 3.22 This reserve will continue to be monitored and once the fruit trees have reached maturity and are bearing more fruit (expected in several years' time) Council will have a better indication of community receptiveness of such initiatives.

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

- 4.1 Installation of a wire mesh hoop net on the basketball ring at Heyford Reserve presents a serious risk to users and is not an item that is installed across the City. It is therefore recommended not to install a wire mesh hoop net at Heyford Reserve. However it is recommended to install a nylon ring/hoop net in this location and it be monitored, as to its longevity and ongoing maintenance of the hoop and backboard installation.
- 4.2 Management of court lighting is important to ensure minimal impact to the community. Therefore the installation of lighting (solar or other) to the court is not supported.
- 4.3 The orchard area at Heyford Reserve is not producing enough fruit at this point in time to determine success or otherwise of this initiative.
- 4.4 Council staff will continue to monitor the production and use of fruit from the planted trees at Heyford Reserve. Should production increase, consideration will be given to promoting and supporting its use by surrounding residents.

#### **CO-ORDINATION**

Officer: EXECUTIVE  
GROUP  
Date: 09/06/2017



<b>ITEM</b>	2.5.1		
	<b>WORKS AND SERVICES COMMITTEE</b>		
<b>DATE</b>	19 June 2017		
<b>PREV REFS</b>	Works and Services Committee	2.5.4	16/05/2016
	Works and Services Committee	2.5.3	20/02/2017
<b>HEADING</b>	Proposed Road Opening - Ann Street, Salisbury		
<b>AUTHOR</b>	Thuyen Vi-Alternetti, Senior Property Officer, City Infrastructure		
<b>CITY PLAN LINKS</b>	<p>1.3 Have a thriving business sector that supports community wellbeing, is globally oriented and creates job opportunities.</p> <p>1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.</p>		
<b>SUMMARY</b>	<p>This report seeks Council's endorsement to make a road process order to declare the private road Ann Street as a public road in accordance with <i>Section 210 of the Local Government Act 1999</i>. This process will allow staff to continue the road closure and transfer a portion of Ann Street to Parabanks Shopping Centre to facilitate the redevelopment of the existing Coles supermarket and to formally declare the balance of Ann Street, Salisbury as Public Road.</p>		

## RECOMMENDATION

1. This report be received and noted.
2. Pursuant to *Section 210 of the Local Government Act 1999*, Council resolves to make the Road Process Order to formally declare Ann Street, Salisbury a public road as highlighted as "Ann Street" on the attached preliminary plan (Attachment 1, Item No. 2.5.1 Works and Services Committee, 19 June 2017).
3. Council recommence a road process order to close portion of Ann Street, Salisbury as marked "A" on the attached preliminary plan (Attachment 2, Item No. 2.5.1 Works and Services Committee, 19 June 2017) to the adjoining owner in accordance with the Roads (Opening and Closing) Act 1991, as previously adopted by Council at its May 2016 Council meeting.

## ATTACHMENTS

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

1. Plan - Proposed Declaration of Ann Street, Salisbury 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) 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 At Council's meeting in May 2016, Council endorsed staff to implement the required provisions of the Roads (Opening and Closing) Act 1991, to commence a road process for closure of portion of Ann Street, Salisbury. The following was endorsed:
  - 1.2.1 *This report be received and noted.*
  - 1.2.2 *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).*
  - 1.2.3 *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.*
  - 1.2.4 *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 Number: 1082/2016*
- 1.3 Since commencing the road closure process, it was identified that the whole of Ann Street is still considered as a private road as it has not been dedicated as a public road. As it is 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 Local Government Act 1999*.
- 1.4 At Council's meeting in February 2017, Council endorsed the following:
  - 1.4.1 *This report be received and noted.*
  - 1.4.2 *Pursuant to Section 210 of the Local Government Act 1999, 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).*
  - 1.4.3 *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.*
  - 1.4.4 *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.*

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

- 2.1.1 Staff from City Development and City Infrastructure have been consulted.

**2.2 External**

- 2.2.1 Alexander & Symonds Pty Ltd
- 2.2.2 Public notices

**3. REPORT**

- 3.1 In accordance with Council's decision (refer to Section 1.4 of this report), Public Notice was given of the proposed declaration of Ann Street, Salisbury as highlighted as "Ann Street" on the attached plan (Attachment 1) as a public road. Notices were placed in the Messenger Papers and in the State Government Gazette.
- 3.2 The required three month public notice period has now expired and no objections or submissions were received to the proposal to declare Ann Street as a public road.
- 3.3 Council may now formally declare the Ann Street, Salisbury to be a public road. The declaration must be published in the Gazette and Council must provide a copy to the Registrar – General.
- 3.4 Following the publication to declare Ann Street as a public road, Council may recommence a road process order to close portion of Ann Street, Salisbury as per *Council Resolution No. 1082/2016*.
- 3.5 At the conclusion of the public consultation period, staff will present a further report for consideration of any objections or applications received regarding the proposed road closure.
- 3.6 It should be noted that public consultation for the road opening and road closure process has to occur separately as the road closure process cannot occur until the road is formally declared as a public road.

**4. CONCLUSION / PROPOSAL**

- 4.1 It is recommended that Pursuant to *Section 210 of the Local Government Act 1999*, Council resolves to make the Road Process Order to formally declare Ann Street, Salisbury a public road as marked "A" on the attached preliminary plan (Attachment 1, Item No. 2.5.1 Works and Services Committee, 19 June 2017).
- 4.2 Following the public declaration of Ann Street, Salisbury as a public road, Council may recommence a road process order to close portion of Ann Street, Salisbury as per *Council Resolution No. 1082/2016*.
- 4.3 A further report will be presented to Council for consideration of any objections received regarding the proposed road closure and whether to proceed with a Road Process Order under *Section 15 of the Roads (Opening and Closing) Act 1991*.

**CO-ORDINATION**

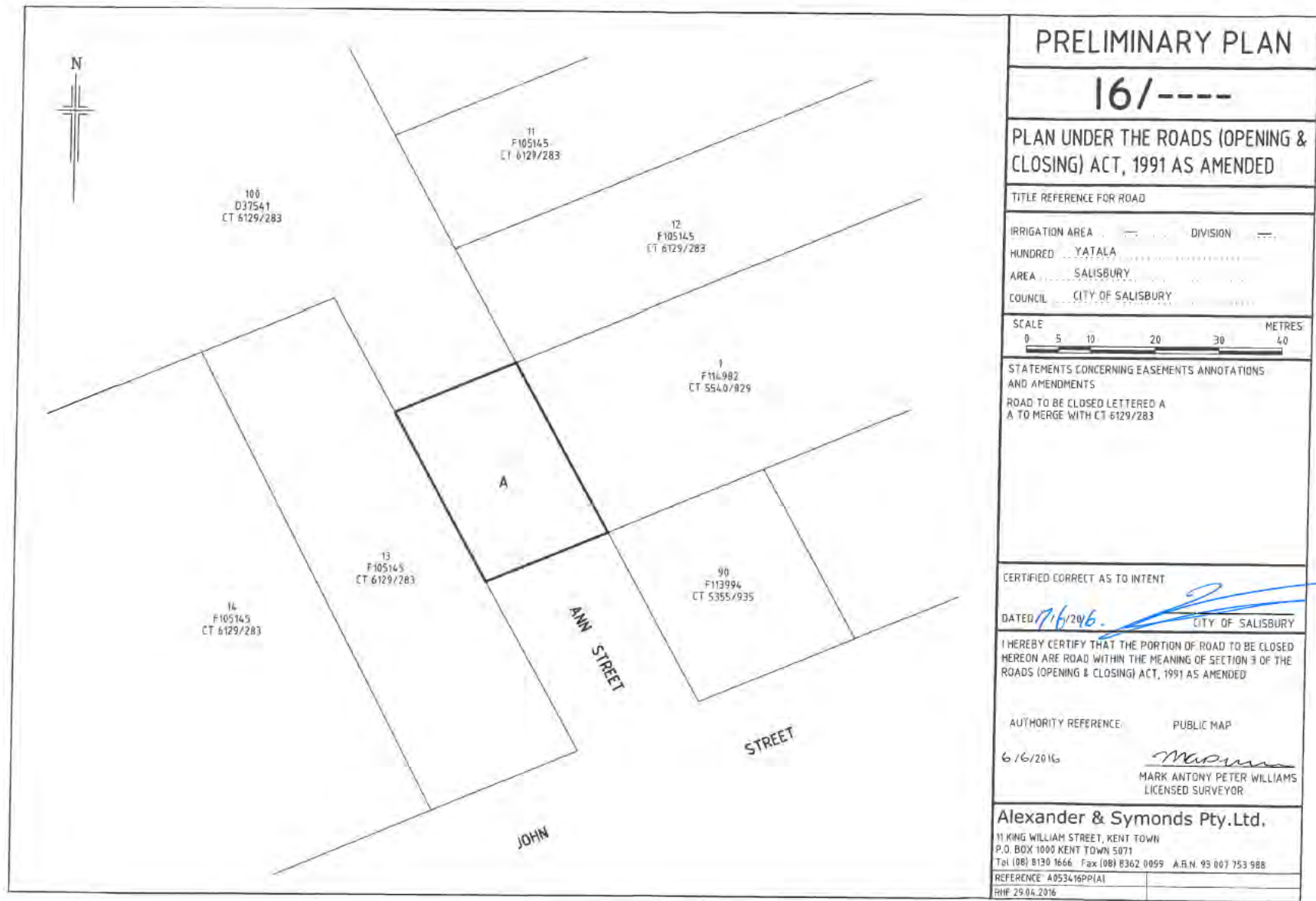
Officer: EXECUTIVE  
GROUP  
Date: 09/06/2017

ORIGINAL SHEET SIZE A4



Item 2.5.1 - Attachment 1 - Plan - Proposed Declaration of Ann Street, Salisbury as a Public Road









<b>ITEM</b>	2.5.2
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	19 June 2017
<b>HEADING</b>	Revocation of Community Land Classification for the whole of Neales Green, a portion of Salisbury Oval and the whole of St Jays Recreation Centre
<b>AUTHOR</b>	Tim Starr, Coordinator Property, City Infrastructure
<b>CITY PLAN LINKS</b>	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 3.2 Have interesting places where people want to be. 3.3 Be a connected city where all people have opportunities to participate.
<b>SUMMARY</b>	<p>To facilitate the outcomes of the Salisbury Oval Masterplan it is necessary to revoke the community land classification on three parcels of Council owned land.</p> <p>This report recommends that Allotment 123 in Deposited Plan 6430 Neales Green, portion of Allotment 300 in Deposited Plan 55257 Salisbury Oval and Allotment 303 in Deposited Plan 55257 St Jays, be declared surplus to Council and community needs and Council staff be approved to commence the revocation of community land classification in accordance with the provisions of Section 194 of the Local Government Act 1999.</p>

## RECOMMENDATION

1. Allotment 123 Deposited Plan 6430 known as Neales Green, Portion of Allotment 300 Deposited Plan 55257 known as Salisbury Oval and Allotment 303 Deposited Plan 55257 known as St Jays Recreation Centre be revoked of the Community Land Classification.
2. The attached report (forming attachment C to the 19 June 2017 Works and Services Committee report Item 2.5.2) be adopted for the purposes of Section 194 of the Act, and the Manager Property and Buildings be authorised to implement the public consultation program, comprising of a public notice in the Northern Messenger and State Government Gazette with a copy of this wording to appear on Council's website. In addition, letters with the attached report are to be posted to property owners likely to be impacted within the immediate vicinity and signage be erected on a clearly visible location of the site advising of the proposal.
3. A further report be presented to Council for consideration of any objections received in response to community consultation. In the event that no objections are received the Manager Property and Buildings be authorised to prepare and submit the necessary documentation to the Minister for approval.

**ATTACHMENTS**

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

1. Annexure A - Location Plan Proposed Revocation Areas
2. Annexure B - Portions of Land Proposed to be Revoked of Community Land Classification
3. Annexure C - Section 194 Report Salisbury Recreation Precinct
4. Annexure D - Council Endorsed Salisbury Oval Masterplan

**1. BACKGROUND**

- 1.1 The Development of the Salisbury Oval Precinct as an integrated recreation and residential hub has been identified as a key strategic project of the Salisbury City Centre. The zoning and land use policies that apply to the Salisbury Oval Precinct were reviewed through the Salisbury City Centre Development Plan Amendment (DPA) which was approved by the Minister for Planning in December 2016 following community consultation earlier in 2016
- 1.2 Following a comprehensive community and stakeholder engagement process Council endorsed the masterplan for the Salisbury Oval Precinct as an integrated recreation and residential hub at its meeting on 27 March 2017 (see annexure D).
- 1.3 The masterplan identifies future residential development as a desired use along parts of Brown Terrace and Orange Avenue. To enable this to occur three separate parcels of land being Allotment 123 Deposited Plan 6430 known as Neales Green, Allotment 300 Deposited Plan 55257 known as Salisbury Oval and Allotment 303 Deposited Plan 55257 known as St Jays Recreation are required to be revoked of the Community Land classification (refer attachment B).
- 1.4 It should be noted that the decision to proceed with residential development and the nature of its design will only be confirmed following completion of the community land revocation process. This will allow the project business case to be refined for consideration by the Strategic Property Development Sub-Committee prior to the project proceeding.

**2. CITY PLAN CRITICAL ACTION**

- 2.1 Develop Salisbury Oval to include an integrated recreation and residential precinct.

**3. CONSULTATION / COMMUNICATION**

- 3.1 Internal
  - 3.1.1 The process for implementing the Salisbury Oval masterplan, including revocation of community land in that precinct has been discussed by Council's internal Land Coordination Group.

### 3.2 External

- 3.2.1 Significant consultation regarding the Salisbury Oval precinct has occurred through the statutory requirements for the Salisbury City Centre DPA and through the public engagement process for the Salisbury Oval masterplan. Following Council's endorsement of the Salisbury Oval Precinct Master Plan in March 2017, all parties who had made submissions during the consultation process were advised of the outcome and provided with a copy of the endorsed master plan. Additional consultation is required to occur as part of the community land revocation statutory process and the nature of this is outlined later in this report.

## 4. REPORT

- 4.1 Council owns Allotment 123 in Deposited Plan 6430 known as Neales Green, Allotments 300 in Deposited Plan 55257 known as Salisbury Oval and 303 in Deposited Plan 55257 known as St Jays Recreation Centre, Salisbury (refer Attachment B). These Allotments form part of the broader Salisbury Oval masterplan and are currently held as Community Land. It is proposed that subject to revocation of the Community Land Status this land be developed for residential purposes and passive nodal space to support new housing, and to compliment the active sport and recreation uses on the balance of Salisbury Oval.
- 4.2 To achieve the objectives of the master plan it is proposed that this land be revoked of its community land classification. The Local Government Act 1999 provides that the classification as community land must be revoked prior to the property being able to be developed consistent with the endorsed master plan. Public consultation must be undertaken in accordance with Council's Public Consultation Policy. A further requirement is the adoption of a Section 194 report (refer to Attachment B) for the purposes of public consultation and submission to the Minister for approval. Council may then make formal resolutions to revoke the community land classification.
- 4.3 It is intended that in accordance with Council's Public Consultation policy approved on 23rd November 2015 (decision 0744), public consultation will consist of public notices appearing in the Northern Messenger and the State Government Gazette with a copy of this wording to appear on Council's website. In addition letters and the attached section 194 report will be posted to property owners and residents that had previously been consulted for the Salisbury Oval masterplan consultation (approximately 2,466 residents). They will be invited to forward submissions in relation to the proposal for Council's further consideration. It is proposed that signs be erected on a clearly visible location of the site advising of the proposal and include a plan of the area to be revoked to reduce any confusion. Council's Communications & Customer Relations Division will be reviewing the content relating to the community consultation process prior to distribution.
- 4.4 In the event that no objections are received Council is requested to authorise the Manager Property and Buildings to prepare and submit the necessary documentation to the Minister for approval pursuant to Section 194 of the Local Government Act 1999.

## **5. CONCLUSION / PROPOSAL**

- 5.1 This report seeks Council's endorsement to revoke the community land classification of Allotment 123 Deposited Plan 6430 known as Neales Green, portion of Allotment 300 Deposited Plan 55257 known as Salisbury Oval and Allotment 303 Deposited Plan 55257 known as St Jays Recreation Centre, as delineated on the attached plan (attachment B) and approve staff to undertake the required provisions of the Local Government Act 1999.
- 5.2 The initiation of the revocation of the community land classification for this land is an important step in the realisation of the Salisbury Oval through the implementation of the endorsed master plan.

## **CO-ORDINATION**

Officer: EXECUTIVE  
GROUP  
Date: 09/06/2017



Annexure A Locality Plan – Salisbury Oval







**Annexure B – Portions of Land Proposed to Be Revoked of Community Land Classification**







**PROPOSAL FOR REVOCATION OF CLASSIFICATION AS COMMUNITY LAND**

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Neales Green, Margaret Avenue, Salisbury  
Contained in Certificate of Title Volume 6001 Folio 623  
Portion of Salisbury Oval Brown Terrace, Salisbury  
Contained in Certificate of Title Volume 5841 Folio 217  
and  
St Jays Orange Avenue, Salisbury  
Contained in Certificate of Title Volume 5827 Folio 379

Section 194 Local Government Act 1999

**REPORT****1. Reasons for the Proposal.**

Council owns a significant number of properties throughout the city which are classified under the Local Government Act as Community Land, ranging from highly developed sporting complexes incorporating modern clubroom buildings, playing fields and supporting infrastructures, to single undeveloped allotments of land, most of which are classified as community land. Council has specific statutory management requirements in regard to its Community Land.

The City of Salisbury City Plan 2030 sets out a clear strategic direction for the revitalisation of the Salisbury City Centre, and the development of the Salisbury Oval precinct as an integrated recreation and residential precinct as a critical action.

The zoning and land use policies that apply to the Salisbury Oval Precinct including the introduction of new medium density residential housing immediately adjacent to the oval were reviewed through the Salisbury City Centre Development Plan Amendment (DPA) which was approved by the Minister for Planning in December 2016, having undergone community consultation earlier in 2016. The new zoning and policy support the range of development outcomes proposed by the Salisbury Oval Precinct Master Plan.

After 2 years of investigation and comprehensive community engagement, Council endorsed a Masterplan for the Salisbury Oval precinct as part of Council's commitment to the renewal of the Salisbury City Centre.

Key features of the Master Plan are:

- **Open Space**
  - To be a regional destination for sport
  - To encourage community interaction, recreation and congregation in passive open space and streets
  - To improve quality of facilities and open spaces
  - To provide a safe and accessible public realm
  - To enhance the natural character of the Oval
- **Social and Economic**
  - To deliver open space that supports the community's health and wellbeing
  - To encourage broader investment in the City Centre across both private and public land
  - To ensure efficient use of open space

- To improve community safety within the precinct
- **Built Form**
  - To create opportunities for vibrant, high quality mixed use and residential use
  - To promote high architectural standards which incorporate sustainability principles and quality urban design
  - To provide conveniently located car parking to support the Oval precinct
  - To upgrade existing assets and better integrate them into the upgraded precinct
- **Movement**
  - Creation of continuous, safe and easily accessible pathways for the public throughout the Oval precinct
  - Creation of a road network that allows for easy access for traffic through and around the Oval precinct
  - Provision of strong links to and from the City Centre to support walking and cycling
  - Provisions of connections to existing public transport services

This Masterplan identified that the Salisbury Oval precinct will continue to have an important role to play in the provision of open space and passive recreation facilities within the area. The Masterplan identified the area of open space that was needed for all identified sporting and recreation functions and future forecast population growth prior to identification of any land within the precinct that could be used for alternative purposes including residential development.

This proposal specifically impacts three separate allotments being;

- Neales Green, Margaret Avenue Salisbury,
- Portion of Salisbury Oval, Brown Terrace, Salisbury and
- St Jays, Orange Avenue, Salisbury

These allotments have been identified as not heavily utilised for sport and recreation activities and potentially suitable for alternative use. With the recent opening of the recreation space at Bridgestone Park within a short distance and the proposed renewal of Salisbury Oval, there is an adequate provision of usable open space for passive recreation purposes to meet the needs of the surrounding community. Provision of open space would continue to be well above the amount considered appropriate according to current 'best practice' benchmarks.

Having regard to these issues and considerations, Council proposes to revoke the community land classification of Neales Green described as Allotment 123 in Deposited Plan 6430, Portion of Salisbury Oval described as Allotment 300 in Deposited Plan 55257 and St Jays described as Allotment 303 in Deposited Plan 55257. See plan(s) attached.

## **2. Statement of any Dedication, Reservation or Trust.**

The subject properties are;

- Neales Green and described as Allotment 123 in Deposited Plan 6430 and described in Certificate of Title Volume 6001 Folio 623.

The Land is classified as community land in accordance with the provisions of the Local Government Act 1999.

There is no dedication or trust.

- Salisbury Oval described as Allotment 300 in Deposited Plan 55257 and described in Certificate of Title Volume 5841 Folio 217.

The Land is classified as community land in accordance with the provisions of the Local Government Act 1999.

There is no dedication or trust.

- St Jay's described as Allotment 303 in Deposited Plan 55257 and described in Certificate of Title Volume 5827 Folio 379.

The Land is classified as community land in accordance with the provisions of the Local Government Act 1999.

There is no dedication or trust.

### **3. Purpose of Proposal.**

The purpose of the proposal to revoke the community land classification to provide for the potential for residential development within the Salisbury Oval precinct, that will include delivery of new passive nodal open space to support new and existing housing in addition to improvement of existing surrounding sporting and recreation facilities consistent with the Salisbury Oval Master Plan.

An upgrade to the remaining open spaces will be funded by Council as part of its Long Term Financial Plan and will increase usability through improved playgrounds, new shared paths and re-investment into the established active sporting infrastructure to be delivered as part of the precinct masterplan over the next five years.

This Council investment will result in improved usability and amenity of the oval precinct in comparison to the current situation, with large areas of underutilised screening buffer, surplus land currently containing a closed recreation centre (to be demolished) and irrigated reserve space that is currently located immediately adjacent to the oval be converted to residential housing to improve surveillance and introduce a residential population into the Salisbury City Centre within walking distance of the shops, services and public transport.

The future sale of any properties under the provisions of Section 194 of the Local Government Act 1999, subject to compliance with all legal requirements thereof, shall, deliver project outcomes detailed in the business case endorsed by Council, with net proceeds transferred to the property disposal reserve, and used to repay debt or reduce future borrowings.

### **4. Affect of the Proposal.**

With the recent opening of the recreation development of Bridgestone Park and the proposed renewal of Salisbury Oval, there is an adequate provision of usable open space for passive and active recreation purposes to meet the needs of the surrounding community. Considering the availability of larger recreational open space within a short distance, the locality will continue to be well served with passive and active recreation facilities, as well as new development within the Salisbury Oval Precinct contributing to passive surveillance and community safety objectives.

### **5. Owner of the Land**

The subject land is owned by the City of Salisbury.



*See Map and Plans Attached*  
**Neales Green Allotment 123 in Deposited Plan 6430 and described in Certificate of Title Volume 6001 Folio 623**





**Portion of Salisbury Oval Allotment 300 in Deposited Plan 55257 described in Certificate of Title Volume 5841 Folio 217**



**St Jays Allotment 303 in Deposited Plan 55257 described in Certificate of Title Volume 5827 Folio 379**





**Portions of Land Proposed to Be Revoked of Community Land Classification Showing Dimensions**







Annexure D –Masterplan Salisbury Oval Endorsed by Council 27 March 2017





<b>ITEM</b>	2.5.3
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	19 June 2017
<b>HEADING</b>	Tranche 1 Status Update Report
<b>PREV REFS</b>	Works and Services Committee      2.6.1      15/05/2017
<b>AUTHOR</b>	Chantal Milton, Manager Strategic Development Projects, City Development
<b>CITY PLAN LINKS</b>	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 3.2 Have interesting places where people want to be. 3.4 Be a proud, accessible and welcoming community.
<b>SUMMARY</b>	This regular status update report summarises the key performance indicators of project costs, sales revenue and gross margin on costs (excl. land cost) across the program of Tranche 1 projects.

#### RECOMMENDATION

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

#### ATTACHMENTS

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

1. Tranche 1 Program Financial and Sales Metric

#### 1. BACKGROUND

- 1.1 Council is undertaking residential subdivision developments across a number of projects under Tranche 1.

<b>Project Name</b>	<b>Current Project Stage</b>
Walpole Road Stage 1, Paralowie - Trading as "Greentree Walk"	Stage 6 – Close Out
Ryans Road, Parafield Gardens – Trading as "Emerald Green"	Stage 3 – Project Delivery
Diment Road, Salisbury North – Trading as "The Reserve"	Stage 4 – Completion of Sales
Walpole Road Stage 2, Parafield Gardens – Trading as "Riverwalk"	Stage 6 – Close Out

## 2. REPORT

## PROGRAM SUMMARY – June 2017

Tranche 1 Summary	Program	Council Endorsed Budget BR1 16/17(1)	Previous Forecast April 2017	Current Forecast June 2017	Percentage Change from Endorsed Budget
Project Cost		\$20,748,275	\$20,748,275	\$20,748,275	0.0%
Sales Revenue		\$35,686,295	\$35,686,295	\$35,686,295	0.0%
Commonwealth Grant Revenue	HAF	\$2,310,000	\$2,310,000	\$2,310,000	0.0%
Rebates Revenue		\$208,344	\$208,344	\$208,344	0.0%
<b>Net Proceeds on Cost (excl. Land Cost)</b>		<b>\$17,456,364</b>	<b>\$17,456,364</b>	<b>\$17,456,364</b>	0.0%

*(1) Council Endorsed Budget – includes land sales revenue, project costs to produce assets some of which we will retain ownership (footpaths, drainage) plus sales/marketing and holding costs and, as of Budget Review 3 14/15, the costs associated with the return of the HAF Grant.*

*(2) In respect to endorsed gross project revenue, this is a total project revenue not representing revenue for any one financial year.*

- 2.1 All remaining lots within Tranche 1 are now on the market, with likely completion of sales, subject to market performance, anticipated by 30 June 2017, with only one allotment remaining to sell.
- 2.2 The final allotment settled in Riverwalk, Whites Road, on 22 March 2017. The project close-out and budget reconciliation is now being completed with a close-out report to be presented to sub-committee in September 2017.
- 2.3 The final allotment settled in Emerald Green, Ryans Road, on 8 May 2017. The project close-out and budget reconciliation is now being completed with a close-out report to be presented to sub-committee following completion of landscaping works related to the Kaurna Heritage site.
- 2.4 The final allotment settled in Greentree Walk, Walpole Road Stage 1, on 29 May 2017. The project close-out and budget reconciliation is now being completed with a close-out report to be presented to sub-committee in September 2017.
- 2.5 The Reserve, Diment Road, is the remaining trading project with one allotment left to sell, and settlement conversion of five allotments. Notably, the apartment site located at Passmore Place, Salisbury North settled on 12 May 2017, with construction to commence in June. This development, to be delivered by Rivergum Homes required, as a condition precedent, the sale of fourteen of the sixteen apartments prior to settlement. The conversion of these sales presents a confidence in affordable housing apartments in this location, which provides opportunities for medium density sites on future projects.

- 2.6 A full reconciliation of Housing Affordability Fund (HAF) Grants delivered on the projects identified a grant that was not paid out at Emerald Green, Ryans Road. Council is obligated to demonstrate the return of the full grant sum to purchasers at settlement. As a result this additional HAF grant, with a value of \$12,000 was transferred from Emerald Green to the Diment Road project, and will be used to convert the sale of the final allotment. The transfer of the HAF revenue and associated costs is reflected in the table provided as Attachment 1, but provide no net change to the overall Tranche 1 program. This movement will be reflected, as part of the reconciliations presented to Council in the formal close-out reports.
- 2.7 Final cost reconciliation will be completed at the completion of sales as open contracts, holding costs and cost of sales (commission and conveyancing fees) and any remaining contract contingency can be closed out and accurate costs can be reconciled. It is forecast that this process should be resolved by September 2017, with final project positions being considered by Council to inform Budget Review 1 2017/18 to formally close out the Tranche 1 projects.
- 2.8 Due to the indigenous discovery, final reserve landscaping associated within the indigenous reserve are still to be completed in Emerald Green, Ryans Road, for Tranche 1 to reach the status of full delivery. Final footpath works commenced in March 2017 and were substantially completed in May 2017, with minor works to lift a SA Power Networks pit still to be completed. It is forecast that the indigenous reserve landscaping will be completed in the spring planting season of 2017. Final landscape drawings have been completed and final engagement with Council's Reconciliation Action Plan Working Group and KNCHA representatives will commence mid-2017, prior to procurement of a landscape contractor.
- 2.9 As part of the project close-out reconciliations, we are currently undertaking a due diligence review of both the budgets and actuals of the Tranche 1 Projects, with a particular emphasis on ensuring that the sales and grant revenue budgets have been formulated in alignment with the GST legislation. We do not expect this to have any consequences to purchasers; rather we are ensuring our internal budgets have been formulated correctly, particularly due to the inherent complexity involved with projects of this nature.
- 2.10 Council's Finance Division continues to work with tax advisors to prepare a formal request for the submission to the Australian Tax Department in relation to the standard GST margin scheme as it applies to the developments, following advice that the concessional rate does not apply. Subject to the outcome of the application there may be a further increase in the net proceeds, resulting in further program upside across all four Tranche 1 projects that will be reported as part of the project close-out reports.

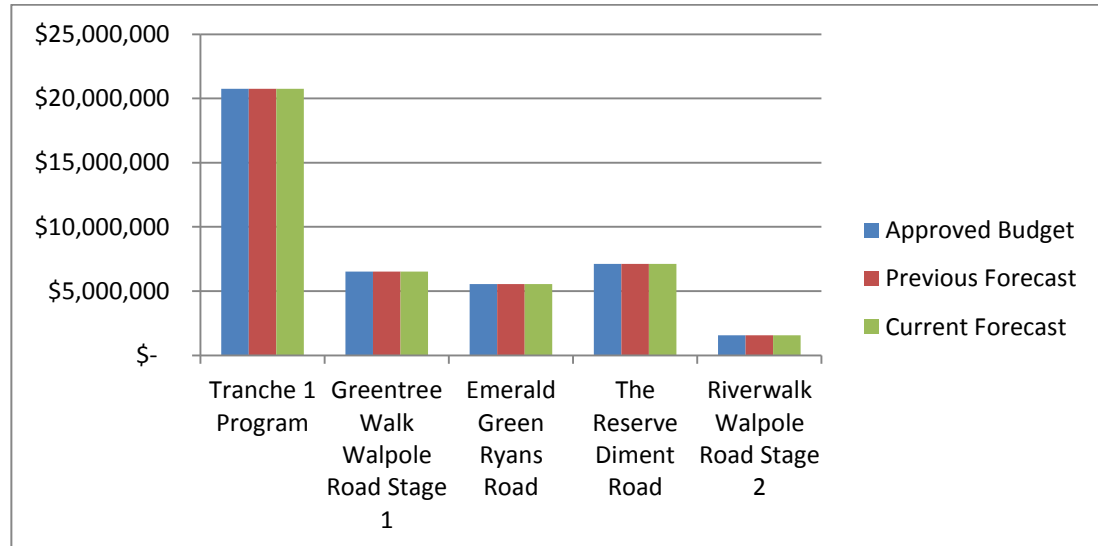
Assumptions:

- GST on revenue has been determined at the full rate pending resolution of the application of the margin scheme based on the advice received from our taxation advisors.



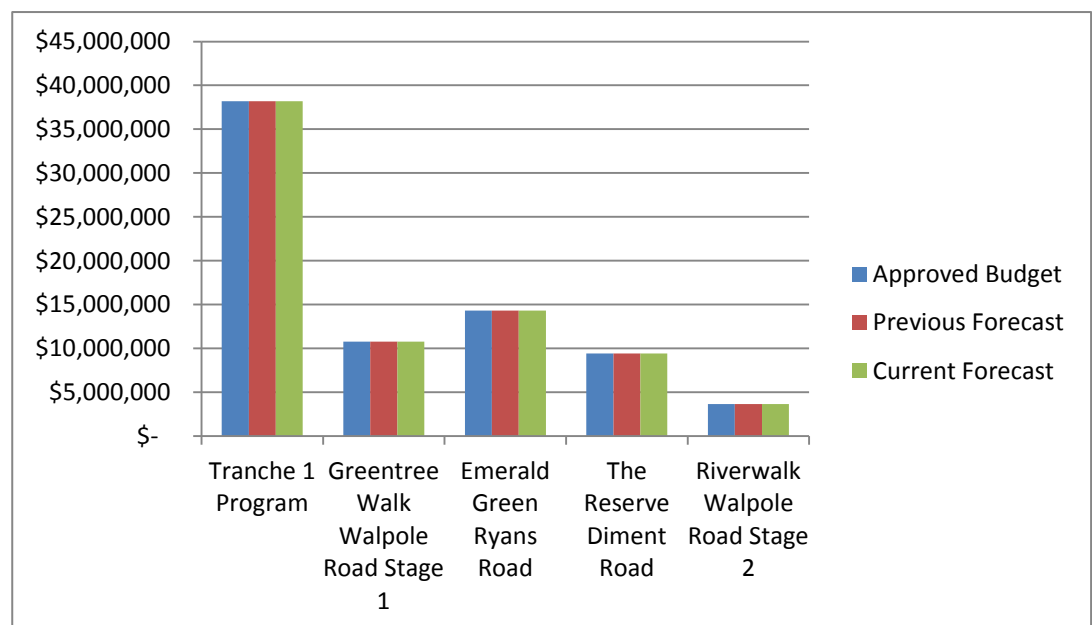
### 3. COSTS

- 3.1 The graph below illustrates the cost forecast to complete development against the current approved budget and previous forecast. Note that the costs exclude land value. There has been no change in program cost forecasts since the last update report in September with a final reconciliation to be undertaken at the completion of the projects and settlement on the final allotments.



### 4 REVENUE

- 4.1 Pricing within The Reserve, Diment Road project will continue to be monitored and adjusted for any contract cancellations, but further revenue uplift on the Tranche 1 projects will not occur as all lots are now on the market and the focus has switched to sales conversion, subject to market conditions.

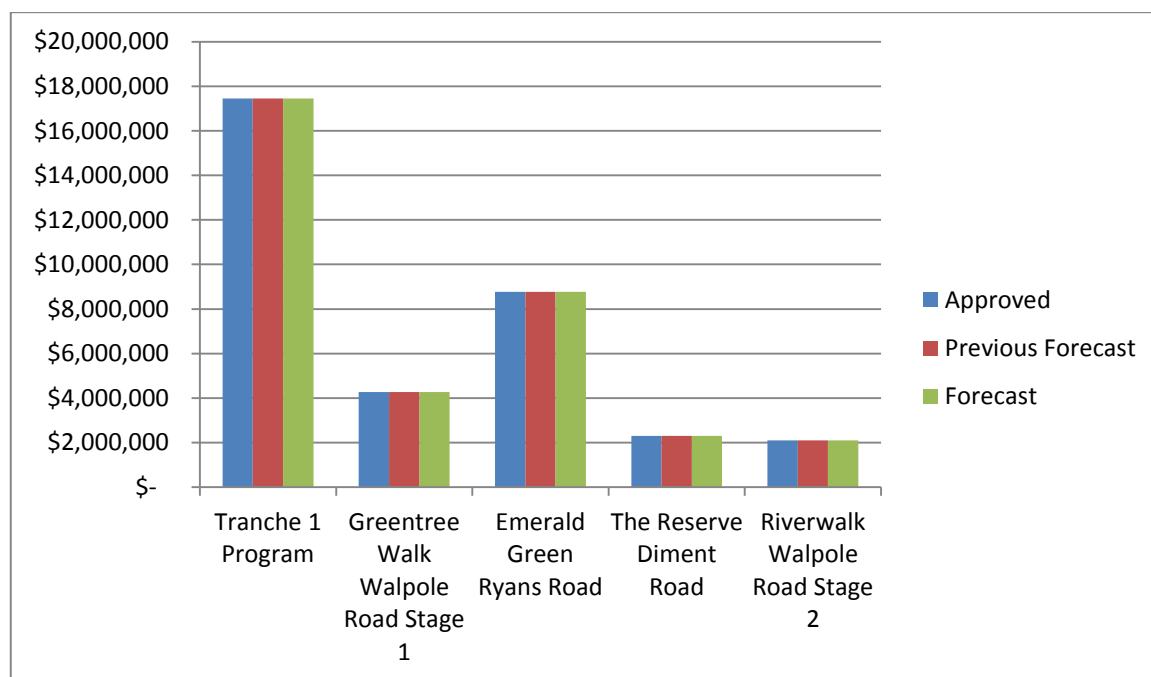


**Risk Mitigation:**

- 4.2 Staff along with the appointed project marketing and sales consultants hold weekly sales meetings and are responsible for the monthly review and proactive management of market sales prices, sale price increments per stage, and method of selling land in order to optimise income and sales rates.

**5. NET PROCEEDS ON COST (EXCLUDING LAND COST)**

- 5.1 The graph below illustrates that the forecast gross margin for the Tranche 1 program is reporting no change from the previous forecast in December.



- 5.2 Full project reconciliations will be completed as part of the project close-out at which point all contingencies and cost at point of sale assumptions can be resolved. That may result in further increases in net proceeds across the Tranche 1 program from final payment of SAPN rebates and a positive result on the GST Margin Scheme Applications to be submitted to the Australian Tax Office.

**6. WALPOLE ROAD UPGRADE – STATUS UPDATE**

- 6.1 In previous Strategic Development Sub-Committee Reports, the Walpole Road Upgrade has been reported as part of the Tranche 2 Program. However, in commencing the project reconciliations it was confirmed that this project was delivered as part of the overall Tranche 1 Program and as a result will be reported as part of the overall program close-out reconciliations.
- 6.2 Civil Construction is complete for the full road reconstruction of Walpole Road between Greentree Boulevard and Melvina Road. Landscaping was deferred from November until the autumn planting season to improve survival rates of planting.
- 6.3 The only outstanding expenditure on the Walpole Road Upgrade will be the 12 months maintenance program for landscaping and completion of a project close-out report.

- 6.4 Project cost reconciliation is currently being completed and it is expected that there will be some expenditure savings against the project which has come in under the allocated contingencies and will be reported as part of the balance Tranche 1 reconciliations.
- 6.5 As reported to Works and Services (Item No. 2.6.1 Works and Services Committee 15/05/2017), \$25k was approved as a non-discretionary transfer from the Walpole Upgrade Budget of unrequired contingency to a new Reserve Upgrade Program minor project to improve the overall amenity and assets delivered at Passmore Place Reserve to improve connecting paths, and provide irrigation and minor landscape works as a result of resident requests.
- 6.6 Works required to Greentree Boulevard as a detour during the construction of the Kings/Bolivar/Port Wakefield Roads intersection upgrade by DPTI are still to be re-instated; this work is at DPTI's cost with a decision made to defer completion until adjacent private subdivision works are complete.
- 6.7 The project has reached Final Completion for civil works on 9 November 2016 and final security to the contractor has been released. A SAPN rebate of \$5,159 is also due at Final Completion in November that will be returned as additional revenue returned through the project budget close-out in mid-2017.

## **7. CONCLUSION**

- 7.1 The nature of Strategic Development Projects means that projects extend over multiple financial years including both expenditure and income with forecasting updated regularly to respond to actual project costs and market conditions.

## **CO-ORDINATION**

Officer: EXECUTIVE GROUP

Date: 06.06.17



## Project Financial Sales Metrics

## Attachment 1 - Tranche 1 Sales &amp; Cost Metrics

<b>Program Summary</b>	<b>Council Approved Budget 2016/17 Budget Review 1 (3)</b>	<b>Previous Forecast April 2017</b>	<b>Current Forecast June 2017</b>	<b>Percentage Change</b>
Project Cost	\$20,748,275	\$20,748,275	\$20,748,275	0.0%
Sales Revenue	\$35,686,295	\$35,686,295	\$35,686,295	0.0%
Commonwealth HAF Grant Revenue	\$2,310,000	\$2,310,000	\$2,310,000	0.0%
Rebates Revenue	\$208,344	\$208,344	\$208,344	0.0%
<b>Net Proceeds on Cost (excl. Land Cost)</b>	<b>\$17,456,364</b>	<b>\$17,456,364</b>	<b>\$17,456,364</b>	<b>0.0%</b>

<b>Greentree Walk - Walpole Rd Stage 1</b>	<b>Council Approved Budget 2016/17 Budget Review 1 (3)</b>	<b>Previous Forecast Apr-17</b>	<b>Current Forecast Jun-17</b>	<b>Percentage Change</b>
Project Cost	\$6,508,969	\$6,508,969	\$6,508,969	0.0%
Sales Revenue	\$10,008,875	\$10,008,875	\$10,008,875	0.0%
Commonwealth HAF Grant Revenue	\$670,000	\$670,000	\$670,000	0.0%
Rebates Revenue	\$103,384	\$103,384	\$103,384	0.0%
<b>Net Proceeds on Cost (excl. Land Cost)</b>	<b>\$4,273,290</b>	<b>\$4,273,290</b>	<b>\$4,273,290</b>	<b>0.0%</b>

<b>Emerald Green - Ryans Rd</b>	<b>Council Approved Budget 2016/17 Budget Review 1 (3)</b>	<b>Previous Forecast Apr-17</b>	<b>Current Forecast Jun-17</b>	<b>Percentage Change</b>
Project Cost	\$5,555,820	\$5,555,820	\$5,543,820	-0.2%
Sales Revenue	\$13,448,216	\$13,448,216	\$13,448,216	0.0%
Commonwealth HAF Grant Revenue	\$768,000	\$768,000	\$756,000	-0.0%
Rebate Revenue	\$104,960	\$104,960	\$104,960	0.0%
<b>Net Proceeds on Cost (excl. Land Cost)</b>	<b>\$8,765,356</b>	<b>\$8,765,356</b>	<b>\$8,765,356</b>	<b>0.0%</b>

<b>The Reserve - Diment Rd</b>	<b>Council Approved Budget 2016/17 Budget Review 1 (3)</b>	<b>Previous Forecast Apr-17</b>	<b>Current Forecast Jun-17</b>	<b>Percentage Change</b>
Project Cost	\$7,118,472	\$7,118,472	\$7,130,472	0.2%
Sales Revenue	\$8,675,568	\$8,675,568	\$8,675,568	0.0%
Commonwealth HAF Grant Revenue	\$752,000	\$752,000	\$764,000	1.6%
Rebates Revenue	\$0	\$0	\$0	0.0%
<b>Net Proceeds on Cost (excl. Land Cost)</b>	<b>\$2,309,096</b>	<b>\$2,309,096</b>	<b>\$2,309,096</b>	<b>0.0%</b>

<b>Riverwalk - Walpole Rd Stage 2</b>	<b>Council Approved Budget 2016/17 Budget Review 1 (3)</b>	<b>Previous Forecast Apr-17</b>	<b>Current Forecast Jun-17</b>	<b>Percentage Change</b>
Project Cost	\$1,565,014	\$1,565,014	\$1,565,014	0.0%
Sales Revenue	\$3,553,636	\$3,553,636	\$3,553,636	0.0%
Commonwealth HAF Grant Revenue	\$120,000	\$120,000	\$120,000	0.0%
Rebates Revenue	\$0	\$0	\$0	0.0%
<b>Net Proceeds on Cost (excl. Land Cost)</b>	<b>\$2,108,622</b>	<b>\$2,108,622</b>	<b>\$2,108,622</b>	<b>0.0%</b>

## Assumptions:

1. GST on Revenue assumed at 1/11 (not applying the Margin Scheme) until final decision is made
2. HAF Grant rebated in full to purchase, presented as revenue and project cost net nil affect to proceeds as a result of BR3 14/15



<b>ITEM</b>	2.5.4
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	19 June 2017
<b>HEADING</b>	Tranche 2 - Boardwalk at Greentree Project Update
<b>AUTHOR</b>	Chantal Milton, Manager Strategic Development Projects, City Development
<b>CITY PLAN LINKS</b>	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.

**SUMMARY** This report summarises the current status of the first Tranche 2 Strategic Development Projects to reach construction delivery and sales on Boardwalk at Greentree (Walpole Road Stage 3).

## **RECOMMENDATION**

1. That the report be received and the update on the project delivery status for Boardwalk at Greentree, Walpole Road Stage 3 be noted.

## **ATTACHMENTS**

There are no attachments to this report.

## **1. BACKGROUND**

1.1 Council is undertaking a number of residential subdivision opportunities identified as Tranche 2, scheduled to follow on from the Tranche 1 program currently in the stage of final sales delivery. This report provides an update on the first of these projects to reach construction delivery and sales, Boardwalk at Greentree (Walpole Road Stage 3)

1.2 The current status of Boardwalk at Greentree is:

Project Name	Scope of Project	Project Status
<b>Walpole Rd Stage 3, Paralowie (Boardwalk at Greentree)</b>	Project civil construction complete and landscape construction substantially advanced, sales commenced and first project settlements occurred in late August 2016.	Stage 4 – Project Sales

## **2. REPORT**

2.1 Since the last update report in April 2017, progress has continued at Boardwalk at Greentree with 59% of the project sold and over 30% of the homes under construction as of 30 May 2017. The project's first resident moved into their new home in early March 2017.

- 2.2 Since settlements commenced on the project in late August 2016, as of 24 May 2017, the project had achieved 55 settlements with a net value of \$7.66 million being received as of 30 May 2017.
- 2.3 The status of revenue and costs for the whole of life project for Boardwalk at Greentree is summarised in the attached table.

<b>Boardwalk at Greentree Project Summary</b>	<b>Council Endorsed Budget BR3 16/17(1)</b>	<b>Current Forecast June 2017</b>	<b>Percentage Change from Endorsed Budget</b>
Project Cost	\$9,627,357	\$9,627,357	0.0%
Sales Revenue	\$15,083,136	\$15,083,136	0.0%
Commonwealth HAF Grant Revenue	\$710,000	\$710,000	0.0%
Rebates Revenue	\$270,020	\$270,020	
<b>Net Proceeds on Cost (excl. Land Cost &amp; MOSS Payback)</b>	<b>\$6,435,800</b>	<b>\$6,435,800</b>	<b>0.0%</b>

*(1) Council Endorsed Budget – includes land sales revenue, project costs to produce assets some of which we will retain ownership (footpaths, drainage) plus sales/marketing and holding costs and, costs associated with the return of the HAF Grant.*

*(2) In respect to endorsed gross project revenue, this is a total project revenue not representing revenue for any one financial year.*

### 3. COSTS

#### 3.1 Civil Construction

- 3.1.1 Civil construction is complete with Practical Completion received on 21 September 2016, with the project now in a 12 month defect liability period. A reconciliation of the contingency budgets is currently being completed with savings expected to be returned to Council as part of a future budget review, as the civil construction contingency was not fully expended.

#### 3.2 Landscape Construction

- 3.2.1 The landscape contractor commenced in April 2016 with the landscaping crews following behind the civil program through a coordinated program of works. The majority of landscape works were completed in the first week of October, with Practical Completion reached on 6 October 2016.
- 3.2.2 Landscape within Boardwalk at Greentree included the construction of an irrigated picnic reserve adjacent the wetlands, new play space, boardwalk and trail crossings in addition to the subdivision streetscape.
- 3.2.3 The main boardwalk platform and approach ramps were installed in April 2017, prior to the winter rains. The boardwalk platform remains behind site safety fencing with final balustrading and deck fixings to be completed in early June.

#### 4. SALES/MARKETING

- 4.1 Sales at Boardwalk at Greentree have continued to be solid, but as expected sales are starting to slow in comparison to the project launch with the completion of sales of the conventional larger allotments, and the project transitioning to a focus on built form product such as Jewel Living, Town Cottages and Park front Townhouses. In total 72 allotments have been contracted on the project as of 29 May 2017.
- 4.2 Strategic Development Projects staff are working closely with two builder partners to bring the Park Front Townhouses sites to market at a price point that will be accepted in the Paralowie market. Preliminary designs have been completed, and a delivery strategy is currently being resolved prior to launch.
- 4.3 The main project marketing campaign continues to have a stronger digital focus than that used on the Tranche 1 projects. The campaign focused around authenticity using local contractors and buyers to sell the project which has resonated well with our buyer profile. Digital content within the last two months has focused on touching base with buyers who were subject to the buyer videos to share their experience of building as they move into their homes, following their full journey from enquiry through to home ownership. This content is being used to populate Facebook, YouTube and other social media channels.
- 4.4 An additional marketing budget is likely to be required for Boardwalk due to the extension of sales into 2017, however these funds can be reallocated from unused project contingency against other contracts with no additional funds required to be allocated to the project with no forecast change over the life of the project there is also the potential for revenue uplift through re-pricing.
- 4.5 The bulk of marketing activity has been pulled back with a targeted spend linked to specific product listings now required, as the balance of lots remaining on the project will be predominantly sold through builder packages with the majority of traditional allotments already sold. Ongoing negotiation between Connekt Urban Projects and the builder market are occurring to identify product solutions that will meet the buyer profile.
- 4.6 Rivergum Homes – Affordable Housing Builder Agreement (Jewel Living)
  - 4.6.1 The Affordable Housing products, Jewel Living was released to market in June 2016 with the starting price point \$229,990 house and land, and have been well received in the market.
  - 4.6.2 The first two stages are predominantly sold and Rivergum commenced construction on Stage 1 in late November and Stage 2 in late December. All but two allotments are now sold within the two stages under construction. For construction efficiency and so as not to delay construction for purchasers of lots already settled, an addendum to the Development Deed was negotiated to allow Rivergum to commence construction on site prior to sale of the balance of the allotments, under terms typical of standard license to occupy arrangement.
  - 4.6.3 The commencement of construction at Jewel Living lifted enquiry with 22 of the 30 housing products contracted and strong holds likely to convert in June. It is anticipated that construction on Stage 3 is likely to commence in early July 2017.

- 4.6.4 A walkthrough tour of the Jewel Living Affordable Housing product was organised for sub-committee members prior to the June 2017 sub-committee meeting and prior to the handover to the owners of the first stage.

## **5. REVISED PROJECT FORECAST**

- 5.1 Pricing of remaining land at Boardwalk at Greentree will continue to be monitored and adjusted for any new land placed to market, and contract cancellations to secure further revenue uplift, subject to market conditions.
- 5.2 Council's Finance Department continue to work with Tax Advisors in respect to securing further improvement to revenue as a result of a standard GST Margin Scheme claim to the Australian Tax Office, given the advice received that the concessional margin scheme cannot be applied to the Strategic Development Projects as reported in the Tranche Update report. Current forecasts for this project continue to assume a full GST payment on land sales as a conservative position. A revised valuation to enable calculation of the GST Margin Scheme is expected to be completed at the end of November, to value the land as of date of acquisition by Council (1 July 2000), after which a formal approach will be made to the Australian Tax Office.
- 5.3 Formal agreement has been reached with the Minister for Planning in respect to the MOSS payback for this project of \$1.08 million, for the balance payback figure of \$529k to be used to partially fund the Mawson Lakes Pedestrian and Cycle access project. These costs will be funded out of the net proceeds of the Walpole Stage 3 project.

## **6. CONCLUSION**

- 6.1 The nature of Strategic Development Projects means that projects extend over multiple financial years including both expenditure and income with forecasting updated regularly to respond to actual project costs and market conditions.

## **CO-ORDINATION**

Officer: EXECUTIVE GROUP

Date: 06.06.17

<b>ITEM</b>	2.5.5		
	<b>WORKS AND SERVICES COMMITTEE</b>		
<b>DATE</b>	19 June 2017		
<b>PREV REFS</b>	Strategic Property Development Sub Committee	SPDSC1	14/05/2014
	Corporate Administration Committee	Item 5.6.3	17 July 2006
	Strategic Property Development Sub Committee	SPDSC 1	10/04/2014
<b>HEADING</b>	Balance Tranche 2 - Status Update Report		
<b>AUTHOR</b>	Chantal Milton, Manager Strategic Development Projects, City Development		
<b>CITY PLAN LINKS</b>	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.		
<b>SUMMARY</b>	This report summarises the current status of the balance of the Tranche 2 Strategic Development Projects including Hoyle Green at Para Hills and the Shoalhaven Project located within the residential zone at Mawson Lakes. Updates are provided on the status of Business Case reviews and the report presents next steps and an anticipated timeframe for completion of a final Business Case report to Council for a decision to proceed to delivery.		
<b>RECOMMENDATION</b>	<ol style="list-style-type: none"> <li>1. That the report be received and the update on the project delivery status for Hoyle Green and Shoalhaven Tranche 2 projects be noted, with a further report and recommendations for next steps in relation to the Hoyle Green and Shoalhaven projects to be provided in September 2017.</li> </ol>		
<b>ATTACHMENTS</b>	<p>This document should be read in conjunction with the following attachments:</p> <ol style="list-style-type: none"> <li>1. Attachment 1: Hoyle Green Character Analysis</li> <li>2. Attachment 2: Hoyle Green Approved Feasability Layout</li> <li>3. Attachment 3: Shoalhaven Mawson Lakes - Locality and Plan</li> </ol>		



## 1. BACKGROUND

- 1.1 Council is undertaking a number of residential subdivision opportunities identified as Tranche 2, scheduled to follow on from the Tranche 1 program currently in the stage of final sales delivery.
- 1.2 Tranche 2 includes Boardwalk at Greentree, status update provided (Item No. SPDSC3, Strategic Property Development Sub-Committee, 14/06/2017) and Lake Windemere status report provided (Item No. SPDSC3, Strategic Property Development Sub-Committee, 14/06/2017).
- 1.3 This report provides an update on the balance two Tranche 2 projects.

Project Name	Scope of Project	Project Status
<b>Hoyle Green, Para Hills</b>	Residential development within surplus reserve. Stage 1 Feasibility complete.	Stage 2 Business Case
<b>Shoalhaven South Stage 1</b>	Residential development within surplus land. Stage 1 Feasibility complete.	Stage 2 Business Case

## 2. CONSULTATION / COMMUNICATION

### 2.1 Internal

- 2.1.1 Internal consultation has occurred with the Executive Group and relevant divisions of Council that will continue throughout the refinement of the Tranche 2 business cases into detailed design and delivery, to review and test the input and feedback from engaged external consultants.
- 2.1.2 Elected Members will continue to be advised of the status of the projects through reports to the Sub-Committee, and at the time of public consultation on individual projects Elected Members will be advised and Ward Councillors provided with a briefing.

### 2.2 External

- 2.2.1 As endorsed by Strategic Property Development Sub-Committee on 13 May 2014, the Tranche 2 Business Case community consultation strategy will be specific to each individual project. A detailed engagement plan will be prepared for each project as part of the business case for approval.

## 3. REPORT

- 3.1 There are two balance projects within the identified Tranche 2 project list, that have had community land revocations completed and are waiting on the completion of the project Business Case to confirm the required delivery approach, project budget and revenue forecasts prior to proceeding to delivery.
- 3.2 A preliminary residential feasibility for both projects was presented to the Strategic Property Development Sub-Committee on 13 May 2014. On the basis of this feasibility, Council endorsed the project to proceed to a business case to fully test the project assumptions relating to costs and revenue and inform a final decision of Council to proceed to delivery.

- 3.3 The purpose of the Business Cases is to review in detail all original assumptions, project documentation and forecasts as a critical risk mitigation step prior to proceeding determining the project delivery methodology. The Business Cases also consider any changes to the market and competitors that could impact on revenue return to Council.
- 3.4 The originally-anticipated timing of project delivery has extended due to the priority and resources allocated to the delivery of Tranche 1 projects and the need to time and flow development projects having regard to local market conditions. Accordingly the delivery funds originally allocated to the Hoyle Green and Shoalhaven projects were returned in Budget Review 3 2017 pending the approval of the detailed Business Case, which would identify more accurately the funds required for project delivery.

#### 4. HOYLE GREEN – STATUS UPDATE

##### 4.1 Project Background

- 4.1.1 The Hoyle Green, Para Hills Project is proposed to develop the entire area of the Hoyle Green Reserve, located off O’Grady Drive, for residential use. The site is in an established residential area, with commercial /church properties bordering the site on three sides, with balance of the adjacent area containing low density existing residential homes.
- 4.1.2 In July 2006, Council authorised staff to undertake two projects at Hoyle Green in response to safety and security concerns raised by the community in respect to the reserve:
- Close the walkway that links the current Hoyle Green Reserve to Kesters Road due to safety and security concerns. Following consultation the closure did not proceed further as adjoining owners were not interested in purchasing the land. The resolution of this matter remains an outstanding Council resolution.
  - Proceed with demolition of an existing Guides hall deemed surplus to requirement, in poor condition and an attraction to vandals. The guides hall was demolished by the end of 2006.
- 4.1.3 In 2008, Council resolved that the entire area of the Hoyle Green reserve be declared surplus to Council's requirements and completed a process to revoke the community land classification. Consultation on the project consisted of letters posted to 106 surrounding property owners with three submissions received. The consultation focused on the provision of housing in the broadest definition with no focus on particular dwelling types, eg traditional single dwellings, affordable or retirement housing.

- 4.1.4 In April 2008, Council endorsed staff to seek Request for Proposals from potential partners for the retirement housing as part of an agenda to contribute towards affordable housing project. One site identified as a potential location was Hoyle Green. The EOI closed in October 2009, however despite advanced negotiations with one party an agreement could not be reached over land value and the sale did not proceed.
- 4.1.5 In May 2014 an updated high level feasibility for a residential project to be delivered under Council's strategic development program was reported to SPDSC, with a decision made to proceed to development of a Business Case prior to committing to delivery.
- 4.1.6 In June 2015, SPDSC resolved that, subject to the Hoyle Green residential project proceeding, the proposed public road to be created in the development should be named in recognition of Cr. Irving. A \$2500 budget was to be allocated within the project feasibility numbers for a dedication ceremony to be held at project launch.

#### 4.2 Project Document Review

- 4.2.1 The starting point for each Business Case is a complete review for accuracy and completeness of all previous documentation produced. Several gaps in information have been identified on the Hoyle Green Project to date, mostly around project sales expectations and technical investigations.
- A stormwater solution needs to be resolved for the project, including confirmation of any requirement for on-site stormwater detention and/or the capacity of the downstream drainage system to accept the additional run-off. An on-site detention requirement could impact on the lot yield and return for the project. Stormwater investigations are currently underway involving Council's Technical Services Division.
  - The walkway to the north of the site was determined to be surplus to requirements in 2008 but due to a lack of interest from the adjoining owners the disposal through a land sale did not proceed. The retention or closure of this walkway needs to be resolved to inform the final land division layout as the high level feasibility plan assumed closure, with the walkway blocked by a proposed allotment within the subdivision.
  - The Hoyle Green site contains between 20-30 non regulated trees and five regulated trees. An arborist report in respect to both the health and retention value of the trees is required, to inform both the final lot layout and any future Land Division Application to the Development Assessment Commission. The majority of non-regulated trees will need to be removed to allow the earthworks and servicing of the site to proceed, as the trees are located primarily around the perimeter of the site.

- The site is bounded by commercial premises and is located in a market segment that has not been the subject of Strategic Property Projects to date. Accordingly current pricing and market advice is critical to advise on the allotment mix, sales rates, revenue returns and delivery strategy to mitigate risks. A character analysis, provided as Attachment 1, and site inspection with Connekt Urban Projects has been undertaken to brief a new market report, anticipated for completion at the end of June 2017. However early indications are that the revenue projections within the original high level feasibility undertaken in 2014 will not be achieved.

### 4.3 Design Review

- 4.3.1 A part of any business case is to test from an urban design and subdivision layout perspective if alternate design solutions could deliver improved allotment numbers and subsequently better commercial returns to Council. With the speed at which housing innovation and trends change, it is important that the subdivision layout is contemporary and best meets market demand.
- 4.3.2 The original layout proposed as part of the initial feasibility presented in 2014 recommended a cul-de-sac bordered by large traditional housing allotments. A range of alternate design layouts have been tested but no significant improvements to lot numbers can be delivered due to the unusual boundaries surrounding the project.
- 4.3.3 While within walking distance of the Paddocks recreation area, the immediate locality of Hoyle Green does not provide direct or easy access to open space and local amenities such as shops. For this reason, this project is not recommended for medium density housing. Traditional detached housing, consistent with the general housing density in and character of the immediate surrounding locality is most appropriate, with allotments providing large private backyards supporting the overall livability and amenity in this location.
- 4.3.4 Council's Affordable Housing Policy and original concept note identified a requirement for this project to deliver 15% affordable housing, under the Renewal SA gazette price points. It should be noted that this provision is over and above a statutory requirement, which is not triggered on a land division of this size. The original layout does not include allotment sizes or prices that would deliver this commitment to affordable housing. Subsequently, an alternate smaller lot product would be required to be incorporated into the design to deliver the affordable housing commitment, most likely located fronting O'Grady Drive
- 4.3.5 Within the same basic road alignment, it is possible to increase the number of double garage fronted homes and allotments that can meet the affordable housing threshold by fine tuning the allotment frontages to deliver improved market acceptance and revenue return. This updated plan will also be priced by Connekt Urban Projects as a comparison to the original layout as part of their return market study. The original and adjusted layouts proposed for pricing as part of the market study are provided for information as Attachment 2.

#### 4.4 Next steps

- 4.4.1 Connekt Urban Projects are preparing the updated market analysis report and new pricing and market feedback will be provided to Council by the end of June to inform the finalisation of the Business Case and an associated report containing recommendations on a preferred design and delivery model for the project.
- 4.4.2 Concurrent with securing the market feedback, an independent land valuation is in the process of being secured. This valuation will be used to compare the potential returns from the proposed development model against the land value if sold as an englobo development site into the open market.
- 4.4.3 Given the length of shared boundary with the adjacent Church owner and the need to determine the future of the walkway that did not proceed to formal closure in 2006, the Strategic Development Projects team will seek to engage with the Church administration to understand any existing issues/concerns, level of awareness of Council's plans for the redevelopment of this reserve, future Church development intent and any views on the future walkway that runs adjacent to the boundary.
- 4.4.4 The former Guides Hall located on the site was demolished in 2008 and there are two bitumen tennis courts remaining on site. A previous environmental report on the property completed as part of the EOI process reported a low possibility of environmental issues but this report is not of a standard that would meet the requirements for a future planning application for residential suitability. Further environmental investigations need to be completed to confirm suitability. However this work will not commence until the commercial return and likely feasibility of the project is confirmed or otherwise by the market analysis report.

### 5. **SHOALHAVEN – STATUS UPDATE**

#### 5.1 Project Background

- 5.1.1 The Shoalhaven, Mawson Lakes Project is proposed to convert a small area immediately south of the established Mawson Lakes project delivered by Delfin Lend Lease into ten residential housing allotments, within the area currently contained within the residential zone.
- 5.1.2 A land division approval was granted over the ten allotment layout on 25 November 2011. Requests have been made to the Development Assessment Commission across the last three years to extend the development approval issued until Council could make a decision to proceed with the development. A copy of the plan of division and locality map is provided as Attachment 3.

## 5.2 Project Document Review

- 5.2.1 The starting point for each Business Case is a complete review of all previous documentation produced for accuracy and completeness. Several gaps in information have been identified on the Shoalhaven project to date, mostly around technical requirements to achieve the conditions imposed by the Development Assessment Commission on the land division approval relating to flood and acoustic protection levels for any proposed housing.
- 5.2.2 The technical requirements for appropriate acoustic treatment are being reviewed against contemporary standards and to understand the cost impost on any private dwellings to provide acoustic treatments to address the rail noise, given that an increased build cost will have a concurrent negative impact upon the sale price of the allotments. Work completed to date has confirmed that it is not possible to extend the existing acoustic mounding further into the wetlands to avoid higher acoustic requirements, and therefore costs, for future dwellings.
- 5.2.3 A market appraisal for the potential value of the allotments was last completed in March 2014 to inform the initial feasibility endorsed by Council in April 2014. There appears to have been a shift in the Mawson Lakes housing market since 2014 that could impact on the allotment pricing and level of buyer interest. As is typical in the years immediately following completion of a large greenfield development project there can be a relatively high turnover of housing stock, as the large quantum of buyers who all bought at the same time seek to sell either a principle place of residence or an investment property to realise profit.
- 5.2.4 It has been identified that there is currently a significant volume of Terrace Housing stock available in Mawson Lakes. Much of this stock is located in premium central locations around the Mawson Lakes Town Centre. Due to the relatively small lot size, the land value of a terrace home forms only a minor component of the total construction cost. There is concern that potential purchasers in Council's Shoalhaven project may in the current market be able to buy an existing terrace home for equal or less than they could buy and build within the Shoalhaven project with established homes arguably in a better location.

## 5.3 Next steps

- 5.3.1 This market risk needs to be thoroughly reviewed in respect to market depth to inform timing and delivery model for this project into the market to maximise returns to Council. An updated market appraisal report has been requested which is due for delivery to Council in late June 2017, to inform next steps on the project, including timing of delivery of the project.
- 5.3.2 Concurrent with securing the market feedback, an updated independent valuation is in the process of being secured. This valuation will be used to compare the potential returns from the proposed development model against the land value if sold as an englobo development site into the open market.

**6. CONCLUSION / PROPOSAL**

- 6.1 This report seeks to provide an update on the status of investigations informing the Business Case reviews on the balance of the Tranche 2 projects and the report presents next steps.
- 6.2 It is anticipated that following return of the market feedback at the end of June that a further update report will be provided to Council confirming recommendations on a delivery model and options for delivery.

**CO-ORDINATION**

Officer: EXECUTIVE GROUP

Date: 06.06.17





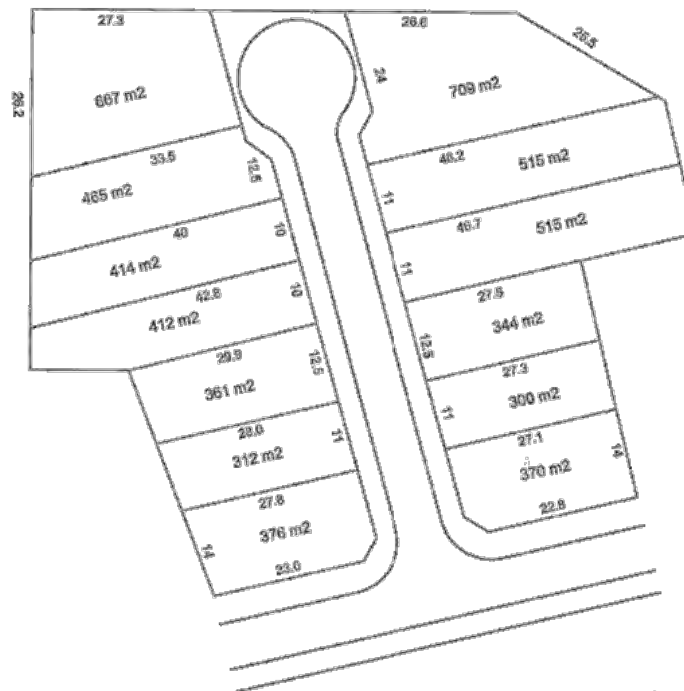
25/05/2017

## HOYLE GREEN - Character Analysis





Annexure 2\_ Proposed Plan of Division



HOYLE GREEN

NO. OF LOTS: 13  
 LOT AREA: 5760m²  
 ROAD AREA: 1335m²

Annexure 2 – Hoyle Green Residential Feasibility Concept Plan





**Concept Note**

**Shoalhaven South**

**Annexure 1\_ Location**



**Annexure 2\_ Approved Plan of Division**

Date Prepared – 10<sup>th</sup> April 2014

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Concept Note

Shoalhaven South



Date Prepared – 10<sup>th</sup> April 2014

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<b>ITEM</b>	2.5.6
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>HEADING</b>	Minutes of the Strategic Property Development Sub Committee meeting held on Wednesday 14 June 2017
<b>AUTHOR</b>	Chantal Milton, Manager Strategic Development Projects, City Development
<b>CITY PLAN LINKS</b>	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 2.1 Capture economic opportunities arising from sustainable management of natural environmental resources, changing climate, emerging policy direction and consumer demands.
<b>SUMMARY</b>	The meeting of the Strategic Property Development Sub Committee meeting held on Wednesday 14 June 2017 did not proceed due to a lack of quorum. The report will be presented to the Works and Services Committee's consideration.
<b>RECOMMENDATION:</b>	
	1. The information be received.
<b>ATTACHMENTS</b>	
	This document should be read in conjunction with the following attachments:
	1. Minutes Strategic Property Development Sub Committee - 14 June 2017
<b>CO-ORDINATION</b>	
Officer:	GMCID
Date:	15.06.17





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

**14 JUNE 2017**

*Due to the unavailability of members resulting in a lack of quorum, this meeting was cancelled and all business presented to the Works and Services Committee for consideration at its meeting to be held 19 June 2017.*



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<b>ITEM</b>	2.6.1
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	19 June 2017
<b>HEADING</b>	Capital Progress Report - May 2017
<b>AUTHOR</b>	Christy Martin, Senior Coordinator Project Administration, City Infrastructure
<b>CITY PLAN LINKS</b>	3.2 Have interesting places where people want to be.
<b>SUMMARY</b>	The following monthly status report and requests for amendments is presented to effectively manage the City Infrastructure Capital Works Program.

### **RECOMMENDATION**

1. Include Salisbury North R-7 Primary School and Parafield Gardens Children's Centre pedestrian fencing within the School Zone & Pedestrian Crossings Program.

### **ATTACHMENTS**

There are no attachments to this report.

## **1. BACKGROUND**

- 1.1 City Infrastructure is responsible for the capital works associated with 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 the Works and Service 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 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 Program

#### PR13952 School Zone & Pedestrian Crossings Program

Approval is sought to include the supply and installation of new fencing at the following locations, as part of the School Zone and Pedestrian Crossing Program;

- Salisbury North R-7 Primary School, Bagster Road
- Parafield Gardens Children's Centre, Casuarina Avenue

This fencing will assist to mitigate the risk of children running out immediately onto the Road. Funding is currently available within the program to accommodate this safety initiative.

Recommendation: Include Salisbury North R-7 Primary School and Parafield Gardens Children's Centre pedestrian fencing within the School Zone & Pedestrian Crossings Program.

Impact: No impact

### For Information

#### PR23459 Fairbanks Reserve Upgrade & Traffic Improvements

As part of the Fairbanks Drive Reserve Upgrade, the provision of a new dog park was scoped to be completed this financial year. As reported within Strategic Property Development Sub Committee, June 2017, Item SPDSC4, this work proposed to be deferred and reconsidered at a future date. This is in alignment with the deferral of the play space renewal.

# Parks & Streetscape 2016/17



## 2016/17 Achievement Highlights

- Brian Goodall Memorial
- Broadstock Green Playground Renewal
- Carisbrook Reserve Fencing
- Crèche Safety Barrier, Bagster Road Community Centre & Pooraka Farm Community Centre
- Cross Keys BMX Club Starting Gate
- Diment Road Tree Screen Renewal Practical Completion
- Greenfields Wetlands Seating
- Harry Bowey Tennis Court Renewal
- Jackson Green Irrigation Renewal
- Jackson Green Playground Renewal
- Lake Windemere Reserve Fencing
- Madison Park Playground Renewal
- Salisbury North Football Club Goal Netting & Coaches Boxes
- Shearerwater Lake Reserve Feature Landscaping Final Completion



## Projects continuing into 2017/18

- City Pride Street Tree Program Plant Establishment
- Dineen Road Reserve Play Space Renewal
- Mawson Lakes Fitness Loop & Equipment
- Para Hills Play Space Renewal
- Pitman Park Feature Landscape



# Transportation 2016/17



## 2016/17 Achievement Highlights

- Access Ramps Program
- City Wide Trails Dry Creek Underpass
- Commercial Rd/Bridge St T-Junction Upgrade
- Council Funded Footpath
- Diment Road Upgrade
- Elder Smith Road Minor Traffic Improvement
- Harry Bowey Carpark Renewal
- Hindmarsh Circuit Indented Parking Bays
- Information Signage
- Kesters Road Protected Right Turn
- Mawson Lakes Bituminous Path
- McNicol Road Speed Cushions
- Pt Wakefield Service Road Pedestrian Safety Improvement
- Riverdale Primary School Pedestrian Crossing
- Road Reseal Program City Wide Delivery
- Rundle Park Sportsfield Lighting
- Stanley Avenue Reserve Lighting
- Victoria Parade Parking Bays
- Wright Road Western Roundabout

## Projects continuing into 2017/18

- Mawson Lakes Pedestrian and Cycle Access
- Bridge Renewal Program

# Property & Buildings 2016/17



## 2016/17 Achievement Highlights

- Air-conditioning Renewal Program
- Burton Park Preschool Demolition
- Harry Bowey Toilets Renewal
- Ingle Farm Library Building Renewal
- North Pines Football Club Weather Screen
- Para Hills Boxing Club Evaporative Air-conditioning
- Pooraka Farm Community Centre Building Renewal
- Rowe Park Storage Shed
- Salisbury Bowling Club Land Acquisition
- Underdown Park New Clubrooms



## Projects continuing into 2017/18

- Council Building Renewal Program



# Drainage & Waterways 2016/17



## 2016/17 Achievement Highlights

- Boyara Crescent Localised Flooding
- Burton West Industrial Drain
- Devoncourt Avenue Localised Flooding
- Inola Street Major Flooding
- Lindblom Park Localised Flooding
- McKenzie Crescent Localised Flooding
- Pt Wakefield Service Road Box Culverts
- St Kilda Sea Wall
- Sunburt Street Localised Flooding
- Watercourse Management Works
- Wendy Avenue Localised Flooding

## Projects continuing into 2017/18

- Watercourse Management Program Plant Establishment
- Flood Modelling Works



# Strategic Projects 2016/17



## 2016/17 Achievement Highlights

- **Bridgestone Park Redevelopment**



## Projects continuing into 2017/18

- **Para Hills Community Hub**
- **Salisbury Community Hub**



## 3.3 For information, the 2017/18 Road Reseal Program;

Suburb	Street	Segment
Brahma Lodge	Cambridge Street	Pulteney Road to Main North Service Road
Brahma Lodge	Dawn Avenue	The Strand to Francis Road
Brahma Lodge	Glen Rovala Street	The Strand to Gregory Street
Brahma Lodge	Lee Street	Mortess Street to Kent Avenue
Brahma Lodge	Lee Street	Kent Avenue to Gregory Street
Burton	Atkinson Drive	Kensington Way to 34 Atkinson Drive
Burton	Atkinson Drive	34 Atkinson Dve to 2 Lucy Street/61 Atkinson Dve
Burton	Atkinson Drive	70 Atkinson Drive to Castle Drive
Burton	Augusta Court	Burton Road to Cul-de-sac North
Burton	Condor Avenue	Kensington Way to McInnes Avenue
Burton	Condor Avenue	McInnes Avenue to Cutting Crescent
Burton	Condor Avenue	Cutting to McInnes Avenue
Burton	Coolen Crescent	Wachtel Crescent to shepley Crescent
Burton	Helps (West) Road	174m South of Hookina Road to Hookina Road
Burton	Janine Drive	Gore Street to Cutting Crescent
Burton	Maguire Crescent	Burton Road to Potts Crescent
Burton	Mcinnis Avenue	kensington Way to Hopner Avenue
Burton	Mcinnis Avenue	Hopner Avenue to 23 McInnis Avenue
Burton	Nicholls Crescent	Kensington Way to 33 Nicholls Crescent
Burton	Nicholls Crescent	Corner 33 Nicholls Crescent to Chelsea Avenue
Burton	Pateman Street	Kensington Way to Hopner Avenue
Burton	Penny Street	Nicholls Crescent North to Nicholls Crescent South
Burton	Potts Crescent	Burton Road to Kensington Way
Burton	Sander Court	Potts Crescent to Cul-de-sac
Burton	Shepley Crescent	Barton Crescent to 35 Shepley Crescent
Burton	Shepley Crescent	Corner 35 shepley Crescent to Barton Crescent
Cavan	Thomas Street	Port Wakefield Road to Diagonal Road
Edinburgh	West Avenue	Woomera Avenue to Entrance to 65 West Avenue
Gulfview Heights	Farmer Street	Cuthbert Avenue to 13 Farmer Street
Gulfview Heights	Farmer Street	647 Bridge Road to Marjorie Street
Gulfview Heights	Farmer Street	Bridge Road to Farmer Street
Gulfview Heights	Hedgerow Drive	bridge Road to Carriage Way
Gulfview Heights	Hedgerow Drive	Carriage Way to Cul-de-sac
Gulfview Heights	Kiekebusch Road	Wynn Vale Drive to Nagle Avenue
Gulfview Heights	Kiekebusch Road	Nagle Avenue to Elliot Avenue
Gulfview Heights	Kiekebusch Road	Elliot Avenue to Leonard Street
Gulfview Heights	Kiekebusch Road	Leonard Street to Marjorie Street
Gulfview Heights	Kiekebusch Road	Marjorie St to eastern boundary 70 kiekebusch Rd
Gulfview Heights	Marjorie Street	Kiekebusch Road to Farmer Street
Gulfview Heights	Olde Drive	Bridge Road to Carriage Way
Gulfview Heights	Rosewall Avenue	Laver Avenue North to Pyers Avenue
Gulfview Heights	Rosewall Avenue	Pyers Avenue to Laver Avenue South
Gulfview Heights	Roycroft Avenue	Nagle Avenue to Landy Avenue
I/Farm, V/View, W /Hgt	Wright Road	Rutherford Street to Beovich Road
Mawson Lakes	Second Avenue	Park Way to corner of 5 second Avenue
Mawson Lakes	Second Avenue	Start of loop to end of loop
Mawson Lakes	Shoalhaven Circuit	30m West of Yarle Street to Dutton Avenue
Mawson Lakes	Shoalhaven Circuit	Dutton Avenue(ch329m) to Pike Avenue (ch577m)
Mawson Lakes	Shoalhaven Circuit	Pike Avenue to Brimpton Avenue

Mawson Lakes	Shoalhaven Circuit	Brimpton Avenue to Cygnet Street
Mawson Lakes	Shoalhaven Circuit	Cygnet Street (ch 902m) to 100 Shoalhaven Circuit
Mawson Lakes	Shoalhaven Circuit	100 Shoalhaven to Circuit to 91 Shoalhaven Circuit
Mawson Lakes	Shoalhaven Circuit	17 Shoalhaven Cct to 60 & 62 Shoalhaven Circuit
Mawson Lakes	Shoalhaven Circuit	25m South of Pier Lane to 25m east of Pier Lane
Para Hills West	Balpi Street	Beafield Road to Balkara Road
Para Hills West	Bindi Street	Booloo Street to Bertana Road
Para Vista	Nelson Road	Milne Road to Kesters Road
Parafield Gardens	Armstrong Avenue	Armstrong Avenue West to Macartney Road
Parafield Gardens	Armstrong Avenue	Armstrong Ave West to Armstrong Avenue East
Parafield Gardens	Barbara Street	Shorney Road to McDonald Road
Parafield Gardens	Bauhinia Drive	Hawthorn Terrace to 2 Bauhinia Drive
Parafield Gardens	Bauhinia Drive	Hawthorn Terrace to Cul-de-sac
Parafield Gardens	Blackie Avenue	Macartney Road to Salisbury Highway
Parafield Gardens	Blue hills Road	Salisbury Highway to Carpenter Road
Parafield Gardens	Blueberry Road	Carpenter Road to Quick Street
Parafield Gardens	Bradman Road	Armstrong Avenue to Macartney
Parafield Gardens	Bradman Road	O'Neill Street to Armstrong Avenue
Parafield Gardens	Bradman Road	Hilditch Drive to Oldfield Street
Parafield Gardens	Bradman Road	Oldfield Street to O'Neill Street
Parafield Gardens	Browning Crescent	Andrew Smith Drive to Teasdale Crescent
Parafield Gardens	Browning Crescent	Teasdale Crescent to Warming Street
Parafield Gardens	Buckland Street	Andrew Smith Drive to Scholes Avenue
Parafield Gardens	Chard court	Carson Street to Cul-de-sac
Parafield Gardens	Chesser Street	Piper Street to Morgan Street
Parafield Gardens	Denver Drive	Raner Avenue West to Raner Avenue east
Parafield Gardens	Derwent Street	Lamorna Parade to Resthaven Road
Parafield Gardens	Eugene Crescent	Salas Road to Rankine Street
Parafield Gardens	Eugene Crescent	Rankine Street to Redwood Drive
Parafield Gardens	Grove Street	The Boulevard to 15 Grove Street
Parafield Gardens	Gunett Court	Warming Street to Cul-de-sac
Parafield Gardens	Gurney Street	Andrew Smith Drive to Cul-de-sac
Parafield Gardens	Hahn Court	Scholes Avenue to Cul-de-sac
Parafield Gardens	Halifax Avenue	Rosalie Terrace to Whitley Street
Parafield Gardens	Halifax Avenue	Whitley Street to Oxford Street
Parafield Gardens	Hanlin Court	Carson Street to Cul-de-sac
Parafield Gardens	Hart Court	Beckett Street to Cul-de-sac
Parafield Gardens	Hasse Court	Hemming Street to Cul-de-sac
Parafield Gardens	Hatherleigh Road	Derwent Street to Tye Street
Parafield Gardens	Hatherleigh Road	Tye Street to Salisbury Highway
Parafield Gardens	Hawthorn Terrace	Casuarina Drive to Bauhinia Drive
Parafield Gardens	Hemming Street	Morgan Street to Andrew Smith Drive
Parafield Gardens	Heron Avenue	22 Heron Avenue to Swallow Crescent
Parafield Gardens	Heron Avenue	Swallow Crescent to 22 Heron Avenue
Parafield Gardens	Hibiscus Court	Bauhinia Drive to Cul-de-sac
Parafield Gardens	Hilda Court	Piper Street to Cul-de-sac
Parafield Gardens	Hodges Court	Maynard Crescent to 6 Hodges Court
Parafield Gardens	Hodges Court	7 hodges Court to 4 Hodges Court
Parafield Gardens	Holly Court	Lavender Drive to Cul-de-sac
Parafield Gardens	Holmefield Court	Gurney Street to 5 Holmefield Court
Parafield Gardens	Horsens way	Nathan Street to 11 Horsens Way
Parafield Gardens	Huon Street	St Ives Drive to Lamorna Parade
Parafield Gardens	Hutchinson Drive	Nathan Street to Andrew Smith Drive

Parafield Gardens	Hutchinson Drive	Morgan Street to Nathan Street
Parafield Gardens	Ibis Way	Shepherdson Road to Swallow Crescent
Parafield Gardens	James Court	St Alfred Drive to Cul-de-sac
Parafield Gardens	Japonica Crescent	Camelia Drive to Japonica Crescent clockwise
Parafield Gardens	Jarman Way	Lovelock Road to Tregenza Court
Parafield Gardens	Jocelyn Terrace	Shorney Road to Rosalie Terrace
Parafield Gardens	Joes Court	Nathan Street to edge of paved area (ch 13m)
Parafield Gardens	Joes Court	Edge of paved area (ch 13m) to Cul-de-sac
Parafield Gardens	June Street	Secomb Avenue to Salisbury Highway
Parafield Gardens	Kathryn place	Wyatt Road to 7 Kathryn Place
Parafield Gardens	Kermath Court	Watkin Street to Cul-de-sac
Parafield Gardens	Kingborn Road	End of bitumen (ch 75m) to end paved (ch 100m)
Parafield Gardens	Kingborn Road	End paved area (ch 25m) to end bitumen (ch 75m)
Parafield Gardens	Kingborn Road	Back house 1 Dineen Road to end bitumen (ch 156)
Parafield Gardens	Kingborn Road	End paved area (ch 100m) to 1 and 2 Dineen Road
Parafield Gardens	Kingborn Road	Martins Road to end paved area (ch 25m)
Parafield Gardens	Kingborn Road	End of paved area (ch 182) to 15 Kingborn Road
Parafield Gardens	Kingborn Road	End of bitumen (ch 156) to end paved area (ch 182)
Parafield Gardens	Kipling Avenue	Richmond Road to Blyth Avenue
Parafield Gardens	Kipling Avenue	Richmond Road to Blyth Avenue
Parafield Gardens	Lake Street	Brooke Street to 23 Lake Street
Parafield Gardens	Lake Street	23 lake Street to 27 Lake Street
Parafield Gardens	Lake Street	1 lake Street to 12 Brooke Street
Parafield Gardens	Lamorna Parade	Huon Street to Salisbury Highway
Parafield Gardens	Lamorna Parade	Newlyn Terrace to Huon Street
Parafield Gardens	Lancaster Avenue	Mary Street to Rosalie Terrace
Parafield Gardens	Lancaster Avenue	Salisbury Highway to Mary Street
Parafield Gardens	Lantana Drive	Cedar Avenue to Quondong Avenue
Parafield Gardens	Lantana Drive	Maple Avenue to Cedar Avenue
Parafield Gardens	Lantana Drive	Oleander Drive to Maple Avenue
Parafield Gardens	Lantana Drive	Lantana Drive North to Lantana Drive South
Parafield Gardens	Laurel Crescent	Lavender Drive to Laurel Crescent anti-clockwise
Parafield Gardens	Leaf Street	26 Leaf Street to 40 Leaf Street
Parafield Gardens	Leaf Street	Back of House 5 The Boulevard to Clover Street
Parafield Gardens	Leaf Street	The Boulevard to 34m The Boulevard
Parafield Gardens	Lilac Court	Olive Court to Cul-de-sac
Parafield Gardens	Lincoln Avenue	Rosalie Terrace to Ventura Street
Parafield Gardens	Lincoln Avenue	Ventura Street to Oxford Street
Parafield Gardens	Lindwall Street	Macartney Road to Lamorna Parade
Parafield Gardens	Macartney Road	Bradman Road to Salisbury Highway
Parafield Gardens	Macartney Road	Bradman Road to Armstrong Avenue West
Parafield Gardens	Magnolia Crescent	Hawthorn Terrace West to Hawthorn Terrace east
Parafield Gardens	Mahogany Circuit	The Boulevard to stage end West Chestnut Drive
Parafield Gardens	Maple Avenue	Lantana Drive to Oleander Drive
Parafield Gardens	Martins Road	Kingborn Road to 403 Martins Road
Parafield Gardens	Martins Road	Universal Road to Kings Road
Parafield Gardens	Martins Service Road	149 Martins Road to 171 Martins Road
Parafield Gardens	Maynard Crescent	Maynard Crescent to end - Northern-most section
Parafield Gardens	Maynard Crescent	Lovelock Road to 11 Maynard Crescent
Parafield Gardens	McDonald Road	Ryans Road to Shorney Road
Parafield Gardens	McTaggart Court	Roxby Street to Cul-de-sac
Parafield Gardens	Meredith Street	Oleander Drive to Rosalie Terrace
Parafield Gardens	Miller Crescent	O'Neill Street to Bardsley Avenue

Parafield Gardens	Miriam Road	Shirley Avenue to Kings Road
Parafield Gardens	Misale Street	Russo Avenue to 4 Misale Street
Parafield Gardens	Mordaunt Street	Cook Street to Carson Street
Parafield Gardens	Mornes Court	Teasdale Crescent to Cul-de-sac
Parafield Gardens	Moss Street	The Boulevard South to 40m South The Boulevard
Parafield Gardens	Moss Street	The Boulevard North to 20m South Willow Place
Parafield Gardens	Moss Street	8 Moss Street to 30 Moss Street
Parafield Gardens	Myrtle Court	Lavender Drive to Cul-de-sac
Parafield Gardens	Nathan Street	Rear of 1 Xavier Place to rear of 26 Xavier Place
Parafield Gardens	Nathan Street	Hutchinson Drive to Northern 6 Nathan Street
Parafield Gardens	Nathan Street	18 Morgan Street to 193 Martins Road
Parafield Gardens	Newlyn Terrace	Lamorna Parade to Northern 14 Newlyn Terrace
Parafield Gardens	Oaks Court	Grove Street to 5 Oaks Court
Parafield Gardens	Oaks Court	Oaks Court to 3 Oaks Court
Parafield Gardens	Ohio Court	Raner Avenue to Cul-de-sac
Parafield Gardens	Olive Court	Shirley Avenue to Cul-de-sac
Parafield Gardens	Oliver Street	Redwood Drive to Lantana Drive
Parafield Gardens	O'Neill Street	Bardsley Avenue to Bradman Road
Parafield Gardens	O'Reilly Street	Mailey Crescent to Richardson Street
Parafield Gardens	Ormsby Avenue	Shepherdson Road to Catalina Avenue
Parafield Gardens	Oxford Street	Lincoln Avenue to Lancaster Avenue
Parafield Gardens	Palm Court	Gardenia Drive to Cul-de-sac
Parafield Gardens	Park Street	Grove Street to end of paved area (ch 10m)
Parafield Gardens	Park Street	End paved (ch 10m) to 10m North 5 park Street
Parafield Gardens	Park Street	Park Street to 9m spoon drain
Parafield Gardens	Pearson Street	Wingate Crescent South to Vartue Street
Parafield Gardens	Pearson Street	Pearson Street to Jamison Street
Parafield Gardens	Pelican Road	Swallow Crescent to Whites Road
Parafield Gardens	Peony Court	Japonica Crescent to Cul-de-sac
Parafield Gardens	Petrel Court	Heron Avenue to 16 Falcon Drive
Parafield Gardens	Petrel Court	Petrel Court to 4 Petrel Court
Parafield Gardens	Piper Street	Hilda Court to Chesser Street
Parafield Gardens	Piper Street	Chesser Street to Morgan Street
Parafield Gardens	Piper Street	Andrew Smith Drive to Simon Court
Parafield Gardens	Piper Street	Simon Court to Hilda Court
Parafield Gardens	Primrose Court	Lavender Drive to Cul-de-sac
Parafield Gardens	Quick Street	Blueberry Road to Resthaven Road
Parafield Gardens	Quondong Avenue	Cedar Avenue to Lantana Drive
Parafield Gardens	Quondong Avenue	Lantana Drive to 72 quondong Avenue
Parafield Gardens	Quondong Avenue	Lantana Drive to Cedar Avenue
Parafield Gardens	Ralph Court	Piper Street to Cul-de-sac
Parafield Gardens	Raner Avenue	Ohio Court to Virginia Drive
Parafield Gardens	Rankine Street	Eugene Crescent to Redwood Drive
Parafield Gardens	Redgum Court	Chestnut Drive to end of Road North (110m)
Parafield Gardens	Redgum Court	Red Gum Court to end of Road West (8m)
Parafield Gardens	Redwood Drive	Salas Road to Eugene Crescent
Parafield Gardens	Redwood Drive	49 Eugene Crescent to Russo Avenue
Parafield Gardens	Reed Court	Browning Crescent to Cul-de-sac
Parafield Gardens	Resthaven Road	Carpenter Road to Quick Street
Parafield Gardens	Resthaven Road	Quick Street to 50m past Derwent Street
Parafield Gardens	Rhus Avenue	Oleander Drive to Quondong Avenue
Parafield Gardens	Richardson Street	Salisbury Highway to Bradman Road
Parafield Gardens	Ritchie Court	Wakeling Crescent to Cul-de-sac

Parafield Gardens	Rodam Court	Carson Street to Cul-de-sac
Parafield Gardens	Rolls Court	Chesser Street to Cul-de-sac
Parafield Gardens	Rowan Court	Casuarina Drive to Cul-de-sac
Parafield Gardens	Roxby Street	Wakeling Crescent to Pearson Street
Parafield Gardens	Rush Court	Sanderson Court to Cul-de-sac
Parafield Gardens	Russo Avenue	West 22 Russo Avenue to Cul-de-sac east
Parafield Gardens	Ryder Avenue	Walker Street to Burge Street
Parafield Gardens	Ryder Avenue	Burge Street to Macartney Road
Parafield Gardens	Sage Court	Verbena Drive to Cul-de-sac
Parafield Gardens	Salas Road	Oliver Street to Cul-de-sac
Parafield Gardens	Salmon Court	Sanderson Court to Cul-de-sac
Parafield Gardens	Sanderson Court	Piper Street to Cul-de-sac
Parafield Gardens	Sapphire Terrace	Joanne Terrace to Shirley Avenue
Parafield Gardens	Scholes Avenue	Fiedler Court to Browning Crescent
Parafield Gardens	Scholes Avenue	Browning Crescent to Fiedler Court
Parafield Gardens	Sharon Avenue	Joanne Terrace to Secomb Avenue
Parafield Gardens	Sharon Avenue	Electra Avenue to Joanne Terrace
Parafield Gardens	Shorney Road	Ryans Road to Barbara Street
Parafield Gardens	Shorney Road	Barbara Street to Wyatt Road
Parafield Gardens	Simon Court	Piper Street to Cul-de-sac
Parafield Gardens	Sophia Street	Wyatt Road to Salisbury Highway
Parafield Gardens	St alfred Drive	Wilson Court to Cul-de-sac
Parafield Gardens	St alfred Drive	Virginia Drive to Wilson Court
Parafield Gardens	Stirling Street	Lincoln Avenue to Catalina Avenue
Parafield Gardens	Stone Court	Hilda Court to Cul-de-sac
Parafield Gardens	Stuart Court	St Alfred Drive to Cul-de-sac
Parafield Gardens	Sunderland Avenue	Catalina Avenue to Shepherdson Road
Parafield Gardens	Susan Street	Jennifer Terrace to Jocelyn Terrace
Parafield Gardens	Swallow Crescent	Heron Avenue to 62 Swallow Crescent
Parafield Gardens	Swallow Crescent	Ibis Way to cnr Heron Ave & Swallow Crescent
Parafield Gardens	Swallow Crescent	Ibis Way to Cul-de-sac East
Parafield Gardens	Swallow Crescent	Swallow Crescent to 50 Swallow Crescent
Parafield Gardens	Symor Court	Morgan Street to Cul-de-sac
Parafield Gardens	Tahilia Court	Airdrie Avenue to end paved area (ch 12m)
Parafield Gardens	Tahlia Court	End of paved (ch 12m) to North 10 Tahlia Court
Parafield Gardens	Tallon Street	Bradman Road to Bardsley Avenue
Parafield Gardens	Tallon Street	Bradman Road to Bardsley Avenue
Parafield Gardens	Tamir Road	Hatherleigh Road to Lamorna parade
Parafield Gardens	Tecoma Court	Casuarina Drive to 23 Tecoma Court
Parafield Gardens	Townsend Avenue	Chesser Street to Piper Street
Parafield Gardens	Trogenza Court	Trogenza Court to 41 Trogenza Court
Parafield Gardens	Trogenza Court	Jarman Way to 21 Trogenza Court
Parafield Gardens	Trogenza Court	Jarman Way to 43 Trogenza Court
Parafield Gardens	Trogenza Court	19 Trogenza Court to 23 Trogenza Court
Parafield Gardens	Tripodi Circuit	Lovelock Road to end (Lovelock Road stage 1)
Parafield Gardens	Trumper Avenue	Taylor Street to Woodfull Street
Parafield Gardens	Trundle Court	Linwood Crescent to Cul-de-sac
Parafield Gardens	Tulip Court	Gardenia Drive to Cul-de-sac
Parafield Gardens	Ventra Street	Camelina Court to Quick Street
Parafield Gardens	Ventura Street	Halifax Avenue to Lincoln Avenue
Parafield Gardens	Wattle Grove	Wattle Grove to Cul-de-sac
Parafield Gardens	Wattle Grove	Catalina Avenue to Oleander Drive
Parafield Gardens	Wyatt Road	Kathryn Place to Rosalie Terrace



Parafield Gardens	Wyatt Road	Ryans Road to Sweet Street
Parafield Gardens	Wyatt Road	Sweet Street to Kathryn place
Paralowie	Barassi Street	Bermudez Crescent to Bogota Crescent
Paralowie	Barassi Street	Bogota Crescent to Ronaldo Way
Paralowie	Birchwood Avenue	Cherry Lane Northern to 6 Birchwood Avenue
Paralowie	Burdett Drive	Bermudez Crescent to Burdett Drive (bend)
Paralowie	Burdett Drive	Corner 15 Burdett Drive to Burdett Drive
Paralowie	Casanor Crescent	Rodriguez Drive to 9 Casanor Crescent
Paralowie	General Drive	Liberator Drive to Rodriguez Drive
Paralowie	General Drive	Rodriguez Drive to 30m North of Casnor Crescent
Paralowie	General Drive	30m North of Casanor Crescent to Tarqui Drive
Paralowie	Giradof Street	General Drive to Brion Drive
Paralowie	Manuella Court	Margarita Street to Cul-de-sac
Paralowie	Princess Street	Blaess Drive to Blaess Drive east
Paralowie	Princess Street	Corner of 4 princess Street to Cul-de-sac
Paralowie	Princess Street	Corner of 36 princess Street to 32 princess Street
Paralowie	Shelley Drive	Bernadette Street to Otoma Street
Paralowie	Tarqui Drive	Mantilla Street to Brazil Drive (ch 648m)
Paralowie	Tarqui Drive	Brazil Drive to Liberator Drive
Paralowie	Vincent Road	Camelot Drive to 30 Vincent Road
Paralowie	Vincent Road	30 Vincent Road to Burton Road
Paralowie	Woodland Way	End of paved area to Caulfield Crescent
Paralowie	Woodland Way	Bolivar Road to end of paved area
Paralowie	Boyara Crescent	Ronaldo Way to Barassi Street
Pooraka	Bramble Court	Edwin Street to 5 Bramble Court
Pooraka	Burma Road	Diagonal Road to Main North Road
Pooraka	Chellaston Avenue	Royal Avenue to 24 Chellaston Avenue
Pooraka	Glover Avenue	Edwin Street to Main North Road
Pooraka	Hancock Avenue	Royal Avenue to Reagal Street
Pooraka	Lincoln Crescent	Bavis Street to Montague Road
Pooraka	Lindley Street	Lincoln Crescent to Elder Avenue
Pooraka	Lush Road	Bridge Road to Ween Road
Pooraka	Pratt Avenue	Bridge Road to Quinlivan Road
Salisbury	Bristol Street	Natalie Avenue to Eliza Street
Salisbury	Bristol Street	Eliza Street to Para Street
Salisbury	Donald Street	High Street to Devon Drive
Salisbury	Haigh Street	Mawson Road to Park Terrace
Salisbury	Halbury Road	Cul-de-sac to Albermarle Avenue
Salisbury	Halbury Road	Albermarle Avenue to Theta Street
Salisbury	Para Street	Thomas Street to Arthur Street
Salisbury	York Terrace	Spains Road to Evan Avenue
Salisbury Downs	Ealing Street	Paramount Road to West boundary 9 Ealing Street
Salisbury Downs	Gainsborough Street	Elstree Street to De Mille Street
Salisbury Downs	Leitrim Street	Kings Road to Thompson Avenue
Salisbury Downs	Lerida Crescent	Amsterdam Crescent to Cul-de-sac
Salisbury Downs	Metro Street	Paramount Road to 8 Metro Street
Salisbury Downs	O'brien Avenue	Down Crescent to Mayo Crescent
Salisbury Downs	O'brien Avenue	Mayo Crescent to Armagh Crescent
Salisbury Downs	O'brien Avenue	Armagh Crescent to Galway Crescent
Salisbury Downs	Rosscommon Street	Meath Avenue to Londonderry Avenue
Salisbury Downs	Schirripa Court	Rachael Road to 21 Schirripa Court
Salisbury Downs	Warner Road	Paramount Road to East boundary 17 Warner Road
Salisbury Downs	Warner Road	Meath Avenue to Paramount Road



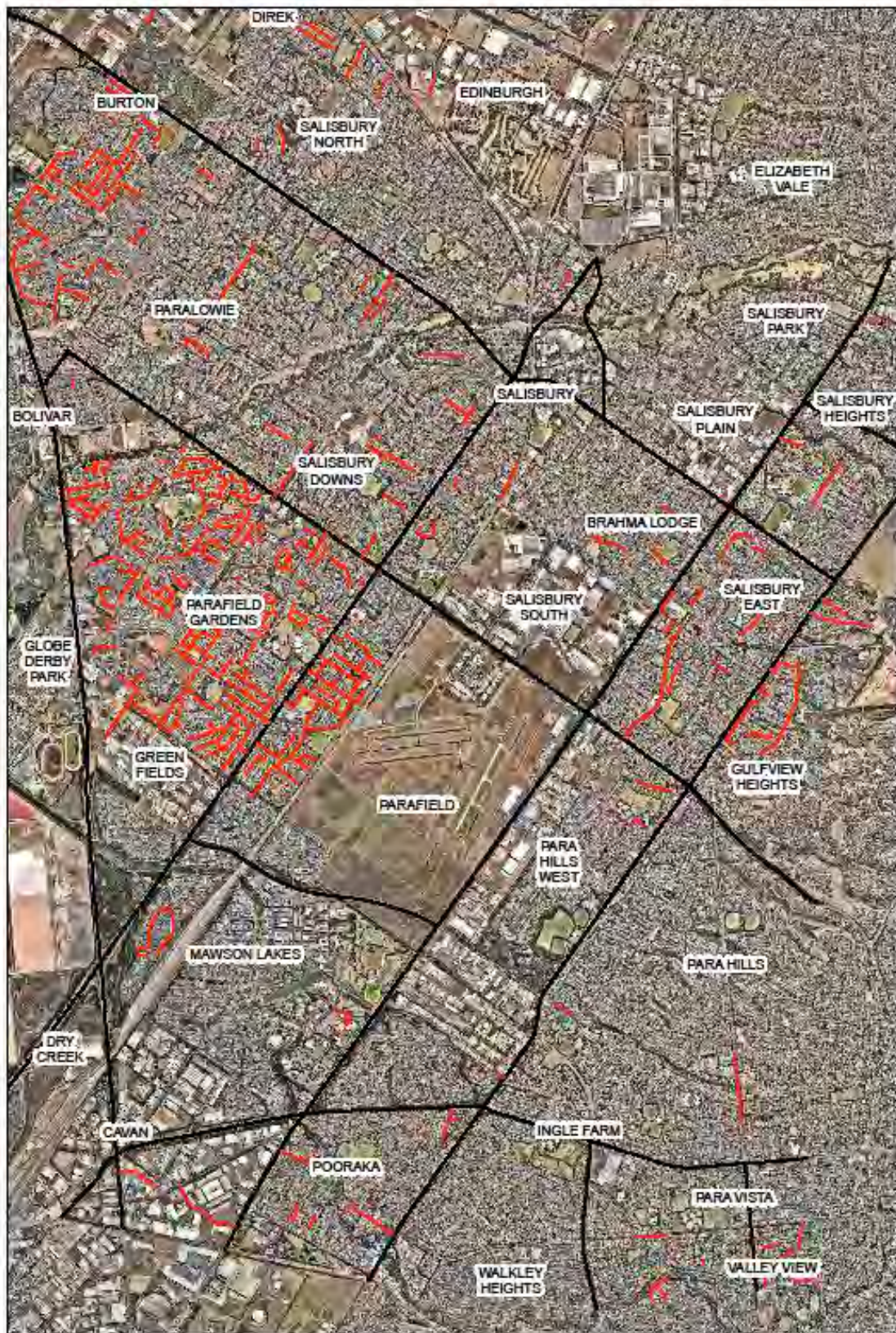
Salisbury East	Alek Way	Mcevoy Drive to Main North Road
Salisbury East	Barbara Road	Joseph Street to Jeffries Road
Salisbury East	Barbara Street	Tamerix Avenue to 15 Barbara Street
Salisbury East	Barbara Street	15 Barbara Street to Daphne Road
Salisbury East	Briar Avenue	Daphne Road to Jacaranda Drive
Salisbury East	Hampton Court	Cul-de-sac to Douglas Road
Salisbury East	Jet Road	Glen Street to Marquise Drive
Salisbury East	Lincoln Avenue	Glen Street to Welby Avenue
Salisbury East	London Drive	11 London Drive to Gloucester Avenue
Salisbury East	London Drive	43 London Drive to 11 London Drive
Salisbury East	Main north Road	Jeffries Road to 1603 Main North Road
Salisbury East	Main north Road	Clayson Road to Jeffries Road
Salisbury East	Sheriff Street	Clayson Road to Earl Avenue
Salisbury Heights	Dwyer Court	Ward Street to Cul-de-sac
Salisbury Heights	Pembroke Street	Target hill Road to Immanuel Drive
Salisbury Heights	Veart Court	Pacific Circuit to Cul-de-sac
Salisbury North	Elaroo Avenue	Mannara Drive to Witonga Avenue
Salisbury North	Marapana Drive	Camira Way to Nangari Road
Salisbury North	Pyatt Court	Spaans Crescent to Cul-de-sac
Salisbury North	Swinstead Crescent	Holstein Drive to Illawarra Street
Salisbury North	Wolgarra Street	Camira Way to Nangari Road
Salisbury North	Yuwindi Avenue	Witonga Avenue to Mannara Drive
Salisbury Plain	Bennett Street	Park Terrace to Northern boundary 6 Bennett Street
Valley View	Auriel Way	Penelope Avenue to Elizabeth Crescent
Valley View	Donald Avenue	Morris Drive to Maidos Grove
Valley View	George Avenue	Clifford Way to Morris Drive
Valley View	Mcfarlane Crescent	Charles Street to Clifford Way
Valley View	Monty Road	Charles Street to Wright Road
Valley View	Peter Court	Helen Terrace to Cul-de-sac
Valley View	Wells Crescent	Eyre Crescent to Cul-de-sac

As detailed within the Diment Road Upgrade New Initiative Bid, \$1.14M from the 2017/18 Road Reseal Program was allocated towards the upgrade to Diment Road, however should the associated grant funding for this project be unsuccessful, these funds will be transferred back to the Road Reseal Program with the following roads then renewed in 2017/18;

P/Hills, I/Farm	Maxwell Road	Maxwell Court to Maxwell Service Road
P/Hills, I/Farm	Maxwell Road	Bridge Road to Joslin Avenue north
Valley View	Geoffrey Avenue	Plews Avenue to O'Loughlin Road
Valley View	O'loughlin Road	Pauls Drive to Forest Avenue
Salisbury East	Northbri Avenue	Clayson Road to Eusebio Drive
Salisbury East	Northbri Avenue	Eusebio Drive to McIntyre Road
Salisbury East	Prince Street	Douglas Road to Melville Road
Paralowie	Panto Avenue	Dale Drive to cul-de-sac
Paralowie	Edward Street	37 Edward Street to Ross Street
Paralowie	Edward Street	Ross Street to Waterloo Corner Road
Paralowie	Edward Street	Elio Drive to 39 Edward Street



3.4 Map of the 2017/18 Road Reseal Program



**4. CONCLUSION / PROPOSAL**

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

**CO-ORDINATION**

Officer: EXECUTIVE  
GROUP  
Date: 09/06/2017



<b>ITEM</b>	2.7.1
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	19 June 2017
<b>HEADING</b>	Pedestrian Safety - Beovich Road, Ingle Farm
<b>PREV REFS</b>	Council OB2 24 Aug 2015 7:00 pm
<b>AUTHORS</b>	Patrick Trimboli, Senior Traffic Engineer, City Infrastructure Tony Calandro, Senior Traffic Engineer, City Infrastructure
<b>CITY PLAN LINKS</b>	4.1 Strengthen partnerships that enable us to better address our community's priorities. 4.2 Develop strong capability and commitment to continually improve Council's performance. 4.3 Have robust processes that support consistent service delivery and informed decision making.
<b>SUMMARY</b>	This report arises from the Council meeting of 17 August 2015. At this meeting, it was requested that staff bring back a report on various options available to improve the safety of pedestrians on the stretch of Beovich Road bounded by the sports fields. The request related to a pedestrian fatality that occurred at this site on the 6 August 2015. This report addresses the relevant matters pertaining to this issue and provides recommendations on a proposed future course of action.

### RECOMMENDATION

1. The report be received and noted.
2. Collaboration be sought with SAPOL to undertake regular speed monitoring surveillance along this section (Belalie Road to Nurrowin Drive) of Beovich Road, Ingle Farm.
3. Council staff continue the monitoring of Beovich Road, Ingle Farm in terms of both its use and collision history as part of its general monitoring process. In particular, this will be done within (12) months to determine the effectiveness of the SAPOL surveillance.
- 4.

### ATTACHMENTS

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

1. Beovich Road, Ingle Farm - Site Plan

**1. BACKGROUND**

- 1.1 The concerns relating to pedestrian safety along this section of Beovich Road arose following a pedestrian fatality that occurred on the evening of 6 August 2015, along the section between Coondoo Avenue and Nurrowin Drive, Ingle Farm.
- 1.2 Contact with the offices of both the State Coroner and the Major Crash group within SAPOL has shown that investigations did not conclude in any specific actions for Council to take as a result of the incident.
- 1.3 The findings of investigations note that the vehicle driver has been found guilty of dangerous driving and a number of other offences.
- 1.4 This incident appropriately prompted appropriate concerns and the following report presents its own finding in respect to consideration of the site conditions.

**2. CONSULTATION / COMMUNICATION**

- 2.1 Internal
  - 2.1.1 Traffic Management Team
- 2.2 External
  - 2.2.1 Contact with the State Coroner's Office and SAPOL (Major Crash Division)

**3. REPORT**

- 3.1 The section of Beovich Road examined as part of this pedestrian safety investigation, lies between Belalie Road and Nanakeri Court, Ingle Farm and is adjacent to the Rowe Park sports fields. Features of this site are as follows:
  - 3.1.1 Beovich Road is a bus route that services the very significant number of community activities within this general precinct of Ingle Farm. It is an undulating road and is considered a major collector within the Councils Road network. It has a daily traffic volume of around 4,300 vehicles per day and the applicable speed limit is 50km/h. The recorded 85 percentile speed was 57.6 km/h. which is not unusual on a major road of this nature. This situation is best dealt with by regular Police surveillance and assistance will be sought in this regard.
  - 3.1.2 Advice from South Australian Power Networks has indicated that street lighting was operating to the appropriate standard at the time of the incident.
  - 3.1.3 Formal pedestrian crossing features include a "pedestrian refuge", located near Nurrowin Drive and Pedestrian Actuated Crossing (PAC) traffic signals located between Belalie Road and Mary Leonard Drive. These are compliant with the relevant Australian Standards.
  - 3.1.4 Along the southern boundary of Rowe Park, there is a tree landscape supplemented with permapipe post and rail fencing to discourage direct pedestrian access onto Beovich Road.

- 3.1.5 The “pickup” of pedestrians along Beovich Road has also been further discouraged by a parking ban along the northern side. To complement this, Council has also provided an additional 40 car parks within Rowe Park (These were created late in 2015 and represent an increase of almost 100% within the park).

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

- 4.1.1 The fatal accident investigation has resulted in the driver being charged with a number of offences including dangerous driving.
- 4.1.2 Council has already undertaken a number of measures to address pedestrian safety in this area as set out within this report. These have included a combination of formal crossing controls, parking bans and the complementary increase of parking within Rowe Park.
- 4.1.3 It should be noted that as a result of the external investigations neither SAPOL nor the Coroner’s Office have requested Council to make any changes to conditions.
- 4.1.4 Having due regard to the above, it can only be concluded that there is no necessity for any pedestrian safety changes to be implemented as a result of this incident.
- 4.1.5 However, as a Major Collector Road within Councils network, Beovich Road will continue to be monitored in terms of its use and collision history as part of Councils ongoing monitoring process.
- 4.1.6 Further collaboration with SAPOL will be sought in respect to establishing a more regular speed surveillance regime along Beovich Road Ingle Farm.

#### **CO-ORDINATION**

Officer: EXECUTIVE  
GROUP  
Date: 09/06/2017













<b>ITEM</b>	2.7.2
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	19 June 2017
<b>HEADING</b>	Springbank Waters, Burton - Petition from residents requesting Indented Parking Bays
<b>AUTHOR</b>	Tony Calandro, Senior Traffic Engineer, City Infrastructure
<b>CITY PLAN LINKS</b>	3.2 Have interesting places where people want to be. 3.4 Be a proud, accessible and welcoming community. 4.1 Strengthen partnerships that enable us to better address our community's priorities.
<b>SUMMARY</b>	The City of Salisbury has received a petition from residents of the "Springbank Waters" Residential Estate requesting indented parking bays be installed at specific sites due to recent proposed changes to the pavement line markings for existing controls along the local roads network within this area of Burton.

## RECOMMENDATION

1. A review of the local roads network within the "Springbank Waters" Residential Estate at Burton be undertaken for the purpose of determining what opportunities are available to provide some form of additional on-street parking where possible.

## ATTACHMENTS

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

1. Springbank Waters, Burton - No Stopping - Notified Property Owners/Residents

## 1. BACKGROUND

- 1.1 The City of Salisbury has received a petition dated 20 April 2017 from residents of the "Springbank Waters" Residential Estate requesting indented parking bays be installed at specific sites along the local roads network within this area of Burton.
- 1.2 The petition signed by these residents, was in response to Council's proposal to install "No Stopping" solid yellow pavement markings for the purpose of identifying illegal parking areas under the Road Traffic Act for residents.
- 1.3 The "No Stopping" line marking would make it clear for residents and is proposed to only go in sections where it is already illegal to park. These areas included where there was less than three (3.0) metres between the side of this vehicle and the road centre-line or where existing minor and major traffic control devices that were originally installed along curvilinear sections of road alignment, or at Intersections or T-Junctions by the Developer during the construction of the "Springbank Waters" Land Division.

- 1.4 Expiation notices have been issued to owners of illegally parked vehicles.
- 1.5 In general, residents and business operators are required to provide parking within their own property at all times as the primary function of any local road is to provide un-impeded traffic flow as opposed to on-street parking.

## 2. CONSULTATION / COMMUNICATION

### 2.1 External

- 2.1.1 The City of Salisbury has notified the residents of proposed line marking and has formally responded to this petition originator of the receipt of the petition as per attached plan.

## 3. REPORT

- 3.1 The local area parking issue was originally raised by a resident who was issued an expiation notice for illegal parking, and is of the opinion that in general both the pavement markings and signage for on-street parking restrictions along Council's local roads network within this area of the "Springbank Waters" Estate at Burton are ambiguous and contradictory.
- 3.2 From a review of on-street parking controls within this area of Burton, it was identified that the "No Stopping" Zones in relation to Australian Road Rule No. 208(6) have only been installed adjacent to raised medians.
- 3.3 Under the Australian Road Rule No. 208(6) Road Traffic Act. it states:
  - 3.3.1 *"If the road has a continuous dividing line or a dividing strip, the driver must position the vehicle at least three (3) metres from the continuous dividing line or dividing strip, unless otherwise indicated by information on or with a parking control sign."*
- 3.4 However, "No Stopping" Zones have not been installed adjacent to continuous solid-white pavement markings for road centre-lines as above.
- 3.5 To reduce ambiguity, and to reinforce the on-street parking regulation, Council proposed the installation of new yellow "No Stopping" pavement markings for all areas in the "Springbank Waters" Estate where at present on-street parking is illegal and contravenes the Australian Road Rule, noting that by virtue of the Road Traffic Act, it is already illegal to park a vehicle in these locations.
- 3.6 A number of households from the "Springbank Waters" Estate which are directly impacted by these existing traffic conditions have lodged a petition with the City of Salisbury.
- 3.7 However and in response to the petition regarding this local area parking issue, residents are requesting Council to install indented parking bays at sites where there are existing minor and major controls along the local roads network within this area of Burton.
- 3.8 On-street parking is only permitted where it is safe to do so and not impact on maintaining efficient and safe 2-way traffic flow.



- 3.9 In regards to the request for indented parking bays at specific sites in “Springbank Waters”, based on the typical cross-section for a local road with regular 2-way traffic flow, the standard verge width is approximately three (3.0) metres along both sides of a seven (7.0) metre wide roadway and there is no space to create additional parking bays that would be 2.3m wide as they would encroach on the footpaths.
- 3.10 Due to the difficulties of space, Council staff are undertaking the following in an attempt to minimise this issue. Firstly, priority will be done to allow on-street parking at particular sites along the local road network by shortening the solid white centre-line as part of existing pavement bar layouts which are considered as “too long”. This will create additional legal parking spaces within the area.
- 3.11 It is noted, consideration must still be given to ensure sight distances are maintained which are critical for performance of either a 3-Way or 4-Way roundabouts or LATM treatments.
- 3.12 Secondly, indented parking bays may be considered adjacent to open reserve. This review will be done after implementing the action in paragraph 3.10. Should indented parking be recommended, approval and funding will be considered as part of either the Minor Traffic program or a quarterly budget bid through the 2017/18 financial year once detailed design has been completed.

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

- 4.1 Staff are undertaking a review of the local roads network within the “Springbank Waters” Residential Estate at Burton for the purpose of determining and implementing opportunities to provide some form of additional legal on-street parking where possible. This will include reviewing existing solid centre lines in line with the Road Traffic Act requirements with the intent of maximising parking within the Estate.
- 4.2 Further consultation will then be undertaken after implementing paragraph 4.1 and line marking installed along sections of road where it is not safe and illegal to park, in line with the Road Traffic Act. This is to clarify for residents who have previously had expiations.
- 4.3 In addition, indented parking bays may be considered adjacent to open reserve. Should indented parking be recommended, approval and funding will be considered as part of either the Minor Traffic program or a quarterly budget bid through the 2017/18 financial year once detailed design has been completed.

#### **CO-ORDINATION**

Officer: EXECUTIVE  
GROUP  
Date: 09/06/2017





