



AGENDA

FOR WORKS AND SERVICES COMMITTEE MEETING TO BE HELD ON 17 JULY 2017 AT THE CONCLUSION OF BUDGET AND FINANCE COMMITTEE IN THE COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY

MEMBERS

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

REQUIRED STAFF

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

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Works and Services Committee Meeting held on 19 June 2017.

Presentation of the Minutes of the Confidential Works and Services Committee Meeting held on 19 June 2017.

REPORTS

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OTHER BUSINESS

CLOSE



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

19 JUNE 2017

MEMBERS PRESENT

Cr G Reynolds (Chairman)
Cr G Caruso
Cr S Reardon (Deputy Chairman)
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 Community Development, Ms P Webb
General Manager City Development, Mr T Sutcliffe (*from 8:02 pm*)
Manager Strategic Development Projects, Ms C Milton
Manager Technical Services, Mr D Roy
Acting Manager Property and Buildings, Mr T Starr
Governance Support Officer, Ms K Boyd

The meeting commenced at 7:42 pm.

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

APOLOGIES

Apologies were received from Cr C Buchanan and Cr E Gill.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr R Zahra
Seconded Cr G Caruso

The Minutes of the Works and Services Committee Meeting held on 15 May 2017, be taken and read as confirmed.

CARRIED

Moved Cr R Zahra
Seconded Cr S Reardon

The Minutes of the Confidential Works and Services Committee Meeting held on 15 May 2017, be taken and read as confirmed.

CARRIED

REPORTS

Administration

2.0.1 Future Reports for the Works and Services Committee

Moved Cr G Caruso
Seconded Cr R Zahra

1. The information be received.

CARRIED

Community Centres and Youth

2.1.1 Solar Lighting and Basketball Hoop Wire Mesh Net, Community Gardens at Heyford Reserve (Catalina Avenue), Parafield Gardens

Moved Cr R Zahra
Seconded Cr J Woodman

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.
4. Staff report back on a comprehensive review of community gardens in reserves.

CARRIED

2.5.1 Proposed Road Opening - Ann Street, Salisbury

Moved Cr G Caruso
Seconded Cr S White

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.

CARRIED

2.5.2 Revocation of Community Land Classification for the whole of Neales Green, a portion of Salisbury Oval and the whole of St Jays Recreation Centre

Moved Cr J Woodman
Seconded Cr S Reardon

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 (Attachment 3, Annexure C - Section 194, Report Salisbury Recreation Precinct, Item 2.5.2, Works and Services Committee, 19/06/2017) 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.

CARRIED

2.5.3 Tranche 1 Status Update Report

Moved Cr S White
Seconded Cr R Zahra

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

CARRIED

2.5.4 Tranche 2 - Boardwalk at Greentree Project Update

Moved Cr J Woodman
Seconded Cr R Zahra

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

CARRIED

2.5.5 Balance Tranche 2 - Status Update Report

Moved Cr R Zahra
Seconded Cr S White

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.

CARRIED

2.5.6 Minutes of the Strategic Property Development Sub Committee meeting held on Wednesday 14 June 2017

Moved Cr J Woodman
Seconded Cr R Zahra

1. The information be received.

CARRIED

Public Works

2.6.1 Capital Progress Report - May 2017

Moved Cr R Zahra
Seconded Cr J Woodman

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

CARRIED

Traffic Management

2.7.1 Pedestrian Safety - Beovich Road, Ingle Farm

Moved Cr J Woodman
Seconded Cr R Zahra

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.

CARRIED

2.7.2 Springbank Waters, Burton - Petition from residents requesting Indented Parking Bays

Moved Cr R Zahra
Seconded Cr S Reardon

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.

CARRIED

OTHER BUSINESS

Nil

CONFIDENTIAL ITEMS

2.9.1 Fairbanks Drive Reserve Update Report

Moved Cr R Zahra

Seconded Cr S Reardon

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

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

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

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

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

- non-disclosure of 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.*

CARRIED

The meeting moved into confidence at 8:20 pm.

The meeting moved out of confidence at 8:32 pm.

2.9.2 Lake Windemere Residential Update Report

Moved Cr R Zahra
Seconded Cr S Reardon

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.

CARRIED

The meeting moved into confidence at 8:32 pm.

The meeting moved out of confidence and closed at 8:38 pm.

CHAIRMAN.....

DATE.....

ITEM	2.0.1
	WORKS AND SERVICES COMMITTEE
DATE	17 July 2017
HEADING	Future Reports for the Works and Services Committee
AUTHOR	Michelle Woods, Projects Officer Governance, CEO and Governance
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	This item details reports to be presented to the Works and Services Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

RECOMMENDATION

1. The information be received.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

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

2. CONSULTATION / COMMUNICATION

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

3. REPORT

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

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

24/04/2017	Future Use of Leased Area - Ingle Farm Recreation Centre	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. Due: August 2017 Deferred to: October 2017 Reason: Staff are currently finalising the required documentation prior to advertising. It is expected to report back to Council October 2017.	
22/05/2017	Consideration of connector road: Coreena Road and Halba Road, Paralowie	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. Due: September 2017	
22/05/2017	Investigation of Costs Associated with Waterslide/Diving Platform Installation at Salisbury Recreation Precinct	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. Due: June 2018	
26/06/2017	Solar Lighting and Basketball Hoop Wire Mesh Net, Community Gardens at Heyford Reserve (Catalina Avenue), Parafield Gardens	Pippa Webb
2.1.1	4. Staff report back on a comprehensive review of community gardens in reserves. Due: October 2017	
26/06/2017	Revocation of Community Land Classification for the whole of Neales Green, a portion of Salisbury Oval and the whole of St Jays Recreation Centre	Tim Starr
2.5.2	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. Due: October 2017	
26/06/2017	Balance Tranche 2 - Status Update Report	Chantal Milton
2.5.5	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. Due: September 2017	

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: EXEC GROUP

Date: 10/07/2017

ITEM	2.5.1		
	WORKS AND SERVICES COMMITTEE		
DATE	17 July 2017		
PREV REFS	Works and Services Committee	2.5.2	18/05/2015
	Policy and Planning Committee	1.10.1	20/07/2015
	Works and Services Committee	2.9.2	21/09/2015
	Works and Services Committee	2.9.2	19/10/2015
	Works and Services Committee	2.9.2	18/01/2016
	Works and Services Committee	2.9.1FI	20/06/2016
HEADING	Salisbury Bowling Club - Licence Agreement		
AUTHOR	Tim Starr, Coordinator Property, City Infrastructure		
CITY PLAN LINKS	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.		
SUMMARY	This report requests approval to grant a lease for no consideration over <u>Council</u> land as opposed to the more normal situation of <u>community</u> land, for which a delegation exists.		
RECOMMENDATION	<ol style="list-style-type: none"> 1. A licence agreement be prepared in relation to Allotment 2 Deposited Plan 114592 for the Salisbury Bowling Club to occupy this land for a peppercorn rental and the Manager Property and Buildings be authorised to prepare the required documentation. 2. The Chief Executive Officer be authorised to execute the licence over Allotment 2 Deposited Plan 114592 to the Salisbury Bowling Club. 		
ATTACHMENTS	<p>This document should be read in conjunction with the following attachments:</p> <ol style="list-style-type: none"> 1. Area to be acquired from the Salisbury Bowling Club 		

1. BACKGROUND

At the Council meeting held in January 2016 (Resolution No. 0870/2016) Council resolved the following:

- 1.1.1 *The acquisition of a portion of land (4550sqm) from the SBC facing Orange Avenue for \$680,000*
 - 1.1.2 *The acquisition of the land be conditional upon a satisfactory underground service location search and an environmental report which demonstrates the suitability of the land for residential development.*
 - 1.1.3 *Council guarantee a loan (approximately \$500,000 which is to be provided to the SBC for the construction of an all-weather undercover area and installation of a synthetic green and that staff ensure that the appropriate security for the guarantee is provided in the event of SBC defaulting.*
 - 1.1.4 *The Manager Property & Buildings be authorised to prepare all necessary documentation for the acquisition of a portion of land in the ownership of the SBC and facing Orange Avenue.*
 - 1.1.5 *That a non-discretionary budget bid of \$710,000 be included in the second quarter budget review for the purchase of land and associated costs.*
 - 1.1.6 *Pursuant to Section 193(4) of the Local Government Act 1999, Council resolves to exclude this portion of land from the Community Land Register to facilitate the option of future sale and/ or development of the land.*
- 1.2 This purchase was instigated due to the SBC notifying Council of their intention to sell a portion of land they deemed surplus and use those funds to make improvements to their facility. These improvements included the construction of an all-weather sun roof and installation of synthetic grass. The terms of sale and consideration payable for this purchase were also reported to Council.
- 1.3 The acquired land forms part of the Salisbury Oval Masterplan and is intended to be developed for residential housing.
- 1.4 A further information report (2.9.1FI) was presented to the Works and Services Committee on 20/06/2016 stating that “SBC agree to the relocation of the croquet club and that they enter into a licence agreement with them to use their building (non exclusive). SBC agree to maintain the bowling green on the land we are acquiring at their cost and until a decision is made on the relocation of the croquet club and or the residential development. SBC can use the bowling green (which is located on the land being acquired by Council) whilst constructions of the all-weather sun roof and synthetic grass is being undertaken. A licence will be prepared at a peppercorn rental.”

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Staff within City Infrastructure, Business Excellence and Governance Divisions
- 2.2 External
 - 2.2.1 Norman Waterhouse Solicitors

3. REPORT

- 3.1 The Salisbury Bowling Club have been occupying the portion of land acquired by Council for continued use as a bowling green and have now completed the construction of the sun roof and installation of synthetic grass.
- 3.2 The Salisbury Masterplan is endorsed and the majority of the land required to facilitate this development is classified as Community land. The Community land revocation process consists of Council reports, community consultation and Ministerial approvals, a process that can take upwards of a year to complete.
- 3.3 It is intended that the land acquired from the Salisbury Bowling Club be developed at the same time as the balance of the Salisbury Oval land. It is therefore likely that the acquired land may not be required for Council use for another year.
- 3.4 As reported in the further information Item 2.9.1FI 20/06/2016 “SBC agree to maintain the bowling green on the land we are acquiring at their cost and until a decision is made on the relocation of the croquet club or the residential development,” and that “A licence will be prepared at a peppercorn rental.”
- 3.5 Council staff are delegated under Section 202 of the *Local Government Act 1999* to grant a lease or licence over community land for certain purposes. Due to the subject land not being classified as Community Land there is no existing delegation to allow for this and therefore Council are now being requested to approve the signing of the required licence.

4. CONCLUSION / PROPOSAL

- 4.1 Approval is now sought from Council to authorise execution of the required licence agreement. It is proposed that the Manager Property and Buildings arrange preparation of the licence and the Chief Executive Officer be authorised to execute.

CO-ORDINATION

Officer: Executive Group
Date: 10/07/2017



Item 2.5.1 - Attachment 1 - Area to be acquired from the Salisbury Bowling Club

ITEM	2.6.1
	WORKS AND SERVICES COMMITTEE
DATE	17 July 2017
HEADING	Capital Progress Report - June 2017
AUTHOR	Christy Martin, Senior Coordinator Project Administration, City Infrastructure
CITY PLAN LINKS	3.2 Have interesting places where people want to be.
SUMMARY	The following monthly status report and requests for amendments is presented to effectively manage the City Infrastructure Capital Works Program.

RECOMMENDATION

1. Include Pine Lakes Centre, Parafield Gardens, within the 2017/18 Building Renewal Program.
2. Construction of new footpaths and/or associated kerb ramps as set out in this report (Item No. 2.6.1, Works and Services Committee, 17/07/2017) be endorsed as program inclusions within the Council Funded Footpath and Kerb Ramp Construction / Upgrade Programs.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

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

2. CONSULTATION / COMMUNICATION

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

3. REPORT

3.1 PROGRAM AMENDMENT

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

PR18097 Building Renewal Program

Following a recent break-in at the Pine Lakes Centre, Parafield Gardens, security modification works were required to mitigate the risk of further incidents. These works commenced urgently in July and are proposed to be funded via the 2017/18 Building Renewal program.

Recommendation: Include Pine Lakes Centre, Parafield Gardens, within the 2017/18 Building Renewal Program.

Impact: No impact

Amendment to Program

PR14498 Council Funded New Footpath Program

PR21412 Kerb Ramp Construction / Upgrade Program

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

Ramps:

- Nangari Road, Salisbury North (DDA requirement)
- The Circuit, Walkley Heights (DDA requirement)
- Hawthorn Terrace, Parafield Gardens (DDA requirement)
- Eusebio Drive & Sobers Street, Salisbury East (DDA requirement)
- Lawrie Avenue, Salisbury (DDA requirement)
- Bridge Road, Para Hills (DDA requirement) to (Kesters Road) and shops (Wilkinson Road)

Footpaths:

- Bridge Road Extension Plantation (between Cawston Court & Bridge Road), Salisbury East (footpath connectivity)
- Kings Road Service Road to Fairbanks Drive, Paralowie (DDA requirement)
- Target Hill Road (between Dan Court and Immanuel Drive), Salisbury Heights (footpath connectivity)
- Broadstock Green Park, Para Hills (DDA requirement to playground)
- Tripodi Circuit (to Little Para Linear Park), Parafield Gardens (footpath connection to Little Para Linear Park)
- Curbur Avenue (to Lawrie Street), Pooraka (DDA requirement)
- Mobbs Court, Salisbury North (currently no footpaths on this court)
- Pitman Park, Salisbury (DDA requirement – from bridge to shopping centre)
- Dwyer Court, Salisbury Heights (vicinity of school drop off)
- The Boulevard, Parafield Gardens (footpath connectivity)
- Ohio Court Reserve, Parafield Gardens (footpath connectivity to playground)
- Louisa Reserve & Susan Street, Parafield Gardens (footpath connectivity to playground)

These requests have been reviewed in accordance with the key principles of the Footpath Policy and are recommended for construction. It is proposed to fund these works via the Council Footpath Program and Kerb Ramp Construction / Upgrade Program.

Recommendation: Construction of new footpaths and/or associated kerb ramps as set out in this report (Item No. 2.6.1, Works and Services Committee, 17th July 2017) be endorsed as program inclusions within the Council Funded Footpath and Kerb Ramp Construction / Upgrade Programs.

Impact: No impact

Recent Completions

RM Williams Drive / Wright Road Western Entrance Roundabout, Walkley Heights



Baltimore Reserve Play Space Renewal, Parafield Gardens



Pele Avenue, Salisbury East, Footpath

Carisbrooke Park Car Park Renewal, Salisbury Park



Recent Completions

St Augustine's Soccer Clubrooms Access Upgrade & New DDA Compliant Toilet



Burton Road / Bui Street / Broughton Place Roundabout Modifications



Walkley Heights LED Lighting Implementation



Recent Completions

St Kilda Playground Renewal



Fairbanks Drive Reserve Upgrade, Paralowie



Recent Completions

Building Renewal Program



Pooraka Farm Community Centre



Pooraka Tennis Club



Operations Centre



Salisbury West Library



Parafield Gardens Recreation Centre



Burton Park Precinct New Car Park

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: Executive Group
Date: 10/07/2017

ITEM	2.6.2
	WORKS AND SERVICES COMMITTEE
DATE	17 July 2017
HEADING	Construction of New Public Road - Mallee Road, Paralowie
AUTHOR	Sharyn Chadwick, Principal Development Engineer, City Development
CITY PLAN LINKS	3.1 Be an adaptive community that embraces change and opportunities. 3.3 Be a connected city where all people have opportunities to participate. 3.4 Be a proud, accessible and welcoming community.
SUMMARY	This report seeks approval for a budget bid to construct a section of unmade public road, Mallee Road, Paralowie to enable construction of the road concurrently with an adjacent private development that will deliver savings and provide a vital road link for the community.

RECOMMENDATION

1. The report be received and noted.
2. That a budget of \$69,190 excluding GST for the construction of Mallee Road, Paralowie as a public road connection be endorsed with funding to be approved as a non-discretionary budget review item at the First Quarter Budget Review 2017/18, with staff authorised to progress this project from the date of resolution.

ATTACHMENTS

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

1. Walpole Road Master Plan
2. Greentree Walk - Plan Approved for Construction
3. Mallee Road - Aerial Photo as of 01/06/2017
4. The Park Stage 2 - Plan Approved for Construction

1. BACKGROUND

- 1.1 The land between Walpole Road / Greentree Boulevard and the Little Para River, Paralowie has been progressively developed into residential allotments since 2013. All but one of the original market garden lots has been constructed on or is under construction for residential housing.

- 1.2 The land was developed by a number of parties, including two parcels developed by Council via the Strategic Development Projects Division – Greentree Walk and Boardwalk at Greentree.
- 1.3 In order to provide a co-ordinated development, an overall master plan (Attachment A) was developed, and indicated a linear corridor from the intersection of Kings Road and Whites Road through to the parcel of land owned by Council adjacent to the Walpole Road Wetlands, which has now been constructed by Council as Boardwalk at Greentree. This master plan included proposals for potential development of the neighbouring land and included a new collector road through the linear corridor linking all properties to improve the connectivity and navigate the east/west direction due to the poor condition of Walpole Road.
- 1.4 Requirements by the Department of Planning, Transport and Infrastructure (DPTI) subsequently modified the entrance to Greentree Walk from Kings Road and the master plan was updated to realign the collector through Greentree Walk to how it is today, but still allowed for the new central east/west collector to continue as previously detailed in the concept Master Plan.
- 1.5 Mallee Road (previously known as “Stub Road G” on the construction plans – see Attachment B) was approved for construction as part of the Greentree Walk development. Plans were issued for construction on 14th January 2013. The civil contractor commenced on site in late January 2013.
- 1.6 During this time, the owners of the neighbouring allotment raised objections to the proposed master plan, closure of Walpole Road and construction of the collector road through their property. As works were already underway on the Greentree Walk site, a decision was made by Council to temporarily delete the construction of Mallee Road from the scope of works of the civil contractor to allow time for negotiations with the owners of the neighbouring land.
- 1.7 The civil works associated with Greentree Walk estate, minus Mallee Road, achieved Practical Completion on 23rd December 2013. Negotiations with the owners of the neighbouring allotment continued with resolution achieved on 27th December 2013. Resolution included the reconstruction of Walpole Road, now renamed as Greentree Boulevard, to serve as the east/west collector road.
- 1.8 The Deposited Plans D93156 and D93905 and associated certificate of titles show Mallee Road as public road however this portion of road was never constructed (see Attachment C).
- 1.9 The owners of the land adjoining Mallee Road obtained Development Approval for a residential land division and entered a joint venture with another developer to deliver the works. Stage 1 of the neighbouring development, “The Park” obtained Practical Completion on 21st March 2017. The second stage of the development links to Mallee Road and construction works are imminent (Attachment D).
- 1.10 A final decision is now required by Council in respect to the connection and associated construction of Mallee Road between the Greentree Walk and The Park Estates.

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 Technical Services Division, City Infrastructure
- 2.1.2 Projects, City Infrastructure

2.2 External

- 2.2.1 Consulting Engineer and Developer of adjacent development.

3. REPORT

3.1 Three options were considered for the completion of Mallee Road:

- Construction of a public road;
- A driveway link; and
- A pedestrian green link with no road connection.

3.2 It is considered that the public road connection will provide the best outcome for the local community as this will complete the east/west road network to connect and allow movement of vehicles across the network between the two residential subdivisions.

3.3 Quotes have been received for Mallee Road to be constructed concurrently with the adjacent subdivision. This approach is expected to cost approximately 10% less than undertaking it as a separate Council project. Given the savings in expenditure that Council can make, it is recommended that this be a non-discretionary budget review item.

3.4 These savings will be obtained through lower establishment costs and lower material and construction costs based on the larger quantities associated with the subdivision works.

3.5 A design review and value engineering analysis was also undertaken and resulted in additional savings.

3.6 The costing for the construction of Mallee Road is calculated as follows:

Construction Cost	\$59,400
Project Management	<u>\$ 3,500</u>
Subtotal	\$62,900
Add Contingency	\$ 6,290
Total (excl. GST)	<u>\$69,190</u>

The CITB Levy is payable by the Contractor and is included in this quote. No allowance has been made for street trees or landscaping as the wide verge makes it more appropriate for a bid to be made through the budget review process.

3.7 The equivalent cost of the project using current Council rates as a standalone project is estimated at around \$75,000 excluding GST, confirming that there is a likely economy of scale through delivering this infrastructure through as a component of a larger project, achieving a likely saving to Council.

3.8 Procurement of the works will be via Agreement with and Contribution to the adjacent Developer. The Developer will then be responsible for administering the construction contract with the successful tenderer.

- 3.9 Council staff will undertake quality audits on the new road both during and following construction as per usual practice.

4. CONCLUSION / PROPOSAL

- 4.1 A final decision is now required by Council in respect to the connection and associated construction of Mallee Road between the Greentree Walk and Park Estates.
- 4.2 Council can engage the contractor undertaking construction works as part of the scope of works of the adjacent privately owned development and this can deliver savings of around 10%. It is recommended that Council approve a non-discretionary budget review item of \$69,190 excluding GST at the First Quarter Budget Review 2017/18, with staff authorized to progress this project from the date of resolution to seek to secure the anticipated savings as part of works delivered by the adjoining developer through finalization of the negotiations.

CO-ORDINATION

Officer: Executive Group
Date: 10/07/2017

APPENDIX A - WALPOLE ROAD MASTER PLAN



Walpole Road, Paralowie
Master Planning and Affordable Housing Development
Draft Subdivision Layout Plan

Master Plan Concept

APPENDIX B - PLAN APPROVED FOR CONSTRUCTION
GREENTREE WALK



- KERBS**
- 150 HIGH BARRIER KERB & WATERTABLE (ISD-01)
 - BARRIER KERB ONLY (ISD-09) 100 HIGH AT ROUNDABOUT
 - SPOON DRAIN (ISD-10)
 - MEDIAN KERB (ISD-05)
 - MEDIAN KERB MK01 (TEMP ROAD CLOSURE)
 - CONCRETE EDGE STRIP

- FUTURE**
- INVERT LINE OF KERB

- LEGEND**
- SEWER CONNECTION
 - ELECTRICAL CONNECTION, WITH CONNECTION TO ADJACENT LOT (INDICATIVE)
 - ELECTRICAL CONNECTION (INDICATIVE)
 - POTABLE WATER CONNECTION
 - RECLAIMED WATER CONNECTION IN FOOTPATH PIT SA WATER SUPPLY MANUAL E21
 - POTABLE WATER CONNECTION IN FOOTPATH PIT
 - RECLAIMED WATER, CONNECTION ONLY (NO METER BOX)
 - RECLAIMED WATER, CONNECTION ONLY (WITH METER BOX)
 - PUBLIC LIGHT POLE
 - RECYCLED PLASTIC BOLLARD REFER TO LANDSCAPE DWG L313-06, DETAIL BD.
 - ZERO LOT LINE (DRIVEWAY POSITION)
 - SIDE ENTRY PIT
 - JUNCTION BOX
 - ALLOTMENT STORMWATER OUTLET
 - GRADED INLET PIT
 - RAIN GARDEN (REFER DWG 26)
 - KERB RAMP CROSSING (REFER TO DS-11 ON DWG 25)
 - DRAINAGE OUTLET KERB INSERT REFER DWG 26
 - TRANSFORMER EASEMENT
 - RETAINING WALL
 - STAGE BOUNDARY (FOR ALLOTMENTS ONLY)
 - STORMWATER DRAIN
 - RAIN GARDEN DRAIN
 - SEWER MAIN
 - IRRIGATION CONDUIT
 - WATER MAIN
 - RECYCLED WATER MAIN
 - FOOTPATH: REFER TO DETAIL ON DWG 27
 - DOUBLE CROSSOVER: REFER TO SD-12 ON DWG 26
 - SINGLE CROSSOVER: REFER TO SD-12 ON DWG 26
 - ECCOTRIHEX BLOCK PAVING: REFER TO DETAIL ON DWG 27

- EXISTING SERVICES**
- DRAIN
 - SEWER PIPE U/G
 - TEL. COMM. U/G
 - WATER PIPE U/G
 - ELEC OVERHEAD
 - GAS PIPE U/G
 - RECLAIMED WTR U/G

- SURFACING AND PAVEMENT DETAILS**
- TYPE A1 - ASPHALT PAVEMENT ROAD A, ROAD D, AND ROAD G (REFER DWG 27)
 - TYPE A2 - ASPHALT PAVEMENT ROAD B AND PARKING BAYS (REFER DWG 27)
 - TYPE A3 - ASPHALT PAVEMENT ROAD F AND ROAD E (REFER DWG 27)
 - TYPE F - CONCRETE MEDIAN FILL REFER COS STANDARD DETAIL (ISD-44)
 - TYPE G - STENCILED CONCRETE REFER ROUNDABOUT DETAIL SHEET 15
 - TYPE G - LANDSCAPED MEDIAN FILL (PLANTING & MULCH BY OTHERS)

- NOTES**
- CONTRACTOR TO VERIFY ALL STORMWATER PIT INVERT LEVELS AND TOP LEVELS.
 - ALL KERB RAMP MEDIAN OPENINGS AND KERB TYPES REFER TO CITY OF SALISBURY STANDARD DETAILS (ISD-11).
 - SET OUT FOR PARKING BAY REFER TO DRG 25 FOR PARKING BAY DETAIL.

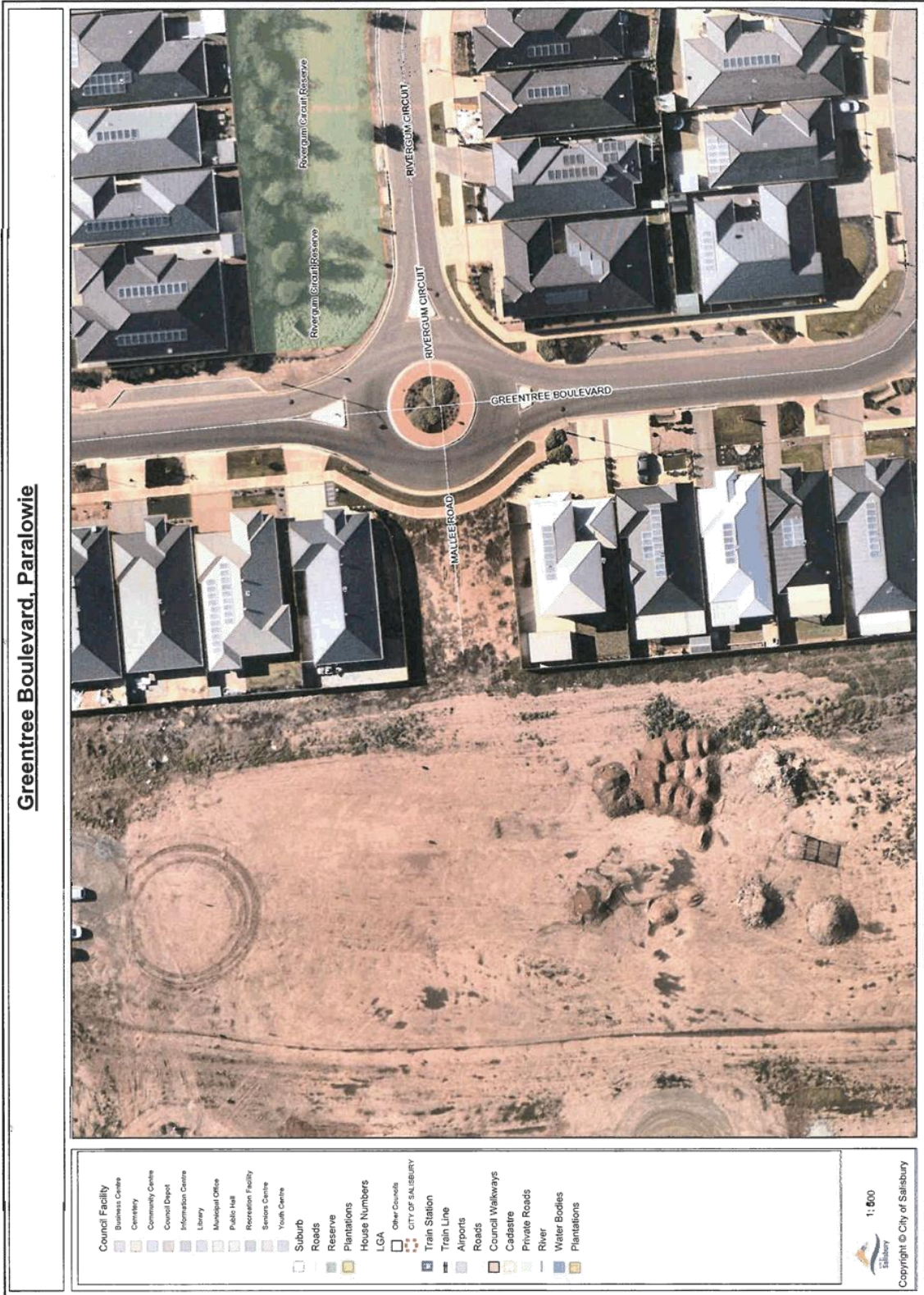


REV.	DATE	DESCRIPTION	DRAFT	ENG.	CHKD.
A	12.07.17	FOR TENDER/COUNCIL APPROVAL	SRG	PH	DB
B	14.12	TEMP ROAD AND CURBS/SAF. ADDED	SRG	PH	DB
C	14.03.17	LOTS LINES 21 TO 21, 24 AND 44 AMENDED	SRG	PH	DB
D	7.03.17	FOR CONSTRUCTION	SRG	PH	DB

W&G WALLBRIDGE & GILBERT Consulting Engineers		South Australia 5100 80 Wyatt Street Adelaide Telephone (08) 8333 7433 Email wad@wallbridge.com.au	
GREEN TREE WALK ESTATE WALPOLE ROAD, PARALOWIE		SERVICES, PAVEMENTS AND KERBS	
A1	DRAWING NUMBER	110861	002
Design: SRC	Drawn: SRC		

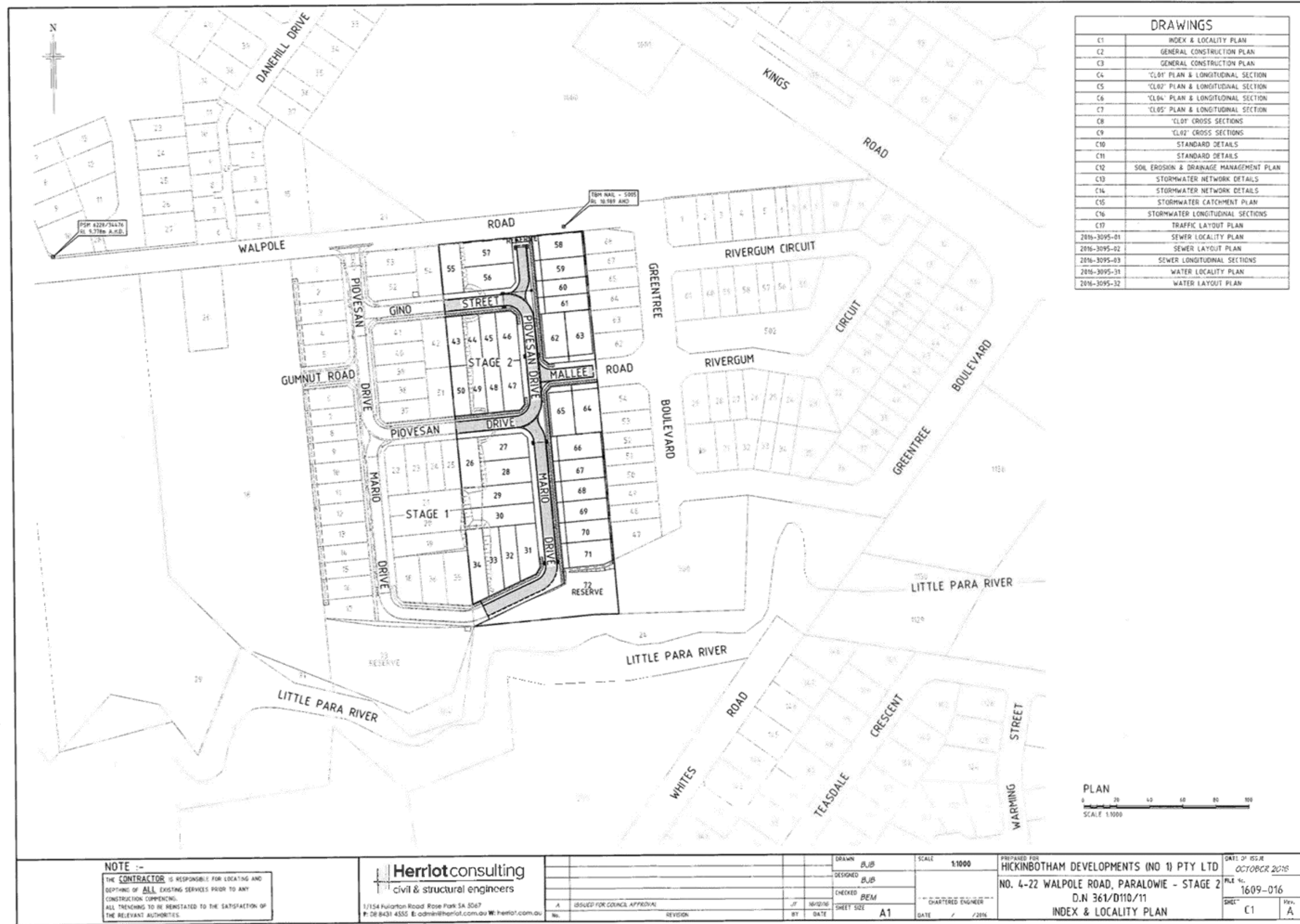
APPENDIX C - MALLEE ROAD AS OF 01/06/2017

Greentree Boulevard, Paralowie



Item 2.6.2 - Attachment 3 - Mallee Road - Aerial Photo as of 01/06/2017

APPENDIX D - APPROVED PLAN FOR "THE PARK" STAGE 2



DRAWINGS	
C1	INDEX & LOCALITY PLAN
C2	GENERAL CONSTRUCTION PLAN
C3	GENERAL CONSTRUCTION PLAN
C4	'CL01' PLAN & LONGITUDINAL SECTION
C5	'CL02' PLAN & LONGITUDINAL SECTION
C6	'CL04' PLAN & LONGITUDINAL SECTION
C7	'CL05' PLAN & LONGITUDINAL SECTION
C8	'CL01' CROSS SECTIONS
C9	'CL02' CROSS SECTIONS
C10	STANDARD DETAILS
C11	STANDARD DETAILS
C12	SOIL EROSION & DRAINAGE MANAGEMENT PLAN
C13	STORMWATER NETWORK DETAILS
C14	STORMWATER NETWORK DETAILS
C15	STORMWATER CATCHMENT PLAN
C16	STORMWATER LONGITUDINAL SECTIONS
C17	TRAFFIC LAYOUT PLAN
2016-3095-01	SEWER LOCALITY PLAN
2016-3095-02	SEWER LAYOUT PLAN
2016-3095-03	SEWER LONGITUDINAL SECTIONS
2016-3095-31	WATER LOCALITY PLAN
2016-3095-32	WATER LAYOUT PLAN

NOTE :-
 THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DEPTHING OF ALL EXISTING SERVICES PRIOR TO ANY CONSTRUCTION COMMENCING.
 ALL TRENCHING TO BE REINSTATED TO THE SATISFACTION OF THE RELEVANT AUTHORITIES.

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DRAWN	BUB	SCALE	1:1000
DESIGNED	BUB		
CHECKED	BEM		
SHEET SIZE	A1	DATE	/ / 2016

PREPARED FOR
 HICKINBOTHAM DEVELOPMENTS (NO 1) PTY LTD
 NO. 4-22 WALPOLE ROAD, PARALOWIE - STAGE 2
 D.N 361/D110/11
 INDEX & LOCALITY PLAN

DATE OF ISSUE
 OCTOBER 2016
 FILE NO.
 1609-016
 SHEET
 C1
 Rev.
 A