



## **AGENDA**

### **FOR WORKS AND SERVICES COMMITTEE MEETING TO BE HELD ON 16 OCTOBER 2017 AT 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**

Acting General Manager City Infrastructure, Ms K Pepe  
General Manager Community Development, Ms P Webb  
Manager Communications and Customer Relations, Mr M Bennington  
Manager Governance, Mr M Petrovski  
Governance Coordinator, Ms J Rowett  
PA to General Manager Community Development, Ms Bronwyn  
Hatswell

#### **APOLOGIES**

#### **LEAVE OF ABSENCE**

#### **PRESENTATION OF MINUTES**

Presentation of the Minutes of the Works and Services Committee Meeting held on 18 September 2017.

Presentation of the Minutes of the Confidential Works and Services Committee Meeting held on 18 September 2017.

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**REPORTS**

*Administration*

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**OTHER BUSINESS**

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## CONFIDENTIAL ITEMS

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

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

**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

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## 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.*



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## 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**

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**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**

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**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.....





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<b>ITEM</b>	2.0.1
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	16 October 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:

<b>Meeting Item</b>	<b>- Heading and Resolution</b>	<b>Officer</b>
28/02/2011 2.1.3	<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. <b>Due:</b> December 2017	Dameon Roy
14/12/2015 NOM3	<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. <b>Due:</b> December 2017	Dameon Roy
29/03/2016 2.2.2	<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. <b>Due:</b> March 2019	Adam Trotman
26/04/2016 6.4.3	<b>Your Tutor Trial</b> 2. Report on Outcomes of the Your Tutor Trial to be included on the futures report for Works and Services, and scheduled for March 2017. <b>Due:</b> December 2017 <b>Deferred to:</b> June 2018 <b>Reason:</b> To be included as a part of a review into digital content for the Library in 2018.	Jo Cooper
24/10/2016 2.4.1	<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. <b>Due:</b> December 2017	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> October 2017 <b>Deferred to:</b> November 2017 <b>Reason:</b> To allow for further consultation with Council staff and review of recommendations.	
22/05/2017	<b>Investigation of Costs Associated with Waterslide/Diving Platform Installation at Salisbury Recreation Precinct</b>	Adam Trottman
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	
26/06/2017	<b>Solar Lighting and Basketball Hoop Wire Mesh Net, Community Gardens at Heyford Reserve (Catalina Avenue), Parafield Gardens</b>	Adam Trottman
2.1.1	4. Staff report back on a comprehensive review of community gardens in reserves. <b>Due:</b> October 2017 <b>Deferred to:</b> January 2018 <b>Reason:</b> To allow for a significant amount of research required around successful models and reporting.	
24/07/2017	<b>Variation to Council Decision 1783/2017: St Kilda Master Plan - Stage 2</b>	Greg Ratsch
NOM1	3. That authorisation to progress with priorities 3 to 8 inclusive provided in the St Kilda Stage 2 – Marine Recreation Precinct and Mangroves Master Plan be subject of consideration of further reports to Council. <b>Due:</b> February 2019	
28/08/2017	<b>Reduction of Damage Caused by Fish/Animals – Mawson Lakes</b>	Dameon Roy
NOM2	1. That staff report back on options for reducing the damage caused by fish/animals in the waters of Mawson Lakes such as Carp, including consideration of whether stocking the lake with alternative fish species will positively impact the native ecosystems. <b>Due:</b> October 2017 <b>Deferred to:</b> December 2017 <b>Reason:</b> To allow for further research and investigation.	
28/08/2017	<b>Dedicated Dog Park at St Kilda</b>	John Darzanos / Craig Johansen
3.3.1 Further Motion	1. That staff report back on options for installation of a dedicated dog park at St Kilda. <b>Due:</b> November 2017	

25/09/2017 2.5.3 <b>Due:</b>	<b>Expressions of Interest - Facility (Southern End) and fenced playing field at Adams Oval, Salisbury North</b> 6. That a further report be brought back to Council outlining discussions with the Pooraka Football Club and the Metro United Football Club. December 2017	Thuyen Vi-Alternetti
25/09/2017 NOM1 <b>Due:</b>	<b>Installation of Bus Shelters</b> 1. That staff report back with details of planned bus shelter installations, including any plans to provide 'age friendly' shelters to accommodate mobility equipment such as walkers/walking frames. November 2017	Dameon Roy
25/09/2017 NOM3 <b>Due:</b>	<b>Flood Management</b> 1. That Staff report back with a comprehensive report providing details of areas within the City of Salisbury that are currently subject to flooding or inundation during periods of heavy rainfall and any planned and ongoing work undertaken to mitigate the impact of flooding across the City. December 2017	Dameon Roy

#### 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: Executive Group  
Date: 09/10/2017

<b>ITEM</b>	2.5.1
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	16 October 2017
<b>HEADING</b>	Carisbrooke House - Future Use
<b>AUTHOR</b>	Tim Starr, Coordinator Property, City Infrastructure
<b>CITY PLAN LINKS</b>	3.1 Be an adaptive community that embraces change and opportunities. 4.3 Have robust processes that support consistent service delivery and informed decision making.
<b>SUMMARY</b>	Carisbrooke House is a return verandah villa overlooking Carisbrooke Park in Salisbury Park. The current tenants are on a periodic lease meaning they have a lease on a month by month basis. The tenant had reported some maintenance issues which have now been addressed but upon further inspection undertaken by staff there is more comprehensive maintenance and renewal that requires a substantial investment by Council. This report considers the options available for the future use of Carisbrooke House and the implications of each option.

## RECOMMENDATION

1. Council approve demolition of the Carisbrooke House building
2. Staff be authorised to submit a planning application to demolish the existing building and return to open space.
3. The current tenants be given six months' notice of termination of their lease
4. An appropriate budget be sought once further investigations have been undertaken on the costs for demolition and planning applications with this funding to be included for consideration at the second quarter budget review in 2017 / 2018.

## ATTACHMENTS

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

1. Carisbrooke House - Possible Area For Disposal

## 1. BACKGROUND

- 1.1 Council owns Carisbrooke House, a return verandah villa located at Carisbrooke Park, Salisbury Park which overlooks the park. This building was acquired by Council in 1966 as part of the greater acquisition of Carisbrooke Park.
- 1.2 The property has been leased as a residential tenancy since 1977 with the current tenants in occupation since 1996.

- 1.3 Rental commenced with the current tenants at \$100 per week and has increased over the term of the lease to an amount of \$160 per week. The rental has remained low due to the condition of the building and the tenant undertaking limited maintenance of the building.
- 1.4 The tenants are currently on a periodic lease. Under the terms of the Residential Tenancies Act 1995, termination of a periodic lease requires a notice in writing be provided to the tenant with a period of no less than 60 days from the date landlord requires occupation.
- 1.5 Staff received a report from the tenants that the roof was leaking which resulted in significant water damage to the flooring and ceiling within the main hallway. Council staff attended the property and have replaced the hallway flooring and made safe the ceiling, however substantial further maintenance works are required.
- 1.6 Due to the substantial costs required for the proposed maintenance, options for future use were investigated.

## **2. CONSULTATION / COMMUNICATION**

### 2.1 Internal

- 2.1.1 Community Development
- 2.1.2 City Development
- 2.1.3 Executive Group

### 2.2 External

- 2.2.1 Department of Environment, Water and Natural Resources
- 2.2.2 Larcor Real Estate, Salisbury
- 2.2.3 Kemp Builders
- 2.2.4 M3 Property licenced Valuers
- 2.2.5 John Bested Surveyors

## **3. REPORT**

### 3.1 **Zoning**

- 3.1.1 Carisbrooke House is located in Carisbrooke Reserve in an area zoned Open Space.
- 3.1.2 Some of the objectives of the Open Space zone are;
  - (a) to provide an area in which the open space character is preserved to provide a visual contrast to the surrounding urban areas
  - (b) comprising open space that accommodates a range of public and private activities in an open and natural setting, including:
    - (i) passive and active recreation land uses
    - (ii) habitat conservation and restoration

(iii) associated administrative, visitor and spectator facilities

- 3.1.3 The zoning of this land restricts use of the site for many of the possible uses without the need for further development approvals.

### 3.2 **Heritage Status**

- 3.2.1 In 1991 the City of Salisbury engaged consultants to prepare a Heritage Survey identifying those items of the built environment within the city which are of heritage significance, along with those that help to give the city its unique character. Whilst Carisbrooke House was identified in this survey, it is currently not on the State Heritage Register and therefore is not heritage listed and does not therefore have any restrictions on future development. This property however may be considered as having local heritage value and an asset to the area.

### 3.3 **Options for Future Use**

- 3.3.1 Options which have been considered for the future use of this facility have included:

**OPTION 1** - Continued use as a residential tenancy

**OPTION 2** - Use as a commercial or community facility

**OPTION 3** - Disposal of land and building upon successful revocation of the community land classification

**OPTION 4** - Demolition for amalgamation into surrounding reserve

### 3.4 **OPTION 1 - Continued Use as a Residential Tenancy**

- 3.4.1 There is an opportunity to continue to rent this property as a residential tenancy however this would require substantial refurbishment. These works may be funded from existing maintenance budgets as funds and or from this year's Building Renewal Program. Recently staff have replaced the section of floor within the hallway and secured the ceiling which has made the building safe.

- 3.4.2 The current tenants are occupying the property under a periodic lease for \$160 per week. To terminate the lease Council would be required to give notice in writing to the tenant with a period of no less than 60 days.

- 3.4.3 As a result of the previous inspection it was noted that the following building components require maintenance;

#### 3.4.4 **External**

- Roof - Slate tiles require pressure cleaning, reseating and resealing. 30 tiles have been identified as requiring replacement as they are cracked due to age. The ridge capping's and chimney flashings have also been identified as requiring replacement.
- Gutters - box gutters, fascia boards and eaves require replacement as they have sustained extensive damage due to leaves sitting in the bottom of the gutters and blocking the downpipes.
- Porches - Front and rear porch floor joists require limited replacement as they have rotted with age.

Verandah - 8 support posts and 20 meters of fascia beams require replacement due to rotting. Two corner verandah posts require stonework to be deconstructed and reconstructed as the stonework has lifted and the mortar broken down with age. Paving requires replacement.

- Chimney's - require rebuilding as the mortar joints have failed due to weather and age.
- Rear entrance door – door and hardware requires replacement. The door does not offer adequate security for the tenants.
- External surfaces - the building requires pressure clean and all superficial cracks to be repaired and a complete repaint of all external surfaces.
- Rear access - a ramp is required due to the fall of the land. A concrete ramp with 14:1 access ratio is required to provide safe access.

#### 3.4.5 **Internal**

- Hallway ceiling - The ceiling requires replacement due to the damage caused as a result of the roof leak. This ceiling has been temporarily repaired.
- Repainting - all internal walls and ceilings require fresh coats of paint as the existing paint is at the end of its serviceable life.
- Roofing - lower roof requires replacement; new purlins are required to be installed.
- Pantry – the pantry currently has no ceiling and therefore requires construction of a ceiling with associated joist works and gyprock.
- Kitchen – the kitchen has been identified as small and outdated with minimal or limited room for food preparation. The oven / stovetop is located in front of a window and has therefore been identified as non-compliant.

3.4.6 The budget to undertake the maintenance / building renewal was previously estimated at approximately \$200,000. It should be noted that should Council proceed with this option further quotes will need to be sought as it's expected that costs will have increased. Further scoping of works will need to be undertaken if this is the preferred option.

3.4.7 Council staff have received advice that the estimated rental income upon completion of this work is in the vicinity of \$300 to \$320 per week. Council staff have discussed increasing the rent with the current tenants who have advised that they are not in a position to afford a substantial increase in their rent.

3.4.8 Leasing of residential property is not core business for Council and it is recommended that Council not continue in investing the communities resources for the exclusive benefit of individual community members particularly when the return on investment is limited.

**3.5 OPTION 2 - Use as a Commercial or Community Facility**

- 3.5.1 Use as an associated administrative, visitor and spectator facilities are permitted within the Open Space Zone, however a Commercial (restaurant up to 80m<sup>2</sup>) is non-complying with the current Open Space Zoning. To change the use for a commercial purpose would require DAC approval.
- 3.5.2 Staff from Community Development have been consulted on the likelihood of using this facility. It was determined that the building is not required as part of their current services as well as it not being in a good location for public access. For Community Development to utilise this space it would require a service level increase in operating costs to facilitate programming of events and income stream generation and or underwriting by Council.
- 3.5.3 There will also be a significant additional funding required to upgrade the building and to make it compliant for commercial or community use. Whilst many of these costs will be the same as in Option 1 the additional costs required will be for DDA access, commercial grade kitchen facilities, compliant toilets, carparking etc. It must also be noted that the property is quite secluded and not close to public transport.

**3.6 OPTION 3 - Disposal of Land and Building**

- 3.6.1 Should Council approve to dispose of this site it will require a standalone allotment to be created with direct street frontage to Sandy Crescent. There is currently no direct street frontage to Carisbrooke House with the tenants utilising the adjacent nursery driveway for access. This would require a land division over two allotments being portion of allotment 6 Deposited Plan 18465 and portion of allotment 232 Deposited Plan 41156. A land division within the Open Space Zone is non-complying and therefore this application would have to be dealt with as a non-complying development. In addition the community land classification will need to be revoked prior to disposal.
- 3.6.2 As part of any land division street access would need to be provided and would require creation of a large allotment with the dwelling situated in the rear corner which may not be the most attractive allotment for potential purchasers (see attachment 1 as an example). The front of the allotment would also not be developable due to the presence of high voltage cables and the restrictions imposed by the easement the cables are situated within.
- 3.6.3 Independent valuers were engaged to prepare a report to give an indication of the market value of land and improvements. The valuation was based on the proposed site suggested in attachment 1, with the value determined to be between \$320,000 to \$350,000.
- 3.6.4 It should be noted that there are substantial costs required to be invested by Council prior to the land being available for sale. These costs will include but may not be limited to, the costs involved in revoking the community land status, engaging Surveyors to prepare a plan of division



and lodgement at the Lands Titles Office. Relocation of services such as water and sewer, electricity, phone etc. will also need to be considered.

Whilst certain costs cannot be determined until such time as a decision has been made to sell the land and services have been identified, an indication of land division costs has been received as follows;

- Revocation                      staff costs and advertising
- Land division                      \$3,600 plus GST
- DAC lodgement                      \$655 GST exempt
- LTO lodgement fee                      \$1,045 GST exempt
- SA Water connection                      \$6,871 GST inc subject to assessment
- Conveyancer fees                      \$794 GST inc

It should be noted that these costs are estimates only and may be subject to change when the process is undertaken.

- 3.6.5 Should the property be sold into private ownership there is no guarantee that the building will remain, as there are no restrictions to prevent demolition in the future by a private owner. To facilitate a sale a substantial amount of separate Council land to be attached to the site, which would prevent public access and have limited financial return to Council.

### 3.7 **OPTION 4 - Demolition for Amalgamation into Surrounding Reserve**

- 3.7.1 There is an option for Council to demolish the building and return it to open space reserve. As the building is not heritage listed Council may need only lodge an application for its demolition with Council's Planning Division. The land would then remain as community land in Council's ownership to be utilised as open space reserve for the enjoyment of the whole community. An estimate has been received to advise that demolition costs are expected to be \$30,000 however this is subject to a quotation.
- 3.7.2 Upon demolition it is proposed that the sign which is currently erected in the adjacent carpark is reskinned to acknowledge that Carisbrooke House was formerly on this site.

## 4. **CONCLUSION / PROPOSAL**

- 4.1 Options which have been considered for the future use of this facility have included:
- Continued use as a residential tenancy
  - Use as a commercial or community facility
  - Disposal of land and building upon successful revocation of community land classification
  - Demolition for amalgamation into surrounding reserve

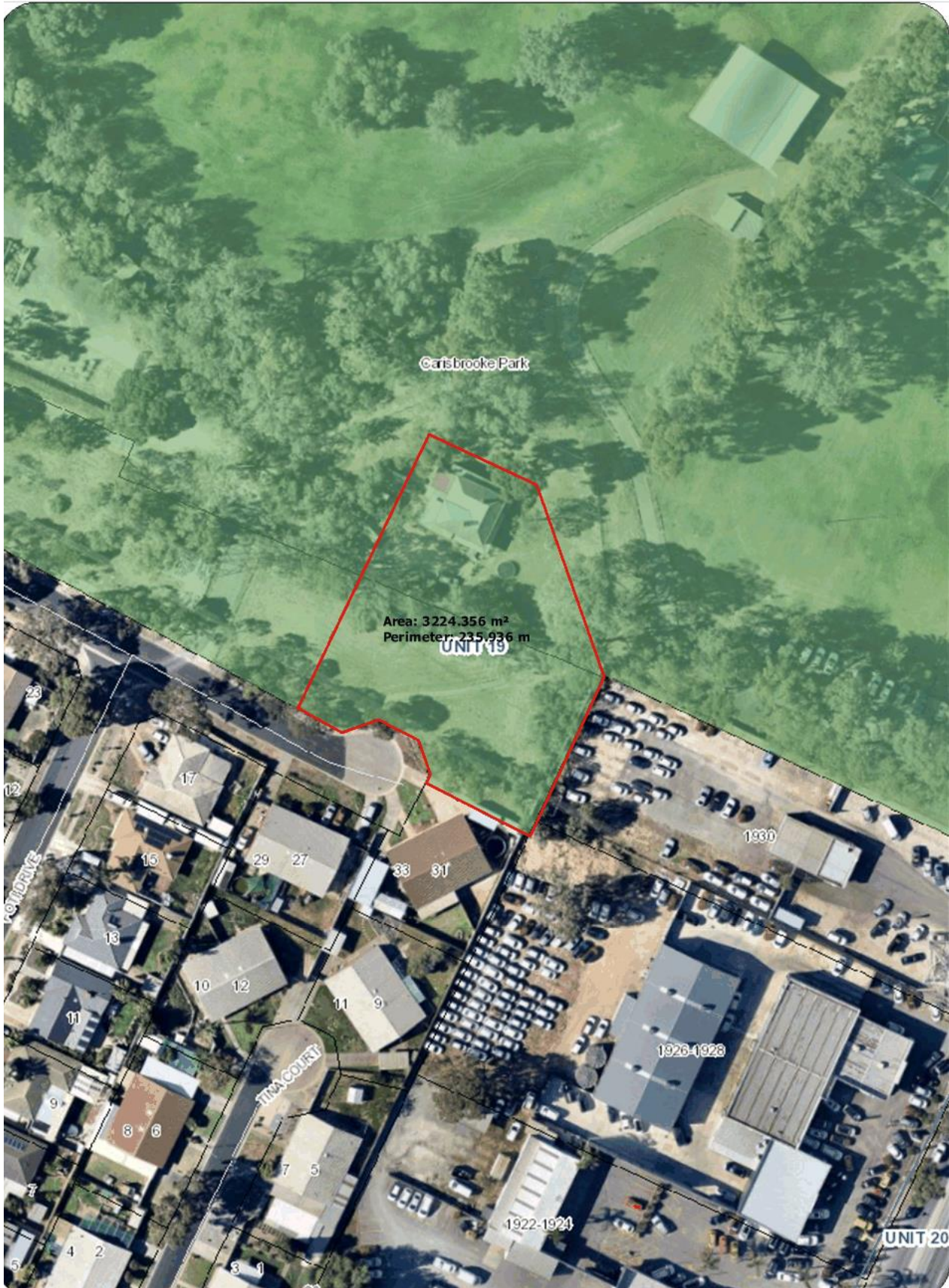


- 4.2 To continue to use Carisbrooke House as a residential tenancy the building requires a substantial investment by Council, with limited return on investment. A residential tenancy is not Council's core business and it is therefore questionable as to why Council would continue to invest the community's resources for the exclusive benefit of individual community members.
- 4.3 Commercial use is prohibited by the current zoning. There is no need for further community facilities in this area and there are no funded programs able to utilise this facility. Should Council decide to utilise this building for a community purpose, further investment in community programs will be required in addition to the required investment to renovate and upgrade the building for public use. The building is also positioned in an isolated location away from any existing community centres, has no direct street frontage, not located close to public transport or public car parking which further restricts its use for community use.
- 4.4 The option of disposal to private ownership would require substantial public land to be amalgamated into the sale to provide the required street access however the property may have limited appeal due to the current dilapidated condition and proximity to high voltage power lines. The return to Council is expected to be limited.
- 4.5 It is recommended to demolish the building which would be the most cost effective solution as the maintenance and renewal expenses required to maintain this asset allow for limited community benefit and are an inefficient use of Council resources. Demolition will provide additional open space for the communities use at minimal ongoing costs.
- 4.6 It is further recommended that upon demolition that the sign which is currently erected in the adjacent carpark is reskinned to acknowledge that Carisbrooke House was formerly on this site.
- 4.7 Once a Council resolution has been made, this decision is to be communicated to the current tenants. Due to the long term tenancy and the age of the current tenants, they may remain at Carisbrooke House at the current rental whilst preparation and planning is undertaken. Council staff will provide six months' notice of termination of the lease once planning is complete.

**CO-ORDINATION**

Officer: Executive Group  
Date: 09/10/2017





Item 2.5.1 - Attachment 1 - Carisbrooke House - Possible Area For Disposal





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<b>ITEM</b>	2.6.1
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	16 October 2017
<b>HEADING</b>	Capital Progress Report - September 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 request for amendments is presented to effectively manage the City Infrastructure Capital Works Program.

**RECOMMENDATION**

1. Following community consultation, retain the playground currently located at Hailes Green, Salisbury, and return the associated project balance of \$9k within PR20018 Play Space / Playground Renewal Program.
2. Amend the 2017/18 PR22843 Plant and Fleet Replacement Program to reflect the changes as set out in this report (Item No. 2.6.1 Works and Services Committee, 16<sup>th</sup> October 2017).
3. Amend the 2017/18 PR13952 School Zones and Pedestrian Crossings Program to reflect the change as set out in this report (Item No. 2.6.1 Works and Services Committee, 16<sup>th</sup> October 2017).
4. The 2017/18 PR18097 Building Renewal Program as set out in this report (Item No. 2.6.1 Works and Services Committee, 16<sup>th</sup> October 2017) be endorsed for detailed design and implementation.
5. Amend the 2017/18 PR20548 Bridge Renewal Program to reflect the changes as set out in this report (Item No. 2.6.1 Works and Services Committee, 16<sup>th</sup> October 2017).
6. Due to an unsuccessful grant application, include within the 2017/18 First Quarter Budget Review, the adjustment of expected income from \$75k to \$0, defer the associated Greenfields Industrial Area Traffic Improvement project for future consideration whilst retaining the \$75k expenditure budget within the program to supplement costs incurred constructing the new roundabout at RM Williams / Wright Road, eastern intersection.
7. Approve the inclusion of a non-discretionary 2017/18 First Quarter Budget Review \$30k additional expenditure budget allocation for PR23413 Mawson Lakes Fitness Loop and Equipment project.
8. Include within the 2017/18 First Quarter Budget Review, the additional \$54k income and expenditure associated with PR23459 Fairbanks Reserve & Byron Bay Traffic, with the result being nil effect.
9. Include within the 2017/18 First Quarter Budget Review an approved \$20k non-discretionary bid for PR23459 Fairbanks Reserve & Byron Bay Traffic to address the fitness loop additional expenditure.

10. Include within the 2017/18 First Quarter Budget Review an adjustment to income and expenditure budget within PR22512 Drainage & Waterways Planning Program to amend income budget from \$60k to \$0, expenditure budget from \$60k Council contribution to \$70k, with the approval to action upon acceptance of this report.

## 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 AMENDMENTS

#### Amendment to Program

##### PR20018 Play Space / Playground Renewal Program

Within the 2017/18 Play Space / Playground Renewal Program it was proposed to consider rationalisation of the play space at Hailes Green, Salisbury. Community consultation was undertaken with responses received not supportive of the playground removal. It is therefore proposed to retain this playground in the interim. The remaining project balance of \$9k is proposed to be retained within PR20018 Play Space / Playground Program to aid program delivery.

Recommendation: Following community consultation, retain the playground currently located at Hailes Green, Salisbury, and return the associated project balance of \$9k within PR20018 Play Space / Playground Renewal Program.

Impact: Retain existing playground within Hailes Green, Salisbury, in lieu of proposed rationalisation.

### Amendment to Program

#### PR22843 Plant & Fleet Replacement Program

Currently there are significant issues with the two chipper trailers within the fleet. The ability to maintain these items is becoming uneconomical to sustain and causing down time within programs. In addition safety concerns have been raised in relation to these plant items. As a result, research and investigation has been conducted to determine the best solution moving forward. The following amendments to the 2017/18 Plant and Fleet Replacement Program are requested;

- Defer the replacement of two trailers which are in sound condition and their useful life can be extended
- Purchase 2 new 6 inch chippers
- In lieu of replacing a large truck, convert this to the acquisition of two new small chipper vehicles with tipping bodies
- Trade one tow vehicle no longer required

The net result being no increase in the number of plant items just different types. Via the above changes, the current issues can be addressed without the requirement to seek further funds in 2017/18.

Recommendation: Amend the 2017/18 PR22843 Plant and Fleet Replacement Program to reflect the changes as set out in this report (Item No. 2.6.1 Works and Services Committee, 16<sup>th</sup> October 2017).

Impact: Program priority changes to address current sustainability and safety issues.

#### PR13952 School Zones & Pedestrian Crossings Program

As reported to the Works and Services Committee, Item 2.7.1, 18<sup>th</sup> September 2017, options associated with Paralowie R-12 School are being considered and due to the size of the possible works, it is proposed to be funded via the consideration of a 2018/19 New Initiative Bid. Accordingly the endorsed 2017/18 School Zones and Pedestrian Crossings Program now requires amending. Approval of the following changes is sought;

- In lieu of Paralowie R-12 construction, complete pedestrian and traffic treatments at Ward Street/Target Hill Road to assist peak traffic and pedestrian flows to and from Salisbury Heights Primary School.

This change can be achieved within existing available program budgets.

Recommendation: Amend the 2017/18 PR13952 School Zones and Pedestrian Crossings Program to reflect the change as set out in this report (Item No. 2.6.1 Works and Services Committee, 16<sup>th</sup> October 2017).

Impact: Change in priorities within the program

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

In 2016/17 a building condition audit was undertaken to assist in the development of renewal, upgrade and maintenance programs. The result of this audit has now been reviewed and the following building locations are proposed for renewal in 2017/18;

- Burton Community Centre, Burton
- Jack Young Centre, Salisbury
- Little Para Golf Course, Salisbury
- Operations Centre & Poisons Shed, Salisbury South
- Para Hills Senior Citizens Clubrooms, Para Hills
- Pooraka Waste Transfer Station, Dog Pound Office, Pooraka
- Pooraka Waste Transfer Station, Diamonds Communications Offices, Pooraka
- Salisbury East Neighbourhood Community Centre, Salisbury East
- Salisbury West Sports Club, Salisbury Downs
- St Kilda Foreshore Toilets, St Kilda
- St Kilda Interpretive Centre Public Toilets, St Kilda
- St Kilda Playground Toilets, St Kilda

Renewal works to be undertaken may include compliance, roof and gutter replacement, air conditioning/heating replacement, painting, flooring, change room and kitchen renewal. Approval is sought to endorse this program for detailed design and implementation.

Recommendation: The 2017/18 PR18097 Building Renewal Program as set out in this report (Item No. 2.6.1 Works and Services Committee, 16<sup>th</sup> October 2017) be endorsed for detailed design and implementation.

Impact: No impact



**Amendment to Program****PR20548 Bridge Renewal Program**

The severe weather conditions over recent months have had an impact upon the proposed 2017/18 Bridge Renewal Program. Accordingly the following changes in the program are requested;

- Kaurna Park, Burton x 2 bridges - remove from program as the maintenance works completed have sufficiently extended their current useful life.
- Dry Creek, Walkley Heights x 2 bridges – the proposed 2 historical bridges were able to be repaired via insurance, in lieu an adjacent bridge required emergency works as a result of erosion damage with this rectification works commenced immediately. This emergency bridge works can be viewed within Section 3.2, work in progress.
- Little Para River in lieu of 3 bridge renewals in 2017/18, renew 4 bridges and design only of a 5<sup>th</sup>. This specific bridge adjacent Festival Court requires significant work and engineering investigation therefore design only in 2017/18 is appropriate.

These changes can be funded within the existing available program budgets.

Recommendation: Amend the 2017/18 PR20548 Bridge Renewal Program to reflect the changes as set out in this report (Item No. 2.6.1 Works and Services Committee, 16<sup>th</sup> October 2017).

Impact: Program amended to reflect new priorities

## Amendment to Budget

### PR13725 Traffic Management Devices Program

It was planned in 2017/18 to undertake traffic improvements within the Greenfields Industrial Area as part of the Traffic Management Devices Program, however notification has been received that the matching \$75k grant application was unsuccessful. It is proposed to defer this project for reconsideration in 2018/19. A new application for grant funding in 2018/19 has already been prepared for submission. Approval is sought to retain the \$75k matching budget from this proposed project deferral within the program. By retaining this budget it will assist to offset the additional expenditure incurred relocating NBN and telecommunication infrastructure as part of the construction of the new roundabout at the eastern intersection of RM Williams and Wright Road, Walkley Heights. Whilst services had been detected prior to construction, the extent and costs charged by service providers were not known until works commenced. The relocation of this infrastructure exceeded the original allowance within the project and grant funding, however not optional to complete.

Recommendation: Due to an unsuccessful grant application, include within the 2017/18 First Quarter Budget Review, the adjustment of expected income from \$75k to \$0, defer the associated Greenfields Industrial Area Traffic Improvement project for future consideration whilst retaining the \$75k expenditure budget within the program to supplement costs incurred constructing the new roundabout at RM Williams / Wright Road, eastern intersection.

Impact: Deferral of project and retain budget within program.

### PR23413 Mawson Lakes Fitness Loop and Equipment

As part of the 2016/17 program of works, \$75k budget was endorsed to supply and install a new fitness loop at Mawson Lakes. Public consultation was undertaken with minimal responses received. The project then proceeded to detailed design with final equipment locations determined based upon site conditions and existing infrastructure. Following procurement, construction commenced and new feedback was then received from the community opposing some equipment locations. Based upon this feedback the project then returned to consultation and design phase. A new site plan was developed and returned to the community for public consultation. As a result of this redesign the project incurred an additional \$30k of expenditure due to the requirement to relocate some equipment items, reconfiguration of existing site irrigation system, drainage works and staff time to redesign and project manage. Accordingly approval is required to adjust the budget for this project as part of the 2017/18 First Quarter Budget Review.

Recommendation: Approve the inclusion of a non-discretionary 2017/18 First Quarter Budget Review \$30k additional expenditure budget allocation for PR23413 Mawson Lakes Fitness Loop and Equipment project.

Impact: Additional budget allocation and project construction delays

**Amendment to Budget****PR23459 Fairbanks Reserve & Byron Bay Traffic**

City of Salisbury was able to successfully work with Bethany Christian School and Temple College to complete works at Fairbanks Drive Reserve, traffic modifications in Byron Bay Drive and car park improvements at Paralowie. Project variations and scope additions were agreed and the required contribution by the schools was received. Accordingly a 2017/18 First Quarter Budget Review item is required to adjust the income and expenditure budget by \$54k to reflect this additional income and expenditure, result being nil effect.

In addition, as part of the installation of the fitness loop and equipment within Fairbanks Drive Reserve, an additional \$20k of expenditure was incurred due to site conditions which required additional drainage works to enable work to be completed and footings not to be undermined.

**Recommendation:**

Include within the 2017/18 First Quarter Budget Review, the additional \$54k income and expenditure associated with PR23459 Fairbanks Reserve & Byron Bay Traffic, with the result being nil effect.

Include within the 2017/18 First Quarter Budget Review an approved \$20k non-discretionary bid for PR23459 Fairbanks Reserve & Byron Bay Traffic to address the fitness loop additional expenditure.

**Impact:** Additional budget allocation

**Amendment to Budget****PR22512 Drainage & Waterways Planning Program**

It was proposed in 2017/18 as part of the Drainage and Waterways Planning Program to undertake stormwater management planning Little Para / Edinburgh Parks. As part of this, \$60k of income was estimated to be received. Further to this initial concept within the New Initiative Bid, City of Salisbury staff have been working with City of Playford, Town of Gawler, Natural Resources Management (NRM) Board and Stormwater Management Authority (SMA) to determine how this can be best managed across the various parties involved. This stormwater management planning work is estimated to cost approximately \$500k, exc GST, and proposed to receive the following contributions;

- City of Salisbury \$70k
- Town of Gawler \$18k
- City of Playford \$284
- NRM Board \$80k
- SMA \$214k

A First Quarter Budget Review Bid is required to amend this change in scope and budget. City of Playford will take the lead on this project, therefore City of Salisbury will no longer receive income and be required to contribute their portion.

Recommendation: Include within the 2017/18 First Quarter Budget Review an adjustment to income and expenditure budget within PR22512 Drainage & Waterways Planning Program to amend income budget from \$60k to \$0, expenditure budget from \$60k Council contribution to \$70k, with the approval to action upon acceptance of this report.

Impact: Change in how project will be managed



3.2 SEPTEMBER 2017 HIGHLIGHTS

Recent Completions

Bridge Removal, Parafield



Prince Street Major Flooding Program





**Work in Progress**

**Walkley Heights Emergency Bridge Works**



**Pitman Park, Salisbury, Amenity upgrade around water feature and ornate**



**4. CONCLUSION / PROPOSAL**

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

**CO-ORDINATION**

Officer: Executive Group  
Date: 09/10/2017







**2. CONSULTATION / COMMUNICATION**

## 2.1 Internal

- 2.1.1 Manager Environmental Health and Safety
- 2.1.2 Team Leader General Inspectorate

## 2.2 External

- 2.2.1 Other Local Governments
- 2.2.2 Council's Lawyers
- 2.2.3 Dog and Cat Management Board

**3. REPORT**

3.1 Council currently has nine fenced Dog Park locations across the City, these being;

- Baltimore Reserve, Parafield Gardens
- Canterbury Drive Reserve, Salisbury Height
- Dry Creek Linear Park, Mawson Lakes
- Golding Oval, Para Vista
- Happy Home Reserve, Salisbury North
- Jenkins Reserve, Salisbury Park
- Kingswood Crescent Reserve, Paralowie
- The Paddocks, Para Hills West
- Pooraka Unity Park, Pooraka

3.2 The delivery of dog park facilities has changed considerably since these dog parks have been developed within the City.

3.3 In 2013 the Dog and Cat Management Board of SA released 'Unleashed - Guide to successful Dog Parks'. This identifies key planning considerations for the development of off-leash dog parks, such as hard elements (signage, exercise or reserve furniture) as well as circulation and other site considerations to ensure the success of such facilities and the wellbeing of dog and owner.

3.4 In the last five years Council has further developed existing dog parks with upgrades to all sites, to better meet the needs of the community utilising existing parks.

3.5 When engaging with the community for other projects, staff have taken on board other comments for dog park improvements. These being separate access gates to reduce conflicts between dogs when entering or exiting the parks, better facilities (seating and shelter) for existing parks and the establishment of parks specifically for small dogs.

3.6 Currently Golding Oval and Jenkins Reserve Dog Parks have two separate fenced areas which are able to cater for separation of small and large dogs for off-leash exercise. These areas have not been specifically identified as small dog parks.

- 3.7 In consultation with internal stakeholders and other local governments the determination of a small dog classification is not easy to define. Other local governments have a classification for a small dog either by weight or height. This classification is advisory only and is not enforceable as the classification is not written into Council by laws.
- 3.8 The development of a specific small dog park would require a clear definition of what is a small dog. Defining a small dog by age, weight or even breed would make enforcement of the law impossible in the field as neither of these could be assessed by a visual reference.
- 3.9 The only scope to allow for easy visual definition of a small dog is by height. This could be clearly defined and indicators provided at the access to the small dog park, for users to check on eligibility to enter. A quick guide can be developed that would allow users to visually check the height of their dog and determine if they are classified as a small dog.
- 3.10 Dog park usage rules would apply, as per other dog parks and much of the enforcement would rely on education and encouragement in the first instance and a significant reliance on users self-enforcing the rules.
- 3.11 It is anticipated that whilst small dog parks will only be for smaller dogs, the existing dog parks will remain accessible to all dogs.
- 3.12 Research is being undertaken by staff in order to define a small dog and to establish the height of small dog and this is yet to be concluded. Dogs are measured at the shoulder for height and early research indicates a maximum height should be set somewhere between 12 to 18 inches or 30 to 46cm as the preferred height for a small dog. This range includes some 125 to 319 breeds (<http://dogs.petbreeds.com/d/a/Small>).
- 3.13 Legal advice has been sought on the enforcement of any small dog laws associated with developing a small dog park. This would require amendment to the current by-laws to include a definition of small dog as decided, (eg. small is defined as a dog that measures a maximum height of xx centimetres measured at the shoulder).
- 3.14 This new definition and restriction in the by-law for small dog parks would require an amendment to be made to the by-law. Whilst a by-law can be amended at any time, this involves the same process as occurs for a by-law review (including public consultation, referral to Dog and Cat Management Board, adopting and gazetting the amended by-law and referring it to Parliament).
- 3.15 Council could consider the development of additional fenced areas for small dogs at locations of existing dog parks, so as to provide alternate exercise options for small dog owners in a fenced area however, any enforcement of these provisions will require amendments to the by-laws.
- 3.16 The height of a small dog does not need to be defined at this stage, but will be included as part of the by-law review and consultation process.

**4. CONCLUSION / PROPOSAL**

- 4.1 The development of alternate fenced areas adjacent to existing dog parks which are able to cater for small dogs and their owners is seen by staff as a preferred option as they capitalise on location, access and available services at existing Dog Park sites.
- 4.2 The development of these additional fenced spaces could be in the order of \$35,000 - \$65,000 depending on size, facilities provided and alterations to existing dog park infrastructure required, which will differ between all sites. Some sites may not be suitable for this option and as such will be subject to further consultation to identify alternative locations should they be required.
- 4.3 Projects could be developed for the development of the small dog areas at existing Dog Park locations for consideration as part of the 2018/19 budget deliberations.
- 4.4 Amendments to Council By-Laws to allow for inclusion of a small dog definition to enable enforcement of small dog park limits and ensure users comply, will require an estimated budget of \$3000 for costs associated with legal fees, consultation and gazettal of amended by-laws.

**CO-ORDINATION**

Officer: Executive Group  
Date: 09/10/2017

<b>ITEM</b>	2.6.3		
	<b>WORKS AND SERVICES COMMITTEE</b>		
<b>DATE</b>	16 October 2017		
<b>PREV REFS</b>	Council	OB2	28/08/2017
	Works and Services Committee	2.6.2	20/02/2017
<b>HEADING</b>	Flooding Issues - Anzac Plantation Catchment, Salisbury Heights		
<b>AUTHORS</b>	Dameon Roy, Manager Technical Services, City Infrastructure Jason Tamas, Team Leader Civil Design & Traffic, City Infrastructure		
<b>CITY PLAN LINKS</b>	2.4 Have urban and natural spaces that are adaptive to future changes in climate.		
<b>SUMMARY</b>	This report provides information and costings on providing a permanent long term solution at the Anzac Plantation Catchment at Salisbury Heights.		

#### **RECOMMENDATION**

1. Council receive and note the information in this report.

#### **ATTACHMENTS**

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

1. Plan of approved long term solution at the Anzac Plantation Catchment

#### **1. BACKGROUND**

- 1.1 In December 2016 Adelaide experienced above average rain fall and above average storm intensities that resulted in wide spread localised flooding within the City of Salisbury that were reported to Council staff.
- 1.2 As a result of the flooding a report was provided and approved in February 2017 (Item No. 2.6.2 Works and Services Committee) an additional budget for \$500,000 which was to be used for flood mitigation works at the following sites that were affected by the storm event.
  - 1.2.1 Anzac Street, Salisbury Heights
  - 1.2.2 Smith Road, Salisbury East
  - 1.2.3 Heidenreich Avenue, Salisbury Downs
  - 1.2.4 Burri Street / Mozart Avenue, Ingle Farm

- 1.3 At the Council meeting held in August 2017 staff were asked to bring back a report and costings on providing a permanent long term solution at the Anzac Plantation Catchment at Salisbury Heights. Council's resolution was as follows:

***OB2 Flooding Issues – Anzac Plantation Catchment***

1. *That Council acknowledge previous flooding issues relating to the Anzac Plantation Catchment at Salisbury Heights.*
2. *The Mayor, CEO and relevant General Manager attend Mr Rigby's home and discuss the issue, subject to clarification of the current status of consideration by the Mutual Liability Scheme.*
3. *Staff bring back a report and costings on providing a permanent long term solution at the Anzac Plantation Catchment at Salisbury Heights.*

***Resolution No. 0001/2017***

## **2. REPORT**

### **Immediate Proposed Flood Mitigation Works:**

- 2.1 Flood mitigation at this location is to ensure that there is an adequate overland flow path for excess stormwater (overland flow) coming down the catchment and over Anzac Street when the stormwater system is at capacity. This will mitigate the future potential of flooding of homes.
- 2.2 Outlined below is the proposed flood mitigation works to be read in conjunction with the attached plan:
  - 2.2.1 Area 1: Lower the area surrounding the side entry pit to channelise overlandflow towards the new spoon drain on the eastern side of Anzac Street.
  - 2.2.2 Area 2: Remove the existing spoon drain and install a new side entry pit (SEP) at the new low point in the road that will direct storm water overland flow towards the reserve.
  - 2.2.3 Area 3: Lower the existing kerb and footpath on the western side of Anzac Street to allow overland flow to enter the reserve.
- 2.3 The proposed works for this area have been estimated to cost \$70,000 and is scheduled for construction in the 2017/2018 financial year.

## **3. Future Development Considerations in the Upper Catchment**

- 3.1 Stormwater management is a key consideration for all developments, including Coomurra Drive. The policy is that there should be no substantial increase of stormwater flow rate and volume that increases the risk of flooding downstream. The City of Salisbury has prepared guidelines specifically for the development of Coomurra Drive. The guide is on council's website and was posted to all the owners.
- 3.2 Every stage of the development of Coomurra Drive will be accompanied by a detailed engineering report to demonstrate compliance with this requirement.
- 3.3 In respect to financial contributions paid to council, Council will enter into agreements with developers to manage the stormwater flow & volume from their site in the council drainage network rather than on site. The benefits of such

arrangements are that Council can create greater improvements in the drainage networks that can reduce current flood risks.

**4. CONCLUSION**

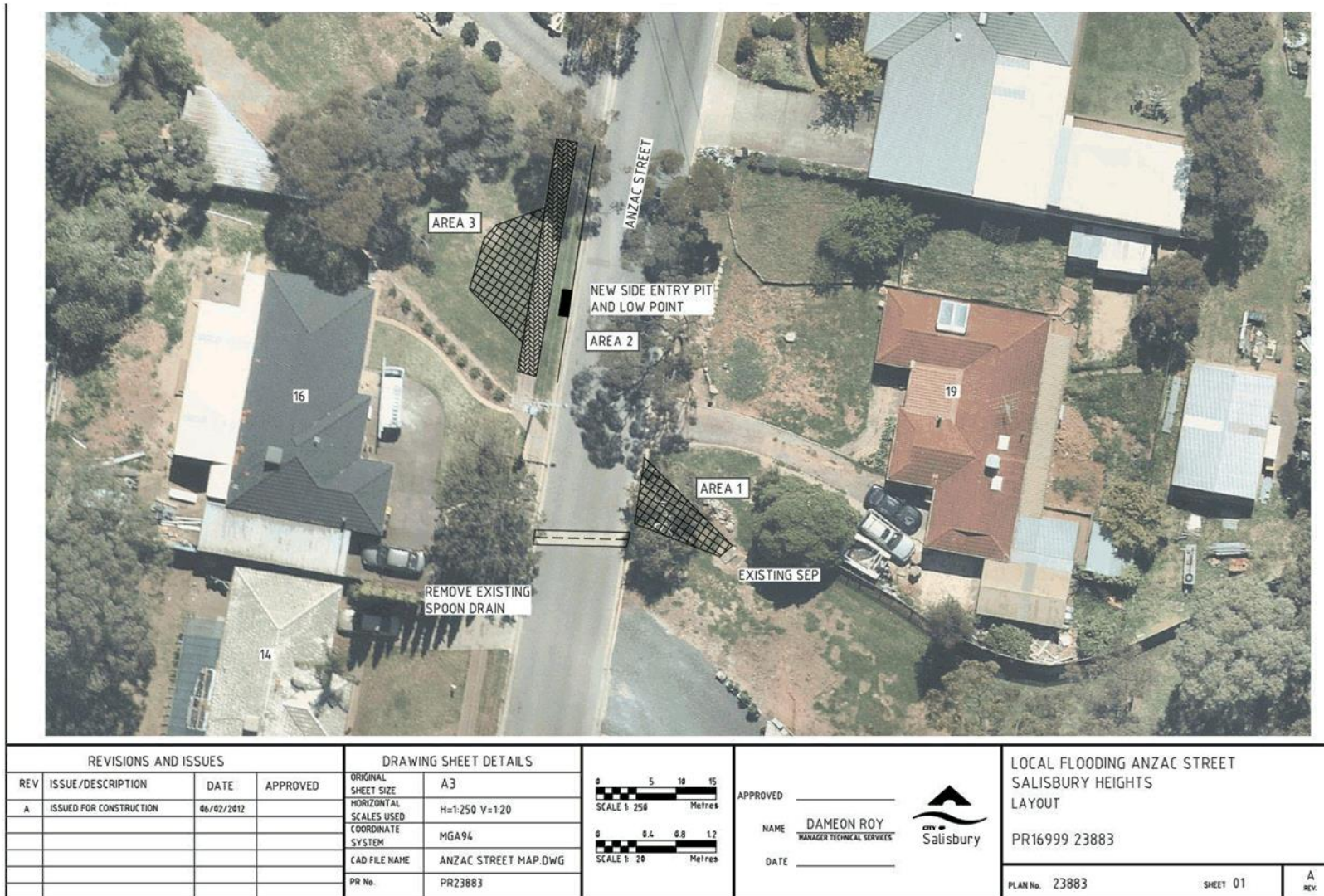
- 4.1 Within the Local Flooding Program 16999, \$70,000 has been allocated for flood mitigation works on Anzac Street, Salisbury Heights which will ensure that there is an adequate overland flow path for excess storm water (overland flow) coming down the catchment and over Anzac Street when the storm water system is at capacity. This will mitigate the future potential of flooding of homes.
- 4.2 The Chief Executive Officer has met with Mr Rigby and discussed the issues surrounding the matter.

**CO-ORDINATION**

Officer: Executive Group  
Date: 09/10/2017







Item 2.6.3 - Attachment 1 - Plan of approved long term solution at the Anzac Plantation Catchment



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<b>ITEM</b>	2.6.4
	<b>WORKS AND SERVICES COMMITTEE</b>
<b>DATE</b>	16 October 2017
<b>HEADING</b>	Salisbury Wetlands - Management and Opportunities
<b>AUTHOR</b>	Lisa Cuculowskyj, Salisbury Water Retail Coordinator, Business Excellence
<b>CITY PLAN LINKS</b>	2.1 Capture economic opportunities arising from sustainable management of natural environmental resources, changing climate, emerging policy direction and consumer demands. 2.3 Have natural resources and landscapes that support biodiversity and community wellbeing. 3.2 Have interesting places where people want to be.
<b>SUMMARY</b>	This report provides Council information on the current management of Salisbury Wetlands, water quality issues, impacts on the Barker Inlet and the potential for additional community engagement activities, in response to requests for reports from Council on the 28 <sup>th</sup> August 2017.

#### **RECOMMENDATION**

1. That the report be received and noted.
2. That Council note the ongoing importance of the Salisbury wetland program in contributing to the Adelaide Coastal Water Quality Improvement Plan, managed by the SA EPA.
3. That staff proceed with detail design and costings to facilitate kayaking at the Greenfield wetlands and report back to Council.

#### **ATTACHMENTS**

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

1. Extract from Local Government Act
2. Extract from Environment Protection Act

#### **1. BACKGROUND**

- 1.1 This report is in response to the following requests for information received via Questions on Notice at Council, 28 August 2017.
  - 1.1.1 OB 8 – Wetlands Water Quality - That staff report back on the water quality of City of Salisbury wetlands and any issues arising from the assessment.
  - 1.1.2 OB 7 – Barker Inlet Wetlands Program - That staff report back on the impact of the City of Salisbury wetlands program on the Barker Inlet.

- 1.1.3 OB6 – Recreational Use of Greenfields Wetlands - That staff report back on what is required to enable people from the community to be able to kayak or canoe on the Greenfields Wetlands.

## 2. CITY PLAN CRITICAL ACTION

- 2.1 Not Applicable.

## 3. CONSULTATION / COMMUNICATION

### 3.1 Internal

- 3.1.1 City Infrastructure Department - Technical Services
- 3.1.2 City Infrastructure Department - Field Services
- 3.1.3 Business Excellence Department - Communications & Customer Relations

### 3.2 External

- 3.2.1 Reconciliation Action Plan (RAP) Working Group
- 3.2.2 Environment Protection Authority / Kaurna Stakeholder Group for the Catchment to Coast Program.

## 4. CURRENT WETLAND MANAGEMENT

- 4.1 Council's priority in managing wetlands is based on legislative requirements to provide drainage and flood protection for property. The Local Government Act 1999 provides for action to protect property from local flooding, by the preparation and implementation of Stormwater Management Plans (SMP). (Refer to Attachment 1 for relevant details from the Local Government Act).
- 4.2 In addition to Council's specific responsibilities under the Local Government Act 1999, Council also has a general duty to ensure environmental, social and economic outcomes for the community. These are reflected in the City Plan.
- 4.3 The Environment Protection Act 1993 sets out more specific environmental responsibilities (refer to Attachment 2 for a summary of the EPA Act 1993 and the regulatory instruments and guidelines that impact on Council activities in relation to water management).
- 4.4 Under these instruments and guidelines, the EPA have limited enforcement capability, except where a prescribed activity is specifically licenced eg Managed Aquifer Recharge (MAR). As stormwater discharge is not licenced, much of Adelaide's stormwater is still discharged directly to the coastal environment with little if any treatment. However, the City of Salisbury has always taken a proactive approach to ensuring that the broader environmental/social responsibilities are addressed and our wetlands are a very important part of achieving this.
- 4.5 Options for a tighter regulatory regime eg licencing for stormwater discharge to marine environments, are regularly reviewed by the EPA. This has some potential for the cost burden of stormwater management to be better shared across Councils.

- 4.6 However, at the moment it is largely Council's commitment to meeting environmental and social responsibilities that are the primary driver for the resourcing of wetland management and the ultimate community benefits that are derived from the Salisbury wetlands.

## 5. DEPARTMENT/DIVISION RESPONSIBILITIES

### 5.1 City Infrastructure Department responsibilities:

- The City Infrastructure Department has the lead role in implementing Councils legislative responsibilities in relation to drainage and flood mitigation.
- The Technical Services Division has responsibility for development and implementation of Stormwater Management Plans (SMP).
- The Infrastructure Delivery Division has responsibility for design and construction of new drainage and flood mitigation schemes.
- The Field Services Division has responsibility for the maintenance of all drainage and flood mitigation infrastructure, including water courses and wetlands.

### 5.2 Business Excellence Department responsibilities:

- 5.2.1 The Salisbury Water Business Unit, a Division of the Business Excellence Department, has the lead role in implementing Council's responsibilities under the Water Industry Act, 2012. This Act is primarily about recycled water supply to customers, however as we source most of the recycled water from the wetlands and store in the natural aquifers, other legislative requirements are triggered.
- 5.2.2 All aspects of water harvesting from the wetlands, environmental and water quality monitoring and aquifer storage have to meet EPA licence requirements for the prescribed activity of Managed Aquifer Recharge (MAR).
- 5.2.3 Hence, MAR licences have become the primary driver for Council's environmental monitoring and management efforts in the larger wetlands that are used for recycled water.
- 5.2.4 Note, the MAR process also requires licences and approvals from the Department of Environment Water and Natural Resources (DEWNR) for volume management; the Essential Services Commission of SA (ESCOSA) for customer service standards; and the Office of the Technical Regulator (OTR) for customer safety and reliability of supply.

### 5.3 City Development Department responsibilities:

- 5.3.1 The City Development Department has a key role in ensuring adequate drainage and flood mitigation infrastructure is included in new developments.
- 5.3.2 The Environmental Health & Safety Division also has a key role in implementing the EPA's Codes of Practice for Stormwater Pollution, by carrying out compliance checks on building sites and commercial premises.



## 6. RESPONSE TO QUESTIONS ON NOTICE

- 6.1 OB 8 – Wetlands Water Quality - That staff report back on the water quality of City of Salisbury wetlands and any issues arising from the assessment.
- 6.1.1 All large wetlands in Salisbury have water harvesting and MAR activities associated with them. Consequently they are managed as ‘prescribed activities’ requiring an EPA licence under the EPA Act 1993.
- 6.1.2 The EPA licences have an associated water quality monitoring and reporting program which requires a comprehensive quality testing regime. This includes on-line instrumentation for salinity, pH and turbidity which is monitored by Water Business staff. Text messages alert operators to ‘alarms’ and they have 24/7 access to the data via a web-based System Control and Data Acquisition (SCADA) system. Sampling and laboratory testing is mandated on a 50ML basis. 50ML equates to slightly greater than a weekly basis, following rainfall events for each scheme, consequently the EPA have permitted a routine weekly sample collection regime. Salisbury Water have engaged contractors, the Australian Water Quality Centre (AWQC) to undertake this routine sampling and laboratory testing of the wetlands against the comprehensive list of potential pollutants listed in the EPA licences.
- 6.1.3 The licenced pollutants are determined from a 5 yearly Catchment Risk Assessment that investigates the historical and current land uses within each catchment. The Catchment Risk Assessment is reviewed by the EPA and ‘pollutants of concern’ are then listed on the EPA licence for ongoing monitoring and reporting.
- 6.1.4 Any ‘exceedance’ of licence criteria is reported to the EPA immediately and corrective action taken. This involves identification of the source of the problem e.g. a sewer spill, an industrial discharge, mobilization of historic contamination from a construction site.
- 6.1.5 Usually exceedances relate to issues such as herbicides that have been used in close proximity to a wetland. A clean-up is often not practical as the contaminant can be quite dispersed through the wetland. The wetland itself, given time, will often be the best treatment solution. Consequently, the response is likely to involve containing the contaminant within the wetland, if possible, and to cease harvesting/MAR until a subsequent sample analyses meets the water quality targets.
- 6.1.6 All data from laboratory results and on-line instrumentation is compiled and provided to the EPA in an annual Compliance Report.
- 6.1.7 The approach for small wetlands and ornamental lakes that are not licenced, is less rigorous. As there is no legislative or economic imperative, these water bodies are only sampled and analysed on an as-needs basis ie it is generally an aesthetic issue e.g. an algal bloom that will trigger monitoring.
- 6.1.8 Current budgeted spend for the environmental wetland monitoring is \$116,000 per annum for 8 MAR licenced wetlands. (Note, this figure does not include additional customer assurance water quality monitoring and testing)

- 6.1.9 On a pro-rata basis, the cost of monitoring all minor wetlands and lakes to the same extent as the licensed schemes would result in additional costs of \$812,000/year.
- 6.1.10 The current response, when staff or community members report an issue, is to carry out an ‘ad hoc’ laboratory analyses to identify the cause of the problem. The most common issue in the small water bodies is rapid growth of algae due to high nutrient concentrations, as water becomes warmer and evaporates during summer. Resident attempts to hold water levels in natural wetlands, which occurs frequently at Mawson Lakes, often exacerbates the problem as the ‘top-up’ water is often the nutrient-rich recycled waste water supplied by SA Water for irrigation purposes in Mawson Lakes.
- 6.1.11 The best solution for algal blooms in small natural wetlands is to allow the wetland to go through the natural wetting/drying cycle. Fact sheets are available on the Council website and are letter-dropped to manage community concerns when an issue arises.
- 6.1.12 The City Infrastructure staff responsible for ornamental lake management may resort to chemical treatment to overcome aesthetic issues, as drying out is not a popular option for residents. Further work on alternate options, eg flushing of ornamental lakes, is being investigated.
- 6.1.13 At this stage, it is recommended that no change is made to the current water quality assessment processes for non-licensed water bodies ie small wetlands and ornamental lakes.
- 6.2 OB 7 – Barker Inlet Wetlands Program - That staff report back on the impact of the City of Salisbury wetlands program on the Barker Inlet.
- 6.2.1 The EPA has a number of relevant programs, briefly described below, which Salisbury supports and participates in.
- 6.2.2 The Adelaide coastal waters include the Barker Inlet, Port Waterways and metropolitan beaches, extending from Sellicks Beach in the south to Port Gawler in the north. They include the waters approximately 20 km offshore. Adelaide’s coastal waters are part of the waters of Gulf St Vincent and include areas of seagrass and subtidal reef environments supporting important feeding grounds and nurseries for fish, crustaceans, mollusks and marine mammals. Maintaining good water quality is essential for the maintenance of these marine habitats and important for industry and the recreational uses of Adelaide’s coastal waters and metropolitan beaches.
- 6.2.3 While annual figures for some water quality parameters to the Barker Inlet are reported in Council’s Annual Report, it is important to note that these figures can be greatly affected by significant storm events. They cannot be viewed in isolation and monitoring data and impacts on the coastal waters must be analysed over a much longer duration to have any credible scientific meaning.
- 6.2.4 It is the role of the SA EPA to carry out the monitoring and scientific evaluation. Our data to the EPA is important, but only considered over a longer time period and in the context of other impacts.

- 6.2.5 Salisbury has committed to working with the Environment Protection Authority (EPA) to help achieve the State's objectives under the Adelaide Coastal Water Quality Improvement Plan (ACWQIP).
- 6.2.6 Under the ACWIP, the EPA has implemented the Catchment to Coast (C2C) project for Metropolitan Adelaide.
- 6.2.7 The C2C project is focused on stormwater quality improvement across urban Adelaide. It is a 5-year project funded through the Australian Government National Landcare Programme.
- 6.2.8 The C2C project is focused on community engagement to improve coastal water quality by improving stormwater quality at catchment, sub-catchment and local scale across the Adelaide region. Building community capacity for water quality improvement is the main strategy and it involves on ground action, interpretive signage at specific sites and some monitoring to inform managers of stormwater on how to best reduce sediment, coloured dissolved organic matter (CDOM) and nutrient loads from stormwater in the Adelaide region.
- 6.2.9 The C2C project has 6 sub-projects which will contribute towards improving Adelaide's urban waterways and achieving the objectives of the ACWQIP.
1. Taking action at a local level
  2. Support for community awareness
  3. Developing water sensitive urban design (WSUD) demo sites
  4. Working with the Aboriginal people to promote cultural connections
  5. Rain Garden 500 - Rain Garden 500 is a 3-year grant program where local councils, community groups, schools, sports clubs, or a group of motivated individuals can apply for funding to build a rain garden in the Adelaide Region.
  6. Monitoring across catchments and sub-catchments in Adelaide
- The aim of this subproject is to have better informed stormwater management in the future through monitoring of stormwater across different seasons and sites to fill in knowledge gaps on runoff info to Adelaide's coastal waters. This includes:
- Gap monitoring of sediment from drains and catchments
  - Water quality monitoring of drains with University of SA
  - Conceptual model development for Adelaide coastal waters
  - Comparison of data from stormwater audits in 2013 and 2014
- 6.2.10 Council has been successful in obtaining a grant of \$50,000 (ex GST) from the Environment Protection Authority (EPA) as part of the Rain Garden 500 sub-project.
- 6.2.11 The monitoring information collected by the EPA from their own programs and Council reporting is used to produce Aquatic Ecosystem Condition Reports (AECRs) to look at changes in seagrass health in the Spencer Gulf along the Adelaide coast.



- 6.2.12 The most recent published report, relevant to the City of Salisbury is: “Nearshore Marine Aquatic Ecosystem Condition Reports - Gulf St Vincent bioregional assessment report 2010–11”
- 6.2.13 The 2010-11 report largely reports the extent of the marine environment issues. Positive impact of the Salisbury Wetlands cannot be deduced from this report. However, comparison of the most recent data against the 2010-11 report should provide some insight into the effectiveness of the wetlands.
- 6.2.14 Staff have requested that the EPA provide the most recent data but this has not been received to date. The 2010-11 report can be accessed at [www.epa.sa.gov.au/files/477489\\_marine\\_gsv2010\\_11.pdf](http://www.epa.sa.gov.au/files/477489_marine_gsv2010_11.pdf)
- 6.3 OB6 – Recreational Use of Greenfields Wetlands - That staff report back on what is required to enable people from the community to be able to kayak or canoe on the Greenfields Wetlands.
- 6.3.1 As noted in response to Questions on Notice (QON1 – Cr Pilkington) Council 28 August 2017:
- ‘Greenfields Stage 1 (the Watershed) is the only wetland that could reasonably accommodate kayak tours for most of the year. The wetlands are designed and operated to capture and filter urban pollutants to prevent them getting into the marine environment. They are routinely monitored, under EPA licences, for over 70 chemicals (e.g. pesticides, herbicides etc.) of concern. There should be no change to Council policy that currently prevents swimming, fishing, drinking from and boating in the wetlands. Managed kayaking activities could be facilitated and appropriately resourced, but only when the water quality meets human contact standards and only when it would not impact on MAR water harvesting activities.’*
- 6.3.2 As noted in response to OB8, Wetlands Water Quality is regularly monitored and reported, but only during harvesting periods to ensure compliance with EPA licensing criteria. In order to allow recreational kayak/canoe activities to occur at Greenfield Wetlands an increase in the number of tests would be required.
- 6.3.3 Weekly testing would be the minimum recommended to ensure potential issues are quickly identified. The cost for environmental monitoring is nominally \$900 per wetland per sampling event ie \$900 per week minimum.
- 6.3.4 To limit the cost and still provide an appropriate environment, the suggested way of approaching this would be to ‘open’ selected wetlands for water-based activities for short periods.
- 6.3.5 The selected ‘open’ periods should not conflict with other activities, for example water harvesting and bird nesting. Most summers result in low water levels in the wetlands that would also limit activities. The drying cycle is important for controlling weeds and pest species. In particular it is a very effective, natural way of controlling European Carp. Hence, the summer period is a logical period for the wetlands to be ‘closed’.

- 6.3.6 This would typically leave a 6-week 'window' in late spring/early summer and another 6 week 'window' in autumn which could be ideal periods to 'open' the wetlands. Obviously, this will vary based on storm events.
- 6.3.7 If this managed approach is taken, it is recommended that the wetlands are not simply opened to the public. In the past, there have been numerous issues with litter and damage to wetland vegetation, and dogs in the wetlands harassing wildlife.
- 6.3.8 The recommended approach would be to organize a series of wetland events that encourage public engagement in a controlled environment or private companies e.g. kayak rental firms, could be licensed to provide managed activities during the wetland 'open' seasons.
- 6.3.9 Additional costs for environmental monitoring, based on \$900 per wetland per sampling event are indicated below:
- Greenfields – kayaking & fishing for 12 weeks per year = \$10,800/year**
- Kaurna Park - no change recommended in line with current use of the site.
- Whites Road – no change recommended in line with current use of the site.
- The Paddocks – no change recommended in line with current use of the site.
- Unity Park – no change recommended in line with current use of the site.
- (Note: Parafield wetlands is on airport land and the Edinburgh South wetlands are on Department of Defence land and consequently are not open to the public)
- 6.3.10 Due to resource implications, and safety and insurance requirements for recreational kayak/canoe activity it is recommended that a third party be engaged to run the activity. There are several different organisations that may be willing to undertake this work. An expression of interest could be sought in order to engage a suitable service provider.
- 6.3.11 The EPA funded Rain Garden project involves the installation of a demonstration/training rain garden at the Greenfields site at 665 Salisbury Highway, Mawson Lakes. The rain garden is to be installed in the existing carpark area, transforming part of the carpark into a safer and more usable bus turn around, with the rain garden featuring in the middle and interpretive elements in the adjacent garden area.
- 6.3.12 As part of their plans to increase community capacity, the EPA is aiming to provide training for Kaurna youth, and to encourage private companies and Councils to engage Kaurna youth in ongoing raingarden and wetland maintenance. The EPA is very supportive of this project as they see it as a key educational site.

- 6.3.13 Consultation has occurred with Kaurna, Community and Internal Stakeholders to inform the design for the Rain Garden to ensure that it meets the requirements for its intended ongoing training purposes.
- 6.3.14 There is now an excellent opportunity to extend the current stakeholder engagement. It is recommended that further consultation and design work be undertaken to facilitate activation of the Greenfields Wetlands Precinct for organized activities such as kayaking.

## **7. CONCLUSION / PROPOSAL**

- 7.1 The water quality of the major City of Salisbury wetlands is managed tightly to comply with EPA licence requirements.
  - 7.1.1 Small wetlands and ornamental lakes are currently managed on an as-needs basis. This is an area which requires ongoing work and consideration should be given to resident consultation, drainage and flushing of the ornamental lakes in order to reduce chemical treatment costs and achieve the most cost-effective solution for aesthetic issues.
- 7.2 The City of Salisbury wetlands program contributes to a much large urban water management program, with the SA EPA as the lead agency for environmental monitoring and management.
  - 7.2.1 The effectiveness of the Salisbury wetlands program on improving water quality and natural ecosystems in the Barker Inlet is difficult to differentiate from other impacts, in particular large storm events that can distort environmental monitoring results. Data assessments have to be done over periods of many years.
  - 7.2.2 The currently available published data dates back to 2010–11. The EPA has been requested to provide up to date data so that an evaluation can be made to determine if the wetlands are providing any measurable improvement.
- 7.3 In order to enable people from the community to be able to kayak or canoe on the Council wetlands, it is recommended that the effort be focused solely on Greenfields Wetlands, as this is the largest wetland with a viable water level for most of the year.
- 7.4 It is recommended that further stakeholder engagement and detailed design/costing occur to establish safe facilities for kayak launching and set-down.

### **CO-ORDINATION**

Officer: Executive Group  
Date: 09/10/2017



## **Attachment 1. Extract from the Local Government Act, 1999**

‘Section 24—Special powers in relation to land

(1) Without limiting any other provision of this Act, the Authority may, for the purpose of taking action required by an order in accordance with clause 20 and a council may, for the purpose of taking action consistent with the provisions of an approved stormwater management plan or a condition imposed on approval of a stormwater management plan or action required by an order under clause 20—

- (a) enter and occupy any land; and
- (b) construct, maintain or remove any infrastructure; and
- (c) excavate any land; and
- (d) inspect, examine or survey any land and for that purpose—
  - (i) fix posts, stakes or other markers on the land; and
  - (ii) dig trenches or sink test holes in the land to determine the nature of the top soil and underlying strata; and
  - (iii) remove samples for analysis; and
- (e) alter water table levels, stop or reduce the flow of water in a watercourse, divert water flowing in a watercourse to another watercourse or to a lake or control the flow of water in any other manner; and
- (f) hold water in a watercourse or lake or by any other means; and
- (g) divert water to an underground aquifer, dispose of water to a lake, underground aquifer or the sea, or deal with water in any other manner; and
- (h) deepen, widen or change the course of a watercourse, deepen or widen a lake or take action to remove any obstruction to the flow of water; and
- (i) undertake any other form of work (including work undertaken for the purposes of stormwater management or flood mitigation); and
- (j) undertake any testing, monitoring or evaluation; and
- (k) undertake any other activity of a prescribed kind.

Note: Managed Aquifer Recharge (MAR) is a prescribed activity, requiring an EPA licence for each MAR scheme and an associated Environmental Monitoring and Reporting Program.



## Attachment 2. Summary of regulations under the Environment Protection Act 1993, that impact on Water Quality

The *Environment Protection Act 1993* provides the regulatory framework to protect South Australia's environment, including land, air and water.

Everyone has an overarching 'general environmental duty' to protect the environment, under this legislation.

The EPA (and other bodies) administer the Act through a suite of legislative and non-legislative policies and regulatory tools to address environmental issues.

### Regulatory tools under the *Environment Protection Act 1993*

Legal instruments	Explanation
<b>Environment Protection Policy (EPP)</b>	<p>Established under section 28 of the Act with accompanying consultation requirements, an EPP:</p> <ul style="list-style-type: none"> <li>• has the force of a standard imposed by Parliament</li> <li>• may impose mandatory provisions with penalties</li> <li>• is developed for a specific area, eg waste, water, air, noise.</li> <li>• Environment Protection (Water Quality) Policy 2015 has the main impact on Council's management of water courses and wetlands</li> <li>• Typical polluting activities which are offences under the policy include washing a vehicle on the street, washing animal faeces into a stormwater drain, and allowing dirt from a building site to enter the stormwater system.</li> <li>• The Water Quality Policy prohibits the pollution of the stormwater system and our natural waters. The policy has general obligations which every person, business and industry must comply with as well as specific obligations for particular activities.</li> </ul>
<b>Regulations</b>	<p>As subordinate legislation made under section 140 of the Act, regulations:</p> <ul style="list-style-type: none"> <li>• may give effect to administrative arrangements (eg container approvals under the beverage container provisions)</li> <li>• may provide details of issues broadly established under the Act</li> <li>• may be made for any purpose: 'such regulations as are</li> </ul>

Legal instruments	Explanation
<b>Code of Practice (Code)</b>	<p data-bbox="592 210 1350 282">contemplated by, or as are necessary and expedient for the purposes of, this Act' [section 140(1)].</p> <p data-bbox="496 300 1023 338">A Code regulates a specific activity and:</p> <ul data-bbox="544 376 1401 1998" style="list-style-type: none"> <li data-bbox="544 376 1401 448">• is enforceable, via an environment protection order (EPO) or mandatory provisions of an EPP</li> <li data-bbox="544 486 1201 524">• provides direction and control over an industry</li> <li data-bbox="544 562 1313 633">• sets measurable outcomes, eg 'you must achieve certain defined levels/limits'</li> <li data-bbox="544 672 1390 710">• requires extensive consultation in development and alteration</li> <li data-bbox="544 748 1393 853">• can incorporate specific industry elements of umbrella policies (eg 'Piggeries' code may incorporate air, water, waste and noise provisions)</li> <li data-bbox="544 891 1262 963">• may link to and operate under legislation other than the <i>Environment Protection Act 1993</i>.</li> <li data-bbox="544 1001 1369 1189">• Compliance with a Code is a strong defence for an alleged offence under the Act if the EPA deems that this constitutes compliance with the general environmental duty in section 25(3) of the Act. This would also provide a defence against third party prosecution.</li> <li data-bbox="544 1227 1353 1299">• The following Stormwater Code of Practice guide Council activities</li> <li data-bbox="544 1337 1302 1375">• Code of practice for aquifer storage &amp; recovery (ASR)</li> <li data-bbox="544 1413 1153 1451">• Codes of practice for Stormwater Pollution <ul data-bbox="639 1489 1153 1594" style="list-style-type: none"> <li data-bbox="639 1489 1142 1527">○ Building and construction industry</li> <li data-bbox="639 1565 1153 1594">○ Local, state and federal government</li> </ul> </li> <li data-bbox="544 1632 1011 1671">• Draft Codes under development <ul data-bbox="639 1709 1361 1998" style="list-style-type: none"> <li data-bbox="639 1709 1361 1897">○ Industrial, retail and commercial sites: This code of practice will provide direction for stormwater management for agricultural, industrial, retail and commercial businesses, including mobile operators and businesses using rental properties.</li> <li data-bbox="639 1935 1361 1998">○ Stormwater discharge to groundwater: This code of practice will require proponents to manage risks</li> </ul> </li> </ul>



Legal instruments	Explanation
<b>National Environment Protection Measures (NEPMs)</b>	<p>associated with stormwater disposal to groundwater in accordance with the Draft National Guidelines for Recycling Water. Requirements include developing a risk assessment, risk management protocols, monitoring requirements and self-audits.</p> <ul style="list-style-type: none"> <li>○ Managed aquifer recharge (MAR)</li> </ul>
	<p>NEPMs are broad framework-setting statutory instruments defined in the <i>National Environment Protection Council Act, 1994</i> (NEPC Act). They outline agreed national objectives for protecting or managing particular aspects of the environment.</p> <p>Section 14(1) of the NEPC Act prescribes that NEPMs may relate to any one or more of the following:</p> <ul style="list-style-type: none"> <li>a. ambient air quality</li> <li>b. ambient marine, estuarine and fresh water quality;</li> <li>c. the protection of amenity in relation to noise (but only if differences in markets for goods &amp; services);</li> <li>d. general guidelines for the assessment of site contamination;</li> <li>e. environmental impacts associated with hazardous wastes;</li> <li>f. the re-use and recycling of used materials.</li> </ul> <p>The implementation of NEPMs is the responsibility of each participating jurisdiction. Each Minister on the NEPC is required by the NEPC Act to report to NEPC each year on the implementation of each NEPM in their jurisdiction.</p>
<b>Other tools</b>	<p><b>Guideline</b></p> <p>An EPA Guideline provides guidance to industry or the community concerning specific issues, and:</p> <ul style="list-style-type: none"> <li>• is primarily advisory</li> <li>• includes technical information and recommends ways of undertaking an activity: ideas for 'how to'</li> <li>• prescribes an environmental outcome, but is not normally prescriptive about the mechanisms by which an outcome would be achieved, as it seeks to encourage rather than stifle innovation</li> <li>• is intended for internal and external use</li> <li>• is not directly enforceable; however, it may be used to help the EPA interpret the general environment duty for a particular situation, and may be enforced through issuing an</li> </ul>

EPO, a condition of licence, or a condition of a development approval.

**Position statement**

A statement of the EPA's broad policy position and principles on an issue, a Position Statement may reflect accepted international conventions and national policy. The key elements of the statement may include:

- identification of the environmental issue
- identification of the EPA's role in managing the issue, or what the EPA is or will be doing
- identification of the challenges and opportunities associated with the topic and/or what the EPA is intending to further assess or evaluate
- a call for specific action to be taken by others to better manage the issue, that is, what the EPA believes needs to happen. Consultation is at the discretion of the EPA Board, but would include at least any organisations that may be identified to undertake specific action.