



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

18 SEPTEMBER 2017

MEMBERS PRESENT

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

OBSERVERS

Cr L Caruso (*from 10:05 pm*)
Cr D Balaza (*from 10:05 pm*)

STAFF

Chief Executive Officer, Mr J Harry
Acting General Manager City Infrastructure, Ms K Pepe
General Manager Community Development, Ms P Webb
General Manager Business Excellence, Mr C Mansueto (*from 10:05 pm*)
General Manager City Development, Mr T Sutcliffe (*from 10:05 pm*)
Acting Manager Governance, Ms J Rowett (*from 10:05 pm*)
Governance Support Officer, Ms K Boyd

The meeting commenced at 9:53 pm.

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

APOLOGIES

An apology was received from Mayor G Aldridge.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr R Zahra
Seconded Cr J Woodman

The Minutes of the Works and Services Committee Meeting held on 21 August 2017, be taken and read as confirmed.

CARRIED

REPORTS

Administration

2.0.1 Future Reports for the Works and Services Committee

Moved Cr R Zahra
Seconded Cr G Caruso

1. The information be received.

CARRIED

Property

2.5.1 Lease Renewal - Parafield Property Holdings - Cross Keys Road Reserve

Moved Cr R Zahra
Seconded Cr G Caruso

1. The information in this report be received.
2. Staff be authorised to commence public consultation in relation to leasing portions of allotments 200, 202, and 204 in Deposited Plan 71027 and granting an Authorisation Agreement for exclusive use over allotments 201 and 203 in Deposited Plan 71027 to Parafield Property Holdings Pty Ltd as delineated in attached plan (Attachment 2 Item No. 2.5.1, Work and Services Committee, 21/08/2017), through notices in the News Review Messenger and letters to surrounding property owners and residents.

3. Should no objections be received, The Manager of Property and Buildings be authorised to prepare a lease agreement pursuant to section 202 of the Local Government Act 1999 over portions of community land known as allotments 200, 202, and 204 in Deposited Plan 71027 and an Authorisation Agreement over portions of road, known as allotments 201 and 203 in Deposited plan 71027, as delineated on the attached plan (Attachment 2 Item No. 2.5.1, Works and Services Committee, 21/08/2017) between the City of Salisbury and applicant under the following conditions:
- For a period of 10 years.
 - At a commencing rental rate of \$41,945.97 (including GST) to increase by CPI annually and with market rent review at the 5 year period.
 - The Applicant be responsible for all costs incurred in the negotiations of the lease agreement and all costs in relation to Councils public consultation.

**CARRIED
UNANIMOUSLY**

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 G Caruso

Seconded Cr J Woodman

1. The submissions in response to Council's public consultation be received and noted
2. The comments contained in section 4.3 of the Works and Services Committee Agenda of 18/9/17 (item 2.5.2) in response to the issues raised within the submissions be adopted and staff inform relevant parties of Council's determination.
3. The land delineated in Attachment 1 of Works and Services Committee Agenda of 18/9/17 (item 2.5.2) (Land proposed for revocation) and described as 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 declared surplus to Council's requirements.
4. Having complied with the public consultation requirements of the Local Government Act 1999 and having dealt with the submissions received Council resolves to proceed with the revocation process and authorises the Manager Property and Buildings to prepare and submit the necessary report and related documentation to the Minister for approval pursuant to Section 194 (3) of the Local Government Act 1999.

CARRIED

2.5.3 Expressions of Interest - Facility (Southern End) and fenced playing field at Adams Oval, Salisbury North

Cr Buchanan declared a perceived conflict of interest on the basis of previously being the Secretary for the Pooraka Football Club. Cr Buchanan managed the conflict by remaining in the meeting and voting in the best interest of the community.

Cr E Gill left the meeting at 10:34 pm.

Cr E Gill returned to the meeting at 10:36 pm.

Moved Cr R Zahra

Seconded Cr E Gill

1. The information in this report be received and noted.
2. Salisbury United Junior Football Club be awarded the lease agreement for the facility (southern end) and fenced playing fields at Adams Oval, Salisbury North as identified in the attached site plan (Attachment 1, Item No. 2.5.3, Works and Services Committee 18/9/2017) from 1 October 2017 and expiring on 30 September 2018, in line with all the current sporting club lease period.
3. Staff assist Salisbury United Junior Soccer Club in facilitating discussions with Elizabeth and Districts Junior Soccer Association Inc. for the use of the pitch adjoining the clubrooms for training.
4. Staff to assist in facilitating discussions with Pooraka Football Club, the opportunity for Metro United Women's Football Club to become the Lessee for the facility they currently sub licence from them.
5. Subject to Pooraka Football Club consenting to Metro United Football Club taking on the lease for the facility they currently sub licence, staff proceed with facilitating the lease agreement for a period agreed to by both parties expiring on 30 September 2018, in line with the current sporting club leased period.

TIED

*The VOTE was **TIED** and the matter is referred to Council for Decision.*

2.5.4 Minutes of the Strategic Property Development Sub Committee meeting held on Tuesday 12 September 2017

2.5.4-SPDSC1 Appointment of Deputy Chairman - Strategic Property Development Sub Committee

Moved Cr S White
Seconded Cr R Zahra

1. Cr G Reynolds be appointed as Deputy Chairman of the Strategic Property Development Sub Committee for the remainder of the term of Council.

CARRIED

2.5.4-SPDSC2 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

Public Works

2.6.1 Capital Progress Report - August 2017

Moved Cr R Zahra
Seconded Cr J Woodman

1. Include within the 2017/18 First Quarter Budget Review the \$47k income received from strata corporations for works completed at Ingle Farm Recreation Centre and Salisbury West Library as part of PR18097 Building Renewal Program.
2. Include within the 2017/18 First Quarter Budget Review the \$15k income gain received from the Coast Protection Board in 2016/17 as part of PR22512 Drainage and Waterways Planning Program.
3. Include Edward Street, Paralowie; Garden Terrace, Mawson Lakes; Murrell Road, Para Hills; Northbri Avenue, Salisbury East; Pentland Road, Salisbury South; and Wyatt Street, Burton, within the 2017/18 Road Reseal Program.
4. Due to failure, bring forward the replacement of an Expander Slasher from 2019/20 into the 2017/18 Plant and Fleet Replacement Program with the associated \$30k funding approved as a non-discretionary budget review item at the 2017/18 First Quarter Budget Review with staff authorised to progress this replacement from the date of this resolution.

**CARRIED
UNANIMOUSLY**

2.6.2 Funds Expended on Council Community Buildings and Facilities

Moved Cr J Woodman
Seconded Cr G Caruso

1. That the information be received

**CARRIED
UNANIMOUSLY**

Traffic Management

2.7.1 Proposal for Connector Road between Correena Avenue and Halba Crescent, Paralowie

Moved Cr R Zahra
Seconded Cr C Buchanan

1. That the information pertaining to the implementation of a one way road connecting from Correena Avenue to Halba Crescent, be received and noted.
 - a. Implementation of the roadway be pursued subject to community consultation, and created as a ‘private’ one way roadway from Correena Avenue to Halba Crescent, Paralowie.
 - b. Further, it will also be subject to acceptance of the conditions of use by school staff to keep the roadway closed except for those periods in the morning and afternoon periods on weekdays when the school is in operation. The roadway is strictly to be used as a “kiss and ride” facility during those periods.
2. As the project is not currently funded, it is proposed that a new initiative bid be submitted, based on the estimated cost of \$190,000 for consideration within the 2018/19 budget year.
3. Contributory funding be sought with Paralowie R-12 School.

CARRIED

2.7.2 Salisbury Highway - Cars For Sale

Moved Cr E Gill
Seconded Cr S Reardon

1. That the information be received.
2. The situation pertaining to 'cars for sale' along Salisbury Highway, Parafield Gardens continue to be monitored as part of the Inspectorate Team's regular surveillance across the City.
3. That ongoing liaison with SAPOL be maintained to assist in addressing specific issues relating to driver behaviour and road safety.

**CARRIED
UNANIMOUSLY**

OTHER BUSINESS

Nil

CONFIDENTIAL ITEMS

2.9.1 Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Tuesday 12 September 2017

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 **Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Tuesday 12 September 2017** item and discussion at this point in time.*

3. Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.

CARRIED

The meeting moved into confidence at 11:09pm.

The meeting moved out of confidence and closed at 11:10 pm.

CHAIRMAN.....

DATE.....