



AGENDA

**FOR WORKS AND SERVICES COMMITTEE MEETING TO BE HELD ON
21 JANUARY 2019 AT THE CONCLUSION OF THE BUDGET AND FINANCE
COMMITTEE**

IN THE COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY

MEMBERS

Cr S Reardon (Chairman)
Mayor G Aldridge (ex officio)
Cr M Blackmore
Cr L Braun (Deputy Chairman)
Cr C Buchanan
Cr N Henningsen
Cr S Ouk
Cr G Reynolds
Mr Michael Bennington (Manager Communication and Customer Relations)

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager City Infrastructure, Mr J Devine
General Manager Community Services, Ms P Webb
Governance Support Officer, Ms K Boyd

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Works and Services Committee Meeting held on 10 December 2018.

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OTHER BUSINESS

CLOSE



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

10 DECEMBER 2018

MEMBERS PRESENT

Cr S Reardon (Chairman)
Cr M Blackmore
Cr L Braun
Cr C Buchanan
Cr N Henningsen
Cr G Reynolds

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Infrastructure, Mr J Devine
General Manager Community Services, Ms P Webb
Manager Community Health & Wellbeing, Ms V Haracic
Manager Infrastructure Management, Mr D Roy
Governance Support Officer, Ms K Boyd

The meeting commenced at 8.43 pm.

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

APOLOGIES

An apology was received from Cr S Ouk.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr G Reynolds
Seconded Cr N Henningsen

The Minutes of the Works and Services Committee Meeting held on 15 October 2018, be taken and read as confirmed.

CARRIED

REPORTS

Administration

2.0.1 Appointment of Deputy Chair - Works and Services Committee

Moved Cr C Buchanan
Seconded Cr G Reynolds

1. Cr Lisa Braun be appointed as Deputy Chairman of the Works and Services Committee for a two year term.

CARRIED

2.0.2 Future Reports for the Works and Services Committee

Moved Cr G Reynolds
Seconded Cr M Blackmore

1. The information be received.

CARRIED

2.0.3 Membership of the Strategic Property Development Sub Committee

Moved Cr C Buchanan
Seconded Cr L Braun

1. The Membership of the Strategic Property Development Sub Committee comprise:
 - Cr N. Henningsen (Chairperson as resolved by Council 26/11/18)
 - Cr Reynolds
 - Cr Proleta
 - Cr Braun
 - Cr Grenfell
2. The Mayor be appointed as an ex-officio member of the Strategic Property Development Sub Committee.
3. The Terms of Reference be amended to reflect the updated membership of five (5).

CARRIED

2.2.1 The Salisbury Home and Community Services Business Model Project (Aged and Disability Services) post 2020

Moved Cr C Buchanan
Seconded Cr G Reynolds

1. Information to be received.
2. Council note:
 - a. resolution (No. 2158/2017) requested staff explore detailed business options in relation the Aged care and NDIS services in light of funding changes by the Commonwealth and report back to Council in December 2018;
 - b. a full exploration of the Options has been unable to be achieved as a result of the failure of the Australian Government to provide any further details in relation to the Commonwealth Home Support Programme (CHSP) funding post 2020.
3. As a result of Commonwealth delays staff will report options for Council consideration in September 2019.

CARRIED

Public Works

2.6.1 Capital Works Report - November 2018

Moved Cr G Reynolds
Seconded Cr M Blackmore

1. Construction of new footpaths and/or associated kerb ramps as set out in this report (Item No.2.6.1, Works and Services Committee, 10 December 2018) be endorsed as program inclusions within the Council Funded Footpath Program and Kerb Ramp Construction / Upgrade Programs.
2. Remove Kaurna Park, Burton, from the 2018/19 Bridge Program and retain the associated \$55k budget within the program.
3. \$50k income gain from The Adelaide and Mount Lofty Ranges Natural Resources Management Board for the Dry Creek rehabilitation works occurring at Mawson Lakes be approved as a non-discretionary second quarter budget bid.
4. Submission of a non-discretionary 2018/19 second quarter budget review bid for an additional \$118k capital funding for PR14804 Bicycle Network Program, noting a reduction in expected income from \$85k down to \$33k.
5. Submission of a non-discretionary 2018/19 second quarter budget review bid for an additional \$112k capital funding for the Wright Road project within PR13725 Major Traffic Devices Program, to complement \$223k of additional income received.
6. Submission of a non-discretionary 2018/19 second quarter budget review bid to reflect the \$711k capital income received for Pauls Drive, Valley View, within PR22229 Major Flood Mitigation Program.

CARRIED

OTHER BUSINESS

W&S-OB1 Parking Options – Alice Crescent, Burton

Moved Cr C Buchanan

Seconded Cr L Braun

That:

1. Staff bring back a report on off street car parking options in Alice Crescent, Burton, including indented parking and verge parking.

CARRIED

W&S-OB2 Traffic Measures – Intersection of Kings Road and Melvina Avenue, Paralowie

Moved Cr C Buchanan

Seconded Cr L Braun

That:

1. Staff bring back a report identifying other measures to prevent drivers turning right onto Kings Road from Melvina Avenue, Paralowie, including appropriate signage.

CARRIED

W&S-OB3 New Sub-Committee – to consider play space renewal/upgrade program, the streetscape renewal program and the footpath program

Cr N Henningsen sought leave of the meeting to speak for a second time and leave was granted.

Moved Cr C Buchanan

Seconded Cr G Reynolds

That:

1. Staff bring back a report creating a new sub-committee, including the Terms of Reference, to look at reviewing the play space renewal/upgrade program, the streetscape renewal program and the footpath program.

CARRIED

The meeting closed at 9.48 pm.

CHAIRMAN.....

DATE.....

ITEM	2.0.1
	WORKS AND SERVICES COMMITTEE
DATE	21 January 2019
HEADING	Future Reports for the Works and Services Committee
AUTHOR	Michelle Woods, Projects Officer Governance, CEO and Governance
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	This item details reports to be presented to the Works and Services Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

RECOMMENDATION

1. The information be received.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

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

2. CONSULTATION / COMMUNICATION

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

3. REPORT

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

Meeting Item	Heading and Resolution	Officer
14/12/2015 NOM3	Traffic monitoring, Kesters Road between Main North Road and Ceafield Road 1. That following the opening of the Masters store and other new businesses on Main North Road, staff undertake traffic monitoring on the lower part of Kesters Road, between Main North Road and Ceafield Road to determine the impact of the operation of those businesses on traffic flow and volume in the area. The report should include consideration of: a. The requirement for additional parking restrictions in the area b. Vehicle movements of heavy and long vehicles through the area c. Risks to public safety as a result of changed traffic patterns. Due: June 2019	Dameon Roy
29/03/2016 2.2.2	Implementation of Free Bike Hire Scheme (in conjunction with Bike SA) - investigation findings 3. The implementation of a Free Bike Hire Scheme within the City of Salisbury be considered again in three years. Due: March 2019	Adam Trottman
22/05/2017 2.1.1	Investigation of Costs Associated with Waterslide/Diving Platform Installation at Salisbury Recreation Precinct 2. A decision regarding the installation of the water play feature be deferred pending council consideration of a long term plan for the aquatic facilities. Due: March 2019	Adam Trottman
24/07/2017 NOM1	Variation to Council Decision 1783/2017: St Kilda Master Plan - Stage 2 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. Due: February 2019	Greg Ratsch
26/02/2018 NOM3	Investigation into Development of an App to Report Illegal Dumping 2. Subject to the response from NAWMA, a report be provided to Council advising the costs of implementing the application across the Council's fleet of vehicles. Due: February 2019	Andrew Legrand

26/02/2018 2.4.3	Cleaning of Creeks and Waterways 2. A review of the service levels be conducted after 12 months in March 2019. Due: March 2019	Mark Purdie
26/03/2018 6.4.1	Long Term Financial Plan and Budget Workshops Actions Update 2. A report on the success of the Reserve Upgrade Program and consideration of future sites be included on the Works and Services Future Reports with a due date of December 2018 (per table Budget Workshop 1 – 28 February 2018 item WS1-9). Due: February 2019	Mark Purdie
26/03/2018 6.4.1	Long Term Financial Plan and Budget Workshops Actions Update 3. A report on the program of sites for Fitness Equipment Program be included on the Works and Services Future Reports with a due date of December 2018 (per table Budget Workshop 1 – 28 February 2018 item WS1-13). Due: February 2019	John Devine
26/03/2018 6.4.1	Long Term Financial Plan and Budget Workshops Actions Update 4. A report on the program of sites for Autism Friendly Playspaces be included on the Works and Services Future Reports with a due date of December 2018 (per table Budget Workshop 1 – 28 February 2018 item WS1-15). Due: February 2019	Tamika Cook
26/03/2018 6.4.1	Long Term Financial Plan and Budget Workshops Actions Update 5. A report on Salisbury North Netball Club be included on the Works and Services Future Reports with a due date of November 2018 (per table Budget Workshop 1 – 28 February 2018 item WS1-17). Due: January 2019 Deferred to: February 2019 Reason: To allow for further research in relation to additional requests received.	Adam Trottman
26/03/2018 6.4.2	Budget Bids 2018/2019 - Streetscape Renewal - PSN107 That a further report come back considering an increase in funding to the Street Tree Program bid PSN107 looking at improving outcomes and quality. Due: February 2019	Craig Johansen

23/04/2018 NOM3	Mawson Lakes Community Garden 1. That a report be brought forward advising Council on the process for establishing Community Gardens and identifying potential locations in Mawson Lakes. Due: January 2019 Deferred to: February 2019 Reason: To allow for additional consultation and incorporating this matter into the report for 2.1.1 from 28/05/2018.	Adam Trottman
23/04/2018 WS-OB1	Rollout of Library Catalogue Computer Systems 1. Staff bring back a report with costings and a proposed timeframe for the rollout of necessary system connections with community centres to enable reservations to be made on the library catalogue computer system and an item delivery system for those sites. Due: March 2019	Jo Cooper
28/05/2018 2.1.1	Community Gardens in Reserves 2. Staff prepare a business case which explores options and cost implications for the establishment of a Salisbury Community Gardens program. Due: January 2019 Deferred to: February 2019 Reason: To allow for additional consultation and incorporating NOM3 from 23/04/2018 into this report.	Adam Trottman
23/07/2018 2.3.1	Outcome of the 'YourTutor' Trial Further Motion: 1. That a further report be brought back on the potential of continuing the Your Tutor program or similar programs through our community centres and libraries, and staff also advise of any alternative programs being offered. Due: March 2019	Jo Cooper
27/08/2018 MON7.8	Traffic Safety: Nelson Road, Para Hills 1. That staff bring back a report to Council investigating whether any traffic calming devices can be installed in regard to increased traffic and vehicles coming too fast over a blind hill on Nelson Road, Para Hills between Milne Road and Miller Avenue, Para Hills. Due: July 2019	Dameon Roy
24/09/2018 MON7.1	Alice Crescent, Burton - Parking Bays 1. That a report be brought forward providing advice and associated costings for installing indented car parking bays on the reserve along Alice Crescent, Burton. Due: February 2019 Deferred to: March 2019 Reason: To allow for incorporation into report required for W&S-OB1 from 17/12/2018.	Dameon Roy

24/09/2018 MON7.2	Gulfview Heights Lake 1. That a report be provided to Council advising on and investigating various issues regarding the Gulfview Heights Lake / Dam, located on Bayview Parade, Parkside Drive, and Gulfview Circuit, including; - advice whether there is any leakage or erosion issues with the current lake, and the cost implications for any repairs deemed necessary; advice on the current service levels for the reserve and options to renew and/or upgrade the reserve to improve general aesthetics, accessibility and usage of the space for greater community benefit. Due: February 2019	Dameon Roy
24/09/2018 MWON12.1	Traffic Safety - Anson Avenue, Parafield Gardens 1. That a report be brought back with options to improve traffic safety on Anson Avenue, Parafield Gardens adjacent to Catalina Avenue shops. Due: February 2019	Dameon Roy
22/10/2018 2.7.1	Traffic Safety: McGill Crescent, Para Hills 1. That the matter be re-assessed and that a further report be brought back in December 2018. Due: March 2019	Tony Calandro
22/10/2018 2.7.2	Installation of Slow Points on Daniel Avenue, Globe Derby 3. Staff continue to collect data and bring back a further report for design and costings to create a centre road blister similar to Trotters Drive, Globe Derby Park to be implemented along Daniel Avenue, to be considered within existing budgets in the 2018/19 financial year. Due: February 2019	Tony Calandro
22/10/2018 MON7.4	Motion on Notice - Footpath Construction Budget 1. That a report be brought forward to the newly elected Council, in time for consideration in the 2019/20 budget, providing advice about the likely impact of one-off increases of \$1m each to the footpath construction and footpath repairs and maintenance budgets, and Council's long term financial management plan, including: <ul style="list-style-type: none"> • how many additional kilometres of footpath on our capital works program could be accelerated for construction with the additional funds; • the likely increase in rectifying footpath faults; and • the impact on Council's long-term footpath maintenance budget and program, and asset management plans. Due: March 2019	Dameon Roy

17/12/2018	Petition Protesting Road Surfacing in Wendy Avenue and Avis Court, Valley View	Jarred Collins
PET3.2	2. Council note that staff propose to report back to Council addressing the petition in February 2019.	
Due:	February 2019	
17/12/2018	The Salisbury Home and Community Services Business Model Project (Aged and Disability Services) post 2020	Vesna Haracic
2.2.1	3. As a result of Commonwealth delays staff will report options for Council consideration in September 2019.	
Due:	September 2019	
17/12/2018	Parking Options – Alice Crescent, Burton	Dameon Roy
W&S-OB1	1. Staff bring back a report on off street car parking options in Alice Crescent, Burton, including indented parking and verge parking.	
Due:	March 2019	
17/12/2018	Traffic Measures - Intersection of Kings Road and Melvina Avenue, Paralowie	Dameon Roy
W&S-OB2	1. Staff bring back a report identifying other measures to prevent drivers turning right onto Kings Road from Melvina Avenue, Paralowie, including appropriate signage.	
Due:	March 2019	
17/12/2018	New Sub-Committee – to consider play space renewal/upgrade program, the streetscape renewal program and the footpath program	Craig Johansen + James Corletto
W&S-OB3	1. Staff bring back a report creating a new sub-committee, including the Terms of Reference, to look at reviewing the play space renewal/upgrade program, the streetscape renewal program and the footpath program. 2. That street tree removal be included in the draft Terms of Reference.	
Due:	February 2019	
17/12/2018	Collective Bargaining for Better Electricity Prices	Matt Harris / Andrew Legrand
MON7.1	1. That the Administration investigate and provide advice to Council on the prospect of creating a critical mass of residential properties that would enable collective bargaining to effect a better electricity price for the residents of the City of Salisbury.	
Due:	April 2019	
17/12/2018	Further Motion: Council Buildings Powered by Renewable Energy	Andrew Legrand
MON7.1	1. That a report be provided by the administration with advice about all Council owned buildings being powered by 100% renewable energy.	
Due:	March 2019	

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: 14/01/2019

ITEM	2.1.1
	WORKS AND SERVICES COMMITTEE
DATE	21 January 2019
HEADING	Para Hills Community Hub Information Update
AUTHOR	Jo Cooper, Manager Community Capacity & Learning, Community Development
CITY PLAN LINKS	3.2 Have interesting places where people want to be. 3.3 Be a connected city where all people have opportunities to participate. 4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	This report summarises the activity and engagement results for the Para Hills Community Hub. An update is provided on the management model and facility business plan to date.
RECOMMENDATION	1. The information update report be noted.
ATTACHMENTS	There are no attachments to this report.
1.	
BACKGROUND	
1.1	Para Hills Community Hub officially opened on the 11 th August 2018. This strategic capital project extended the existing Library and Positive Ageing Centre on Wilkinson and Kester Road, Para Hills. The approximately 500 m2 extension has brought together a number of existing facilities and services, and re-located the services of The Paddocks Centre (community) Centre which had been located on Bridge Road, Para Hills.
1.2	The Para Hills Community Hub project represents delivery of a key item from the Community Centres and Libraries review in 2015, which identified the opportunities for co-location of community services within buildings or in close proximity being desirable. The completion of the Para Hills Community Hub at \$4.4m is a key deliverable of Council's city plan.
2. CITY PLAN CRITICAL ACTION	
2.1	Deliver a new community hub facility at Para Hills incorporating the existing library, seniors centre and a new community centre and maximise future opportunities for the Paddocks development.
3. CONSULTATION / COMMUNICATION	
3.1	Internal

- 3.1.1 General Manager – Community Development
- 3.1.2 Team Leader Community Learning – North
- 3.1.3 Team Leader Social Participation and Diversity
- 3.1.4 Team Leader – Information Access and Community Programs
- 3.1.5 Social Participation and Diversity Operations Coordinator
- 3.1.6 Branch Operations Officer – Para Hills Library
- 3.1.7 Community Development Coordinator – The Paddocks Centre
- 3.1.8 Senior Management Accountant
- 3.1.9 Assistant Accountant – Financial Services
- 3.1.10 Manager Infrastructure Delivery
- 3.1.11 Team Leader Project Support – City Infrastructure
- 3.2 External
 - 3.2.1 Chairperson – The Paddocks Centre
 - 3.2.2 Secretary – The Paddocks Centre

4. REPORT

- 4.1 Project Construction
 - 4.1.1 Practical completion of the project was finalised on 3rd August 2018.
 - 4.1.2 Staff identified minor defects, omissions or outstanding works for the building. These were reported to the contracted builder, Unique Urban Built. Of this list 31 of 42 defects, omissions or outstanding works have since been rectified. The remainder is still to be completed in conjunction with identified variations.
 - 4.1.3 Staff and The Paddocks Centre volunteers identified a number of minor variations to improve functionality of the building. These variations have been actioned, although not all have been completed to date.
- 4.2 Para Hills Community Hub Launch
 - 4.2.1 Para Hills Community Hub open day and official launch was held on Saturday 11th August 2018, attracting approximately 3000 people.
 - 4.2.2 The formalities were led by the General Manager of Community Development, Pippa Webb, as Emcee and included speeches from the Mayor, Cr Reardon and Trevor Saunderson representing The Paddocks Centre. ‘Welcome to Country’ was provided by Frank Wanganeen.
 - 4.2.3 Strong wind, rain and the cool temperature on the day meant that last minute adjustments were required to align with Council’s inclement weather policy. One of these changes was the decision to move the official proceedings inside so that the community did not have to sit outside in very cold temperatures.
 - 4.2.4 In addition to showcasing the new spaces, a number of popular activities were on offer. These included:

- Virtual reality (VR) simulators and headsets
- Face painting, balloon sculpting and craft
- Seniors Centre showcased wood burning, painting and children's dance
- Early literacy including a multicultural and a special Mayor's story time
- Lego free play
- Book giveaway and photo booth
- Adult Continuing Education (ACE) program promotion
- Mindstorm (programming robot construction) sessions
- Roving entertainment

4.2.5 Each area reported that their activities and programs were largely successful albeit some more than others. Each area reported more walk ins, enquiries and new memberships as a direct result of the open day. Some internal groups reported an increase in enquiries and new enrolments.

4.2.6 Overall the opening day event was a great success with positive feedback received from the community. High attendance rate reflected the community's appetite and enthusiasm for the Para Hills Community Hub.

4.3 Para Hills Community Hub Activity Results

4.3.1 Official door count from Monday 13th August 2018 – Friday 21st December 2018 has been recorded at 36,386.

4.3.2 Breakdown per month:

- August 6,227 (not a full month, from 13th August)
- September 7,968
- October 8,218
- November 8,881
- December 5,092

4.3.3 For November 2018, the daily average for 26 days was 342 persons per day. In comparison, for November 2017, the daily average for 26 days was 263 persons. Therefore the increase in visitation post project extension works is 22.8%.

4.3.4 The busiest day on average recorded is Tuesdays. The busiest hours on average are between 9.00am and 12.00pm, with the peak between 9.00am and 10.00am.

4.3.5 Please note that the door count is for the front entrance only. Customers who access the Hub from the back entry or directly through the Paddocks Centre are not reflected in this count. Para Hills Community Hub was closed for a number of days in December 2018 due to the Christmas closure period. The Paddocks Centre closed for the Christmas break from the 14th December 2018.

- 4.3.6 In comparison to previous 5 months in 2018 (excluding July 2018 during construction) the door count was recorded at 30,924. Therefore the increase in visitation to date is 15%.
- 4.3.7 Partnerships and hire data from 11/8/2018 to 31/12/2018:
- Para Hills Library have delivered*
- 23 different programs
 - 111 individual sessions
 - 5,182 attendees
 - 242.5 hours
- Paddocks Centre have delivered*
- 18 different programs
 - 184 individual sessions
 - 1109 attendees
 - 325.5 hours
- Para Hills Seniors Centre have delivered*
- 30 different programs
 - 580 individual sessions
 - 2,900 attendances
- 4.3.8 Programs offered by Para Hills Library include language, literacy, computing and technology, personal and professional development.
- 4.3.9 Highlights for Para Hills Library are the popular early childhood literacy programs of Giggle Time with 254 attendees, Storytime with 268 attendees and National Science Week program with 165 attendees.
- 4.3.10 Successful events hosted by Para Hills Library include Adult Learners Week with multiple activities, LEGO exhibition with 303 attendees and Robocup (robotics tournament) with 150 attendees.
- 4.3.11 New trial programs such as ‘Bricks and Bots’, ‘Chess Club’ and Local History tours ‘Ghosts, Murder and Mayhem in the Northern Suburbs’ have all been extremely successful with sessions booked out and in high demand. Accredited and non-accredited digital literacy programs have also commenced.
- 4.3.12 Paddocks Centre continues to focus on adult literacy, crafts, and health and fitness activities.
- 4.3.13 Highlights for the Paddocks Centre include hosting the Adelaide Symphony Orchestra ‘Community Centre Concert Series’ with over 80 attendees and a quiz night.
- 4.3.14 Para Hills Senior Centre caters for people over 50 and younger people with a disability. They provide a unique blend of programs on Tuesdays

and operate the Para Hills Club (social day group) on weekdays for seniors that are over 65 and socially isolated. This program includes activities, guest speakers and meals.

- 4.3.15 In addition to the range of activities, subsidized meals are offered to community members over 50 years and broadly to the entire community.
- 4.3.16 Para Hills Seniors Centre reports a 7% increase in the number of centre based meals delivered and a 5% increase in community member participation numbers. New programs commenced in line with community demand including pottery, line dancing, exercise groups and wood burning
- 4.3.17 Highlights for the Para Hills Seniors Centre include the seniors Melbourne Cup and Christmas luncheons, both held in the function space which each attracted over 100 people.
- 4.3.18 The development of the Para Hills Community Hub has also facilitated a broader cross section of community members accessing the Para Hills Senior Centre services and activities.
- 4.3.19 Further information on upcoming programs and services offered at all Libraries and Community Centres (including Para Hills Community Hub) can be sourced online at the term guide for January – March 2019.

4.4 Para Hills Community Hub Engagement Results

- 4.4.1 Working with our support network and external partners, staff have been building relationships and creating spaces that encourage the community to relax and connect.
- 4.4.2 Partnerships have been established with local businesses, Department of Education (Para Hills Office), Para Hills Primary P-7, non-government organisations and local government networks.
- 4.4.3 Engagement events have been hosted and facilitated at the Para Hills Community Hub include:
 - Department of Education professional development event
 - City of Salisbury Sports and Recreation network event
 - SA Public Library Services workshop
 - Ray White Para Hills in house auctions
 - Para Hills Primary School P-7 'Student Awards' and 'Deadly Awards'
 - Salisbury Youth Network meeting





4.5 Project Budget

- 4.5.1 Project budget of \$4.4m as reported by City Infrastructure (infrastructure delivery) tracked in accordance with the construction project schedule.
- 4.5.2 This project was funded over multiple budget cycles. At the end of 2017/2018 financial year there was carry forward of \$501,000 of capital budget for the remaining fit out and landscape works completed in the final stage of the project, and \$176,100 of operating budget. These values were included in the overall project budget.

4.6 Operational Model

- 4.6.1 The operational management model was developed through a facilitated change management plan and intended vision after engaging consultants BDO Australia in early 2017.
- 4.6.2 The project vision developed by the three key partners (Paddocks Association, Positive Ageing team and Library team) articulated a desire to develop an integrated hub, which delivers seamless customer services

and incorporates the existing library, seniors centre and the new (Paddocks) community centre.

4.6.3 The operational management model has been implemented. Seamless customer service is achieved through the concierge area in the foyer of the building. Library staff greets customers, direct flow through the spaces and answer initial enquiries.

4.6.4 Online and telephone enquiries are managed centrally to ensure consistency and accuracy of information for service delivery.

4.6.5 Facility management is currently coordinated through key Council staff that organise and facilitate the strategic operational management of the building. Processes are in place to ensure proper and efficient operation to create and to sustain a safe and productive hub for users and the community.

4.7 Governance Model

4.7.1 The recommendation of a 'lead tenant' governance model was endorsed by Council on 28th May 2018 (2158/2017). This governance model has been implemented with Community Capacity and Learning division as part of Community Development assuming overall management of the Para Hills Community Hub.

4.7.2 Para Hills Seniors Centre operates within the Community Health and Wellbeing division as part of Community Development.

4.7.3 The Paddocks Centre (and committee) continues to operate as an incorporated body within its own existing structure.

4.7.4 An advisory group of key Council staff and Paddocks Centre representatives has been formed to discuss operational management issues, governance and the management model. In time it will develop strategic outcome based plans.

4.7.5 This advisory group has met twice, on the 24th October and the 5th December 2018. At these meetings the group has recapped the principles, vision and terms of reference. The agenda has focused on updates from each area, overview of operations and the current program review.

4.7.6 Coordination of these meetings and due to timing of the completion of the building works a new formal partnership agreement Memorandum of Agreement of Understanding (MOU) between Council and The Paddocks Centre Association has been delayed. This will be actioned in early 2019.

4.8 Management Model

4.8.1 Management model for operational management of the hub has been implemented. Council staff has been communicating regularly with internal stakeholders to resolve any immediate issues.

4.8.2 The advisory group has agreed to meet bi-monthly rather than monthly to accommodate all members' ongoing commitments.

4.8.3 New operating hours for the Para Hills Library will be launched in early 2019. Endorsed by Council on 28th May 2018 (2158/2018), Para Hills

Library will increase operating span of hours across 7 days, from 42.5 hours to 57 hours per week.

- 4.8.4 Under the current City of Salisbury Enterprise Bargaining Agreement (EBA) No.12, 2017 extensive consultation process is required before changes to service levels and recruitment of staff. This lead time has enabled complete preparation of staff rosters and a communication plan for the community.

4.9 Transitional Arrangements

- 4.9.1 Services and program delivery of the Para Hills Community Hub commenced from the official opening date of the 11th August 2018.
- 4.9.2 The Paddocks Centre held a community event to farewell the Wilkinson and Kester's Road location on the 16th June 2018. This was followed by a dinner in which invited guests included volunteers, participants, past committee members and those associated with the Paddocks Centre over its long history.
- 4.9.3 The Paddocks (community) Centre moved from the Wilkinson and Kester's Road location to the Para Hills Community Hub the week of the 6th August 2018.
- 4.9.4 Demolition of the Paddocks Centre building on Wilkinson and Kester's Road commenced on the 8th October 2018 and was complete by the 12th October 2018. The Council endorsed Paddocks masterplan incorporates this site in its framework.

4.10 Facility Usage Model

- 4.10.1 A comprehensive programming plan was developed by staff for the allocation of services and programs on an area schedule map.
- 4.10.2 The specific level of use of some spaces by Council and the Paddocks Centre was not known as programs respond to community need and many run for a series of weeks rather than year round. Therefore some estimation was required.
- 4.10.3 Existing programs and services have transitioned over a 3 month period. The transition plan considered the current and future demand of all partners and community groups. Existing community programs that could not be accommodated (following feedback from participants about spaces) were offered options for relocation to other City of Salisbury facilities.
- 4.10.4 After a period of negotiation some community programs have merged, which follows one of the key principles of utilisation to maximise the use of all spaces where possible.
- 4.10.5 Use of the public amenities consisting of shared open areas, public toilets, storage and kitchen/servery and parents room are still to be refined after evaluation by the advisory group.
- 4.10.6 Charges for facility hire have been applied in accordance with Council fees and charges.

- 4.10.7 Documentation for the marketing, conditions of use and available services has been completed.
- 4.10.8 Detail on cost impacts and income will be provided in a future update report after sufficient analysis of information.

5. CONCLUSION / PROPOSAL

- 5.1 The activity and engagement at the Para Hills Community Hub from official opening to date have demonstrated successful and positive outcomes for the community. These outcomes have been based on the key principles of utilisation, funding, governance, collaboration and customer experience.
- 5.2 Council staff continues to liaise with community and work with partners on the Para Hills Community Hub advisory group to fully implement the operational, governance, management and facility usage models.

CO-ORDINATION

Officer: Executive Group
Date: 14/01/2019

ITEM	2.4.1		
	WORKS AND SERVICES COMMITTEE		
DATE	21 January 2019		
PREV REFS	Council	OB12.2	27 Aug 2018 6:30 pm
HEADING	Review of the Tree Removal Procedure		
AUTHOR	Mike Oborn, Coordinator Tree Services, City Infrastructure		
CITY PLAN LINKS	2.3 Have natural resources and landscapes that support biodiversity and community wellbeing. 4.3 Have robust processes that support consistent service delivery and informed decision making.		
SUMMARY	This report is to review the Tree Removal Procedure to incorporate the removal of dead trees.		

RECOMMENDATION

1. The information be received.
2. The Tree Removal Procedure as contained in Attachment 1 to this report (Works and Services Item 2.4.1, 21/01/2019) be endorsed.

ATTACHMENTS

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

1. Tree Removal Procedure

1.

BACKGROUND

- 1.1 At the Council Meeting on 27 August 2018, it was requested that staff bring back a report reviewing the policy for removal of dead trees.
- 1.2 This request is a result of Item QWON3 - PQT1 - Larry Lawless when it was resolved to remove a gum tree in front of his property which was poisoned and has been dead for about 12 months.
- 1.3 The Tree Management Policy was approved on the 26 April 2016.
 - 1.3.1 Under Tree Protection section, point 9 states;
 - 1.3.2 Where there is evidence of unauthorised poisoning, pruning, or tree removal, the matter will be investigated and appropriate action undertaken in accordance with Council's Enforcement Policy and relevant legislation or civil action.
- 1.4 The Tree Removal Procedure was approved on the 24 April 2018.
 - 1.4.1 Section 6 (Unauthorised Removal Or Damage To Council Trees) of the Procedure Statement states:

“Where a Council tree is removed or vandalised without Council authorisation, Council will seek to recover costs from the person(s) responsible. Cost to be recovered of a vandalised or illegally removed tree will include; cost of tree removal, including stump removal, replanting, establishment and administration costs and the amenity value of the tree using the Burnley system for attributing a monetary value to an amenity tree.

Where a Council tree is maliciously interfered with or poisoned etc. leading to the disfigurement and/or death, the tree will be retained and managed appropriately until the person(s) responsible are prosecuted, the fee has been paid or a replacement tree is established. Where a person admits to interfering with a Council tree, Council will seek to recover costs from the person(s) responsible. Cost to be recovered will include; cost of tree removal, including stump removal, replanting, establishment and administration costs and the amenity value of the tree using the Burnley system for attributing a monetary value to an amenity tree.”

- 1.4.2 Interfering with vegetation on a road is an offence under Section 221 of the Local Government Act.
- 1.4.3 Where a tree qualifies as a Regulated tree under the Development Act, undertaking tree damaging activity without approval is a criminal offence.

2. REPORT

- 2.1 Staff believe that the existing Tree Removal Policy appropriately reflects the desires of Council, but that the Tree Removal Procedure be modified to address the matter of concern to Council, related to the removal of dead trees.
- 2.2 Currently, where there is reasonable evidence that a tree has been poisoned, staff will send letters to the neighbouring properties requesting any information as to who may have been responsible.
- 2.3 The tree will be monitored and before branches become too brittle they are pruned, leaving main scaffold branches and trunk.
- 2.4 A replacement tree is then planted during the next planting season.
- 2.5 The retention of trees that have been interfered with is the main deterrent Council has against trees from being poisoned, as gathering enough evidence to prosecute the culprit is highly unlikely.
- 2.6 However, it is understood that having a small number of dead stumps left in the ground for up to three years detracts from the visual amenity of the city.
- 2.7 Consequently, it is proposed to change the Tree Removal Procedure, to require the removal of dead trees within six months of being assessed, allowing the replanting of a new tree in or near the same location, as soon as practical.

3. CONCLUSION / PROPOSAL

- 3.1 While the retention of the safe remaining structure of trees that have died as a result of being interfered with without Council approval is an important deterrent

against similar activity, it also detracts from the streetscape and restricts the planting of a new tree in the same location.

- 3.2 The current Tree Removal Procedure, which was endorsed by Council in April 2018, seeks to strike an appropriate balance between the benefits of trees, the risk they may present and the potential nuisance they can create.
- 3.3 It is proposed to change the current Tree Removal Procedure, as indicated in the attachment, to enable the removal of dead trees within six months of being assessed, and replanting of a new tree in the same location.

CO-ORDINATION

Officer: Executive Group
Date: 14/01/2019



Tree Removal Procedure

Procedure Type:	Procedure		
Approved By:	Council	Decision No:	2453/2018
Approval Date:	26 April 2018	Last Reapproval Date:	
Review Date:	April 2020	Internal Reference No.:	
Department:	City Infrastructure	Division:	Parks and Open Space Assets Team
Function:	14 - Infrastructure	Responsible Officer:	Team Leader Parks and Open Space Assets

A - PREAMBLE

1. Trees form an integral part of the landscape and public domain within the City of Salisbury providing a wide range of social, cultural, functional and environmental benefits for the City and wider community.
2. Trees within urban environments may also present a level of risk and can be an emotive issue for communities, with conflict commonly occurring when trees contribute to public and private infrastructure damage. Trees may also be perceived as creating nuisance in urban environments.
3. Tree management in the urban environment seeks to achieve a balance of minimising risks and nuisances, whilst maximising benefits to ensure the best community outcome.
4. The removal of trees under certain circumstances is a relevant tree management tool in mitigating risks and ensuring an appropriate balance between the benefits and nuisances of trees in the urban environment.

B – SCOPE

1. This Procedure relates to the removal of trees under the care, control and management of the City of Salisbury and has been developed in accordance with the adopted Tree Management Policy.
2. This Procedure details the assessment criteria and process for considering and dealing with tree removal requests.

C - PROCEDURE PURPOSE/OBJECTIVES

1. Outline the principles and defines the criteria that are considered in determining the removal of trees under the care, control and management of the City of Salisbury.
2. Provide a clear process and a consistent, robust decision making framework for assessing and processing tree removals.
3. Strike an appropriate balance between the benefits of trees, the risk they may present, and the potential nuisance they can create.
4. This procedure focuses on reactive responses to tree removal requests. Council's Street Tree Assets Management Plan and associated Streetscape Renewal Program are designed for programmed removal and replacement of street trees and specific tree removal criteria may apply to this program.
5. To ensure trees are removed in accordance with legislative requirements.

D - DEFINITIONS

1. **Tree** – long lived woody perennial plant greater than (or usually greater than) 4 metres in height at maturity with one or relatively few main erect stems or trunks.
2. **Regulated/Significant Tree** - As Defined in the Development Act 1993.
3. **Arborist** – a person with formalised training to a minimum AQF Level 3 in Arboriculture.

E - PROCEDURE STATEMENT**1. Tree Removal Process**

- 1.1. All requests to remove a living, Council controlled tree must be in writing describing the reasons why the tree is requested to be removed.
- 1.2. All written tree removal requests are to be assessed by Parks and Open Space Assets Team to determine the health, structure and location of the tree.
- 1.3. Parks and Open Space Assets Team may approve or support (in the case of Regulated/Significant Trees) the removal of a tree if:
 - 1.3.1. The tree is determined to be in poor health and/or structure and remedial actions are unlikely to improve the trees health or structure, or
 - 1.3.2. The tree clearly meets the Tree Removal Criteria as listed in Section E3, or
 - 1.3.3. The tree needs to be removed urgently to protect public safety i.e. underground utility failures in close proximity to a tree

- 1.4. The Parks and Open Space Assets Team may refuse the removal of a tree where the tree clearly does not meet any of the Tree Removal Criteria as listed in Section E3 and other remedial actions are likely to abate the nuisance being caused by the tree.
- 1.5. The Parks and Open Space Assets Team will consider each tree removal request individually on its merits and will determine the most appropriate action required.
- 1.6. The Parks and Open Space Assets Team may approve or deem it feasible (in the case of Regulated/Significant Trees) the removal of a tree if one or more of the Tree Removal Criteria as listed in Section E3 can be satisfied.
- 1.7. Each application assessed and processed by the Parks and Open Space Assets Team will be categorised as either: approved for removal; feasible to remove (Regulated/Significant Trees); removal refused; or decision deferred to enable further information to be gathered to complete the assessment.
- 1.8. A written response will be sent to the applicant detailing the decision by the Parks and Open Space Assets Team and as appropriate; any cost to be paid, list of removal criteria and the option for a review of the decision.
- 1.9. The outcomes of each Parks and Open Space Assets Team assessment will be circulated to Elected Members.
- 1.10. Where a tree removal request has been refused by the Parks and Open Space Assets Team no further removal requests will be considered by the Parks and Open Space Assets Team within a 12 month period unless there has been a significant change in circumstances. Action from here will be the review by the Manager Infrastructure Management.

Supporting Information

- 1.11. Where an applicant believes that a tree or its roots are the direct cause of damage to private infrastructure, the applicant may be required to provide some form of evidence to enable the tree removal request to be assessed. This may involve the claimant exposing roots to enable inspection, or providing independent engineering assessment.

Regulated/Significant Trees

- 1.12. The Development Act 1993 (as amended) defines parameters under which trees may qualify as Regulated or Significant Trees under this legislation.
- 1.13. The Development Act 1993 (as amended) defines certain activity, such as tree removal, that affects a Regulated or Significant Tree as development, and such activity requires Development Approval.
- 1.14. Where a Regulated or Significant Tree removal request is received, a qualified Planner will provide advice to the Parks and Open Space Assets Team. The tree removal request will be assessed under the Tree Removal Criteria as listed in Section E3. If one or more of

these criteria are met and the Parks and Open Space Assets Team assesses the removal request as a feasible management action, a further preliminary assessment will be made against the criteria for Regulated/Significant Trees in accordance with the City of Salisbury Development Plan and the Development Act 1993.

- 1.15. Should the preliminary Planning Assessment conclude that Development Approval is likely; the Parks and Open Space Assets Team may support the removal and arrange for a Development Application to be lodged. The Development Application will then be assessed against the provisions of the City of Salisbury Development Plan.
- 1.16. Where the preliminary Planning Assessment concludes that Development Approval is not likely, the Parks and Open Space Assets Team may refuse the tree removal request.

2. Tree Removal Decision Review Process

- 2.1. Where a request for a tree to be removed has not been supported by the Parks and Open Space Assets Team and the applicant is particularly aggrieved by the decision, the applicant may request a review of that decision.
- 2.2. All requests for a Tree Removal Review must be in writing, within 2 months of the Parks and Open Space Assets Team decision, detailing why they believe the decision was incorrect.
- 2.3. A Tree Removal Review will be undertaken by the Manager Infrastructure Management and/or the General Manager City Infrastructure. The Review shall include:
 - Examination of the original Parks and Open Space Assets Team decision and the application of Tree Removal Criteria
 - Assessment to determine that all reasonable actions have been considered to reduce the impact the tree is having on any neighbouring properties or persons
 - Determination if further information or investigations are required to enable assessment
- 2.4. As part of a Tree Removal Review, removal of a tree may be considered outside of the Tree Removal Criteria where there are unique circumstances. These will be assessed on a case by case basis and may require the resident to pay a set fee (as per Section E4) for the removal of the tree.
- 2.5. A written response will be sent to the applicant detailing the decision of the Tree Removal Review and where appropriate; any cost to be paid.
- 2.6. All Tree Removal Review decisions will be circulated to Elected Members.
- 2.7. Where a Tree Removal Review has refused the removal of a tree no further removal requests will be considered by the Parks and Open Space Assets Team within a 12 month period unless there has been a significant change in circumstances.
- 2.8. An application for review of Council decision may be made in accordance with Section 270 of the *Local Government Act 1999* should an applicant/ resident remain dissatisfied with the

decision arising from the review by the Manager Infrastructure management and/ or the General Manager City Infrastructure as outlined in clause 2.3

Regulated/Significant Trees

- 2.9. Where an applicant is particularly aggrieved with the decision not to remove a Regulated or Significant tree, the applicant may request a review of that decision. As part of the Review a qualified Planner will undertake a more detailed assessment of the tree and it is concluded the removal request meets the tree removal criteria (E3) and there is a reasonable probability that Development approval would be granted, a Development Application will be lodged for removal of the tree. The application will then formally be assessed against the provisions of the City of Salisbury Development Plan.

3. Tree Removal Criteria

Removal of a tree could be warranted if one or more of the following criteria are met:

- 3.1 The tree is in an unsuitable location and is unreasonably obstructing approved infrastructure or traffic sight lines.
- 3.2 The tree is inconsistent with the landscape style or character of the local area and/or does not contribute substantially to the landscape or streetscape.
- 3.3 The spacing of trees planted on a standard width verge is inconsistent with the "Street Tree Planting Guide" for that species of tree.
- 3.4 The tree is diseased and/or has a short life expectancy or is dead and has no significant landscape or habitat value.
- 3.5 The tree is structurally poor and/or poses an unacceptable risk to public or private safety and/or has a history of major limb failure.
- 3.6 The trees roots are shown to be causing or threatening to cause damage exceeding two thousand dollars to adjacent infrastructure.
- 3.7 The trees roots have resulted in damage to Council's kerb or footpath that has required replacement or substantial repair works on more than one occasion within a 5 year period
- 3.8 The tree is in the location of a first single driveway of a property (sub-division excluded).
- 3.9 The tree is in the location of an approved Council development.
- 3.10 The tree has been assessed for removal as part of the "Streetscape or Landscape Redevelopment/Renewal Programme".
- 3.11 The tree, according to a medical specialist or GP, has been determined to be the cause of a detrimental effect on the health of a nearby resident. Such advice must be in writing.
- 3.12 Genuine Hardship
 - a. The person/resident is receiving assistance through the National Disability Insurance Scheme (NDIS) or a community care service and;
 - b. The person/resident does not have the functional ability to relieve the nuisance caused by the tree or;
 - c. The person/resident is aged or frail and has moderate, severe or profound disabilities which prevent them from relieving the nuisance caused by the tree; or
 - d. The person/resident is a carer of a person that meets the above criteria.

Note – leaf, bark, seeds, fruit or minor branch drop are considered part of the natural environment and are not criteria for tree removal.

4. Cost Recovery for Tree Removals – including Development Purposes

- 4.1 Requests to have a tree removed to enable some development by a property owner or developer, such as the construction of a second driveway, are common. Where it is possible and practical, staff may request that some modification to the proposed works, such as re-alignment of the driveway or development, be made in order to retain a tree. Where tree removal is necessary for development or where there are special circumstances and the removal request does not conform to the tree removal criteria, tree removal may be approved on payment of a set fee.
- 4.2 The set fee payable will be calculated in accordance with the following:
- Physical cost of the tree and stump removal at Council contract rates.
 - Councils set cost to plant and establish a new tree.
 - Administration cost to cover administrative, inspection and accounting costs inherent in any tree removal.

And in the case of Regulated or Significant Trees additional costs related to;

- Cost to lodge a Development Application with the appropriate planning authority.
 - Cost for an independent Arborist report (if required).
- 4.3 Where it is not possible, or in the opinion of Parks and Open Space Assets Team not appropriate, to replant a tree at the same site, the fee will assist in planting a tree elsewhere within the city.

5. Petitions

- 5.1 Where the residents of a street petition Council to have the entire street of trees replaced, (outside of the existing 'Streetscape Renewal Programme') Council may consider the petition if;
- The petition is in writing in the correct petition format and
 - All residents of the street have signed the petition and
 - All residents of the street will meet all costs for the administration, removal, planting and establishment of new trees.
 - Replanting must be in accordance with the City Landscape Plan, Street Tree Assets Management Plan and Streetscape Renewal Program.
- 5.2 If these requirements are not met, individuals may request the removal of trees which will be assessed on an individual basis in accordance with the Tree Removal Criteria and standard tree removal process.

6. Unauthorised Removal Or Damage To Council Trees

- 6.1 Where a Council tree is removed or vandalised without Council authorisation, Council will seek to recover costs from the person(s) responsible. Cost to be recovered of a vandalised or illegally removed tree will include; cost of tree removal, including stump removal,

replanting, establishment and administration costs and the amenity value of the tree using the Burnley system for attributing a monetary value to an amenity tree.

- 6.2 ~~Where a Council tree is maliciously interfered with or poisoned etc. leading to the disfigurement and/or death, the tree will be retained and managed appropriately until the person(s) responsible are prosecuted, the fee has been paid or a replacement tree is established.~~ Where a Council tree is maliciously interfered with leading to its death the tree will be removed within six months of being assessed and a new tree will be planted in or close to the same location. Where a person admits to interfering with a Council tree, Council will seek to recover costs from the person(s) responsible. Cost to be recovered will include; cost of tree removal, including stump removal, replanting, establishment and administration costs and the amenity value of the tree using the Burnley system for attributing a monetary value to an amenity tree.

F - LEGISLATION

1. Local Government Act 1999
2. Development Act 1993
3. Commonwealth Environmental Protection and Biodiversity Conservation Act 1999
4. Natural Resource Management Act 2004
5. Environment Protection Act 1993
6. Electricity Act 1996
7. Heritage Places Act 1997
8. Road Traffic Act 1961
9. Native Vegetation Act 1991
10. Aboriginal Heritage Act 1988
11. Water Industry Act 2012

G - ASSOCIATED PROCEDURES

1. Tree Management Policy
2. Landscape Design Policy
3. City Landscape Plan
4. Street Tree Assets Management Plan
5. Tree Management Procedures

ITEM	2.4.2
	WORKS AND SERVICES COMMITTEE
DATE	21 January 2019
PREV REFS	Works and Services Committee MON7.5 20 Aug 2018
HEADING	Use of Thermal Methods for Weed Control
AUTHOR	Mark Purdie, Manager Field Services, City Infrastructure
CITY PLAN LINKS	2.3 Have natural resources and landscapes that support biodiversity and community wellbeing.
SUMMARY	<p>This report summarises herbicide and thermal weed control techniques, providing comparisons where applicable.</p> <p>Herbicides are considered to be more cost effective, have better kill rates, and are better suited to large scale weed treatments. Their usage is considered to not present any undue risk to people and the environment provided appropriate measures are in place.</p> <p>Thermal weed control techniques are estimated to be up to four (4) times more costly and appear best suited for use where there are significant environment and health issues and on a smaller scale.</p>

RECOMMENDATION

1. The information be received.
2. Thermal weed control methods be available to Council staff as an alternative where there are significant environment or health issues, as determined by staff. (Such examples could include community produce gardens or where a member of the public registers a health issue and requests no herbicide application nearby).
3. Staff continue to keep abreast of technological advances in alternative weed control methods.

ATTACHMENTS

There are no attachments to this report.

1.

BACKGROUND

- 1.1 At the August 2018 Council Meeting it was resolved that staff bring back a report about the use of 'steam weeding' as opposed to using chemicals for weed removal. The report to include costs and effectiveness of steam weeding compared to using chemicals.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal

- 2.1.1 City Infrastructure Staff – Infrastructure Management, Field Services.
- 2.2 External
 - 2.2.1 Urban Environs, Weed Control Contractor
 - 2.2.2 Various other Councils
 - 2.2.3 Report on weed control using hot water / steam and herbicides in the City of Joondalup by John Banks and Graeme Sandral, 2007.

3. REPORT

- 3.1 The City of Salisbury undertakes a range of weed control programs throughout the City to control nuisance and proclaimed weeds on Council reserves, verges and landscape areas. The total cost of weed control programs is approximately \$650k per annum.
- 3.2 Weed control techniques are employed to achieve a number of important outcomes and benefits, including:
 - 3.2.1 Control of proclaimed plants to meet legislative requirements. Proclaimed plants are declared under the *Natural Resource Management Act 2014*.
 - 3.2.2 Visual amenity and improved appearance of the City
 - 3.2.3 Ensuring reserves, sportsfields and other infrastructure meet functional requirements and are fit for purpose
 - 3.2.4 Establishment of bushfire buffer zones in reserves of the Para Escarpment to reduce bushfire risk
 - 3.2.5 Control of vegetation around infrastructure such as furniture and pathways to aid in efficient landscape maintenance
 - 3.2.6 Ensuring wetlands continue to function to optimum intended design
 - 3.2.7 Reducing cutting loads on collector road verges to improve overall appearance and to assist in verge maintenance in specific areas (such as against asbestos fences where cutting is prohibitive)

Herbicides

- 3.3 The City of Salisbury utilises a small range of approved herbicides to meet weed control objectives. All herbicides used are registered with the Australian Pesticides and Veterinary Medicines Authority (APVMA) in accordance with the *Agricultural & Veterinary Chemicals Administration Act 2004*.
- 3.4 Herbicides used by the City of Salisbury are classified as Schedule 5 herbicides which are categorised as low toxicity and are approved for safe usage in accordance with manufacturer's and relevant authority guidelines.
- 3.5 Works instructions, safe operating procedures and other management protocols have been developed and are implemented in the application of herbicides to ensure adequate protection to operators, the public and the environment when undertaking weed control.

- 3.6 Herbicides can be broadly categorised according to their mode of action and different categories are used by the City of Salisbury to ensure the most efficient control techniques are applied.

3.6.1 Pre-emergent.

The use of pre-emergent herbicides are designed to inhibit plant germination and are mainly used on hardstand areas, on reserves and verges to control Caltrop, for bushfire risk mitigation, and around infrastructure on reserves to aid in efficient landscape maintenance.

3.6.2 Knock-down selective.

Knock-down selective herbicides are applied to target one type of plant. This is largely used for controlling broadleaf weeds on sportsfields, reserves and verges.

3.6.3 Knock-down – non-selective.

This method is mainly used to control weeds in garden beds and footpaths where herbicides are applied directly to the target plant. This method is also used sparingly in wetland areas where weed control is absolutely necessary, utilising aquatic system approved herbicides.

Thermal Weed Control

- 3.7 Thermal weed control techniques generally comprise of applying either steam, hot water or a combination of hot water and steam to kill targeted weeds.
- 3.8 It appears through research that the combination of hot water and steam is the most effective thermal weed control technique that has acceptable water use rates.
- 3.9 The process involves direct contact of water and steam to the plant, generally through application of a single nozzle. To be effective at killing weeds, the temperatures need to be greater than 98 degrees Celsius.
- 3.10 Market research indicates that there is only one contractor operating a thermal weed control service in South Australia at the present time. Several Councils are utilising thermal weed control in small volumes or as trials in areas such as wetlands, around schools, in playgrounds or in areas where people have identified a sensitivity to chemicals.
- 3.11 Comparing thermal weed control with herbicide weed control is only practical for knock-down, non-select herbicide control (3.5.3 above), as thermal weed control is not selective and is not suitable for pre-emergent control.

Comparing Thermal Weed Control with Herbicides (knock down non-selective)

Effectiveness

- 3.12 Trials and research into thermal weed control appear to conclude that this method is very effective at killing annual weeds and some perennial weeds. It appears

most effective on younger weeds and least effective on older perennial weeds. In order to be effective, complete contact with the entire plant is often required.

- 3.13 Herbicides are well demonstrated at being effective weed control agents and are reported to have better kill rates than thermal methods, particularly with perennial weeds. There have been some plants that have developed resistance to certain types of herbicides, however this is not very common.

Cost and Efficiency

- 3.14 The application of thermal control is often restricted to one nozzle and given its method of contact application, is very labour intensive. The applicator rate and time to cover an area is significantly slower than herbicide application. In addition, it has been found that maximum effectiveness for thermal control is where there is a regular treatment schedule of around 4-6 weeks apart.
- 3.15 Herbicides are able to be applied very efficiently through a variety of mechanisms (nozzle, jet, boom) enabling large areas to be treated. Whilst a regular schedule for treatment is often beneficial, it is not considered necessary to achieve efficient and effective results.
- 3.16 The cost of thermal weed control has been estimated at up to four (4) times that of herbicide application for the equivalent area to be covered. Whilst the hourly rate for one operator is only slightly higher for thermal control (\$80/hr compared to \$65/hr), often two operators are required to undertake thermal weed control and the time taken to treat the same area is what creates the inefficiency and increased cost.

Risk and Environmental Factors

- 3.17 Thermal weed control has some application advantages in that there is virtually zero risk of non-target plant damage. It is generally considered more benign to the environment than alternative herbicide options, however it does use more water and energy (diesel) to produce the steam.
- 3.18 Public perception of environmental practices is thought to be more favourable towards thermal weed control techniques, with the public often not aware of technical information relating to herbicide usage.
- 3.19 There is the potential for off-target damage (killing plants not considered weeds) when applying herbicides. These risks are controlled through works instructions, staff training, and monitoring performance.
- 3.20 Herbicide use is not considered to present an undue risk to people or the environment providing appropriate measures are put in place. These measures include:
- 3.20.1 utilising only approved herbicides (registered with the Australian Pesticides and Veterinary Medicines Authority)
 - 3.20.2 following label and manufacturers recommendations

- 3.20.3 developing and implementing works instructions, safe operating procedures and management protocols
- 3.20.4 assessing site conditions and all relevant factors when choosing and applying herbicides
- 3.21 The City of Salisbury has conducted extensive water quality and environmental monitoring of its waterways and wetland systems over a long period as part of its water recycling and environmental programs. Results have not indicated any adverse impacts to the environment from Salisbury's current weed control practices.

4. CONCLUSION / PROPOSAL

- 4.1 Herbicides are considered to be more cost effective, have better kill rates, and are better suited to large scale weed treatments. Their usage is not considered to represent any undue risks providing appropriate measures are in place.
- 4.2 Thermal weed control methods appear well suited where there are significant environmental or health issues and in smaller scale applications. The usage of thermal weed methods is recommended in areas such as community gardens where edible produce is grown and in areas where a member of the public registers a health issue and sensitivity to herbicides.
- 4.3 Thermal weed control methods continue to be available to Council staff as an option in the control of weeds.

CO-ORDINATION

Officer: Executive Group
Date: 14/01/2019

ITEM	2.5.1
	WORKS AND SERVICES COMMITTEE
DATE	21 January 2019
HEADING	Maxwell Road Widening Requiring Revocation of Community Land Classification and Rededication of the Paddocks
AUTHOR	Lavinia Morcoase, Senior Property Officer, City Infrastructure
CITY PLAN LINKS	3.2 Have interesting places where people want to be. 3.3 Be a connected city where all people have opportunities to participate. 4.1 Strengthen partnerships that enable us to better address our community's priorities.
SUMMARY	<p>The Department of Planning, Transport and Infrastructure (DPTI) has identified a need to upgrade the intersection located at the corner of Maxwell / Bridge Road, Para Hills in order to meet traffic needs.</p> <p>This upgrade will necessitate the revocation of a portion of community land and allow for road widening. There is also a need to seek a re-classification of the dedication in which this land has been vested in Council's care and control in order to allow for future implementation of the Paddocks Masterplan.</p>

RECOMMENDATION

1. That Council endorse:
 - a. The process by which the Minister for Environment and Water intends to revoke the community land classification over the portion of land known as Lot 100 in Deposited Plan 23933 as described in Crown Record Volume 5752 Folio 719 and more commonly known as The Paddocks;
 - b. That the balance of land shall be rededicated back into Council's care and control and that the rededication allow for the future development in line with the Paddocks Masterplan;
 - c. That the Manager Property and Buildings or a delegate be authorised to sign the appropriate acknowledgement of the above recommendations when received from the Department for Environment and Water.

ATTACHMENTS

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

1. DPTI Plan outlining portion of land to be reclassified as road
2. DPTI aerial plan outlining upgrade to Bridge / Maxwell Road Intersection - design concept

1.**BACKGROUND**

- 1.1 The Department of Planning, Transport and Infrastructure has identified the Maxwell Road / Bridge Road intersection located in Para Hills, as a black spot which requires signalised widening to meet local traffic needs. In order to allow this widening to occur, a portion of land owned by the Crown and vested in Council's care and control is required to be re-classified as road. Please refer to the attached diagrams.
- 1.2 Lot 100 in Deposited Plan 23933 and described in Crown Record Volume 5752 Folio 719 known as The Paddocks is in Council's care and control dedicated as Park Land pursuant to the Crown Lands Act 1929 by Gazette Notice number 89 which was published on the 26th October 1989. Currently this land is used for passive recreation as well as sport and recreational activities. Any change in the use of any portion of this land requires Department for Energy and Water approval.
- 1.3 The Paddocks is one of the most significant sporting, open space, and wetland areas within the City of Salisbury. It is situated in Para Hills West on 92 hectares of land and incorporates sports and recreation facilities, playgrounds, wetlands and an existing dog park.
- 1.4 In July 2018, Council endorsed the Paddocks Masterplan and a timeframe for future development and investment to be made by Council. The Paddocks Masterplan is a long-term investment by Council which will cater for the future needs of the community and visitors. The Masterplan seeks to improve safety within the Paddocks, create parklands and picnic areas, link areas with shared pathways, invest in new and existing clubrooms, and improve car parking facilities. It consists of a staging plan incorporating short, medium, long term and future investment opportunities.
- 1.5 The Paddocks Masterplan requires the construction of new buildings to replace existing outdated facilities and to allow a more cohesive design and improved usability of the amenities in the following manner:
 - 1.5.1 New locations of soccer and football club rooms will assist in co-location objectives, meaning the facilities are more central to playing surfaces
 - 1.5.2 Increase passive surveillance of playing areas by relocating the club rooms into the middle of the grounds
 - 1.5.3 More cost effective maintenance for new buildings
 - 1.5.4 Increased viewing opportunities for spectator viewing
 - 1.5.5 Introducing new circulation paths for vehicles and pedestrians to gain access throughout the reserve
 - 1.5.6 Increasing car parking to be closer to sporting clubs and further away from the community club thereby reducing conflicts with community club members' car parking.

2. CONSULTATION / COMMUNICATION**2.1 Internal**

- 2.1.1 Council staff were consulted with regards to the impact of the intersection upgrade, with no objections to the proposal received.

- 2.2 External

- 2.2.1 Department of Planning, Transport and Infrastructure (DPTI)
 - 2.2.2 Department for Environment and Water (DEW)

3. REPORT

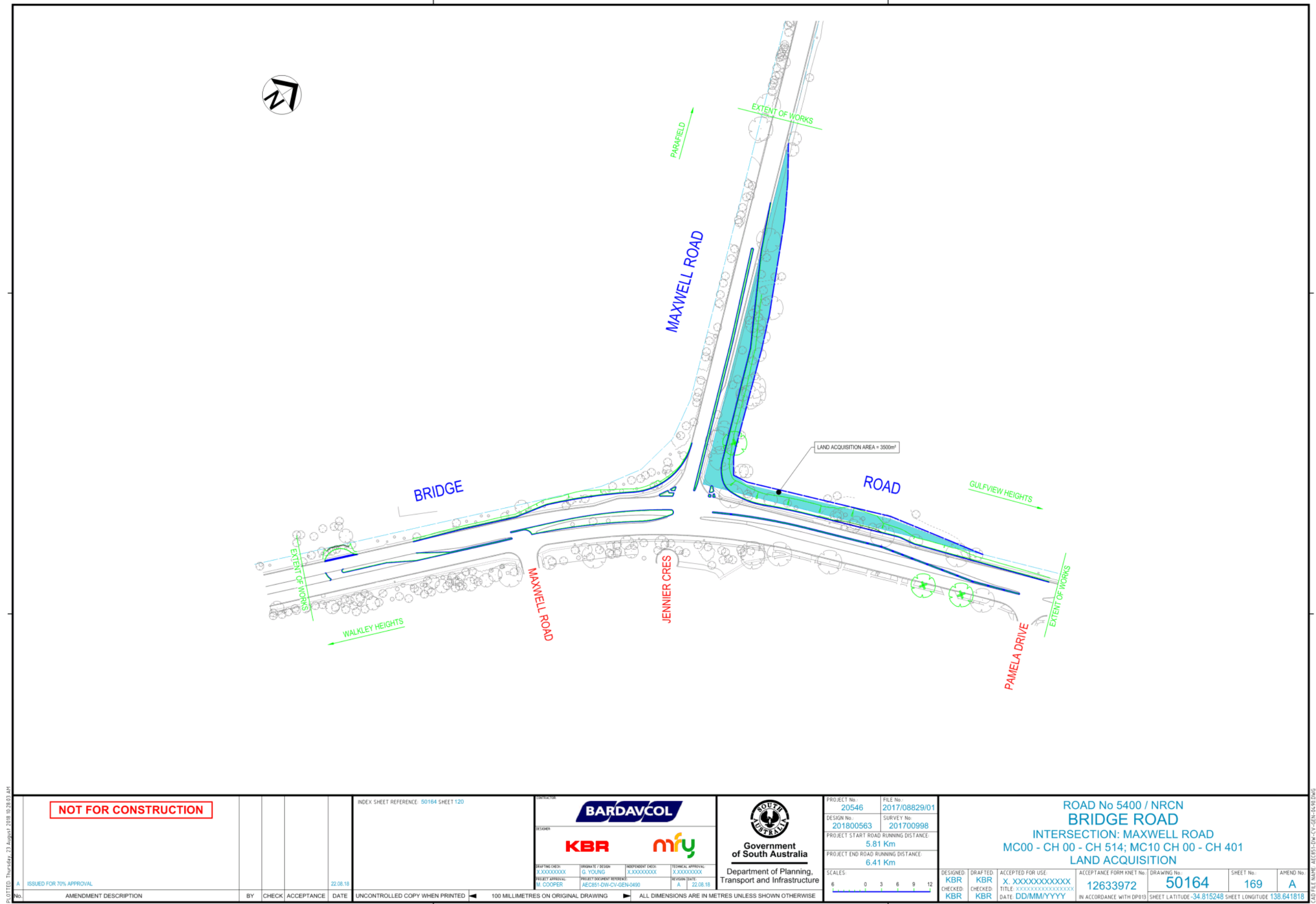
- 3.1 DPTI staff approached Council in July 2017 with a proposal to upgrade the Maxwell / Bridge Road, Para Hills intersection. This includes the installation of one additional right turn lane on the Maxwell Road approach to Bridge Road (to provide a total of two right turn lanes) requiring road widening on the northern side of Maxwell Road. Council staff have been consulted with relation to the impact of the intersection upgrade, with no objections having been received.
- 3.2 This land is Crown land in Council's care and control and is classified as community land. Discussions have been held with DEW as the state department responsible for the management of Crown Land on the best way to revoke the community land classification which will facilitate the construction of the road in a timely manner.
- 3.3 DEW, through their Crown Lands Program which is responsible for management of crown land, intend to revoke the community land classification over this portion of land and DPTI will seek Ministerial approval to acquire this land under section 20(1)(a) of the Highways Act 1926.
- 3.4 Council is not required to follow the revocation of land processes as outlined in the Local Government Act in this instance as DEW's intention to revoke the classification pursuant to the Crown Land Management Act supersedes Council's authority to act in this matter.
- 3.5 As part of the initial investigations on how the land was dedicated to the City of Salisbury it has been determined that it was vested in Council's care and control as Park Lands pursuant to Gazette Notice number 89 which was published on the 26th October 1989. This dedication does not allow for construction of additional buildings and further development of the existing amenities.
- 3.6 In direct contrast, the Paddocks Masterplan intends to replace the current aged facilities within the precinct with new buildings in more efficient locations.
- 3.7 Upon completion of the revocation of land, a rededication process must occur to return the balance of the land to Council's care and control. As such, the opportunity has arisen for consideration on how the land will be held and allow for the implementation of the Paddocks Masterplan.
- 3.8 Staff have been advised by DEW staff that they will be writing to Council in January 2019 seeking acknowledgement of their revocation of land proposal, and acknowledgement of the future conditions of dedication over the balance of the land. These conditions will dedicate the land for community, recreation or parkland use.
- 3.9 To ensure the timely delivery of acknowledge of DEW's communication, staff seek authorisation for the Manager Property and Buildings or a delegate to sign the acknowledgement of the proposal.

4. CONCLUSION / PROPOSAL

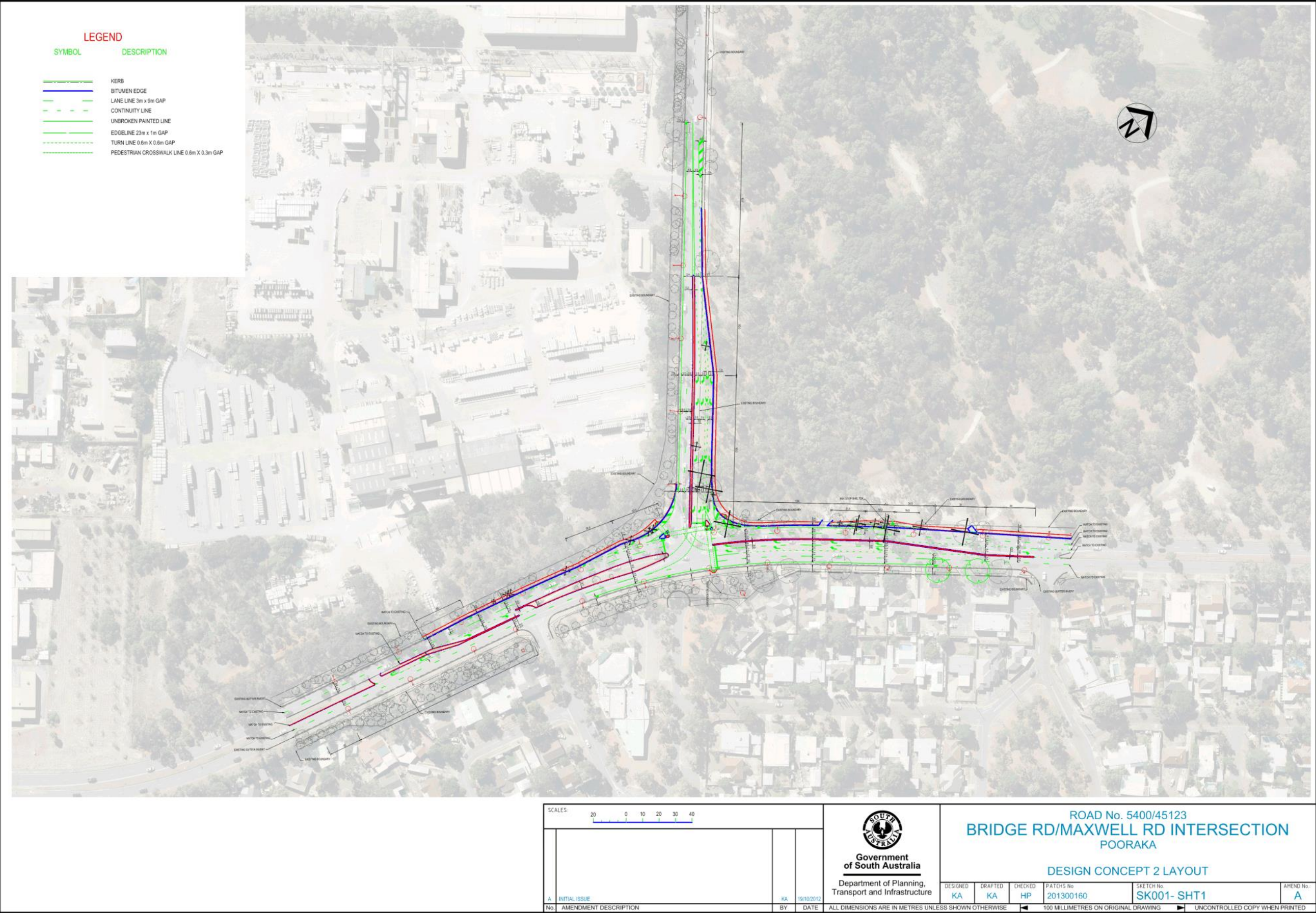
- 4.1 This report seeks Council's acknowledgement of the following:
- 4.1.1 DPTI's intention to update the Maxwell / Bridge Road intersection, a process which will require the revocation of the community land classification over a portion of land located at the Paddocks as outlined in this report;
 - 4.1.2 That the process of the revocation of the community land classification will be undertaken by the DEW and that DPTI will acquire this portion of land with agreement from the DEW;
 - 4.1.3 That the balance of land be rededicated back into Council's care and control and that the conditions of dedication over the balance of land be more appropriately defined as recommended in this report;
 - 4.1.4 That the Manager Property and Buildings or a delegate be authorised to sign the appropriate acknowledgement of the above recommendations when received.

CO-ORDINATION

Officer: Executive Group
Date: 14/01/2019



Item 2.5.1 - Attachment 1 - DPTI Plan outlining portion of land to be reclassified as road



Item 2.5.1 - Attachment 2 - DPTI aerial plan outlining upgrade to Bridge / Maxwell Road Intersection - design concept

ITEM	2.5.2
	WORKS AND SERVICES COMMITTEE
DATE	21 January 2019
HEADING	Revocation of Community Land Classification - Wright Road Reserve
AUTHOR	Liz Lynch, Property Officer, City Infrastructure
CITY PLAN LINKS	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.
SUMMARY	Having complied with all legislative requirements consideration can now be given to the revocation of the Community Land Classification over approximately 281 square metres of Wright Road Reserve identified as allotment 282 in Deposited Plan 7897 and described in certificate of title Volume 5810 Folio 887.

RECOMMENDATION

1. Pursuant to the provisions of Section 194(3) (b) of the Local Government Act 1999 and having complied with all the requirements, the City of Salisbury revoke the classification of Community Land over a portion a portion of allotment 282 in Deposited Plan 7897 identified in Certificate of Title Volume 5810 Folio 887, also known as Wright Road Reserve and measuring approximately 281 square metres.
2. A portion of allotment 282 in Deposited Plan 7897 identified in Certificate of Title Volume 5810 Folio 887, also known as Wright Road Reserve and measuring approximately 281 square metres is to be removed from the City of Salisbury's Community Land Register and be declared as Road.
3. The Manager Property and Buildings be authorised to prepare all necessary documentation for rededicating the portion of allotment 282 in Deposited Plan 7897 identified in Certificate of Title Volume 5810 Folio 887, also known as Wright Road Reserve and measuring approximately 281 square metres, as road.

ATTACHMENTS

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

1. Aerial View Plan
2. Ministerial Response Letter

1.

BACKGROUND

- 1.1 At the Council meeting held 20 November 2017, (Item 2.5.1 – Minute 2160) Council authorised staff to implement the public consultation process pursuant to

section 194 of the Local Government Act 1999 to revoke the Community Land Classification over a portion of allotment 282 in Deposited Plan 7897 identified in Certificate of Title Volume 5810 Folio 887, also known as Wright Road Reserve and measuring approximately 281 square metres. (Attachment 1)

- 1.2 Council further resolved that an additional report be presented to Council for consideration of any objections should they be received. In the event that no objections be received the Manager Property and Buildings is authorised to prepare and submit the necessary documentation to the Minster for approval. As no objections were received, a report was prepared and submitted to the Minster in July 2018.

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 City Infrastructure Staff
- 2.1.2 Business Excellence Staff
- 2.1.3 City Development Staff

2.2 External

- 2.2.1 SA Power Networks
- 2.2.2 APA Pipeline Trust
- 2.2.3 Telstra
- 2.2.4 SA Water
- 2.2.5 Posted indivual notices to surrounding residents and property owners
- 2.2.6 Minister of Planning, Transport and Infrastructure

3. REPORT

- 3.1 Council are now advised that the application to the Minster for the Revocation of the Community Land Classification over a portion of allotment 282 in Deposited Plan 7897 identified in Certificate of Title Volume 5810 Folio 887, also known as Wright Road Reserve and measuring approximately 281 square metres was favorably received and approval was granted on 5 September 2018 as documented in the Ministerial Response (Attachment 2).
- 3.2 Council is now requested to make a formal resolution to give effect to the revocation.
- 3.3 In accordance with the report presented to Council on 20 November 2017 (Council Item 2.5.1, Minute 2160), A portion of allotment 282 in Deposited Plan 7897 identified in Certificate of Title Volume 5810 Folio 887, also known as Wright Road Reserve and measuring approximately 281 square metres be rededicated as road.

4. CONCLUSION / PROPOSAL

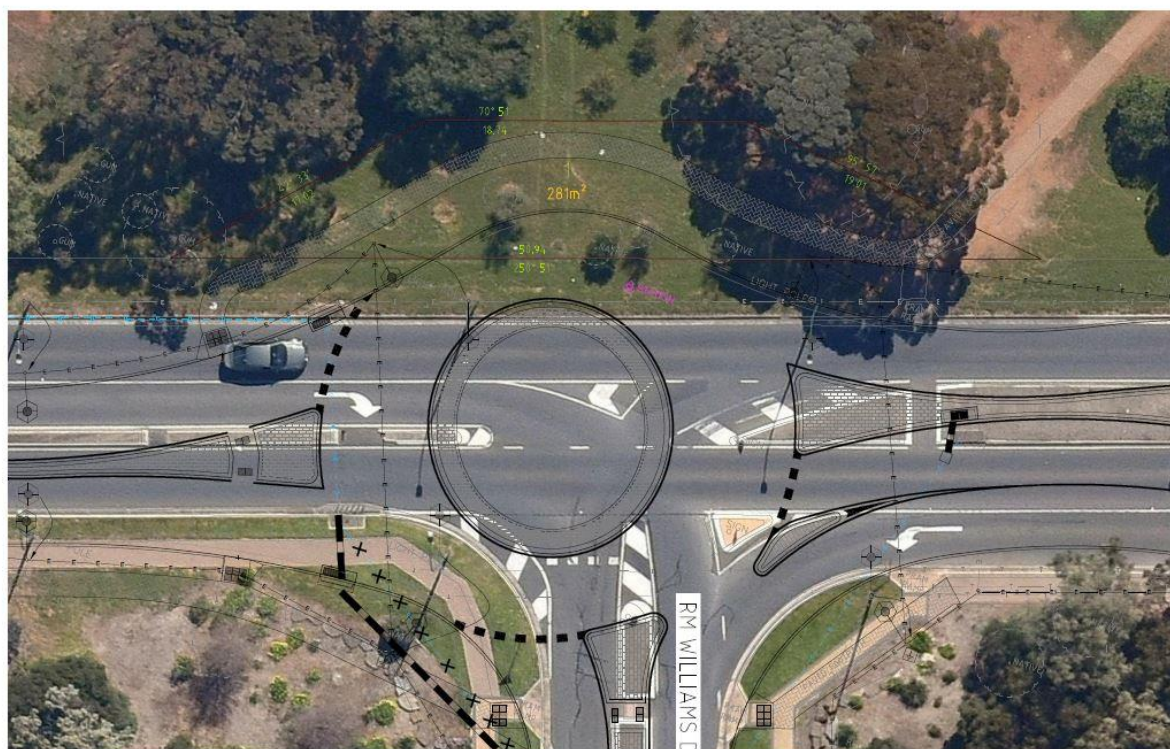
- 4.1 It is now requested Council make a formal resolution to give effect to the revocation of Community Land Classification over a portion of allotment 282 in Deposited Plan 7897 identified in Certificate of Title Volume 5810 Folio 887,

also known as Wright Road Reserve and measuring approximately 281 square metres.

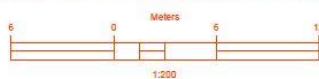
- 4.2 The Manager of Property and Buildings be authorised to prepare all necessary documentation for rededicating the portion of revoked land as Wright Road.

CO-ORDINATION

Officer: Executive Group
Date: 14/01/2019



PROPOSED BOUNDARY ALIGNMENT





Government of South Australia
Department of Planning,
Transport and Infrastructure

In reply please quote 18MPL0512
Enquiries to David Whiterod
Telephone 7109 7142

DEVELOPMENT DIVISION

50 Flinders Street
Adelaide SA 5000

GPO Box 1533
Adelaide SA 5001

Telephone: 08 8343 2222
Facsimile: 08 8204 8740

ABN 92 366 288 135

Mr John Harry
Chief Executive Officer
City of Salisbury
PO Box 8
SALISBURY SA 5108

Dear Mr Harry *JOHN*

I write in response to your letter seeking approval for the City of Salisbury (the Council's) proposal to revoke the community land classification of portion of Lot 282 in Deposited Plan 7897 described in Certificate of Title 5810 Folio 887, commonly known as Wright Road Reserve.

I have considered the information provided to me by the Council and in making my decision (under delegation) I have taken into account the nature of the public consultation undertaken by the Council.

After carefully considering the effect of the revocation on the area and the local community, I am of the opinion that, on balance, the revocation will be more positive than not in its effect. I approve the Council's proposal to revoke the classification as community land of a portion of Lot 282 in Deposited Plan 7897 described in Certificate of Title 5810 Folio 887, commonly known as Wright Road Reserve, as identified in the **attached** map.

If the Council wishes to proceed with the revocation it will need to pass a motion to revoke the community land classification pursuant to section 194(3)(b) of the *Local Government Act 1999*.

Yours sincerely

Andrew McKeegan
Chief Development Officer

5 September 2018

ITEM	2.5.3
	WORKS AND SERVICES COMMITTEE
DATE	21 January 2019
HEADING	Land Transfer Portion of Bolivia Crescent Drainage Reserve, Bolivar
AUTHOR	Tim Starr, Coordinator Property, City Infrastructure
CITY PLAN LINKS	2.1 Capture economic opportunities arising from sustainable management of natural environmental resources, changing climate, emerging policy direction and consumer demands. 3.2 Have interesting places where people want to be. 4.4 Embed long term thinking, planning and innovation across the organisation.
SUMMARY	This report is to advise Council of an encroachment which has been discovered over portion of Council land known as Bolivia Crescent Drainage Reserve and provide options to resolve this matter.

RECOMMENDATION

1. Bolivia Crescent Drainage Reserve located at Port Wakefield Road, Bolivar identified as Allotment 8 in Deposited Plan 20967 and described in Certificate of Title Volume 5887 Folio 42 be revoked of its community land classification.
2. The attached report (attachment 3 Item 2.5.3) be adopted for the purposes of Section 194 of the Act and the Manager Property and Buildings be authorised to implement the Public Consultation Program, comprising of a public notice in the Northern Messenger and State Government Gazette with a copy of this wording to appear on Council's website. In addition, letters with the attached report are to be posted to property owners likely to be impacted within the immediate vicinity and that no signage be erected.
3. A further report be presented to Council for consideration of any objections received in response to community consultation. In the event that no objections are received the Manager Property and Buildings be authorised to prepare and submit the necessary documentation to the Minister for approval.

ATTACHMENTS

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

1. Survey Plan
2. Proposed Land Swap
3. Section 194 Report
4. Consultation Mailout Area

1.

BACKGROUND

- 1.1 Highway One Caravan Park is a caravan park located at 925 to 963 Port Wakefield Road, Bolivar which has been developed over many years. Recently the owners have surveyed the land in preparation for a sale and have discovered that a portion of their fence and landscaping is encroaching over Council's reserve known as Bolivia Crescent Drainage Reserve. Please see Attachment 1 – Survey Plan.
- 1.2 The development was approved in December 2010 (Development number 361/2771/2010/1B) and consisted of extensions to the existing caravan park comprising ten (10) cabins, thirty one (31) van sites, twenty (20) drive through sites, three (3) permanent van sites, upgrade to existing amenities hall and swimming pool (inground). The contactors who constructed the alterations appear to have based the construction on historic fence alignments and do not appear to have engaged Surveyors at the time.

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 Council staff from various divisions within Council have been consulted with no objections received in regard to the proposal.

3. REPORT

- 3.1 Council owns a portion of land known as Bolivia Crescent Drainage Reserve located at Port Wakefield Road, Bolivar and identified as Allotment 8 in Deposited Plan 20967 and described in Certificate of Title Volume 5887 Folio 42.
- 3.2 The owners of Highway One Caravan Park have recently identified that they have constructed garden beds, a portion of shedding, a portion of a concrete plinth and boundary and pool fencing over Bolivar Crescent Drainage Reserve. The encroachment extends between 3.8 to 5.8 metres into Council owned land as delineated on the attached survey plan (Attachment 1 – Survey Plan).
- 3.3 The park owners have accepted full responsibility for the encroaching structures and have agreed to meet all costs to correct this and ensure that they are only occupying land within their ownership.
- 3.4 Options which have been considered are;
 - 3.4.1 Remove the encroachment
 - 3.4.2 Purchase the land
 - 3.4.3 Exchange for an equal size portion of land
- 3.5 As the land now forms part of the developed caravan park, removal of the encroaching infrastructure is not the preferred option. The park owner has therefore requested to either purchase the land or swap a similar sized portion of land which is located on the other side of the Bolivar Crescent Overflow Drainage Reserve which they own and will vest it to Council. See the attached overhead plan showing the encroachment delineated in red and the land offered in exchange delineated in yellow (Attachment 2 – Proposed Land Swap).
- 3.6 Council staff have been consulted and there have been no objections to either option however the proposed land swap is the preferred option. This option will

mean Council's pipelines on the Northern side of the reserve are further within the reserve and it will provide better access off of Port Wakefield Road rather than having to veer onto private land.

- 3.7 As the land subject to the encroachment is currently owned by Council and classified as Community Land the Local Government Act 1999 provides that the classification as Community Land must be revoked before the property may be offered for disposal. Public Consultation must be carried out in accordance with the Council's Public Consultation Policy. A further requirement is the adoption of the section 194 report (Attachment 3 – Section 194 Report) for the purpose of Public Consultation and submission to the Minister for approval. Following conclusion of the statutory procedures and Minister's approval, Council may then make formal resolutions to revoke the classification.
- 3.8 In accordance with Council's Public Consultation Policy which was endorsed by Council on 23 November 2015 (Resolution No. 0744/2015) public consultation will comprise of a Public Notice in newspapers circulating within the area of Council, together with letters and the attached Section 194 report posted to property owners likely to be impacted by the proposal (as per the attached highlighted map Attachment 4 – Consultation Area) inviting submissions in relation to the proposal for Council's further consideration. Staff propose that a sign not be erected on the reserve in accordance with Council's Public Consultation policy to avoid any confusion as to which piece of land is proposed for revocation. This is due to the small size of the portion of reserve proposed for revocation and its location along the busy Port Wakefield Road.
- 3.9 In the event that no objections are received Council is requested to authorise the Manager Property and Buildings to prepare and submit the necessary documentation to the Minister for approval pursuant to Section 194 of the Local Government Act 1999.

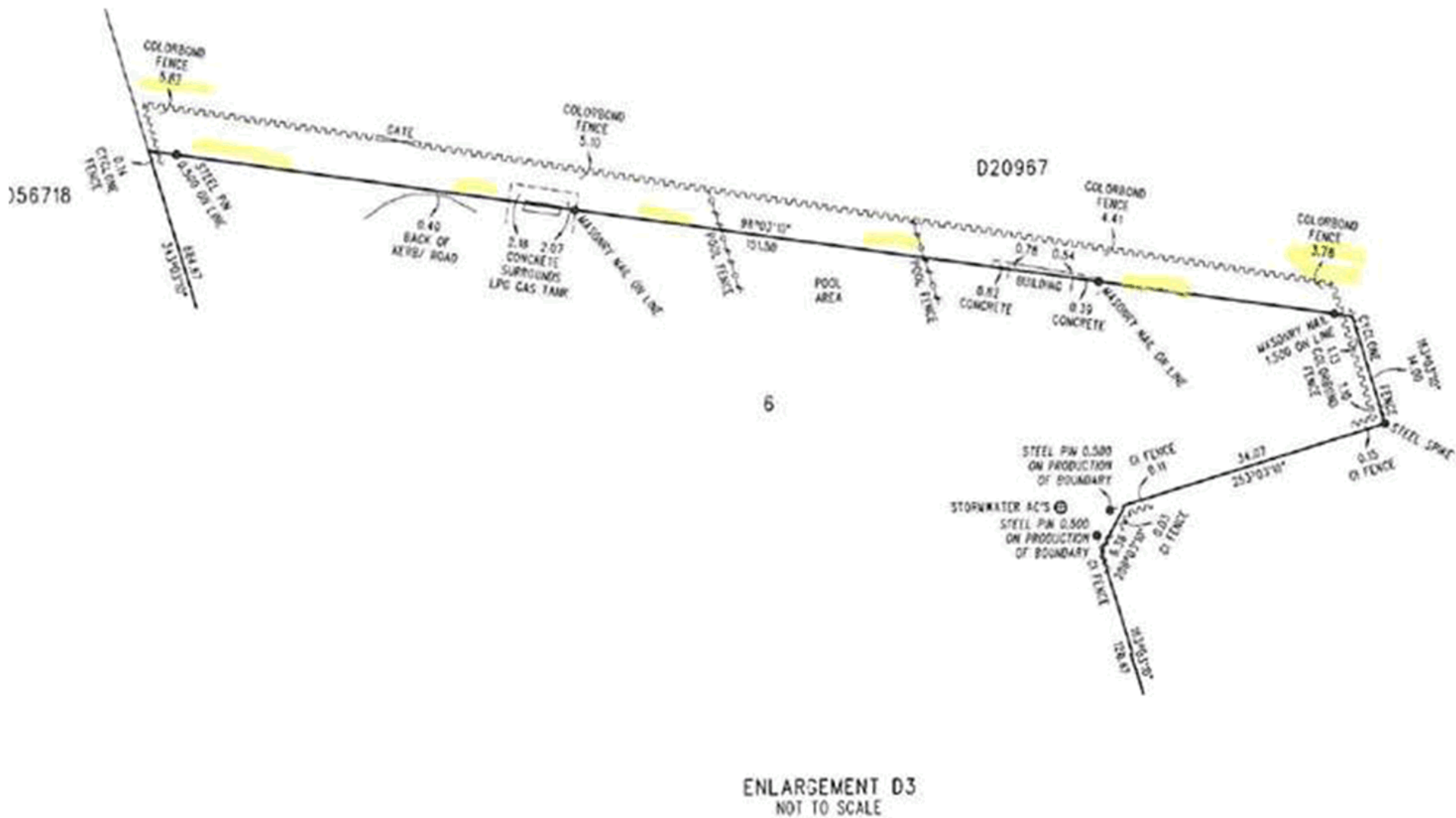
4. CONCLUSION / PROPOSAL

- 4.1 This report seeks Council's endorsement to declare a portion of Allotment 8 in Deposited Plan 20967 as delineated on the attached plan (Attachment 2 – Proposed Land Swap) surplus to Council's requirements, and approve staff to undertake the provisions of the Local Government Act 1999 to revoke the community land classification of the subject land.
- 4.2 It is also recommended that Council endorse a land exchange, swapping the portion of Bolivar Crescent Drainage Reserve for a similar sized portion of land as delineated on Attachment 2 – Proposed Land Swap.

CO-ORDINATION

Officer: Executive Group
Date: 14/01/2019

Attachment 1 – Survey Plan



Attachment 2 – Proposed Land Swap



PROPOSAL FOR REVOCATION OF CLASSIFICATION AS COMMUNITY LAND

**Portion of Allotment 8 Deposited Plan 20967 known as Bolivia Crescent Overflow Drainage Reserve, Port Wakefield Road, Bolivar
Described in Certificate of Title Volume 5887 Folio 42**

Section 194 Local Government Act 1999

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

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

In South Australia it is regarded that 12.5% of the urban residential area is the optimal open space provision which is a much higher proportion than in other states or countries. The City of Salisbury has an open space provision of 13.2%.

Council has received a request from the owners of the adjacent land Highway One Caravan Park to rectify a building encroachment. A boundary identification survey has been undertaken to identify an encroachment over allotment 8 Deposited Plan 20967 known as Bolivia Crescent Overflow Drainage Reserve. The extent of the encroachment has been determined to be approximately 725sqm.

The portion of allotment 8 in Deposited Plan 20967 proposed for revocation is surplus to Council and Community needs and provides no public benefit as functional open space. As this land is not required as open space and it is proposed to amalgamate it into the adjoining land. It is further proposed that a similar sized portion of privately owned land on the opposite side of this reserve be provided back to Council in exchange for the land subject to the encroachment.

As a result of the above and to achieve the required outcome of correcting an encroachment, Council proposes to revoke the community land classification of Allotment 8 in Deposited plan 20967, (See plan attached).

2. Statement of any Dedication, Reservation or Trust.

The subject property being a portion of Allotment 8 in Deposited Plan 20967 as described in Certificate of Title Volume 5887 Folio 42.

The City of Salisbury acquired Lot 8 in Deposited Plan 20967 as reserve in September 1988 from Farnham Brothers Proprietary Limited

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

There is no dedication or trust.

3. Purpose of Proposal.

The purpose of the proposal to revoke the community land classification is to amalgamate the land into the adjoining land to correct an encroachment.

4. Affect of the Proposal.

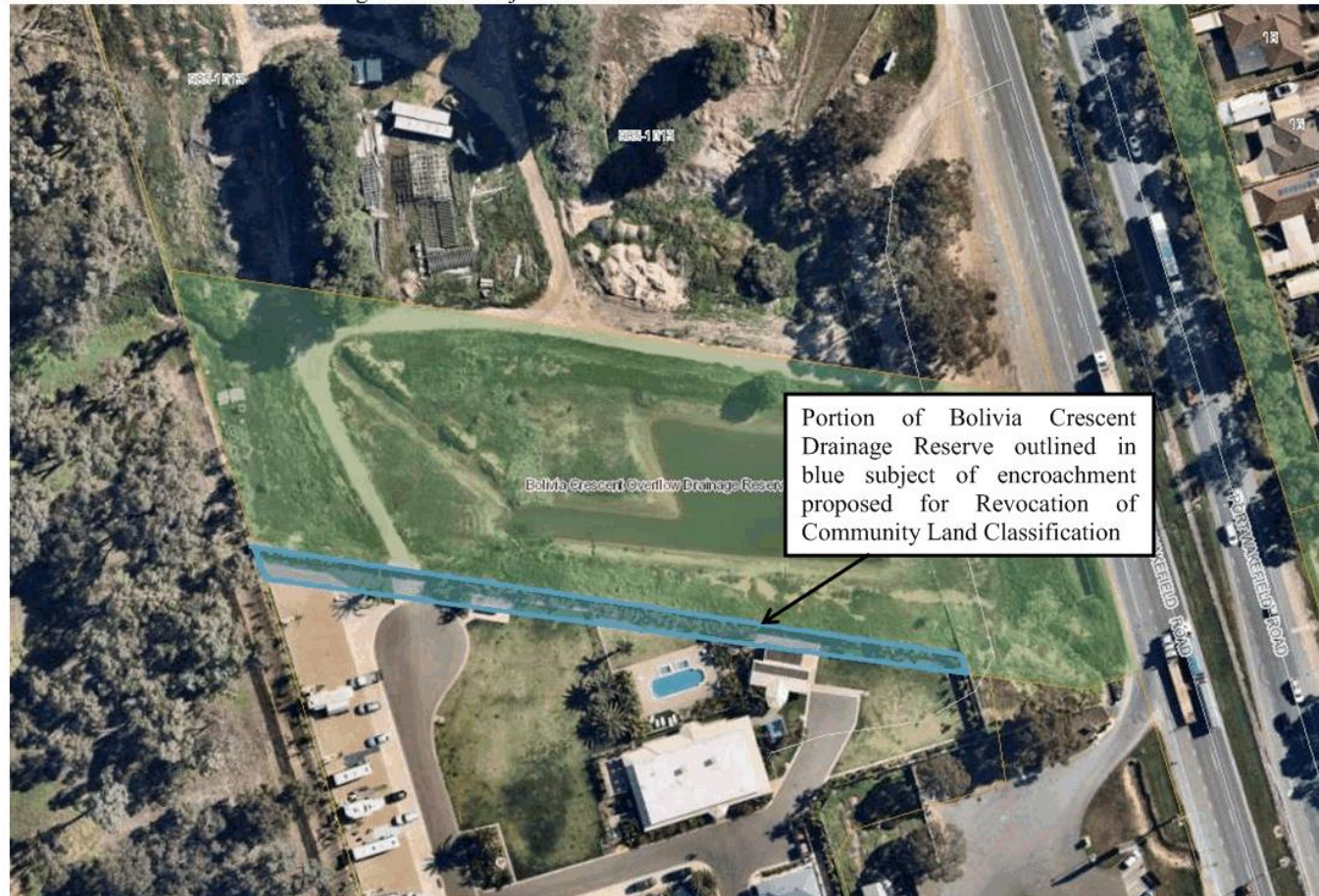
The subject land serves no useful purpose in terms of recreational open space and considering the extent of the remaining land to operate as a drainage reserve, the disposal of the required portion of Bolivia Crescent Drainage Reserve will not have a detrimental effect on the community in this locality

5. Owner of the Land

The subject land is owned by the City of Salisbury.

See Map Attached

Portion of Bolivia Crescent Drainage Reserve Subject to Encroachment



Attachment 4 – Direct Mail Consultation Area



ITEM	2.5.4
	WORKS AND SERVICES COMMITTEE
DATE	21 January 2019
HEADING	Future Use of Leased Area - Underdown Park
AUTHOR	Liz Lynch, Property Officer, City Infrastructure
CITY PLAN LINKS	1.3 Have a thriving business sector that supports community wellbeing, is globally oriented and creates job opportunities. 3.3 Be a connected city where all people have opportunities to participate. 3.4 Be a proud, accessible and welcoming community.
SUMMARY	This report is to recommend Council enter into an Expression of Interest process for the lease and license agreement over a portion of the Underdown Park facility (building and pitch).

RECOMMENDATION

1. Information in this report is received.
2. Staff be authorised to undertake an expressions of interest process to enter into a Lease Agreement for the Northern portion of the Underdown Park Building and License Agreement for the North Eastern playing pitch as outlined in this report.
3. A further report to be presented to Council on the outcome of the public registration of expressions of interest process and recommendations for Councils consideration.

ATTACHMENTS

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

1. Aerial View - Underdown Park
2. Building Layout - Underdown Park

1. BACKGROUND

- 1.1 Underdown Park is located at Nangari Road, Salisbury North which consists of three full size soccer pitches and one multiple occupancy clubroom as delineated in Aerial View – Underdown Park (Attachment 1).
- 1.2 The facility was built in 2016 and officially opened on 13 August 2017 costing \$4,271,668.00 (Four million, two hundred and seventy one thousand, six hundred and sixty eight dollars). The Underdown Park upgrade included a new building, reconfiguration of pitches, playground relocation and complete renovation, onsite car parking, a new pitch and carpark lighting.
- 1.3 The building was designed with a movable wall located between the two social spaces to allow two clubs to operate separately or an option to open the space and share areas. The building has two commercial grade kitchens, each with cool rooms, kiosk and bar facilities, 6 change rooms, (three home and three away

change rooms) as delineated in Building Layout – Underdown Park (Attachment 2).

- 1.4 When the moveable wall is in use, the southern portion of the building which is currently leased to Salisbury International Soccer Club (SISC) measures approximately 485sqms. The northern portion of the building which was previously leased to Salisbury Florina Soccer Club (SFSC) measures approximately 310sqm as delineated and is the area to be leased as shown in the Building Layout – Underdown Park (Attachment 2).
- 1.5 Previously both spaces have been leased to two soccer sporting clubs (SISC and SFSC) and when the moveable wall is open through negotiation by the two clubs, the social space measures approximately 378 sqms.
- 1.6 The pitches are licensed non-exclusively to SISC and SFSC to allow for community use and play in line with Council's expectations. However, SISC use the two north western pitches and SFSC previously used the north eastern pitch adjacent the clubrooms.
- 1.7 Council had previously entered into a Lease Agreement with Salisbury Florina Soccer Club from 1 October 2013 and expiring on 30 September 2018 for the northern portion of the new building as delineated in red and a License Agreement of the North Eastern playing pitch delineated in blue as noted in the Aerial View - Underdown Park (Attachment 1).
- 1.8 At the expiry of the lease agreement, Salisbury Florina Soccer Club advised that they did not want to enter into a new lease for the facility due to dwindling membership and volunteer base.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 City Infrastructure staff
- 2.2 External
 - 2.2.1 Salisbury Florina Soccer Club committee members

3. REPORT

- 3.1 The Northern portion of the Underdown Park Building measuring approximately 310 sqms is currently vacant due to the vacation of SFSC from the facility.
- 3.2 Council are eager to ensure that the facility is utilised to the maximum benefit of the community as a whole and as part of this EOI process staff will explore options to ensure that this facility is not only available for the successful Lessee but also for third parties as required for community events.

The Building

- 3.3 Upon SFSC handing back the building to Council, staff conducted an onsite property condition inspection and found the premises to be in good condition with little wear and tear damage.
- 3.4 The Northern portion of the building has a commercial grade kitchen, kiosk, home and away change rooms with toilets and showering facilities, separate toilets accessible from inside the clubrooms, bar, storeroom and social function area as

delineated as proposed area for lease in red on the Building Layout – Underdown Park (Attachment 1).

The Site

- 3.5 The site has three senior soccer pitches with two at the northern end of the Park adjacent Camira Way and one at the southern end of the Park adjacent Nangari Road, along with ample onsite car parking.
- 3.6 Multiple use of the grounds (for different sports such as Football or Hockey) could be played from this site as each soccer pitch measure approximately 100 metres in length by 60 metres wide and the total site measuring approximately 2.25 hectares.

4. CONCLUSION / PROPOSAL

- 4.1 It is recommended that Council proceed to the open market seeking Expressions of Interest for the Lease of the area delineated in red in Building Layout – Underdown Park (Attachment 2) and a License of the area delineated in blue as noted in the Aerial View - Underdown Park (Attachment 1) for a term that is in line with the current sporting club Memorandums of Lease. Advertisements to be placed in the Advertiser, The Northern Messenger, The Council Website and a mail out to Leisure and Fitness businesses registered with Recreation SA.
- 4.2 A further report to be presented with the outcome of the registration process and its recommendation for the future use and successful lessee of this facility.

CO-ORDINATION

Officer: Executive Group
Date: 14/01/2019



BUILDING ID 15.04 - UNDERDOWN PARK CLUBROOMS - LEASED AREA FLOOR PLAN



ITEM	2.5.5
	WORKS AND SERVICES COMMITTEE
DATE	21 January 2019
HEADING	Revocation Portion of Edinburgh Road Reserve South to Facilitate Construction of Haulmark Trailers Manufacturing Facility
AUTHOR	Tim Starr, Coordinator Property, City Infrastructure
CITY PLAN LINKS	1.2 Be the place of choice for businesses to invest and grow within South Australia, nationally and internationally. 1.3 Have a thriving business sector that supports community wellbeing, is globally oriented and creates job opportunities. 4.1 Strengthen partnerships that enable us to better address our community's priorities.
SUMMARY	Having complied with all the legislative requirements consideration can now be given to the revocation of the community land classification of Allotment 905 Deposited Plan 75400 known as Edinburgh Road Reserve South and described in Certificate of Title Volume 5997 Folio 904

RECOMMENDATION

1. Pursuant to the provisions of Section 194 (3)(b) of the Local Government Act 1999, and having with all requirements thereof, the Council of the City of Salisbury hereby revokes the classification as community land of Allotment 905 Deposited Plan 75400 known as Edinburgh Road Reserve South and described in Certificate of Title Volume 5997 Folio 904.
2. Allotment 905 Deposited Plan 75400 known as Edinburgh Road Reserve South is to be removed from Council's Community Land Register.
3. The Manager Property and Buildings be authorised to arrange preparation and execution of all required documentation to transfer the revoked portion of land being portion of Allotment 905 Deposited Plan 75400 from Council ownership to Haulmark Manufacturing Co Pty Ltd. The applicant will pay consideration of \$100 for the land and all associated costs to finalise the transfer.

ATTACHMENTS

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

1. Signed Letter to Council - Community Land Revocation - Edinburgh Rd Reserve

1. BACKGROUND

- 1.1 Edinburgh Road Reserve South is classified as a buffer reserve measuring 14cm wide for the length of the adjoining property boundaries. This reserve was initially intended to prevent access to the land abutting Edinburgh Road.
- 1.2 Representatives of Haulmark Trailers approached Council staff with a proposal to develop the adjoining site as a manufacturing facility with an estimated

investment of \$10 million and an anticipated 20 new jobs for the local economy. As the facility requires B Double access, driveways must be constructed on both sides of the facility. In consultation with Council's Development Services Division it was proposed that a driveway should be constructed over the land known as Edinburgh Road Reserve South.

- 1.3 At the Council meeting held 26 March 2018 (Item 2.5.1 Resolution No. 2379/2018) Council resolved that portion of Allotment 905 Deposited Plan 75400 known as Edinburgh Road Reserve South and measuring approximately 2.1 square metres be revoked of the community land classification for disposal to Haulmark Trailers and that a public consultation program be implemented. It was further resolved that Council accept the consideration amount of \$100 for the land value and the applicant be responsible for all costs.
- 1.4 Council further resolved that an additional report be presented to Council for consideration of any objections should they be received. In the event that no objections were received the Manager Property and Buildings would be authorised to prepare and submit the necessary documentation to the Minister for approval. As no objections were received, a report was prepared and submitted to the Minister in July 2018.

2. CITY PLAN CRITICAL ACTION

- 2.1 Promote a positive image of Salisbury to attract investment, visitors and tourists, and increase community pride.

3. CONSULTATION / COMMUNICATION

- 3.1 Internal
 - 3.1.1 Staff from various divisions within Council have been consulted with no objections received in regard to the proposal prior to the initial report being presented in March 2018.
- 3.2 External
 - 3.2.1 Minister for Planning Transport and Infrastructure
 - 3.2.2 Service providers including Telstra, Electranet, Australian Pipeline Trust, SA Water and SA Power Networks were all consulted with no objections received in relation to the proposal prior to the initial report being presented in March 2018.

4. REPORT

- 4.1 Council are now advised that the application to the Minister for the Revocation of the Community Land Classification over a portion of Allotment 905 Deposited Plan 75400 known as Edinburgh Road Reserve South as described in Certificate of Title Volume 5997 Folio 904 was favorably received and subsequently approved on 12 December 2018.
- 4.2 Council is now entitled to make a formal resolution to give effect to the revocation.

5. CONCLUSION / PROPOSAL

- 5.1 It is recommended that Council make a formal resolution to give effect to the revocation of community land classification of Allotment 905 Deposited Plan

75400 known as Edinburgh Road Reserve and dispose of the required portion to Haulmark Manufacturing Co Pty Ltd.

CO-ORDINATION

Officer: Executive Group
Date: 14/01/2019



Government of South Australia
Department of Planning,
Transport and Infrastructure

In reply please quote 18MPL0521
Enquiries to David Whiterod
Telephone 7109 7142

DEVELOPMENT DIVISION

50 Flinders Street
Adelaide SA 5000

GPO Box 1533
Adelaide SA 5001

Telephone: 08 8343 2222
Facsimile: 08 8204 8740

ABN 92 366 288 135

John Harry
Chief Executive Officer
City of Salisbury
PO Box 8
Salisbury SA 5108

Dear Mr Harry *John*

I write in response to your letter seeking approval for the City of Salisbury (the Council's) proposal to revoke the community land classification of a portion of Lot 905 in Deposited Plan 75400 described in Certificate of Title Volume 5997 Folio 904.

I have considered the information provided to me by the Council and in making my decision (under delegation) I have taken into account the nature of the public consultation undertaken by the Council.

After carefully considering the effect of the revocation on the area and the local community, I am of the opinion that, on balance, the revocation will be more positive than not in its effect. I approve the Council's proposal to revoke the classification as community land of a portion of Lot 905 in Deposited Plan 75400 described in Certificate of Title Volume 5997 Folio 904.

If the Council wishes to proceed with the revocation it will need to pass a motion to revoke the community land classification pursuant to section 194(3)(b) of the *Local Government Act 1999*.

Yours sincerely

Andrew McKeegan
CHIEF DEVELOPMENT OFFICER

12 December 2018

ITEM	2.5.6
	WORKS AND SERVICES COMMITTEE
DATE	21 January 2019
HEADING	Grant of Easement to SA Power Networks - Main North Road (Central) Reserve
AUTHOR	Liz Lynch, Property Officer, City Infrastructure
CITY PLAN LINKS	2.4 Have urban and natural spaces that are adaptive to future changes in climate. 4.1 Strengthen partnerships that enable us to better address our community's priorities.
SUMMARY	This report seeks Council endorsement to grant an easement over a portion of Council land known as Main North Road (Central) Reserve.

RECOMMENDATION

1. Council grant to SA Power Networks an easement for the installation of underground cables over a portion of Main North Road (Central) Reserve, identified as Allotment 9 in Deposited Plan 11342 as described in Certificate of Title Volume 5539 Folio 345, and delineated in red in Attachment 1, Aerial View, Main North Road (Central) Reserve for \$5,000 plus GST.
2. SA Power networks are to be responsible for all costs associated with the lodgement and documentation of the Easement.
3. The Manager Property and Buildings be authorised to liaise with SA Power Networks in regards to the requested easement and arrange consent of the Letter of Agreement and Grant of Easement Documents.

ATTACHMENTS

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

1. Aerial View - Main North Road (Central) Reserve
2. Proposed Easement Location - Main North Road (Central) Reserve

1.

BACKGROUND

- 1.1 Council own Allotment 9 Deposited Plan 11342 known as Main North Road (Central) Reserve which provides screening and a buffer to prevent vehicles accessing Main North Road from Newfield Road, Para Hills West.
- 1.2 SA Power Networks have been requested to investigate options for additional infrastructure to supply power to the new Rivergum Display Home Village Development located at Parafield Airport, Main North Road, Parafield. A portion of Main North Road (Central) Reserve has been identified for installation of underground cables to facilitate this request.

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 Staff from various divisions within Council have been consulted with no objections received in regard to the proposal.

3. REPORT

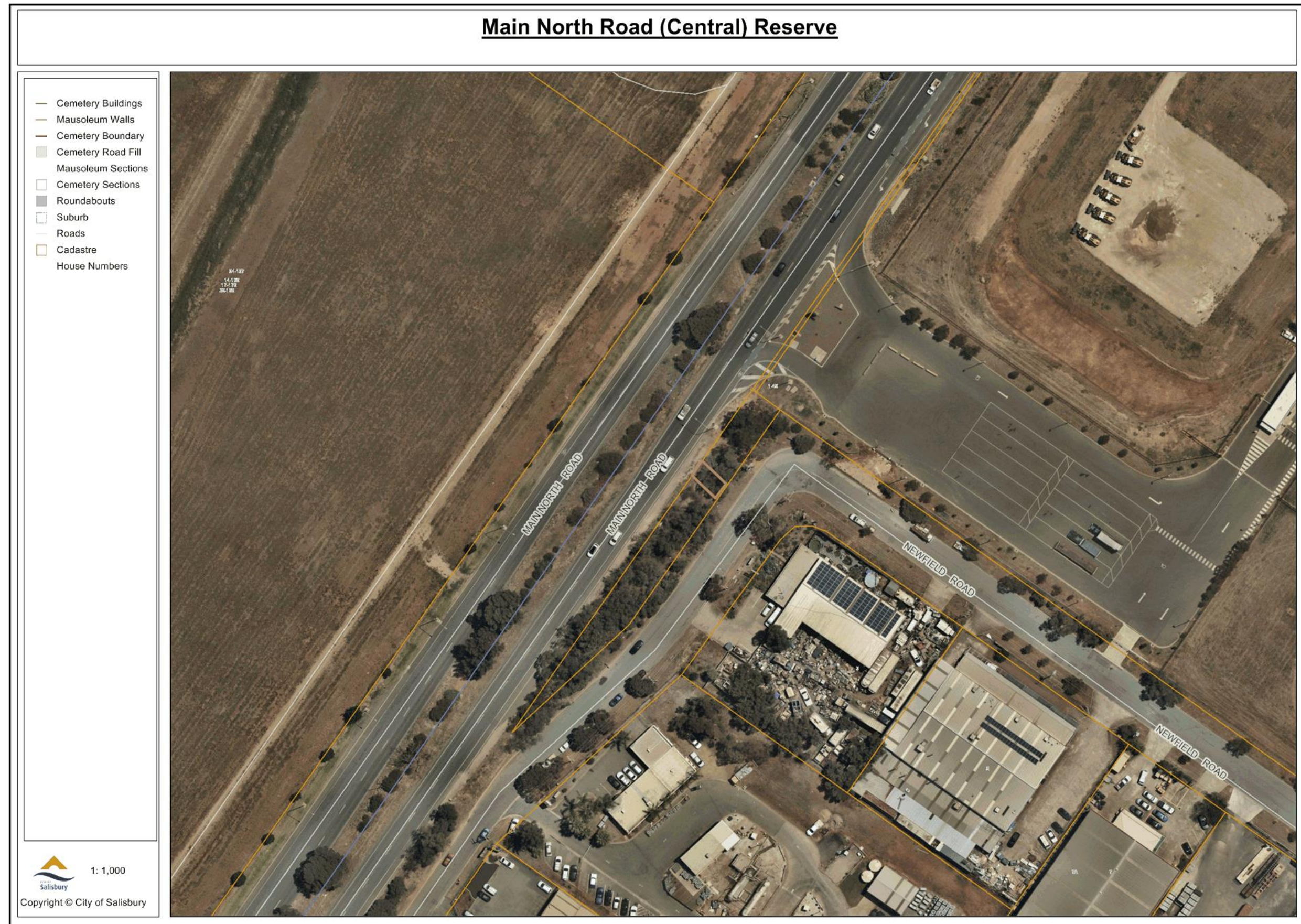
- 3.1 Staff received a request from SA Power Networks to utilise a portion of Allotment 9 in Deposited Plan 11342 as described in Certificate of Title Volume 5539 Folio 345 and known as Main North Road (Central) Reserve to install underground cables to supply power to the new Rivergum Display Home Village Development located at Parafield Airport, Main North Road, Parafield.
- 3.2 The easement sought for the underground cable installation is ten metres deep and 4.02 metres wide as shown in Attachment 1.
- 3.3 As a result of consultation with staff it was requested that no trees or shrubs are to be removed from the site and that the current screening between Newfield Road and Main North Road, Para Hills West is to be maintained. SA Power Networks have stated they will oblige with this request.
- 3.4 Staff have negotiated a consideration amount of \$5,000 plus GST which is the standard amount charged for these types of low impact easements. SA Power Networks will also be responsible for all costs associated with the preparation and lodgment of necessary documentation, plans and issuing new titles.

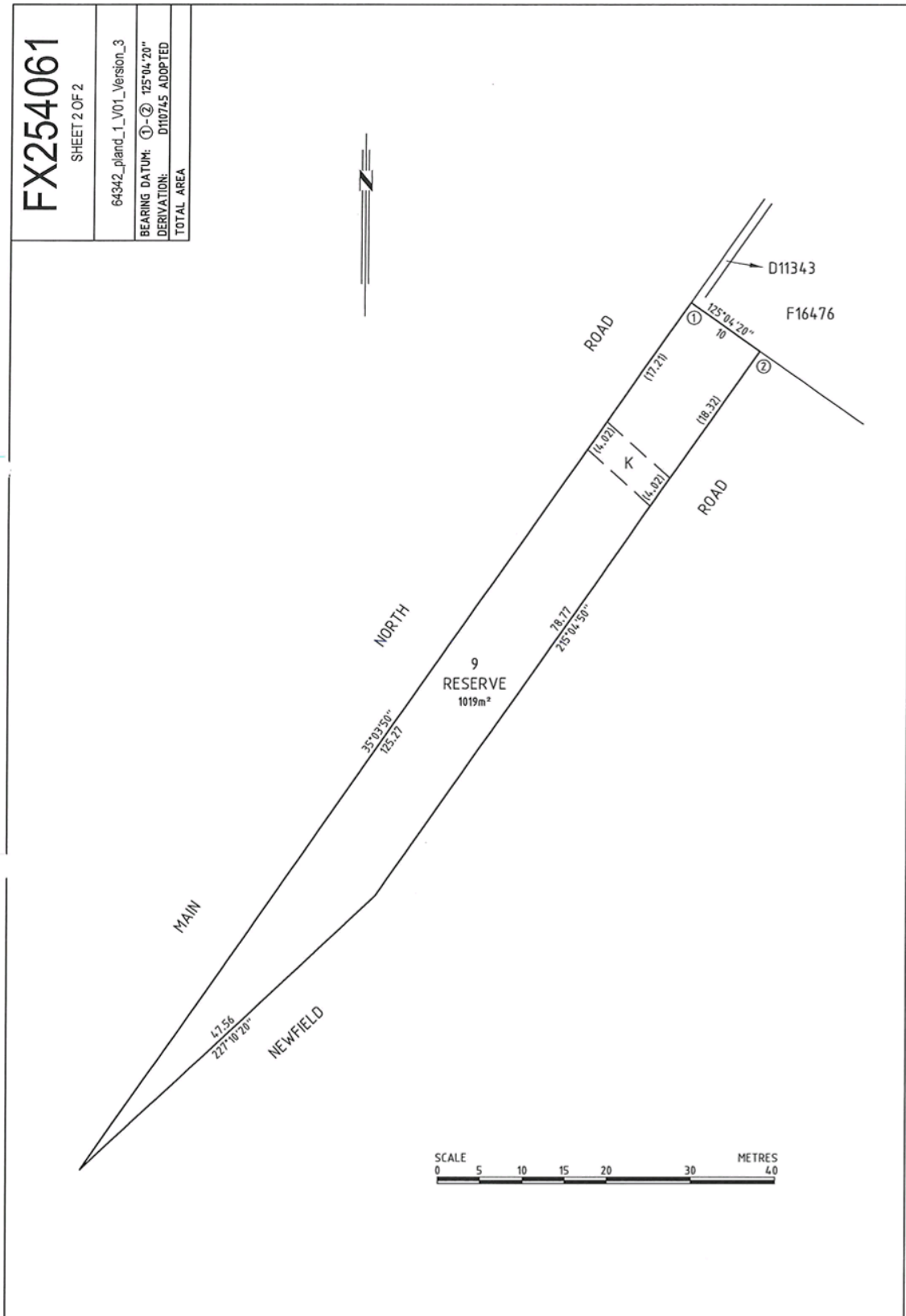
4. CONCLUSION / PROPOSAL

- 4.1 It is recommended that Council approve the granting of the requested easement and the Manager Property and Buildings be authorised to arrange Council consent to all necessary documentation granting an easement over portion of Allotment 9 in Deposited Plan 11342 as described in Certificate of Title Volume 5539 Folio 345, also known as Main North Road (Central) Reserve.

CO-ORDINATION

Officer: Executive Group
Date: 14/01/2019





ITEM	2.6.1
	WORKS AND SERVICES COMMITTEE
DATE	21 January 2019
HEADING	Capital Works Report - December 2018
PREV REFS	Works and Services Committee 2.6.1 18/06/2018
AUTHOR	Christy Martin, Team Leader Project Support, City Infrastructure
CITY PLAN LINKS	3.2 Have interesting places where people want to be.
SUMMARY	The following monthly status report and requests for amendments is presented to effectively manage the City Infrastructure Capital Works Program.

RECOMMENDATION

1. Amend the 2018/19 Building Renewal Program to include Pine Lakes Centre New Shade Shelter and change Skate Park Toilet Renewal from Unity Park to Salisbury North.
2. Construction of new footpaths and/or associated kerb ramps as set out in this report (Item 2.6.1 Works and Services Committee, 21 January 2019) be endorsed as program inclusions within the Council Funded Footpath Program and Kerb Ramp Construction / Upgrade Programs.
3. Submission of a non-discretionary 2018/19 second quarter budget review bid to reflect the additional \$180k of capital income and expenditure associated with the new Greater Edinburgh Parks drainage infrastructure within PR17205 Watercourse Management Works.
4. Submission of a non-discretionary 2018/19 second quarter operating budget review bid for an additional \$100k as a result of the clean-up associated with the inclement weather occurring in spring 2018, enabling the engagement of contractors to complete the backlog of regular tree maintenance services.
5. Submission of an approved non-discretionary 2018/19 second quarter capital budget review bid for an additional \$75k for PR17103 City Pride – Renewal of Feature Landscapes Program, Keyhole Park Reserve and Mawson Lakes Boulevard projects, with staff having the authority to action these projects with approval of this report (Works and Services, Item 2.6.1 21 January 2019).
6. Transfer \$80k of available capital expenditure budget from the PR17055 Outdoor Furniture Program to PR25044 Autism Friendly Play Space Program to enable full scope delivery of the Perry Street Reserve Project.

ATTACHMENTS

There are no attachments to this report.

Item 2.6.1

1. BACKGROUND

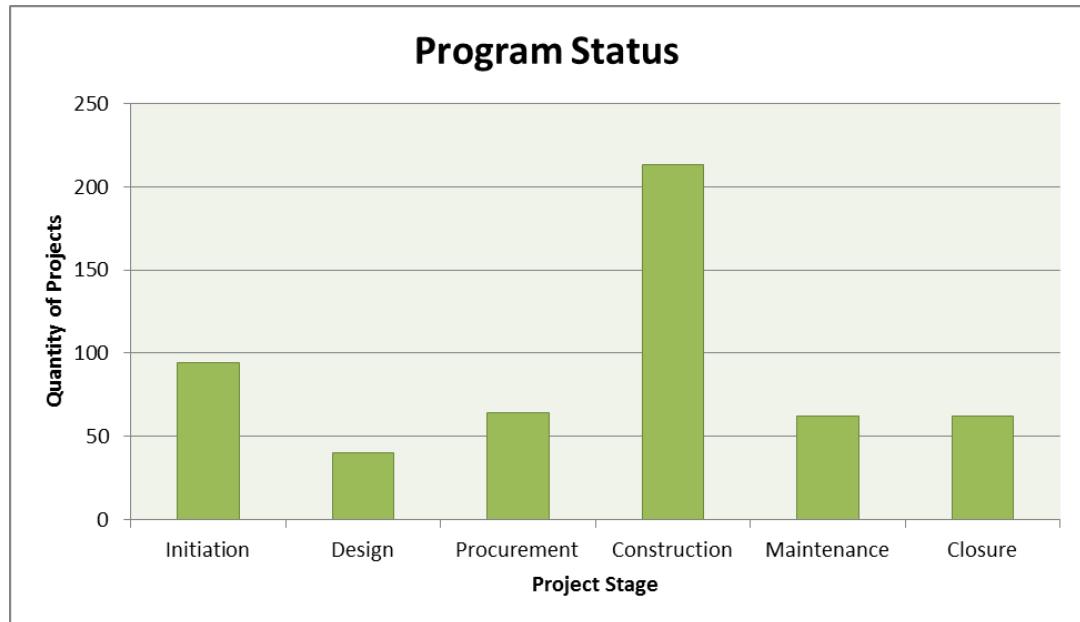
- 1.1 City Infrastructure is responsible for the capital works, associated plant and fleet, building, traffic and civil engineering services, landscape and environmental works. Specifically, these works involve project management, design specification development, construction and recurrent maintenance.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

2. CONSULTATION / COMMUNICATION

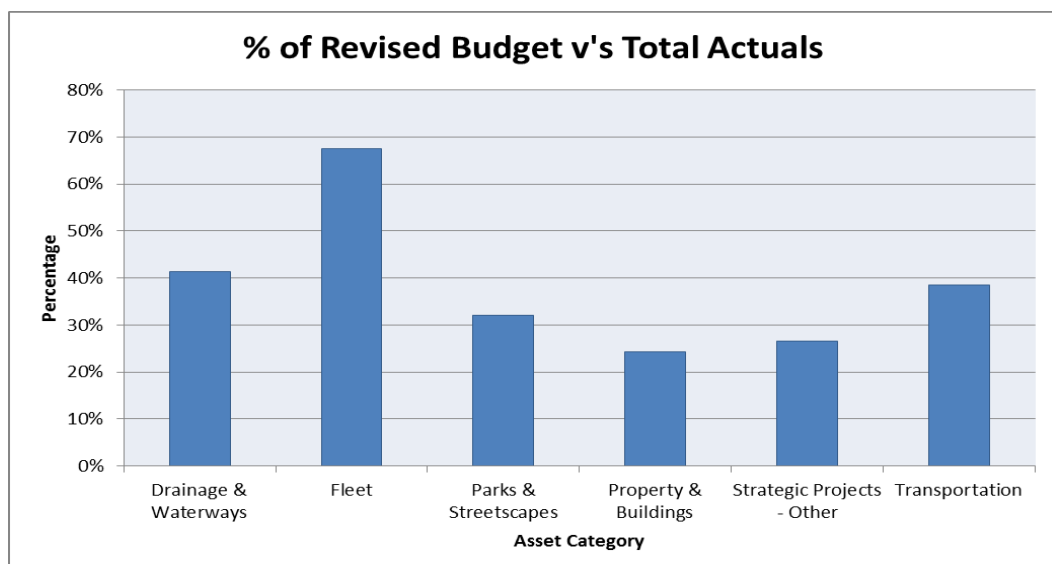
- 2.1 As part of the management of the City Infrastructure Capital Works Program, communication of the program occurs on a monthly basis via the Works and Services Committee. In addition, a current program of works is available via the City of Salisbury internet site and highlights included within the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

3. REPORT

- 3.1 The Capital Works Program continues to be progressively delivered, with late December and early January minimal construction occurring over this festive period. The current state of the program is distributed across the following stages;



- 3.2 The financial status of the program is reflective of the current period with the following chart defining the percentage of Total Actuals (value spent and committed) versus the Revised Budget per asset category;



- 3.3 As part of the coordination of the Capital Works Program, it is continuously monitored to ensure it best meets the needs of the community whilst maintaining infrastructure condition. As a result, the following changes are requested;

Amendment to Program

PR18097 Building Renewal Program

PR20017 Building Upgrade Program

As part of the 2018/19 Building Upgrade Program, Jack Young Centre is undergoing upgrade works to this facility which includes enclosing the courtyard to enable the space to become a more flexible. As a result, the existing shade structure in this courtyard will be removed. Approval is sought to add Pine Lakes Centre to the 2018/19 Building Renewal Program where this shade structure from Jack Young Centre is proposed to be relocated to. Pine Lakes Centre currently does not have any existing shade shelters and the Building Renewal Program has sufficiently funding to cover this additional work.

Please note, within the 2018/19 Building Renewal Budget Bid, there was an error in relation to the renewal of the Skate Park Public Toilets. The bid notes these toilets at Unity Park however the toilets being renewed this year are actually at Bagster Road, Salisbury North, adjacent this Skate Park.



Recommendation: Amend the 2018/19 Building Renewal Program to include Pine Lakes Centre New Shade Shelter and change Skate Park Toilet Renewal from Unity Park to Salisbury North.

Impact: Additional Program Scope & Location Amendment

Amendment to Program**PR14498 Council Funded Footpath Program****PR21412 Kerb Ramp Construction / Upgrade Program**

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

- Creslin Avenue, Ingle Farm – Accessibility Request
- Liberman Avenue, Ingle Farm – Accessibility Request
- Main North Road, Salisbury East – Service Road Connection to Bus Stop
- Morris Street, Paralowie – Accessibility Request
- Naomi Avenue, Ingle Farm – Accessibility Request
- Wirunda Court Reserve, Ingle Farm – Network Reserve Connection

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

Recommendation: Construction of new footpaths and/or associated kerb ramps as set out in this report (Item 2.6.1 Works and Services Committee, 21 January 2019) be endorsed as program inclusions within the Council Funded Footpath Program and Kerb Ramp Construction / Upgrade Programs.

Impact: No impact

Amendment to Budget

PR17205 Watercourse Management Works

As reported via Works and Services Committee, 18 June 2018, Item 2.6.1, with the construction of the Northern Connector it created the opportunity to create a new drainage corridor to assist with Greater Edinburgh Parks and St Kilda storm water management. This was a combined project between City of Salisbury, SA Water and City of Playford. June 2018 approval was given to commence construction whilst City of Salisbury pursued a funding agreed with City of Playford. An agreement has been reached with City of Playford contributing \$180k towards the now completed works. Approval is requested to endorse a 2018/19 second quarter non-discretionary budget bid to reflect this additional \$180k of income and expenditure.

Recommendation: Submission of a non-discretionary 2018/19 second quarter budget review bid to reflect the additional \$180k of capital income and expenditure associated with the new Greater Edinburgh Parks drainage infrastructure within PR17205 Watercourse Management Works.

Impact: Additional income and expenditure budget

Inclement Weather Clean-up

The spring period (Sep-Nov) resulted in a number of extreme weather events during which strong winds were encountered. In particular there were three distinct events, approximately 3-4 weeks apart. These resulted in a large volume of reactive tree works across the City, including tree and branch removal. In addition, these events also resulted in a greater number of customer enquiries for tree assessments and responsive tree works. In order to promptly meet the requirements of these urgent and additional works, teams and contractors were diverted from their regular responsive pruning, programmed pruning and customer service requests. This resulted in a back log of routine work and maintenance, plus customer service requests. In order to address this, additional contractors and day labour resources have had to be engaged. These additional resources have assisted to catch up on the outstanding routine workload and maintenance, but also assisted to work through the unresolved customer service requests to clean up the City. Whilst this initiative will result in an additional \$100k of operating expense, it will enable the engagement of contractors to complete work requested by our residents to be delivered, our service standards to be met, and continuity of service to the community. Approval is sought to allocate an additional \$100k of operating budget as part of the 2018/19 second quarter budget review.

Recommendation: Submission of a non-discretionary 2018/19 second quarter operating budget review bid for an additional \$100k as a result of the clean-up associated with the inclement weather occurring in spring 2018.

Impact: Additional budget provision

Amendment to Budget

PR17103 City Pride – Renewal of Feature Landscapes Program

The City Pride – Renewal of Feature Landscapes Program covers the installation of both new and renewed plantings at nominated high profile locations to enhance and promote the City through vibrant colours and contrasting vegetation to instill City Pride. As part of the 2018/19 program, Keyhole Park Reserve and Mawson Lakes Boulevard, Mawson Lakes were rescheduled to be completed. With tenders now received, in order to complete these two projects to their full scope, an additional \$75k capital budget is required. Approval is sought to approve this additional funding this month to enable works to be awarded to enable sourcing of plants to occur within the required timeframe.

Recommendation: Submission of an approved non-discretionary 2018/19 second quarter capital budget review bid for an additional \$75k for PR17103 City Pride – Renewal of Feature Landscapes Program, Keyhole Park Reserve and Mawson Lakes Boulevard projects, with staff having the authority to action these projects with approval of this report (Works and Services, Item 2.6.1 21 January 2019).

Impact: Additional program funding

PR25044 Autism Friendly Play Space Program

Autism Friendly Play Space Program is a new program created for 2018/19 with Perry Street Reserve, Salisbury North, the first site nominated for the program at the value of \$60k. With the design now complete and tenders received in order to achieve the full desired scope an additional \$80k is required which can be achieved via the transfer of funds available within PR17055 Outdoor Furniture Program which also resides within the Parks and Landscape Asset Category. As part of this transfer it enables a picnic shelter and setting to be built at Perry Street Reserve which is vital for careers to rest, socialise and monitor their children. This shelter will complete the Outdoor Furniture Program for 2018/19.

Recommendation: Transfer \$80k of available capital expenditure budget from the PR17055 Outdoor Furniture Program to PR25044 Autism Friendly Play Space Program to enable full scope delivery of the Perry Street Reserve Project.

Impact: No impact

4. FOR INFORMATION

Item 2.6.1

For information

PR23435 Mawson Lakes Interchange – Pedestrian & Cycle Access

With Department of Planning, Transport and Infrastructure, City of Salisbury has been working to improve access, adjacent to the rail corridor, Mawson Lakes, to improve amenity for primarily the western residents of The Cascades and Shoalhaven Villages. As part of this, a shared use bridge was proposed to be constructed joining Waterbrook Court to Ridley Street, as per below image. The Contractor and Council have agreed to mutually terminate the contract following various discussions that failed to finalise cost estimates within an acceptable level to all parties. This has resulted in no material financial loss to Council. The construction of this proposed bridge will now be re-tendered with delivery programmed for 2019/20 to enable the work to occur post the wet winter period. The budget will now be reviewed to consider alignment with revised construction schedule.



5. FOR INFORMATION

Item 2.6.1

Recent Completions

Louisa Reserve
Parafield Gardens
Irrigation Renewal

Sir Douglas Mawson Lake
New Drink Fountain

Andrew Smith Reserve, Parafield Gardens, New Playground

Salisbury Recreation Precinct
Salisbury North
New Bicycle Racks

Mobara Park
Mawson Lakes
New Picnic Seating & Shelter

6. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: Executive Group
Date: 14/01/2019

ITEM	2.6.2
	WORKS AND SERVICES COMMITTEE
DATE	21 January 2019
HEADING	CoolSeal Pavement Preservation Trial
AUTHOR	Jarred Collins, Manager Infrastructure Delivery, City Infrastructure
CITY PLAN LINKS	2.4 Have urban and natural spaces that are adaptive to future changes in climate.
SUMMARY	The City has undertaken road rehabilitation within Mawson Lakes and Salisbury North trialing a new pavement preservation product CoolSeal.

RECOMMENDATION

1. The report be received

ATTACHMENTS

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

1. CoolSeal Fact Sheet Dec 18

- 1.

BACKGROUND

- 1.1 The City of Salisbury undertakes a variety of road surface treatments via established contractor panels each year to maintain and renew all of the 760km of roads within our City.
- 1.2 Two trial areas were selected to receive a CoolSeal preservation treatment, Salisbury Recreation Precinct and The Bridges Mawson Lakes which form part of the Asset Management Plan and Road Reseal Program. The roads selected were identified as approaching the end of their useful lives, but by adding a preservation treatment the City is able to extend the useful life of the roads.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 City Infrastructure staff
- 2.2 External
 - 2.2.1 Road Reseal specialists

3. REPORT

- 3.1 Road rehabilitation, through a variety of treatments, is common practice, across Salisbury and provides lower cost, improved road surfaces for residents, by extending the life of road surfaces while maintaining good rideability. It is also

common for different treatments to be trialled in selected areas, as administration continually seeks to improve the effectiveness and cost of the service offering.

- 3.2 General practise in Salisbury is to reseal the road about 5-10 years after the rehabilitation work based on condition audits. Consequently, the CoolSeal surface is expected to be replaced in about 5-10 years.
- 3.3 During late November and early December CoolSeal trials were undertaken in Mawson Lakes and Salisbury North.
- 3.4 CoolSeal is a Pavement Preservation Treatment used to prolong the life of the road and is a high-performance sealcoat that achieves lower surface temperatures with its lighter coloured surface and higher reflectivity. The product delivers a number of benefits, particularly environmental and includes;
 - 3.4.1 Increased night-time visibility for drivers, pedestrians and bikers
 - 3.4.2 Reduces the requirement for crack sealing
 - 3.4.3 Maintenance without the patching effect commonly seen when roads are excavated
 - 3.4.4 Improved water and air quality
 - 3.4.5 Meets LEED and EPA requirements of 33% reflectivity
 - 3.4.6 Improved comfort and safety for people and animals
 - 3.4.7 Environmentally friendly and contains recycled materials
 - 3.4.8 Asphalt based
 - 3.4.9 Dries to a light grey matte finish and does not cause glare with a similar appearance to that of a concrete road
 - 3.4.10 Reduces road temperatures in the order of 3° to 10°C
- 3.5 Safety testing of the product has been completed and meets all of the requirements of the current road authority for local roads.
- 3.6 Residents were advised of the road rehabilitation work with two letters, the first approximately two weeks before the treatment commenced, the second two days before the works. The initial letter provided some information on the CoolSeal product. Further notice was provided through a digital trailer mounted message board.
- 3.7 A public meeting was held in Mawson Lakes due to feedback from residents where the following questions were answered and the attached Fact Sheet was circulated prior to the meeting;
 - 3.7.1 What is the purpose of CoolSeal?
 - 3.7.2 Why is it being applied to the roads in Mawson Lakes?
 - 3.7.3 What consultation was done with the residents?
 - 3.7.4 Has any safety testing been done for the effect of driving on CoolSeal in wet weather?
 - 3.7.5 Has the Council considered hoon driving occurring and will the Council be cleaning any ugly scarring left by hooners?
 - 3.7.6 What is the ongoing maintenance plans should the seal be damaged?

- 3.7.7 Has the Council considered resultant neighborhood values and house prices dropping from using CoolSeal?
- 3.7.8 Are there any significant cost increases with this product?
- 3.8 The CoolSeal product used in the Mawson Lakes trial is light grey in colour with a smooth surface, which is different in appearance from the normal black bitumen. Tests to date show that the new surface is performing as expected, with air temperatures above the road surface some 5 to 7 degrees below adjacent bitumen surfaces.
- 3.9 Following the public meeting "Changed Road Conditions" signs have been installed in a couple of spots to help appease some resident concerns about the new road surface. It is proposed to retain these signs until the new road surface settles into the pavement exposing more of the aggregate.
- 3.10 Concerns over the edge finishing were also raised and are being reviewed and addressed with the contractor where required.

4. CONCLUSION / PROPOSAL

- 4.1 With the treatment now installed staff will continue to monitor the installation of the CoolSeal pavement, and undertake further testing and review the following;
 - 4.1.1 Learnings
 - 4.1.2 Reduction of temperatures
 - 4.1.3 Aerial heat mapping
 - 4.1.4 Pavement and ambient temperatures
 - 4.1.5 Skid resistance
 - 4.1.6 Local Speeds
- 4.2 The City will be undertaking a comprehensive review of the trial, and until this review has been completed, there will be no further planned residential trials of the CoolSeal preservation treatment.
- 4.3 As a result of the learnings from the CoolSeal trial a higher level of engagement with residents will be conducted for non-standard and visible new product trials.

CO-ORDINATION

Officer: Executive Group
Date: 14/01/2019

COOLSEAL

FREQUENTLY ASKED QUESTIONS

What is the purpose of the CoolSeal?

CoolSeal is a Pavement Preservation Treatment used to prolong the life of the road, it is also a high-performance sealcoat that achieves lower surface temperatures with its lighter coloured surface and higher reflectivity. The product delivers a number of benefits, particularly environmental and includes;

- Increased night-time visibility for drivers, pedestrians and bikers
- Reduced requirement for crack sealing
- Maintenance without the patching effect commonly seen when roads are excavated
- Improved water and air quality
- Meets LEED and EPA requirements of 33% reflectivity
- Improved comfort and safety for people and animals
- Environmentally friendly and contains recycled materials
- Asphalt based
- Dries to a light grey matte finish and does not cause glare experienced on a concrete road.
- Reduced road temperatures in the order of 3° to 10°C (see images below)



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Why is it being applied to the roads in Mawson Lakes?

- The work in Mawson Lakes is part of the Asset Management Plan and Road Reseal Program. The roads selected were identified as approaching the end of their useful life and by adding a preservation treatment the City of Salisbury is able to extend the useful life of the roads.

What consultation was done with the residents?

- Residents were notified through a letterbox drop two weeks before the works were scheduled and another letter was sent to residents two days before the works were to commence.
- Specific consultation on road treatment types is not undertaken with residents as it is determined by the Road Condition Audit as part of the Asset Management Plan.
- The City of Salisbury undertakes a variety of road surface treatments via established contractor panels each year to maintain and renew all of the 760km of roads within our City.

Has any safety testing been done for the effect of driving on CoolSeal in wet weather?

- Safety testing has been completed and meets all of the requirements of the current road authority standards for local roads. Council would not have used CoolSeal if it had not been proven to be a safe treatment.

Has the Council considered hoon driving occurring and will the council be cleaning any ugly scaring left by hoons?

- There is no evidence to suggest that this type of seal increases the likelihood of hoon driving on streets. The pavement colour settles down after a few months.

What is the ongoing maintenance plans should the seal be damaged?

- The maintenance will be consistent with that of the balance of the City's road network, reinstatement of the Asphalt, with the addition of the CoolSeal product.
- CoolSeal has the advantage that any patching work should be virtually invisible when finished due to the nature of the product.

Has the Council considered resultant neighbourhood values and house prices dropping from using CoolSeal?

- The road surface treatment is not expected to have any adverse impact on house prices. In fact, as it provides a cooler area, and is more environmentally friendly, it may be seen as a positive for many potential buyers.

Are there significant cost increases with this product?

- The cost of this treatment is only marginally more than other rehabilitation treatments, but has improved environmental and sustainability outcomes.

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ITEM	2.6.3
	WORKS AND SERVICES COMMITTEE
DATE	21 January 2019
PREV REFS	Policy and Planning Committee 1.3.1 20/03/2017
HEADING	Salisbury Oval Master Plan Implementation - Sport & Recreation Civil and Landscape Works
AUTHOR	Peter Wellington, Project Manager - Strategic Development Projects, City Development
CITY PLAN LINKS	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 3.2 Have interesting places where people want to be. 3.3 Be a connected city where all people have opportunities to participate.
SUMMARY	With the Salisbury Oval Master Plan endorsed in 2017, a program of works, including improvements to the recreational facilities at the site, environmental outcomes and Expression of Interest for residential developments, commenced to enable the vision to be delivered. This Salisbury Master Plan Implementation Program is well underway, including the delivery of sporting and recreational improvements and, it is timely to construct related amenities at this central precinct, including the bringing forward of the construction of a new main access roadway to the oval. The design of the improvements as set out in the Master Plan, including a Council funded access road, playground, car parks and shared pathway, will cost an additional \$850k to the approved budget. Works on the facilities, including the access road are planned to be completed this calendar year.
RECOMMENDATION	<ol style="list-style-type: none"> 1. That the report be noted. 2. That the 2019/2020 budget for the Salisbury Oval Project be increased to \$1.68M, and that this be reflected in the budget bid, which is to be included as a non-discretionary item into the 2019/20 budget process
ATTACHMENTS	There are no attachments to this report.

1.**BACKGROUND**

- 1.1 Council endorsed an integrated recreation and residential master plan for the development of Salisbury Oval as a key destination within the Salisbury City Centre Renewal (Item 1.3.1, Policy and Planning, 20/03/17 following extensive community engagement. As a result Salisbury Oval Master Plan Implementation program of works was endorsed with budget allocation to deliver the sporting and recreational improvements to the community, with the residential development a separate program of works. This report will focus on the delivery of the sporting and recreational amenities.
- 1.1 For the past 7 months, engineering design has been underway following service investigations, environmental site history report, survey and tree investigations, service investigation resulting in detailed design of the new car parking area near the buildings on the western side of the oval and the new entrance road and round about coming into the site from the Herbert Street/ Brown Terrace intersection on the eastern side of the oval. This design work has occurred concurrently with the building works which are nearing completion.
- 1.2 To complement this report, please note a separate report is being presented via the Policy and Planning Committee, Item 1.3.3., 21st January 2019, which deals with the issues relating to a petition and deputation regarding the revocation of the community land status and claims about the history of the land. That report is comprehensively addressing the history behind the redevelopment of Salisbury Oval including listing 15 reports to Council Committees and Sub-Committees between July 2015 and July 2017, therefore this information has not been provided within this report.

2. CITY PLAN CRITICAL ACTION

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

3. CONSULTATION / COMMUNICATION**3.1 Internal**

- 3.1.1 Staff from Executive Group, Divisional Managers and key specialist disciplines across Council have been involved in the Salisbury Oval Master Plan Implementation Program. In recognition of the whole of organizational impact of the Salisbury Oval Projects, and its position as a critical action in the City Plan 2030, a cross organisational project team was established, and reports monthly through a Strategic Executive Meeting.

3.2 External

- 1.2.1 During the development of the master plan both the Sportsman Association and Salisbury Football Clubs confirmed support for the overall master plan and have reconfirmed this position late in 2018 via email to staff. Ongoing engagement and communication is occurring with the Sportsman Association relating to detail of the master plan including storage areas, car park and lighting design and layouts,

management of parking and access for major events as the master plan documentation and individual project components evolve to increasing levels of detail.

4. REPORT

4.1 Salisbury Oval Master plan – Context and Background

- 4.1.1 In lieu of duplication, the context and complete background associated with the development and approval of the Salisbury Oval Master Plan can be found within the Policy & Planning Committee report, Item 1.3.3., 21st January 2019.

4.2 Master plan Budget Inclusions for the Sports and Recreation Precinct

- 4.2.1 As part of Council endorsing the Salisbury Oval Master Plan (Item 1.3.1, Policy and Planning, 20/03/2017) a list of both essential and non-essential projects were identified within the master plan and associated budget estimates prepared. The master plan was based on;
- Identification of existing assets and facilities that would remain in their current format with no upgrade required.
 - Essential projects were put into the budget bid for the Salisbury Oval Master plan Implementation for delivery across 2017/18, 2018/19 and 2019/20.
 - Non-essential items were identified within the master plan, to ensure space was reserved and the future opportunity for delivery was not lost, but were items that would be reliant on future grant funding, Council funding decision and were outside the endorsed budget.
 - The facilities that fell in this category included some infrastructure including road networks, streetscape upgrades and new residential parks that would be part of the Residential Development Project, which at that time included the entry road and roundabout and a contribution to the Brown Terrace playground. The Residential Development Project also included upgraded streetscapes (footpaths, street trees etc.) to Orange Avenue and Brown Terrace, immediately adjacent the residential housing.

4.3 Salisbury Oval Master plan Implementation – Summary of Components

- 4.3.1 **Retaining Existing Facilities** – The master plan proposed that the following facilities be retained:
- existing oval in its current location, and dimensions and including lighting towers
 - existing hard cricket wickets
 - existing grass wickets
 - existing Memorial Avenue entrance road

- statement gums fronting Brown Terrace on the southern end of the oval

4.3.2 **Renewal / Upgrade Essential Items** – including asset renewal required within the first five years to deliver the master plan vision. The master plan proposed the following works be funded via the Salisbury Oval Master Plan Implementation Program and existing asset renewal budgets:

- Paint and repair grandstand including removal of all existing change room fixtures and fittings and create storage area to replace change rooms.
- Demolish existing freestanding toilet block and garden storage shed (including asbestos removal).
- Upgrade toilet facilities within existing clubrooms to include a DDA compliant facility and improved storage.
- Upgrade works to the existing clubrooms including removal of asbestos, internal and external painting and electrical / mechanical repairs, to extend asset life and integrate the building into new master plan.
- Construct a new change room and toilet facility as a replacement to the out dated grand stand facilities, including dual access toilet facilities to provide improved public toilets separate to facilities for sporting clubs within the change rooms.
- Undertake asset renewal of existing Brown Terrace Neighbourhood Playground. Noting that the Residential Development Project was committed to assisting with this upgrade.
- Design concept allowance.

4.3.3 **New Essential Items** - The master plan proposed the following new items as being essential and included within the funding allocated:

- Undertake Crime Prevention through Environmental Design (CPTED) landscape upgrades including open rail fencing to southern edge of Bowling Club to open sight-lines and casual surveillance to/from the Bowling Club.
- Install CCTV cameras as a community safety and asset protection initiative.
- Reconstruct and reconfigure existing car parks, including linkage of the Bowling Club car park to improve traffic flow and capacity for major events, including the reconstruction of new bitumen maintenance / walking track surrounding the oval.
- Upgrade Salisbury Oval precinct storm water management and flood mitigation with new infrastructure connecting the Bowling Club to the southern edge of the precinct along the rail corridor.

- Upgrade Brown Terrace Verge (outside residential area) and undertake works to protect and retain the health of existing statement gums along the south of the oval.
- Improvements to the war memorial site to improve visual surveillance and capacity for large events.

1.3 Salisbury Oval Master Plan Implementation – Current Endorsed Program

4.3.4 Since the endorsement of the Salisbury Oval Master Plan in March 2017 various sub-projects have substantially progressed from the essential item list through design and construction to progress its implementation with the initial projects focused around the Sport and Active Recreation precinct that could be delivered concurrent with the community land revocation process over the residential component of the project.

4.3.5 As part of the 2017-18 Annual Business Plan and budget process, Council approved budget bids for storm water, new change rooms, new fencing to the bowling/croquet club, CCTV installation and design of car park associated with the club rooms with design work substantially completed on the first phase of infrastructure upgrades to be delivered. Activities completed towards the delivery of the endorsed Salisbury Oval Master Plan to date include:

- Demolition of St Jays Recreation Centre.
- CCTV Grant Funding secured for \$25k to supplement Council funding within existing budgets, installation of new security to Salisbury Oval due for completion by March 2019.
- Securing \$461,000 funding from the State Governments women's facilities funding round to contribute to the Salisbury Oval unisex change room, toilets and facility upgrades. This work is currently underway and is due for opening in March 2019.
- Detailed civil engineering design for the project entry road from Brown Terrace and associated roundabout.
- Detailed car park design, service investigations, storm water investigations and site history investigations.
- Landscape architectural concepts for the entry landscaping and playground design and layout were undertaken in 2018 and will be used as the basis for the playspace relocation/upgrade included in these works.
- Engagement with the Bowls Club and Croquet Club regarding fencing on the southern edge of their facilities, with construction currently on hold pending further discussion and works adjacent to the facilities.

Completed Works

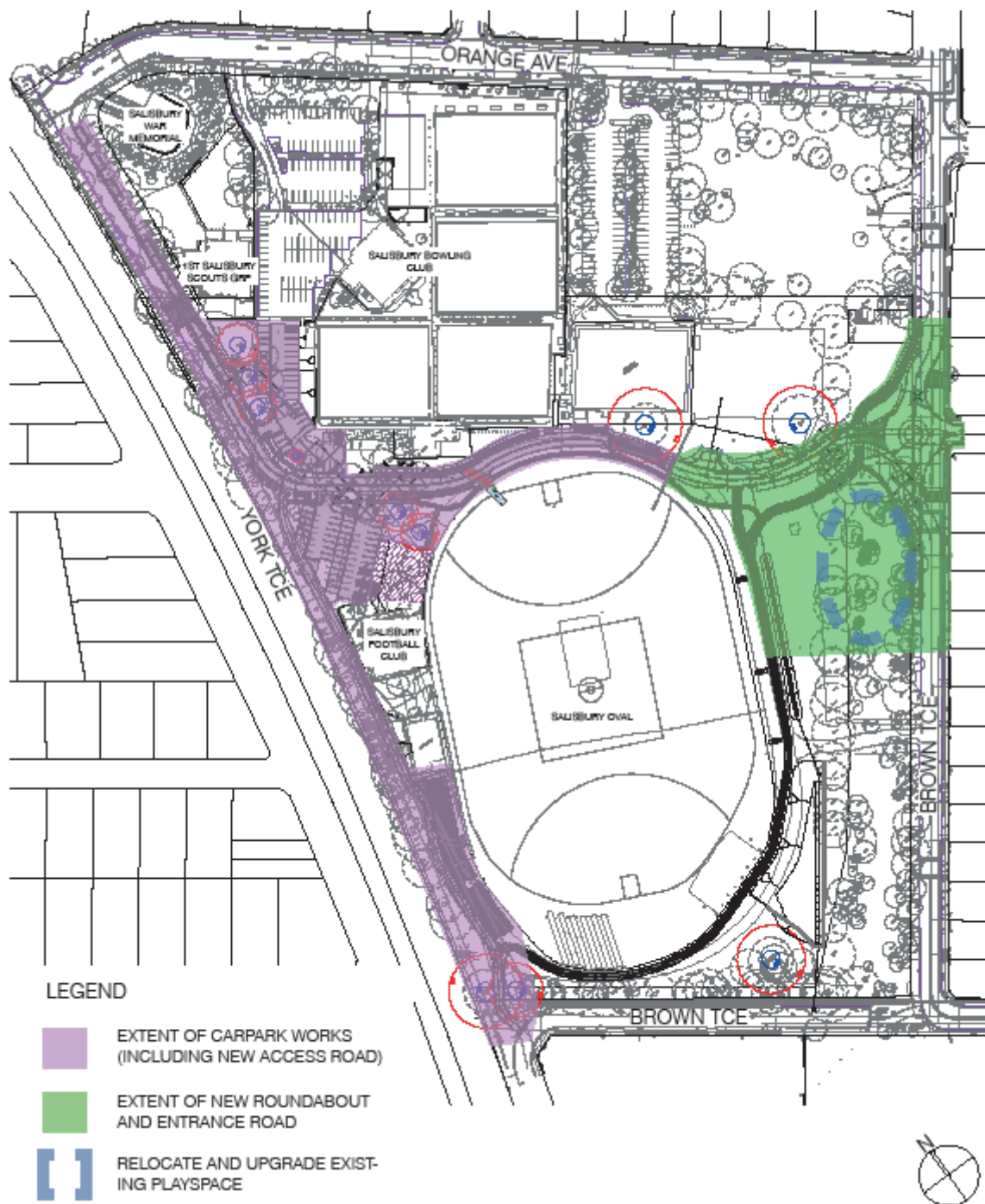


Work in Progress



1.4 Salisbury Oval Master Plan Implementation – Scope Inclusion Opportunity

- 4.3.6 With the civil works and associated components now fully designed, the opportunity to advance the playground replacement which would enable the construction of a new entry, roadway and roundabout, Brown Terrace, to be considered for funding approval. By completing this work, it will enable the reserve to have a new main entry via Brown Terrace opening up the revitalized reserve to the community and assist with travel and traffic flow to the reserve.
- 4.3.7 The playground which was scheduled for a future upgrade, requires relocation to complete the proposed new entry road as it currently resides within the proposed new entry road location. Refer below map;



Artist Impression



- 4.3.8 These two projects were originally expected to be primarily funded by the residential project. In that scenario whilst the residential project may have paid for the works, the Council in the long run would have been paying for those components because if the land had been sold to a private developer, the developer would have factored that cost into the price or if council was the developer it would have come off the net returns.
- 4.3.9 With the residential project not expected to be into construction mode for some time, and is likely to take some years to be fully developed, the opportunity to deliver the new access road, and associated improvements, has been reconsidered. It will enable the vision of the reserve to be seen and provide much improved amenities for the community to enjoy earlier. The road may also help promote the residential development.
- 4.3.10 With the completion of the detail design of these elements an updated cost estimate has been prepared, showing that with an additional budget allocation of \$850k the planned works can be completed. Importantly the work is seen as a high priority to deliver this calendar year as part of the Salisbury Oval Master plan Implementation.
- 4.3.11 As documented within the 2018/19 budget bid for the Salisbury Oval Master Plan, the final year being 2019/20 has a nominated budget allowance of \$830k. This together with an additional \$850k, totally \$1.68M as part of the 2019/20 budget would enable the full vision of scope to be delivered as follows;
- New roundabout as main entry to oval precinct off Brown Terrace
 - New entrance road from the roundabout removing need to access solely from Memorial Ave
 - High Quality landscape entry reserve
 - Playground upgrade for use by general community and visitors to oval
 - Parking adjacent playspace
 - Partial removal of mounding resulting in opening up of oval entry so that the oval and surrounds are more visible
 - Additional CCTV for public safety
 - Public lighting of roads and parking
 - Protection of statement gums at southern end of oval plus other feature trees
 - New female friendly change rooms and public toilets
 - Clubroom improvements
 - Stormwater drainage for roads and car parks
 - Grandstand upgrade
 - Consolidation of club storage, Council storage/workspace into grandstand undercroft
 - Removal of redundant outbuildings and shed

- Total of 118 constructed car parks as indented spaces along Memorial Ave and the access road and within two formalised parking areas in lieu of the current 36 formalised car parks.
- Adhoc parking opportunities remain around the oval for use on big game days or events
- More formalised path network to connect the playspace to the toilets, shared path through the site

5. CONCLUSION / PROPOSAL

- 5.1 This Salisbury Oval Master Plan Implementation program update be received, noting achievements to date and current work in progress.
- 5.2 As part of the completion of site detailed design, the opportunity to complete future proposed works has been reviewed and deemed imperative to include within the current scope of works. Specifically this is the inclusion of the new roundabout and entry road, plus the removal and upgrade of the playground. This initiative will assist with traffic, paths of travel, open up the reserve for easier access and deliver improvements in alignment with the intent of the master plan.
- 5.3 Construction of the new entry road/roundabout first will then allow the construction of the car parking, access road and storm water works along the western and northern side of the oval to progress later in the calendar year – the availability of the 2 access options to the oval (ie existing Memorial Ave and the new road) at that time should provide ongoing access to and management of the car parking for visitors and users during that construction period.
- 5.4 Approval is sought to increase the Salisbury Oval Master Plan Implementation 2019/2020 budget from \$830k to \$1.68M. This endorsement of a non-discretionary 2019/2020 budget bid will enable the full scope of works to be tendered and scheduled for delivery in 2019.

CO-ORDINATION

Officer: Executive Group
Date: 14/01/2019

ITEM	2.7.1
	WORKS AND SERVICES COMMITTEE
DATE	21 January 2019
PREV REFS	Works and Services Committee W&S-OB1 15 Oct 2018
HEADING	Left Turning Lane onto Salisbury Highway
AUTHOR	Malcolm Mak, Graduate Civil and Traffic Engineer, City Infrastructure
CITY PLAN LINKS	4.1 Strengthen partnerships that enable us to better address our community's priorities. 4.3 Have robust processes that support consistent service delivery and informed decision making. 4.4 Embed long term thinking, planning and innovation across the organisation.
SUMMARY	Staff have been requested to provide a report to Council identifying options to introduce a left turning lane onto Salisbury Highway when heading north-east from Spains Road, Salisbury Downs
RECOMMENDATION	<ol style="list-style-type: none"> 1. This report be received and noted. 2. Staff to monitor changes in traffic conditions at the conclusion of the Department of Planning, Transport and Infrastructure's (DPTI) project to install a right turn lane at this location. It is expected that delays for left-turning motorists will be reduced as part of this project. 3. Staff to liaise with DPTI should significant delays for left-turning motorists still exist at the conclusion of this project, which is currently scheduled to be completed within the 2018/19 financial year.
ATTACHMENTS	<p>This document should be read in conjunction with the following attachments:</p> <ol style="list-style-type: none"> 1. Example of Queued Traffic in the Shared Through and Right Turn Lane Obstructing Left Turning Vehicles 2. Example of Queued Traffic in the Shared Through and Right Turn Lane Straddling Centreline
1.	
BACKGROUND	<ol style="list-style-type: none"> 1.1 The following resolution from the 15 October 2018 Works and Services Committee was endorsed by Council at its meeting held 22 October 2018:

That a report be brought back on options to introduce a left turning lane onto Salisbury Highway when heading north-east from Spains Road, Salisbury Downs.

Resolution No. 2654/2018

2. CONSULTATION / COMMUNICATION

2.1 Internal

2.1.1 N/A

2.2 External

2.2.1 DPTI

3. REPORT

- 3.1 Spains Road is a sub-arterial road under the care and control of the City of Salisbury. Salisbury Highway is an arterial road under the care and control of DPTI. The junction of Salisbury Highway and Spains Road is also under the care and control of DPTI.
- 3.2 The proposed location for a left turning lane is the western leg of Spains Road at the junction with Salisbury Highway. It is noted that the western leg of Spains Road at this junction currently consists of a shared through and right turn lane, a bicycle lane and a left-turn slip lane for eastbound traffic. The left-turn slip lane has capacity for 3 vehicles to queue in.
- 3.3 The main concern is with vehicles queuing in the shared through and right turn lane obstructing movements for vehicles wanting to utilise the left-turn slip lane. This can be seen in Attachment 1, where a vehicle seeking to utilise the left-turn slip lane must queue behind vehicles in the shared through and right turn lane that are queued at the traffic signal. This situation causes delays for left-turning motorists.
- 3.4 A general observation of traffic patterns suggests that the majority of motorists in the shared through and right turn lane will straddle the centreline when queued to provide clearance for vehicles wanting to use the left-turn slip lane. This can be seen in Attachment 2. However, a minority of motorists do not straddle the centreline, causing the situation described in 3.3 to occur.
- 3.5 As this location already possesses a dedicated left-turn slip lane, it is assumed that this Elected Member request is for provisions to be made to allow better access to the left-turn slip lane when vehicles are queued in the through lane.
- 3.6 Being a DPTI junction, staff have discussed this matter with DPTI, and they have advised that this location has been approved for treatment under the 2018/19 Infrastructure Investment Black Spot Program. DPTI have proposed to install a dedicated right turn lane on the western leg of Spains Road and the existing shared through and right turn lane will become a through lane only.
- 3.7 Currently the majority of vehicles in the shared through and right turn lane are turning right onto Salisbury Highway. Hence, the addition of a right turn lane will reduce queue lengths in the through lane, which in turn will reduce delays for left-turning vehicles.

4. CONCLUSION / PROPOSAL

- 4.1 DPTI have been successful in securing funding under the 2018/19 Infrastructure Investment Black Spot Program to install a dedicated right turn lane on the western leg of Spains Road. Whilst this treatment does not include direct modifications to the left-turn slip lane, it is expected that the majority of queued vehicles will be in the right turn lane, and hence left-turning motorists will have shorter queues in the through lane to contend with.
- 4.2 This project is expected to be completed by DPTI within the 2018/19 financial year. Council staff will monitor traffic conditions once completed.

CO-ORDINATION

Officer: Executive Group
Date: 14/01/2019



Vehicle seeking to turn left (circled in red) must queue behind through lane traffic as there is insufficient clearance



Vehicles queued in the through lane (highlighted in yellow) are straddling the centreline which provides sufficient clearance for vehicles seeking to turn left (highlighted in green) to overtake and access the left-turn slip lane